



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

19615
0121

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

: IN-DL03788895855842I
: 09-Sep-2010 03:49 PM
: NONACC (BK)/ dl-corpbk/ CORP RAJENDRA/ DL-DLH
: SUBIN-DL DL-CORPBK07688831771652I
: DCM LTD
: Article 35(v) Lease upto 30 years
: DCM SCHOOL BUILDING (BOYS/GIRLS), DCM RESIDENTIAL
: COMPLEX, KISHAN GANJ, DELHI 110006
: 7,200

(Seven Thousand Two Hundred only)

First Party
Second Party
Stamp Duty Paid E.
Stamp Duty Amount (Rs.)

: DCM LTD
: DCM EDUCATION SOCIETY
: DCM LTD
: 840
(Eight Hundred And Forty only)

Checked
&
Locked



Please write or type below this line.

LEASE DEED

Secretary,
D. C. M. Educational Society,
DELHI,

This lease deed is executed at Delhi on this 15th day of September, 2010 between:

M Ltd. having its registered office at 6th Floor, Vikrant Tower, Rajendra Place, New Delhi-110008 (hereinafter called the "DCM Ltd./Lessor" which expression shall unless repugnant to the subject or context hereof mean and include its successors, administrators and assigns).

Statutory Alert:

The authenticity of the Stamp Certificate is subject to the verification of the details of the Stamp Certificate by the Government of India.

Confidential

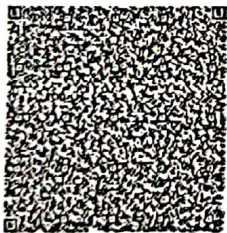


INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Base Certificate No. : IN-DL037888958558421
Certificate No. : IN-DL037969964074961
Certificate Issued Date : 10-Sep-2010 05:20 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP RAJENDRA/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL-CORPBK077065645352181
Purchased by : DCM LTD
Description of Document : Article 35(v) Lease upto 30 years
Property Description : DCM SCHOOL BUILDING (BOYS/GIRLS), DCM RESIDENTIAL COMPLEX, KISHAN GANJ, DELHI 110006
Consideration Price (Rs.) : 7,200
(Seven Thousand Two Hundred only)
First Party : DCM LTD
Second Party : DCM EDUCATION SOCIETY
Stamp Duty Paid By : DCM LTD
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Please write or type below this line

AND

DCM Education Society having its office at 6th Floor, Vikrant Tower, Rajendra Place, New Delhi-110008 (hereinafter called the "Society/Lessee". which expression shall unless repugnant to the subject or context hereof mean and include its successors, administrators and assigns).

WHEREAS DCM Ltd./Lessor is the owner of a Khata No./Khasra No. 123/174 in DCM Residential Complex, Kishanganj, Delhi.

S.S. Sharma
Secretary,
D. C. M. Educational Society,
DELHI

Statutory Alert:

* The authenticity of the Stamp Certificate can be verified at Government e-Stamping Center (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
The e-Stamp Certificate (DL) can be verified at the following website: www.delhi-stamp.com

AND WHEREAS DCM Ltd./Lessor out of the said plot of land has constructed a New School building on the land admeasuring of:

vi.	Total Area	:	7082.00 sq. mtr.
vii.	Build up Area	:	1193.78 sq. mtr.
viii.	Open Area	:	5888.22 sq. mtr.
ix.	Covered area on each floor	:	
	- Ground floor	:	1193.78 sq. mtr.
	- First floor	:	1181.59 sq mtr.
	- Second floor	:	1181.59 sq. mtr.
x.	Total Covered area	:	3556.96 sq. mtr.

AND WHEREAS the said building was constructed as per the Municipal Bye-laws and a Completion Certificate was issued in respect of the said building by MCD vide letter No.03/CC/D/KBZ/09 dated 4th May, 2010.

AND WHEREAS DCM Education Society/Lessee is operating two Schools i.e. DCM Girls Sr. Sec. School and DCM Boys Sr. Sec. School, both are recognized and aided.

AND WHEREAS DCM Education Society has made a request to DCM Ltd./Lessor to provide the aforesaid New School Building on lease to DCM Education Society/Lessee to run/ operate these two Schools i.e. DCM Girls Sr. Sec. School and DCM Boys Sr. Sec. School (both are recognized and aided) from this premises.

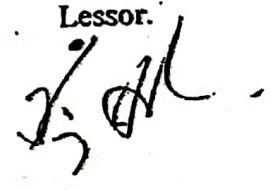
AND WHEREAS DCM Ltd./Lessor has agreed to provide the aforesaid premises to DCM Education Society/Lessee on lease.

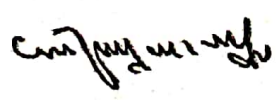
NOW THEREFORE THIS LEASE DEED WITNESSETH AS UNDER:

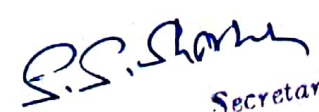
1. That DCM Ltd./Lessor has agreed to provide the said premises on a plot of land admeasuring 7082 sq. meters with a Total covered area of 3556.96 sq. meters consisting of Ground Floor, First Floor and Second Floor to DCM Education Society/Lessee for running two aided Senior Secondary Schools i.e. DCM Girls Senior Secondary School and DCM Boys Senior Secondary School in two shifts i.e. morning shift for the Girls and afternoon shift for the Boys.

2. DCM Education Society/Lessee would pay a sum of Rs. 7,200/- p.a. by way of rent on yearly basis to DCM Limited which will be shared equally by DCM Girls Sr. Sec. School and DCM Boys Sr. Sec. School. The rent will be paid in the beginning of each year of the commencement of this lease agreement.

That this lease arrangement would be for a period of 30 years with effect from 15th September, 2010 and escalation in rent by 10% over the rent last paid, after a period of every 5 years and giving an intimation to the lessor in advance. However the rent would be required to be paid from the date the actual physical possession of the premises is obtained by the Lessee from the Lessor.






Secretary,
D. C. M. Educational Society,
DELHI.

Deed Related Detail

Deed Name LEASE

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil Sub Registrar I
Village/City Kishan Ganj Market
Place (Segment) Kishan Ganj Market
Property Type Residential
Area of Property 0.00

Area of Building 0 वर्ग फुट
Building Type

Money Related Detail

Consideration Value 600.00 Rupees

Stamp Duty Paid 890.00 Rupees

Pasting Fee 100.00 Rupees

Value of Registration Fee 1,000.00 Rupees

This document of LEASE

Presented by: Sh/Smt.

Vinay Bharat Ram

S/o. W/o

Shi Ram

R/o

B-69 P. Marg V. Vihar Delhi

in the office of the Sub Registrar, Delhi this 15/09/2010 day Wednesday
between the hours of

Signature of Presenter

Executed and presented by Shri Vinay Bharat Ram

and Shri Om Prakash

Who is/are identified by Shri/Smt/Km. Satya Narain Sharma S/o W/o D/o Ram Chander Sharma R/o G-11 Kamdhenu Appt Rohini
Delhi and Shri/Smt/Km Narender Kishore S/o W/o D/o Banshi Dham R/o B-77/A-3 Dilshad Colony Delhi

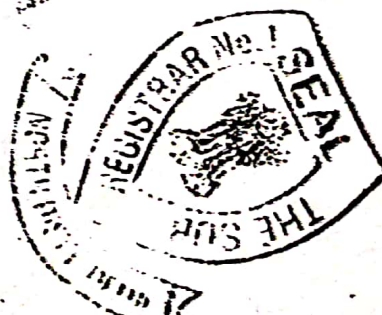
(Marginal Witness). Witness No. II is known to me.

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 thumb impression of the executant has been affixed in my presence

Date 16/09/2010

Registrar/Sub Registrar
Sub Registrar I
Delhi/New Delhi



Secretary
D. C. M. Educational Society,
DELHI.

(5)

In addition to this DCM Education Society/Lessee will ensure the payment of actual electricity and water charges directly to the concerned authorities as per rules of the deptt. of Education.

3. DCM Ltd./Lessor would be required to pay the property tax in respect of this building and would also be required to get this building insured against any structural damages.
4. That DCM Education Society/Lessee would be required to properly maintain the building as well as all the infrastructure provided therein.
5. That this agreement would be registered and all the charges towards Stamp Duty/Registration would be borne by DCM Ltd./Lessor.
6. That DCM Education Society/Lessee would utilize this premises only for the purpose of running of above mentioned two schools i.e. DCM Girls Sr. Sec. School and DCM Boys Sr. Sec. School as per usage specified above and would have no right to sub-let, assign or transfer these rights to any other body or association without prior written permission from DCM Ltd./Lessor.
7. This agreement is subject to jurisdiction of Delhi Courts

IN WITNESS WHEREOF, THE PARTIES HERE TO HAVE EXECUTED THESE PRESENTS ON THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES:

1.

(S. N. SHARMA)

Sh. Satya Narain Sharma

Sh. Ram Chander B. II,

Sh. Ram Chander B. II,

Sh. Ram Chander B. II,

Sh. Ram Chander B. II,

Namdevan Kishore

Sh. Bansi Chander

Sh. B. B. / A. B. Oilshad
colony, ccc

P. P. No. E-1746819

Secretary

D. C. M. Educational Society
DELHI,

For DCM Ltd./Lessor

Authorised Signatory

For DCM Education Society/Lessee

Chairman



Sh. Vinay Bhatnagar P. P. No. E-1746819
P. P. No. A. B. P. R. 13330

Reg. No. 9121 Reg. Year 2010-2011 Book No. 1



Ist Party पट्टा देने वाला



IInd Party पट्टा लेने वाला



Witness गवाह

Ist Party

IInd Party

Ist Party पट्टा देने वाला Vinay Bharat Ram

IInd Party पट्टा लेने वाला Om Prakash

Witness गवाह Satya Narain Sharma, Narender Kishore

Certificate (Section 60)

Registration No.9,121 in Book No.1 Vol No 3,527

on page 159 to 162 on this date 16/09/2010 day Thursday
and left thumb impressions has/have been taken in my presence.

[Signature]

Sub Registrar

Sub Registrar I

Nr. Delhi/Delhi

Date 16/09/2010

[Signature]

Secretary,

D. C. M. Educational Society,
DELHI.

