

OFFICE OF THE SUB-REGISTRAR (KALKAJI)
Govt. of NCT of Delhi
OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI

F.No.SR-V/Kal./2026/Misc./ 535

Dated: 31/9/26

CERTIFICATE OF LAND

It is submitted that the land measuring **3000 Sq. Meter** is owned by the **ISHAAT-E-ISLAM TRUST** by way of Sale Deed (Registered) vide document No. 1844, in Book No. 1, Volume No. 427, on pages 166 to 172 on dated 24.04.1980 registered in the office of the Sub-Registrar, Delhi, It is further certified that owner of the land has leased the said land to **HUMAN WELFARE FOUNDATION** through leasefully described in the schedule mentioned hereinafter with the following details for a period of **30 years** from **01.04.2010** to **31.03.2040**.

S.NO.	PARTICULARS	DETAILS
1.	Plot No. (s)/ Survey No. (s)/ Khasra No. (s) / Khata No. (s)/ Khatauni no. (s)	Khasra No. 244
2.	In terms of given of the documents/deed i.e. Lease Deed with period in terms of 30 Years.	Lease-deed for 30 Years i.e 01.04.2010 to 31.03.2040 vide registration no. 9997 in Book No.1, Vol. No. 14,059, on pages 01 to 04 on dated 29.10.2015
3.	Name of street/village, Sub-Division, District and state	Okhla Village, Sarita Vihar, South East, Delhi

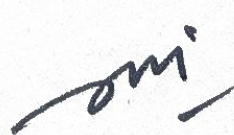
It is certified that the said entire land comprises of a single contiguous Plot of land. It is further certified that **THE SCHOLAR SCHOOL, E-11, Abul Fazal Enclave-1, Jamia Nagar, New Delhi-25** run by name of **HUMAN WELFARE FOUNDATION** is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

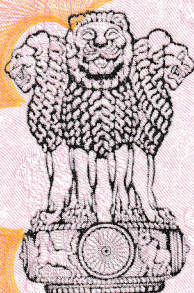
All that Piece and parcel of land measuring **3000 Square Meters** situated in **Khasra No. 244** at **Dawat Nagar, Abul Fazal Enclave, Jamia Nagar, Okhla Village, New Delhi-1 10025**, and bounded as follows:

North: Vacant
East : Residential
West : 20 Feet wide road
South : Residential

To
The Principal,
The Scholar School,
E-11, Abul Fazal Enclave-1, Jamia Nagar, New Delhi-25


SUB REGISTRAR-(V), KALKAJI
DISTRICT (SOUTH-EAST)
Old Tehsil Building
Mehrauli, New Delhi-30

14059
21/10/15



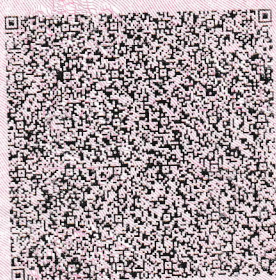
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL73582159276837N
Certificate Issued Date : 20-Oct-2015 04:10 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL-CORPBK44762916168308N
Purchased by : ISHAAT E ISLAM TRUST
Description of Document : Article 35(v) Lease with security upto 30 years
Property Description : E-11 (OLD NO.D-309/2) DAWAT NAGAR, ABUL FAZAL ENCLAVE, JAMIA NAGAR, NEW DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : ISHAAT E ISLAM TRUST
Second Party : HUMAN WELFARE FOUNDATION
Stamp Duty Paid By : ISHAAT E ISLAM TRUST
Stamp Duty Amount(Rs.) : 3,000
(Three Thousand only)



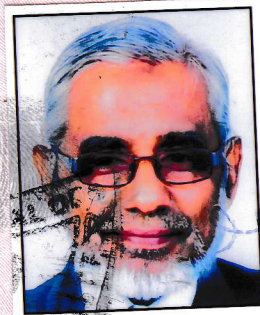
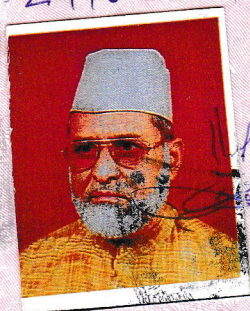
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LOCKED

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MR. SUALEH SHABIBI
A/c No. 2440 8829 7166

MR. MAMMUNNI
A/c No. 4701 3462 8144



for ISHAAT E ISLAM TRUST

President/Secretary

0001949157

SHIL

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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LEASE DEED

THIS LEASE DEED is made and executed at New Delhi on this 21st day of October, 2015

BETWEEN

ISHAAT-E-ISLAM TRUST, a trust registered under the Indian Trust Act, 1882 having office at D-307, Dawat Nagar, Abul Fazal Enclave, Jamia Nagar, New Delhi-110025 acting through its Secretary, Mr. Sualeh Shabibi Son of Late Ali Shabibi R/o D-315, Dawat Nagar, Abul Fazal Enclave, Jamia Nagar, New Delhi-110025, hereinafter referred to as "the Lessor" which expression shall unless repugnant to the context include his successor in office, assigns and legal representatives authorized by Trust Resolution dated 10.03.2010;

AND

HUMAN WELFARE FOUNDATION, a trust registered under the Indian Trust Act, 1882 having its registered office at D-317, Dawat Nagar, Abul Fazal Enclave, Jamia Nagar, New Delhi-110025, represented through its Secretary Mr. Mammunni S/o Muhammad r/o E-89, Fourth Floor, Abul Fazal Enclave, Jamia Nagar, New Delhi-110025 hereinafter referred to as "the Lessee, which expression shall unless repugnant to the context include his legal successors, executors, administrators, legal representatives, nominee(s) and assignees authorized by Trust Resolution dated 23.01.2010.

WHEREAS the Lessor is the absolute owner and in physical possession of a piece of land admeasuring 3000 Sq. Mtrs. being part of Khasra No. 244 and building constructed upon the said piece of land known as THE SCHOLAR SCHOOL bearing Municipal No.E-11(old No.D-309/2) situated at Dawat Nagar, Abul Fazal Enclave, Jamia Nagar, New Delhi-110025, (hereinafter called the said property).

AND WHEREAS the Lessee has approached to the Lessor and requested to let-out the above said property to be used for running the educational institution in the name and style 'THE SCHOLAR SCHOOL' at E-11, Dawat Nagar, Abul Fazal Enclave, Jamia Nagar, New Delhi-110025 for a period of 30 years and Lessor after deliberation of the matter in the meeting of Board of Trustees held on 10-03-2010, has accepted their request unanimously and has agreed to let out the above said property to the Lessee, and the Lessee has agreed to take the same on the following agreed terms and conditions.

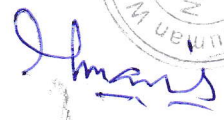
NOW THIS LEASE DEED WITNESSES AS UNDER:-

1. That the Lessee shall pay a sum of Rs.2,500/- (Rupees Two Thousands Five Hundred only) per month as rent to the Lessor payable by the Lessee always in advance, on or before the 7th day of each English Calendar month commencing from 1st April, 2010 for a period of 30 years.
2. That this Lease is granted for a period of 30 Years only commencing from 1st April, 2010 upto and inclusive of 31st March, 2040.
3. That the period of lease may be extended by mutual consent of both the parties, if needed.

for ISHAAT-E-ISLAM TRUST


President/Secretary





Deed Related Detail

Deed Name	LEASE	LEASE WITH SECURITY UPTO 30 YEARS
Land Detail		
Tehsil/Sub Tehsil	Sub Registrar V	Building Type
Village/City	Jamia Nagar	
Place (Segment)	Jamia Nagar	
Property Type	Residential	
Property Address	House No.: E-11, Road No.: , Jamia Nagar	
Area of Property	3,000.00 Sq.Meter	0.00 0.00
Money Related Detail		
Consideration Value	2,500.00 Rupees	Stamp Duty Paid 3,000.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee 100.00 Rupees
Transfer Duty	0 Rupees	Government Duty 3000 Rupees

This document of LEASE

LEASE WITH SECURITY UPTO 30 YEARS

Presented by: Sh/Smt.

S/o, W/o

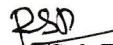
R/o

ISHAATEISLAM TRUST THR. ITS SECRE. NP
SITAI EH SHARIRI

D-315 DWAT NAGAR JAMIA NAGAR ND

in the office of the Sub Registrar, Delhi this 21/10/2015 11:28:55 day Wednesday between the hours of

Signature of Presenter


 Registrar/Sub Registrar
 Sub Registrar V
 Delhi/New Delhi

 Execution admitted by the said Shri / Ms.
 ISHAATEISLAM TRUST THR. ITS SECRE. SUALEH SHABIBI

and Shri / Ms.

HUMAN WELFARE FOUNDATION THROU. SECRE. MAMMUNNI

Who is/are identified by Shri/Smt/Km. MD TAHIR S/o W/o D/o NP R/o

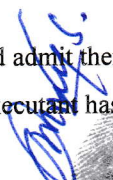
and Shri/Smt./Km MD MIYAN S/o W/o D/o NP R/o

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 31/10/2015 13:33:25


 Registrar/Sub Registrar
 Sub Registrar V
 Delhi/New Delhi

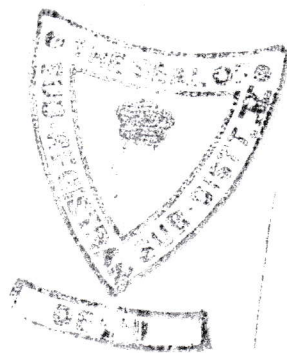

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4. That the Water, Telephone and Electricity bills will be paid by the Lessee to the concerned authorities.
5. That all the taxes including Property Tax in respect of the aforementioned property shall be paid by the Lessee to the South Delhi Municipal Corporation (SDMC) or any other concerned departments regularly as per law.
6. That the Lessee shall not sublet the whole or any part of the said leased premises to anyone else at any cost in any circumstances without obtaining prior written permission from the Lessor.
7. That the Lessee shall not make any additions or alternations in the leased premises, without obtaining prior written permission from the Lessor.
8. That the Lessee shall permit the Lessor or his authorized agent to enter into the said leased premises for inspection, general checking or to carry out the repair work at any reasonable times.
9. That the Lessee shall use the said leased premises for the purpose of running an English Medium Educational Institution with Islamic orientation in the name and style of "THE SCHOLAR SCHOOL" in accordance with the policy of the Lessor.
10. That there shall be no discrimination in admission to the school on the ground of religion, race, caste, creed, region or language etc. However the school shall be run and administered as a Minority Educational Institution. As far as possible 25% of the total students belonging to fiscally weaker section of the society shall be given concession in tuition fee.
11. That there shall be no co-education after the Vth Standard. After Vth Standard it is mandatory that there shall be separate arrangement for boys and girls students both for the academic classes and extracurricular activities.
12. That it is the responsibility of the Lessee to constitute a Management Committee to run and administer the Minority Educational Institution as per policy, syllabi and curricula approved by the Lessor. Be it noted that two representatives of the Lessor shall always be included in the Management Committee and presently Mr. Z. A. Mansoori and Mr. Mohammad Ashfaq Ahmad are being nominated who shall represent the Lessor in the Management Committee of the school.
13. That the Lessee shall replace and make good all breakages deficiency and damages to the fittings and fixtures which may happen during the period of the tenancy except natural wear and tear and damages by the acts of God.
14. That the Lessee will allow on demand at any reasonable time or maximum notice period of 24 hours, the Lessor or his authorized representative to access the said premises for inspection or to carry out the necessary repairs.

for ISHAAT-E-ISLAM TRUST

President/Secretary

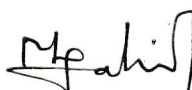




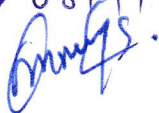
15. That all day to day minor repairs such as fuses, bulbs, fans, tubes, replacement of water taps, mixers, blockages, leaks, etc. shall be attended to by the Lessee at their own cost and expenses, and all major repairs also will be taken care of by the Lessee in time.
16. That the Lessee is fully empowered to enter into the leased premises and shall not indulge in any act or action that may cause a nuisance to the neighbors, nor shall create or keep any hazardous or dangerous material or article in the leased premises.
17. That the Lessee shall be responsible for any kind of Bank Loan, Bounce of Cheques, Payment of Credit Cards, Mobile Bills, Telephone Bills, Electricity Bills or Internet bills etc etc., taken by the Lessee and the Lessor shall not be responsible for the same.
18. That after the expiry of the Lease period, the Lessee shall hand over the leased premises along with the fittings, fixtures, furniture, belongings etc and also THE SCHOLAR SCHOOL to the Lessor without claiming or demanding any quantum of compensation whatsoever from the Lessor.
19. That both the parties shall observe to the agreed terms and conditions contained herein in this Lease Deed.
20. That in case of any dispute that may arise in between both the Lessor and the Lessee, in that case the dispute/case will be handed over to the concerned Court of Law of Delhi having Jurisdiction to adjudicate the matter in issue.

IN WITNESS WHEREOF the Lessor and the Lessee hereto have signed this Lease Deed on the day, month and year first above written, in the presence of the following witnesses:

WITNESSES:

1. 
Mohammad. Tahir S/O Mr. Hashim Ali
R/o 62, Block-H, Abw, Faraz Enclave-I, ND
EC No. DKY 0819193

2.

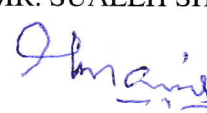

Mohd. Miyaem Qazi S/O Mr. Gulzar
Ahmad. Qazi R/o E-11, Abw, Faraz
Enclave-I, ND
A/C No. 929407258092

LESSOR

for ISHAAT-UL-ISLAM


ISHAAT-UL-ISLAM TRUST
Through its Present Secretary
MR. SUALEH SHABIBI

LESSEE


HUMAN WELFARE FOUNDATION
Through its Present Secretary
MR. MAMMUNNI



Reg. No.

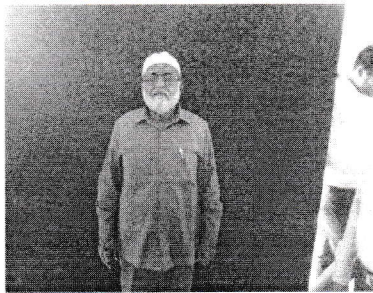
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Reg. Year

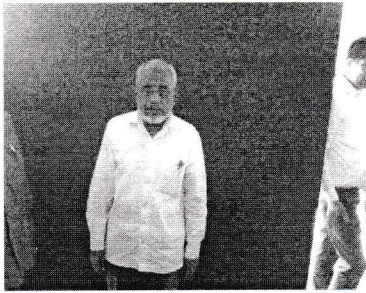
2015-2016

Book No.

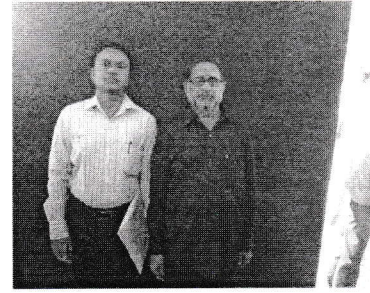
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Ist Party



IInd Party



Witness

Ist Party

ISHAATEISLAM TRUST THR. ITS SECRE. SUALEH SHABIBI

IInd Party

HUMAN WELFARE FOUNDATION THROU. SECRE. MAMMUNNI

Witness

MD TAHIR, MD MIYAN

Certificate (Section 60)

Registration No.9,997 in Book No.1 Vol No 14,059

on page 1 to 4 on this date

29/10/2015 16:40:59

day Thursday

and left thumb impressions has/have been taken in my presence.

Date 31/10/2015 13:33:32

RSP
Sub Registrar
Sub Registrar V
New Delhi/Delhi



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