

**Indian-Non Judicial Stamp
Haryana Government**

Date: 10/07/2019

Certificate No. VAJ2019G2
GRN No. 53292702

Stamp Duty Paid: ₹ 900
Penalty: ₹ 0

Seller / First Party Detail

Name: Islamic Mission trust
H.No/Floor: Na Sector/Ward: Na LandMark: Pb no 1
City/Village: Pattikkad District: Malappuram State: Kerala
Phone: 00000

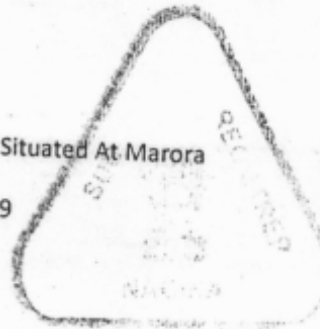
Buyer / Second Party Detail

Name: Human Welfare Foundation
H.No/Floor: Na Sector/Ward: Na LandMark: Jamia nagar
City/Village: Okhla District: New delhi State: New delhi
Phone: 0000

Purpose: LEASE DEED

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://agashrya.nic.in>

597
10/7/19



Lease Deed Period 12-03-2019 to 11-03-2059 i.e. 40 Years Situated At Marora

Stamp Rs. 900/- Stamp No. VAJ2019G2 Dated: 10-07-2019

This Lease Deed is made on 10th Day of July 2019 at Nagina.

BETWEEN

Islamic Mission Trust a registered charitable trust with registration number 1769/70 having its registered office at Santhapuram P.B. NO. 1 Pattikkad – 679325 Malappuram, Kerala (India), Represented by its secretary Kalakkandathil Mammunni, Age 75 Years (Adhar Card No. 470134628144) Son of Muhammad Resident of House Pallikkuth, Pattikkad, P.O. Kariavattom Pattikkad, Malapuram, Kerala,- 679325, (Vide trust resolution dated 21-04-2018) hereafter called the Lessor, which expression unless repugnant to the context include the 'Lessor', his successor in office, agent, assigns, legal representative, nominees on the ONE PART.

AND

HUMAN WELFARE FOUNDATION a registered public charitable organization working for the upliftment of people in general especially the poor and the downtrodden, having its office at E-89, Forth floor, Hari Kothi Lane, Abul Fazal Enclave, Jamia nagar Okhla, New Delhi – 110025, acting through its General Secretary, Mr. Arilali Thottanchery, aged 57 years, (Adhar No. 879117110058), son of Alavi T.C, Resident of Peredath Mundumuzhi, Vazhakkad, post Malapuram, Kerala -673640 (Vide Trust resolution No. 11 Dated 1st July 2018) Here in after called the 'Lessee' which expression shall unless repugnant to the context include the 'Lessee', his successor in office, agent, assigns, legal representative, nominees on the other part.

Arilali Thottanchery

Arilali Thottanchery



Arilali Thottanchery

WHEREAS Human Welfare Foundation being a charitable organisation having charity operations all over india in the field of Education, Health, Sanitation, Orphan Care, Women Empowerment etc., the Lessee being its General Secretary approached the Lessor to lease out land for a period of 40 years the purpose of establishing schools and other educational institutions for the welfare of the public and whereas the Lessor being owner of the below scheduled land has agreed to lease out the land for this period.

Whereas the 'Lessor' is the owner in possession of agriculture land.

(i) Full share in Khewat No. 1037 Khata No. 1096 Rect. No. 43 Killa No. 24(7-7), Rect. No. 54 Killa No. 6/2(3-17), 12 (8-0), 13(8-0), 14(8-0), 15/1(2-3), 18(8-0) total area 45 kanal – 7 Marla.

(ii) Full Share in Khewat No. 38, khata No. 39, Rect. No. 54, Killa No. 17(8-10), 23(8-0), total Area 16 Kanal-10 Marla.

(iii) Full Share in Khewat No. 534, khata No. 573, Rect. No. 54, Killa No. 24(6-17), total Area 6 Kanal- 17 Marla.

(iv) Full Share in Khewat No. 830, khata No. 884, Rect. No. 43, Killa No. 25/1(6-8), total Area 6 Kanal- 8 Marla.

Grand Total Area 79 Kanal – 2 Marla i.e 9.9 acre situated within the revenue state of village Marora, Sub- Tehsil Nagina, Tehsil Ferozepur Jhirka, Distt. Nuh (Vide Jamabandi of the year 2013-2018).

WHEREAS THE LESSOR has agreed to execute/ grant a lease of the above mentioned land in favour of the LESSEE through its representative Mr. Arilali Thottanchery for a period of 40 years i.e 12-03-2019 to 11-03-2059 on the following terms and conditions. Detail of terms and conditions are as under:-

1. That the LESSEE will pay a sum of Rs. 10000/- (Rs. Ten thousand only) per annum as rent for the schedule mentioned agriculture land.
2. That the LESSEE will establish school and other educational institutions for imparting education in the schedule mentioned land by developing the land and by constructing building in the same.
3. That the LESSEE will bear all the developing cost and construction cost for the proposed school and other educational institutions.
4. That this deed of lease agreement will be for a period of 40 years and it will commence from 12-03-2019 to 11-03-2059.
5. That the LESSEE will pay the aforesaid rent to the LESSOR in the month of March of every succeeding year.
6. That if any party of this lease wishes to terminate within the lease period, the intending party must serve 1 year prior notice to other party.

....3.



7. That after expiry of this lease deed the LESSEE will hand over vacant peaceful possession of the schedule mentioned land to the LESSOR unless further extension of lease is not executed. Further extension of the lease deed can be done based on mutual understanding and agreement on expiry of the present deed.
8. That the LESSEE will obtain necessary permission for the construction of the proposed school in the schedule mentioned land from appropriate government authorities.
9. That the LESSEE will pay building tax and such other taxes for the educational institutions building to the government and other authorities.
10. That the Lessee will pay the electric bill as per electricity consumption and as per Electricity Department terms and conditions.
11. That the construction of building for the education purpose will be assessed by the government authorities in the name of the LESSEE and the LESSEE will pay hording tax, urban tax, etc. to the concern authorities.
12. That the LESSEE will be able to take water connection in the name of LESSEE and the LESSEE will pay water supply bill to the concerned authorities.
13. That the LESSEE will not be allowed to sublet the schedule mentioned land for any other party.
14. That the LESSOR will be able to inspect the schedule mentioned plot of land at any time during the lease period.
15. That the LESSEE will be liable for the consequences if any unlawful business is run in the schedule mentioned land.

IN WITNESSESS where of the LESSOR and LESSEE have set their hands on 10th of July 2019 at Nagina.

LESSOR: ISLAMIC MISSION TRUST
Through its authorized person
Kalakkandathil Mammunni

Imanis

LESSEE : HUMAN WELFARE FOUNDATION
Through its authorized person
Arilali Thottanchery

Arilali Thottanchery

Witness: 1 Sahid Khan Nambardar
R/o Marora

शहीद खान नंबार्दार
०२९२६१२
१२/७/१९

Witness: 2 Mohd. Hussain, S/o Mohd. Ayub
R/o Ward no. 3, Delhi alwer road, NUH

Mohd. Hussain

Subodh Kumar
SUBODH KUMAR
Advocate
Nagina (Mewat)



Arilali Thottanchery

प्रलेख नः 597

दिनांक 10/07/2019

डीड संबंधी विवरण

डीड का नाम LEASE
तहसील/सब-तहसील नगीना
गांव/शहर Marora

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 10,000.00 रुपये
स्टाम्प ड्यूटी की राशि 900.00 रुपये
रजिस्ट्रेशन फीस की राशि 100.00 रुपये
E-Challan No.5334459 पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Subodh Kumar Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 10/07/2019 दिन बुधवार समय 2:57:00PM बजे श्री/श्रीमती/कुमारी Islamic Mission Trust Thro
Kalakkandathil Maammunni निवासी Kelela द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
नगीना

JOINT SUB REGISTRAR
NAGINA (NUH)

श्री Islamic Mission Trust Thro Kalakkandathil Maammunni

उपरोक्त पट्टा देने वाला व श्री/श्रीमती/कुमारी Human Welfare Foundation thro Arif ali Thottanchery पट्टा लेने वाला हाजिर है। प्रस्तुत

प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Shaheed Ahmed Lum पुत्र/पुत्री/पत्नी श्री

निवासी Marora व श्री/श्रीमती/कुमारी Md Hussain पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mdayub निवासी Ward 3 Nuh ने को

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 10/07/2019

उप/संयुक्त पंजीयन अधिकारी
नगीना

JOINT SUB REGISTRAR
NAGINA (NUH)

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप/संयुक्त पंजीयन अधिकारी
नगीना

JOINT SUB REGISTRAR
NAGINA (NUH)



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Reg. No.

597

Reg. Year

2019-2020

Book No.

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह



उप/संयुक्त पंजीयन अधिकारी

पट्टा देने वाला

Islamic Mission Trust Thro Kalakkandathil Maammunni



पट्टा लेने वाला

Human Welfare Foundation thro/Arif ali Thottanchery



गवाह 1:- Shaheed Ahmed Lum

21/07/19

गवाह 2:- Md Hussain



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 597 आज दिनांक 10/07/2019 को वही न: 1 जिल्द न: 546 के पृष्ठ न: 57 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द न: 553 के पृष्ठ सख्या 79 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 10/07/2019



उप/संयुक्त पंजीयन अधिकारी
नगीना
JOINT SUB REGISTRAR
NAGINA (NUH)

[Signature]

Revenue Department Haryana

HARIS-EX

NIC-HSU