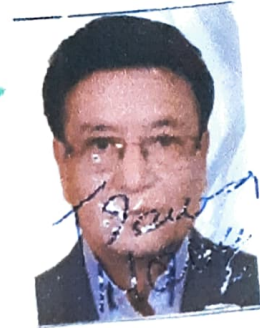


9141  
2021



## LEASE DEED

Lease Amount	Rs. 2/- Per Annum
Period of Lease	29 years 11 months and 25 Days
Stamp Duty	Rs. 100/-
No. of Stamp Sheets.	e-stamp
Main Location	Happy Valley Mussoorie
Schedule of property	All that portion of property measuring 117565.35 Sq. Meters situated at Happy Valley Mussoorie (morefully described in the schedule of this lease deed)
Name of the LESSOR	Central Tibetan Schools Administration (CTSA), an Autonomous Body of the Ministry of the Education Government of India, represented by the principal, central School for Tibetans Mr. Thackchoe Tsering S/o Lobsang Dorjee R/o C.S.T. Happy Valley Mussoorie. PAN: ADHPT6167F
Name of the LESSEE	Central Tibetan Administration (CTA), Department of Education, Dharamshala (Himachal Pradesh) represented by the Settlement Officer/ Representative Sambhota Tibetan School society Mr. Tsewang Norbu S/o Nawang Singh R/o H.No.35 Tibetan Cholsum Industrial Society Village Bhuppur P.O. Paonta Sahib Bhuppur Sirmaur H.P. PAN: AEQPN0367K



उत्तराखण्ड शास-1

## Online Public Data Entry Summary

\*UKPDE2021045145717\*

DISTRICT NAME : देहरादून SRO : देहरादून, चतुर्थ

Appointment Date: 28 Dec 2021

UKPDE2021045145717

28-Dec-2021

15:20:24

Appointment Time: 03:30 p.m to 04:30 p.m

Appointment TokenNo: 2

Deed/Article Type : Lease

Sub-Deed/Sub-Article : Lease(Not Exceeding 30 years)

Village/Location For Index : चार्नीबिनी गेट के नीचे हैप्पी बैली, के साथ ही पोलोघाउण्ड का सम्पूर्ण क्षेत्र तथा देवदार रोड होने हुए तिब्बतन

Village/Location/Road Selected for Circle RateList : चार्नीबिनी गेट के नीचे हैप्पी बैली, के साथ ही पोलोघाउण्ड का सम्पूर्ण क्षेत्र तथा देवदार रोड

Khewat : 0 Khatoni : 0

Khasra : 0

House/Flat No: 0

Area : 117,565.3500 वर्ग मीटर

Latitude : - Longitude 0.0000000000

Land Value : 0.00 Construction Value : 0.00

Transaction Value : 0.00 Market Value : 0.00

Advance : 0.00 Lease Period : 29.00 Avg. Rent : 0.24

Stamp Duty : 100.00 Regn Fees : 100.00

Pasting Fees : 100 Page 3432

क्र.सं	निर्माण का प्रकार	व्यवसायिक निर्माण का विवरण			
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	हास वर्ष	रकबा
क्र.सं	भुगतान की विधि	निबंधक शुल्क का विवरण			
1	Cash	धनराशि	संदर्भ क्रमांक		
		100.00	0		
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टॉप बिक्रेता आईडी
1	e-Stamp	100.00	0	28-Dec-2021	0

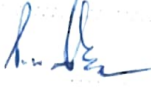



*(Handwritten Signature)*

*(Handwritten Signature)*

Appointment Date: 28 Dec 2021

Appointment Time: 03:30 p.m to 04:30 p.m

Appointment TokenNo:2

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री धारूचोण लोरिंग प्रधानाचार्य मी टी एस ए) पुत्र श्री मोबमाग डोग्जी निवासी मी एस टी हैप्पी बैनी मसूरी		GOVT. JOB		0000000000	PAN CARD : ADHPT6167F
क्रेता / द्वितीय पक्ष	श्री शेबांग मोरवू ऑफिसर (मी टी ए) पुत्र श्री नागबांग निवासी मकान नं ३५ तिबेतन चौक्सुम इंडस्ट्रियल सोसाइटी ग्राम भुपपुर पोस्ट ऑफिस पोटा साहिब भुपपुर मिरभीर हिमाचल प्रदेश		GOVT. JOB		0000000000	PAN CARD : AEQPN0367K
गवाह	श्री रजत बुटोला पुत्र श्री स्व रूप चन्द बुटोला निवासी मी एस टी हैप्पी बैनी मसूरी		PRIVATE JOB		0000000000	ADHAAR : 918308862707
गवाह	श्री नगोदुपतेपा पुत्र श्री लुक्खिम निवासी डिपार्टमेंट ऑफ एजुकेशन मी टी ए गंगचे कियशोग धर्मशाला ( टी ) कागडा हिमाचल प्रदेश		PRIVATE JOB		0000000000	ADHAAR : 424200069247

Deed Writer /Advocate Name :MR MANOJ SAILI

आयकर विभाग  
INCOME TAX DEPARTMENT

THAKCHOE TSERING

DOB: 09/11/1968

Permanent Account Number

AHPT6167F

भारत सरकार  
GOVT. OF INDIA



*Thakchoe Tsering*

आयकर विभाग  
INCOME TAX DEPARTMENT

TSEWANG NORBU

DOB: 06/07/1959

Permanent Account Number

AEQPN0367K



भारत सरकार  
GOVT. OF INDIA



*Tsewang Norbu*

*Tsewang Norbu*

29052100



भारत सरकार  
Government of India



रंजन बुइला  
Ranjan Buiola  
जन्म तिथि/DOB: 25/05/1982  
लिंग: MALE

9183 0886 2707

मेरा आधार, मेरी पहचान

*Ranjan Buiola*



भारत सरकार  
Government of India



Ngoduo Tenpa  
DOB: 05/02/1977  
MALE

4242 0006 9247

मेरा आधार, मेरी पहचान

*Ngoduo Tenpa*





केन्द्रीय तिब्बती विद्यालय प्रशासन  
CENTRAL TIBETAN SCHOOLS ADMINISTRATION

शिक्षा मंत्रालय /Ministry of Education

(विद्यालयी एवं साक्षरता विभाग, भारत सरकार)

(Department of School Education & Literacy, Govt. of India)

एस. एस. प्लाजा, सामुदायिक केन्द्र/ESS Plaza, Community Centre

सेक्टर-3 रोहिणी, दिल्ली- 110085 / Sector-3, Rohini, Delhi - 110085

फोन : 011-27516771 (ऑफिस); 27516773 ई.पी.ए.बी.एक्स-1; 27516760 (फैक्स)

TEL:011-27516771 (O); 27516773 (EPABX); 27516760 (FAX)

E-Mail: [directorctsadelhi@gmail.com](mailto:directorctsadelhi@gmail.com)



F. No. 22-12/2012- CTSA (P/E)

Dated : 23.12.2021

**ORDER**

In-charge, Principals of the following schools are hereby authorized to execute Lease Deed mentioned against their name on behalf of Central Tibetan Schools Administration, Ministry of Education, Government of India on transfer of concerned school to Sambhota Tibetan Schools Society, Department of Education, Central Tibetan Administration, Dharmasala:

S.No.	Name of the School	Name of the School Principal
1	CST, Mussoorie, Uttarakhand (Residential)	Sh. Thackchoe Tsering, In-charge Principal
2	CST, Hebertpur, Uttarakhand (Day School)	Sh. Akhil Praveesh Singh, In-charge Principal
3	CST, Shimla, HP (Residential)	Sh. Santosh Kumar Singh, In-charge Principal
4	CST, Dalhousie, HP (Residential)	Sh. Veerji Kaul In-charge Principal
5	CST, Kalimpong, West Bengal (Residential)	Sh. Prakash Gaur, In-charge Principal
6	CST, Darjeeling, West Bengal (Residential)	Sh. Bhagabata Prasad Nayak, In-charge Principal

(A.S.RAWAT)

JOINT DIRECTOR

To

All In-charge, Principal, as above .





*[Handwritten signature]*

Mussoorie International School

Polo Grounds, LBSNAA  
पोलो मैदान, लाल बहादुर शास्त्री नेशनल

Dalai Hills  
दलाई हिल्स

Scenic Tent  
Stay in George Everest...  
सेनिक टेंट  
स्टे इन जॉर्ज

The Buddha Temple  
द बुद्धा टेम्पल

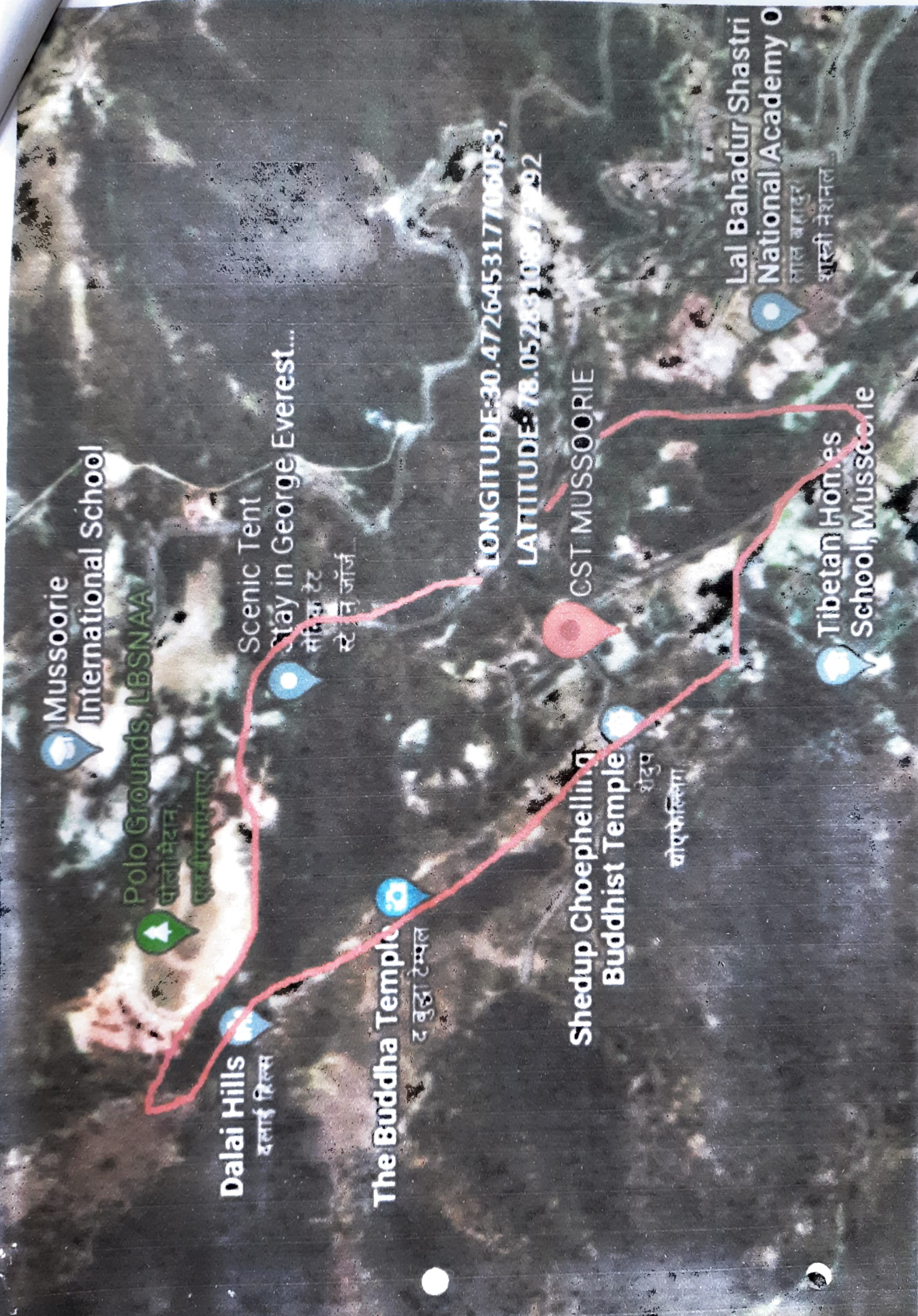
LONGITUDE: 30.472645317706053,  
LATITUDE: 78.05285108673292

Shedup Choephelling  
Buddhist Temple  
शेदुप  
चोएफेल्लिंग

CST MUSSOORIE

Lal Bahadur Shastri  
National Academy of  
लाल बहादुर  
शास्त्री नेशनल

Tibetan Homes  
School, Mussoorie





All that portion of property measuring 117565.35 Sq. Meters situated at Happy Valley Mussoorie.



A handwritten signature in blue ink, consisting of a stylized, cursive script.

A handwritten signature in blue ink, consisting of a stylized, cursive script.



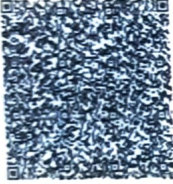


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp

**Certificate No.** : IN-UK62369009137592T  
**Certificate Issued Date** : 28-Dec-2021 03:19 PM  
**Account Reference** : NONACC (SV)/ uk1319204/ DEHRADUN/ UK-DH  
**Unique Doc. Reference** : SUBIN-UKUK131920428754117285257T  
**Purchased by** : CTA THROUGH REPRESENTED MR TSEWANG NORBU  
**Description of Document** : Article 35 Lease  
**Property Description** : HAPPY VALLEY MUSSOORIE  
**Consideration Price (Rs.)** : 2  
(Two only)  
**First Party** : CTSA THROUGH REPRESENTED MR THACKCHOE TSERING  
**Second Party** : CTA THROUGH REPRESENTED MR TSEWANG NORBU  
**Stamp Duty Paid By** : CTA THROUGH REPRESENTED MR TSEWANG NORBU  
**Stamp Duty Amount(Rs.)** : 100  
(One Hundred only)



प्रियंका जुयाल  
स्टाम्प विक्रेता  
कोर्ट कम्पाउण्ड, देहरादून

-----Please write or type below this line-----





### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy of the details on the covers of the certificate is on the purchaser.
3. In case of any discrepancy, please inform the Competent Authority.

Appointment Date: 28 Dec 2021

Appointment Time: 03:30 p.m to 04:30 p.m

Appointment TokenNo: 2

पक्षकार का प्रकार		पक्षकार का विवरण		पक्षकारों का विवरण		
		हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
निर्दिष्ट	प्रथम पक्ष श्री धामलचौण्ड खेरिंग प्रधानाचार्य सी टी एस ए ) पुत्र श्री मोरमग दोगजी निवामी सी एस टी इण्डिया बैंकी मयुरी		GOVT. JOB		0000000000	PAN CARD : ADHPT6167F
प्रति	द्वितीय पक्ष श्री शैबान मोरकु अधिकारि (सी टी एस ए ) पुत्र श्री मोरमग निवामी मकान नं ३० निबेतन मोरकुम इन्डियन मॉन्टाइटी ग्राम भूपुर पोस्ट अधिकत पोटा मन्डिव भूपुर निगमौर डिमाचल प्रदेश		GOVT. JOB		0000000000	PAN CARD : AEQPN0367K
पक्ष	श्री मजन बुटोना पुत्र श्री म्ब रूप चन्द बुटोना निवामी सी एस टी इण्डिया बैंकी मयुरी		PRIVATE JOB		0000000000	ADHAAR : 918308862707
पक्ष	श्री नगोदुपतेया पुत्र श्री लुण्डिम निवामी रिपार्टमेंट ऑफ एजुकेशन सी टी एस मयुरी किराशोग धर्मशाला ( टी ) कागडा डिमाचल प्रदेश		PRIVATE JOB		0000000000	ADHAAR : 424200069247

Deed Writer / Advocate Name : MR MANOJ SALI

LEASE DEED

This Deed of Lease is made at Dehradun on 28<sup>th</sup> Day of December 2021 between central Tibetan Schools Administration (CTSA), an Autonomous Body of the Ministry of the Education Government of India, represented by the principal, central School for Tibetans Mr. Thackchoe Tsering S/o Lobsang Dorjee R/o C.S.T. Happy Valley Mussoorie. ( Herein after called the party of the First Part/ Lessor. )

AND

Central Tibetan Administration (CTA), Department of Education, Dharamshala (Himachal Pradesh) represented by the Settlement Officer/ Representative Sambhota Tibetan School society Mr. Tsewang Norbu S/o Nawang Singh R/o H.No.35 Tibetan Cholsum Industrial Society Village Bhuppur P.O. Paonta Sahib Bhuppur Sirmaur H.P. (hereinafter called the party of the SECOND PART/LESSEE.)

Whereas the principal, central School for Tibetans Mr. Thackchoe Tsering S/o Lobsang Dorjee has been issued order/approval by the Ministry of Education vide order dated 23.12.2021 F.No. 22-12/2012-CTSA (P/E) to execute the lease deed in favour of the second party.

Whereas the Settlement Officer/ Representative Sambhota Tibetan School society Mr. Tsewang Norbu S/o Nawang Singh has been authorized vide authority letter No. F-9/STSS/2021/1412 dated 02.12.2021 to sign the lease deed on behalf of second party/lessee

AND WHEREAS the party of the First party is the owner of the land and buildings, details of which are given in schedule of this Lease situated at Happy Valley Mussoorie which premises is currently being used for the purpose of running a school upto XII standard under the control and management of the first Party/ Lessor (Central Tibetan Schools Administration, Delhi under Department of Education and Literacy, Ministry of Education, Government of India, New Delhi).

And Whereas the First Party/ Lessor has agreed to lease these land and building of the C.S.T. Happy Valley Mussoorie to the Second Party/ Lessee on



बही संख्या 1 रजिस्ट्रीकरण संख्या 9141 वर्ष 2021

Lease	नजराना रु0 : 0.00				
Lease(Not exceeding 30 years)	औसत वार्षिक				
	किराया रु0 : 0.00				
रजिस्ट्रेशन शुल्क रु0 100.00	प्रतिनिधि शुल्क रु0 100.00	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क रु0 320.00	कुल योग रु0 520.00	शब्द लगभग 1,000	

श्री छेवांग नोरबू ऑफिसर्स (सी टी ए ) पुत्र श्री नागवांग निवासी मकान न ३५ तिबेटन चोल्सुम इंडस्ट्रियल सोसाइटी ग्राम भुप्पुर पोस्ट ऑफिस पोंटा साहिब भुप्पुर सिरमौर हिमाचल प्रदेश ने आज दिनांक 28 Dec 2021 समय मध्य 3PM व 4PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।



छेवांग नोरबू ऑफिसर्स (सी टी ए)

*(Handwritten signature)*

उपनिबन्धक  
देहरादून, चतुर्थ  
28-Dec-2021

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री बाचकनोए लेरिंग प्रधानाचार्य सी टी एस ए ) पुत्र श्री लोबसांग दोरजी निवासी सी एस टी हैप्पी बैली मसूरी । ने नजराना मुबलिंग रु0 0.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन द्वितीय पक्ष श्री छेवांग नोरबू ऑफिसर्स (सी टी ए ) पुत्र श्री नागवांग निवासी मकान न ३५ तिबेटन चोल्सुम इंडस्ट्रियल सोसाइटी ग्राम भुप्पुर पोस्ट ऑफिस पोंटा साहिब भुप्पुर सिरमौर हिमाचल प्रदेश । ने भी स्वीकार किया। जिनकी पहचान श्री रंजन बुटोला पुत्र श्री स्व रूप चन्द बुटोला निवासी सी एस टी हैप्पी बैली मसूरी तथा श्री नगोदुपतेपा पुत्र श्री त्सुल्विम निवासी डिपार्टमेंट ऑफ एजुकेशन सी टी ए गंगचे क्विश्शोंग धर्मशाला ( टी ) कांगडा हिमाचल प्रदेश ने की।

उपनिबन्धक  
देहरादून, चतुर्थ  
28-Dec-2021

long term lease for 29 years and 11 months and 25 Days for running a school up to XII standard subject to terms and conditions laid down in the said agreement at a token lease rental on a yearly rent of Rs 2.00 (Rs. Two Only) per annum i.e. Rs. 1.00 each for land and building per school which shall be paid in advance from the commencement of the lease. It will be automatically terminated on expiry of the lease pertaining to the land on which the school is located.

**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

1. The First Party/ Lessor hereby demises to the Second Party/ Lessee all the built- up building structure along with land i.e. land area about 29.05 acre, consisting of Hostels, School Building, Teachers Quarters, Staff Quarters and Old Girls Hostel buildings, etc. details of which are given in schedule of the this lease deed as per decision of Government of India .
2. The Second Party/ Lessee during the condition of the lease deed shall keep the existing building and land in a good and tenable condition. Any additional construction on the land, such as additional rooms in school building, hostel, playground and residential quarters of the staff, as per requirement of the school in future by the Second Party/ Lessee, shall not be done without prior approval of the first Party /Lessor.
3. It is mutually agreed between the parties that Second Party/ Lessee shall be responsible to maintain in good condition and keep fit the built- up portion i.e. building, playground, etc. The whole building structure including rooms, gate, window, etc. shall be regularly painted/ white washed and maintained and the replacement of any part of the building shall be carried out by the second Party/ Lessee at their own cost and expenses.
4. The Second Party/ Lessee shall further pay all other taxes and charges which are or may become payable by the owner of the land or the occupier thereof with effect from the date of commencement of the lease deed.
5. WHEREAS, THE PARTY OF THE SECOND PART/ LESSEE HAS HEREBY AGREED TO THE FOLLOWING COVENANTS:-



बही संख्या 1 रजिस्ट्रीकरण संख्या 9141 वर्ष 2021



थाक्चोए त्सेरिंग  
प्रधानाचार्य सी टी एस  
ए)



छेवांग नोरबू ऑफिसर्स  
(सी टी ए)



रंजन बुटोला



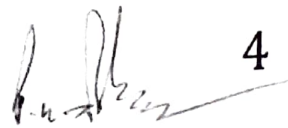
नगोदुपतेपा

प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये है।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
28 Dec 2021



- a) To pay on behalf of the First Party/ Lessor the rent the any other payment which may become due under this lease at proper time and place and in such manner as may be prescribed by law or by the order of any competent authority.
  - b) To use the assets of the school only for education purpose and not to permit/undertake any commercial or other activities from or on the assets.
  - c) To use the whole or any part of the land for the purpose for which it has been granted and not a use it in any way likely to alter object and value.
  - d) Not to do and /or undertake any act inconsistent with or injurious to any of the rights accepted and reserved to the First Party/ Lessor.
  - e) Not to assign, subject or transfer by way of sub-lease, renting out, mortgage otherwise or part with the land or any part thereof.
  - f) At the time of termination of the lease, to hand over land and building and other constructed infrastructure to the First Party/ Lessor peaceably. However, if mutually agreed, the period of lease deed can be further extended after the expiry of the period of the lease deed by the First/ Lessor/ Organization authorized by ministry of Education, Government of India with the approval of the Ministry of Education. Government of India.
6. That it is mutually agreed that the First Party/ Lessor shall have a right to use any portion of the demised premises for the purpose of celebration of their cultural function/ festival which is continuance since 1961.
7. If any question, doubt or objection arises in any way connected with or arising out of these presents, or the meanings or operation of any part thereof, the right, duties or obligation of either party then, save in so far as the decision of such matter has been here-in- before provided for has been so decided, every such matter shall be referred to the Chairman CTSA/ Head of organization of ministry of Education assigned by the Ministry, who will be the sole Competent Authority/ Arbitrator to adjudicate any matter including the following question:-



Rs. 2 X 6 = 12/- and 2% of the same is Rs. 0.24 but the stamp duty has been paid Rs. 100/-






THE SCHEDULE TO THE ABOVE MENTIONED DESCRIPTION IS GIVEN BELOW :

Sl. No.	Name of Estate	No. Of Building	Area	Directions
1.	Arron House	New Girls Hostel, Scholl Building, Boys Hostel and 10 Teachers Quarters	10 – Acres/ 40470 – Sq. Meters	North- Herne Lodge South – T.H.F.( Budha Temple) East- Bidla House Gate West – Dalai Hill
2.	Kildare Estate	Type III Staff Quarter	1.25 b- Acres/ 5058.75 Sq. Meters	North- Herne Lee Estate South – Arron House Estate East- Herne Cliff West – Dalai Hill
3.	Herne Cliff Estate	Principal's Residence and 08 Staff Quarters	5- Acres/ 20235 – Sq. Meters	North- Herne Hill Estate South – Herne Lodge Estate East- Polo Ground Road West – Kildare Estate
4.	Herne Lee Estate	Type –I Staff Quarters	5.30 Acres/ 21449.1 Sq. Meters	North- Polo Ground South – Kildare Estate East- Herne Cliff West – Dalai Hill
5.	Herne Hill Estate	Old Girls Hostel	7.5 Acres/ 30352.5 Sq. Meters	North- K.V Polo Ground South – Herne Cliff Estate East- Mussoorie Inter Nation School West – Kildare Estate
		Total Land	29.05 Acres/ 117565.35 Sq. Meters	




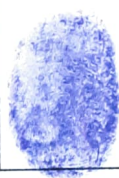




Address of the Lessor:- Central Tibetan Schools Administration (CTSA), an Autonomous Body of the Ministry of the Education Government of India, represented by the principal, central School for Tibetans Mr. Thackchoe Tsering S/o Lobsang Dorjee R/o C.S.T. Happy Valley Mussoorie.

Left Hand Fingers Impressions

Angusth	Tarjani	Madhyama	Anamika	Kanishthika
				

Right Hand Fingers Impressions





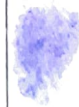
Angusth	Tarjani	Madhyama	Anamika	Kanishthika
				



**Lessor**

NAME and Address of Lessee :- Central Tibetan Administration (CTA), Department of Education, Dharamshala (Himachal Pradesh) represented by the Settlement Officer/ Representative Sambhota Tibetan School society Mr. Tsewang Norbu S/o Nawang Singh R/o H.No.35 Tibetan Cholsum Industrial Society Village Bhuppur P.O. Paonta Sahib Bhuppur Sirmaur H.P.

Left Hand Fingers Impressions






Angusth	Tarjani	Madhyama	Anamika	Kanishthika
				





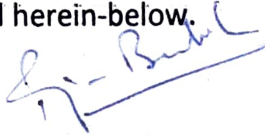


Right Hand Fingers Impressions

Angusth	Tarjani	Madhyama	Anamika	Kanishthika
				

  
Lessee

WITNESSES WHEREOF both the Lessor and the Lessee have put their signatures to this deed on the day, month and year first above mentioned in the presence of the witnesses mentioned herein-below.



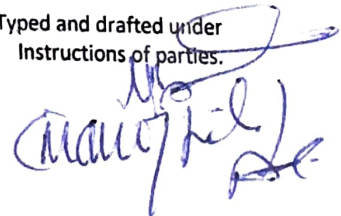
1. Ranjan Butola S/o Late Roop Chand Butola.  
R/o C.S.T. Happy Valley, Mussoorie.  
Adhar No. 9183 0886 2707



2. Ngodup Tenpa S/o Tsultrim,  
R/o Department of Education C.T.A. Gangchen  
Kyishong Dharmshala (T) Kangra H.P.  
Adhar No. 4242 0006 9247



Typed and drafted under  
Instructions of parties.







बही संख्या 1 जिल्द 6,028 के पृष्ठ 241 से 272 पर क्रमांक 9141

पर आज दिनांक 28 Dec 2021 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
28 Dec 2021