

Non Judicial



Indian-Non Judicial Stamp Haryana Government

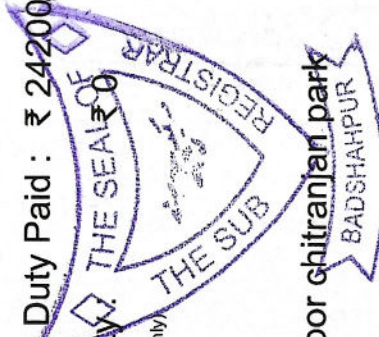


Date : 14/09/2022

Certificate No. G0N2022|2380
GRN No. 94453072



Stamp Duty Paid : ₹ 24200
(Rs. Only)
Penalty : THE SEAL OF
(Rs. Zero Only)



Seller / First Party Detail

Name: Siya Openmind Llp
H.No/Floor : 11710 Sector/Ward : Na
City/Village : New delhi District : New delhi
Phone: 98*****89 Others : Authorized rohit jain

LandMark : Second floor chitranjan park
State : Delhi

7058
14/09/2022



Buyer / Second Party Detail

Name : Jsr Sanskriti Foundation
H.No/Floor : 11791 Sector/Ward : Na
City/Village: New delhi District : New delhi
Phone : 98*****89 Others : Authorized sumit sharma

LandMark : Basment chitranjan park
State : Delhi

Purpose : LEASE AGREEMENT

For SIYA OPENMIND LLP

40wt 10wt 40wt 10wt

Authorized Signatory

For JSR SANSKRITI FOUNDATION
Authorized Signatory

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

वसीका संबंधी विवरण		
वसीका का नाम LEASE		
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- लाईसेंस कालोनी	स्थित- insti. plot land other arc
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : HS-2, HIGH SCHOOL BLOCK-H, ANSAL VERSALIA SECTOR 67 & 67A, GURUGRAM		
धन संबंधी विवरण		
राशि- 13000000 रुपये		कुल स्टाम्प शुल्क- 780000 रुपये
स्टाम्प नं- G0N2022I604		स्टाम्प का मूल्य- 756000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:94454202	पेस्टिंग शुल्क- 3 रुपये
डेफिशियेंसी स्टाम्प: g0n2022I380	डेफिशियेंसी Grnno: 94453072	डेफिशियेंसी शुल्क: 24200
द्वारा तैयार किया गया- Nitish Sharma Adv		सेवा शुल्क- 200
भवन का विवरण		
निवासीय	24200 Sq. Yards	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1c6n3gk1	प्रॉपर्टी नं- HS-2	मालिक- ANSAL PROPERTIES AND INFRASTRUCTUR
पता- HS-2, HIGH SCHOOL, BLOCK-H, ANSAL VERSALIA SECTOR 67 & 67A, GURUGRAM		

यह प्रलेख आज दिनांक 14-09-2022 दिन बुधवार समय 4:35:00 PM बजे श्री/श्रीमती/कुमारी SIYA OPENMIND LLP thru ROHIT JAIN OTHER निवास N DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

)
SIYA OPENMIND LLP

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 14-09-2022

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उप/संयुक्त पंजीयन अधिकारी
(बादशाहपुर)

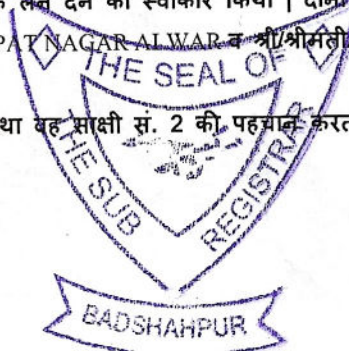
SIYA OPENMIND LLP

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी JSR SANSKRITI FOUNDATION thru SUMIT SHARMA OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने मेरे समक्ष पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी MAYANK PANDEY पिता VIJAY PRATAP PANDEY निवासी 350 LAJPAT NAGAR ALWAR व श्री/श्रीमती/कुमारी PANKAJ JOSHI पिता RAMESH JOSHI निवासी JAIPUR RAJASTHAN ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी सं. 2 की पहचान करता है।

दिनांक 14-09-2022

उप/संयुक्त पंजीयन अधिकारी
(बादशाहपुर)





Indian-Non Judicial Stamp
Haryana Government



Date : 14/09/2022

Certificate No. G0N20221604



Stamp Duty Paid : ₹ 756000
(Rs. Only)

SRN No. 94095662



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Siya Openmind Llp

H.No/Floor : 11710

Sector/Ward : Na

LandMark : Second floor chitranjan park

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 98*****70



Buyer / Second Party Detail

Name : Jsr Sanskriti Foundation

H.No/Floor : 11791

Sector/Ward : Na

LandMark : Basement floor chitranjan park

City/Village : South delhi

District : Delhi

State : Delhi

Phone : 96*****90

Purpose : Lease Deed

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

LEASE AGREEMENT

This Memorandum of Lease Agreement is made on 1st Day of September, 2022, at Delhi.

BETWEEN

M/s Siya Openmind LLP having its registered office at I-1710, Second Floor, Chitranjan Park, New Delhi- 110019 through its authorized representative Sh. Rohit Jain (vide resolution dated 22nd August'22) S/o Sh. Keshav Chand Jain, (Aadhaar No 6393 3481 5553), (PAN AADPJ8853H) (herein after called the Lessor which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her heirs, executors, administrators, successors – in – interest and permitted A assigns)

40 For SIYA OPENMIND LLP

Rohit Jain

Authorized Signatory

AND

For JSR SANSKRITI FOUNDATION

[Signature]

Authorized Signatory

Reg. No.

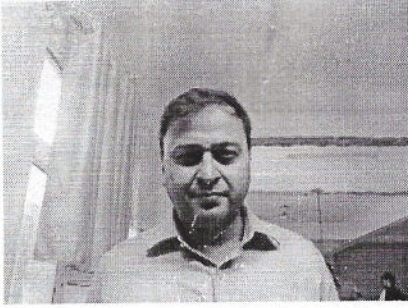
Reg. Year

Book No.

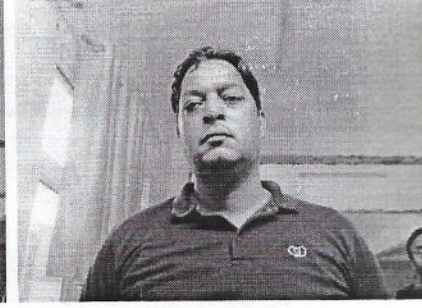
7058

2022-2023

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह

उप/सयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- thru ROHIT JAINOTHER SIYA OPENMIND LLP

John / am

पट्टा लेने वाला :- thru SUMIT SHARMAOTHERJSR SANSKRITI FOUNDATION

Sumit Sharma

गवाह 1 :- MAYANK PANDEY

Mayank

गवाह 2 :- PANKAJ JOSHI

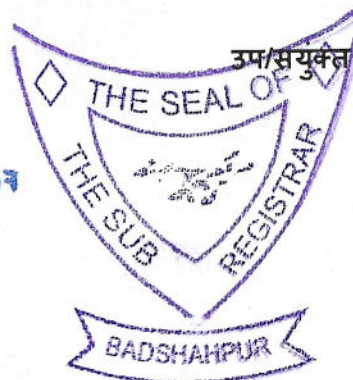
Pankaj Joshi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7058 आज दिनांक 14-09-2022 को बही नं 1 जिल्द नं 571 के पृष्ठ नं 105 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 124 के पृष्ठ संख्या 65 से 67 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 14-09-2022

उप/सयुक्त पंजीयन अधिकारी(बादशाहपुर)



FOR JSR SANSKRITI FOUNDATION

FOR SIYA OPENMIND LLP

Authorised Signatory

Authorised Signatory

M/s JSR Sanskriti Foundation (Formerly known as Avalon Foundation) represented through its authorized Trustee, Sh. Sumit Sharma (vide resolution dated 22nd August'22), (**Aadhar Card no- 7970 3505 5373**), (**Pan BZWPS4203D**) s/o Shri Satish Chand Sharma r/o Harsana Kalan Sonipat, Haryana-131001 having its registered office at I-1791, Basement, Chitranjan Park, New Delhi -110019 hereinafter called the **Lessee**.

WHEREAS the lessors are the absolute owner and in possession of High School Land Situated at Plot no. HS-2, Sector 67 & 67A, Ansal Versalia, Village Badshahpur, Sub Tehsil Badshahpur, Distt Gurugram Urban Complex, Haryana 122101 measuring an area of 5 acres (20230 Sq. Mtrs. i.e 24200 Sq. Yds) approximately (Property Id 1c6n3gk1) vide Conveyance Deed no 6466 dated 1st Sept, 2022.


BOUNDARY OF THE LAND: -


NORTH: - 24 Meter Road
SOUTH: - Other's Land
EAST: - Residential Plots from 4114 to 4120
WEST: - 24 Meter Service Road

AND WHEREAS, on request from the Lessee the Lessor aforesaid has agreed to let out the land described hereinabove hereinafter referred to as the said land and whereas the lessee has agreed to take the said area on rent as per the terms and conditions mentioned below.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Lessors have agreed to rent out the said land to the Lessee indicated hereinabove measuring an area of 5 Acres approximately at a rent of Rs. 7 Lakh only/- (Rupees Seven Lakh) only per month payable in advance w.e.f the 1ST of September 2022
2. In consideration of the Lessor granting the Lease of the said land in terms of the Lease deed, the lessee has already deposited a sum of Rs. 6 Crore as interest free security deposit. The Security Deposit is to secure against the

For SIYA OPENMIND LLP

Authorized Signatory

For JSR SANSKRITI FOUNDATION

Authorized Signatory


damages to the property. The same is refundable at the lease vacating & handover the demised property to the lessor.

The Rent of Rs.7 lakhs Only will be paid in advance on or before the 07th day of English Calendar month by A/c payee Cheque.

3. The Lessee has agreed to pay the Lessors a monthly rent of Rs.700,000/- (Rupees 7 Lakh) only. The rent shall be enhanced with a 3% escalation on the present rent after the completion of 12 months.
4. That the initial Lease has been determined between the parties for 29 Years which would be construed as the lock in period and the effective date for start of the rent will be (i.e. from 1st September 2022). That the Lease shall be further renewed at the option of the Lessee and extended for initially 6 years.
5. That the Lessee shall comply with all the stipulations and conditions emanating from the provisions of Government.
6. That when the Lease period is further extended for 6 more years beyond 29 Years, the terms & conditions shall remain same. The Lessee shall abide by the existing terms and conditions of the State Authority and also by any other Municipal Authority regulating the terms and conditions governing the land in question.
7. That the Lessee shall pay taxes. i.e. land rent etc. or any other taxes hereinafter to be assessed on the said premises by the Authorities.
8. That the Lessors shall not be responsible for any profit or loss in the operation of the Lessee, or any other loss incurred by Lessee due to fire theft, pilferage, riots, etc., that lessee shall undertake insurance of goods, equipments in the premises as its own cost, if required.
9. That the Lessee will be free to Mortgage the premises with Structure and its ancillaries to any Bank/Financial institutions and the Lessors will have nothing to do with it and the Lessee will keep the lessors indemnified from any claim from any quarter whatsoever in connection with the Mortgage.

For SIYA OPENMIND LLP

Authorized Signatory

For JSR SANKET FOUNDATION

Authorized Signatory

10. That all costs of stamping and registration of these Lease agreement would be borne by the Lessee prior to commencement of activity.
11. In case of any difference or dispute arising out of this interpretation of these clauses/stipulation, forming part of this Agreement, the same shall be referred to the sole arbitration of Arbitrator, whose decision shall be final and binding on both the parties.

IN WITNESS WHEREOF the parties hereto have executed this Deed on the day, month, and year first above written, in the presence of the witnesses mentioned below.

DRAFTED BY
As per Instruction Given
By Seller & Purchaser

VITISH SHARMA (ADVOCATE)
GURUGRAM

WITNESS: -

1. *Maryam*
S/o. Sh. Vijay Pratap Pandey
R. es. H. 350 Scheme 2
Alwar Rajasthan.
2. *Rajni Jini (Rajni Jini)*
S/o R.C. Joshi
Unit 5, Johari Bazar, Jaipur -
302003

For SIYA OPENMIND LLP

[Signature]
LESSOR Authorised Signatory

For JSR SANSKRITI FOUNDATION

[Signature]
LESSEE