



**GOVERNMENT OF WEST BENGAL
OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER
BARASAT-I, NORTH 24 PARGANAS**



Memo No. 336/BL&LRO/BST-I/2023

Date:- 10.02.2023

CERTIFICATE OF LAND

Certified that the land measuring 17199.138 sq. meters is owned by Gandhsan Housing, Lakeside Reality, Jay Shree Sai School & Jay Shree Sai School L.L.P vide Khatian Nos. 909,910,908 & 1051 respectively

Sl No.	Khatian No.	Plot Nos.	Total Area (In acres)	Name of the Raiyat or owner of the land	Mouza with J.L. No.
1	909	66,209,211,212,213,214,215,216,217,218,222,223 & 224	1.12	Gandhsan Housing C/o- Surendra Kumar Saraf	Pirgacha, J.L. No. 107
2	910	66,209,211,212,213,214,215,216,217,218,222,223 & 224	1.07	Lakeside Reality C/o- Naman Saraf	Pirgacha, J.L. No. 107
3	908	66,209,211,212,213,214,215,216,217,218,220,221,222,223 & 224	2.04	Jay Shree Sai School C/o- Binay Kumar Agarwal	Pirgacha, J.L. No. 107
4	1051	223	0.02	Jay Shree Sai School L.L.P. C/o- Partner Binay Kumar Agarwal	Pirgacha, J.L. No. 107

Prima facie it appears that an educational institution under the name of Delhi Public School, Barasat is running under the aegis of Maa Saraswati Gyan Mandir Education Society on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 17199.138 sq. meters situated in Mouza- Pirgacha, J.L. No. 107, Plot Nos. 66,209,211,212,213,214,215,216,217,218,220,221,222,223 & 224, Khatian Nos. 908, 909, 910 & 1051 covering area of 425 dec. at Pirgacha, Taki Road, P.O.- Badu, P.S.- Duttapukur, North 24 Parganas, West Bengal 700 128.

J. Majumder

PRINCIPAL
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BARASAT

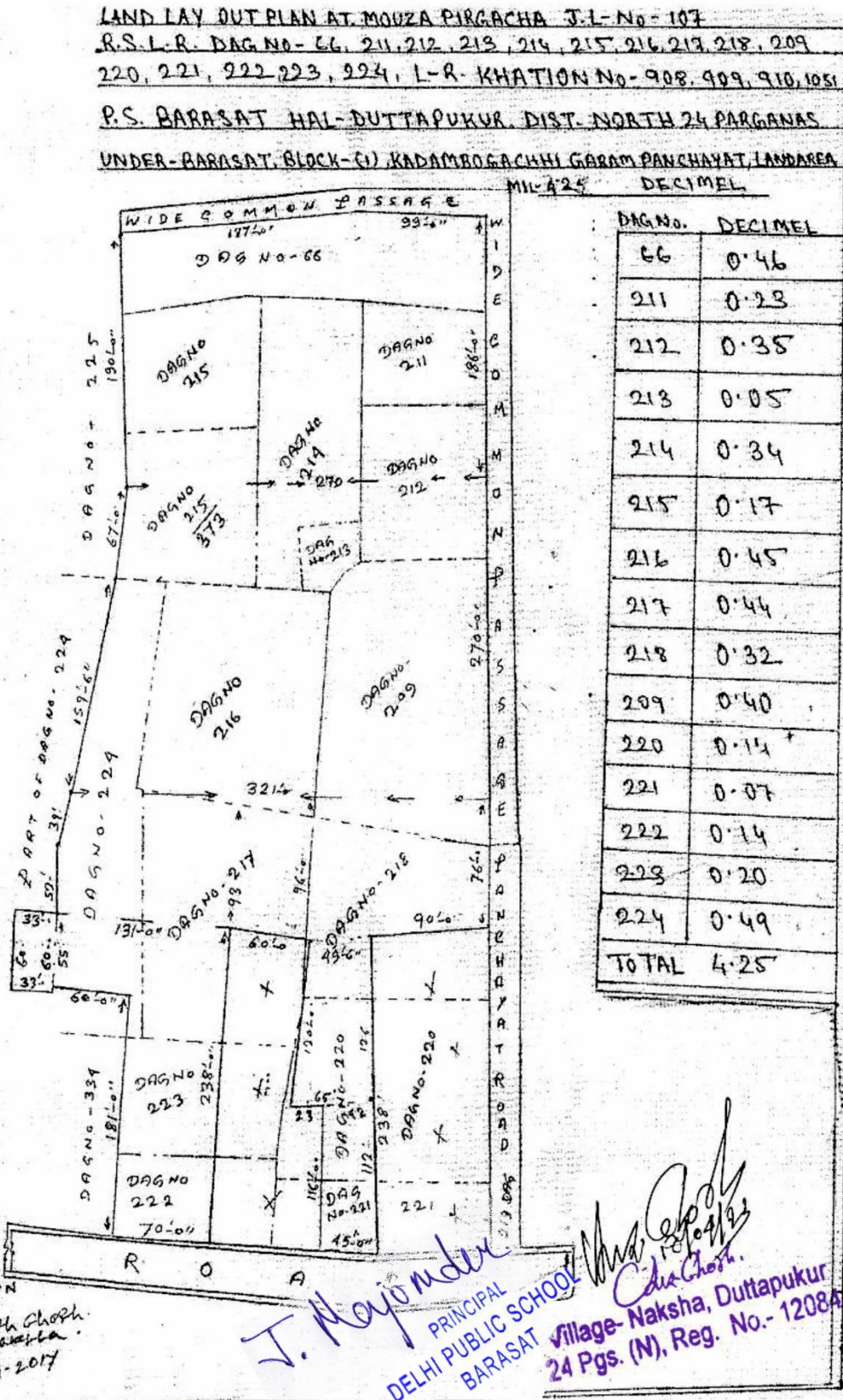
10/02/23
Block Land & Land Reforms Officer
Barasat-I, North 24 Parganas
**BL & LRO, Barasat-I
North 24-Parganas**





Delhi Public School, Barasat

Arise . Awake . Act . Achieve



DPS, Barasat

Unit of: M/S Maa Saraswati Gyan Mandir Education Society, Pirgacha, Taki Road, P.O.- Badu, P.S.- Duttapukur,
North 24 Parganas, Kolkata - 700 128 ☎ +91 33 6820 4454 / 55, 📠 +91 98361 23331 / 98749 23500

@ info@dpsbarasat.com, 🌐 www.dpsbarasat.com

CERTIFICATE OF LAND

File No.

Date: 12-04-2023

Certified that the land measuring 17200.576130435 sq meters is owned by Gandhsan Housing LLP, Lakeside Realty LLP and Jai Shree Sai School LLP by way of Register Conveyance Deed.

It is further certified that owner of the land has leased the said land to Maa Saraswati Gyan Mandir Education Society by way of a Registered Lease deed as per under fully described in the schedule mentioned herein after with the following details for a period of 30 years from 01-10-2018 to 30-09-2048.

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	Mouza No.: 107, Khata No.: 908, 909, 910, 1051. Plot No.: 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223, 224 covering area of 425 decimals.
2.	Name of street/village, Sub Division, District and State	Village: Pirgacha, Taki Road, P.O.: Badu, P.S.: Duttapukur, North 24 Parganas, West Bengal 700128.

It is certified that the said entire land comprises of a single contiguous plot of land.

It is further certified that Delhi Public School, Barasat, Village: Pirgacha, Taki Road, P.O.: Badu, P.S.: Duttapukur, North 24 Parganas, West Bengal 700128 run by name of Maa Saraswati Gyan Mandir Education Society is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 17200.576130435 sq meters situated in Mouza-Pirgacha, JL No. 107, Plot No. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223, 224, Khatian No. 908, 909, 910, 1051 covering area of 425 decimals at Pirgacha, Taki Road, P.O.: Badu, P.S.: Duttapukur, North 24 Parganas, West Bengal 700128 and bounded as follows:

North : BY PART OF PORTION OF LR PLOT NO. 67, 69 IDRIS ALI
East : BY PART OF PORTION OF LR PLOT NO. 209 OF PANCHAYAT ROAD
West : BY PART OF PORTION OF LR PLOT NO. 224, 225 ABDUL JALIL
South : BY PART OF PORTION OF TAKI ROAD

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(Stamp and Signature of the authority)
(Name of Officer) (Name of District)

DATED THIS 1st DAY OF NOVEMBER 2018

BETWEEN

GANDHSAN HOUSING LLP LESSOR
AND
MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY ... LESSEE

DEED OF LEASE

J. Majumder

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11317/18

11688/2018

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

D. 1654/38/18 मालादे देवरा, बंगाल

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

28AB 498209

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-A, District

- 1 NOV 2018

DEED OF LEASE

This **DEED OF LEASE** is made on this the 1st day of November 2018 (Two Thousand and Eighteen);

BETWEEN

J. Majumdar

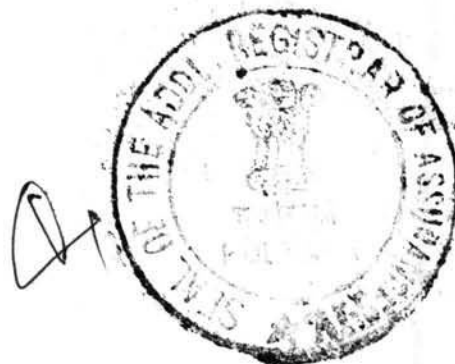
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89845
Nishant Kr. Saraf, Advocates
8, Old Post Office Street,
2nd Floor, Kolkata-700 001

N.
A.
Rs.
30 OCT 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kolkata

30 OCT 2018
30 OCT 2018



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

03 NOV 2018

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GANDHSAN HOUSING LLP a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having it's **Income Tax Permanent Account Number (AAPFG 5492D)** and it's registered office at 35, Chitta Ranjan Avenue, Police Station- Bowbazar, Post Office- Bowbazar, Kolkata- 700012, duly represented by one of it's partner namely **Mr. Surendra Kumar Saraf**, son of Late Keshar Deo Saraf, by faith Hindu, by Nationality Indian, by Occupation Business, having his **Income Tax Permanent Account Number (ALKPS 7363R)** and having his **AADHAAR Number (2911 1532 2557)** residing at 6, May Fair Road, Police Station- Karaya, Post Office- Ballygunge, Kolkata 700019, hereinafter referred to as **LESSOR** (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include it's Successor or Successor-in-Office and/or assigns) of the **FIRST PART**;

AND

MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY a trust duly registered under the provision of Section 12AA of Indian Trust Act, 1961 having it's **Income Tax Permanent Account Number (AABTM 0777H)** registered Office at Delhi Public School, Kalikapur, Rajarhat, Post Office- Kashinathpur, Police Station- Rajarhat, Kolkata 700135, District North 24 Parganas, duly represented through it's Trustee namely **Sri Amit Kumar Saraf**, son of Late Shiv Naresh Saraf, by faith Hindu, by Nationality Indian, by Occupation Business, having his **Income Tax Permanent Account Number (ABKPS 6963P)** residing at 25, Ballygunge Circular Road Post Office- Ballygunge, Police Station-Karaya, Kolkata- 700019, District: South 24 Parganas, hereinafter referred to as the **LESSEE** (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include it's Successor or Successor-in-Office and/or assigns) of the **SECOND PART**;

Individually hereinafter referred to as the "**PARTY**" and jointly hereinafter referred to as the "**PARTIES**" collectively.

DEFINITIONS:-

1. **LESSOR** shall mean and include unless and otherwise in this context required by any other law is a Limited Liability Partnership Firm duly incorporated under the relevant provisions of Limited Liability Partnership Act, 2008 named hereinabove who is the owner of **ALL THAT** piece and parcel of land which are more fully and particularly described in the **SCHEDULE** hereunder written which is free from all encumbrances, obstructions, charges, mortgage, attachment, alignment, notice, lien and lispens whatsoever and howsoever from any corner.

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2. **LESSEE** shall mean and include unless and otherwise this context required by any other law named hereinabove a reputed Trust duly registered under Section 12AA of the Indian Trust Act, 1961 and its principal objective is establishment of Educational Institution.

3. **DEMISED PREMISES** shall mean the **LESSOR** herein grants by these presents in favour of the **LESSEE ALL THAT** piece and parcel of land admeasuring an area of **102.80 decimals** be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 222, 223 and 224 under L.R. Khatian Nos. 592 and 595, appertaining to Mouza- Peergacha, being J.L. No. 107, under the Local Jurisdiction of Barasat Police Station, Pin- 700128, District 24 Parganas North, West Bengal which is more fully and particularly described in the **SCHEDULE** hereunder written hereinafter referred to as the **Demised Premises**.

Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**. Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **MASCULINE GENDER** and **FEMININE GENDER**.

WHEREAS by a registered deed of conveyance dated 15th June, 2017 and the same was duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and duly recorded in Book-I, Volume No. 1904-2017, Pages from 207354 to 207386, being No. 5900 for the year 2017, the said **Gandhsan Housing LLP** being the **LESSOR** herein purchased **ALL THAT** the Land admeasuring an area of **82.30 Decimals** comprises in **L.R. Khatian No. 592**, in Mouza Peergacha, J.L. 107, Police Station Barasat, Pin : 700128, District North 24-Parganas, West Bengal in the following Dags :-

R. S. & L.R. Dag Nos.	Nature of land	Area (Decimals)
213	Doba	1
214	Danga	6.25
217	Danga	10.62
211	Itkhola	4
212	Itkhola	6.25
216	Itkhola	11.25
218	Itkhola	7.25
209	Danga	10.25

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215	Danga	4.25
66	Sali	8.25
224	Bastu	6.75
222	Itkhola	2.85
223	Itkhola	3.33

Total Area **82.30 Decimals**

AND WHEREAS by a registered deed of conveyance dated 24th October 2017 and the same was duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and duly recorded in Book-I, Volume No. 1904-2017, Pages from 406355 to 406392, being No. 10792 for the year 2017, the said **Gandhsan Housing LLP** being the **LESSOR** herein purchased **ALL THAT** the Land admeasuring an area of **20.50 Decimals** comprises in **L.R. Khatian No. 595**, in Mouza Peergacha, J.L. 107, Police Station Barasat, Pin : 700128, District North 24-Parganas, West Bengal in the following Dags :-

R. S. & L.R. Dag Nos.	Nature of land	Area (Decimals)
213	Doba	1
216	Itkhola	11.25
66	Sali	8.25

Total Area **20.5 Decimals**

AND WHEREAS by virtue of aforesaid two Deed of conveyances dated 15th June, 2017 and 24th October, 2017 the said **LESSOR** herein became the sole and absolute owner of **All That** piece and parcel of Land having an area of **102.80 decimals** be the same little more or less which is more fully and particularly described in the **SCHEDULE** hereunder written which is free from all encumbrances obstructions charges liens and dispendens whatsoever and howsoever from any corner. The said Lessor herein after purchasing the scheduled land duly applied for mutation before the concerned authority to mutate its name in the records of local B.L. & L.R.O.

R.S. & L.R. DAG NOS.	NATURE OF LAND	LAND AREA (in Decimals)
66	Sali	16.50
209	Danga	10.25
211	Itkhola	4
212	Itkhola	6.25

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213	Doba	2
214	Danga	6.25
215	Danga	4.25
216	Itkhola	22.50
217	Danga	10.62
218	Itkhola	7.25
222	Itkhola	2.85
223	Itkhola	3.33
224	Bastu	6.75
	Total	102.80

(The Demised Premises)

AND WHEREAS the **LESSEE** herein was in search of some land in or around the Land of **LESSOR** herein in order to construct and run an Educational Institute and upon coming to know that the **LESSOR** herein is interested to lease out the Demised premises has approached the Lessee with the proposal for granting a long term lease of the Demised premises and the Lessor after going through the same accord its consent to the same.

AND WHEREAS the Lessee herein after causing necessary searches with different statutory authorities and relied upon the ownership of the **LESSOR** and it's good and marketable title approached to grant on lease the **DEMISE DPREMISES** on the terms and conditions mentioned herein below.

A. NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The **LESSOR** doth hereby grants on lease the demised premises unto and in favour of the **LESSEE** herein and on the other hand the said **LESSEE** hereby agreed to take the demised premises on Lease on certain terms and conditions.
2. The **LEASE AGREEMENT** shall be commenced from the date of signing (i.e. 1st October 2018) of these presents by the parties hereto and shall remain in force for a period of 30 (thirty) years. The **LESSOR** herein shall hand over the demised premises unto and in favour of the **LESSEE** herein immediately upon signing of these present.

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3. The said **LESSEE** herein shall pay a sum of Rs. 1,00,000/- (Rupees One Lac) Only as monthly Lease rent to the **LESSOR** on the 1st (First) week of each succeeding month according to English Calendar at the outset of commencement of these presents.
4. The parties hereto also agreed that on the expiry of every 2 (Two) years the **LEASE RENT** (On the last paid monthly lease rent) shall be increased at rate of 12.60% p.a. (Lease Chart is enclosed). The G.S.T. and all other statutory rates and taxes as may be applicable with regards to the demised premises shall be borne and paid by the said **LESSEE** to the **LESSOR** herein from time to time.
5. The parties hereto shall remain abide and observe the terms and conditions without any violation of the same.
6. The **LESSEE** shall carry out necessary construction on the **DEMISED PREMISES** as per its requirement and shall take away its belonging on the expiry of these presents.
7. The **LESSOR** doth hereby reserves its right to sell the **DEMISED PREMISES** to any third party during the subsistence of the Lease agreement and the **LESSEE** shall not have any right to object to the same. The right of the **LESSEE** shall however not be effected for such transaction and the **LEASE** shall continue for the residual period on the same terms and conditions as per these presents.
8. After expiry of these presents the said **LESSEE** herein shall be liable to hand over peaceful vacant and khas possession unto the said **LESSOR** herein. The **LESSOR** herein shall have the exclusive right if it shall deem fit and proper may enter into a fresh registered Lease Agreement with the **LESSEE** herein on basis of terms and conditions to be contained therein.
9. During the continuation of this **LEASE AGREEMENT** if the said **LESSEE** failed to make payment of monthly lease rent consecutively for a period of 3 (Three) months, the said **LESSOR** herein shall have the power to take any legal step and other alternative remedial measures available to it. In such circumstance the **LESSOR** herein may be given an opportunity to rectify such default made by the **LESSEE** herein failing which the **LESSOR** herein may terminate this agreement at it's own discretion after giving 3 (Three) months prior notice the said **LESSEE** herein shall have to quit the demised premises

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and remove all structures and fixtures that may have erected thereon and the said **LESSOR** shall forthwith take over **DEMISE DPREMISES** by removing the said **LESSEE** herein.

10. After the normal expiry (i.e. 30 years) of this **LEASE AGREEMENT** the said **LESSEE** herein shall remain under an obligation to remove all it's moveable structures, remainder/s, furniture electrical equipments and fixtures and other moveable articles there may have been erected thereon simultaneously the **LESSEE** herein shall be liable to hand over the vacant peaceful khas possession of **DEMISED PREMISES** unto and in favour of the **LESSOR** herein.
11. The said **LESSEE** shall erect the required structures and/or facilities which are necessary for setting upon Educational Institute at it's own cost. It is expressly stated that the aforesaid moveable structures and/or facilities that may have created thereon by the said **LESSEE** shall be removed after the expiry of this **LEASE AGREEMENT** notwithstanding anything contained in this Agreement and immovable structures have created thereon by the said **LESSEE** shall remain with Lessor.
12. The **LESSEE** herein shall remain liable to keep the **DEMISED PREMISES** in good and habitable condition without creating any annoyance or disturbances that may effect the neighbours living surrounding the **DEMISED PREMISES** and also the said **LESSEE** shall not carry any illegal and immoral business throughout the **DEMISED PREMISES** failing which this **LEASE AGREEMENT** may be terminated by the **LESSOR** herein at it's own discretion.
13. The **LESSEE** herein shall not keep, hoard or store any hazardous, combustible, explosive, inflammable or illegal articles within the **DEMISED PREMISES** in violation of the terms and in violation of any of the terms stated above the **LESSOR** shall have the exclusive authority to terminate these presents at it's own discretion.
14. The **LESSEE** herein shall allow the said **LESSOR** and it's authorized men, agents and assigns without serving any prior notice at all convenient time for periodical inspection of the **DEMISED PREMISES** whether it has kept in good and habitable condition by the **LESSEE** herein.

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15. During the continuation of this **LEASE AGREEMENT** if the **LESSEE** herein shall suffer any encroachment over the **DEMISED PREMISES** and/or easement right or threatened be made or anything done unlawfully by any person/persons which may cause grave inconvenience for the **LESSEE** herein, then the **LESSEE** herein shall forthwith inform the said **LESSOR** or it's authorized men and agents through notice and in order to resolve the same forthwith.
16. The **LESSEE** herein after signing of these presents shall bear all expenses of any nature whatsoever from time to time including electricity charges, Local B.L. & L.R.O. taxes and other statutory rates and taxes payable to the concerned authority till the expiry of this **LEASE AGREEMENT** in respect of **DEMISED PREMISES**.
17. The **LESSEE** herein and it's **LEASE HOLD RIGHT** over the **DEMISED PREMISES** granted by the said **LESSOR** shall be exclusively reserved for setting up of an Educational Institute only and not for any other purpose. The **LESSEE** herein shall not use the **DEMISED PREMISES** for any other purposes save and except for the purpose it has been granted.
18. By the terms and conditions of this **LEASE AGREEMENT** it is also expressed and recorded by the parties hereto that the said **LESSEE** herein is completely barred from assigning, mortgaging or subletting, subleasing alienating encumbrance in it's **LEASE HOLD RIGHTS** over and in respect of the **DEMISED PREMISES** or any part or portion thereof unto and in favour of any other person/s, institution/s, establishment/s, organization/s etc. without obtaining prior written permission of the said **LESSOR** herein and in violation of the same the **LESSOR** herein shall have every right to terminate these presents at any time in any consequences without serving any prior notice unto the said **LESSEE** herein. And during the subsistence of this **LEASE AGREEMENT** the said **LESSEE** herein shall use it's best endeavour to prevent any easement right belonging to itself and/or appertaining with the **DEMISED PREMISES** from being obstructed or lost.
19. The **LESSEE** herein shall obtain all necessary permissions and/or approvals etc. as may be required for setting up an **Educational Institute** and running the same and costs for obtaining such necessary permissions and/or approvals from the concerned authority shall be incurred by the said **LESSEE** itself at it's own cost.

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B. **COVENANTS:-**

1. The **LESSOR** herein doth hereby agreed that all arrears of statutory rates and taxes which are due and payable to the concerned authority in respect of **DEMISED PREMISES** shall be quantified and such statutory dues or arrears shall be paid by the **LESSOR** herein before the commencement of these presents.
2. The **LESSOR** herein further warranted and/or assured to the said **LESSEE** that the **LESSOR** herein is the sole and absolute owner of the **DEMISED PREMISES** and moreover it is well entitled to transfer the lease hold rights unto and in favour of the said **LESSEE** herein by virtue of ownership of the **DEMISED PREMISES**.
3. The said **LESSOR** further covenant and/or agreed that the **LESSOR** had not created any mortgage ever with any financial institution by depositing its original title deeds and executed any agreement before these presents in respect of the **DEMISED PREMISES**.
4. The said **LESSOR** further covenant and/or agreed that the said **LESSOR** shall hand over the **DEMISED PREMISES** unto and in favour of the said **LESSEE** herein immediately on signing of these presents i.e 1st October, 2018 for a long term basis **LEASE AGREEMENT** for a period of 30 (Thirty) years containing numerous terms and conditions agreed between the parties hereto as stated above.
5. The said **LESSOR** hereby further covenant and/or agreed that the said **LESSOR** shall always try to it's best endeavour to co-operate with the said **LESSEE** and to observe or perform all bye-laws, rules, regulations made for the time being in force.
6. The said **LESSEE** herein shall take over the **DEMISED PREMISES** along with **LEASE HOLD RIGHTS** after the date of signing of these presents as stated above.
7. The said **LESSEE** herein after execution of these presents shall remain liable and promptly pay all statutory rates and taxes i.e. water tax, electricity tax, B.L. & L.R.O. tax etc. to the concerned authorities relating to the **DEMISED PREMISES** from time to time.

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8. The said **LESSEE** shall obtain all necessary permissions and/or approvals from the concerned authorities for establishment of an **Educational Institute** at it's own cost and/or their own responsibility.
9. The said **LESSEE** shall use the **DEMISED PREMISES** with due care and caution and up-keep, maintain or look after the same in good manner and condition in as much as practicably possible.
10. The **LESSEE** herein unanimously agreed with the said **LESSOR** that the said **LESSEE** herein shall have the authority to erect any structures and/or facilities so intended as required for setting up the said **Educational Institute** at it's own cost.
11. The **LESSEE** herein shall bear all expenses for the Registration cost of this **LEASE AGREEMENT** and other incidental charges relating thereto.
12. The said **LESSEE** herein shall always try to it's best endeavour to observe and comply with all the terms and conditions contained herein in as much as practicably possible for itself without violation of the same.

THE SCHEDULE ABOVE REFERRED TO
(THE DEMISES PREMISES)

ALL THAT piece and parcel of School Land collectively admeasuring an area of **102.80 Decimals** be the same little more or less comprised in -

R.S. & L.R. NOS.	DAG	NATURE OF LAND	LAND AREA (in Decimals)
66		School	16.50
209		School	10.25
211		School	4
212		School	6.25
213		Doba	2
214		School	6.25
215		School	4.25
216		School	22.50
217		School	10.62
218		School	7.25
222		School	2.85

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223	School	3.33
224	Bastu	6.75
	Total	102.80

Under L.R. Khatian Nos. 592 and 595, Present L. R. Khatian No. 909, appertaining to Mouza- Peergacha, being J.L. No. 107, under the Local Jurisdiction of Barasat Police Station, Pin- 700 128, District North 24 Parganas, which duly set forth and/or delineated in the sketch plan annexed hereto duly bordered with "**RED**" ink. The butted and bounded as follows:-

ON THE NORTH :- By a part of Land Dag No. Common Passage;
ON THE EAST :- By a part of Land Dag No. Common Passage;
ON THE SOUTH :- By a part of Land Dag No. feet Kaccha Road;
ON THE WEST :- By a part of Land Dag Nos. 344, 224 (P), 225, and 65

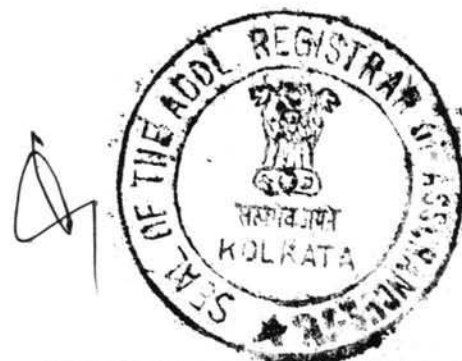
Schedule
(Lease Rent Chart)

Gandhshan Housing LLP Lease Given To Maa Saraswati Gyan Mandir Education Society				
Lease Period		Period	Monthly Lease Rent (RS)	Total Rent (RS)
From	To			
01.10.2018	30.09.2020	24 Months	100,000.00	2,400,000.00
01.10.2020	30.09.2022	24 Months	112,600.00	2,702,400.00
01.10.2022	30.09.2024	24 Months	126,788.00	3,042,912.00
01.10.2024	30.09.2026	24 Months	142,763.00	3,426,312.00
01.10.2026	30.09.2028	24 Months	160,751.00	3,858,024.00

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
03 NOV 2018

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



01.10.2028	30.09.2030	24 Months	181,006.00	4,344,144.00
01.10.2030	30.09.2032	24 Months	203,813.00	4,891,512.00
01.10.2032	30.09.2034	24 Months	229,493.00	5,507,832.00
01.10.2034	30.09.2036	24 Months	258,409.00	6,201,816.00
01.10.2036	30.09.2038	24 Months	290,969.00	6,983,256.00
01.10.2038	30.09.2040	24 Months	327,631.00	7,863,144.00
01.10.2040	30.09.2042	24 Months	368,913.00	8,853,912.00
01.10.2042	30.09.2044	24 Months	415,396.00	9,969,504.00
01.10.2044	30.09.2046	24 Months	467,736.00	11,225,664.00
01.10.2046	30.09.2048	24 Months	526,671.00	12,640,104.00

GANDHSAN HOUSING LLP

PARTNER

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
60 NOV 2018

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year, first above written.

SIGNED SEALED AND DELIVERED at Kolkata
by the Lessor
Gandhsan Housing LLP

GANDHSAN HOUSING LLP

(Partner)

Witness

1. *[Signature]*
8, old Post office St. KOL-1

2. *[Signature]*
8, old Post office St. KOL-1

PARTNER

(SURENDRA KR. SARAF)

SIGNED SEALED AND DELIVERED at Kolkata
By the Lessee
Maa Saraswati Gyan Mandir Education Society

Maa Saraswati Gyan Mandir Education Society

[Signature] Trustee

(President)

Witness

1. *[Signature]*

2. *[Signature]*

Dropped by me.

Nishant Kr. Saraf

Advocate

Enrollment No:- F-314/2002

Nishant Kr. Saraf, Advocates
8, Old Post Office Street,
2nd Floor, Kolkata-700 001

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



8



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

03 NOV 2018

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



(Lease Rent Chart)

**Gandhshan Housing LLP Lease Given To Maa Saraswati Gyan Mandir
Education Society**

Lease Period		Period	Monthly Lease Rent (RS)	Total Rent (RS)
From	To			
01.10.2018	30.09.2020	24 Months	100,000.00	2,400,000.00
01.10.2020	30.09.2022	24 Months	112,600.00	2,702,400.00
01.10.2022	30.09.2024	24 Months	126,788.00	3,042,912.00
01.10.2024	30.09.2026	24 Months	142,763.00	3,426,312.00
01.10.2026	30.09.2028	24 Months	160,751.00	3,858,024.00
01.10.2028	30.09.2030	24 Months	181,006.00	4,344,144.00
01.10.2030	30.09.2032	24 Months	203,813.00	4,891,512.00
01.10.2032	30.09.2034	24 Months	229,493.00	5,507,832.00
01.10.2034	30.09.2036	24 Months	258,409.00	6,201,816.00
01.10.2036	30.09.2038	24 Months	290,969.00	6,983,256.00
01.10.2038	30.09.2040	24 Months	327,631.00	7,863,144.00
01.10.2040	30.09.2042	24 Months	368,913.00	8,853,912.00
01.10.2042	30.09.2044	24 Months	415,396.00	9,969,504.00
01.10.2044	30.09.2046	24 Months	467,736.00	11,225,664.00
01.10.2046	30.09.2048	24 Months	526,671.00	12,640,104.00
Total Rent Paid		Period of 30 Years		93,910,536.00
Average Yearly				3,130,351.00

J. Mayomdar
PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



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J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-030211203-1

Payment Mode Online Payment

GRN Date: 01/11/2018 12:08:03

Bank : State Bank of India

BRN : CKH5850659

BRN Date: 01/11/2018 12:09:09

DEPOSITOR'S DETAILS

Id No. : 19040001654138/5/2018

[Query No./Query Year]

Name : Nishant Kr Saraf
Contact No. : 22623384 Mobile No. : +91 9830235574
E-mail : nishantsaraf1976@gmail.com
Address : 8 Old Post Office Street 2nd Floor Kolkata 1
Applicant Name : Mr SANTOSH RAUT
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Lease, Lease Payment No 5

PAYMENT DETAILS

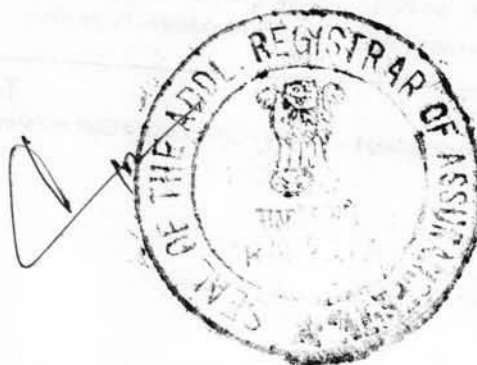
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001654138/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	664897
2	19040001654138/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	73974
Total				738871

In Words : Rupees Seven Lakh Thirty Eight Thousand Eight Hundred Seventy One only

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 NOV 2018

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



GOVERNMENT OF WEST BENGAL
OFFICE OF THE S.D.L & L.R.O BARASAT
NORTH 24 PARGANAS.

①

Memo No. S-24/Conv. 213/17/ 341 /SDL-BST/2017 Dated:- 15/02/2018

To
Gandhsan Housing
Director : Surendra Kumar Saraf
of 35, Chittaranjan Avenue,
P.O. & P.S.- Bowbazar,
Kolkata 700012



Sub : Certificate in respect of Conversion case no. 213/17/SDL-BST/Bst-I

With reference to his/her prayer regarding the above noted subject, permission is hereby accorded w.e.f. 15.02.2018 to change the character/classification of land/lands for conversion of land as shown in the schedule as noted hereunder u/s 4C of West Bengal Land Reforms Act, 1955 subject to the following terms and conditions :-

That Revenue as fixed from this end is to be paid by the applicant from the date of the order.

1. That the permission is without prejudice to any of the provision of chapter II B of the West Bengal Land Reforms Act, 1955.
1. That the permission is without prejudice to the Urban Land & Regulation Act 1976 (33 of 1976).
2. That the permission is without prejudice to West Bengal Town & Country (Planning & Development) Act 1979 (W.B. XIII of 1976).
3. That the applicant / proprietor will apply to the Government for long Term Settlement of the land under usual terms and conditions on payment of rent and Selami, if in future the land in question is found to be vested.
4. The permission of conversion will stand revoked if there is any violation of any of the provisions of prevailing laws.
5. The permission of conversion will also be stand revoked if the land is used other than the purpose for which permission is given.
6. Land Revenue shall be determined as per u/s 23 of amendment of WBLR Act.

LAND SCHEDULE

Police Station	Barasat
Name of Block	Barasat-I
Mouza with J.L.No.	Pirgachha, 107
Khatian No.	909
Plot no.	66, 209, 211, 212, 214, 215, 216, 217, 218, 222 & 223
Total Area	46 dec., 99 dec., 23 dec., 35 dec., 34 dec., 17 dec., 45 dec., 54 dec., 41 dec., 29 dec. & 33 dec. respectively.
Proposed Area for Conversion	08 dec. + 10 dec. + 04 dec. + 06 dec. + 06 dec. + 04 dec. + 11 dec. + 11 dec. + 07 dec. + 03 dec. + 03 dec. = 73 dec.
Classification as per R.O.R.	Shali/Itkhola, Danga/Itkhola, Itkhola, Itkhola, Danga/Itkhola, Danga/Itkhola, Itkhola, Danga/Itkhola, Itkhola, Itkhola, Itkhola, Itkhola,
Mode of Conversion	School

Previous Classification of the plot as per R.O.R.	Classification to which to be converted
Shali/Itkhola, Danga/Itkhola, Itkhola	School

Contd... P-2

Sub Divisional Land & Land
Reforms Officer, Barasat
North 24-Parganas.

S.D.L. & L.R.O.
BARASAT
North 24-Parganas

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

5 NOV 2019

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



Govt. of West Bengal
Land & Land Reforms
e-Challan

GRN: 19-201718-017402800-1

Payment Mode : Online Payment

GRN Date: 10/02/2018 14:37:11

Bank : HDFC Bank

BRN: 455703684

BRN Date: 10/02/2018 14:37:51

DEPOSITOR'S DETAILS

Name : GANDHSAN HOUSING LLP Id No. : N.A.
Contact No. : [Identification No.]
E-mail : ACCOUNTS@DPSMEGACITY.IN Mobile No. : +91 9830923200
Address : 35 CHITTARAJAN AVENUE BOWBAZAR KOLKATA 700012
User Type : CITIZEN
Office Address : HATIPUKUR, BARASAT, NORTH 24 PARGANAS
From Date : 09/02/2018 To Date : 16/02/2018
Office Code : 159902
Office Name : BARASAT - I
Remarks : CASE NO 213/2017, KHATIAN NO 909

PAYMENT DETAILS

Sl. No	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	N.A.	Deposition of Mutation and Conversion Charge-Mutation and Conversion Fees	0029-00-800-028-27	195742

Total Amount

195742

In Words : Rupees One Lakh Ninety Five Thousand Seven Hundred Forty Two only

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



6

GOVERNMENT OF WEST BENGAL
OFFICE OF THE S.D.L & L.R.O BARASAT
NORTH 24 PARGANAS.

Memo No. S-24/Conv. 38/18/1787 /SDL-BST/2018 Dated:- 25/05/2018

To

Gandhsan Housing
Surendra Kumar Saraf
of 35, Chittaranjan Avenue,
P.O. & P.S.- Bowbazar,
Kolkata-700012



Sub: Certificate in respect of Conversion case no. 38/18 /SDL-BST/Bst-I

With reference to his/her prayer regarding the above noted subject, permission is hereby accorded w.e.f. 22. 05. 2018 to change the character/classification of land/lands for conversion of land as shown in the schedule as noted hereunder u/s 4C of West Bengal Land Reforms Act, 1955 subject to the following terms and conditions :-

That Revenue as fixed from this end is to be paid by the applicant from the date of the order.

1. That the permission is without prejudice to any of the provision of chapter II B of the West Bengal Land Reforms Act, 1955.
1. That the permission is without prejudice to the Urban Land & Regulation Act 1976 (33 of 1976).
2. That the permission is without prejudice to West Bengal Town & Country (Planning & Development Act 1979(W.B. XIII of 1976).
3. That the applicant / proprietor will apply to the Government for long Term Settlement of the land under usual terms and conditions on payment of rent and Selami, if in future the land in question is found to be vested.
4. The permission of conversion will stand revoked if there is any violation of any of the provisions of prevailing laws.
5. The permission of conversion will also be stand revoked if the land is used other than the purpose for which permission is given.
6. Land Revenue shall be determined as per u/s 23 of amendment of WBLR Act.

LAND SCHEDULE

Police Station	Barasat
Name of Block	Barasat-I
Mouza with J.L.No.	Pirgachha, 107
Khatian No.	909
Plot no.	66 & 216
Total Area	46 dec. & 45 dec.
Proposed Area for Conversion	8.25 dec. + 11.25 dec. = 19.50 dec.
Classification as per R.O.R.	Shali/Itkhola, Itkhola
Mode of Conversion	School

Previous Classification of the plot as per R.O.R.	Classification to which to be converted
Shali/Itkhola, Itkhola	School

Contd... P-2

25-05-18
Sub Divisional Land & Land
Reforms Officer, Barasat
North 24-Parganas.

S.D.L. & L.R.O.
BARASAT
North 24-Parganas

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

11 NOV 2018

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



Govt. of West Bengal
Land & Land Reforms
e-Challan

GRN: 19-201819-024120983-1

Payment Mode : Online Payment

GRN Date: 23/05/2018 11:20:36

Bank : HDFC Bank

BRN : 526528359

BRN Date: 23/05/2018 00:00:00

DEPOSITOR'S DETAILS

Name : GANDSHAN HOUSING LLP Id No. : N.A.
(Identification No.)
Contact No. :
E-mail : ACCOUNTS@DPSMEGACITY.IN Mobile No. +91 9830677699
Address : 35 CR AVENUE
User Type : CITIZEN
Office Address : HATIPUKUR BARASAAT

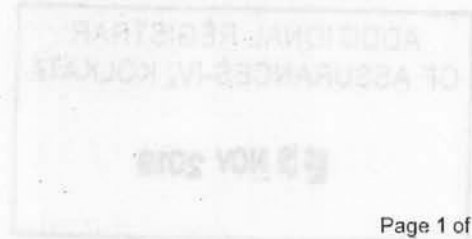
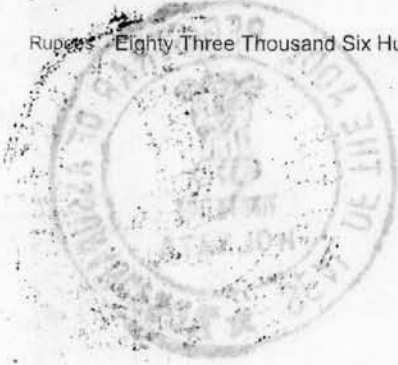
From Date : 22/05/2018 To Date : 25/05/2018
Office Code : 159902
Office Name : BARASAT - I
Remarks : MOUZA PIRGACHA KHAITAN NO -DAGNO- AREA OF LAND

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	N.A.	Deposition of Mutation and Conversion Charge-Mutation and Conversion Fees	0029-00-800-028-27	83660

Total Amount 83660

In Words : Rupees Eighty Three Thousand Six Hundred Sixty only



Page 1 of 1

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

09 NOV 2018

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





GANDHSAN HOUSING LLP

[Signature]

PARTNER



J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





ভারত সরকার
Unique Identification Authority of India
Government of India

আসনের আইডি / Enrollment No. : 1040/20382/36915

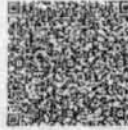
To
Surendra Kumar Saraf
সুরেন্দ্র কুমার সারফ
S
MAY FAIR ROAD
Ballygunge
Kolkata
West Bengal - 700019



KL698104825FT

89810482

FOR REGISTRATION
LEADS ONLY



আসনার আধার সংখ্যা / Your Aadhaar No. :

2911 1532 2557

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

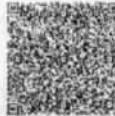
Government of India



সুরেন্দ্র কুমার সারফ
Surendra Kumar Saraf
পিতা - কেশব দত্ত সারফ
Father - Keshab Das Saraf

জন্ম তারিখ/DOB: 16/06/1959
লিঙ্গ / Male

2911 1532 2557



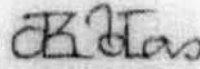



আধার - সাধারণ মানুষের অধিকার

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ALKPS7363R	
नाम /NAME	SURENDRA KUMAR SARAF	
पिता का नाम /FATHER'S NAME	KESHAR DEO SARAF	
	<i>for REGISTRY OF LGASE ONLY</i>	
जन्म तिथि /DATE OF BIRTH	02-07-1957	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.व.-XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY
[Signature]

MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY
[Signature]

J. Majumdar

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABKPS6963P

नाम / Name
AMIT KUMAR SARAF

पिता का नाम / Father's Name
SHIV NARESH SARAF

जन्म तिथि / Date of Birth
03/04/1978

हस्ताक्षर / Signature



Amit Saraf

✓

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

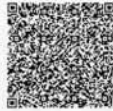
Enrolment No.: 2016/00420/39572

Download Date: 13/02/2017

Generation Date: 12/04/2017

To
Amit Kumar Saraf
S/O, Shiv Naresh Saraf
Paramount Apartment
25, ballygunge, circular Road
P. O- Ballygunge
Near Punjab Club
Ballygunge
Kolkata West Bengal - 700019
9830164656

Signature Not Verified
Digital Signature
PUBLIC CERTIFICATION
AUTHORITY OF INDIA
Date: 2017-12-13 13:00:34
ID:



आपका आधार क्रमांक / Your Aadhaar No. :

6567 0607 5426

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Amit Kumar Saraf
Date of Birth/DOB: 03/04/1978
Male/ MALE

6567 0607 5426



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O, Shiv Naresh Saraf,
Paramount Apartment,
25, ballygunge, circular Road, P.
O- Ballygunge, Near Punjab Club,
Ballygunge, Kolkata,
West Bengal - 700019

6567 0607 5426



Amit Kumar Saraf

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



Major Information of the Deed

Deed No :	I-1904-11688/2018	Date of Registration	01/11/2018
Query No / Year	1904-0001654138/2018	Office where deed is registered	
Query Date	29/10/2018 6:03:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTOSH RAUT M/S. NISHANT KR. SARAF ADVOCATES, 8, OLD POST OFFICE STREET, 2ND FLOOR, KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status : Solicitor firm		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,01,65,768/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,64,907/- (Article:35)	Rs. 73,974/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Lease Period 30 Years s Average annual Rent Rs 36,93,815/-		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KADAMBAGACHI, Mouza: Pirgachha

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-66	LR-909	Bastu	Shali	16.5 Dec		13,91,557/-	Property is on Road
L2	LR-209	LR-909	Bastu	Danga	10.25 Dec		14,25,426/-	Property is on Road
L3	LR-211	LR-909	Bastu	Itkhola	4 Dec		3,37,347/-	Property is on Road
L4	LR-212	LR-909	Bastu	Itkhola	6.25 Dec		5,27,105/-	Property is on Road
L5	LR-213	LR-909	Bastu	Doba	2 Dec		1,68,674/-	Property is on Road
L6	LR-214	LR-909	Bastu	Danga	6.25 Dec		5,27,105/-	Property is on Road
L7	LR-215	LR-909	Bastu	Danga	4.25 Dec		3,58,431/-	Property is on Road
L8	LR-216	LR-909	Bastu	Itkhola	22.5 Dec		15,14,025/-	Property is on Road
L9	LR-217	LR-909	Bastu	Danga	10.62 Dec		8,95,657/-	Property is on Road
L10	LR-218	LR-909	Bastu	Itkhola	7.25 Dec		10,08,228/-	Property is on Road
L11	LR-222	LR-909	Bastu	Itkhola	2.85 Dec		7,92,676/-	Property is on Road
L12	LR-223	LR-909	Bastu	Itkhola	3.33 Dec		2,80,842/-	Property is on Road
L13	LR-224	LR-909	Bastu	Bastu	6.75 Dec		9,38,695/-	Property is on Road
TOTAL :					102.8Dec	0 /-	101,65,768 /-	
Grand Total :					102.8Dec	0 /-	101,65,768 /-	

DELHI PUBLIC SCHOOL
BARASAT



Major Information of the Deed :- I-1904-11688/2018-01/11/2013







Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GANDHSAN HOUSING LLP 35, CHITTARANJAN AVENUE, KOLKATA, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAPFG5492D, Status :Organization, Executed by: Representative, Executed by: Representative

Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY Delhi Public School, Kalikapur, Rajarhat, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AABTM0777H, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Surendra Kumar Saraf Son of Late Keshar Dew Saraf Date of Execution - 01/11/2018, , Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office		 Nov 1 2018 2:03PM	 LTI 01/11/2018	 01/11/2018
6 Mayfair Road, Kolkata, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALKPS7363R Status : Representative, Representative of : GANDHSAN HOUSING LLP (as PARTNER)				
2	Name	Photo	Finger Print	Signature
Shri Amit Kumar Saraf (Presentant) Son of Late Shiv Naresh Saraf Date of Execution - 01/11/2018, , Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office		 Nov 1 2018 2:04PM	 LTI 01/11/2018	 01/11/2018
25, Ballygunge Circular Road, Kolkata, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABKPS6963P Status : Representative, Representative of : MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY (as TRUSTEE)				

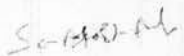
J. Majumder

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BARASAT



Major Information of the Deed :- I-1904-11688/2018-01/11/2018

Identifier Details :

Name & address	
Mr SANTOSH RAUT Son of Shri A Raut Lalgarh Yogia, P.O:- Sheohar, P.S:- SHEOHAR, District:-Sheohar, Bihar, India, PIN - 843329, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Surendra Kumar Saraf, Shri Amit Kumar Saraf	
	01/11/2018

Endorsement For Deed Number : I - 190411688 / 2018**On 31-10-2018****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,01,65,768/-.



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 01-11-2018**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:47 hrs on 01-11-2018, at the Office of the A.R.A. - IV KOLKATA by Shri Amit Kumar Saraf ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 01-11-2018 by Mr Surendra Kumar Saraf, PARTNER, GANDHSAN HOUSING LLP, 35, CHITTARANJAN AVENUE, KOLKATA, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012

Identified by Mr SANTOSH RAUT, , , Son of Shri A Raut, Lalgarh Yogia, P.O: Sheohar, Thana: SHEOHAR, , Sheohar, BIHAR, India, PIN - 843329, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2018 by Shri Amit Kumar Saraf, TRUSTEE, MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY (Trust), Del pool, Kalikapur, Rajarhat, P.O:- Kashinathpur, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, Ir 0135

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Major Information of the Deed :- I-1904-11688/2018-01/11/2018

Indetified by Mr SANTOSH RAUT, , Son of Shri A Raut, Lalgarh Yogia, P.O: Sheohar, Thana: SHEOHAR, , Sheohar, Bihar, India, PIN - 843329, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73,974/- (A(1) = Rs 73,876/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 73,974/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2018 12:09PM with Govt. Ref. No: 192018190302112031 on 01-11-2018, Amount Rs: 73,974/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKH5850659 on 01-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,64,907/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,64,897/-

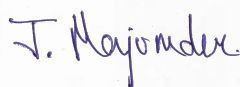
Description of Stamp

1. Stamp: Type: Impressed, Serial no 89645, Amount: Rs.10/-, Date of Purchase: 30/10/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2018 12:09PM with Govt. Ref. No: 192018190302112031 on 01-11-2018, Amount Rs: 6,64,897/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKH5850659 on 01-11-2018, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



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Major Information of the Deed :- I-1904-11688/2018-01/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 451146 to 451177
being No 190411688 for the year 2018.



Digitally signed by TRIDIP MISRA
Date: 2018.11.12 16:12:48 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 12-11-2018 16:12:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

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(This document is digitally signed.)

DATED THIS DAY OF NOVEMBER 2018

BETWEEN

GANDHSAN HOUSING LLP LESSOR

AND

MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY... LESSEE

DEED OF LEASE

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SPECIMEN FORM FOR TEN FINGERPRINTS



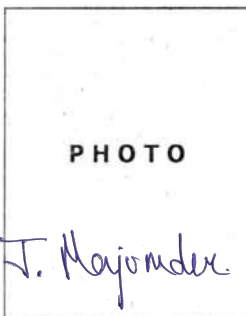
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



[Handwritten signature]



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

11 NOV 2018

J. Majumder

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DELHI PUBLIC SCHOOL
BARASAT



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Kiaa 30 years

Additional Registrar
Assurances-IV, Kolkata

पश्चिम बंगाल WEST BENGAL

33AB 803999

DEED OF LEASE

This **DEED OF LEASE** is made on this the 16th day of **MAY**, 2019 (Two Thousand and Nineteen);

BETWEEN

LAKESIDE REALTY LLP a Limited Liability Partnership Firm duly incorporated under the relevant provision of Limited Liability Partnership Act, 2008 having it's **Income Tax Permanent Account Number (AAGFL 4924Q)** and having it's registered office at P-1, Hide Lane 9th Floor, Police Station- Bowbazar, Post Office- Bowbazar, Kolkata- 700073, duly represented by one of it's partner namely **Mr. Naman Saraf**, son of Sri Pradeep Kumar Saraf, by faith Hindu, by Nationality Indian, by Occupation Business, having his **Income Tax Permanent Account Number (ALIPS 0977K)** residing at 55/1, Lake Road, Police Station- Lake, Post Office- Sarat Bose, Kolkata 700029, hereinafter referred to as **LESSOR** (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include it's Successor or Successor-in-Office and/or assigns) of the **FIRST PART;**

Visit Case No. 01335 on 06/05/19
J(1)-... 250
J(2)-... 100
Total 350/-
Paid on

Certified that the Document is duly registered. The Signature Sheet and endorsement sheets attached to this Document are the part of this Document.

T. Majumder

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ARA-IV
Kolkata

Additional Registrar
of Assurances-IV, Kolkata
1 | Page

7 MAY 2019

12003

Nishant Kr. Saraf, Advocates
8, Old Post Office Street,
2nd Floor, Kolkata-700 001

NAME.....
ADD.....
RS.....
25 APR 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

25 APR 2019

25 APR 2019

Amit Kumar Saraf
6/5/19



ADDITIONAL DIRECTOR
OF REVENUE
KOLKATA
16 MAY 2019

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8, old Post Office
C. K. 1-1

AND

MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY a trust duly registered under the relevant provision of Section 12AA of Indian Trust Act, 1961 having it's **Income Tax Permanent Account Number (AABTM 0777H)** registered Office at Delhi Public School, Kalikapur, Rajarhat, Post Office- Kashinathpur, Police Station- Rajarhat, Kolkata 700135, District North 24 Parganas, duly represented through it's Trustee namely **Sri Amit Kumar Saraf**, son of Shri Shiv Naresh Saraf, by faith Hindu, by Nationality Indian, by Occupation Business, having his **Income Tax Permanent Account Number (ABKPS 6963P)** residing at 25, Ballygunge Circular Road Post Office- Ballygunge, Police Station-Karaya, Kolkata- 700019, District: South 24 Parganas hereinafter referred to as the **LESSEE** (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include it's Successor or Successor-in-Office and/or assigns) of the **SECOND PART**; Individually hereinafter referred to as the "**PARTY**" and jointly hereinafter referred to as the "**PARTIES**" collectively.

DEFINITIONS:-

1. **LESSOR** shall mean and include unless and otherwise in this context required by any other law is a **Limited Liability Partnership Firm** duly incorporated under the relevant provisions of **Limited Liability Partnership Act, 2008** named hereinabove who is the owner of ALL THAT piece and parcel of land which are more fully and particularly described in the **SCHEDULE** hereunder written which is free from all encumbrances, obstructions, charges, mortgage, attachment, alignment, notice, lien and lispensens whatsoever and howsoever from any corner.
2. **LESSEE** shall mean and include unless and otherwise this context required by any other law named hereinabove a reputed Trust duly registered under Section 12AA of the Indian Trust Act, 1961 and it's principal objective is establishment of **Educational Institution**.
3. **DEMISED PREMISES** shall mean the **LESSOR** herein grants by these presents in favour of the **LESSEE** ALL THAT piece and parcel of land (calcification School) admeasuring an area of **102.50 decimals** be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 222, 223 and 224 under respective new L.R. Khatian Nos. 594 and 595, Present L.R. Khatian No. 910, appertaining to Mouza- Peergacha, being J.L. No. 107, under the Local Jurisdiction of Barasat Police Station, Pin- 700128, District 24 Parganas, North West Bengal which is more fully and particularly described in the **SCHEDULE** hereunder written.

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6 MAY 2019

Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**. Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**. Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

WHEREAS by registered deed of conveyance dated 15th June 2017, duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and the same duly recorded in Book No. I, Volume No. 1904-2017, Pages 207323 to 207353, Being no. 5901 for the year 2017 said **LAKE SIDE REALTY LLP** being the **LESSOR** herein purchased **ALL THAT** piece and parcel of Land admeasuring an area of **82.30 Decimals** comprises in **L.R. Khatian No. 594**, in Mouza Peergacha, J.L. 107, Police Station Barasat, Pin: 700128, District North 24-Parganas, West Bengal in the following Dags:-

R. S. & L.R. Dag Nos.	Nature of land	Area (Decimals)
213	Doba	1
214	Danga	6.25
217	Danga	10.62
211	Itkhola	4
212	Itkhola	6.25
216	Itkhola	11.25
218	Itkhola	7.25
209	Danga	10.25
215	Danga	4.25
66	Sali	8.25
224	Bastu	6.75
222	Itkhola	2.85
223	Itkhola	3.33
Total Area		82.30 Decimals

AND WHEREAS by virtue of a registered Deed of conveyance dated 24th October 2017, duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and the same duly recorded in Book No. I, Volume No. 1904-2017, Pages 406316 to 406354, Being no. 10709 for the year 2017 said **LAKE SIDE REALTY LLP** being the **LESSOR** herein purchased **ALL THAT** piece and parcel of land admeasuring **20.2 Decimals** comprises in **L.R. Khatian No. 595**, in Mouza

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Peergacha, J.L. No. 107, Police Station Barasat, Pin : 700128, District North 24-Parganas, West Bengal in the following Dags:-

R. S. & L.R. Dag Nos.	Nature of land	Area (Decimals)
217	Danga	10.62
212	Itkhola	6.25
223	Itkhola	3.33
Total Area		20.2 Decimals

AND WHEREAS by virtue of aforesaid two Deed of conveyances dated 15th June 2017 and 24th October 2017 (Being nos. 5901 for the year 2017 and Being no. 10709 for the year 2017) the said **LAKE SIDE REALTY LLP** being the **LESSOR** herein became the sole and absolute owner of **ALL THAT** piece and parcel of Danga, Doba, Sali, Bastu and Itkhola Land having an area of **102.50** decimals be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 222, 223 and 224, under respective new L.R. Khatian Nos. 594 and 595 appertaining to Mouza- Peergacha, J.L. no. 107, Police Station- Barasat, District- 24 Parganas (North) which is more fully and particularly described in the **SCHEDULE** hereunder written which is free from all encumbrances obstructions charges liens and lispensens whatsoever and howsoever from any corner. The said **LESSOR** herein after purchasing the **SCHEDULED** land duly applied for mutation before the concerned authority to mutate it's name with the records of concern local B.L. & L.R.O. office and obtain L.R. Khatian No. 910 and also converted the nature of the said Land into School.

LAKESIDE REALITY LLP

R.S. & L.R. DAG NOS.	NATURE OF LAND	Total Dag Area (Acre)	Percentage Holding	Actual Holding (approx) (Satak)
66	School	0.46	46	8.00
209	School	0.11	11	10.00
211	School	0.23	23	4.00
212	School	0.35	35	12.00
213	School	0.05	5	1.00

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214	School	0.34	34	6.00
215	School	0.17	17	4.00
216	School	0.45	45	12.00
217	School	0.54	54	19.00
218	School	0.41	41	8.00
222	School	0.29	29	2.00
223	School	0.33	33	7.00
224	School	1.36	136	6.00
	TOTAL			99.00

(Hereinafter referred to as the **Demised Premises**)

AND WHEREAS the **LESSEE** herein was in search of some land in or around the Land of **LESSOR** herein in order to construct and run an **Educational Institute** and upon coming to know that the **LESSOR** herein is interested to lease out the **DEMISED PREMISES** has approached the **LESSEE** with the proposal for granting a long term lease of the **DEMISED PREMISES** and the **SAID LESSOR** after going through the same accord its consent to the same.

AND WHEREAS the **SAID LESSEE** herein after causing necessary searches with the different statutory authorities and relied upon the ownership of the **SAID LESSOR** and it's good and marketable title approached to grant on lease the **DEMISED PREMISES** on the terms and conditions mentioned herein below.

A. NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The **LESSOR** doth hereby grants on lease the **DEMISED PREMISES** unto and in favour of the **LESSEE** herein and on the other hand the said **LESSEE** hereby agreed to take the **DEMISED PREMISES** on Lease on certain terms and conditions.

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2. The **LEASE AGREEMENT** shall be commenced from the date of signing (i.e. 1st of October, 2018) of these presents by the parties hereto and shall remain in force for a period of 30 (thirty) years. The **LESSOR** herein shall hand over the **DEMISED PREMISES** unto and in favour of the **LESSEE** herein immediately upon signing of these presents.
3. The said **LESSEE** herein shall pay a sum of Rs. 1,00,000/- (Rupees One Lac Only) as monthly **LEASE RENT** to the **LESSOR** on the 1st (First) week of each succeeding month according to English Calendar at the outset of commencement of these presents.
4. The parties hereto also agreed that on the expiry of every 2 (Two) years the **LEASE RENT** (On the last paid monthly lease rent) shall be increased at rate of 12.60% p.a. and the G.S.T. and all other statutory rates and taxes as may be applicable with regards to the **DEMISED PREMISES** shall be borne and paid by the **SAID LESSEE** to the **SAID LESSOR** herein from time to time.
5. The parties hereto shall remain abide and observe the terms and conditions without any violation of the same.
6. The **SAID LESSEE** shall carry out necessary construction on the **DEMISED PREMISES** as per its requirement and shall take away its belonging on the expiry of these presents (i.e. after completion of 30 years).
7. The **LESSOR** doth hereby reserves its right to sell the **DEMISED PREMISES** to any third party during the subsistence of the **LEASE AGREEMENT** and the **SAID LESSEE** shall not have any right to object to the same. The right of the **SAID LESSEE** shall however not be effected for such transaction and the Lease shall continue for the residual period on the same terms and conditions as per these presents.
8. After expiry of these presents (i.e. 30 years) the said **LESSEE** herein shall remain liable to hand over the peaceful khas and vacant possession unto the said **LESSOR** herein. The **LESSOR** herein shall have the exclusive right if it shall deem fit and proper after expiry of said lease period (i.e. 30 years) may enter into a fresh registered Lease Agreement with the **LESSEE** herein on basis of terms and conditions to be contained therein.
9. During the continuation of this **LEASE AGREEMENT** if the said **LESSEE** failed to make payment of monthly lease rent consecutively for a period of 3

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(Three) months, the said **LESSOR** herein shall have the power to take any legal step and other alternative remedial measures available to him. In such circumstance the **LESSOR** herein may be given an opportunity to rectify such default made by the **LESSEE** herein failing which the **LESSOR** herein may terminate this **LEASE AGREEMENT** at it's own discretion after giving 3 months prior notice the said **LESSEE** herein shall have to quit the **DEMISED PREMISES** and remove all structures and fixtures that may have erected thereon and the said **LESSOR** shall forthwith take over **DEMISED PREMISES** by removing the said **LESSEE** herein.

10. After the expiry (i.e. 30 years) of this **LEASE AGREEMENT** the said **LESSEE** herein shall remain under an obligation to remove all it's moveable structures, remainder/s, furniture and fixtures, electrical equipments and other moveable articles there may have been erected thereon simultaneously the **LESSEE** herein shall be liable to hand over the vacant peaceful khas possession of **DEMISED PREMISES** unto and in favour of the **LESSOR** herein.
11. The said **LESSEE** shall erect the required structures and/or facilities which are necessary for setting up an Educational Institute at it's own cost. It is expressly stated that the aforesaid moveable structures and/or facilities that may have created thereon by the said **LESSEE** shall be removed after the expiry of this **LEASE AGREEMENT** notwithstanding anything contained in this Agreement and immovable structures have created thereon by the said **LESSEE** shall remain with **LESSOR**.
12. The **LESSEE** herein shall remain liable to keep the **DEMISED PREMISES** in good and habitable condition without creating any annoyance or disturbances that may effect the neighbours living surrounding the **DEMISED PREMISES** and also the said **LESSEE** shall not carry any illegal and immoral business throughout the **DEMISED PREMISES** failing which this **LEASE AGREEMENT** may be terminated by the **LESSOR** herein at it's own discretion.
13. The **LESSEE** herein shall not keep, hoard or store any hazardous, combustible, explosive, inflammable or illegal articles within the **DEMISE DPREMISES** in violation of the terms and in violation of any of the terms stated above the **LESSOR** shall have the exclusive authority to terminate these presents at it's own discretion.

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16 MAY 2019



14. The **LESSEE** herein shall allow the said **LESSOR** and it's authorized men, agents and assigns without serving any prior notice at all convenient time for periodical inspection of the **DEMISED PREMISES** whether it has kept in good and habitable condition by the **LESSEE** herein.
15. During the continuation of this **LEASE AGREEMENT** if the **LESSEE** herein shall suffer any encroachment over the **DEMISED PREMISES** and/or easement right or threatened be made or anything done unlawfully by any person/persons which may cause grave inconvenience for the **LESSEE** herein then the **LESSEE** herein shall forthwith inform the said **LESSOR** or it's authorized men and agents through notice and in order to resolve the same forthwith.
16. The **LESSEE** herein after signing of these presents shall bear all expenses of any nature whatsoever from time to time including electricity charges, Local B.L. & L.R.O. taxes and other statutory rates and taxes payable to the concerned authority till the expiry of this **LEASE AGREEMENT** in respect of **DEMISED PREMISES**.
17. The **LESSEE** herein and it's **LEASE HOLD RIGHT** over the **DEMISE DPREMISES** granted by the said **LESSOR** shall be exclusively reserved for setting up of an **Educational Institute** only and not for any other purpose. The **LESSEE** herein shall not use the **DEMISED PREMISES** for any other purposes save and except for the purpose it has been granted.
18. By the terms and conditions of this **LEASE AGREEMENT** it is also expressed and recorded by the parties hereto that the said **LESSEE** herein is completely barred from assigning, mortgaging or subletting, subleasing alienating cumbersome it's **LEASE HOLD RIGHTS** over in respect of the **DEMISE DPREMISES** or any part or portion thereof unto and in favour of any other person/s, institution/s, establishment/s, organization/s etc. without obtaining prior written permission of the said **LESSOR** herein and in violation of the same the **LESSOR** herein shall have every right to terminate these presents at any time in any consequences without serving any prior notice unto the said **LESSEE** herein. And during the subsistence of this **LEASE AGREEMENT** the said **LESSEE** herein shall use it's best endeavour to prevent any easement right belonging to itself and/or appertaining with the **DEMISED PREMISES** from being obstructed or lost.

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19. The **LESSEE** herein shall obtain all necessary permissions and/or approvals etc. as may be required for setting up an **Educational Institute** and running the same and costs for obtaining such necessary permissions and/or approvals from the concerned authority shall be incurred by the said **LESSEE** itself at it's own cost.

B. COVENANTS:-

1. The **LESSOR** herein doth hereby agreed that all arrears of statutory rates and taxes which are due and payable to the concerned authority in respect of **DEMISED PREMISES** shall be quantified/assessed and such statutory dues or arrears shall be paid by the **LESSOR** herein before the commencement of these presents.
2. The **LESSOR** herein further warranted and/or assured to the said **LESSEE** that the **LESSOR** herein is the sole and absolute owner of the **DEMISED PREMISES** and moreover it is well entitled to transfer the lease hold rights unto and in favour of the said **LESSEE** herein by virtue of ownership of the **DEMISED PREMISES**.
3. The said **LESSOR** further covenant and/or agreed that the **LESSOR** had not created any mortgage ever with any financial institution by depositing of it's original title deeds and execute any agreement before these presents in respect of the **DEMISED PREMISES**.
4. The said **LESSOR** further covenant and/or agreed that the said Lessor shall hand over the **DEMISED PREMISES** unto and in favour of the said **LESSEE** herein immediately on signing of these presents (i.e. 1st of October 2018) for a long term basis **LEASE AGREEMENT** for a period of 30 (Thirty) years containing numerous terms and conditions agreed between the parties hereto as stated above.
5. The said **LESSOR** hereby further covenant and/or agreed that the said **LESSOR** shall always try to it's best endeavour to co-operate with the said **LESSEE** and to observe or perform all bye-laws, rules, regulations made for the time being in force.
6. The said **LESSEE** herein shall take over the **DEMISED PREMISES** along with **LEASE HOLD RIGHTS** after the date of signing of these presents as stated above.

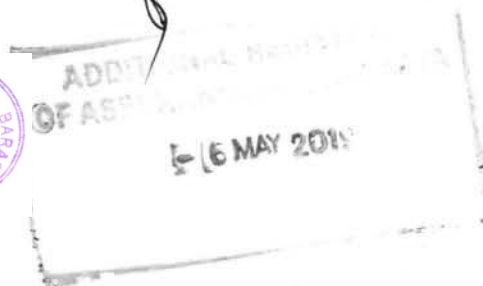
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7. The said **LESSEE** herein after execution of these presents shall remain liable and promptly pay all statutory rates and taxes i.e. water tax, electricity tax, B.L. & L.R.O. tax etc. to the concerned authorities relating to the **DEMISED PREMISES** from time to time.
8. The said **LESSEE** shall obtain all necessary permissions and/or approvals from the concerned authorities for establishment of an **Educational Institute** at it's own cost and/or their own responsibility.
9. The said **LESSEE** shall use the **DEMISED PREMISES** with due care and caution and up-keep, maintain or look after the same in good manner and condition in as much as practicably possible.
10. The **LESSEE** herein unanimously agreed with the said **LESSOR** that the said **LESSEE** herein shall have the authority to erect any structures and/or facilities so intended as required for setting up the said **Educational Institute** at it's own cost.
11. The **LESSEE** herein shall bear all expenses for the Registration cost of this **LEASE AGREEMENT** and other incidental charges relating thereto.
12. The said **LESSEE** herein shall always try to it's best endeavour to observe and comply with all the terms and conditions contained herein in as much as practicably possible for itself without violation of the same.

THE SCHEDULE ABOVE REFERRED TO
(THE DEMISE PREMISES)

ALL THAT piece and parcel of Land (classification School) collectively admeasuring an area of **102.50 decimals** (i.e. 82.30 decimals + 20.20 decimals) be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 222, 223 and 224 under respective new L.R. Khatian Nos. 594 and 595, present L.R. Khatian 910, appertaining to Mouza- Peergacha, being J.L. No.107, under the Local Jurisdiction of Barasat Police Station, Pin-700128, within the jurisdiction of Additional District Sub-Registry Office at Kadambagachi and District Sub-Registry Office at Barasat, District North 24 Parganas, which duly set forth and/or delineated in the sketch plan annexed hereto duly bordered with "**RED**" ink. The butted and bounded as follows:-

ON THE NORTH :- By a part of Land Dag No. Common Passage;

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ADDITIONAL
OFFICE

16 MAY 20



ON THE EAST :- By a part of Land Dag No. Common Passage;
ON THE SOUTH :- By Road;
ON THE WEST :- By a part of Land Dag Nos. 344, 224 (P), 225, and 65.

R.S. & L.R. DAG NOS.	NATURE OF LAND	AREA OF LAND (in Decimals)
66	School	8.25
209	School	10.25
211	School	4
212	School	12.50
213	School	1
214	School	6.25
215	School	4.25
216	School	11.25
217	School	21.24
218	School	7.25
222	School	2.85
223	School	6.66
224	School	6.75
	Total	102.50

Schedule
(Lease Rent Chart)

Lake Side Realty LLP Lease Given To Maa Saraswati Gyan Mandir Education Society				
Lease Period		Period	Monthly Lease Rent (RS)	Total Rent (RS)
From	To			
01.10.2018	30.09.2020	24 Months	100,000.00	2,400,000.00
01.10.2020	30.09.2022	24 Months	112,600.00	2,702,400.00
01.10.2022	30.09.2024	24 Months	126,788.00	3,042,912.00

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01.10.2024	30.09.2026	24 Months	142,763.00	3,426,312.00
01.10.2026	30.09.2028	24 Months	160,751.00	3,858,024.00
01.10.2028	30.09.2030	24 Months	181,006.00	4,344,144.00
01.10.2030	30.09.2032	24 Months	203,813.00	4,891,512.00
01.10.2032	30.09.2034	24 Months	229,493.00	5,507,832.00
01.10.2034	30.09.2036	24 Months	258,409.00	6,201,816.00
01.10.2036	30.09.2038	24 Months	290,969.00	6,983,256.00
01.10.2038	30.09.2040	24 Months	327,631.00	7,863,144.00
01.10.2040	30.09.2042	24 Months	368,913.00	8,853,912.00
01.10.2042	30.09.2044	24 Months	415,396.00	9,969,504.00
01.10.2044	30.09.2046	24 Months	467,736.00	11,225,664.00
01.10.2046	30.09.2048	24 Months	526,671.00	12,640,104.00

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year, first above written.

SIGNED SEALED AND DELIVERED at Kolkata
by the Lessor

Witness

1. Mahendra Buchasia
AE-12, Baguihati, Kolkata-700059

2. Santosh Kumar

FOR LAKESIDE REALTY LLP

Naman Saraf

Designated Partner/Partner

SIGNED SEALED AND DELIVERED at Kolkata
By the Lessee

Witness

1. Mahendra Buchasia
AC-12, Baguihati, Kolkata-700059

2. Santosh Kumar
8, old post office
St. bid-1

Maa Saraswati Gyan Mandir Education Society

Amit Kumar
Trustee

Drafted by,

Naman Saraf

Mr. Naman Saraf,

55/1, Lake Road, Police Station- Lake,
Post Office- Sarat Bose, Kolkata 700029,

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Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-001148882-1

Payment Mode Online Payment

GRN Date: 04/05/2019 13:57:08

Bank : HDFC Bank

BRN : 791386497

BRN Date: 04/05/2019 13:58:45

DEPOSITOR'S DETAILS

Id No. : 19040000697230/4/2019

[Query No./Query Year]

Name : MAA SARASWATI GYAN MANDIR EDUCATION

Contact No. : 983092300

Mobile No. : +91 9830923200

E-mail : ACCOUNTS@DPSMEGACITY.IN

Address : KALIKAPUR RAJARHAT KOLKATA

Applicant Name : Mr SANTOSH RAUT

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Lease, Lease Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000697230/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	664897
2	19040000697230/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	73974

Total

738871

In Words : Rupees Seven Lakh Thirty Eight Thousand Eight Hundred Seventy One only

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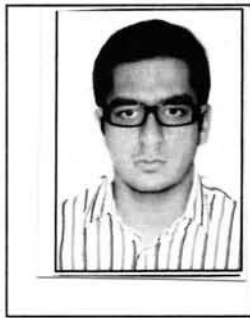


8
ADDITIONAL REGISTRAR
KOLKATA

6 MAY 2019



SPECIMEN FORM FOR TEN FINGERPRINTS



Noman Sayy	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Amit Kumar Saraf	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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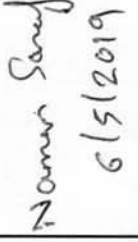


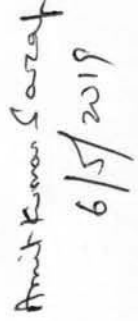
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000697230/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Naman Saraf 55/1, Lake Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Representative of Lessor [LAKESIDE REALTY LLP]		 3324	 Naman Saraf 6/5/2019
2	Shri Amit Kumar Saraf 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700019	Representative of Lessee [MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY]		 3323	 Amit Kumar Saraf 6/5/2019

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Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANTOSH RAUT Son of Mr A RAUT 8, Old Post Office Street, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Naman Saraf, Shri Amit Kumar Saraf		 326	 6/5/19

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

J. Majumder

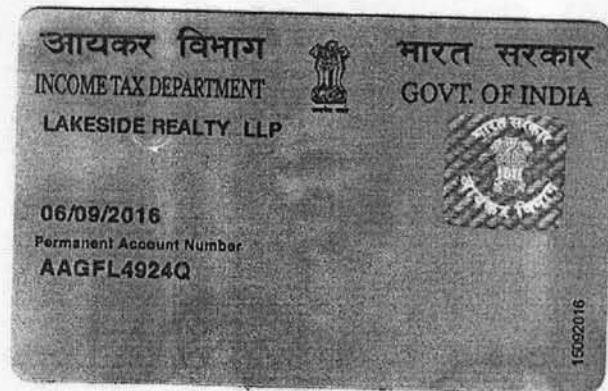
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Naman Saraf

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAMAN SARAF
PRADEEP KUMAR SARAF

11/04/1987
Permanent Account Number
ALIPS0977K

Naman Saraf
Signature

12062005

Naman Saraf

J. Majumder

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BARASAT





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1040/19955/00057

To
নমন শারাক
NAMAN SARAF
55/1 LAKE ROAD
LAKE ROAD
SARAT BOSE ROAD
Sarat Bose Road S.O
Kolkata West Bengal - 700029
9831006589

Download Date: 26/09/2017 Generation Date: 29/03/20

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.09.26 14:14:30
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

8217 3479 8138

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



নমন শারাক
NAMAN SARAF
জন্মতারিখ/DOB: 11/04/1987
পুরুষ/ MALE



8217 3479 8138

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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Unique Identification Authority of India

Address:
55/1 LAKE ROAD, LAKE ROAD,
SARAT BOSE ROAD, Sarat Bose
Road S.O, Kolkata,
West Bengal - 700029

ঠিকানা:
৫৫ ১ লেক রোড, লেক রোড, শরত বোস
রোড, শরত বোস রোড, কোলকাতা,
পশ্চিমবঙ্গ - 700029

8217 3479 8138



help@uidai.gov.in

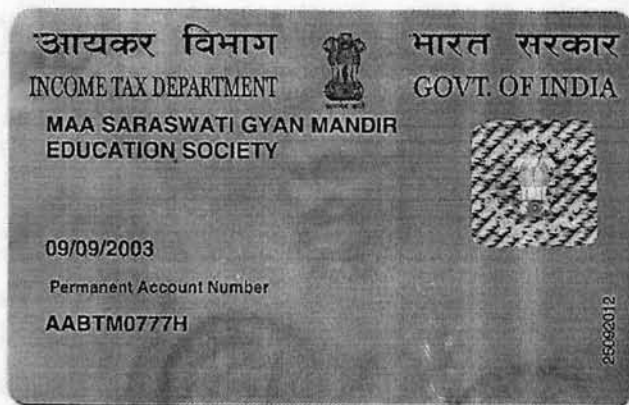
www.uidai.gov.in

Naman Saraf

J. Majumder

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BARASAT





Amit Kumar Saraf



J. Majumder

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABKPS6963P



नाम / Name
AMIT KUMAR SARAF

पिता का नाम / Father's Name
SHIV NARESH SARAF

जन्म की तारीख / Date of Birth
03/04/1978

Amit Kumar Saraf
हस्ताक्षर / Signature



Amit Kumar Saraf

J. Majumder

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भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

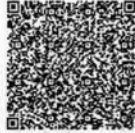
Enrolment No.: 2016/00420/39572

To
Amit Kumar Saraf
S/O, Shiv Naresh Saraf
Paramount Apartment
25, ballygunge, circular Road
P. O- Ballygunge
Near Punjab Club
Ballygunge
Ballygunge
Kolkata West Bengal - 700019
9830164656

Download Date: 13/12/2017

Generation Date: 12/04/2017

Signature Not Verified
Digitally signed by AS
UNIQUE IDENTIFICATION
AUTHORITY of India
Date: 2017.12.19 13:59:34
IST



आपका आधार क्रमांक / Your Aadhaar No. :

6567 0607 5426

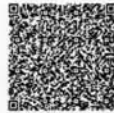
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Amit Kumar Saraf
Date of Birth/DOB: 03/04/1978
Male/ MALE



6567 0607 5426

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
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Unique Identification Authority of India

Address:

S/O, Shiv Naresh Saraf,
Paramount Apartment,
25, ballygunge, circular Road, P.
O- Ballygunge, Near Punjab Club,
Ballygunge, Kolkata,
West Bengal - 700019

6567 0607 5426



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Amit Kumar Saraf

J. Majumder

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Major Information of the Deed

Deed No :	I-1904-04712/2019	Date of Registration	07/05/2019
Query No / Year	1904-0000697230/2019	Office where deed is registered	
Query Date	02/05/2019 2:41:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTOSH RAUT NISHANT KR. SARAF ADVOCATES, 8, Old Post Office Street, Kolkata,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status :Solicitor firm		
Transaction		Additional Transaction	
[0403] Lease, Lease		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,28,23,618/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,64,907/- (Article:35)		Rs. 73,974/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Lease Period 30 Years s Average annual Rent Rs 36,93,815/-		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KADAMBAGACHI, Mouza: Pirgachha Pin Code : 700128

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-66	LR-910	Bastu	Bastu	8.25 Dec		9,03,334/-	Property is on Road
L2	LR-209	LR-910	Bastu	Bastu	10.25 Dec		16,55,888/-	Property is on Road
L3	LR-211	LR-910	Bastu	Bastu	4 Dec		4,37,980/-	Property is on Road
L4	LR-212	LR-910	Bastu	Bastu	12.5 Dec		13,68,688/-	Property is on Road
L5	LR-213	LR-910	Bastu	Bastu	1 Dec		1,09,495/-	Property is on Road
L6	LR-214	LR-910	Bastu	Bastu	6.25 Dec		6,84,344/-	Property is on Road
L7	LR-215	LR-910	Bastu	Bastu	4.25 Dec		4,65,354/-	Property is on Road
L8	LR-216	LR-910	Bastu	Bastu	11.25 Dec		10,09,688/-	Property is on Road
L9	LR-217	LR-910	Bastu	Bastu	21.24 Dec		23,25,674/-	Property is on Road
L10	LR-218	LR-910	Bastu	Bastu	7.25 Dec		11,71,238/-	Property is on Road
L11	LR-222	LR-910	Bastu	Bastu	2.85 Dec		8,72,235/-	Property is on Road
L12	LR-223	LR-910	Bastu	Bastu	6.66 Dec		7,29,237/-	Property is on Road
L13	LR-224	LR-910	Bastu	Bastu	6.75 Dec		10,90,463/-	Property is on Road
TOTAL :					102.5Dec	0 /-	128,23,618 /-	
Grand Total :					102.5Dec	0 /-	128,23,618 /-	

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Major Information of the Deed :- I-1904-04712/2019-07/05/2019

Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LAKESIDE REALTY LLP P-1, Hide Lane 9th Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAGFL4924Q, Status :Organization, Executed by: Representative, Executed by: Representative

Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY Delhi Public School, Kalikapur, Rajarhat, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AABTM0777H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Naman Saraf Son of Shri Pradeep Kumar Saraf 55/1, Lake Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALIPS0977K Status : Representative, Representative of : LAKESIDE REALTY LLP (as PARTNER)
2	Shri Amit Kumar Saraf (Presentant) Son of Late Shiv Naresh Saraf 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABKPS6963P Status : Representative, Representative of : MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY (as TRUSTEE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTOSH RAUT Son of Mr A RAUT 8, Old Post Office Street, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Naman Saraf, Shri Amit Kumar Saraf			

J. Majumder

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Major Information of the Deed :- I-1904-04/12/2019-07/05/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KADAMBAGACHI, Mouza: Pirgachha Pin Code : 700128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 66, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	LAKE SIDE REALTY LLP
L2	LR Plot No:- 209, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ডাঙ্গা, Area:0.10000000 Acre,	LAKE SIDE REALTY LLP
L3	LR Plot No:- 211, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ইটখোলা, Area:0.04000000 Acre,	LAKE SIDE REALTY LLP
L4	LR Plot No:- 212, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ইটখোলা, Area:0.12000000 Acre,	LAKE SIDE REALTY LLP
L5	LR Plot No:- 213, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ডোবা, Area:0.01000000 Acre,	LAKE SIDE REALTY LLP
L6	LR Plot No:- 214, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	LAKE SIDE REALTY LLP
L7	LR Plot No:- 215, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	LAKE SIDE REALTY LLP
L8	LR Plot No:- 216, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ইটখোলা, Area:0.12000000 Acre,	LAKE SIDE REALTY LLP
L9	LR Plot No:- 217, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ডাঙ্গা, Area:0.19000000 Acre,	LAKE SIDE REALTY LLP
L10	LR Plot No:- 218, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ইটখোলা, Area:0.08000000 Acre,	LAKE SIDE REALTY LLP
L11	LR Plot No:- 222, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ইটখোলা, Area:0.02000000 Acre,	LAKE SIDE REALTY LLP

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Major Information of the Deed :- I-190404712/2019-07/05/2019

L12	LR Plot No:- 223, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:ইটখোলা, Area:0.07000000 Acre,	LAKESIDE REALTY LLP
L13	LR Plot No:- 224, LR Khatian No:- 910	Owner:লেকসাইড রিয়েলিটি , Gurdian:নামা সরা, Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	LAKESIDE REALTY LLP

Endorsement For Deed Number : I - 190404712 / 2019

On 04-05-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,28,23,618/-.



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 06-05-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:35 hrs on 06-05-2019, at the Private residence by Shri Amit Kumar Saraf ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-05-2019 by Mr Naman Saraf, PARTNER, LAKESIDE REALTY LLP (LLP), P-1, Hide Lane 9th Floor, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073

Indetified by Mr SANTOSH RAUT, , , Son of Mr A RAUT, 8, Old Post Office Street, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-05-2019 by Shri Amit Kumar Saraf, TRUSTEE, MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY, Delhi Public School, Kalikapur, Rajarhat, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24 -Parganas, West Bengal, India, PIN - 700135

Indetified by Mr SANTOSH RAUT, , , Son of Mr A RAUT, 8, Old Post Office Street, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 07-05-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Be
of Indian Stamp Act 1899.

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ition Rule, 1962 duly stamped under schedule 1A, Article number : 35

Major Information of the Deed :- I-1904-04 / 12/2019-07/05/2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73,974/- (A(1) = Rs 73,876/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 73,974/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2019 1:58PM with Govt. Ref. No: 192019200011488821 on 04-05-2019, Amount Rs: 73,974/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 791386497 on 04-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,64,907/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,64,897/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12003, Amount: Rs.10/-, Date of Purchase: 25/04/2019, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2019 1:58PM with Govt. Ref. No: 192019200011488821 on 04-05-2019, Amount Rs: 6,64,897/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 791386497 on 04-05-2019, Head of Account 0030-02-103-003-02

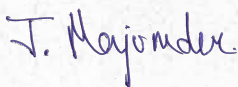


Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal



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Major Information of the Deed :- I-1904-04712/2019-07/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 205314 to 205342
being No 190404712 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.05.10 15:48:30 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 10-05-2019 15:48:23
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

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(This it is digitally signed.)

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1904

पश्चिम बंगाल WEST BENGAL

33AB 804000

DEED OF LEASE

This **DEED OF LEASE** is made on this the 06.7 day of **MAY**, 2019 (Two Thousand and Nineteen);

BETWEEN

JAI SHREE SAI SCHOOL LLP a Limited Liability Partnership incorporated under the relevant provision of Limited Liability Partnership Act, 2008 having its **Income Tax Permanent Account Number (AAMFJ 2512N)** and its registered office at Block-4, Flat No. 5I, Space Town V.I.P Road, Police Station- Baguihati, Post Office- Airport, Kolkata- 700052, duly represented by one of its partner namely **Mr. Binay Kumar Agarwal**, son of Sri Omprakash Agarwal, by faith Hindu, by Nationality Indian, by Occupation Business, having his **Income Tax Permanent Account Number (ACGPA 4056Q)** residing at Space Town Complex, V.I.P Road Block-4 Flat No. 5D Police Station- Baguihati, Post Office- Airport, Kolkata 700052, hereinafter referred to as **LESSOR** (which term or expression shall unless excluded by or repugnant to the subject or context, mean and include its Successor or Successor-in-Office and/or assigns) of the **FIRST PART**;

AND

Visi Case No. 01336

06/05/19

J(1)-... 250

ARA-IV
Kolkata

Certified that the Document is submitted to Registration. The endorsement sheets are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

1 | Page

7 MAY 2019

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T. Majumder

Additional Registrar of
Assurances-IV, Kolkata

visit
8/5/19
5:40 hr

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Nishant Kr. Saraf, Advocates
8, Old Post Office Street,
2nd Floor, Kolkata-700 001

NAME.....
ADD.....
Rs. 10/-
25 APR 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Road, Kol-1

25 APR 2019

25 APR 2019

Amit Kumar Saraf

6/5/19



ADDITIONAL
OF ASSAM

16 MAY 2019



F. Majumder

S/o - A. Majumder
PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT

8, old Post office

Si. Kol-1

MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY a trust duly registered under the provision of Section 12AA of Indian Trust Act, 1961 having it's **Income Tax Permanent Account Number (AABTM 0777H)** registered Office at Delhi Public School, Kalikapur, Rajarhat, Post Office- Kashinathpur, Police Station- Rajarhat, Kolkata 700135, District North 24 Parganas, duly represented through it's Trustee namely **Sri Amit Kumar Saraf**, son of Sri Shiv Naresh Saraf, by faith Hindu, by Nationality Indian, by Occupation Business, having his **Income Tax Permanent Account Number (ABKPS 6963P)** residing at 25, Ballygunge Circular Road Post Office- Ballygunge, Police Station-Karaya, Kolkata- 700019, District: South 24 Parganas, hereinafter referred to as the **LESSEE**(which term or expression shall unless excluded by or repugnant to the subject or context, mean and include it's Successor or Successor-in-Office and/or assigns) of the **SECOND PART**;

Individually hereinafter referred to as the "**PARTY**" and jointly hereinafter referred to as the "**PARTIES**" collectively.

DEFINITIONS:-

1. **LESSOR** shall mean and include unless and otherwise in this context required by any other law is a Limited Liability Partnership Firm duly incorporated under the relevant provisions of Limited Liability Partnership Act, 2008 named hereinabove who is the owner of **ALL THAT** piece and parcel of land which are more fully and particularly described in the **FIRST SCHEDULE** hereunder written which is free from all encumbrances, obstructions, charges, mortgage, attachment, alignment, notice, lien and lis pendens whatsoever and howsoever from any corner.
2. **LESSEE** shall mean and include unless and otherwise this context required by any other law named hereinabove a reputed Trust duly registered under Section 12AA of the Indian Trust Act, 1961 and it's principal objective is establishment of Educational Institution.
3. **DEMISED PREMISES** shall mean the **LESSOR** herein grants by these presents in favour of the **LESSEE ALL THAT** piece and parcel of Land (Clarification School) collectively admeasuring an area of 199.82 decimals be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223 and 224 under respective new L.R. Khatian Nos. 593, 595, 886 and 901, Present L.R. Khatian No. 908, appertaining to Mouza- Peergacha, being J.L. No. 107, under the Local Jurisdiction of Barasat Police Station, Pin- 700128, District 24 Parganas, North West Bengal which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

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Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**. Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**. Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

WHEREAS by virtue of a registered Deed of conveyance dated 15th June 2017, duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and duly recorded in Book-I, Volume 1904-2017, Pages 207387 to 207421, being no. 5899 for the year 2017, the said Jai Shree Sai School LLP being the **LESSOR** herein purchased All that Piece and Parcel of land admeasuring an area of 114.76 decimals be the same a little more or less comprises in L.R. Khatian No. 593 appertaining to Mouza Peergacha, J.L No. 107 Police Station Barasat Pin 700 128, District Barasat 24 Parganas (North) West Bengal in the following Dags:-

R.S & L.R Dag Nos.	Nature of Land	Area(Decimals)
213	Doba	1
214	Danga	6.25
217	Danga	10.62
211	Itkhola	4
212	Itkhola	6.25
216	Itkhola	11.25
218	Itkhola	7.25
209	Danga	10.25
215	Danga	4.25
66	Sali	8.25
220	Bastu	13.3
221	Danga	7.27
224	Bastu	6.75
222	Itkhola	2.85
223	Itkhola	3.33
218	Itkhola	2.88
222	Itkhola	1.03
223	Itkhola	0.98
224	Bastu	7
Total		114.76

AND WHEREAS by virtue of a registered Deed of conveyance dated 24th October 2017, duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and duly recorded in Book-I, Volume 1904-2017, Pages 406393 to 406431, being no. 10710 for the year 2017, the said Jai Shree Sai School LLP being the **LESSOR** herein purchased All That Piece and Parcel of land admeasuring an area of

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41.6 decimals be the same a little more or less comprises in L.R. Khatian No. 595 in Mouza Peergacha, J.L No. 107 Police Station Barasat Pin 700 128, District Barasat 24 Parganas (North) West Bengal in the following Dags:-

R.S & L.R Dag Nos.	Nature of Land	Area(Decimals)
214	Danga	6.25
211	Itkhola	4
218	Itkhola	7.25
209	Danga	10.25
215	Danga	4.25
224	Bastu	6.75
222	Itkhola	2.85
Total		41.60

AND WHEREAS by virtue of a registered Deed of conveyance dated 26th October 2017, duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and duly recorded in Book-I, Volume 1904-2017, Pages 406432 to 406468, being no. 10821 for the year 2017, the said Jai Shree Sai School LLP being the **LESSOR** herein purchased All That piece and parcel of Bastu, Danga, Doba, Sali and Itkhola Land having an area of 48 decimals comprised in the L.R Khatian Nos. 886 & 901, in Touzi No. 12, J.L. No. 107, Mouza Peergacha, Police Station Barasat, District 24 Parganas (N) West Bengal, in the following Dags:-

R.S. & L.R. DAG NOS.	NATURE OF LAND	AREA OF LAND (in Decimals)
213	Doba	1
214	Danga	9
211	Itkhola	7
212	Itkhola	10
66	Sali	14
220	Bastu	1
222	Itkhola	2
223	Itkhola	4
	Total	48

AND WHEREAS by virtue of aforesaid three Deed of Conveyances dated 15th June 2017, 24th October 2017 and 26th October 2017 (being Nos. 5899 for the year 2017, 10710 for the year 2017 and 10821 for the year 2017) the said JAI SHREE SAI SCHOOL LLP being the **LESSOR** herein became the sole and absolute owner of All That piece and parcel of Bastu, Danga, Doba, Sali and Itkhola Land having an area of 204.36decimals be the same little more or less which is more fully and particularly

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described in the **FIRSTS CHEDULE** hereunder written which is free from all encumbrances obstructions charges liens and lispendens whatsoever and howsoever from any corner. The said **LESSOR** herein after purchasing the scheduled land duly applied for mutation before the concerned authority to mutate it's name in the records of local B.L. & L.R.O. office and obtain L.R. Khatian No. 908 and also converted the nature of the said Land into School.

R.S. & L.R. DAG NOS.	NATURE OF LAND	Total Dag Area (In Acre)	Percentage Holding	Actual Holding (approx) (Satak)
66	School	0.46	0.4886	21.00
209	School	0.11	0.2046	20.00
211	School	0.23	0.6522	15.00
212	School	0.35	0.4644	17.00
213	School	0.05	0.4	2.00
214	School	0.34	0.6324	21.00
215	School	0.17	0.5	9.00
216	School	0.45	0.2499	11.00
217	School	0.54	0.2355	14.00
218	School	0.41	0.42	17.00
220	School	0.38	0.3756	14.00
221	School	0.22	0.3255	7.00
222	School	0.29	0.2806	9.00
223	School	0.33	0.2568	8.00
224	School	1.36	0.1323	19.00
	Total			204.00

(Herein after referred to as the **Said Property** more fully described in the **First Schedule** here under written)

AND WHEREAS the **LESSEE** herein was in search of some land in or around the Land of **LESSOR** herein in order to construct and run an **Educational Institute** and upon coming to know that the **LESSOR** herein is interested to lease out the **DEMISED PREMISES** has approached the **LESSEE** with the proposal for granting a long term lease of the **DEMISED PREMISES** more fully described in the **Second Schedule** here under written and the **LESSOR** after going through the same accord its consent to the same.

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ANDWHEREAS the **LESSEE** herein after causing necessary searches with the offices of different statutory authorities and relied upon the ownership of the **LESSOR** and it's good and marketable title approached to grant on lease the **DEMISED PREMISES** on the terms and conditions mentioned herein below.

A. NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The **LESSOR** doth hereby grants on **LEASE AGREEMENT** the **DEMISED PREMISES** unto and in favour of the **LESSEE** herein and on the other hand the said **LESSEE** hereby agreed to take the **DEMISED PREMISES** on Lease on certain terms and conditions.
2. The **LEASE AGREEMENT** shall be commenced from the date of signing (i.e. 1st of October 2018) of these presents by the parties hereto and shall remain in force for a period of 30 (Thirty) years. The **LESSOR** herein shall hand over the **DEMISED PREMISES** more fully described in the **Second Schedule** here under written unto and in favour of the **LESSEE** herein immediately upon signing of these present.
3. The said **LESSEE** herein shall pay a sum of Rs. 2,00,000/- (Rupees Two Lacs Only) as monthly Lease rent to the **LESSOR** on the 1st (First) week of each succeeding month according to English Calendar at the outset of commencement of these presents as mentioned in the Third Schedule.
4. The parties hereto also agreed that on the expiry of every 2 (Two) years the **LEASE RENT** (On the last paid monthly lease rent) shall be increased at rate of 12.60% p.a. The G.S.T. and all other statutory rates and taxes as may be applicable with regards to the **DEMISED PREMISES** shall be borne and paid by the **SAID LESSEE** to the **LESSOR** herein from time to time.
5. The parties hereto shall remain abide and observe the terms and conditions without any violation of the same.
6. The **LESSEE** shall carry out necessary construction on the **DEMISED PREMISES** as per its requirement and shall take away its belonging on the expiry of these presents.
7. The **LESSOR** doth hereby reserves its right to sell the **DEMISED PREMISES** to any third party during the subsistence of the **LEASE AGREEMENT** and the **SAID LESSEE** shall not have any right to object to the same. The right of the **LESSEE** shall however not be effected for such

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transaction and the **LEASE** shall continue for the residual period on the same terms and conditions as per these presents.

8. After expiry of these presents the said **LESSEE** herein shall be liable to hand over peaceful vacant and khas possession unto the said **LESSOR** herein. The **LESSOR** herein shall have the exclusive right if it shall deem fit and proper may enter into a fresh registered **LEASE AGREEMENT** with the **LESSEE** herein on basis of terms and conditions to be contained therein.
9. During the continuation of this **LEASE AGREEMENT** if the said **LESSEE** failed to make payment of monthly **LEASE RENT** consecutively for a period of 3 (Three) months, the said **LESSOR** herein shall have the power to take any legal step and other alternative remedial measures available to him. In such circumstance the **LESSOR** herein may be given an opportunity to rectify such default made by the **LESSEE** herein failing which the **LESSOR** herein may terminate this **LEASE AGREEMENT** at it's own discretion after giving 3 (Three) months prior notice the said **LESSEE** herein shall have to quit the **DEMISED PREMISES** and remove all structures and fixtures that may have erected thereon and the said **LESSOR** shall forthwith take over **DEMISED PREMISES** by removing the said **LESSEE** herein.
10. After the normal expiry (i.e. 30 years) of this **LEASE AGREEMENT** the said **LESSEE** herein shall remain under an obligation to remove all it's moveable structures, remainder/s, furniture and fixtures electrical equipments and other moveable articles there may have been erected thereon simultaneously the **LESSEE** herein shall be liable to hand over the vacant peaceful khas possession of **DEMISED PREMISES** unto and in favour of the **LESSOR** herein.
11. The said **LESSEE** shall erect the required structures and/or facilities which are necessary for setting up an Educational Institute at it's own cost. It is expressly stated that the aforesaid moveable structures and/or facilities that may have created thereon by the said **LESSEE** shall be removed after the expiry of this **LEASE AGREEMENT** notwithstanding anything contained in this Agreement and immovable structures have created thereon by the said **LESSEE** shall remain with Lessor.
12. The **LESSEE** herein shall remain liable to keep the **DEMISED PREMISES** in good and habitable condition without creating any annoyance or disturbances that may effect the neighbours living surrounding the **DEMISED PREMISES** and also the said **LESSEE** shall not carry any illegal and immoral business throughout the **DEMISED PREMISES** failing which

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this **LEASE AGREEMENT** may be terminated by the **LESSOR** herein at it's own discretion.

13. The **LESSEE** herein shall not keep, hoard or store any hazardous, combustible, explosive, inflammable or illegal articles within the **DEMISED PREMISES** in violation of the terms and in violation of any of the terms stated above the **LESSOR** shall have the exclusive authority to terminate these presents at it's own discretion.
14. The **LESSEE** herein shall allow the said **LESSOR** and it's authorized men, agents and assigns without serving any prior notice at all convenient time for periodical inspection of the **DEMISE DPREMISES** whether it has kept in good and habitable condition by the **LESSEE** herein.
15. During the continuation of this **LEASE AGREEMENT** if the **LESSEE** herein shall suffer any encroachment over the **DEMISED PREMISES** and/or easement right or threatened be made or anything done unlawfully by any person/persons which may cause grave inconvenience for the **LESSEE** herein then the **LESSEE** herein shall forthwith inform the said **LESSOR** or it's authorized men and agents through notice and in order to resolve the same forthwith.
16. The **LESSEE** herein after signing of these presents shall bear all expenses of any nature whatsoever from time to time including electricity charges, Local B.L. & L.R.O. taxes and other statutory rates and taxes payable to the concerned authority till the expiry of this **LEASE AGREEMENT** in respect of **DEMISED PREMISES**.
17. The **LESSEE** herein and it's **LEASE HOLD RIGHT** over the **DEMISED PREMISES** granted by the said **LESSOR** shall be exclusively reserved for setting up of an **Educational Institute** only and not for any other purpose. The **LESSEE** herein shall not use the **DEMISED PREMISES** for any other purposes save and except for the purpose it has been granted.
18. By the terms and conditions of this **LEASE AGREEMENT** it is also expressed and recorded by the parties hereto that the said **LESSEE** herein is completely barred from assigning, mortgaging or subletting, subleasing alienating encumbrance ingit's **LEASE HOLD RIGHTS** over in respect of the **DEMISED PREMISES** or any part or portion thereof unto and in favour of any other person/s, institution/s, establishment/s, organization/s etc. without obtaining prior written permission of the said **LESSOR** herein and in violation of the same the **LESSOR** herein shall have every right to terminate these

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16 MAY 2017



presents at any time in any consequences without serving any prior notice unto the said **LESSEE** herein. And during the subsistence of this **LEASE AGREEMENT** the said **LESSEE** herein shall use it's best endeavour to prevent any easement right belonging to itself and/or appertaining with the **DEMISED PREMISES** from being obstructed or lost.

19. The **LESSEE** herein shall obtain all necessary permissions and/or approvals etc. as may be required for setting up an **Educational Institute** and running the same and costs for obtaining such necessary permissions and/or approvals from the concerned authority shall be incurred by the said **LESSEE** itself at it's own cost.

B. COVENANTS:-

1. The **LESSOR** herein doth hereby agreed that all arrears of statutory rates and taxes which are due and payable to the concerned authority in respect of **DEMISED PREMISES** shall be quantified and such statutory dues or arrears shall be paid by the **LESSOR** herein before the commencement of these presents.
2. The **LESSOR** herein further warranted and/or assured to the said **LESSEE** that the **LESSOR** herein is the sole and absolute owner of the **DEMISED PREMISES** and moreover it is well entitled to transfer the **LEASE HOLD RIGHTS** unto and in favour of the said **LESSEE** herein by virtue of ownership of the **DEMISED PREMISES**.
3. The said **LESSOR** further covenant and/or agreed that the **LESSOR** had not created any mortgage ever with any financial institution by depositing of it's original title deeds and execute any agreement before these presents in respect of the **DEMISED PREMISES**.
4. The said **LESSOR** further covenant and/or agreed that the said **LESSOR** shall hand over the **DEMISED PREMISES** unto and in favour of the said **LESSEE** herein immediately on signing of these presents i.e 1st of October 2018 for a long term basis **LEASE AGREEMENT** for a period of 30 (Thirty) years containing numerous terms and conditions agreed between the parties hereto as stated above.
5. The said **LESSOR** hereby further covenant and/or agreed that the said **LESSOR** shall always try to it's best endeavour to co-operate with the said **LESSEE** and to observe or perform all bye-laws, rules, regulations made for the time being in force.

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DDT
ASST
16 MAY 2019



6. The said **LESSEE** herein shall take over the **DEMISED PREMISES** along with **LEASE HOLD RIGHTS** after the date of signing of these presents as stated above.
7. The said **LESSEE** herein after execution of these presents shall remain liable and promptly pay all statutory rates and taxes i.e. water tax, electricity tax, B.L. & L.R.O. tax etc. to the concerned authorities relating to the **DEMISED PREMISES** from time to time.
8. The said **LESSEE** shall obtain all necessary permissions and/or approvals from the concerned authorities for establishment of an **Educational Institute** at it's own cost and/or their own responsibility.
9. The said **LESSEE** shall use the **DEMISED PREMISES** with due care and caution and up-keep, maintain or look after the same in good manner and condition in as much as practicably possible.
10. The **LESSEE** herein unanimously agreed with the said **LESSOR** that the said **LESSEE** herein shall have the authority to erect any structures and/or facilities so intended as required for setting up the said **Educational Institute** at it's own cost.
11. The **LESSEE** herein shall bear all expenses for the Registration cost of this **LEASE AGREEMENT** and other incidental charges relating thereto.
12. The said **LESSEE** herein shall always try to it's best endeavour to observe and comply with all the terms and conditions contained herein in as much as practicably possible for itself without violation of the same.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece and parcel of Land (clarification School) collectively admeasuring an area of **204.36 decimals** be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223 and 224, under respective new L.R. Khatian Nos. 593, 595, 886 and 901, Present L.R. Khatian No. 908, appertaining to Mouza- Peergacha, J.L. No. 107, under the Local Jurisdiction of Barasat Police Station, Pin- 700128, District North 24 Parganas, which duly set forth and/or delineated in the sketch plan annexed hereto duly bordered with "**RED**" ink. The butted and bounded as follows:-

ON THE NORTH :- By a part of Land & Common Passage;

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16 MAY 2019



ON THE EAST :- By a part of Land & Common Passage;
ON THE SOUTH :- By a part of Land & Road;
ON THE WEST :- By a part of Land Dag Nos. 344, 224 (P), 225, and 65.

R.S. & L.R. DAG NOS.	NATURE OF LAND	AREA OF LAND (in Decimals)
66	School	22.25
209	School	20.50
211	School	15
212	School	16.25
213	School	2
214	School	21.50
215	School	8.50
216	School	11.25
217	School	10.62
218	School	17.38
220	School	14.30
221	School	7.27
222	School	8.73
223	School	8.31
224	School	20.50
	Total	204.36

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE DEMISE PREMISES)

ALL THAT piece and parcel of Land (Clarification School) collectively admeasuring an area of **199.82 Decimals** be the same little more or less comprised in R.S. and L.R. Dag Nos. 66, 209, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223 and 224, under respective new L.R. Khatian Nos. 593, 595, 886 and 901, Present L.R. Khatian No. 908, appertaining to Mouza- Peergacha, J.L. No. 107, under the Local Jurisdiction of Barasat Police Station, Pin- 700128, District North 24 Parganas;

R.S. & L.R. DAG NOS.	NATURE OF LAND	AREA OF LAND (in Decimals)
66	School	22.47
209	School	20.25
211	School	15
212	School	16.25
213	School	2
214	School	21.50

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16 MAY 2015



215	School	8.50
216	School	11.25
217	School	10.62
218	School	17.22
220	School	14.27
221	School	7.16
222	School	8.13
223	School	8.47
224	School	16.47
	Total	199.82

**Third Schedule
(Lease Rent Chart)**

Jai Shree Sai School LLP Lease Given To Maa Saraswati Gyan Mandir Education Society				
Lease Period		Period	Monthly Lease Rent (RS)	Total Rent (RS)
From	To			
01.10.2018	30.09.2020	24 Months	200,000.00	4,800,000.00
01.10.2020	30.09.2022	24 Months	225,200.00	5,404,800.00
01.10.2022	30.09.2024	24 Months	253,575.00	6,085,800.00
01.10.2024	30.09.2026	24 Months	285,525.00	6,852,600.00
01.10.2026	30.09.2028	24 Months	321,501.00	7,716,024.00
01.10.2028	30.09.2030	24 Months	362,010.00	8,688,240.00
01.10.2030	30.09.2032	24 Months	407,623.00	9,782,952.00
01.10.2032	30.09.2034	24 Months	458,983.00	11,015,592.00
01.10.2034	30.09.2036	24 Months	516,815.00	12,403,560.00
01.10.2036	30.09.2038	24 Months	581,934.00	13,966,416.00
01.10.2038	30.09.2040	24 Months	655,258.00	15,726,192.00
01.10.2040	30.09.2042	24 Months	737,821.00	17,707,704.00
01.10.2042	30.09.2044	24 Months	830,786.00	19,938,864.00
01.10.2044	30.09.2046	24 Months	935,465.00	22,451,160.00
01.10.2046	30.09.2048	24 Months	1,053,334.00	25,280,016.00

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6 MAY 2011

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year, first above written.

SIGNED SEALED AND DELIVERED at Kolkata

by the Lessor

Witness

1. Mahendra Buchasta
AC-12, Baguihati, Kolkata-700057

2. Santosh Flat

Jai Shree Sai School LLP


Partner

SIGNED SEALED AND DELIVERED at Kolkata

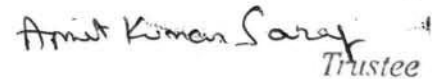
By the Lessee

Witness

1. Mahendra Buchasta
AC-12, Baguihati, Kolkata-700057

2. Santosh Flat
D, old Post office
SI. Kd-1

Maa Saraswati Gyan Mandir Education Society

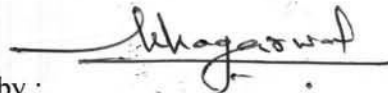

Trustee

Drafted by :

Mr. Binay Kumar Agarwal,

Space Town Complex, V.I.P Road Block-4 Flat No. 5D,

Police Station- Baguihati, Post Office- Airport, Kolkata 700052,



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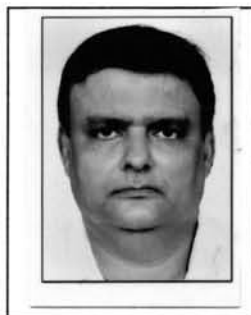


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SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Shreyansh



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Anish Kumar Saxena



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-001149040-1

Payment Mode Online Payment

GRN Date: 04/05/2019 14:04:28

Bank : HDFC Bank

BRN : 791393827

BRN Date: 04/05/2019 14:05:43

DEPOSITOR'S DETAILS

Id No. : 19040000696789/4/2019

[Query No./Query Year]

Name : MAA SARASWATI GYAN MANDIR EDUCATION
Contact No. : SOCIETY Mobile No. : +91 9830923200
E-mail : ACCOUNTS@DPSMEGACITY.IN
Address : KALIKAPUR RAJARHAT
Applicant Name : Mr Santosh Raut
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Lease, Lease Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000696789/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	1329775
2	19040000696789/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	147850
Total				1477625

In Words : Rupees Fourteen Lakh Seventy Seven Thousand Six Hundred Twenty Five only

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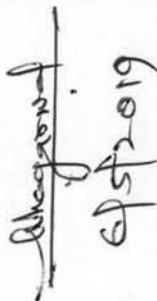


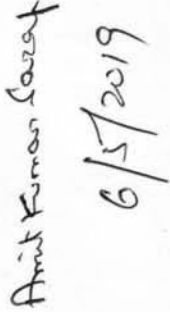
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000696789/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Binay Kumar Agarwal Space Town Complex, V.I.P. Road, Block-4, Flat No: 5D, P.O:- Airport, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700052	Represent ative of Lessor [JAI SHREE SAI SCHOOL LLP]		 3325	 6/5/2019
2	Mr Amit Kumar Saraf 25, Ballygunge Circular Road, Kolkata, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700019	Represent ative of Lessee [MAA SARASW ATI GYAN MANDIR EDUCATI ON SOCIETY		 3328	 6/5/2019

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SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Santosh Raut Son of Mr A Raut 8 Old Post Office Street, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Binay Kumar Agarwal, Mr Amit Kumar Saraf		 3326	 6/5/19

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

T. Majumder

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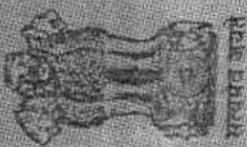
PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



आयकर विभाग

INCOME TAX DEPARTMENT

THREE SAI SCHOOL LLP



भारत सरकार
GOVT. OF INDIA



08092016

28/07/2016

Signature

Permanent Account Number

AAMFJ2512N

J. Nayindar

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DELHI PUBLIC SCHOOL
BARASAT





Amit Kumar Saraf

J. Majumder

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABKPS6963P



नाम / Name
AMIT KUMAR SARAF

पिता का नाम / Father's Name
SHIV NARESH SARAF

जन्म की तारीख / Date of Birth
03/04/1978

Amit Kumar Saraf
हस्ताक्षर / Signature



Amit Kumar Saraf

J. Majumder

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भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2016/00420/39572

Download Date: 13/12/2017

Generation Date: 12/04/2017

To
Amit Kumar Saraf
S/O, Shiv Naresh Saraf
Paramount Apartment
25, ballygunge, circular Road
P. O- Ballygunge
Near Punjab Club
Ballygunge
Ballygunge
Kolkata West Bengal - 700019
9830164656

Signature Not Verified
Digitally Signed by:
UNIQUE IDENTIFICATION
AUTHORITY of INDIA
Date: 2017.12.13 13:59:34
IST



आपका आधार क्रमांक / Your Aadhaar No. :

6567 0607 5426

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Amit Kumar Saraf
Date of Birth/DOB: 03/04/1978
Male/ MALE



6567 0607 5426

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O, Shiv Naresh Saraf,
Paramount Apartment,
25, ballygunge, circular Road, P.
O- Ballygunge, Near Punjab Club,
Ballygunge, Kolkata,
West Bengal - 700019

6567 0607 5426



help@uidai.gov.in

www.uidai.gov.in

Amit Kumar Saraf

J. Majumder

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DELHI PUBLIC SCHOOL
BARASAT



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BINAY KUMAR AGARWAL

OMPRAKASH AGARWAL

30/09/1966

Permanent Account Number

ACGPA4056Q

Signature



28092005

[Handwritten signature]

[Handwritten signature]

[Handwritten checkmark]

J. Majumder

PRINCIPAL
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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1007/60072/01570

Binay Kumar Agarwal (बिनय)

सूचना

S/O Om Prakash Agarwal, SPACE TOWN HOUSING
COMPLEX, VIP ROAD BLOCK-4 FLAT-5D,
HALDIRAM BHUJIAWALA, Kolkata Airport S.O,
Kolkata,
West Bengal - 700052

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

आपका आधार क्रमांक/ Your Aadhaar No.:

3015 8699 1561



मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified
Digitally signed by DS UNIQUE
IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.12.15 15:10:30 IST

(Handwritten signature)

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहाय्य होगी.
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भारत सरकार
GOVERNMENT OF INDIA



बिनय
Binay Kumar Agarwal
जन्म तिथि/ DOB: 30/09/1966
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O ओम प्रकाश अगरवाल,
कोलकता एअरपोर्ट स.ओ,
कोलकता,
वेस्ट बंगाल - 700052

Address:

S/O Om Prakash Agarwal,
SPACE TOWN HOUSING
COMPLEX, VIP ROAD BLOCK-4
FLAT-5D, HALDIRAM
BHUJIAWALA, Kolkata Airport
S.O, Kolkata,
West Bengal - 700052

PRINCIPAL

DELHI PUBLIC SCHOOL

BARASAT

3015 8699 1561

मेरा आधार, मेरी पहचान

3015 8699 1561

MEERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-1904-04711/2019	Date of Registration	07/05/2019
Query No / Year	1904-0000696789/2019	Office where deed is registered	
Query Date	02/05/2019 2:07:11 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Santosh Raut NISHANT KR. SARAF ADVOCATES, 8 Old Post Office Street 2nd Floor Kolkata 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status : Solicitor firm		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,51,35,370/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,29,785/- (Article:35)	Rs. 1,47,850/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Lease Period 30 Years s Average annual Rent Rs 73,87,584/-		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KADAMBAGACHI, Mouza: Pirgachha Pin Code : 700128

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-66	LR-908	Bastu	Bastu	22.47 Dec		21,94,169/-	Property is on Road
L2	LR-209	LR-908	Bastu	Bastu	20.25 Dec		29,17,458/-	Property is on Road
L3	LR-211	LR-908	Bastu	Bastu	15 Dec		14,64,732/-	Property is on Road
L4	LR-212	LR-908	Bastu	Bastu	16.25 Dec		15,86,793/-	Property is on Road
L5	LR-213	LR-908	Bastu	Bastu	2 Dec		1,95,298/-	Property is on Road
L6	LR-214	LR-908	Bastu	Bastu	21.5 Dec		20,99,449/-	Property is on Road
L7	LR-215	LR-908	Bastu	Bastu	8.5 Dec		8,30,015/-	Property is on Road
L8	LR-216	LR-908	Bastu	Bastu	11.25 Dec		9,00,450/-	Property is on Road
L9	LR-217	LR-908	Bastu	Bastu	10.62 Dec		10,37,030/-	Property is on Road
L10	LR-218	LR-908	Bastu	Bastu	17.22 Dec		24,80,920/-	Property is on Road
L11	LR-220	LR-908	Bastu	Bastu	14.27 Dec		20,55,907/-	Property is on Road
L12	LR-221	LR-908	Bastu	Bastu	7.16 Dec		19,54,225/-	Property is on Road
L13	LR-222	LR-908	Bastu	Bastu	8.13 Dec		22,18,973/-	Property is on Road
L14	LR-223	LR-908	Bastu	Bastu	8.47 Dec		8,27,085/-	Property is on Road

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Major Information of the Deed :- I-1904-04711/2019-07/05/2019

L15	LR-224	LR-908	Bastu	Bastu	16.47 Dec		23,72,866/-	Property is on Road
		TOTAL :			199.56Dec	0 /-	251,35,370 /-	
		Grand Total :			199.56Dec	0 /-	251,35,370 /-	

Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAI SHREE SAI SCHOOL LLP BLOCK-4, Space Town V.I.P. Road, Flat No: 51, P.O:- Airport, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052 , PAN No.: AAMFJ2512N, Status :Organization, Executed by: Representative, Executed by: Representative

Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY DELHI PUBLIC SCHOOL, KALIKAPUR, RAJARHAT, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.: AABTM0777H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Binay Kumar Agarwal Son of Shri Omprakash Agarwal Space Town Complex, V.I.P. Road, Block-4, Flat No: 5D, P.O:- Airport, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACGPA4056Q Status : Representative, Representative of : JAI SHREE SAI SCHOOL LLP (as PARTNER)
2	Mr Amit Kumar Saraf (Presentant) Son of Late Shiv Naresh Saraf 25, Ballygunge Circular Road, Kolkata, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABKPS6963P Status : Representative, Representative of : MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY (as TRUSTEE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Raut Son of Mr A Raut 8 Old Post Office Street, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier of Mr Binay Kumar Agarwal, Mr Amit Kumar Saraf			

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Major Information of the Deed :- I-1904-04/11/2019-07/05/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KADAMBAGACHI, Mouza: Pirgachha Pin Code : 700128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 66, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:শালি, Area:0.21000000 Acre,	JAI SHREE SAI SCHOOL LLP
L2	LR Plot No:- 209, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.20000000 Acre,	JAI SHREE SAI SCHOOL LLP
L3	LR Plot No:- 211, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ইটখোলা, Area:0.15000000 Acre,	JAI SHREE SAI SCHOOL LLP
L4	LR Plot No:- 212, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ইটখোলা, Area:0.17000000 Acre,	JAI SHREE SAI SCHOOL LLP
L5	LR Plot No:- 213, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ডোবা, Area:0.02000000 Acre,	JAI SHREE SAI SCHOOL LLP
L6	LR Plot No:- 214, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.21000000 Acre,	JAI SHREE SAI SCHOOL LLP
L7	LR Plot No:- 215, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.09000000 Acre,	JAI SHREE SAI SCHOOL LLP
L8	LR Plot No:- 216, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ইটখোলা, Area:0.11000000 Acre,	JAI SHREE SAI SCHOOL LLP
L9	LR Plot No:- 217, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.14000000 Acre,	JAI SHREE SAI SCHOOL LLP
L10	LR Plot No:- 218, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ইটখোলা, Area:0.17000000 Acre,	JAI SHREE SAI SCHOOL LLP
L11	LR Plot No:- 220, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , cation:বাস্ত, Area:0.14000000	JAI SHREE SAI SCHOOL LLP

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Major Information of the Deed :- I-1904-04 / 11/2019-07/05/2019

L12	LR Plot No:- 221, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	JAI SHREE SAI SCHOOL LLP
L13	LR Plot No:- 222, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre,	JAI SHREE SAI SCHOOL LLP
L14	LR Plot No:- 223, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:ইটখোলা, Area:0.08000000 Acre,	JAI SHREE SAI SCHOOL LLP
L15	LR Plot No:- 224, LR Khatian No:- 908	Owner:জয় শ্রী সাই স্কুল , Gurdian:বিনয় কুমা আগরওয়া, Address:নিজ , Classification:বাস্তু, Area:0.19000000 Acre,	JAI SHREE SAI SCHOOL LLP

Endorsement For Deed Number : I - 190404711 / 2019

On 04-05-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,51,35,370/-.

(Signature)

Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 06-05-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:40 hrs on 06-05-2019, at the Private residence by Mr Amit Kumar Saraf ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-05-2019 by Mr Binay Kumar Agarwal, PARTNER, JAI SHREE SAI SCHOOL LLP (LLP), BLOCK-4, Space Town V.I.P. Road, Flat No: 51, P.O:- Airport, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700052

Indetified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-05-2019 by Mr Amit Kumar Saraf, TRUSTEE, MAA SARASWATI GYAN MANDIR EDUCATION SOCIETY (Trust), DELHI PUBLIC SCHOOL, KALIKAPUR, RAJARHAT, P.O:- Kashinathpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

(Signature)

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



Major Information of the Deed :- I-1904-04711 / 2019-07/05/2019

Indetified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: Gpo, Thana: Hare Street, ,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 07-05-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,47,850/- (A(1) = Rs 1,47,752/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,47,850/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2019 2:05PM with Govt. Ref. No: 192019200011490401 on 04-05-2019, Amount Rs: 1,47,850/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 791393827 on 04-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,29,785/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 13,29,775/-

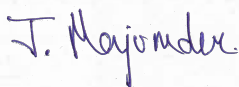
Description of Stamp

1. Stamp: Type: Impressed, Serial no 12004, Amount: Rs.10/-, Date of Purchase: 25/04/2019, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2019 2:05PM with Govt. Ref. No: 192019200011490401 on 04-05-2019, Amount Rs: 13,29,775/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 791393827 on 04-05-2019, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



PRINCIPAL
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Major Information of the Deed :- I-1904-0711 / 2019, 19-07/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 205285 to 205313

being No 190404711 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.05.10 15:45:17 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 10-05-2019 15:45:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

PRINCIPAL
DELHI PUBLIC SCHOOL
BARASAT



(This is digitally signed.)