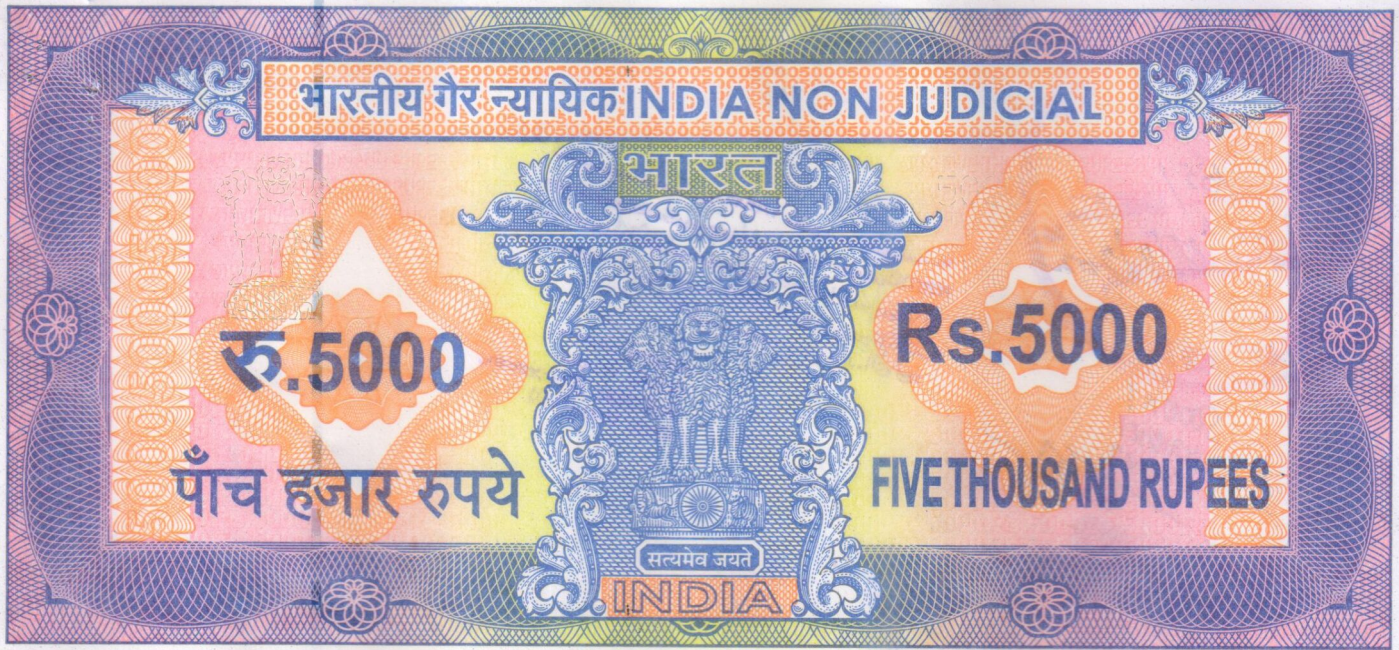




हिमाचल प्रदेश HIMACHAL PRADESH

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Average Land Value Rs. 3840X1112=4270080/- & Construction Value Rs. 3,80,46000/- Total Value for Rs. 4,23,16,080/- Stamp duty affixed Rs. 99,500/- Kita 1 Stamp paper Sr. No. IN-HP05884288714253U Purchased by PNB Una Dated 24-11-2022 + Deficiency in Stamp Rs. 6300/- Kita 5 stamp paper No. Purchased by Anurag Sharma SV Mehatpur Basdehra this land which is Category-I from the other road.

LEASE DEED OF LAND

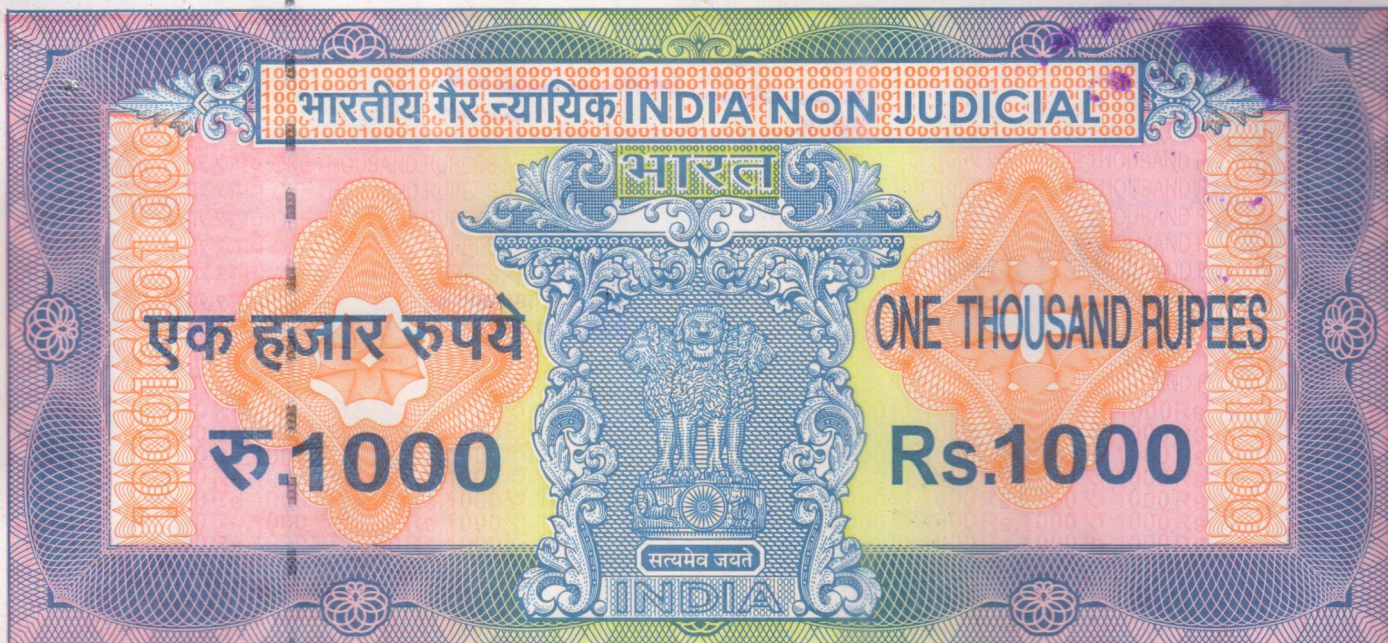
This lease deed made this 20 December 2022 between Shashi Kumar son of Sh. Parshotam Singh son of Sh. Milkhi Ram R/o Village Jhorowal Sub Tehsil Mehatpur Basdehra Distt. Una (HP) (hereinafter called the owner/Lessor of the one part and Smt. Kusum Sandal D/o Sh. Parshotam Singh son of Sh. Milkhi Ram R/o Pekhubela Sub Tehsil Mehatpur Basdehra Distt. Una (HP) Secretary of New Angel Educational & Technical Training Society Pekhubela Distt. Una (HP) (hereinafter called the prospective Tenant/Lessee of the 2nd part.

वसाका नं० 1231

दिनांक 20/12/2022

सब-रजिस्ट्रार

इस-रजिस्ट्रार, मेहतपुर बसदेहरा



हिमाचल प्रदेश HIMACHAL PRADESH

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Whereas the said Shashi Kumar Lessor is owner in possession of land & Building measuring 0-15-36 being 1536/9511 share out of land measuring 0-95-11 bearing Khewat no. 26 min, Khatoni no. 58 min, Khasra no, 917, 918 Kita 2 & land measuring 0-23-04 being 2304/6722 share out of land measuring 0-67-22 bearing Khewat no. 174 min, Khatoni no. 420 min, Khasra no, 916 (Total land 0-38-40) as entered in Nakal Jambandi years 2015-16 situated in Up-Mohal Pekhubela Sub Tehsil Mehatpur Basdehra Distt. Una (HP) and is willing to rent the same on a lease for 5 years and Shashi Kumar son of Sh. Parshotam Singh is desirous of taking the same on a lease.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That the owner shall lease and the prospective tenant shall take on lease all the premises of said land for **Running I.T.I.**

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बताका नं० 1231

दिनांक 20/12/2022

सब-महल
उप-महल
महतपुर



हिमाचल प्रदेश HIMACHAL PRADESH

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2. That the prospective tenant/Lessee has offered to pay a rent of Rs. 33,000/- per month which said consideration the owner is willing and agreeable to accept as such and the perspective tenant shall pay regularly rent at the rate of Rs. 33,000/- per month to the owner/Lessor before 31st March of every year in advance.
3. All the existing taxes shall be paid by the lessor but all increased or additional taxes shall be paid by the Lessee/tenant.
4. That the tenant/Lessee shall construct building/shed over the said land.
5. That the rent will be increased at the rate of 15% after lapse of 5 years.
6. That the period of lease to begin with shall be 5 years from the date of prospective tenant in allotted the premises authority concerned.
7. That at the end of 5 years the tenant/lease shall give up quite and peaceful vacant possession of the said land leased out on as good condition.
8. That in case no fresh lease is signed as he had received of the tenant thereafter shall be deemed to be unauthorized and he shall be liable to damage for use and occupation at the rate of 33,000/- P.M. of his such occupation. The lease shall not be revoked or cancelled by lessor or lessee within the period of 5 years.

जसीका नं०... 1231
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सर्व-गोपनीय
राम-नारायण शर्मा
राम-नारायण शर्मा

