3166/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 875500

---1---

LEASE DEED

Monthly Rent of Lease-Rs. 25000/- Per Month
Valuation of Lease Deed-1800000/-
Stamp Paid-Rs. 36000/-
Lease deed for 30 Years

This Lease Deed is executed at Azamgarh on this 26th May 2016 and effective from 1st April 2016 by and between.

M/s SVR Infrastructure Services having its registered office at at #278, GF Ashoka Enclave Main, Sector -35, Faridabad, Haryana- 121003 through it Managing Partner Mr. Vipin Rai hereinafter called the Lessor, which expression shall include their heirs, legal representatives, successors and assigns) of the one part: Mob.No. 9810162582

AND

'Bhartiya Vidhya Charitable Trust' a registered Charitable Trust having its registered office at at #278, GF Ashoka Enclave Main, Sector -35,

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No. 15
R 5000/-

S.V.R. INtrastrture ser having its. registered Main
setor, 35. Faridabad

संजय कुमार चौरसिया
24.5.16
राजेश कुमार चौरसिया
ला० नं०-78
कलेक्ट्री कचहरी, आजमगढ़

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 875499

Faridabad, Haryana- 121003 through its Authorized Signatory, Mr. Vipin Rai , hereinafter called the Lessee, which expression shall include its legal representatives, successors and assigns) of the Second part. Mob. No. 9810162582

DETAILS OF WITNESS-

1. Subash Rai S/O Kalika Rai
   Village & Post-Mahula,
   Tehsil-Sagari, Azamgarh
   Mob. No.8005415566

2. Praveen Kumar S/O Sant Prasad Rai
   132/16, Dakshin Puri
   New Delhi-110062
   Mob.No.9818095123

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No-16
R 5000

परिनं० 15

संजय कुमार चौरसिया
24.5.18
...2 कुमार चौरसिया
ला० नं०-75
कलेक्ट्री कचहरी, आरामगढ़

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 875498

WHEREAS Lessor has Building on land approximate **Area 0.6290 Hctr at Village Patwadh Kautukh, District Azamgarh, Uttar Pradesh,** which is suitable to run the school and already with Lessee on rent.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 0.6290 Hctr. situated in gata no 135 at Village Patwadh Katukh, District Azamgarh,Uttar Pradesh which is surrounded by in East-Chak Road less than 4 Meter wide, In West-Plot of Hari Narayan and Jai Narayan etc, In North-Plot of Urmila Devi and Samu etc and In South-Link Road (4 meter to 6 meter wide) from Primary School-Patwadh Kautukh to Manpur village

Lessee requests the lessor to increase the lease period from 15 years to 30 Years on the following terms and condition:

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No. 17
Rs 5000/-

270-70-15-

संजयकुमार चौरसिया
24.5.16
संजय कुमार चौरसिया
ला० नं०-75
कलेक्ट्री कचहरी, आजमगढ़

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 877433

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The agreement shall commence from 1st April 2016. and shall be valid for 30 (thirty) years, The lease can be extended for a further period with mutual consent after the end of Lease Period. The Lessee or Lessor both shall have the right to terminate lease by giving One Year notice in writing. However this One year notice shall only be applicable after the expiry of the first ***3 Years*** of the Lease period, **which shall be the lock-in period.**

2. However, in the event of any natural calamity such as earthquake, flood, riot, war or the leased portion is rendered unfit for use because of maintenance issues relating to the Premises or the building, or due to failure or refusal of the Lessor to perform their obligations, then the Lessee shall have the right to terminate the

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No-11 S.V.R Infrastructure ser having its Enclave Main Sector 35
₹ 5000/- 35, registred office at 278 G.F Ashoka Enclave Main Sector
Faridabad

संजय कुमार चौरसिया
25.5.16
संजय कुमार चौरसिया
ला० नं०-75
सोनीपत कचहरी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 877432

Lease with immediate effect and without being bound by the lock in period

3. That the Lessee shall pay to the Lessor a monthly rent of **Rs. 25,000/- (Twenty five Thousand) per month,** which can be increase with mutual consent. All Payments are subject to deduction of tax at source at the applicable rate under the provisions of Income Tax Act, for the School Building. The rent shall be paid Monthly in advance on or before 7th day of starting month of English calendar of each month subject to deduction of tax at source at the applicable rate under the provisions of Income Tax Act..

4. Any other taxes such as service tax, applicable or leviable on this transaction freshly introduced in future by the appropriate authorities shall be borne by the Lessee and shall be additional to the rent payable by the Lessee. However, it shall be the

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No-12
R 5000/-

स्टा० 76-11-

संजय कुमार चौधरिया
25.5.11
संजय कुमार चौधरिया
ला० नं०-76
अलीपुरी कचहरी, आजमगढ़

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 877431

responsibility and liability of the Lessor to pay the property/house tax and/or any other tax, levy of cess applicable in respect of the School Building in reference.

5. That during the lease period, in addition to the Monthly rental amount payable to the Lessor, the Lessee shall pay for the use of electricity (including power), water charges as per bills received from the authorities concerned directly, pertaining to the period of occupation of the leased buildings by the Lessee. At the time of handing over possession of the building to the Lessor, it is the responsibility of the Lessee to pay both electricity and water bills, as presented by the department/society concerned according to

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No. 13
Rs 5000/-

(1070-11)

25.5.16
संजय कुमार चौधरी
लो० नं०-76
भौन्दी कलाँ, आजमगढ़

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

BS 877434

the readings on the respective meters up to the date of vacation of the property and provide Lessor receipts thereof.

6. That during the subsistence of the lease, the Lessee shall be bound to keep the School Building in good and habitable condition and shall be given back in an **acceptable condition** with normal wear and tear accepted. In case of lease extension, the Lessor may be asked to pest control, termite treatment, fixing the electrical appliances, cleaning of water and septic tank etc. as desired by the Lessee at (at Lessors cost)

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No → 2

S.V.R Infrastructure Services

2 5000/- #278, GF, Ashoka Enclave Main, Sec-35, Faridabad, Haryana

संजय कुमार चौरसिया

28.5.18

संजय कुमार चौरसिया
ला० नं०-75
श्री०टी कचहरी, आगरा

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH Z 129419

7. That the Lessee shall not sublet, assign or part with the School Building in whole or part thereof to any person in any circumstances whatsoever and the same shall be used for the bonafide running of school only. The Lessee shall use the Demised Premises only for running of school and shall abide by all rules and regulations, laws and bye laws of all civic and local authorities.
8. That the day-to-day minor repairs will be the responsibility for the Lessee at its own expense. However, any major structural repairs including seepage and leakages if so required, shall be carried out by the Lessor, provided the major repairs is not due to the negligence of the Lessee. In case the Lessor fails to attend to

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No-3
Rs 500/-

स्टा० नं० - 2 -

संजय कुमार चौरसिया
26.5.16
संजय कुमार चौरसिया
स्टा० नं०-76
कलेक्ट्री कचहरी, आजमगढ़

कार्यालय कोषागार

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH DB 611116

these repair works within reasonable hours, then the Lessee, may carry out such repairs at the risk and cost of the Lessor and adjust the amount so spent from the rent payable to the Lessor.

9. That the Lessee shall not carry out any structural additions and alterations to the School Building. However, the Lessee is entitled to install telephone, fax, cooking range and other such equipments necessary for day-to-day needs. Any damage, which may be caused to the premises due to such installations, shall be made good by the Lessee at the time of vacating the Premises normal wear and tear accepted.

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No. 4

Rs 100/-

स्टा० 70-2-

संजय कुमार चौरसिया
26.5.16
संजय कुमार चौरसिया
ला० नं०-75
कलेक्ट्री, आजमगढ़

कार्यालय कोषागार
17 MAY 2016
आजमगढ़

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH DB 611118

10. That the Lessor shall hold the right to visit in person or their authorized agents, servants, workmen etc., to enter upon the School Building for inspection or to carry out repairs / construction, as and when required, by giving a 24 hours written notice and consent of the occupier.

11. That the Lessee shall comply with all the rules and regulations of the local authority applicable to the School Building.

12. That the Lessor shall pay for all taxes/ cesses levied on the premises by the local or government authorities in the way of property tax for the premises and so on. However if the demised premises are misused, the resultant misuse charges and/or penalties shall be borne by the Lessee.

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No. 5
B/1001/-

17-10-70-2-

संजय कुमार चौरसिया
26.5.16
संजय कुमार चौरसिया
ला० पं०-75
कलेक्ट्री नवादी, आरामबाग

17 MAY 2016

No-6-
R 100/-

(1070-2)

संजय कुमार चौरसिया
26.5.16
संजय कुमार चौरसिया
ला० नं०-78
कलेक्ट्री कचहरी, आजमगढ़

17 MAY 2016

पट्टा विलेख

(30 वर्ष)

1,800,000.00		300,000.00	18,000.00	80	18,080.00	30
प्रतिफल	मालियत	औसत वार्षिक किराया	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	पृष्ठों की संख्या

भारतीय विद्या चैरिटेबल ट्रस्ट प्रबन्धक विपिन राय
कपिल देव राय
व्यवसाय समाज सेवा VIPIN RAI
निवासी स्थायी
अस्थायी पता
ने यह लेखपत्र इस कार्यालय दिनांक 27/5/2016 समय 12:01PM
बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रसेनजीत कुमार सिंह
उप निबन्धक सगडी
सगडी
27/5/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

पट्टा दाता

श्री विपिन राय VIPIN RAI
पुत्र श्री कपिल देव राय
पेशा कृषि
निवासी सा0 व पो0 महुला पर0 व तह0 सगडी
जि0 आजमगढ

पट्टा गृहीता

भारतीय विद्या चैरिटेबल ट्रस्ट प्रबन्धक विपिन राय
कपिल देव राय VIPIN RAI
पेशा समाज सेवा
निवासी

ने निष्पादन स्वीकार किया ।
जिनकी पहचान सुबाष राय सुभाष राय
कलिका राय
पेशा कृषि
निवासी सा0 व पो0 महुला पर0 व तह0 सगडी जि0 आजमगढ
व प्रवीण कुमार
संत पद्मप्रसाद राय Praveen kumar
पेशा कृषि
निवासी 132/16 दक्षिण पुरी नई दिल्ली
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रसेनजीत कुमार सिंह
उप निबन्धक सगडी
सगडी
27/5/2016

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AP 674456

persons claiming on behalf of the Lessor or any statutory or municipal authorities.

b. The Lessor shall indemnify and keep the lessee fully indemnified and held harmless from

and against all damages, costs and expenses caused to or incurred by the Lessee as result of any defect in the title of the lessor which disturbs or interferes with the possession and enjoyment of the School Building by the Lessee under the covenants herein before contained.

c. The Lessor shall acknowledge and give valid receipts for each and every payment made by the Lessee to the Lessor, which shall be conclusive proof of such payments unless the cheque issued for the purpose is dishonored by the concerned bank.

d. The premises are free from all encumbrances whatsoever and the Lessor has not entered into any agreement or arrangement for disposing of or dealing with the demised

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No. 7
R 30/-

(110 70.2 -

26.5.16
शैलेन्द्र कुमार चौरसिया
ला० नं०-75
जिला कलक्टरी, आजमगढ़

पट्टा दाता

Registration No.: 3166 Year : 2016 Book No. : 1

0101 विपिन राय VIPIN RAI

कपिल देव राय

सा0 व पो0 महुला पर0 व तह0 सगडी जि0 आजमगढ

कृषि

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AP 674457

premises or any part thereof/or the Lessor's right, title and interest in the premises in any manner whatsoever.

e. The Lessor confirms that in case for any reason whatsoever the premises in reference or any part thereof cannot be used because of any fire, riot, earthquake, civil commotion, or due to any natural calamity, or due to Lessor's failure or refusal to perform their obligations or for any other reason over which the Lessee has no control, the Lessee shall have the right to terminate the lease forthwith and vacate the premises and the Lessor shall refund the security deposit to the Lessee forthwith after adjusting their dues.

15. That in case, where the Premises are not vacated by the Lessee, at the termination of the Lease period, the lessee will pay the payment of double the monthly rent as aforesaid either by

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No-8
B·50

सा० नं० 70-2-

संजय कुमार श्रीवास्तव
26.5.16
संजय कुमार श्रीवास्तव
ला० नं०-75
कलेक्ट्री नवादा, आलमगंज

पट्टा गृहीता

Registration No. : 3166 Year : 2016 Book No. : 1

0201 भारतीय विद्या चैरिटेबुल ट्रस्ट प्रबन्धक विपिन राय

कपिल देव राय

समाज सेवा VIPIN RAI

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AP 674458

payment or (adjustable from security) will not preclude the Lessor from initiating legal proceedings against the Lessee for recovering possession of premises.

16. That both the parties shall observe and adhere to the terms and conditions contained hereinabove.

a. That the Lessee and Lessor represent and warrant that they are fully empowered and competent to make this lease in Azamgarh

b. In case of any dispute to this agreement and the clauses herein, the same will be settled in the jurisdiction of the civil courts in Azamgarh, Uttar Pradesh.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.

LESSOR
VIPIN RAI

LESSEE
VIPIN RAI

No-9
B 50/-

संजय कुमार चौरसिया
26.5.16
संजय कुमार चौरसिया
ला० नं०-75
तहसील कलेक्ट्री, आजमगढ़

गवाह

Registration No.: 3166 Year : 2016 Book No. : 1

W1 सुबाष राय सुबाष राय

कलिका राय

सा0 व पो0 महुला पर0 व तह0 सगडी जि0 आजमगढ

कृषि

W2 प्रवीण कुमार Praveen Kumar

संत पप्रसाद राय

132/16 दक्षिण पुरी नई दिल्ली

कृषि

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AP 674459

Type by
Prabhakar Singh
(Prabhakar Singh)
Collectory Kachahari
Azamgarh

Drafted By
Savindra Nath Singh
(Savindra Nath Singh)
Advocate
Collectory Kachahari
Azamgarh

Sig (LESSOR)
VIPIN RAI

Sig (LESSEE)
VIPIN RAI

1- Witness:
सुभाष राय

2- Witness
PRAVEEN KUMAR

No-10
₹ 50/-

10-10-2-

संजय कुमार चौरसिया
26.5.16
संजय कुमार चौरसिया
ला० नं०-75
कलेक्ट्री कचहरी, आजमगढ़

आज दिनांक **27/05/2016** को

बही सं. **1** जिल्द सं. **3752**

पृष्ठ सं. **169** से **198** पर क्रमांक **3166**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रसेनजीत कुमार सिंह
उप निबन्धक सगडी
सगडी
27/5/2016