



Valuation B3/2
measuring 4-80

Damp Rs 10/-
Ward about 500
Lines about 50

LEASE DEED

THIS INDENTURE made this 20th day of May 2006 between Sh. Suresh Chander Sharma S/o Sh. Shankar Lal Sharma by Caste Brahmin Occupation Agriculture and Social Service residing at VPO Chandi Sub-Teh. Krishangarh Distt. Solan (HP) hereinafter called 'the LESSOR' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the one part and "DEVBHOOMI DEVELOPMENT SOCIETY CHANDI-173206", a body duly registered under the Society registration Act, (Registration No.16-798/2004) and having its Regd. Office at "Shanker Bhawan" VPO Chandi, Teh. Kasauli, District Solan (HP) Pin-173206 (hereinafter called "the LESSEE" → of the OTHER part WITNESSETH as follows-

1. In consideration of the rent hereby reserved and the convenient terms and conditions herein contained and on the part of the Lessee to be observed and performed the Lessor doth hereby grant and demise unto the Lessee ALL THAT (Give here short description of the Property) Khotni No. 37/37, Khasra Nos. 622/128, 623/128 and (157 Kita 3, area measuring Bigha 8 and Biswas 18, Half Share i.e. 4-09 (4,250 Sq. Mtr.). the ground and Building constructed on Khasra no. 622/128 and 623/128 (map enclosed) and hereunder written and hereinafter for the sake of brevity referred to as "the demised premises/land" TOGETHER WITH all rights easements and appurtenances belonging thereto to HOLD the demised premises/land unto the Lessee for the term of 30 years from the 1st day of May 2006 YIELDING AND PAYING therefore unto the Lessor during the said term annually and the annual rent of Rs. 1 exclusives of all rates and taxes on or the last day of each and every year for the year immediately preceding.

(1)

→ through the signatory Sh. Chander Mohan Sharma S/o Sh. S.C. Sharma
40 V/A Chandi, Teh. Kasauli, Distt. Solan H.P. →

[Handwritten signature]

[Handwritten signature]



2. THE Lessee doth hereby convenient with the Lessor as follows :

- (i) To pay to the Lessor the rent hereby reserved on the days and in the manner aforesaid :
- (ii) To permit the Lessor and his agents at all reasonable times during daytime upon reasonable notice to enter upon and view the condition of the demised premises/land :
- (iii) To pay the charges for the electric consumption in respect of the demised premises as shown by separate meter or meters.
- (iv) Not to carry on or permit to be carried on or upon the demised premises/land any unlawful business and also not to do or permit to be done upon the demised the demised premises/land, anything which may be a nuisance to any adjoining of neighboring premises.
- (v) At the expiration or sooner determination of the said term hereby created to surrender and yield up to the Lessor the demised Premises/Land in such state and condition as the same now are together with all fittings and fixture, reasonable wear and tear and damage by fire, earthquake, flood, tempest, violence of any army or mob, riots, civil commotion or other irresistible force excepted.
- (vi) The lessee will run only "VAIDH SHANKER LAL MEMORIAL COLLEGE OF EDUCATION" on the building and land specified above.

3. The Lessor doth hereby convenient with the Lessee as follows :

- (i) The Lessee will maintain the building and land in good condition/ position and will pay all the taxes, water charges, electric charges, maintenance charges, white wash, co lour wash any kind of repair, etc. at his own cost
- (ii) The Lessee will run only "VAID SHANKER LAL MEMOPRIAL COLLEGE OF EDUCATION" affiliated with HP University and recognized by NCTE, on the building and land mentioned above.

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[Handwritten signature]

(2)



THE SCHEDULE ABOVE REFERRED TO

In witness whereof the parties hereto have executed these presents the day month and year RST ABOVE WRITTEN.

Signed sealed and delivered
By the Lessor- Sh. Suresh Chander Sharma

Lessee.

In the presence of

Witness

(A) Name/Signature
(ii) Occupation Ex service man.
(iii) Address Vill- Belli, Dist Shakayon
Dist Solan

(B) Name/Signature-----
(ii) Occupation-----

SIGNED, SEALED AND DELIVERED
BY THE LESSEE through its Attorneys
Mr. Chander Mohan Sharma, founder member of
Devbhoomi Development Society Chandni-173206
(Authorized Signatory)

Identified by
R.S. Tansari

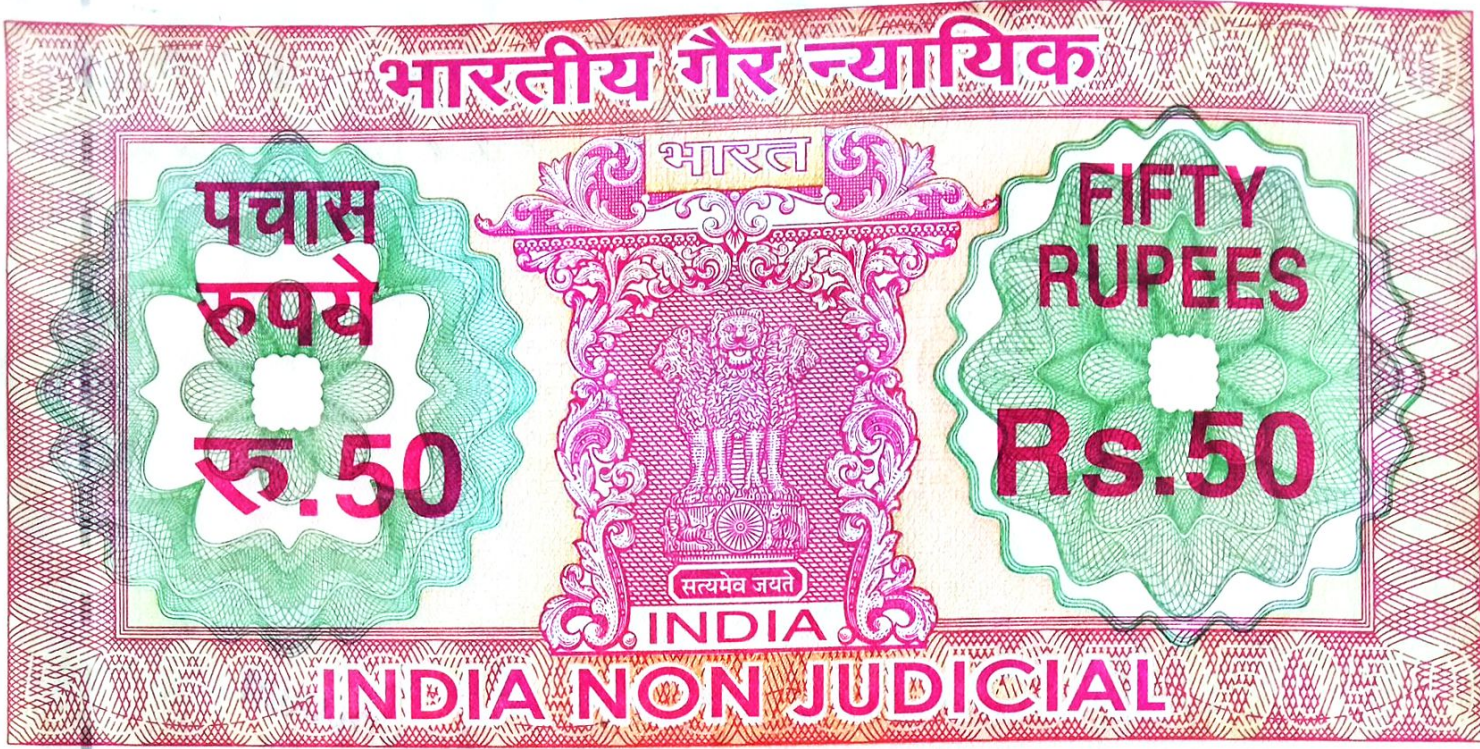
Distt Court for

In the presence of
WITNESS

(A) Name/Signature
(ii) occupation Agriculture
(iii) Address Sharad Lal, Shakayon
Dist Solan H.P.

(B) Name/Signature-----
(ii) Occupation-----
(iii) Address-----

20/5/2016
मनोज कुमार



हिमाचल प्रदेश HIMACHAL PRADESH

B 880881

Supplementary/rectification to the Lease deed.

This supplementary/rectification to the Lease deed is made at Krishangarh, District Solan on 25.6.2018 between:

Shri Suresh Chander Sharma son of Shri Shankar Lal Sharma, by Caste Brahmin, occupation Agriculture, resident of village and PO Chandi, Sub Tehsil Krishangarh, District Solan HP (hereinafter referred to as the Lessor/first party)

And

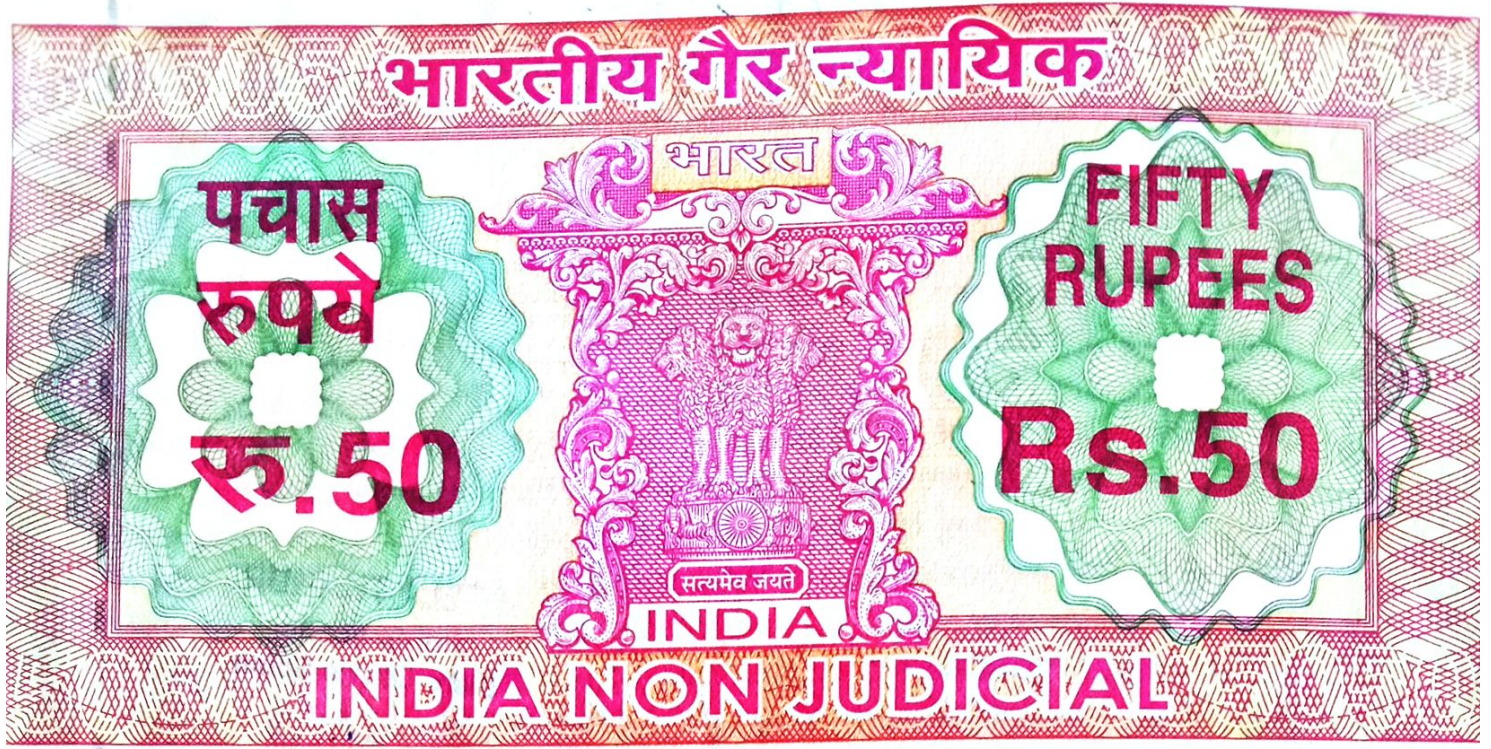
"DEVBHOOMI DEVELOPMENT SOCIETY, CHANDI 173206, a body duly registered under the Societies Registration Act vide Registration No. 16-798/2004 and having its Registered office at "Shankar Bhawan" village and PO Chandi, Tehsil Kasauli, Sub Tehsil Krishangarh, District Solan HP through its Secretary cum Authorized signatory Shri Chander Mohan (hereinafter referred to as the Lessee /second party)

Whereas the Lessor/first party had executed a Lease deed dated 20.5.2006 duly registered in the office of Sub Registrar Krishangarh, District Solan at Registration No. 149, in Additional Book No. 1, Volume No. 104, from pages 22 to 24 on 20.5.2006, in favour of the Lessee/second party

[Handwritten signature]

[Handwritten signature]
Sub Registrar
Krishangarh, Distt. Solan (H.P.)

25 JUN 2018



हिमाचल प्रदेश HIMACHAL PRADESH

B 880882

whereby the Lessor/first party had leased out his property to the lessee /second party i.e. land comprised in khata/khatauni No. 37/37, khasra Nos. 622/128, 623/128 and 157, kitas 3, to the extent of ½ share which comes to 4-09 bighas (4bighas 9 biswas) (equal to 4250 sq. metres) out of total 8-18 bighas (8 bighas 18 biswas), the ground and building constructed on khasra No. 622/128 and 623/128 situated in Mauza Chandi, Hadbast No. 375, Sub Tehsil Krishangarh, District Solan HP on as is where is basis (hereinafter referred to as the leased property) for running a college therein under the name of "Vaidh Shanker Lal Memorial College of Education" affiliated with H.P. University and recognized by NCTE (National Council for Teacher Education) for a period of 30 years from 1.5.2006 onwards on certain terms and conditions as detailed in the aforesaid lease deed.

And whereas the aforesaid lease deed has not been implemented/ incorporated in the revenue record so far. At the time when the lease deed was executed by the lessor in favour of the lessee, the entire land of the lessor was joint with his brother Shri Kamlesh Chander son of Shri Shankar Lal and later on the same was partitioned through mutation No. 1069 dated 29.10.2015.

And whereas recently the lessee had intended to get the above said lease deed incorporated in the revenue record by way of entering and

Sub-Registrar,
Krishangarh, Distt. Solan (H.P.)

25 JUN 2018



attestation of mutation in its favour and the same was given to the Village Revenue Officer for its implementation in the revenue record, upon which the Village Revenue officer has told the lessor/first party and the lessee/2nd party that the above said registered lease deed cannot be implemented in the revenue record on account of the partition of the land between the co-owners and advised the parties to get the same rectified. Hence in order to rectify the record and correct the khasra numbers of the leased land which at present are owned by the lessor and which had come to the lessor during partition, the present supplementary/rectification of Lease deed is being executed between the parties to avoid any complication in near future.

Hence after rectification and correction the para No. 1 of the Lease deed dated 20.5.2006 duly registered in the office of Sub Registrar Krishangarh, District Solan at Registration No. 149, in Additional Book No. 1, Volume No. 104, from pages 22 to 24 on 20.5.2006 shall be read as under:

In consideration of the rent hereby reserved and the covenant, terms and conditions herein contained and on the part of the lessee to be observed and performed, the lessor doth hereby grant and demise unto the lessee the property i.e. the land comprised in khata/khatauni No. 66 min/66, khasra No. 622/128, measuring 3 biswas, khasra No. 623/128/2 measuring 8 biswas, 191/4, measuring 1-1 bighas, alongwith buildings existing thereon, khasra No. 157/1 measuring 2-8 bighas as per tatima prepared by the Village Revenue officer at the spot which is also appended herewith, khasra No. 193 measuring 3 biswas and khasra No. 495/190, measuring 6 biswas, kitas 6 **total measuring 4-9 bighas**, situated in Mauza Chandi, Hadbast No. 375, Sub Tehsil Krishangarh, District Solan HP alongwith play ground etc. and hereunder written and hereinafter for the sake of brevity referred to as the demised premises/land, together with all rights easements and appurtenances belonging thereto, to hold the demised premises/land unto the lessee for the term of 30 years from 1st day of May 2006, yielding and paying therefore unto the lessor during the said term annually and the annual rent of Rs. 1 exclusives of all rates and taxes on or the last day of each and every year for the year immediately preceding. The possession of demised premises/land is already with the lessee/2nd party at the spot since 1.5.2006.

After rectification and correction an additional para shall also be added as para No. 4 in the original lease deed which shall be read under;

That it has further been agreed between the parties that the lessee/second party shall also be entitled to use the demised premises for running an educational institute in the demised premises according

Sub-Registrar,
Krishangarh, Distt. Solan (H.P.)

25 JUN 2008



to the laws of Education Department/Government of Himachal Pradesh.

Hence it be stated that the above said rectified and corrected recital shall be read in the original Lease deed dated 20.5.2006 duly registered in the office of Sub Registrar Krishangarh, District Solan at Registration No. 149, in Additional Book No. 1, Volume No. 104, from pages 22 to 24 on 20.5.2006, for all intents and purposes. The other provisions, terms and conditions of the original Lease deed shall remain unchanged.

That provided always and it is hereby agreed that whenever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions used in this deed as "the Lessor/first party" and "the Lessee/second party" shall include their respective legal heirs, successors, executors, assignees, administrators, legal representatives etc. etc..

In witness whereof the Lessor/first party and the Lessee/second party hereto have put their respective hands on this supplementary/rectified Lease deed at Krishangarh Kuthar, District Solan on the day, month and year first above written as token of its acceptance and correctness of its contents which has been drafted and prepared at the instance and on the instructions of both the parties.

Witnesses: 1. Sh. Soken Lal
Sh. Tuli Ram, R/o. V.K. Bhogpur
Post. Durg, Teh. Krishangarh Solan

1. Sh. Narendra Kumar
S/o. Vidya Sagar
R/o. V.P.O. Kuthar
Sub. Reg. Krishangarh (Solan)
PIN - 173236

2. Sh. Inder Sen
Sh. Ram Parlap
V.K. Bora, Kuthar
P.O. Chandl, Teh. Karauli
Distt Solan, H.P.

Lessor.

Suresh Chander Sharma)

Lessee.

Devbhoomi
Development Society
through its Secretary
cum Authorized
signatory Shri Chander
Mohan

हस्ताक्षर

Sub-Registrar,
Krishangarh, Distt. Solan (H.P.)

Drafted by:

Chander Prakash Attri
Advocate
HIM/154/2004
District Courts Solan HP

25 JUN 2018

Party Details

Reference No. 184/2018

सब रजिस्ट्रार : कृष्णागढ़

जिला: सोलन

PhotoGraphs

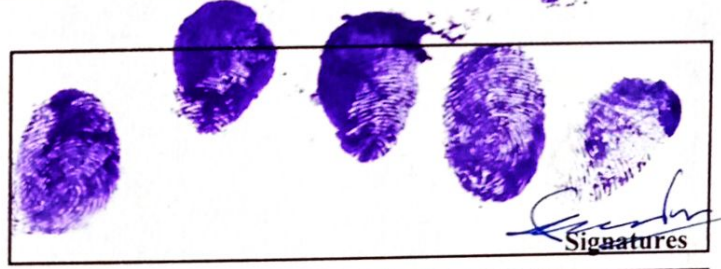


Finger Prints and Signatures

Party Name and Address

First Party

1. Suresh Chander Sharma पुत्र Shankar Lal Sharma पुत्र - ,V.p.o Chandi, Sub-Tehsil Krishangarh

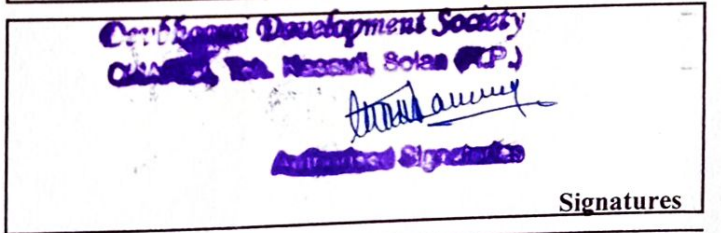


Second Party

1. Devbhoomi Development Society, Chandi 173206 पुत्र - पुत्र - ,V.p.o Chandi, Sub-Tehsil Krishangarh

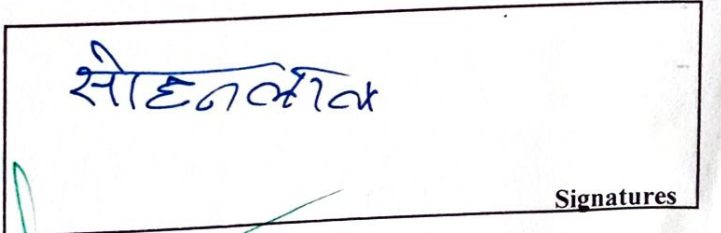


2. Chander Mohan पुत्र Secretary पुत्र - ,V.p.o Chandi, Sub-Tehsil Krishangarh



Witness

1. Sohan Lal पुत्र Tulsi Ram पुत्र - ,Village Goela, Sub-Tehsil Krishangarh



Sub-Registrar,
Krishangarh, Distt. Solan (H.P.)

25 JUN 2018

Party Details

सब रजिस्ट्रार : कृष्णागढ़

Reference No. 184/2018


जिला: सोलन

Finger Prints and Signatures

Party Name and Address

Witness

2. Inder Sen पुत्र Ram Pratap पुत्र - ,Village Chandi, Sub-Tehsil Krishangarh


Signatures

Identifier

1. Roop Ram Nambardar पुत्र - पुत्र - ,Halqua Krishangarh


Signatures


Sub-Registrar
Krishangarh, Distt. Solan (H.P.)
(सब रजिस्ट्रार)

25 JUN 2018

Deed Endorsement Details

सब रजिस्ट्रार : कृष्णगढ़

जिला: सोलन

Book No.: 1

Registration No: 160/2018

Registration Date : 25/Jun/18

Reference No.: 184/2018

Deed Name: TATIMA REGISTRY/ RECONVEYANCE

Sub Deed Name: TATIMA Registry /Reconveyance/(Supplementary Deed) for Clerical Mistakes (Without Fee)

Presentation Date: 25/Jun/18

Presentor : Sh. Suresh Chander Sharma

No. of Deed Pages 4

No. of Additional Pages: 3

No. of Annex. Pages 12

Stamp Duty Detail:

- Nil -

Fee Details:

Receipt No.: 184/2018

Receipt Date: 25/Jun/18

Registration Fee: 0

Pasting Fee: 10

Total Fee: 10

Mode of Payment: Cash

No:-

Date:

Amount: -

Additional Book Pasting Details:

Total No of Pages 7

Pasting Date : 25/Jun/18

Additional Book No 1

Volume No.: 379

From Page: 70

To Page : 76

Supplementary Book Pasting Details:

No of Pages Annexure Pages 12

Pasting Date : 25/Jun/18

Supplementary Book No : 1

Volume No: 157


From Page: 46

To Page: 57

Certificate of Registration

[As per the provisions of Registration Act]

The Contents of this document were read over and explained to the Ececutant(s)/ Presentor(s) who understood all the conditions and admit(s) them to be true and correct. Hence, the Document is hereby, REGISTERED.


Sub-Registrar,
District, Solan (H.R.)
25 JUN 2018



LEASE DEED

This Lease Deed is made at 20th Dec 2006 at Chandi between Sh. Suresh Chander Sharma S/o Late Sh. Shankar Lal Sharma & Sh. Kamlesh Chander Sharma S/o Sh. Shankar Lal Sharma resident of Village & P.O. Chandi, Sub- Tehsil Krishangarh & District Solan, H.P. (Hereinafter called the first party/ landlord/ Lessor Joint Owner) AND M/s Devbhoomi Development Society, a body duly registered under the Society Registration Act 1860 (Registration no. 16-798/2004) VPO Chandi, Tehsil Kasauli & District Solan, H.P. (Hereinafter called the second party/ Lessee).

Whereas the second party has approached the first party to Lease out the ground as the first party is owner of the Land comprising in Khatoni No 37/37, khasra No 191, (measuring 02-15-00), 193(measuring 00-03-00), 495/190 (measuring 00-06-00), 623/128 (measuring 01-14-00), total measuring 04-18-00 (total four Bigha and Eighteen Biswa) situated at Village & P.O. Chandi, Tehsil Kasauli & District Solan, H.P. and at the request of the second party, the first party has agreed to lease out the aforesaid Land at the monthly lease money of Rs. 2000/- (Rupees Two Thousand only) for a period of 30 Years for running the Educational Institute in the name & style of M/s Vaidh Shankar Lal Memorial College of Education on the following terms and conditions:-

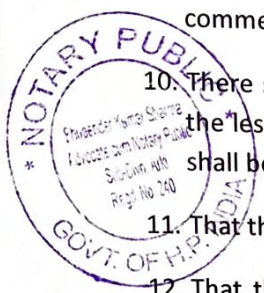
1. That the Lessee shall keep and maintain the leased out premises in a good and tenable condition.
2. That the Lessee shall not change the user of the premises other than mentioned above without the prior permission of the First party.
3. That the Lessor/ owner have exclusive rights to make the premises vacant if Lessee fails to pay the rent.
4. That the second party shall not sub-let the demised premises. He will not make structural additions or alterations in the said premises and will not run any work or

ATTESTED

Bhupender Kumar Sharma
NOTARY
Sub-Divn. Arki Distt. Solan

business in partnership with any person or persons and will not transfer any portion thereof without written consent of the 1st party.

- That the second party shall be responsible to pay electricity bills charges/ consumer by him for the electrical meter installed in the said premises. Apart from this the second party will also pay the water charges from time to time as will be raised by the concerned department.
- That the lessee shall not keep any inflammable goods or articles, arms, ammunition etc. in the demised premises.
- That the lessee shall allow the 1st party or his authorized agent to enter and inspect the demised premises at a reasonable time.
- That the lessee shall not cause or create any nuisance in the demised premises effecting neighbourer's etc. and will not impair the value and utility of the premises.
- That the lessee will pay the lease money annually in advance before the commencement of the financial year.
- There shall be 10% increase in the lease money after every Five years of tenancy and the lessee shall be liable to pay the enhanced Lease amount. However, the Lease deed shall be renewed after every 30 years with the mutual consent of both the parties.
- That the Lease has already been commenced w.e.f. 30th Dec. 2006.
- That the second party shall handover the peaceful vacant possession at the time of expiry of lease deed while vacating the premises.



In witness whereof the parties hereto have signed this lease deed at Chandi on 30th Dec. 2006 in the presence of witness as token of its acceptance and correctness of its contents.

Witnesses:

1. (Devenderkumar) S/o Sh. Nand Lal V.I.L. Borhrahm P.O- Chandi Teh. Kasauli Distt. Solan H.P. 173206

(Suresh Chander Sharma)
1st party/Landlord/ Lessor

(Kamlesh Chander Sharma)
1st party/Landlord/ Lessor.

2. Khem Chand
(KHEM CHAND)

(Khem Chand)
2nd party/Lessee.

S/o Sh. Keshava Ram
HARI STUDIO CHAND, TCH
KASAOULI SOLAN, HP

IDENTIFIED

Balwant Singh Thakur
Ex vice President
Gram Panchayat Chandi
Teh. Kasauli, Distt
Solan HP

The Documents has been presented before me this 30th Dec day of month of 2006 at Arki Ex. Distt. who is identified by Shri. Balwant Singh Thakur The contents of the documents have been read over & explained to the executant who has admitted the contents to be true & execution having been admitted the document is attested Sub-Div. Arki Distt. Solan

ATTESTED

Bhupender Kumar Sharma
NOTARY
Sub-Div. Arki Distt. Solan

Khem Chand Sharma

Kamlesh Chander Sharma

Shri. Balwant Singh Thakur
Ex vice President
Gram Panchayat Chandi
Teh. Kasauli, Distt
Solan HP

राजस्व विभाग. हिमाचल प्रदेश - नकल जमाबंदी

एस.सी.ए रसीद संख्या: 4381507202011558
 नाम : SURESH CHAND
 पिता/पति : SHANKAR LAL

नकल शुल्क : 1
 सेवा शुल्क : 20
 कुल शुल्क : 21

मोहल : चण्डी

साल : 2013-2014

रकबा ईकाई. बीघा-वि.-वि.

खेट नं.	खतौनी नं.	नाम मालिक व एहवाल	नाम काश्तकार व एहवाल	नाम चार्ज व दीगर वसायल आबापाशी	नम्बर खसरा हल	रकबा हर खेत व फिजान खाता मय किन्सम अराजी मीट्रीक ईकाइयों में	हिस्सा या शेमाना हकीयत व तरीका बाछ	कैफियत
1	2	3	4	5	6	7	8	9
71 फिन	78 फिन	सुरेश चन्द्र, कमलेश चन्द्र पुत्र शंकर लाल पुत्र सुरत राम भाग बराबर स्थानिय वासी	काश्त व कब्जा स्वयं		157	07-01-00 01-00-00 बाखल अब्बल 04-08-00 बाखल दोम 01-13-00 घासनी	कब्जा व पड़ता बराबर खेत नं.(1)	नं.ई. कि.ई. 999 फक आड रहन 1069 तकसीम खानगी नोट-ई.नं. 1069 तकसीम खानगी से खाना रुजा नं.ख. 155. 157,158,161,236. 356,357,495/190. 573/128,191/1,191/1 2,191/4,623/128/2. 622/128,193,195/1 1कित्ता 16 रकबा 31-15 बीघा बाहक सुरेशचन्द्र पुत्र शंकरलाल दि 29-10-2015 को मंजूर हुआ है। नोट-ई.नं. 1069 तकसीम खानगी से खाना रुजा नं.ख. 191/5. 191/3,623/128/3. 195/2,257,428,464 कित्ता 7 रकबा 27-12 बीघा बाहक कमलेशचन्द्र पुत्र शंकरलाल दि 29-10-2015 को मंजूर हुआ है।
66	66							

नाम काश्तकार व एहवाल
 काश्त व कब्जा स्वयं
 8.6.2020
 15/07/2020
 15/07/2020

नाम चार्ज व दीगर वसायल आबापाशी
 15/07/2020

दिनांक: 15-Jul-2020

पृष्ठ संख्या: 1

जिल्ला : सोलन
 तहसील : कुष्माण्ड
 कानूनगोचर : कुष्माण्ड
 पटवार वृत्त : चण्डी
 हदबस्त नं. : 375

हिमाचल प्रदेश - शिमला
 ग्राम पंचायत बुधार कर्ना
 तह कसौली, जिला सोलन, हि.प्र.

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नोट- ई.नं. 1069 तकसीम खानगी से खारा हुआ न.ख. 623/128/1 रकबा 0-0 बीघा बाहक सुरेशचन्द्र, कमलेशचन्द्र पुत्र शंकरलाल समभारा दिं. 29-10-2015 को मंजूर हुआ है।

नोट:- बरखे ई.नं. 1112 रोजनाया द्वारा खारा हुआ का न. खसरा 622/128, 623/ 128/2, 191/4, 157/ 1, 193, 495/190 किन्दा 6 रकबा 04-07-00 बीघा दिनांक 01-05-2006 से आगामी 30 वर्ष के लिये म. 1 रु. वार्षिक रीज राशि के हिसाब से रीज गतिवत् देवभक्ति इन्वैस्टमेंट सोसायटी चण्डी के पास रीज पर रहेगी।

(Suresh Chander
Sharma पुत्र Shankar
Lal Sharma पुत्र -
Has Executed
Talima registry/
reconveyance Deed
Vide Reg.No. 160/
2018 Dated. 25/06/
2018 In Favour Of
Devbhoomi
Development
Society. Chandi
173206 गुट - गुट -
Chander Mohan गुट
Secretary गुट -।

जिल्हा : हिमाचल प्रदेश - शिमला

दिनांक: 15-Jul-2020

पृष्ठ संख्या: 2

लोकेशन केन्द्र
ग्राम प्रचालन स्थान केन्द्र
रहस्यकारी जिनके पास प्रमाण पत्र है।