

5871

Rep. Fee charged Rs. 33

1000Rs.



(Tenant)

Gen. Secretary (HONY).
DL/04/056/108375, Dt. 10/4/95.

(Landlady)

DL/04/056/108248, Dt. 10/4/95.

"RENT AGREEMENT"

THIS RENT AGREEMENT is made & executed at Delhi, on this 22nd day of Sept. 1998, BETWEEN:- SMT. BIMLA GUPTA WIFE OF SHRI KRISHAN DEV AGGARWAL RESIDENT OF C-112, Gali No.7, Majlis Park, Delhi-33, hereinafter called the LANDLADY.

- : AND :-

SHRI PANKAJ KUMAR AGGARWAL SON OF SHRI K.D. AGGARWAL RESIDENT OF C-112, Gali No.7, Majlis Park, Delhi, ^{or} Gen. Secretary (HONY.), on behalf of ARVIND EDUCATIONAL & VACATIONAL SOCIETY (Regd), at B-448, Gali No.5, Majlis Park, Delhi, hereinafter called the Tenant.

The expression of both the parties wherever they occur in the body of this agreement shall mean and include their respective heirs, successors, legal representatives or administrators, executors and assigns.

[Signature]

Manager (Hony)
Panacea National Public Scho.
(Recognised)
Saraswati Village, Delhi-4

[Signature]

Bimla Kumari
...2...

[Signature]
Prinpal
Panacea National
Public School
Saraswati, Delhi-40

Good friends
Krishan der Afar
Sister
Cruz Reyes
Raula

1000 ft
1000 ft
1000 ft
1000 ft

Bionde Gabeln
 No. 12. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843.

Bunga Kinari

~~_____~~ continued by the sale of _____
to _____ St./Banc.
~~_____~~ Mortgage(s) Lease(s) _____
by Sec. (1). _____
~~_____~~ _____
_____ No. (2) is known to be _____
of the document explained to the parties with
the conditions and signs them as consent.

Sub-Region
Sub-Region No. 1234

Prinla
Mandir (Hony)
Jawahar National Public Scho
(Recognised)
Singpur Village, Delhi-4

Poo Principal
 Pancha Nandan
 Public School
 Ulhaspur, Delhi-49



-: 2 :-

WHEREAS the Landlady is the owner and in possession of Plot of land measuring area 800 sq. yds., out of khasra No. 560, & covered area of this plot 10,000 sq. ft., (Ground, First and Second Floor) Situated at Siraspur Village, Libaspur-Siraspur Road, Delhi-110042.

AND WHEREAS the Landlady has agreed to let out the above mentioned property, to the tenant, and the tenant has agreed to take the said property on monthly rent of Rs. 2,000/- (Rupees Two thousand only), per month.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the Land lady does hereby let out to the tenant the said property mentioned above.
2. That the tenant shall pay the a sum of Rs.2,000/- (Rupees Two thousand only) per month.

3. That the period and term of this agreement shall be for affixed period of 30 years, from 1/8/96 to 31/7/2026.

4. That the tenant shall pay the amount of rent in advance every month by the 7th of each English Calender month.

5. That the day to day repairs such as fuses and leakages of water taps etc. shall be done by the tenant at its own cost.

*Manager (Hon'y)
Panacea National Public School
(Recognised)
Siraspur Village, Delhi-42*

*Plus Principal
Panacea National
Public School
Siraspur, Delhi-42*

[Signature]

Poimla Kumari



-: 3 :-

6. That the tenant shall permit the landlady, her agents, etc. to enter upon the demised premises for inspection and carry out repairs etc. at reasonable time and when necessary.
7. That the all repair & maintenances charges shall be borne & paid by the tenant at its own cost and expenses, in respect of the said premises.
8. That all the rules, regulations, laws, and bye-laws of the Municipal Committee or any other local authority having Jurisdiction over the demised premises shall be complied with the tenant.
9. That the charges for maintenances, electricity (power and House tax, light) and water and all other dues relating to premises shall be paid by the occupant in accordance with actual bills.
10. That no structural additions, or alteration shall be made by the tenant to the demised premises without the prior written consent of landlady. The tenant may, however, install Air-Conditioner.
11. That the tenant shall not sublet the demised premises or any part or parts thereof without the written consent of the land lady.

[Signature]
 Manager (Hon'y)
 Panacea National Public School
 (Recognised)
 Siraspur Village, Delhi-45

[Signature]
 Bimla Kumari
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[Signature]
 Panacea National
 Public School
 Siraspur, Delhi-45



-: 4 :-

12. That it has been specifically agreed that the tenant will use the premises only for Social, Educational Cultural & Medical progress in the rural area.
13. That the premises are newly constructed and all fittings and fixtures are absolutely new, The premises have been white washed and no repairs or white washing would be necessary during the first three years nor would the lease ask for the same. In the event of any such white washing being needed, the tenant would do the same at its own costs and without any recourse to the landlady It is further agreed that in case due to any reason the premises is vacated earlier than the stipuled period, then the white washing charges at the time of vacation of the premises would be borne by the tenant.
14. That in case the tenant shall every use the demised premises or any part or parts of the same for any purpose other than for which it is let out as aforesaid, then it shall be

Manager (Hon'y) liable to ejectment and shall be responsible for the conse-

quences thereof including any ley or payment or case

(Recognised) may be imposed upon the landlady by the Government or

Syraspur Village, Delhi-42

Other local authority or authorities.

Principal
Public School
Syraspur, Delhi-42

Somle Kumari



-: 5 :-

15. That the tenant shall be responsible to pay for any break-ages, damages, done to the building , sanitary, electrical and other fittings and fixtures during the his tenancy period, excepting natural wear and tear.
16. That all the sanitary, electrical and other fittings and fixtures in the demised premises shall be restroed by the tenant to the landlady at the time of handing over the demised premises to the landlady at the time of in as good conditions as they are at present subject to natural wear and tear damages by act of God.
17. That the tenant has satisfied it self that the premises are available for a period of 30 years and agree to vacate the premises after the expiry of the said period of 30 years.
18. That the tenant would be entitled to vacate the premises after giving three months notice to the landlady or paying three months rent in lieu thereof during the subsistances of the fixed period of the agreement.

[Signature]
 Manager (Trony)
 Panacea National Public Scho-
 (Recognised)
 Siraspur Village, Delhi-45

[Signature]
 Pooa Principal
 Panacea National
 Public School
 Siraspur, Delhi-45

...6...



-: 6 :-

19. That in the event of the tenant committing any breach of the terms and conditions and or in the event of its failing to pay the rent for a period of even month the landlady would be entitled to terminate expired, without giving any notice to the tenant.
20. That on the termination of the agreement whether on the expiry of the said period of thirty years or earlier determination as per covenants of this indenture, the agreement shall restore the vacant possession of the lessor without any contestation land in the same conditions in which it was taken with all fittings and fixtures (normal wear and tear excepted).
21. That initially a sum of Rs. 2,000/- (Rupees Two thousand only) shall be paid and advance rent by the tenant to the landlady.

Bimla Kumari
.....7....

Manager (Hony)
Panacea National Public School
(Recognised)
Siraspur Village, Delhi-42

Principal
Panacea National
Public School
Siraspur, Delhi-42



-: 7 :-

22. That any sum deposited by the tenant with the landlady or as security for the due performance of the covenants which shall be refunded by the landlady to the tenant after the tenant handover the vacant possession of the said premises and fittings and fixtures and after the landlady adjust the water and electricity charges and other dues, the said amount not carry any interest.

23. That the landlady represent and warrant the she is fully empowered, authorised and able to make this agreement and that she will hold the agreement free and harmless of any demand, claim action or proceedings, against her by the others in respect of quite possession of the demised prem-

Manager (Group) ises.
Panacea National Public School
(Recognised) IN
Straspur Village, Delhi-42

WITNESSES WHEREOF both the parties have signed this agreement, on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:-

1.

Rajesh Kumar
S/o Sri Kalu Ram
R/o VPO: Badli Delhi.
DL/03/020/123200 Dt. 12/3/95.

Anita Kumari
LANDLADY

Poo Principal
Panacea National
Public School
TENANT. Straspur, Delhi-42

2.

R. A. BHARDWAJ
ADVOCATE