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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 stamp paper No. Purchased bu 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.

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सव-रिज्ञार

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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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- 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 to be deemed to be unauthorized and he shall be liable to damage for use and received of the tenant thereafter 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.

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9. That as soon as the present occupation of the premises of land agreed to be let stated by the soon as the present occupation of the premises of land agreed to be let stated by the state of the soon and local the state of the state of the premises to the tenant/Lessee the said tenant shall get a lease deed in terms of this contract make executed and registered at his costs.

In witnesses where of the owner Shashi Kumar S/o Parshotam Singh Lessor and Smt. Kusum Sandal Lessee/tenant have signed this Lease deed in the presence of attesting witnesses.

The Heirs, Executors, administrators of both the parties shall governed the terms and conditions of this deed.

Schedule Property

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



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Indentified By:-

MAILER SMINING

Lessor-

1. Shashi Kumar Shooko Kumb

Witnessed By:-

Deepak Kumae Sto Joginder Pal V.P.O Kuthea Khurd DHH UNA Lessee- Smt. Kusum Sandal

Secretary.

The New Angel Educational & Sekhub la. Cikit 1193 (