

2787/2019



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

VERIFIED
LOCKED

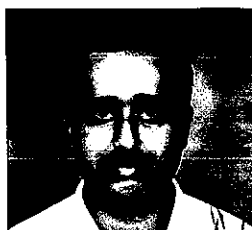
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Certificate No. : IN-UK13633807157061R
Certificate Issued Date : 23-Apr-2019 12:41 PM
Account Reference : NONACC (SV)/ uk1272504/ HARIDWAR/ UK-HD
Unique Doc. Reference : SUBIN-UKUK127250429140138890844R
Purchased by : BML MUNJAL FOUNDATION
Description of Document : Article 35 Lease
Property Description : 0
Consideration Price (Rs.) : 0
(Zero)
First Party : HERO REALTY PVT LTD
Second Party : BML MUNJAL FOUNDATION
Stamp Duty Paid By : BML MUNJAL FOUNDATION
Stamp Duty Amount(Rs.) : 100 /
(One Hundred only)



Please write or type below this line

Mohd. Aarif Stamp Vender
L.No. 233/16 Tehsil Haridwar



RAJEEV TYAGI
Advocate

Reg.No.-UP/2451/99, UA3320/04
Tehsil Compound, Haridwar



Reg.No.-UP/2451/99, UA3320/04
Tehsil Compound, Haridwar

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

1. Type of Deed : Lease Deed
2. Land Area : 3.09 Acres (8538.83 sq.mtrs, 4002.44 sq.mtrs)
3. Mauza : Village – Shantarshah and Panchyanpur, Tehsil Roorkee & Distt. Haridwar.
4. Lease Rent : Rs. 1.00/- Per Year
5. Term of Lease : 30 years
6. Stamp Duty : Rs. 100/-
7. Land Type : Institutional/School
8. PAN No of Lessor : AAFC8416L
9. PAN No of Lessee : AABTB6127A

THIS DEED OF LEASE ("Deed") made at Haridwar on this 23rd day of April, 2019,

Between

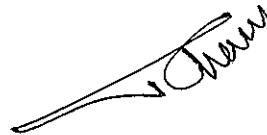
Hero Realty Private Limited having its registered office at **264, Okhla Industrial Estate, Phase-3, Delhi - 110020**, acting through its authorised signatory **Mr. Atul Singh S/o Lakshman Singh** who has been authorized vide board resolution dated 21.02.2019 hereinafter referred to as "Lessor" of the ONE PART

And

BML Munjal Foundation, having its registered office at **264, Okhla Industrial Estate, Phase-3, New Delhi-110020** through its authorized signatory **Mr. BRL Dhammi S/o Madan Lal Dhammi** who has been authorized vide resolution of Trustees dated 10.02.2019 hereinafter referred to as "Lessee" of the ANOTHER PART.

(The expression Lessor and Lessee, wherever appeared in this Deed shall mean and include their respective successors, administrators and assigns.)

- A. WHEREAS the Lessor, with the prior permission of the Government of Uttarakhand granted vide letter bearing No. 247 Bhu. Kr./18(1)/2006 dated **March 18, 2008** to acquire **69.881 Hectares** of land for development of



residential cum commercial park-2 in Village Shantarshah and Panchyanpur, Tehsil Roorkee, District Haridwar, Uttarakhand under the provisions of Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950 and Uttaranchal (Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order, 2001) (Amendment) Act 2003 dated January 15, 2004, has purchased and arranged through various registered sale deeds, agreements and collaboration agreements adjacent and contiguous pieces and parcels of land admeasuring approx. **35.78 Hectares**, situated in Village Shantarshah and Panchyanpur, Tehsil Roorkee, District Haridwar, Uttarakhand (hereinafter referred to as the "**Project Land**").

- B. AND WHEREAS the Lessor has since obtained the necessary sanction from the Director, Town and Country Planning, Dehradun, Uttarakhand for the residential township with the name 'Alaknanda', vide their Memo no. 1016/Garhwal/R.H.D.-48/Arrow Infra Ltd./2012 dated 08.06.2012, Memo no. 1500/Garhwal/Arrow Infra-R.H.D.-48/Pari./2012 dated 23.08.2012, Memo no. 1448/Garhwal/Hero Realty R.H.D.-48/Pari./2013 dated 06.09.2013 and Memo no. 1678/Garhwal/Hero Realty R.H.D.-48/Pari./2013 dated 15.10.2013 along with permissions and sanctions from all other relevant authorities to develop, construct and sell a residential township on the Project Land.
- C. AND WHEREAS pursuant to the aforesaid permissions and sanctions, the Lessor developed a residential township on the Project Land comprising of, *inter alia*, residential plotted colony, commercial component, institutional and public areas, green area and various recreational and other facilities and amenities. (hereinafter referred to as the "**Township/Complex**").
- D. AND WHEREAS the Township received **Adhibog** certificate prior to 01st May 2017 from Town and Country Planning Department, Dehradun on dated 17.02.2014 vide letter bearing Memo no 332/Garhwal/R.H.D.-Projects/Technical/2014 and Memo No. 331/Garhwal/R.H.D.-Pariyojna/Technical/2014.
- E. AND WHEREAS the sanctioned layout of the Project was revised by Haridwar-Roorkee Development Authority vide Memo no. 808 layout/Roorkee/05/2017-18 dated 23.08.2018 with the name 'Alaknanda'. Copy of sanctioned layout plan of the Project is annexed herewith as **Schedule A**.
- F. AND WHEREAS for the better management Lessor has phased the said project Alaknanda into five phases out of which first phase i.e. 'Alaknanda-1' includes of land admeasuring 8538.83 sq.mtrs. comprised in Khasra Nos. 78, 79, 82, 83,






Online Public Data Entry Summary



DISTRICT NAME : हरिद्वार SRO : रुड़की

उत्तराखण्ड शासन


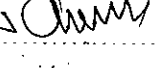
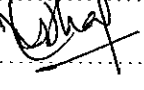
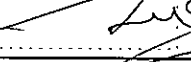
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23-Apr-2019

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Appointment Date:		Appointment Time:		Appointment TokenNo:	
Deed/Article Type : Lease					
Sub-Deed/Sub-Article : Lease(Exceeding 30 years)					
Village/Location For Index : पंचायतपुर (थेणी - च)					
Village/Location/Road Selected for Circle RateList : पंचायतपुर (थेणी - च)					
Khewat : 78, 79, 82, 83, 84, 85, 86, 88, 90, 96 and 100		Khatoni :			
House/Flat No:					
Area : 12,541.27 वर्ग मीटर					
Latitude :		Longitude : 0.0000000000			
Land Value : 0.00		Construction Value : 0.00			
Transaction Value : 0.00		Market Value : 0.00			
Advance : 0.00		Lease Period : 30.00		Avg. Rent : 1.00	
Stamp Duty : 100.00		Regn Fees : 100.00			
Words : 2,000		Page : 28			

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	रकम			
आवासीय निर्माण का विवरण					
क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम
निबंधक शुल्क का विवरण					
क्र सं	भुगतान की विधि	घनराशि	संदर्भ क्रमांक		
1	Cash	100.00			
स्टाम्प शुल्क का विवरण					
क्र सं	भुगतान की विधि	घनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी
1	e-Stamp	100.00	IN-UK13633807157061R	23-Apr-2019	233/16

पक्षकारों का विवरण		हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
पक्षकार का प्रकार	पक्षकार का विवरण					
विक्रेता / प्रथम पक्ष	श्री हीरो रियल्टी प्रा0 लि0 पूर्व नाम ऐरो इन्फ्रा लि. द्वारा अधिकृत हस्ताक्षरी श्री अतुल सिंह पुत्र श्री लक्ष्मण सिंह निवासी २६४, ओखला इंडस्ट्रियल एस्टेट, फेज-३, नई दिल्ली-११००२०		OTHERS		9897823981	ADHAAR : 8384 0941 8166
क्रेता / द्वितीय पक्ष	श्री बी एम् एल मुंजाल फाउंडेशन द्वारा अधिकृत हस्ताक्षरी श्री आर एल धम्मि पुत्र श्री मदन लाल धम्मि निवासी २६४, ओखला इंडस्ट्रियल एस्टेट, फेज-३, नई दिल्ली-११००२०		OTHERS		9958277991	ADHAAR : 8099 3389 9925
गवाह	श्री विनोद डोभाल पुत्र श्री अमर देव डोभाल निवासी १४, विद्या मुनि की रेती, ग्रहपिकेश, देहरादून		OTHERS		8755344777	DL : UK-1420060015413
गवाह	श्री राजेश कुमार पुत्र श्री स्व० रामचन्द्र निवासी ग्राम फेरुपुर रामखेड़ा, तहसील व जिला हरिद्वार		OTHERS		9627255813	ADHAAR : 7252 1607 7231

Deed Writer /Advocate Name :Rajeev Tyagi Advocate

84, 85, 86, 88, 90 and 96 (hereinafter referred to as "Land -1"); and second phase i.e. 'Alaknanda-2' includes of land admeasuring 4002.44 Sq.mtrs comprised in Khasra no. 100 (hereinafter referred to as "Land -2") situated at village Panchyanpur, Tehsil Roorkee, District Haridwar, Uttarakhand. The parcel of land i.e. Land-1 admeasuring 8538.83 sq.mtrs and Land-2 admeasuring 4002.44 Sq.mtrs are earmarked for the development of Health Care and Educational facility and are hereinafter collectively referred to as "Demised Land".

- G. AND WHEREAS the Lessee is desirous to set up on the Demised Land education institution/school for the public at large.
- H. AND WHEREAS the Lessor has agreed to grant to the Lessee, lease in respect of the Demised Premises for setting up educational institution/school for a period of 30 years, subject to terms and conditions laid down in this Deed.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of this Deed and in consideration of the rent hereby reserved and the Lessee's covenants hereinafter mentioned, the Lessor hereby demise unto the Lessee the Demised Premises i.e. Land-1 (land admeasuring 8538.83 sq.mtrs. comprised in Khasra Nos. 78, 79, 82, 83, 84, 85, 86, 88, 90 and 96) and Land-2 (land admeasuring 4002.44 Sq.mtrs comprised in Khasra no. 100) situated at village Panchyanpur, Tehsil Roorkee, District Haridwar, Uttarakhand, for a period of 30 years commencing from 20th April 2019, at a yearly rent of Rs. 1/- (Rupee One Only) per year.
2. The Lessee shall construct a school structure on the Demised Premises after getting the maps and plan sanctioned from Haridwar-Roorkee Development Authority.
3. The Lessee hereby agrees to the following covenants:
 - (a) To pay rent hereby reserved on the day and in the manner aforesaid to the Lessor.
 - (b) To pay all taxes, cess, impositions, assessments, dues and duties payable in respect of the Demised Premises and the building to be constructed thereon to the Government of Uttarakhand or any other local authority or public body.
 - (c) Not to sub-let, sell, dispose of or assign the Demised Premises or the building to be constructed on the Demised Premises without the consent of the Lessor in writing.



(d) To insure and to keep insured the building that may be constructed on the Demised Premises against the loss or damages by fire, earthquake, riot or affray with an insurance company approved in writing by the Lessor in the joint names of Lessor and Lessee.

(e) To use the Demised Premises for construction of School which shall be used for School purpose only.

4. The Lessor hereby agrees to the following covenants:

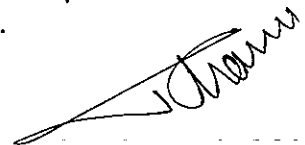
(a) The Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Demised Premises and is having full power and absolute authority to demise unto the Lessee the Demised Premises.

(b) The Lessee shall peacefully and quietly hold, possess and enjoy the Demised Premises, during the term of lease without any interruption, disturbance, claims or demand whatsoever by the Lessor or any person or persons claiming under him, subject however, the Lessee paying the said yearly rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on his part to be observed and performed.

5. AND IT IS HEREBY FURTHER AGREED BETWEEN THE PARTIES AS FOLLOWS:

(a) On the expiry of the term hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on his part to be observed and performed, the Lessee will have the option to renew the lease of the Demised Premises for a further period of 30 years each twice thereby taking the entire period to 90 years, provided they give a notice to the effect in writing by registered post to the Lessor of his intention to do so at least three calendar months before the termination of the present lease; provided that the rent payable by the Lessee to the Lessor during the extended time of the lease shall be at the rate to be agreed between the parties, which will include the rent of the Demised Premises and of the building constructed thereon, which on the expiry of term of the lease, shall vest in and be the absolute property of the Lessor as hereinabove mentioned. After the expiry of such extended period, the Lessee shall not be entitled to exercise further option of renewal of the lease and shall deliver the Demised Premises and the building constructed thereon to the Lessor in good condition as hereinbefore provided.

(b) On the expiry of the term hereby created or earlier determination under the provisions hereof, the Lessee will hand over the peaceful and vacant possession of the Demised Premises and building constructed thereon to the Lessor.



6. This Lease Deed shall be executed in duplicate. The original shall be retained by the Lessor and the duplicate by the Lessee.

7. The stamp duty and all other expenses in respect of this Lease Deed and duplicate thereof shall be borne and paid by the Lessee.

8. The marginal notes and the catch lines hereto are meant only for convenience of references and shall not in any way be considered in the interpretation of these presents.

SCHEDULE

Land -1 i.e. land admeasuring 8538.83 sq.mtrs. out of Khasra Nos. 78, 79, 82, 83, 84, 85, 86, 88, 90 and 96 at 'Alaknanda-1' which is first phase of residential township 'Alaknanda' and bounded as under:

East : Part of kh no.84 and kh no.87

West : Kh no.81 and 89

North : Road 24 m

South : Khasra no.97 and 92

Land-2 i.e. land admeasuring 4002.44 Sq.mtrs out of Khasra no. 100 at 'Alaknanda-2' which is second phase of residential township 'Alaknanda' and bounded as under:

East : Kh no.101

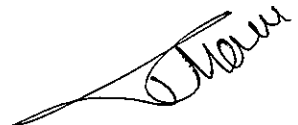
West : Part of kh no.100

North : Khasra No.97 and 94

South : kh no.107,108,109

all situated at village Panchyanpur, Tehsil Roorkee, District Haridwar, Uttarakhand.

IN WITNESS WHEREOF, the Lessor and the Lessee hereunto have set their hands at these presents at the place and on the day, month and the year first hereinabove written.



Finger Prints under Registration Act, 1908

Left hand's finger prints of Lessor

Thumb



Index



Middle



Ring



Little



Right hand's finger prints of Lessor

Thumb



Index



Middle



Ring



Little



Left hand's finger prints of Lessee

Thumb



Index



Middle



Ring



Little



Right hand's finger prints of Lessee

Thumb



Index



Middle

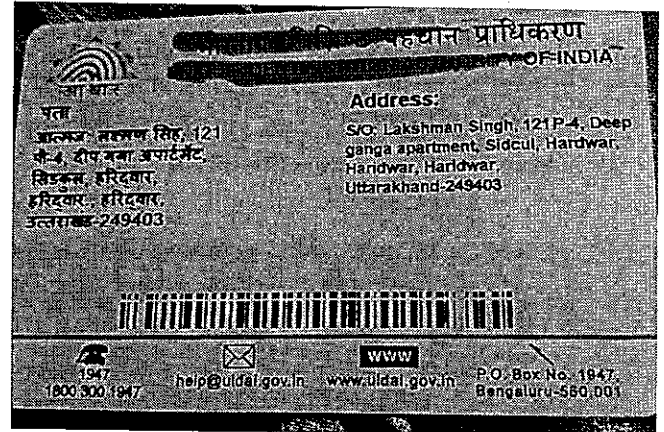


Ring



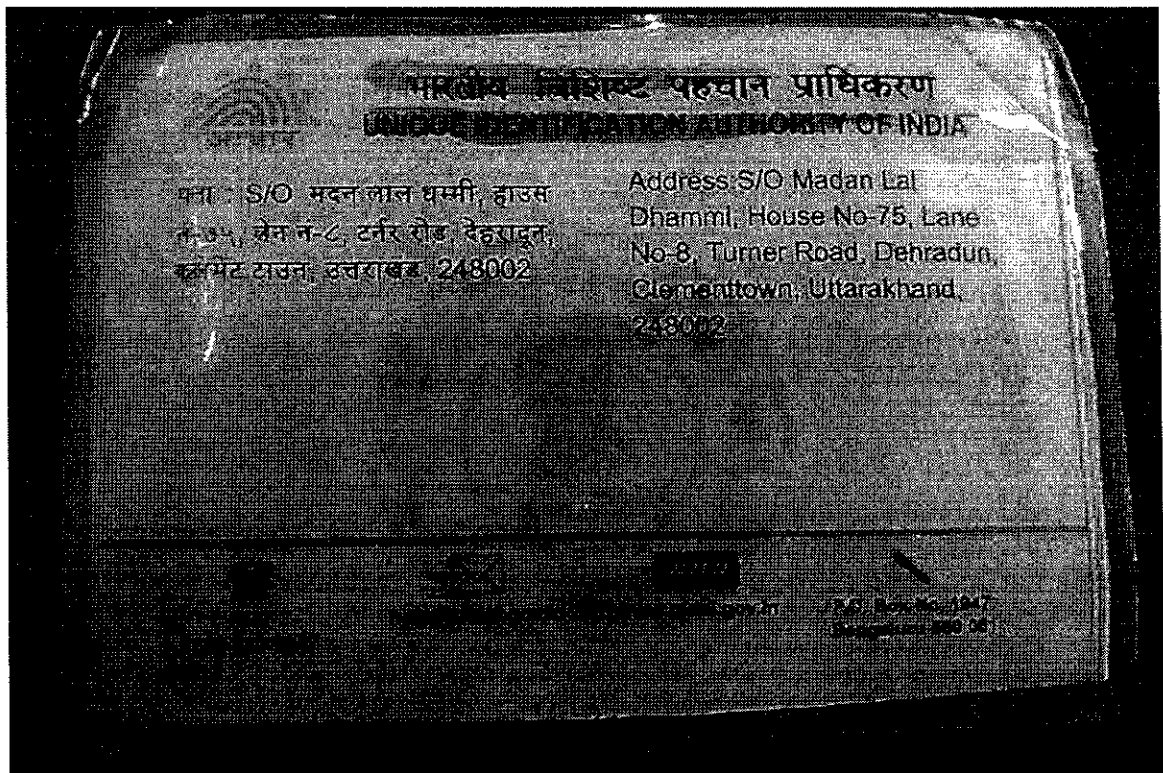
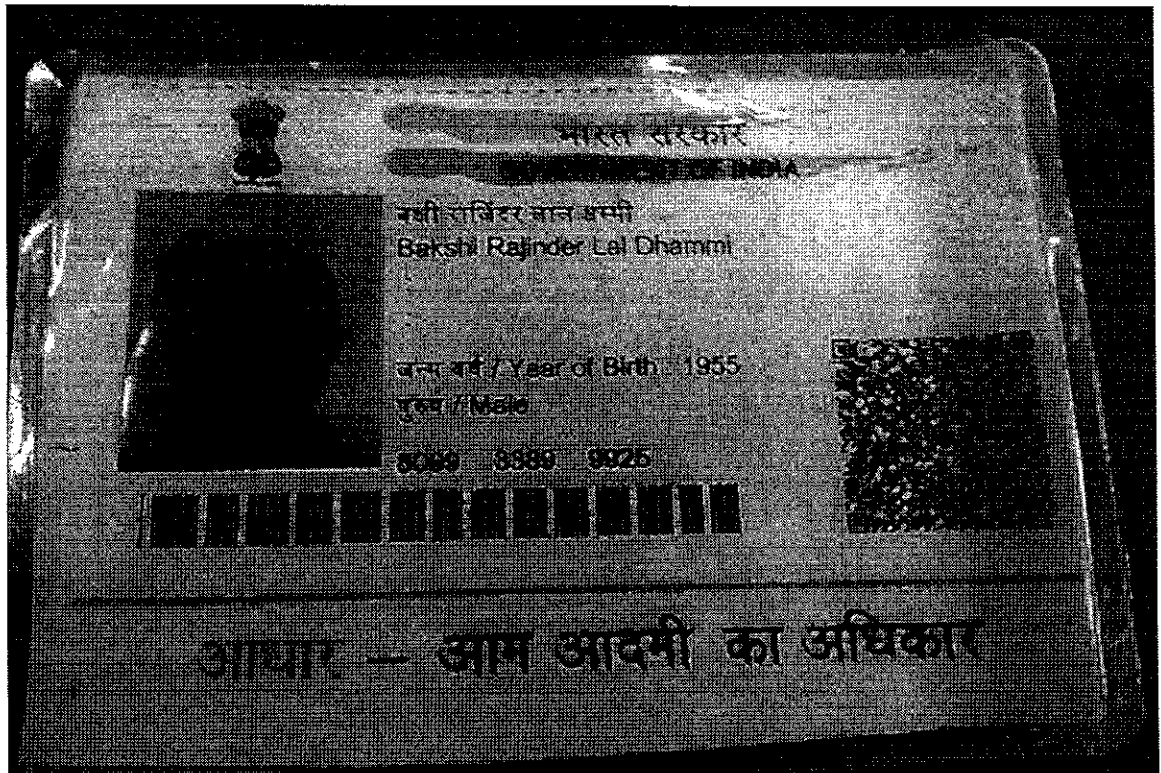
Little





Mob. no.-9897823981

atul.singh@herorealty.in



भारत सरकार
Government of India

राजेश कुमार
Rajesh Kumar
जन्म तिथि / DOB : 18/12/1965
पुरुष / Male

7252 1607 7231

मेरा आधार, मेरी पहचान

भारतीय विधि प्रणाली प्राधिकरण
UIDAI Identification Authority of India

पता: आत्मज, राम चन्द्र, 73,
धनपुरा, फेरपुर रामखेरा, हरिद्वार,
अम्बुवाला, उत्तराखण्ड, 249404

Address: S/O: Ram Chander, 73,
DHANPURA, Pherupur Rankhera,
Handwar, Ambuwala, Uttarakhand,
249404

7252 1607 7231

1947

help@uidai.gov.in

www.uidai.gov.in

9627255813

INDIAN UNION DRIVING LICENCE
State of Uttarakhand

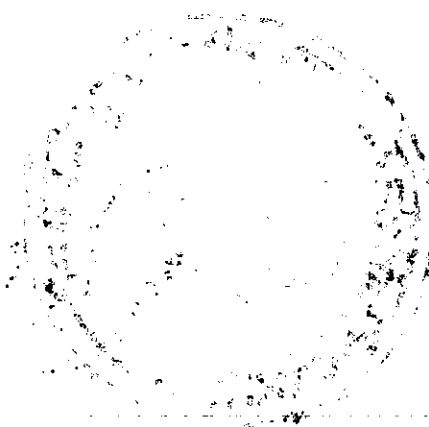
DL No: UK-1420060015413
[Endorsed :: 21/07/2010] Form-7
Rule 18(2)

Name : VINOD DOBHAL
S/o : SH. AMAR DEV DOBHAL
Address : 14 BIGHA MUNI KI RETI RISHIKESH
249201

Signature of Holder Date of Birth : 12/05/1977
is licenced to drive througout India vehicle
of the following descriptions :
MCWG(NT) LMV(NT) Only

Sign. of The Licencing Authority
ARTO, RISHIKESH

8755344777



WITNESSES:



SIGNED AND DELIVERED by the within
named Lessor

Hero Realty Private Limited

(1) Shri. विनोद डोभाल
४५ डमर वेव डोभाल
नि- 14 बिधा मुनि की
रेती ऋषिकेश देखाई



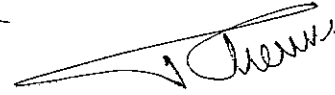
Through its Authorized Signatory

Mr. Atul Singh

(2) Shri. राजेश कुमार ४५
स्व रामचन्द्र नि-
ग्राम - फेरपुर रामरवेडा
तहसील व जिला हरिद्वार

SIGNED AND DELIVERED by the within
named Lessee

BML Munjal Foundation



Through its Authorized Signatory

Mr. BRL Dhammi

RAJEEV TYAGI
Advocate

Reg.No.-UP/2481/99, UA3320/04
Tehsil Compound, Haridwar