



रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

IPS

पंजीयन प्रमाणपत्र

पंजीकरण का विवरण	
ई पंजीकरण संख्या	MP179142023A11674604
पंजीकरण की तिथि	30/03/2023
ई-पंजीयन प्रमाणपत्र के प्रिंट करने की तिथि	31/03/2023
संपत्ति का मूल्य (यदि लागू है)	151707066.5
प्रतिफल राशि / प्रतिभूत राशि / प्रीमियम राशि (रुपये)	0
पंजीयन शुल्क (रुपये)	1137804
कुल स्टाम्प शुल्क (रुपये)	1517071
उप पंजीयक का नाम	PRAMILA GUPTA
उप पंजीयक कार्यालय का नाम	उप पंजीयक कार्यालय इन्दौर 3

प्रदाता स्वयं

संगठन का नाम RAJ SYNDICATE INFRASTRUCTURE
अधिकृत व्यक्ति का नाम Rajesh Chelawat
पता 201, Navneet Plaza, 5/2, Old Palasia, Indore, इंदौर, मध्य प्रदेश, भारत

संगठन का नाम RAJ SYNDICATE INFRASTRUCTURE
अधिकृत व्यक्ति का नाम Rajesh Jain
पता 201, Navneet Plaza, 5/2, Old Palasia, Indore, इंदौर, मध्य प्रदेश, भारत

प्रदाता स्वयं

संगठन का नाम SREE SARASWATHI EDUCATIONAL TRUST
अधिकृत व्यक्ति का नाम Siva Sankar Narlagoria
पता 'Sai Kripa Colony', Village Khajrana, Tehsil & District Indore - 452010, इंदौर, मध्य प्रदेश, भारत

Digitally signed
by PRAMILA
GUPTA
Date: 2023.03.31
15:19:09 IST

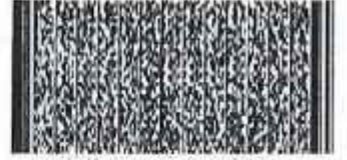
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उप पंजीयक के हस्ताक्षर





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश



स्टाम्प शुल्क का प्रमाण पत्र

ई स्टाम्प विवरण

ई स्टाम्प कोड	01011729032023017927	
ई स्टाम्प राशि (रुपए)	1517071	
शासकीय स्टाम्प ड्यूटी (रुपए)	1517071	नगर पालिका ड्यूटी (रुपए) 0
जनपद ड्यूटी (रुपए)	0	उपकर राशि (रुपए) 0
छूट दी गई राशि (रुपए)	0	
ई स्टाम्प का प्रकार	गैर न्यायिक	
निर्गमन तिथि एवं समय	29/03/2023 20:07:04	
यूजर आईडी / जारीकर्ता	RENU LADDHA/SP011743005201500057	
एस पी / एस आर ओ /	LG-33, ORBIT MALL, PLOT NO. 305-306, SCH. NO. 54, PU-4, INDORE	इन्दौर इंदौर
डी आर ओ / एन ओ विवरण		

डीड विवरण

विलेख का प्रकार	पट्टा
लिखत	खनन पट्टा से भिन्न, पट्टा जिसके अंतर्गत अवर-पट्टा या उपपट्टा तथा पट्टे या उपपट्टे पर देने या किसी पट्टे का नवीकरण करने के लिए कोई करार है, - जहां कि पट्टा ऐसी अवधि के लिए तात्पर्यित है जो दस वर्ष से अधिक है, किन्तु बीस वर्ष तक है - न्यूनतम पांच सौ रुपए के अध्वधीन रहते हुए, प्रीमियम या अग्रिम दिए गए या अग्रिम दिए जाने वाले धन तथा आरक्षित किए गए औसत वार्षिक माटक की रकम के योग का, या संपत्ति के बाजार मूल्य का एक प्रतिशत, इनमें से जो भी अधिक हो

उद्देश्य

Lease

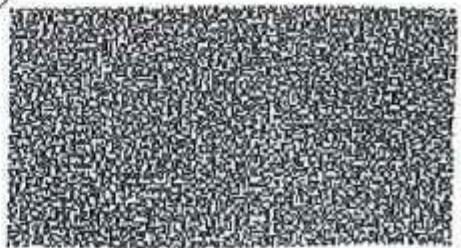
पहले पक्ष के विवरण

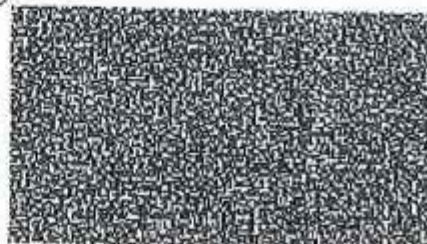
संगठन का नाम	RAJ SYNDICATE INFRASTRUCTURE
पता	201, Navneet Plaza, 5/2, Old Palasia, Indore
व्यक्तियों की संख्या	2

दूसरे पक्ष के विवरण

संगठन का नाम	SREE SARASWATHI EDUCATIONAL TRUST
पता	"Sai Kripa Colony", Village Khajrana, Tehsil & District Indore - 452010
व्यक्तियों की संख्या	1

LEASE DEED







Registration and Stamp Department
Madhya Pradesh

LEASE DEED

This Lease Deed is made and executed on this 29th Day of March 2023 at Indore, by and between

RAJ SYNDICATE INFRASTRUCTURE, a Partnership firm registered under the Partnership Act vide Registration No. 03/27/03/00090/05, having its registered office at 201, Navneet Plaza, 5/2, Old Palasia, Indore, represented through its Partner Mr. Rajesh Chelawat, S/o, Late Sit Nareshchandra Chelawat, aged about 59 years, resident of B-B, Saket, Indore, Madhya Pradesh and Mr. Rajesh Jain S/o Mr. Rishabh Kumar Jain age 63 resident of Indore, Madhya Pradesh.

(Hereinafter referred to as 'LESSOR/LANDLORD' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc..) of the one part

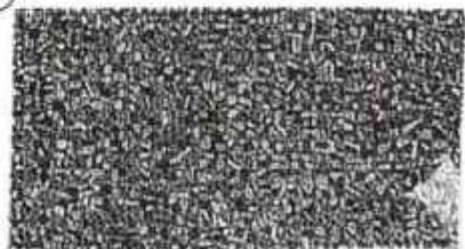
AND

SREE SARASWATHI EDUCATIONAL TRUST (runs schools under brand name of Sri Chaltanya School) a registered Trust bearing Regn. No. E- 22178/2015, Mumbai having its office at Regus Level 1, Block A. Shivsagar Estates, Dr. Annie Besant Road, Worli, Mumbai-400018 represented by its Authorised Signatory Mr. Siva Sankar Nariagoria, S/o. Pitchalah, aged about 40 years, resident of 8-338/B, Perecheria, Guntur, Andhra Pradesh-522005, authorized vide trust resolution dated 1st July 2022.

(Hereinafter referred to as the 'LESSEE /TENANT' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc..) of the other part.

Whereas the LESSOR is the absolute owner and possessor of property bearing Survey No. 116/1, admeasuring 6000.00 Sq.meters or 1.48 Acres, situated at "Sai Kripa Colony", Village Khajrana, Tehsil & District Indore - 452010, which the LESSOR had purchased as follows,

SI___Sale Deed___Seller___Buyer___Khasara No___Extent





Registration and Stamp Department
Madhya Pradesh

Presentation Seal:

RAJ SYNDICATE
INFRASTRUCTURE

Represented By:- Rajesh Jain



के द्वारा उप जिला इन्दौर जिला इंदौर के उप पंजीयक कार्यालय में तारीख 30/03/2023 को मध्याह्न पूर्व/मध्याह्न पश्चात
04:10:09 बजे प्रस्तुत किया गया।

PRAMILA GUPTA
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3



Registration and Stamp Department
Madhya Pradesh

1___3395/2005, dated 19/10/2005___Maruti Sahkari Gruh Nirman Sanstha
Samiti___M/s Raj Syndicate Infrastructure___116/1___5176.15 Sq.meter or
1.28 Acres

The above sale deed is registered at Sub Registrar office, Indore.
A building has been constructed on the above property consisting of Ground +
1 floor with built-up area of 50,000 Sq.ft, which is specifically described in
the schedule annexed hereto and which will herein after be referred to as the
demised premises.

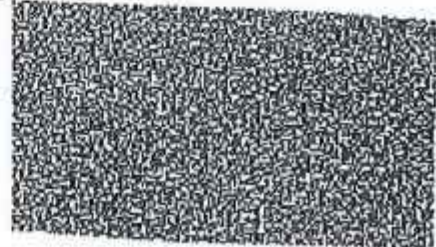
Whereas the LESSEE has approached the LESSOR to let-out the above said
property in phased manner as per details below for the purpose of starting
Educational Institution for a lease period of 15 (Fifteen) years, w.e.f 1st June,
2024 and run until 31st May, 2039, with Lock-in Period of 8 (Eight) years, on
the monthly rent basis as follows:

Sl	Phases	Academic year	Area / additional area in Sq.ft	Total area in Sq.ft	Rate per Sq.ft	Total Rent Amount
1	Phase I	2024-25	30000	30,000	Rs.23/-	Rs.6,90,000/-
2	Phase II	2025-26	20000	50,000	Rs.24/-	Rs.12,00,000/-
3	NA	2026-27	-	50,000	Rs.25/-	Rs.12,50,000/-

And the remaining open land for playground which carries no rental value. **At the time of renewal a fresh lease deed will be executed and registered as per norms.**

Both the parties have agreed that the possession will be handed over to the LESSEE on or before 1st April, 2024. However, first 2 months i.e from 1st April, 2024 to 31st May, 2024 of the possession of the building will be considered as the rent-free period and LESSEE shall not be liable to pay any rent to the LESSOR. Both the parties agree that the said period will not be considered as part of Lease tenure under this agreement.

LESSOR has also agreed to provide 1500 Sq.ft space either inside the premises or near the premises from 1st December, 2023 till the possession of the premises and has also agreed to provide signage / hoarding space which will not carry any rental value.





Registration and Stamp Department
Madhya Pradesh



Admission Seal:

RAJ SYNDICATE
INFRASTRUCTURE

Represented By:-

Rajesh Chelawat

Address: 201, Navneet Plaza, 5/2, Old
Palasia, Indore

RAJ SYNDICATE
INFRASTRUCTURE

Represented By:-

Rajesh Jain

Address: 201, Navneet Plaza, 5/2, Old
Palasia, Indore

SREE SARASWATHI
EDUCATIONAL TRUST

Represented By:-

Siva Sankar Nagargorla

Address: 'Saj Kripa Colony', Village
Kunjerna, Tehsil & District Indore - 452010

स्वीकार करते हैं कि कथित पट्टा विलेख का निष्पादन किया गया था और प्रतिकल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिकल की बकाया रकम रूप 0 बच गयी है, जो फंजीशन के बाद प्राप्त होगी। तारीख 30/03/2023

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Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3





Registration and Stamp Department
Madhya Pradesh

Both the parties also agree that if LESSOR fails to give peaceful possession of the premises to the LESSEE by 1st April, 2024, the LESSOR agree to pay LESSEE a sum equivalent to 6 month's rent i.e. Rs.41,40,000/- (Rupees Forty-One Lakh Forty Thousand Only) towards damage along with the interest free rental deposit paid by LESSEE to LESSOR and terminate this agreement.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

- 1.The LESSOR hereby declares that they are the owner and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.
- 2.That in pursuance of the above agreement and in consideration of the rent herein reserved the LESSOR do hereby agree to transfer by way of lease on or before 1st June, 2023, all that its part and parcel of the scheduled property unto the LESSEE to hold the same till the subsistence of the lease on the following terms and conditions.
- 3.The term of lease is for a period of 15 (Fifteen) years, with lock-in period of 8 (Eight) years. The lease period will commence from 1st June, 2024 and run till 31st May, 2039 or 15 (Fifteen) years from the date of actual occupation of building by the LESSEE. The LESSEE and the LESSOR have the option of terminating this lease deed by serving 6 months' notice in advance from either side post completion of lock in period. It was also agreed that the vacation notice will not be served in the middle of academic year. The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time.

4.That the LESSEE has agreed to pay a monthly rent as follows:

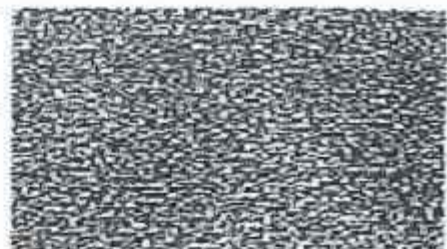
Sl__Phases__Academic year__Area / additional area in Sq.fts__Total area in Sq.fts__Rate per Sq.ftTotal Rent Amount

1__Phase I__2024-25__30000__30,000__Rs.23/-__Rs.6,90,000/-

2__Phase II__2025-26__20000__50,000__Rs.24/-__Rs.12,00,000/-

3__NA__2026-27__-50,000__Rs.25/-__Rs.12,50,000/-

The Rent payable subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque / online mode on or before 10th day of next English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year.





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश



गवाह मुद्रा :

PRASHANT MATHKARI

S/O RAMESH JI

पता: 6/1 VASUDEV NAGAR INDORE

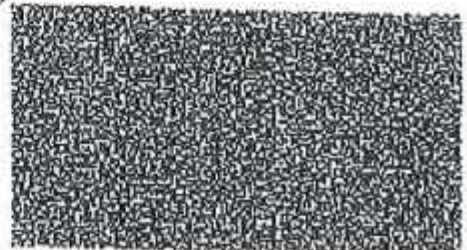
DEEPAK SISODIYA

S/O TEJ KARAN

पता: 117 BADI GWAL TOLI INDORE

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 30/03/2023

PRAMILA GUPTA
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3





Registration and Stamp Department
Madhya Pradesh

The LESSEE's liability to pay rent to the LESSOR will commence from 1st June, 2024. The rent will be paid in proportion to the occupied slab area of the building. The building is already constructed and is admeasures approx. **50000 Sq.fts.** However, the rent will be paid for 50,000 sq. fts only.
55,000,

5. Both the parties agree that post handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.

6. That the LESSOR agree to provide the required no. of internal partitions, toilets, flooring, water, electricity load of 40 KVA etc. as per the requirements of the LESSEE.

7. As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for playground which is also co terminus with this lease deed and does not carry any rental value.

8. That the LESSEE agrees to enhance the rent at the rate of 13% for every 3 years over and above the existing rent of May, 2027. In this case the next enhancement will take place on 1st June, 2027 and every 3 years thereafter or after 3 years from the actual date of possession of building on the total area, i.e. for 4th year the rent will be calculated @ Rs.28.25/- per Sq.ft for the area of 50,000 Sq.fts.

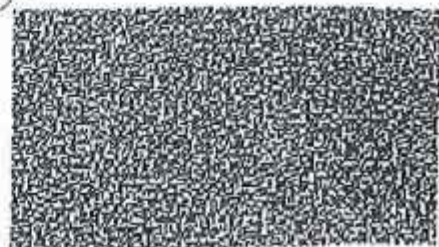
9. That the LESSEE has agreed to pay to the LESSOR a sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh only) towards interest free rental deposit. Both the parties agree that upon issue of vacation notice, the amount of rent payable will be adjusted in the later months of notice period basis rent payable for said period and mutual understanding of both the parties. For better clarity for e.g.: If interest free rental deposit amount can be adjusted in 3 to 6 months than the same will be adjusted in later 3 to 6 months of the notice period and rent will be paid for balance notice period.

Whereas both the parties agree that the total of interest free rental deposit will be released in a phased manner as follows:

Sl. Installment Details Amount

1 1st Installment At the time of signing LOI Rs.20,00,000/-

2 2nd Installment At the time of registration of lease deed (i.e. on or before 31st March, 2023) Rs.17,50,000/-





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

अंगुलि चिह्न मुद्रा :



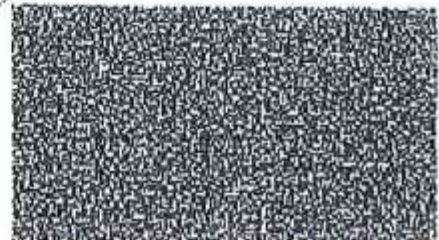
इस दस्तावेज के निष्पादक Rajesh Chelawat के अंगुले का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 30/03/2023 को लिया गया ।

PRAMILA GUPTA
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3



इस दस्तावेज के निष्पादक Rajesh Jain के अंगुले का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 30/03/2023 को लिया गया ।

PRAMILA GUPTA
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SUB REGISTRAR OFFICE
INDORE 3





Registration and Stamp Department
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3___3rd Installment___At the time of handover of office space inside the premises (i.e. In the month of December 2023___Rs.37,50,000/-
4___4th Installment___At the time of vacation of premises by existing school operator and partial handover to lessee___Rs.37,50,000/-
5___5th Installment___At the time of handover of complete premises (i.e. on or before 1st April, 2024) ___Rs.37,50,000/-
Total interest free rental deposit Amount___Rs.1,50,00,000/-

10. That the building is constructed as per the approved plan by the respective Authority. The LESSOR agrees to renovate the building and do the compliance as per Vaastu and also necessary repairs and replacements wherever required, for which capital expenditure will not exceed Rs.20,00,000/- (Rupees Twenty Lakhs Only).

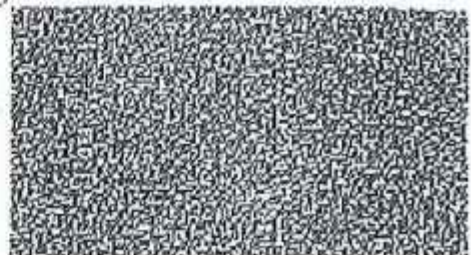
11. However, if the LESSOR does not cooperate with the LESSEE in any respect for handover of premises and smooth running of its operations prior to lease period/handover of premises, then LESSEE have full right to terminate this the lease deed with immediate effect and in such cases lock-in period will not be applicable.

12. The LESSEE shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the LESSOR in writing for major works. However, the lessee cannot make any structural changes to the building.

13. That the LESSEE hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The LESSEE is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.

14. The LESSEE can sub-lease the property to any of its group Companies/ firms/ Trusts etc., but not to any other third party. for the purpose of running the educational institutions with the prior written approval of the lessor. It was also agreed between parties that lessor will not deny the Sub leasing to Group Companies of Lessee except in case of genuine reasons.

15. That the LESSOR shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the buildings. However, Water and Electricity consumption charges as per the meter readings and the





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

अंगुष्ठ चिन्ह मुद्रा :



[Signature]



इस दस्तावेज के निष्पादक Siva Sankar Narlagoria के अंगुष्ठ का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 30/03/2023 को लिया गया ।

[Signature]

PRAMILA GUPTA
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3

भयाह मुद्रा :



[Signature]



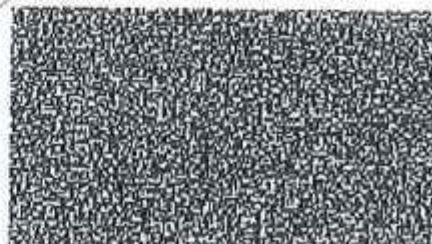
PRASHANT MATIKARI



[Signature]



DEEPAK SISODIYA





Registration and Stamp Department
Madhya Pradesh

bills issued by the competent authorities shall be paid monthly/regularly by the LESSEE during the tenancy. GST applicable on the rent of the building shall be borne by the LESSEE.

16. That the Registration Charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by both the parties equally i.e. in 50:50 ratio.

17. That the LESSOR agree to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises before handover of the building with maximum capital expenditure of Rs.20,00,000/- (Rupees Twenty Lakh Only) as mentioned in point no. 10 of this Lease deed. LESSOR also agrees to undertake responsibility of External coloring/ painting once in 5 (Five) years in order to keep it in good state. In case the same is undertaken by the LESSEE with the prior approval of the LESSOR, the cost incurred by the LESSEE shall be reimbursed by the LESSOR by way of deduction from the succeeding monthly rentals payable.

18. The additional electrical consumption deposit (ACD) shall be borne by the LESSOR. In case the ACD is paid by the LESSEE the same shall be reimbursed by the LESSOR by way of deduction from the next month rentals.

19. Entire building is to be fixed with tube light, bulb fixtures and fan Hooks as directed by the LESSEE.

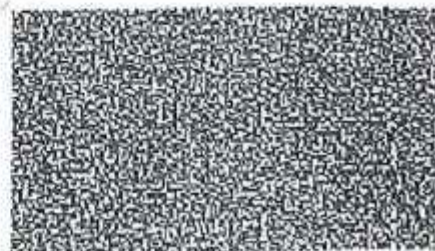
20. The LESSOR must provide sufficient water for drinking and sanitary purpose. There must be a bore well drilled and fit with a 5 HP motor to pump water to an overhead tank with a capacity of 10,000 liters from where pipelines will let out water to restrooms and at required spots. There should also be a sump in the ground level where drinking water will be stored and pumped into a separate 5000-liter tank on the terrace from where pipelines will lead to outlets at each floor level where it will be used.

21. That the LESSOR has already provided a compound wall around the building with the gates erected at the required areas.

22. Both the parties agree that the LESSOR is responsible for the structural maintenance of the building till the completion the term of lease.

23. That the LESSOR has already provided the good quality fittings for mechanical, electrical and plumbing. However, LESSOR will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipment's for the first 2 years.

24. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or



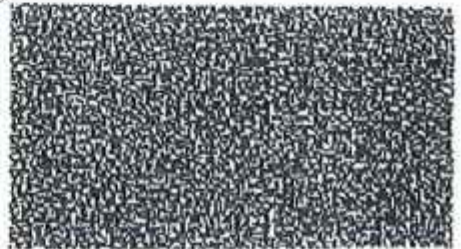


रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

स्टाम्प शुल्क मुद्रा:

स्टाम्प शुल्क	1517071
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	0
अतिरिक्त शुल्क	0
सुकाया गया स्टाम्प शुल्क	1517071

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Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3





Registration and Stamp Department
Madhya Pradesh

otherwise by the statutory authorities the LESSEE shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the LESSOR property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.

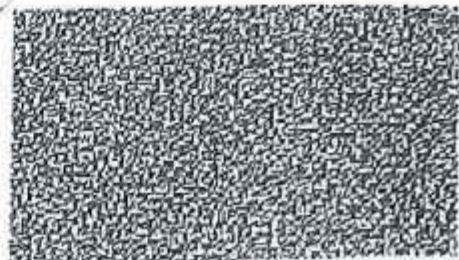
25. The LESSOR promises to assist the LESSEE to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the LESSEE. The LESSEE is not responsible for structural defects because of natural calamities like earthquake, Hurricanes, riots, fire ablaze etc. Soil load to be provided wherever required. The approach road to the premises will be provided by the LESSOR.

26. FORCE MAJEURE: Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.

27. The LESSOR has agreed to provide Generator with capacity of 30 KVA which will be used and maintained by the LESSEE.

28. The LESSOR should provide the authorized building plan, Sanitary Certificate, provisional Fire Safety Certificate (With all fire safety equipment as specified by the competent authority which shall be renewed & maintained by the LESSEE from time to time), etc. issued by the competent authority at the LESSOR own cost. In case of any notice which will be issued by the competent authority for non-compliance of any statutory approval with respect to the premises, Lessor agrees to cooperate lessee for same and in case of any penalty been imposed by the authorities on lessee, Lessor agrees to reimburse same to the Lessee.

29. This agreement is subject to arbitration as per the Indian Conciliation and







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Arbitration Act, 1996 and all disputes regarding this lease deed shall be subjected to Indore Jurisdiction only.

SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Survey No. 116/1, admeasuring 6000.00 Sq.meters or 1.48 Acres, situated at "Sai Kripa Colony", Village Khajrana, Tehsil & District Indore - 452010, building proposed to be constructed consisting of Ground (25000 Sq. Ft. i.e. 2323.42 Sq. Mtr.) + first floors (25000 Sq. Ft. i.e. 2323.42 Sq. Mtr.), with total area 50,000 Sq.fts, without any fixture and furniture, leased to the lessee is bounded by:

East: Private Property

West: Public Road

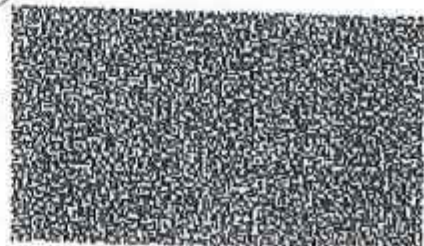
South: Public Road

North: Public Road

In Witness Where of the LESSOR and LESSEE have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

This deed has been prepared, drafted and uploaded as per Instructions, information and facts provided by the parties of the deed. Advocate(s), who drafted this deed, and Service Provider, who has only booked the slot (and not involved in any activity of the viz. Drafting, typing of the deed, validity of the identity of the parties. Site photographs and antire facts, recitals and data of the deed), have not gone through the facts of the deed viz. Identity of the parties, ownership (title) of the owner(s), Site photographs (if any), all the facts and recitals of the deed etc. So they (Advocate and Service Provider of this deed) will not take any responsibility whether criminal, civil, or taxation specially laws related to registration Act. 1908 Section 82 and all provision regarding any offence, penalty imprisonment under registration Act, rules, manuals, circulars etc. Indian Stamp Act 1899 and its rules, oyer law and all other acts, rules, circulars, and instructions of varlous officers/Authorities acts regarding above, Le. Advocate(s) and Service Provider disowned all the legal, factual, criminal and all other responsibilities which are not mentioned in this



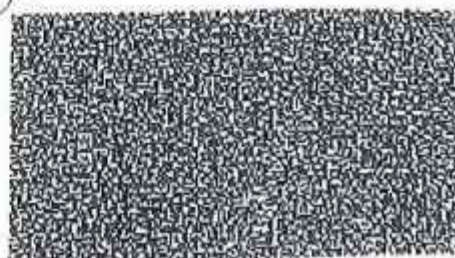




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Madhya Pradesh

Disclaimer.
Sanjeev Laddha, Advocate

-----Please turn over/कृपया पृष्ठ पलटियो।-----





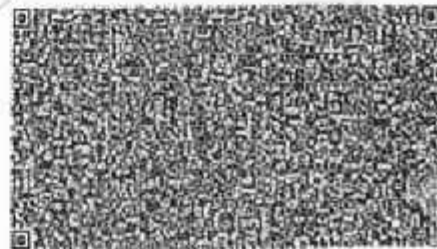


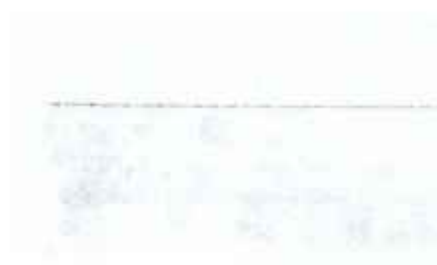
Registration and Stamp Department
Madhya Pradesh

संपत्ति विवरण अनुलप्रक

संपत्ति आईडी	1797202308779645
संपत्ति का प्रकार	बिल्डिंग
संपत्ति का सीमा चिन्ह : --	
संपत्ति का पता : Survey No. 116/1, admeasuring 6000.00 Sq.meters or 1.48 Acres, situated at "Sai Kripa Colony", Village Khajrana, Tehsil & District Indore - 452010	
विकास खण्ड (बिकास खंड) : --	
राजस्व निरीक्षक वृत्त : --	
लेआउट का विवरण : --	
नजूल / शीट क्रमांक : --	
भूखण्ड क्रमांक : --	

संपत्ति विवरण - स्वतंत्र निर्मित भवन	
जिला	इंदौर
तहसील	इन्दौर
क्षेत्र प्रकार	नगरीय क्षेत्र
अधिशाली नगरीय निकाय : नगर निगम इंदौर	
वार्ड : वार्ड न0 37 (साई कृपा)	
ग्राम / मोहल्ला / कालोनी : साईकृपा कॉलोनी	
कुल क्षेत्रफल	6000.00
तल प्रकार	तल मंजिल



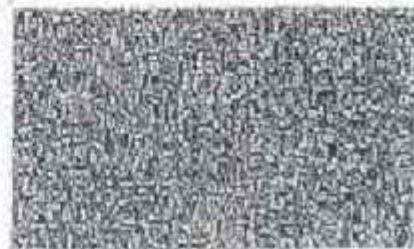


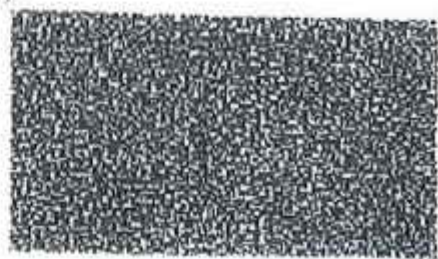


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Madhya Pradesh

कुल क्षेत्रफल में से नगर और ग्राम निवेश विभाग द्वारा अनुमोदित शैक्षिक इकाईयों का क्षेत्रफल (वर्गमीटर)	6000.00
क्या लेआउट टाउन एण्ड कंट्रोप्लानिंग से स्वीकृत है	नहीं
भवन का विवरण	
शैक्षणिक इकाई (वर्गमीटर)	
आर.सी.सी	2323.42
आर.बी.सी	0
टिन शेड	0
कच्चा कच्चे लू	0
तल का प्रकार	तल मजिल
शैक्षणिक इकाई (वर्गमीटर)	
आर.सी.सी	2323.42
आर.बी.सी	0
टिन शेड	0
कच्चा कच्चे लू	0
तल का प्रकार	प्रथम मजिल
प्रॉपर्टी पर लागू उपबंध	
क्या आपका भूखण्ड कार्नर पर स्थित है - हाँ	

कुल मुद्रांक एवं छूट			
छूट मुद्रांक शुल्क (रु)	0.0	छूट पंजीयन शुल्क (रु)	0.0
कुल देय शुल्क (रु)	1517071.0	कुल देय पंजीयन शुल्क	1137804.0
प्रोमियम को रॉशे (रु)		0.0	
ऑसल गारंटेज फ़िराया (रु)		2.2338789E7	







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म/हम इस दस्तावेज के सभी पक्षों के विवाहों एवं प्रविष्टियों को, दस्तावेज के आईडी 33130298 तथा ई-स्टाम्प कोड 01011729032023017927 उचित, एकदम, अभिप्रायपूर्ण एवं पूर्ण करते हैं, तथा वे/अपने निहायिल दस्तावेजों से इस दस्तावेज को निष्पादित भी करते हैं।

प्रथम पक्षकार/ पक्षकारों के हस्ताक्षर
नाम तथा पिता का नाम:

Shri. Ramesh Chandra Singh
Shri. Ramesh Chandra Singh
श्री. राम चंद्र सिंह

द्वितीय पक्षकार/ पक्षकारों के हस्ताक्षर
नाम तथा पिता का नाम:

Shri. Siva Santhi Narayana
श्री. शिव सन्ति नारायण

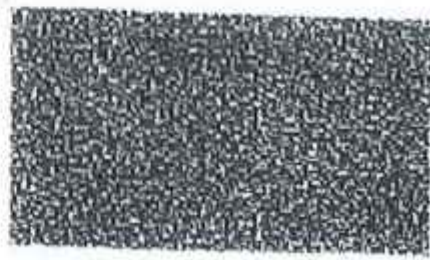
अन्य पक्षकार/ पक्षकारों के हस्ताक्षर
नाम तथा पिता का नाम: Mr. Siva Santhi Narayana 6/0 Pithorah

पक्षकार 1 का नाम *Shri. Ramesh Chandra Singh*
पिता *Shri. Ramesh Chandra Singh*
हस्ताक्षर *Shri. Ramesh Chandra Singh*
आईडी का टाईप तथा नम्बर

नम्बर 234364674237

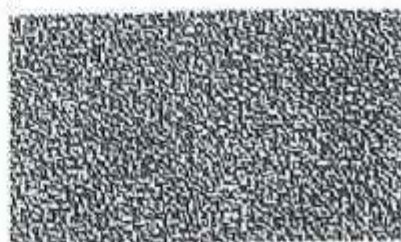
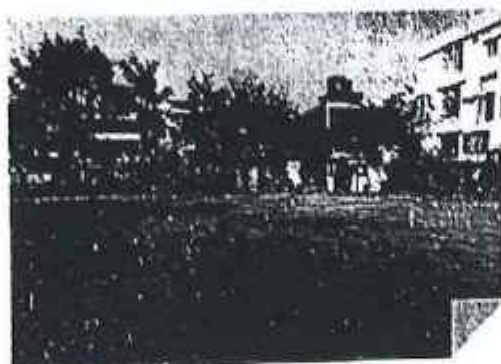
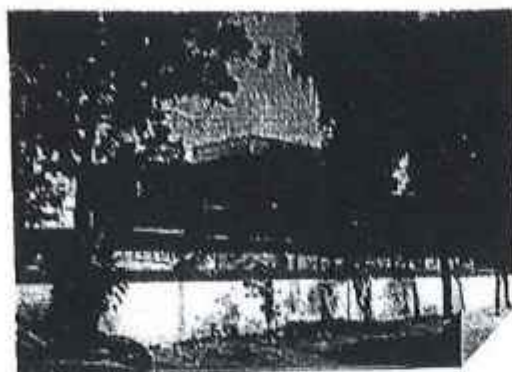
पक्षकार 2 का नाम *Shri. Siva Santhi Narayana*
पिता *Shri. Siva Santhi Narayana*
हस्ताक्षर *Shri. Siva Santhi Narayana*
आईडी का टाईप तथा नम्बर

नम्बर 253697237256

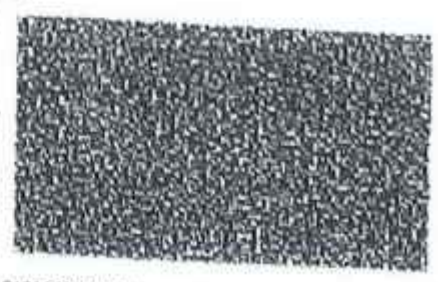




Registration and Stamp Department
Madhya Pradesh

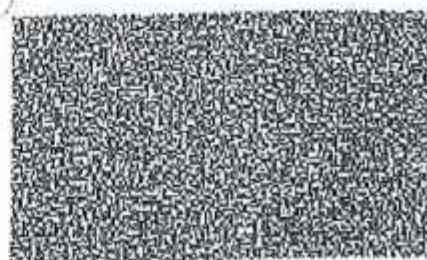
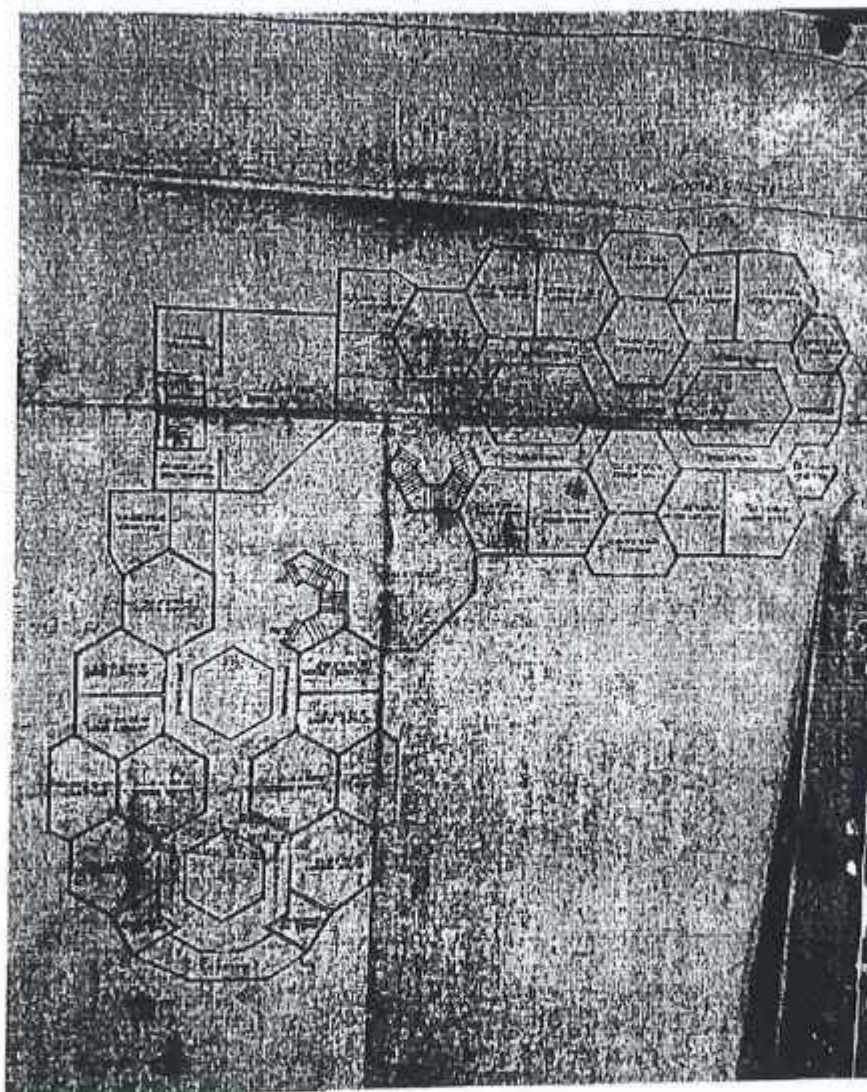


17





Registration and Stamp Department
Madhya Pradesh





पंजीकरण मूद्रा

रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 30/03/2023 को क्रमांक
MP179142023A11674604 से कर किया गया है। जिसमें 32 पृष्ठ समाविष्ट हैं।

स्टाम्प शुल्क 151767)

पंजीयन शुल्क 1137804

प्रतिस्पर्धि शुल्क 0

अधिक 0

योग 1137804

PRAMILA GUPTA

उप पंजीयक

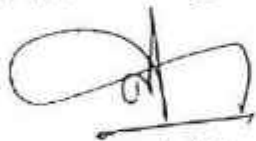
उप पंजीयक कार्यालय इन्दौर 3

मैं/हम इस दस्तावेज के सभी पृष्ठों के विवरणों एवं प्रविष्टियों को, दस्तावेज के आईडी 33130298 तथा ई-स्टाम्प कोड 01011729032023017927 सहित, एतद् द्वारा अभिप्रमाणित एवं पुष्टि करते हैं, तथा मेरे/अपने निम्नांकित हस्ताक्षरों से इस दस्तावेज को निष्पादित भी करते हैं।

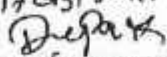
प्रथम पक्षकार/ पक्षकारों के हस्ताक्षर:
नाम तथा पिता का नाम:


राजेश कुमार सिंह
राजेश मिश्र नरेशचन्द्र खन्ना

द्वितीय पक्षकार/ पक्षकारों के हस्ताक्षर:
नाम तथा पिता का नाम:


Mr. Siva Sankar Narayana s/o Pichaiiah

अन्य पक्षकार/ पक्षकारों के हस्ताक्षर: Mr. Siva Sankar Narayana s/o Pichaiiah
नाम तथा पिता का नाम:

गवाह 1 का नाम रिपन लेखकन बिलीरिया
पता 117051 गवाह लेखी इंदौर
हस्ताक्षर 
आईडी का टाईप तथा नम्बर

आधार → 234364674237

गवाह 2 का नाम संजित कुमार मठकरी
पता 611 वासुदेवनगर इंदौर
हस्ताक्षर 
आईडी का टाईप तथा नम्बर

आधार → 253607237256

प्रमाण-पत्र

राजेश चेलमत पुं राजेश जैन, इन्दौर

मैं सत्य निष्ठापूर्वक यह प्रमाणित करता हूँ कि:-

1. इस दस्तावेज में मेरे द्वारा संपत्ति का जो विवरण अभिलिखित किया गया है, वह पूर्णतः सत्य तथा सही है।
2. एतद् द्वारा संलग्न किए गए संपत्ति के स्वप्रमाणित फोटोग्राफ तथा नक्शे संपत्ति की सत्य तथा सही प्रस्थिति दर्शाते हैं।
3. यदि इस दस्तावेज में दिए गए संपत्ति के उपवर्णन में कोई भी विसंगति पायी जाती है तो उसके लिये मैं उत्तरदायी रहूँगा।

 
शपथगृहिता

प्रमाण-पत्र

राजेश चेलमत पुं राजेश जैन, इन्दौर

मैं सत्य निष्ठापूर्वक यह प्रमाणित करता हूँ कि:-

1. इस दस्तावेज में दिए गए संपत्ति के ब्यौरे पूर्णतः सत्य तथा सही हैं। उक्त संपत्ति किसी भी रूप में मेरे अथवा प्रतिनिधि, समनुदेशिनी या अभिकर्ता द्वारा पूर्व में किसी अन्य दस्तावेज की माफत किसी अन्य व्यक्ति को न तो हस्तांतरित की गई है और न ही स्थायी रूप से अन्यसंक्रांत की गई है।
2. इस दस्तावेज को रजिस्ट्रीकृत करवाने में रजिस्ट्रीकरण अधिनियम 1908 की धारा 22-क के उपबंधों का मेरे द्वारा कोई उल्लंघन नहीं किया गया है।
3. यदि इस दस्तावेज में दिए गए संपत्ति के उपवर्णन में कोई भी विसंगति पायी जाती है तो उसके लिये मैं उत्तरदायी रहूँगा।

दिनांक:

शपथगृहिता

अन्तारणकर्ता