

CERTIFICATE OF LAND

File No.

Date:

Certified that the land measuring 9072 Sq. Mtrs (2.25 Acres) is owned by the World Excellence Education Pvt Ltd by way of Sale Deed.

It is further certified that owner of the land has leased the said land to Shikshantar Education Society, House No 40, Cross Street 2, Anand Nagar Bhilai Dist. Durg CG 490020 (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 29 years 11 Months from 17/10/2024 to 16/09/2054.

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	15006, 15007
2.	Name of street/village, Sub Division, District and State	Village - Janjgiri, Tehsil- Bhilai 3, Durg, CG 490025

It is certified that the said entire land comprises of a single contiguous plot of land. It is further certified that Delhi World Public School, Village - Janjgiri, Tehsil- Bhilai 3, Durg, CG 490025, (Name of the School with name of street, village, sub-division and district) run by Shikshantar Education Society, House No 40, Cross Street 2, Anand Nagar Bhilai Dist. Durg CG 490020 (Name of Society / Trust / Company under Section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 9072 Sq. Mtrs (area of land in square meters) situated in Khasra No. 15006, 15007 [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at Village - Janjgiri, Tehsil- Bhilai 3, Durg, CG 490025 (name of street/village, sub division, district and state) and bounded as follows:

North: 12 mts Road

East: 20 feet Road

West: Gaukaran Sahu's Land

South: Railway Land

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT
LAND AUTHORITY

(Stamp and Signature of the land authority)
(Name of Officer)
(Name of District)

[Handwritten signature and stamp]



Pre-Registration Docket

Date :- 17-10-2024 12:17 pm

Office Name :- Sub Registrar Office Durg-1
Pre Registration ID:- 202400282942

Appointment :- 17-Oct-2024 Time:- 14:00-15:00

Article	35-Lease
Fee Rule	Lease
Document Execution Date	17-Oct-2024
No of Pages	27
Consideration Amount	₹0/-
Total Fees	₹1,01,000

Witness Details	Full Name: Mr. DOMENDRA KUMAR CHAKRADHARI, Father/Husband Name- BUDHARU RAM CHAKRADHARI Address: SARSWATI NAGAR DURG,, Gender: Male, Full Name: Mr. RANJEET SINGH CHHABDA, Father/Husband Name- R S CHHABDA Address: PADMANABHPUR DURG,, Gender: Male,
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LEASOR	1) Name: Mr. WORLD EXCELLENCE EDUCATION PVT LTD DIRECTOR PRABHU DAYAL SHARMA वर्ल्ड एक्सीलेंस एजुकेशन प्राइवेट लिमिटेड, Father: PRAKASH CHANDRA SHARMA प्रकाश चंद्र शर्मा, Category: Individual, Age: 57, Gender: Male Address: H NO 54-1420 PRABHU JYOTISH KARYALAYA BEHIND AYURVEDIC COLONY DANGANIYA RAIPUR CG डंगनिया रायपुर, Occupation: Private job, Sub Caste: Other, PAN No./Form(60/61):COBPS6093E,
LEASSEE	1) Name: SHIKSHANTAR EDUCATION SOCIETY GURUBAX SINGH CHHABDA CHAIRMAN SHIKSHANTAR EDUCATION SOCIETY Category: Society / Firm, Gender: Male Address: H NO 40 CR ST 2 ANAND NAGAR BHILAI DIST DURG CG PAN No./Form(60/61):,

Land Description	Property Boundaries	Area	Valuation	Property Age
Property Id : 477685 : जंजगिरी, Dhamdha, Durg Khasra Number - 15006 Usage Category :Open Diverted Land, Open Diverted Land Latest Document Id (Khasra:P-11) / Khasra ID - 126093053 Usage Category :Open Diverted Land, Open Diverted Land	Location: 500 वर्गमीटर से अधिक, Sub-Location: 500 वर्गमीटर से अधिक East: SADAK, West: KH NO 15007, South: RAILWAY KI BHUMI, North: SADAK	Road Frontage : Not Applicable , Area Type : Rural , ULB Type : Nagar Panchayat Class C , Land Types : Khasara Panchsala , Land area : 0.3130 Hectare	₹0	

Land Description	Property Boundaries	Area	Valuation	Property Age
Property Id : 477695 : जंजगिरी, Dhamdha, Durg Khasra Number - 15007 Usage Category :Open Diverted Land, Open Diverted Land Latest Document Id (Khasra:P-11) / Khasra ID - 126093070 Usage Category :Open Diverted Land, Open Diverted Land	Location: 500 वर्गमीटर से अधिक, Sub- Location: 500 वर्गमीटर से अधिक East: KH NO 15006, West: GAUKARAN SAHU KI BHUMI, South: RAILWAY KI BHUMI, North: SADAK	Road Frontage : Not Applicable , Area Type : Rural , ULB Type : Nagar Panchayat Class C , Land Types : Khasara Panchsala , Land area : 0.5870 Square Metre	₹0	

Details of Stamp Duty	
Stamp Duty	90000 /-
Cess fees	10800 /-
Total Stamp	100800 /- (Rupees One Lakh Eight Hundred only)
Details of other fees	
Registration Fee	67500 /-
Service Charge	1620 /-
Digar Tehsil Fee	1100 /-
Total Fees	70220 /- (Rupees Seventy Thousands Two Hundred And Twenty only)
Payment Details	
E-STAMP Receipt Id: IN-CG59631461510804W Payment Id: , Dated:2024-10-17	101000 /-

Total Fees

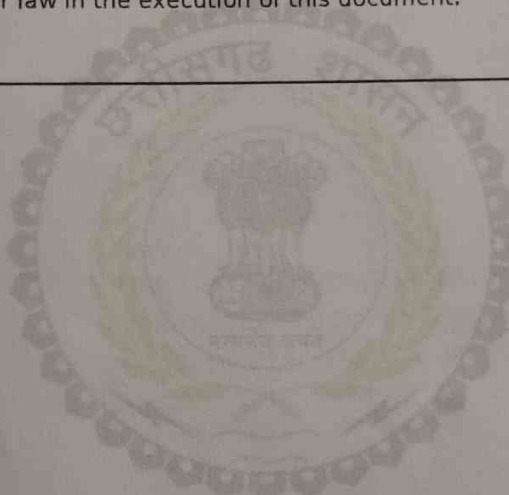
101000 /- (Rupees One Lakh One Thousand only)

Declaration To Be Made In The Data Entry Summary Sheet Print Out

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

The property details given in this document are completely true. No such fact has been hidden in this document, which may increase the market price. There is no restriction, prohibition or restriction of any kind under law in the execution of this document.





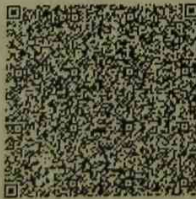
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Chhattisgarh

e-Stamp

Certificate No. : IN-CG59631461510804W
Certificate Issued Date : 17-Oct-2024 12:27 PM
Account Reference : IMPACC (SV)/ cg6025204/ DURG/ CG-DG
Unique Doc. Reference : SUBIN-CGCG602520401438190994485W
Purchased by : SHIKSHANTAR EDUCATION SOCIETY
Description of Document : Article 35 Lease (For a period of one year or more)
Property Description : LEASE AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : WORLD EXCELLENCE EDUCATION PVT LTD
Second Party : SHIKSHANTAR EDUCATION SOCIETY
Stamp Duty Paid By : SHIKSHANTAR EDUCATION SOCIETY
Stamp Duty Amount(Rs.) : 1,01,000
(One Lakh One Thousand only)



Please write or type below this line

JD 0013036582

SHCIL

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001006885



LEASE AGREEMENT

This **AGREEMENT** is executed at Durg, Chhattisgarh on this 17TH day of **OCTOBER** 2024.

Between:

World Excellence Education Pvt. Ltd. hereinafter referred to as “**LESSOR**” or as “**FIRST PARTY**” (which expression unless repugnant to the context shall also mean its successors / assignees / representatives / liquidators); represented herein by its **Director Prabhu Dayal Sharma S/o Sri Prakash Chandra Sharma**, resident at H.No. 54/1420, Prabhu Jyotish Karyalaya, Behind Ayurvedic Colony, Danganiya, Raipur Chhattisgarh, Pin 492010, Pan No. COBPS6093E, Aadhar No. 3821 6568 5750, Mobile No. 9827464400.

And

Shikshantar Education Society, registered with register of Registrar of Firms and Societies, Chhattisgarh, having their Regd. Office at H.No. 40, Cr St 2, Anand Nagar, Bhilai Dist Durg, Pin 490020, Chhattisgarh, represented through its Chairman Gurubax Singh Chhabda, S/o Shri Ratan Singh Chhabda, aged about 55 years, residing at H.No. 40, Cr St 2, Anand Nagar, Bhilai Dist Durg, Pin 490020, Chhattisgarh, here-in-after referred to as “**LESSEE**” or as “**SECOND PARTY**”. Pan No. AFJPC3425K Aadhar No. 2500 9829 1986 Mobile No 8889063333.

Here-in-after, both the parties are also collectively referred to as “**Parties**” and as “**Party**” when individually referred-to.

DEPARTMENT OF REGISTRATION AND STAMP
CHHATTISGARH

(Form-01)



Sh./Smt. **WORLD EXCELLENCE EDUCATION PVT LTD DIRECTOR**

PRABHU DAYAL SHARMA, Son/Daughter/Wife/Husband of **PRAKASH**

CHANDRA SHARMA presented the document at the-Sub Registrar Office

Durg-1 Tehsil **Durg** District **Durg** on **17-Oct-2024** at **02:56 PM** .

Bhupendra Kurre
Sub Registrar ,Durg-1

WHEREAS, the Lessor/s is/are the owner of the land in khasra no 15006 and 15007 measuring 0.3130 and 0.5870 hectare respectively (total 0.900 hectare OR 2.224 Acre OR 9000 Sq Mtr.) which is situated at halka no 00011, Village Janjgiri, Tehsil Bhilai 3, Dist Durg C.G, and

*WHEREAS, the said land more fully described in the schedule hereto and hereinafter called the "Said Land" was / were vacant and ready for occupation and whereas the Lessee being in need of accommodation for its use and occupation approached and requested the Lessor / s to grant lease in its favour in respect of the "Said Land" and whereas both the parties now desired to reduce the terms into writing and whereas the Lessor / s agreed to grant lease in favour of the Lessee in respect of the "Said Land", it is now hereby agreed as follows -

Premise / Foundation of the AGREEMENT

1. The **SECOND PARTY**, managing Schools, engaged in establishing, operating and developing educational institutions, and intending to take on rent the said land for starting a school.
2. The **FIRST PARTY** has offered to lease out its land to the **SECOND PARTY** for its proposed school.
3. Hence this **AGREEMENT** executed and sealed by the **Parties**.

Averments and Terms & Conditions of the Agreement.

The **Parties** aver and agree upon the following Averments and Terms & Conditions.

1. The **FIRST PARTY** avers and confirms that they are legally competent to enter in to a deal as incorporated here-in and that Mr. Prabhu Dayal Sharma has been duly authorized to execute and implement this **AGREEMENT** by way of a Resolution adopted by the **FIRST PARTY**. A copy of such Resolution passed by the Board in their meeting held on 9th October 2024 is annexed here-to as Annexure-A.

P. Sharma

Gurpreet

2. The **SECOND PARTY** avers and confirms that their Society, as per their charters, is legally competent to enter in to a deal as incorporated here-in and Shri Gurubax Singh Chhabda has been duly authorized to execute and implement this **AGREEMENT** by way of a Resolution adopted by the **SECOND PARTY**. A copy of such Resolution passed by the trust in their meeting held on **10th October 2024** is annexed here-to as Annexure-B.
4. That the **First Party** avers and confirms that no legal proceedings under any prevalent law / regulation of the State / Central Government is on-going / pending pertaining to the above-described land owned by them.
5. That the land, approach road up to the land and all other necessary basic infrastructure will be provided by the **FIRST PARTY**.
6. That the Marginal fluctuation / extension of time over the schedule stipulated above, for **Force Majeure** reasons, can be allowed subject to written proposal / consent of the **Parties**.
7. That the first parties assured the **SECOND PARTY** that the said land is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the **SECOND PARTY** on account of any legal defect in the ownership and title of the first parties then the first parties will be liable and responsible to make good the loss suffered by the **SECOND PARTY** and keep the **SECOND PARTY** saved, harmless and indemnified against all such losses and damages suffered by the **SECOND PARTY**.
8. Construction / Renovation work shall be made by the lessee as per the requirement. The building and office interior shall be made by the lessee after getting NOC from the

[Signature]

[Signature]

DEPARTMENT OF REGISTRATION AND STAMP
CHHATTISGARH

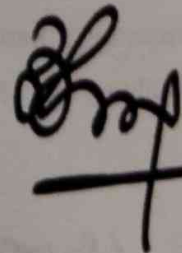
Admission and Identification for Registration (Form-2, 3)

The First Party (Presenter): WORLD EXCELLENCE EDUCATION
PVT LTD DIRECTOR PRABHU DAYAL SHARMA, Father PRAKASH
CHANDRA SHARMA, Caste- Other, Occupation -Private Job, H NO
54-1420 PRABHU JYOTISH KARYALAYA BEHIND AYURVEDIC COLONY
DANGANIYA RAIPUR CG , 1. GURUBAX SINGH CHHABDA CHAIRMAN
SHIKSHANTAR EDUCATION SOCIETY through SHIKSHANTAR
EDUCATION SOCIETY ,35-Lease executes and accepts the consideration
amount Rs _____ /- in presence of Sub-Registrar Rs 0/- and or will receive Rs
0/-amount after the registration.

The details of witnesses are as follows: -

1. Mr. DOMENDRA KUMAR CHAKRADHARI, S/O-BUDHARU RAM
CHAKRADHARI SARSWATI NAGAR DURG
2. Mr. RANJEET SINGH CHHABDA, S/O-R S CHHABDA
PADMANABHPUR DURG

Were examined as to the identity of the aforesaid
executant(s).



Bhupendra Kurre

respective authorities being provided by the lessor. The lessor shall be held responsible to obtain the necessary approvals & NOCs to make the building functional.

FEATURES / CONDITIONS OF THE LEASE AND FINANCIALS THEREOF

9. Commencement / Tenure –

- (i) This AGREEMENT commences and becomes effective from 17TH of October 2024 by the **Parties**.
- (ii) The initial lease period shall be for **29 years and 11 months** commencing from 17th of October, 2024 till 16th **September 2054** with a lock in period of 6 years, The Lease is renewable / extendable, with the same / revised terms and conditions, for further period(s) subject to consent by the **Parties**.
- (iii) The lessee will have access to the entire area of 0.900 hectare for its functioning from 17/10/2024 and rent for the occupied area will be paid to **First Party** from the said date.

10. **Purpose of Lease** - The Parties agree that the schedule land have been leased out to the LESSEE by the LESSOR for setting up and managing a school / educational institution for imparting education & training, as also for ancillary activities thereto. The LESSEE shall not use of the schedule premises for any other purpose, wholly or partly, without the prior written permission of the LESSOR and without payment of the additional rental & other charges, to be agreed upon by the **Parties** for the purpose.

11. Rental –

- (i) Yearly rental for the land will Rs. 3,60,000/- (In Words Rs. Three Lacs Sixty Thousand Only) which is payable on quarterly basis.
- (ii) The LESSEE will bear & pay Goods & Services Tax (GST) and other applicable taxes, if any, over the rental payable.
- (iii) The Rental will be increased at **03 yearly rest**, by **15%** over the existing rental and, accordingly.
- (iv) The quarterly rental shall be payable within the 10th of the first month of the succeeding quarter it is payable-for and the payments are to be made by of Bank instruments / on-line transfer and not by cash.

[Signature]

[Signature]

**DEPARTMENT OF REGISTRATION AND STAMP
CHHATTISGARH
Receipt**

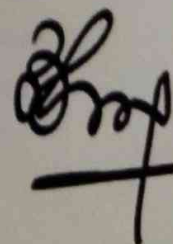
Pre. Registration No. : 202400282942

Village No.: 100514	Receipt Date: 17-October-2024
Sub Registrar Office Durg-1	Receipt No. : 2024/3/7345
Nature of Document : 35-Lease (Lease)	District : Durg
The First Party (Presenter) WORLD EXCELLENCE EDUCATION PVT LTD DIRECTOR PRABHU DAYAL SHARMA	Second Party GURUBAX SINGH CHHABDA CHAIRMAN SHIKSHANTAR EDUCATION SOCIETY through SHIKSHANTAR EDUCATION SOCIETY
Government/Market Value: Rs.0 /-	Consideration Amount: Rs.0 /-

Details of Stamp Duty	
Stamp Duty	90000 /-
Cess fees	11000 /-
Additional Stamp Duty	200 /-
Total Stamp	101000 /- (Rupees One Lakh One Thousand only)
Details of other fees	
Registration Fee	67500 /-
Digar Tehsil Fee	1100 /-
Service Charge	1620 /-
Total Fees	70220 /- (Rupees Seventy Thousands Two Hundred And Twenty only)

Presented on Dated 17-Oct-2024

Registration Date 17-Oct-2024



Sub Registrar--Bhupendra Kurre

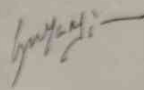
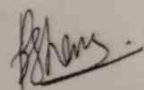
- (v) Payment of rentals will be subject to Tax Deducted at Source (TDS) and such other applicable statutory / regulatory deductions.
- (vi) In the event of default in payment of the rental for two or more consecutive months, interest @ 1% per month over the defaulted amount for the defaulted period shall be payable.
- (vii) On expiry / termination of the LEASE AGREEMENT, the LESSEE can take a maximum time of 45 (forty-five) days for their winding-up and vacating the premises by paying rents for the premises at the prevailing rate for such winding-up time period availed.

12. Maintenance of the Leased Premises –

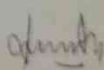
- (i) The LESSEE shall be allowed to carry out alterations to the Leased Premises or any part thereof with the prior consent of the LESSOR.
- (ii) The LESSEE shall maintain the Leased Premises and fittings & fixtures thereof in good repaired condition, and must hand over peaceful and vacant possession of the Premises to the LESSOR, in good / well repaired condition, on the expiry / termination of the Lease Term.
- (iii) The LESSEE undertakes to indemnify against all losses / expenses/damages that LESSOR if caused to the LESSOR due to acts of omission / commission by the LESSEE or by reason of violation of any applicable provisions of law by the LESSEE or by reason of any incorrect representation / warranty / undertaking provided by the LESSEE to LESSOR pertaining to this LEASE AGREEMENT.
- (iv) The LESSEE shall ensure paying to the concerned authorities / agencies telephone charges, electricity charges and such other charges / fees in respect of the leased premises, as and when due, on an ongoing basis and not holding them unpaid / arrear.
- (v) The LESSEE, shall also ensure payment to the concerned authorities / agencies the Municipal Taxes, Sewage Charges, Property Tax and all other such taxes / duties / levies / charges pertaining to the leased premises, as and when due, on an ongoing basis.
- (vi) During the continuing lease period, the LESSEE will remain entitled for installation of signage equipment's on the parapet / terrace of the buildings without any additional rent / charges / fees payable there-for, but such installation must be done only with required regulatory permission / licenses, if any, duly obtained.

[Signature]

[Signature]

Sr. No.	Party Name and Address	Party Type	Party Photo	Finger Print	Signature
1	GURUBAX SINGH CHHABDA CHAIRMAN SHIKSHANTAR EDUCATION SOCIETY, Father/Husband/Mother Name: , Category: Society / Firm, , SHIKSHANTAR EDUCATION SOCIETY , Address: H NO 40 CR ST 2 ANAND NAGAR BHILAI DIST DURG CG Chhattisgarh PAN No.:	LEASSEE Age:			
2	WORLD EXCELLENCE EDUCATION PVT LTD DIRECTOR PRABHU DAYAL SHARMA, Father: PRAKASH CHANDRA SHARMA , Category: Individual, , Address: H NO 54- 1420 PRABHU JYOTISH KARYALAYA BEHIND AYURVEDIC COLONY DANGANIYA RAIPUR CG Chhattisgarh PAN No.: COBPS6093E	LEASOR Age: 57			

Witness:

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DOMENDRA KUMAR CHAKRADHARI ,S/O BUDHARU RAM CHAKRADHARI Age 21 SARSWATI NAGAR DURG			
2	RANJEET SINGH CHHABDA ,S/O R S CHHABDA Age 52 PADMANABHPUR DURG			

Obligation / signature of the aforesaid executor / claimant / associate / witness taken before me

13. Notice –

- (i) The LESSOR shall give minimum 2 years of notice to the LESSEE incase of willingness to get the leased area vacated after the locking period of 06 years. This shall not be covering any reimbursement by the LESSOR to the LESSEE for any of the construction or renovation done.

14. Termination –

- (i) For breach of the terms and conditions, any / some / all of them, the affected Party can also seek termination of the **AGREEMENT** in which case the advance notice stipulation will not be applicable but shall be subject to arbitration / adjudication process provided for in this **AGREEMENT**.
- (ii) Notwithstanding the aforesaid provisions and rights of the LESSOR, the LESSEE shall have the uninterrupted peaceable and quiet enjoyment of possession of the leased Premises, throughout the continuing lease period, without any manner of hindrance from LESSOR or from any persons on behalf of the LESSOR.

15. Miscellaneous –

- (i) Stamp Duty, Registration Charges and such other charges in respect of this **AGREEMENT** shall be borne and paid by the LESSOR.
- (ii) If any provision(s) of this **AGREEMENT** is/are held to be illegal, invalid, or unenforceable under any present or future Law of the Land, such provision(s) shall be stand fully severed from the **AGREEMENT** and the remaining provisions of the **AGREEMENT** shall remain in full force and effective; without adversely affecting its legality, validity and enforceability for its remaining provision.

16. Disputes Resolution-

- (i) In the event any dispute or difference between the Parties arising out of this **AGREEMENT** and / or its implementation, and the Parties fail to resolve such dispute(s) / difference(s) amicably by themselves, such dispute(s) / difference(s) shall be referred to and decided by a sole Arbitrator to be appointed by the Parties jointly. In the event of the Parties not being able to agree on the name of a sole Arbitrator, the Parties shall appoint one Arbitrator each and the two Arbitrators so appointed shall appoint a third Arbitrator who shall act as the Presiding Arbitrator. The fees / other expenses of the arbitration proceedings including appointment of Arbitrator(s), shall be borne by the Parties equally i.e., on 50:50 basis. The venue for the arbitration proceedings shall by the Arbitrator(s) but within the state of

[Signature]

[Signature]

Deed Endorsement

Pre Registration ID :- 202400282942

Deed Type	35-Lease--(Lease)
Number of Pages	27
Fee Details	Stamp Duty :- Rs. 90000, Registration Fee :- Rs. 67500, Service Charge :- Rs. 1620, Cess fees :- Rs. 10800, Digar Tehsil Fee :- Rs. 1100, Rent Amount :- 360000
Property No.	477685
Valuation Details	Value :- Rs.0/-, Transaction Amount :- Rs.-/-
Property Details	District :- Durg , Tehsil :- Dhamdha , Village :- जंजगिरी Location :- Non Irrigated, 500 वर्गमीटर से अधिक, Property Boundaries :- East: SADAK, West: KH NO 15007, South: RAILWAY KI BHUMI, North: SADAK Khasra Number - 15006 Latest Document Id (Khasra:P-11) / Khasra ID - 126093053 Area Of Land :- Land area - 0.3130 Hectare, Type of Land :- Diverted/ Nazul/ Populated Land - Open Land
Property No.	477695
Valuation Details	Value :- Rs.0/-, Transaction Amount :- Rs.-/-
Property Details	District :- Durg , Tehsil :- Dhamdha , Village :- जंजगिरी Location :- Non Irrigated, 500 वर्गमीटर से अधिक, Property Boundaries :- East: KH NO 15006, West: GAUKARAN SAHU KI BHUMI, South: RAILWAY KI BHUMI, North: SADAK Khasra Number - 15007 Latest Document Id (Khasra:P-11) / Khasra ID - 126093070 Area Of Land :- Land area - 0.5870 Square Metre, Type of Land :- Diverted/ Nazul/ Populated Land - Open Land
Sh./Smt. WORLD EXCELLENCE EDUCATION PVT LTD DIRECTOR PRABHU DAYAL SHARMA , Father/Husband/Mother Name : PRAKASH CHANDRA SHARMA has presented the document for registration in Sub Registrar Office Durg-1 on date :- 17-10-2024 Day :- Thursday Time :- 02:57:12	

Photograph and photo of the executors / claimants and witnesses under Section 32 (a) of the
Registration Act 1908

**DEPARTMENT OF REGISTRATION AND STAMP
CHHATTISGARH
Receipt**

Pre. Registration No. : 202400282942

4900

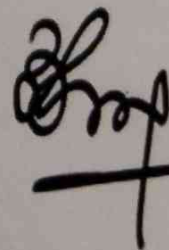
Village No.: 100514	Receipt Date: 17-October-2024
Sub Registrar Office Durg-1	Receipt No. : 2024/3/7345
Nature of Document : 35-Lease (Lease)	District : Durg
The First Party (Presenter) WORLD EXCELLENCE EDUCATION PVT LTD DIRECTOR PRABHU DAYAL SHARMA	Second Party GURUBAX SINGH CHHABDA CHAIRMAN SHIKSHANTAR EDUCATION SOCIETY through SHIKSHANTAR EDUCATION SOCIETY
Government/Market Value: Rs.0 /-	Consideration Amount: Rs.0 /-

Details of Stamp Duty	
Stamp Duty	90000 /-
Cess fees	11000 /-
Additional Stamp Duty	200 /-
Total Stamp	101000 /- (Rupees One Lakh One Thousand only)
Details of other fees	
Registration Fee	67500 /-
Digar Tehsil Fee	1100 /-
Service Charge	1620 /-
Total Fees	70220 /- (Rupees Seventy Thousands Two Hundred And Twenty only)

Presented on Dated 17-Oct-2024

Registration Date 17-Oct-2024

Registration Fees Paid On
Sub Registry Office Durg



Sub Registrar--Bhupendra Kurre

DELIVERED

गोपनीय
३७

DELIVERED

P पुस्तिका क्रमांक

3811014



किसान किताब

भाग 1

नाम श्री. वि. दावडा पिता श्री. वि. दावडा

ग्राम अंजगिरी

प. ह. नं.

[मूल्य 10.00 रु. प्रति सेट]

लेख

क्रमांक 15007 रकबा 0.5870 लंगान 5.20 अखवाय 0.5870

सिंचाई का स्रोत (कुआ, नहर, तालाब, नदी) (9)

यदि खसरा नं. पट्टे पर है, तो मौसमी/शासकीय पट्टेदार का नाम (10)

अन्य विवरण (11)

दिनांक 06/06/2024 के अनुसार

अंजगिरी

प्रकार - दो
(नियम - 6 देखिये)

छत्तीसगढ़ शासन



सोसायटी के रजिस्ट्रीकरण का प्रमाण पत्र

क्रमांक: 122202317065

संदर्भ क्रमांक: 1572077143

यह प्रमाणित किया जाता है शिवांतर एजुकेशन सोसायटी सोसायटी जो गुरुबक्श सिंह छावड़ा मकान संख्या 40, फ़ास स्ट्रीट 2, आनंद नगर, मिलाई, जिला दुर्ग छ.ग. 490020 तहसील Durg जिला Durg में स्थित है, छत्तीसगढ़ सोसायटी रजिस्ट्रीकरण अधिनियम, 1973 (क्रमांक 44 सन् 1973) के बर्धन तारीख 13/10/2023 को रजिस्ट्रीकृत की गई है।



अनुपमा कुंजर
समितियों के असिस्टेंट रजिस्ट्रार
छत्तीसगढ़

This is computer generated certificate. This certificate can be verified online at <http://rfas.cg.nic.in/> through Certificate No. and Date of Registration

guyant

Digitally signed by अनुपमा कुंजर
Date: 2023.10.13 18:19:54 +05:30
Reason: For Issuing Registration of New Society
Location: State Society



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that WORLD EXCELLENCE EDUCATION PRIVATE LIMITED is incorporated on this TWENTY SIXTH day of JUNE TWO THOUSAND TWENTY THREE under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U85500CT2023PTC014825**

The Permanent Account Number (PAN) of the company is **AADCW5625M***

The Tax Deduction and Collection Account Number (TAN) of the company is **JBPW00457C***

Given under my hand at Manesar this TWENTY SIXTH day of JUNE TWO THOUSAND TWENTY THREE

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10
Date: 2023.07.03 18:28:50 IST

Rajender Kumar

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

WORLD EXCELLENCE EDUCATION PRIVATE LIMITED

Plot no 40, Anand Nagar Junwani, Motilal Nehru Nagar Bhilai, Durg, Durg-490020, Chattisgarh

*as issued by Income tax Department



Handwritten signature

WORLD EXCELLENCE EDUCATION PRIVATE LIMITED

CIN: U85500CT2023PTC014825

Regd. Office: Plot no 40, Anand Nagar Junwani, Motilal Nehru Nagar Bhilai, Durg, (C.G.) India, 490020

Email: gsingh77@rediffmail.com, Contact No. - +91 88890 63331

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF WORLD EXCELLENCE EDUCATION PRIVATE LIMITED, HELD ON WEDNESDAY 09TH DAY OF OCTOBER 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO 40, ANAND NAGAR JUNWANI, MOTILAL NEHRU NAGR BHILAI, DURG, CHHATTISGARH, INDIA, 490020 AT 11:00 A.M.

AUTHORISATION TO DIRECTOR MR. PRABHU DAYAL SHARMA TO EXECUTE LEASE DEED ON BEHALF OF THE COMPANY:

The Chairman informed the Board of Directors of the Company that a lease deed is to be executed between the company and the Shikshantar Education Society for the land situated at khasra no 15006 and 15007 measuring 0.3130 and 0.5870 hectare respectively (total 0.900 hectare OR 2.224 Acre OR 9000 Sq Mtr.) halka no 00011, Village Janjgiri, Tehsil Bhilai 3, Dist Durg C.G. The Board after the detailed discussion passed the following resolution:

RESOLVED THAT a lease deed is to be executed between the company and the Shikshantar Education Society for the land situated at khasra no 15006 and 15007 measuring 0.3130 and 0.5870 hectare respectively (total 0.900 hectare OR 2.224 Acre OR 9000 Sq Mtr.) halka no 00011, Village Janjgiri, Tehsil Bhilai 3, Dist Durg C.G.

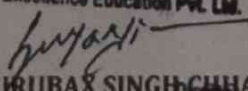
RESOLVED FURTHER THAT Mr. Prabhu Dayal Sharma Directors of the Company be and is hereby authorized on behalf of the company to execute, sign and deliver the lease deed and any related documents necessary to finalize the lease agreement on behalf of the Company.

RESOLVED FURTHER THAT Mr. Prabhu Dayal Sharma is also authorised to appear on behalf of the company before the competent authority such as sub-Registrar, Registrar and other competent authority as required to represent the company in this behalf.

RESOLVED FURTHER THAT Directors of the Company is hereby authorized to do all necessary acts, deeds and sign documents to give effect to the above resolution.

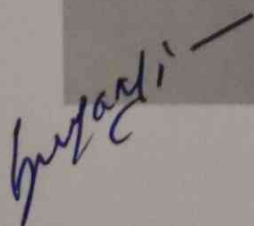
//CERTIFIED TURE COPY//

For
FOR WORLD EXCELLENCE EDUCATION PRIVATE LIMITED


GURUBAX SINGH CHHABDA
(Director)

DIN: 03462367

Address-S/o Ratan Singh Chhabda, 40 Cross,
Street 2 Anand Nagar, Bhilai Durg (C.G.) India 490020



SHIKSHANTAR EDUCATION SOCIETY

Regd No. 122202317065

Regd. Office: Plot no 40, Anand Nagar Junwani, Motilal Nehru Nagar Bhilai, Durg, (C.G.) India, 490020
Email: gsingh77@rediffmail.com, Contact No. +91 80890 63333

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE SOCIETY MEMBERS OF SHIKSHANTAR EDUCATION SOCIETY, HELD ON WEDNESDAY 10TH DAY OF OCTOBER 2024 AT THE REGISTERED OFFICE OF THE SOCIETY SITUATED AT PLOT NO 40, ANAND NAGAR JUNWANI, MOTILAL NEHRU NAGR BHILAI, DURG, CHHATTISGARH, INDIA, 490020 AT 11:00 A.M.

AUTHORISATION TO CHAIRMAN MR. GURUBAX SINGH CHHABDA TO EXECUTE LEASE DEED ON BEHALF OF THE SOCIETY:

The Chairman informed the members of the society that a lease deed is to be executed between the Society and the World Excellence Education Pvt. Ltd. for the land situated at khasra no 15006 and 15007 measuring 0.3130 and 0.5870 hectare respectively (total 0.900 hectare OR 2.224 Acre OR 9000 Sq Mtr.) halka no 00011, Village Janjgiri, Tehsil Bhilai 3, Dist Durg C.G. The members after the detailed discussion passed the following resolution:

RESOLVED THAT a lease deed is to be executed between the society and the World Excellence Education Pvt. Ltd for the land situated at khasra no 15006 and 15007 measuring 0.3130 and 0.5870 hectare respectively (total 0.900 hectare OR 2.224 Acre OR 9000 Sq Mtr.) halka no 00011, Village Janjgiri, Tehsil Bhilai 3, Dist Durg C.G.

RESOLVED FURTHER THAT Mr. Gurubax Singh Chhabda, Chairman of the Society be and is hereby authorized on behalf of the society to execute, sign and deliver the lease deed and any related documents necessary to finalize the lease agreement on behalf of the Society.

RESOLVED FURTHER THAT Mr. Gurubax Singh Chhabda is also authorised to appear on behalf of the company before the competent authority such as sub-Registrar, Registrar and other competent authority as required to represent the society in this behalf.

RESOLVED FURTHER THAT Members of the Society is hereby authorized to do all necessary acts, deeds and sign documents to give effect to the above resolution.

//CERTIFIED TRUE COPY//

FOR, SHIKSHANTAR EDUCATION SOCIETY

For, ~~SHIKSHANTAR EDUCATION SOCIETY~~

SRI RAMKRISHNA MISHRA

(Secretary)

Address-S/o Vindhya Basini Mishra, 90,

Central Avenue Road, Anand Nagar, Bhilai Durg (C.G.) India 490020

नोटिस प्रपत्र- 'बी'

(1) आपको सूचित किया जाता है कि निम्नलिखित भूमि पर गैर-कास्तकारी उपयोग में लाये जाने के कारण राजस्व मामला क्रमांक २०२४०५१०४३०००५५ अ-२/वर्ष २०२३-२४ के अंतर्गत अनुविभागीय अधिकारी(रा0) भिलाई-३ के आदेश दिनांक ०७-०६-२०२४ के अनुसार निम्नलिखित पुनर्निर्धारण (जमा) निर्धारण किया गया है:-

The seal is circular with a double border. The outer border contains the text "COURT OF OFFICERS ON SPECIAL DUTY DEVELOPMENT LANDS" at the top and "DURG (C.G.)" at the bottom, separated by two stars. The inner circle features the Ashoka Lion Capital in the center, flanked by the words "विषय" (Vishay) on the left and "भारत" (Bharat) on the right. Below the lion capital is the motto "सत्यमेव जयते" (Satyameva Jayate) in Devanagari script. The words "शक्ति" (Shakti) and "शान्ति" (Shanti) are written in English on the left and right sides of the inner circle, respectively.

विशेष कर्तव्य अधिकारी (परिवर्तित भूमि)
अधीक्षक भू अभिलेख
परिवर्तित भूमि
जिला - दार्जिलिंग (छ.ग.)

26

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card AADCW5625M नाम / Name WORLD EXCELLENCE EDUCATION PRIVATE LIMITED दिनांक / Date of Issuance 26/06/2023		इस कार्ड के खोने/हाने पर कृपया सूचित करें/सूचित करें। (यदि यह कार्ड किसी अन्य व्यक्ति के नाम पर जारी किया गया है) (यदि यह कार्ड किसी अन्य व्यक्ति के नाम पर जारी किया गया है) यदि खोया, तो इसे वापस लाना। यदि खोया, तो इसे वापस लाना। यदि खोया, तो इसे वापस लाना। यदि खोया, तो इसे वापस लाना।
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Blue

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card ACEAS5874K नाम / Name SHIKSHANTAR EDUCATION SOCIETY दिनांक / Date of Issuance 13/10/2023		इस कार्ड के खोने/हाने पर कृपया सूचित करें/सूचित करें। (यदि यह कार्ड किसी अन्य व्यक्ति के नाम पर जारी किया गया है) (यदि यह कार्ड किसी अन्य व्यक्ति के नाम पर जारी किया गया है) यदि खोया, तो इसे वापस लाना। यदि खोया, तो इसे वापस लाना। यदि खोया, तो इसे वापस लाना। यदि खोया, तो इसे वापस लाना।
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Suraj



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1358/21061/03585

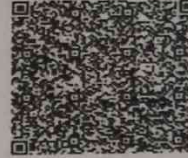
To
गुरुबक्ष सिंग छाबडा
Gurubax Singh Chhabda
S/O: Ratan Singh Chhabda
40 cross, street-2, anand nagar
central avenue road smriti nagar
Motilal Nehru Nagar Bhilai
Motilal Nehru Nagar Bhilai
Durg Durg
Chhattisgarh 490020

16/07/2014

154524872



ML545248723FT



आपका आधार क्रमांक / Your Aadhaar No. :

2500 9829 1986

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



गुरुबक्ष सिंग छाबडा
Gurubax Singh Chhabda
जन्म तिथि / DOB : 06/12/1969
पुरुष / Male



Scanned with

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GURUBAX SINGH CHHABDA

RATAN SINGH CHHABDA

06/12/1969

Permanent Account Number

AFJPC3425K

Signature

[Handwritten Signature]



[Handwritten Signature]

  भारत सरकार Government of India भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India पंजीकृत क्रम/ Enrolment No.: 0604/34021/73748 To शु. देवरा शर्मा Prabhu Devraj Sharma C/O: Prakash Chandra Sharma H.No. 54/1420 prabhu jyotish karyalaya behind ayurvedic colony deganjya rasipur Rasipur Raipur Chhattisgarh - 492010 9827464400  आपका आधार क्रमांक / Your Aadhaar No. : 3821 6568 5750 VID : 9147 9953 5692 4576 मेरा आधार, मेरी पहचान	  सूचना - आधार पहचान का प्रमाण है, नागरिकता का नहीं। - पुष्टि करने के लिए ऑफ़लाइन XML / ऑनलाइन प्रमाणिकरण से - सुरक्षित QR कोड / ऑफ़लाइन XML / ऑनलाइन प्रमाणिकरण से - पहचान प्रमाणित करें। - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है। INFORMATION - Aadhaar is a proof of identity, not of citizenship. - Verify identity using Secure QR Code/ Offline XML/ Online Authentication. - This is electronically generated letter. - आधार देश भर में मान्य है। - आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है। - आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें। - आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ। - Aadhaar is valid throughout the country. - Aadhaar helps you avail various Government and non-Government services easily. - Keep your mobile number & email ID updated in Aadhaar. - Carry Aadhaar in your smart phone – use mAadhaar App.
  भारत सरकार Government of India भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India  शु. देवरा शर्मा Prabhu Devraj Sharma जन्म तिथि (DOB): 30/04/1967 लिंग: MALE 3821 6568 5750 VID : 9147 9953 5692 4576 मेरा आधार, मेरी पहचान	  भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India नाम: शु. देवरा शर्मा, पंचन 54/1420, शु. ज्योतिष कार्यालय, पीछे आयुर्वेदिक कॉलोनी देगंजी रासपुर, रासपुर, चहत्तिसगढ़ - 492010 Address: C/O: Prakash Chandra Sharma, H.No. 54/1420, prabhu jyotish karyalaya, behind ayurvedic colony deganjya rasipur, Rasipur, Chhattisgarh - 492010  3821 6568 5750 VID : 9147 9953 5692 4576 मेरा आधार, मेरी पहचान

Prabhu

भारत सरकार
Government of India

राजीव गांधी
Rajiv Gandhi

रंजीत सिंह छाबडा
Ranjeet Singh Chhabda
जन्म तिथि/DOB: 29/06/1971
पुरुष/ MALE

6693 5117 1484
VID : 9140 3544 4553 3444
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: आर एस छाबडा, एलआईजी 343 वार्ड 49,
पदमानभपुर, दुर्ग, दुर्ग,
छत्तीसगढ़ - 491001

Address:
S/O: R S Chhabda, LIG 343 Ward 49,
Padamanabhpur, Durg, Durg,
Chhattisgarh - 491001

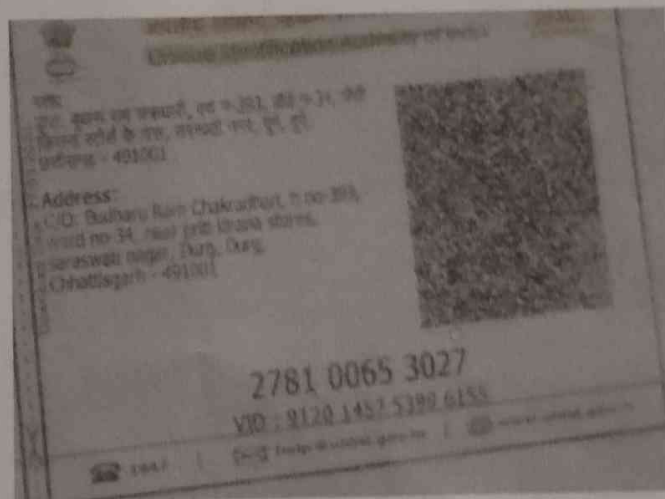
6693 5117 1484
VID : 9140 3544 4553 3444

1947 | help@uidai.gov.in | www.uidai.gov.in

गवाह-1



Johnen



Chhattisgarh and the proceedings are to be carried on in accordance with the provisions of the Arbitration and Conciliation Act 1996, including its amendments up to date. The award to be passed by the Arbitrator(s) shall be final and binding on the Parties unless appealed against and stayed / decreed-against.

- (ii) In the event of an arbitration platform not materialising for any valid reason(s), including failure on the parts of the two Arbitrators appointed by the Parties to agree on the name of the Presiding Arbitrator, the Parties will remain entitled to resort to legal recourses available to them under Laws of the Land; for resolution of such dispute(s) / difference(s). In such case(s), the matter shall be subject to the Durg Jurisdiction of the Courts.

Whereas the Parties have agreed and undertaken that this AGREEMENT will have the applicability & effects of a legal contract between them and in the event of either of them contravening the terms of the AGREEMENT, the aggrieved party will be legally entitled to sue the contravening party for damages and cost, under contract laws of the land.

Whereas the Parties to this lease deed have executed this deed of lease on this 17TH day of October 2024 in sound state of mind without the hindrance of anybody in presence of witnesses.

Drafted by – SELF. *[Signature]*

LESSOR

[Signature]

LESSEE

[Signature]

WITNESSES

1.....
RANJEET SINGH CHHABDA
S/o. R.S. CHHABDA
PADMANABHPUR, DURG (C.G.)
AADHAR NO. 6693 5117 1484

2.....
DOMENDRA KUMAR CHAKRADHARI
S/o. BUDHARU RAM CHAKRADHARI
SARSWATI NAGAR, DURG (C.G.)
AADHAR NO. 2781 0065 3027

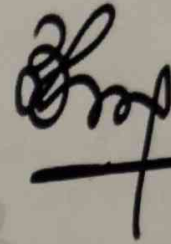


Certificate of Registration
(Under Section 60 of Registration Act, 1908)

Sub Registrar Office Durg-1

Document registered on **17-Oct-2024**, with Book No. **1**, Volume No. **37421**

Pages **1 To 27** with document No. **CG-2024-25-111-1-4900**.



Bhupendra Kurre
Sub Registrar ,Durg-1

