







Affidavit		 Indian-Non Judicial Stamp Haryana Government 	Date : 28/03/2024
Certificate No.	AB282024C55		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	114703181		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
Deponent			
Name :	Om shree thakurji Educational society		
H.No/Floor :	0	Sector/Ward :	0
City/Village :	Ghaziabad	District :	Ghaziabad
Phone :	94*****46	State :	Utter pardesh
Purpose : AFFIDAVIT to be submitted at Consider			
TARTIMANAMA			
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website https://egr.haryana.gov.in			
SUPPLEMENTARY LEASEDEED			

(REGISTERED)

This SUPPLEMENTARY LEASEDEED is made and executed at Ambala on day of March 2024 between:-

Om Shree Thakurji Educational Society, (Registration No. (S/59241/2007)) Having its Registered office at 1/13, Daksh Road, Vishwas Nagar, Delhi-110032, through its Chairman/Authorized signatory Mr. Vivek Kansal, Mobile: +919811491204, Email: kalpiho@gmail.com duly authorized vide resolution No. 02/2024 dated 19.03.2024 passed by the Managing Committee of the society (**Hereinafter referred to as "LESSOR/ First Party"**) which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, attorneys, successors or permitted assigns) of the ONE PART.

AND

Career Defence Training Foundation, incorporated as a private limited company on 13/05/2022 under Section 8 of the Companies Act 2013 (18 of 2023) having its CIN no. U85300HR2022NPL103602, registered office at 1 C, B C BAZAR, AMBALA CANTT, Ambala, Haryana, India, 133001 through its Chairman / Authorized signatory Mr. Vinay Kumar Rai, Mobile: 7497899240, Email id: careerdefenceschool@gmail.com, raivinay77@gmail.com duly authorized vide

**For OM SHREE THAKURJI
EDUCATIONAL SOCIETY**
Vivek Kansal
Chairman

CAREER DEFENCE TRAINING FOUNDATION
Vinay Rai
Chairman

(LESSOR)

प्रलेख न:1803

दिनांक:28-03-2024

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	मुलाना
गांव/शहर	कालपी

धन संबंधी विवरण	
राशि 101 रुपये	स्टाम्प इयूटी की राशि 3 रुपये
स्टाम्प नं : AB272024C48	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:0114694264 पेस्टिंग शुल्क 3 रुपये
Drafted By:	Service Charge:200

यह प्रलेख आज दिनांक 28-03-2024 दिन गुरुवार समय 2:16:00 PM बजे श्री/श्रीमती /कुमारी विवेक कंसल पुत्र मदन लाल निवास गाजियाबाद द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (मुलाना)

हस्ताक्षर प्रस्तुतकर्ता
विवेक कंसल

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी विनय कुमार राय पुत्र ओम प्रकाश राय हाजिर है। प्रस्तुत प्रलेख के तथ्यों से दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीरामपाल नम्बरदार पिता . निवासी ठाकुरपुरा व श्री/श्रीमती /कुमारी पिता निवासी ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (मुलाना)

दिनांक 28-03-2024


Board resolution No.005/2023-24 dated 19.03.2024 passed by its Board of Directors (Hereinafter referred to as "LESSEE/Second Party") which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its chairman, directors, board of directors, representatives, attorneys, successors or permitted assigns) of the OTHER PART.

WHEREAS the Parties to this Supplementary Lease Deed had entered into a lease deed dated 29th January 2024 which was registered in the office of Sub-Registrar, Mullana, as document number 1538 on dated 29th January 2024 in Book No. 1 Volume No. 778 on Page No. 14.5 with additional copy thereof affixed in Book No. 1 Volume No. 175 at Page 95 To 96 on dated 29th January 2024 (the same is here in after referred to as the "Primary Lease Deed"). Land measuring area 6 Acre 5 Kanal 11 Marle (53 Kanal 11 Marle) situated in village Kalpi Tehsil and Distt Ambala (Haryana) Hadbast No. 136 Khewat No 106, Khatoni no. 138 Khasra No 42//5,6,15,25 area measuring 6 Karal 19 Marle 139/527 Share out of Total Area measuring 26 Kanal 7 Marle and Khewat no 282 Khatoni No 363 Khasra No 31//16/2,25.28/2,42//16,43//1,10,11 area measuring 46 Kanal 12 Marle Share 932/1065 out of Total Area Measuring 53 Kanal 5 Marle.

AND WHEREAS vide Before mentioned Primary Lease Deed the LESSEE took on lease from the LESSOR, the land building /premise mentioned the reinforce period of 18 (eighteen) years commencing w.e.f. 01.02.2024 on monthly rental as mentioned therein under such terms and condition as contained therein.

AND WHEREAS the LESSEE has further approached the LESSOR for enhancing the lease period of 18 years by additional two years, thereby making it a total lease period of 20 years commencing w.e.f. 01.02.2024 and ending on 31.01.2044, on all the terms and conditions continuing to remain same & binding as stipulated in the Primary Lease Deed.

AND WHEREAS the LESSOR, without any sort of change in the terms and conditions stipulated in the Primary Lease Deed, has agreed to such proposed enhancement of the Lease period from 18 years to 20 years (i.e. commencing from 01.02.2024 and ending on 31.01.2044), however, subject to clarification of the

For OM SHREE THAKURJI
EDUCATIONAL SOCIETY

Chairman

(LESSOR)

CAREER DEFENCE TRAINING FOUNDATION

Director

(LESSEE)

monthly rental as tabulated here under:

Year	Period	MonthlyRent
FirstYear	Feb.2024toJan.2025	₹8,00,000/-plus GST
SecondYear	Feb.2025toJan.2026	₹8,40,000/-plus GST
ThirdYear	Feb.2026toJan.2027	₹8,82,000/-plus GST
FourthYear	Feb.2027toJan.2028	₹9,26,100/-plus GST
FifthYear	Feb.2028toJan.2029	₹9,72,405/-plus GST
SixthYear	Feb.2029toJan.2030	₹10,21,025/-plusGST
SeventhYear	Feb.2030toJan.2031	₹10,72,077/-plusGST
EighthYear	Feb.2031toJan.2032	₹11,25,680/-plusGST
NinthYear	Feb.2032toJan.2033	₹11,81,964/-plusGST
TenthYear	Feb.2033toJan.2034	₹12,41,063/-plusGST
EleventhYear	Feb.2034toJan.2035	₹13,03,116/-plusGST
TwelfthYear	Feb.2035toJan.2036	₹13,68,271/-plusGST
ThirteenthYear	Feb.2036toJan.2037	₹14,36,685/-plusGST
FourteenthYear	Feb.2037toJan.2038	₹15,08,519/-plusGST
FifteenthYear	Feb.2038toJan.2039	₹15,83,945/-plusGST
SixteenthYear	Feb.2039toJan.2040	₹16,63,143/-plusGST
SeventeenthYear	Feb.2040toJan.2041	₹17,46,300/-plusGST
EighteenthYear	Feb.2041toJan.2042	₹18,33,615/-plusGST
NineteenthYear	Feb.2042toJan.2043	₹19,25,296/-plus GST
TwentiethYear	Feb.2043toJan.2044	₹20,21,561/-plus GST

The tenancy shall be on a month-to-month basis only, the rent shall be payable on month-to-month basis and none of the parties shall claim tenancy to be on annual / yearly basis.

TheBankAccountParticularsoftheLESSORareasunder:

AccountName	OmShreeThakurjiEducationalSociety
AccountNumber	34586244 83
IFSCCode	CBIN0282338 (fifthletteris'ZERO')
BankandBranchAddress	Central Bank of India, Bulmee Industrial EstateBranch,Ghaziabad,Uttar Pradesh- 201001

GENERAL:

a. The persons signing & executing this SUPPLEMENTARY LEASE DEED on behalf of the LESSOR society and the LESSEE company represent that they have

For OM SHREE THAKURJI
EDUCATIONAL SOCIETY
[Signature]
Chairman

(LESSOR)

CAREER DEFENCE TRAINING FOUNDATION
[Signature]
Director

(LESSEE)

Authority and power to sign this SUPPLEMENTARY LEASE DEED on behalf of their respective society/company and that both the parties hereby acknowledge / confirm such authority & power of each other and declare that none of them shall dispute, at any stage, the authority & power of the person(s) signing this SUPPLEMENTARY LEASE DEED, it be representative of the LESSOR or the LESSEE. The persons signing this lease deed also declare for and on behalf of respective parties that the terms and conditions mentioned herein and the primary Lease Deed depict all the points orally discussed among them and that nothing beyond what is mentioned in this SUPPLEMENTARY LEASE DEED and the PRIMARY LEASE DEED shall be urged or claimed by the matany point of time. This SUPPLEMENTARY LEASE DEED shall be read as part and parcel of the Primary Lease Deed dated 29.01.2024.

- b. The parties here by declare and clarify that all the terms and conditions as stipulated in the Primary Lease Deed referred above shall continue to remain operative & binding on the parties and that the parties shall continue to remain governed / covered by the same, except to the extent of lease period which is here by enhanced from 18 years to 20 years, as mentioned above. It is further clarified that there shall be no change in the lock in period as stipulated in the Primary Lease Deed.
- c. All costs, stamp charges, registration charges and expenses payable on or in respect of this SUPPLEMENTARY LEASE DEED and/or on all other instruments and deeds to be executed, if any to the agreement including the stamp duty, registration charges, legal fees etc. shall be borne by LESSEE alone with no right to claim its recovery / reimbursement from the LESSOR. The demand (including penalty/fine), if any, made by the Collector of Stamps or any other department at any point of time shall be sole responsibility / liability of the LESSEE alone.
- d. The original SUPPLEMENTARY LEASE DEED shall remain with the first party and a true / second copy with the second party for future reference and purposes. However, irrespective of availability of the original SUPPLEMENTARY LEASE DEED, the parties shall not dispute its execution, its registration and undertake that the original and true / second copy of the registered lease / Supplementary Lease Deed shall be duly accepted as admissible under the law of evidence.

For OM SHREE BHAKURJI
EDUCATIONAL SOCIETY

Chairman

(LESSOR)

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CAREER DEFENCE TRAINING FOUNDATION

Director

(LESSEE)

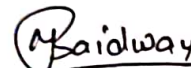
IN WITNESS ES WHERE OF , this SUPPLEMENTARY LEASE DEED is being executed on the day and date a fore mentioned at Ambala, Haryana among the parties out of their own free Will and Consent being not affected by any sort of force, pressure coercion or undue influence of any nature , whatso ever , from any corner and the parties undertake to remain bound by all terms set-out herein above.

For OM SHREE THAKURJI
EDUCATIONAL SOCIETY


Chairman

OmShreeThakurjiEducationalSociety
(1stParty/Landlord/LESSOR)

WITNESSES:

1. 

Moulika,


Ram Pal Numberdar
Vill. Thakurpura (Ambala)

CAREER DEFENCE TRAINING FOUNDATION


Director

CareerDefenceTrainingFoundation
(2ndParty/Tenant/LESSEE)

2.

AKSHYA KUMAR ANWOCATE
Enrol. No. PH/2017/2022
PUNJAB & HARYANA HIGH COURT
CH. No. 12, 2nd Floor, Distt. Court
AMBALA CITY (H) 82956-38298

For OM SHREE THAKURJI
EDUCATIONAL SOCIETY

Chairman

(LESSOR)

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CAREER DEFENCE TRAINING FOUNDATION

Director

(LESSEE)

Reg. No.

Reg. Year

Book No.

1803

2023-2024

1



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी
मुलाना

पेशकर्ता :- विनय कुमार राय

दावेदार :- विनय कुमार राय

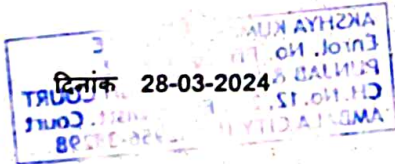
गवाह 1 :- रामपाल नम्बरदार

गवाह 2 :- मन्दीरा

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1803 आज दिनांक 28-03-2024 को बही नं 1 जिल्द नं 778 के पृष्ठ नं 80.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 181 के पृष्ठ नं 23 से 24 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



उप/सयुक्त पंजीयन अधिकारी मुलाना



Certificate No ASY2024B



Stamp Duty Paid : ₹ 88200
(Rs. Only)

GRN No 11332755



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name : Om shree thakurji Educational society
H.No/Floor : 0 Sector/Ward : 0 LandMark : 0
City/Village : Delhi District : Delhi State : Punjab
Phone : 99*****22



Buyer / Second Party Detail

Name : Career defence training Foundation Bc bazar ambala
H.No/Floor : 0 Sector/Ward : 0 LandMark : 0
City/Village : Kalpi District : Ambala State : Haryana
Phone : 99*****20

Purpose : SALE DEED

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

Ashu

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