



IN-UP41850833977900X

e-Stamp

SHIV POOJAN DWIVED
SHOWAL CODE
UP 1413004
SADAR, LUG

Stamp Duty Amount(Rs.)

(Seventeen Thousand Five Hundred only)



स्कैनेड कुल पेज 18
ज्ञानेन्द्र श्रीवास्तव
निबन्धक सहायक
प्रथम

Please write or type below this line

18 p.

Angana

QE 0028286956

Statutory Alert:

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

SHIL

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0058586326



Term of Lease	29 Years and 11 Months
Average Annual Rent	Rs. 72,000.00
Average Monthly Rent	Rs. 6,000.00
Security Deposit	Rs. NIL
Six Times AAR	Rs. 4,32,000.00
Stamp Duty Paid	Rs. 17,500.00
Ward / Pargana	Bijnor
V Code	

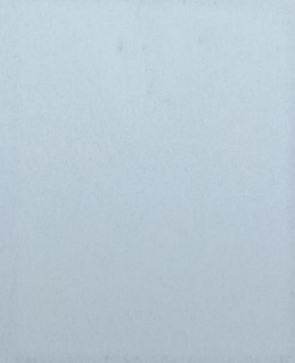
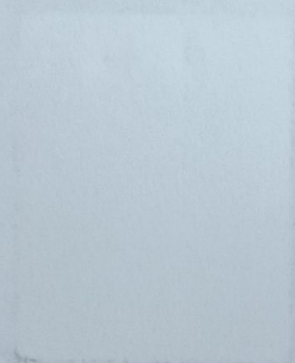
LEASE DEED

This Lease Agreement is Executed on this the 11th Day Of March' 2025 at Lucknow, Uttar Pradesh, India by and between:

Study Hall Educational Foundation having its office at Vipul Khand-2, Gomti Nagar, Lucknow through its Authorised Signatory **Sri. Pratyush Shukla** son of Mahadev Prasad Shukla resident of 561/385 A, Sindhu Nagar, Manas Nagar, Lucknow-226023. (Hereinafter referred to as the Lessor/First Party which expression shall unless the context otherwise requires mean and include its legal heirs, successors, assigns, executors and representatives of the One Part.)

Pratyush

Shukla



AND

The Study Hall School having its office at Part of (Minjumla of) Khasra No 872; 872/2; 872JA (ज); 872 JHA (झ) Khasra No. 889 and Khasra No 900 in the revenue village of Piparsand, Pargana-Bijnor, Tehsil & District Lucknow, Uttar Pradesh acting through its authorised signatory **Anjana Pandey** daughter of Bhuvanesh Pandey resident of 305 C, Tulsiyani Golf View Apartments, Sushant Golf City, Lucknow-226030. (Hereinafter referred to as the Lessee/Second Party which expression shall unless the context otherwise requires mean and include its legal heirs, successors, assigns, nominees, executors & representatives of the Second Part.)

WHEREAS First Party is the owner of property bearing Part of (Minjunila of) Khasra No 872 /2; 872JA (ज); 872 JHA (झ); 889 and Khasra No 900 total measuring 1.6920 Hectare in the revenue village of Piparsand, Pargana-Bijnor, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh which has been purchased by its from S S Consultants, Lucknow.

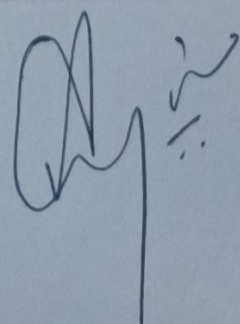
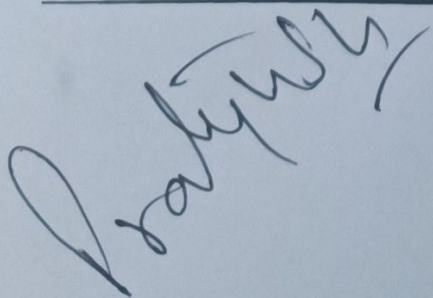
WHEREAS Second Party has approached the Lessor/First Party for taking on lease basis a part of the said premises / land measuring 6000 Square Meter for its business / educational use and the Parties have agreed to execute a lease agreement of the same between them.

WHEREAS it has been thought, deemed fit, proper and expedient that the terms and conditions of the Lease Agreement are reduced in writing as hereunder:-

TERMS AND CONDITIONS:

1- GRANT OF LEASE:

In consideration of the rents herein reserved and agreed to be paid by the Lessee to the Lessor and in consideration of the other mutual obligations, undertaking, covenants and conditions contained herein, the Lessor hereby grants by way of lease to the Lessee, the exclusive use of the leased Premises / land bearing Part of (Minjumla



REPORT

1901



1901

of) Khasra No. 872 /2; 872JA (ज); 872 JHA (झ); 889 and Khasra No. 900 measuring 6000 Square Meter in the revenue village of Piparsand, Pargana-Bijnor, Tehsil Sarojini Nagar, District Lucknow for the duration and on the terms and conditions more fully detailed hereinafter. The Land is Non Agricultural.

2- POSSESSION/EFFECTIVE DATE:

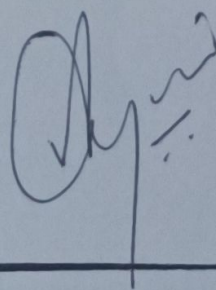
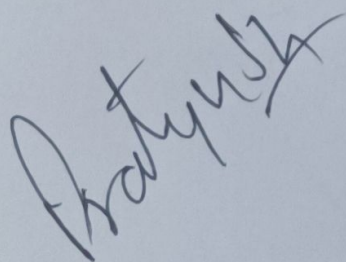
The Possession of the premises / land has already been handed over to the Second Party on 11.03.2025 and the Lease shall be effective upto 10.01.2055 and shall remain in force for a period of 29 years and 11 months.

That on expiry of the Lease period of 29 years and 11 months the Lease Agreement shall expire and shall not automatically be renewed unless and until a fresh Lease Agreement on fresh terms and conditions is executed between the parties as per the prevailing law at the time.

3- COMPENSATION:

The Lessee shall pay to the Lessor from the Rent Commencement Date, a monthly Lease rent of Rs. 6,000.00 (Indian National Rupees Six Thousand) (hereinafter referred to as the "Rent") but subject to tax deducted at source as per the provisions of the Income Tax Act, 1961 of India. The Lessee shall pay the annual Rent to the Lessor after completion of every 12 month period commencing from 11th day of March 2025.

All the dues/charges Viz Water Tax including electricity charges etc. which are levied / leviable on the said premises due to the occupation of the same by the Lessee, the same shall be borne/paid by the Lessee.





4- COVENANTS, RIGHTS AND OBLIGATIONS OF THE LESSEE:

i. The Lessee shall have the right to carry out construction on the Leased Premises as deem fit and just and all the expenses / liabilities pertaining to the same shall be borne by the Lessee.

ii. Access to The Premises:

Lessee and its employees, officers, students, clients, customers, invitees, suppliers, contractors, nominees and visitors of the Lessee shall have free and uninterrupted access to the Leased Premises at all times.

iii. Signage:

The Lessee shall not be liable to pay to the Lessor any additional charges for signs, signage's, name plates, logos, signboards, etc. Taxes if any shall be payable by the Lessee or its nominee.

iv. Telephone, Fax, Internet and Electricity Connection:

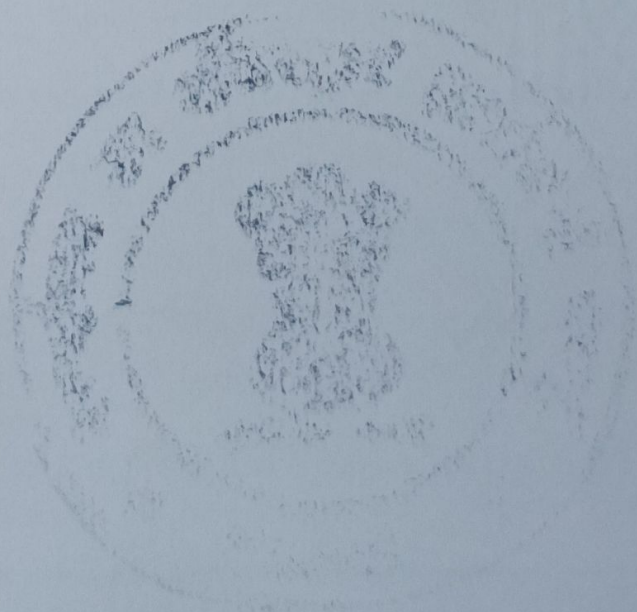
The Lessee shall have the right to apply for, obtain and install telephones, fax, internet and electric connection in the Leased Premises, as It may deem necessary for its activities in its own name and at its own cost. The Lessee shall pay the charges pertaining to such lines installed, directly to the appropriate agencies/authorities. On receipt of a request from the Lessee, the Lessor shall execute such documents as may be required for applying, obtaining and installing such telephone; electric and fax if needed.

v. Exclusive Rights of the Lessee:

The Lessee shall have the following exclusive rights during the tenure of the lease.

-To enjoy the Leased Premises peacefully as a tenant, to use the entrances, for the purpose of ingress and egress,

-To use the Leased Premises on a 24x7 basis through the Lease Term;



-To lay cables or wires,

-To do any other activity which seems just and proper for carrying out its business/educational activities.

vi. Sub-leasing/Sub-letting the Premises:

Lessee shall be entitled to sublease or assign the Leased Premises to company/group company / its subsidiary or any other person on the terms as it may deem fit but limiting to the rights available in this Lease Deed, so long as the Lessee shall remain liable for the due observance of the terms, hereunder including payment of rent and other charges to the lessor

5- REPAIR AND MAINTENANCE:

All the repairs and maintenance of the said premises shall be carried out by the Lessee during the occupation of the premises by it and the Lessor is in no way responsible for any repairs and maintenance of the same.

6- REPRESENTATIONS, COVENANTS, RIGHTS AND OBLIGATIONS OF THE LESSOR:

i- Title to the Premises

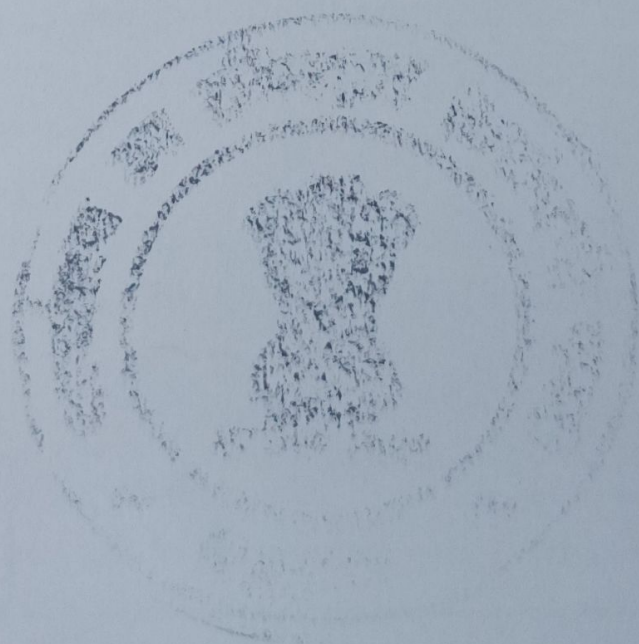
The Lessor covenants and represents that

a. It has clear, marketable and absolute title to the Leased Premises, and good right, full power and absolute authority to grant to the Lessee the Leased Premises on lease on the conditions herein contained.

ii- The Lessor has not created any tenancy or lease or any right in favour of any other person in respect of the Leased Premises.

iii- Peaceful Possession

The Lessee shall have unimpeded use, complete & peaceful enjoyment and occupation of the Leased Premises during the Lease



Term, without any let, obstruction, eviction interruption and/or disturbance, claim and demand whatsoever by the Lessor or any person or persons lawfully claiming by, from, under or in trust for the Lessor

iv- Taxes & Outgoings

The Lessee shall bear and pay all taxes, levies, cesses, outgoing and charges payable in respect to the business carried out by it.

v- Attornment

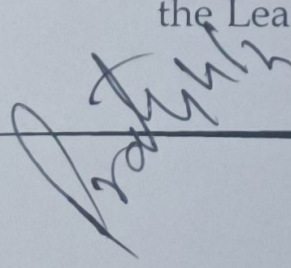
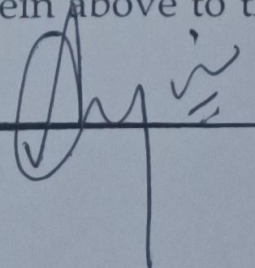
If the Lessor at any time during the Lease Term, sells and/or transfers its rights in the Leased Premises as a whole or in part to any one person or more than one person then in that event the Lessor shall duly ensure that such transferee agrees to assume all rights and obligations hereunder including; acceptance and recognition of the lease granted herein. A letter shall be issued by the Lessor in favour of the Lessee confirming that the terms herein agreed to shall be binding on the new owner and all adjustments in this Lease Deed shall be made accordingly and that the transferee has agreed to such terms. The Lessor further agrees to ensure that such deed of transfer carries a covenant by the third party to acknowledge and attorn the Lessee as his/her/its own Lessee on the terms and conditions contained in this Lease Deed.

vi. Notification to Lessee

The Lessor undertakes to promptly notify the Lessee in writing of any notice received by the Lessor from any governmental or municipal authority or public body in respect of the Leased Premises, which may adversely affect the interest of the Lessee as a lessee of the Leased Premises.

7. TERMINATION OF AGREEMENT:

This Agreement can be terminated in case the Lessee is unable to pay the Lease Rent within the time specified herein above to the Lessor

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आवेदन सं०: 202501041013580

पट्टा अनुबंध विलेख

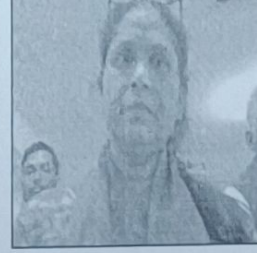
बही सं०: 1

रजिस्ट्रेशन सं०: 4923

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 17500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 4320 प्रतिलिपिकरण शुल्क - 60 योग : 4380

श्रीमती थी स्टडी हॉल स्कूल द्वारा
अंजना पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्री श्री भुवनेश पाण्डेय
व्यवसाय : अन्य
निवासी: 305 सी, तुलसियानी गोलफ व्यू अपार्टमेंट्स, सुशांति गोलफ सिटी, लखनऊ



श्रीमती, थी स्टडी हॉल स्कूल द्वारा

अंजना पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 12/03/2025 एवं
03:12:34 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीति विक्रम

उप निबंधक : सरोजनीनगर

लखनऊ

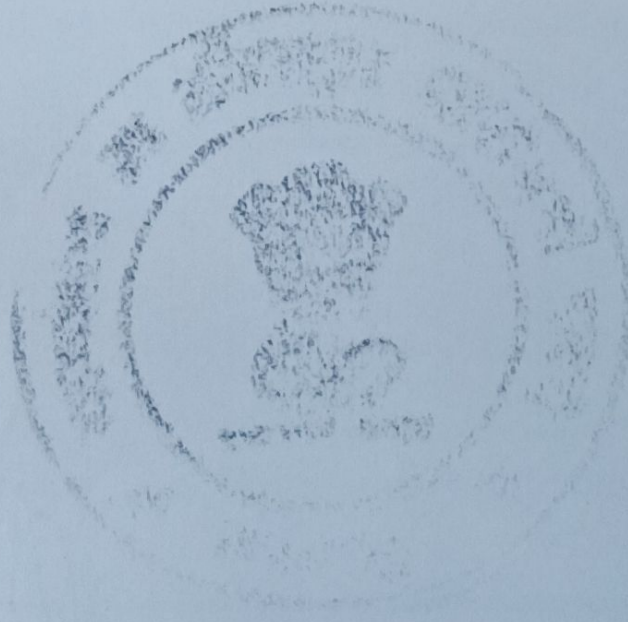
12/03/2025

शानेन्द्र कुमार श्रीवास्तव

निबंधक लिपिक

12/03/2025

प्रिंट करें



or in case of breach of terms and conditions agreed between the parties.

8. RECEIPTS OF PAYMENTS MADE:

The Lessee will pay all dues accruing during the occupation of the premises towards electricity, telephone, water tax etc. and shall give receipt in original after payment thereof within fifteen (15) days of the liability accrue to the Lessor.

9. APPLICABLE LAW AND DISPUTE RESOLUTION :

i. All disputes, differences and/or claims arising out of this Lease Deed shall be referred to a sole arbitrator to be appointed jointly by both the parties and such disputes shall be settled through arbitration in accordance with the provision, of Arbitration and Conciliation Act, 1996, India or any statutory amendment thereto. The arbitration proceedings shall be in English and will be held at Lucknow. The award of the arbitration shall be final and binding on both the Parties.

ii. Subject to the aforesaid, the Courts at Lucknow shall have jurisdiction in case of any dispute that may arise in respect of the said Leased Premises.

iii. This Lease Deed shall be governed by the laws of India.

10. Payment Of Stamp Duty

The Average Annual Lease Rent is Rs 72,000.00 Six Years of average Lease Rent comes to Rs. 4,32,000.00.

Stamp Duty of Rs. 17,500.00 has been paid and affixed on the present deed by the Lessee on Average Annual Lease Rent of Six Years. The same has been paid vide E Stamp No. IN-UP41850833977900X Dated 11.03.2025.

आवेदन सं०: 202501041013580

बही सं०: 1

रजिस्ट्रेशन सं०: 4923

वर्ष: 2025

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

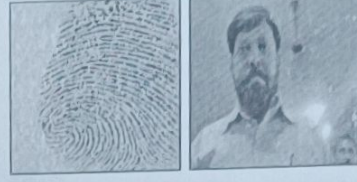
पट्टा दाता: 1

श्री स्टडी हॉल एजुकेशनल फाउंडेशन के द्वारा प्रत्युष शुक्ला, पुत्र
श्री महादेव प्रसाद शुक्ला

निवासी: 561 / 385, सिंधु नगर, मानस नगर, लखनऊ

व्यवसाय: अन्य

पट्टा गृहीता: 1

श्रीमती थी स्टडी हॉल स्कूल के द्वारा अंजना पाण्डेय, पुत्री श्री
भुवनेश पाण्डेयनिवासी: 305 सी, बुलसियानी गोलफ वू अपार्टमेंट्स, सुशांत गोलफ
सिटी, लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

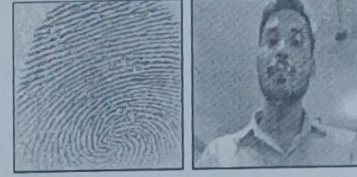


श्री अवनीश कुमार, पुत्र श्री सुजीत कुमार शर्मा

निवासी: गंगा नगर, अमौसी रोड, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अब्दुल रहमान, पुत्र श्री खलील अहमद

निवासी: 59, छोटी लाल कुर्सी, सदर, लखनऊ

व्यवसाय: वकालत

ने की प्रत्यक्षतः साक्षियों के निशान अंगूठे नियमानुसार लिए
गए हैं।द्विपक्षीय प्रतिफल के प्राप्ति की प्रकृति द्वारा लेखपत्र में अंकित
विवरण अनुसार पुष्टि की गई।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

प्रति विक्रम

उप निबंधक: सरोजनीनगर

लखनऊ

12/03/2025

ज्ञानेन्द्र कुमार श्रीवास्तव

निबंधक लिपिक लखनऊ

12/03/2025

प्रिंट करें

DESCRIPTION OF LEASED PREMISES

Premises / Land bearing Part of (Minjumla of) Khasra No. 872 /2; 872JA (ज); 872 JHA (झ); 889 and Khasra No. 900 measuring 6000 Square Meter in the revenue village of Piparsand, Pargana-Bijnor, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh is bounded as under:

East : Common Passage
West : Others Land / Khet
North : Land of S. S. Consultants
South : Others Land / Khet

Signed for and on behalf of
Lessor

Name : Sri. Pratyush Shukla

Signed for and on behalf of
Lessee

Name: Anjana Pandey

Witnesses :

1.



Name : Avanish Kumar
Son of : Sujeet Kumar Sharma
Address : Ganga Nagar, Amausi
Road, Lucknow.

Drafted By:

Vishal Mehrotra (Adv)
Mobile No. 9839066777

2.



Name: Abdul Rehman
Son of : Khalil Ahmad
Address : 59, Chotti Lal Kurti,
Sadar, Lucknow.

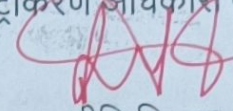
Typed By:

Abdul Rehman

आवेदन सं०: 202501041013580

बही संख्या 1 जिल्द संख्या 14007 के पृष्ठ 307 से 324 तक क्रमांक 4923 पर
दिनांक 12/03/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रीति विक्रम .

उप निबंधक : सरोजनीनगर

लखनऊ

12/03/2025



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2025367008364

आवेदन संख्या : 202501041013580

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-12 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अंजना पाण्डेय

लेख का प्रकार पट्टा अनुबंध विलेख

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 4320
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 4380

शुल्क वसूल करने का दिनांक 2025-03-12 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-12 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

T-72
I 4923/2025
का. 11/18