भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

DR 463752

NOTARY
R. K. MATHUR
Adv. & Notary
LUCKNOW
Regd. No. 31(29) 2000
GOVT. OF UTTAR PRADESH

LEASE DEED FOR THIRTY YEARS

Yearly Lease rent Rs. 100/ Per Year

Stamp Rs. 100/=

This LEASE is made on the 18th day of August 2017

IN BETWEEN

HIND CHARITABLE TRUST Having its registered office at Shekhar Hospital , B-Block , Indira Nagar , Lucknow through its Chaiman / Trustee Dr. AMOD KUMAR SACHAN S/O Radhey Shyam Sachan R/O A- 427 , Indira Nagar Lucknow Passport No-G. 850 5487 – here in after called THE LESSER (Which expression , where the context Permits shall mean and includes their successor , and assignees)of one Part

Sworn & Verified
before me Notary
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18/8/17

AND

INTERNATIONAL SCHOOL , Village - Mau , Ataria, Distt- Sitapur through its director Dr. RICHA MISHRA W/O Dr. Amod Kumar Sachan R/O A- 427 , Indira Nagar Lucknow Passport No-G. 4846861 here in after called THE LESSEE

(Which expression , where the context Permits shall mean and includes their successor and assignees) of the second Part .

WHEREAS THE LESSER is the owner in possession of (Non Agricultural) Land bearing Khasra No. 436 measuring Total area 8850 Sq. Mtr. and bearing Part of Khara No 435 area 2210 Sq. Mtr. Total land area 11060 sq. mtr. Both situated in Village - Mau ,Pargana- Manwa Tehsil- Sidhauli , District- Sitapur .

WHEREAS THE LESSEE Requested to the Lesser ot Lease out the land to mein to the extent in 060 sq. mtr. out of the land bearing khasra No 436 and Part of the Khasra No 435 Situated at village mau pargna manwa Tehsil Sidhauli Dist Sitapur.

NOTARY R. K. MATHUR Adv. & Notary LUCKNOW Regd. No. 31(29) 2000 GOVT. OF UTTAR PRADESH

NOW THIS AGREEMENT WITHNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO ASFOLLOWS:

Since the LESSER is a Charitable trust and Public welfare institution and the LESSEE is an institution run by LESSER so in consideration of the lease rent on nominal rent of sum of Rs. 100/=(One hundred only) as yearly lease rent amount of the covenants on the part of lease herein after contained the LESSER hereby demises to the lease to full fill the purposes i.e. aims & objects for a term of 30 years specifically to established and run the school all that land detailed and described in the schedule here to with all free rite of Passage at all times and for all purposes of outguess and ingress to HOLD the said land to the LESSEE.

THE LESSEE hereby covenants with the LESSER as follow

(i) That the LESSEE will, during the continuance of this present lease shall bound to pay the yearly lease rent of Rs 100 on or before 15th January of every commencing year in advance and the lessee shall bound to take the receipt of the same. The claim of payment by the lessee without receipt shall not be acceptable.

(ii) That the lessee during the term of lease shall bound to pay all charges of every description payable or hereafter to become payable in respect of the demised land or the building to be erected thereupon livable on the lessee by any department otherwise as per law in present or future.

(iii) That the LESSEE will during the term of LEASE hereby created keep the demised premise and all other building and structures which may at any time during the said term bereted or constructed on the demised land together with all roads, drain sewers, fences, compound wall and all other appurtenances to the demised land and the buildings and structures in good conditions with all necessary repairs out of his own funds.

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(iv) That the LESSEE will not without the consent in writing of the LESSER use or permit to use of the demised land or part of it for any purpose other than that for which it is let and will not without such consent use or permit the use of the building that may erected on the demised land.

(v) That the LESSEE will at expiration of the said term of LEASE or sooner determination there of Peaceably and quietly surrender to the LESSER the said land after removing any construction mad by him there on

(vi) That the LESSEE will not assign or sublet or otherwise part with the land hereby demised or any construction erected there on any part thereof without the permission in writing of the LESOR and in any condition the lease rights over the Leased land or the building to be erected thereon shall not be transferable in absence of written permission Consent of the lesser.

NOTARY R. K. MATHUR Adv. & Notary LUCKNOW Regd. No. 31(29) 2000 GOVT. OF UTTAR PRADESH

PROVIDED ALWAYS and its hereby agreed as follows –

(i) That whenever lease rent or part hereby reserved shall be in arrears for two years after due date or there shall be a breach of any of covenants by the LESSEE here in contained, the lessor shall entitled to enter on the demised land and building to be erected there on and determine this lease

(ii) That the lease here by created shall be determinable at the opinion of LESSOR / LESSEE (or other party) by giving to the LESSEE / LESSOR (or the other party) one year notice in writing

It is hereby agreed between the parties as follows –

(i) That any demand for the payment or notice of any other nature required to made upon or given to the LESSEE shall be sufficiently made or given if sent by the LESSOR or his successor or agent through the post of registered letter / speed post or through E-mail addressed to the LESSEE at the demised premises. The notice if any to the LESSOR shall be sufficiently given if sent by LESSEE through the Registered AD Post only addressed to the LESSOR at his usual address where the LESSOR is or well normally reside.

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(ii) That whenever such an interpretation would be necessary in order to give fullest scope and effect legally possible to any covenant or contract herein contained the expression " THE LESSOR" herein before used shall include the owner , his heirs , executors, administers and permitted assigns but this shall not apply in the case of "LESSEE".

The Schedule herein referred to (Demised Land)

Non Agricultural Land measuring 8850 sq. mtr. bearing khasra No 436 and non agricultural land measuring 2210 sq mtr. bearing part of khasra No 435 Total land area 11060 sq. mtr. situated at village Mau, Pargana Manwa , Tehsil- Sidhauli , Dist- Sitapur U.P. Both Khasra Nos. are contiguous bounded as bellow :-

East:- Khadanja Road
West:- Sharda canal miner
North:- Land Khasra No. 433
South :- Ranuvapara Link Road

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IN WITNESS where of the LESSOR & LESSEE put their hands on this present and here to hereunder have signed verified this LEASE DEED on the date month year afore mentioned .

LESSOR

LESSEE

Sworn & Verified
before me Notary

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18 8

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LESSOR

LESSEE

NOTARY
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