



सत्यमेव जयते

INDIA NON JUDICIAL
4/89/22
Government of Uttar Pradesh

Acc. Name VIVEK TIWARI
Acc Code-UPEDOL-UP1455304
Acc Address KUNDA Dist-85740747
Tah & Dist-Kunda Prayagrah

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e-Stamp

Certificate No.	: IN-UP27086666474797U
Certificate Issued Date	: 27-Jun-2022 11:56 AM
Account Reference	: NEWIMPACC (SV)/ up14555304/ KUNDA/ UP-PTG
Unique Doc. Reference	: SUBIN-UPUP1455530445996333459037U
Purchased by	: AL HIND EDUCATIONAL AND WELFARE SOCIETY
Description of Document	: Article 35 Lease
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SHAHIDA PARVEEN AND 3 OTHERS
Second Party	: AL HIND EDUCATIONAL AND WELFARE SOCIETY
Stamp Duty Paid By	: SHAHIDA PARVEEN AND 3 OTHERS
Stamp Duty Amount(Rs.)	: 1,700 (One Thousand Seven Hundred only)



Please write in code below this line.

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OT 0005195041

Statutory Alert:

1. The authenticity of this e-stamp certificate should be verified at www.e-stamp.gov.in as using e-Stamp Kiosk, App or Bank Kiosk.
2. The user of e-stamp certificate should verify the details on the Certificate and its availability for the purpose of the stamp.
3. In case of any discrepancy please contact the Competent Authority.

अवेदन सं: 202200881005021

पत्रा अनुबंध विज्ञापन

पत्रा सं: 1

रजिस्ट्रेशन सं: 4189

वर्ष: 2022

प्रतिफल- 80000 स्टाम्प शुल्क- 1700 बाजारी मूल्य - 0 पंजीकरण शुल्क - 800 प्रतिनिधिकरण शुल्क - 80 योना : 880

श्री अल हिन्द एजु० एण्ड टेलफेयर सोस ,
द्वारा मो० जावेद मुन्शी महबूब अली
व्यवसाय : अन्य
निवासी: शंभपुर आधिक परगना बिहार तहसील कुण्डा जगपद प्रतापगढ़



ने यह लेखपत्र इस कार्यालय में दिनांक 27/06/2022 एवं 02:30:17 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिग्विजय सिंह
उप निबंधक कुंडा
प्रतापगढ़
27/06/2022

समीक्षा
निबंधक लिपिक
27/06/2022

प्रिंट करे





LEASE OF LAND FOR RUNNING COLLEGE
LEASE PERIOD 30 YEARS

(STARTING FROM 27/06/2022 TILL 30 YEARS)
STAMP PAID Rs. 1700/- (..... SHEETS)

This lease deed is made on this 27th day of June, 2022 between

- (i) **Mrs. Shahida Parveen w/o Late Mahboob Ali**, Village and Post-Shekhpur Ashiq, Tehsil-Kunda, District-Pratapgarh (U.P.), whereas the first lessor is the owner of the land measuring 4230sq. Mts. of Gata No. 736-KHA, 2297 Sq. Mts. of Gata No. 736-KA, 1620 Sq. Mts. of Gata No. 735, total land situated at Village – Shekhpur Ashiq, Tehsil - Kunda, District-Pratapgarh (U.P.)
- (ii) **Mohammad Javed S/o late Mahboob Ali**, 1003.8 Sq. Mts. of Gata No. 736-KA, 707 Sq. Mts. of Gata No. 735, **Iqbal Ahmad S/o Mahboob Ali**, 640.8 Sq. Mts. of Gata No. 736-KA, 451 Sq. Mts. of Gata No. 735, **Inam Ahmad S/o Late Mahboob Ali**, 96 Sq. Mts. of Gata No. 736-KA, 68 Sq. Mts. of Gata No. 735, all brothers are the second lessor, total land situated at Village & Post Shekhpur Ashiq , Tehsil - Kunda, District-Pratapgarh (U.P.)

شہیدہ پاروین



(All hereinafter called the Lessor).

AND

Al Hind Educational and Welfare Society, Regd. office No. 3-A, 2nd Floor, Dilkhusa Plaza (front of the Hotel Mera Mann) Hussainganj Chauraha, Lucknow, U.P. 226001. (Called the lessee)

- (i) Through its President, of the society Shri Mohammad Javed S/o late Mahboob Ali, Village & Post Shekhpur Ashiq, Tehsil-Kunda, District-Pratapgarh, (U.P.)

And whereas the lessee aforesaid mentioned are desirous to take the said land for the use of running a College and for the purpose of students residence, studying classes, recreation, sports, playing and other activities of the said college and the lessor are agreeable to lease the same to the lessee for the aforesaid mentioned purpose on the terms and condition mentioned below:-

Demise – That in consideration of a sum of Rs. 1100/- paid by the Lessee (as the receipt whereof the lessor hereby acknowledge) as rent of the first year commencing from the date aforementioned and in consideration of the payment of a sum of Rs. 13200/- per annum as rent for the period during which the lease shall occupy the land and in consideration of the terms and conditions mentioned in this deed, the lessor hereby convey by way of lease and have delivered possession thereof unto the said lease of that land as above. The lessor have assured the lessee that they are entitled to present the

possession of the property demised and are entitled to Convey the same by way of lease upto the said lessee and hereby covenant with the said lessee that the lessee shall enjoy quiet possession thereof without disturbance at the instance of the

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lessor or their successor-in-interest, or any person or persons whatsoever claiming title to the possession of the premises for the period of this lease.

1. Period – The date of commencing of the lease shall be 27/06/2022 for the period of 30 years. That the lease shall terminated on 26/06/2052. After 30 years the said lease will be terminated itself.
2. Rent – That the lessee shall pay as an annual rent a sum of Rs. 11200/- per annum unto the lessor in each year in advance of before the 31st March each year.
3. User - That the lessee shall allow the said land or the structure attached thereto for the said purpose of running the colleges and allows construction and renewal of the land etc. for the said purpose.
4. Repairs – The lessees also hereby convenient that they shall keep the said land in proper state of repairs at their own cost during the currency of this lease.
5. The lessee shall bear all the taxes relating to the building constructed on the leased land during the currency of lease term.
6. Subletting –The lessee shall let, sublet or assign their interest in whole or in any part of the said premises to any other person or persons whatsoever for the purpose of running of the college.
7. Determination of Lease – The lessees shall however be entitled to determine this lease after givin lessees cease to run t

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boarding house for the students of the college, in which case the lessees on such determination of the lease shall be liable for the rent of the unexpired portion of the lease. On expiry of the said lease, the lessees shall deliver possession of the premises aforesaid mentioned to the lessors or their successors in interest account of any injury caused to such premises by students or any other person or persons.

8. New structures – The lessees shall erect any structures on the land used for hostel, classroom and indoor games and play grounds purposes and as such as may be necessary for such user and in customary in that part. Any addition or alterations made by the lessee during currency of the lease shall become the property of the lessors at the determination of expiry of the lease without payment of any compensation thereof.
9. On the expiry of the period of this lease and at the expiry of the term hereof the parties hence to may extend the duration of this agreement on such term and conditions for such further period as the parties may mutually agree for an extended period a fresh lease deed will be executed & registered.

10. The above land is use for the educational purposes and this land has been declared for non-agriculture purposes by the competent authority. The said land consist boundary walls measuring **11114 Sq. Mts.** bounded as under:-

Boundary of Land, total Measuring 11114 Sq. Mts. in the name Mrs. Shahida Parveen W/o late Mahboob Ali, 4230 Sq. Mts. of Gata no. 736 KHA, 2297 Sq. Mts. of Gata No. 736-KA, 1620 Sq. Mts. of Gata No. 735 she is first lessor and Mohd Javed S/o late Mahboob Ali, 1003.8 Sq. Mts. of Gata No. 736-KA, 707 Sq. Mts. of Gata No. 735, Iqbal Ahmad s/o late Mahboob Ali, 640.8 Sq. Mts. Of Gata No. 736-












KA, 451 Sq. Mts. of Gata No. 735, Inam Ahmad s/o late Mahboob Ali 96 Sq. Mts. Of Gata No. 736-KA, 68 Sq. Mts. of Gata No. 735, the all brothers are second lessor is the owner of the land measuring situated and at Village & Post-Shekhpur Ashiq, Tehsil - Kunda, District- Pratapgarh (U.P.)

East – Others owner land
North – M.A.S. Degree College

West – Others owner land
South – Mohd. Shafi (Bagh)

In witness whereof the parties have signed this deed in token of acceptance of the terms thereof.

For the Lessor

Mrs. Shahida Parveen
W/o late Mahboob Ali,
Shekhpur Ashiq, Kunda
District- Pratapgarh (U.P.)
(The first lessor)

Mohd Javed, Iqbal Ahmad, Inam Ahmad
All of S/o late Mahboob Ali, all brothers
Are residents:
Shekhpur Ashiq, Kunda
District- Pratapgarh (U.P.)
(The Second lessor)

For the Lessee

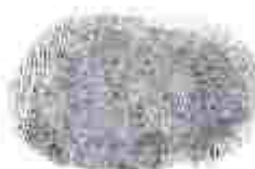
Al Hind Educational and Welfare Society
by Mohd. Javed (President of the Society)
Shekhpur Ashiq, Kunda
District- Pratapgarh (U.P.)

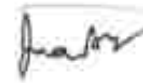
شاهدہ پاروین



















Witness:-

1. Safdar Hussain s/o Aftab Ali Adid. 135 Pasara Kunda
Kunda Pratapgarh. Safdar

2. Taukeez Ahmed - Zubair Ahmed
Add - Sheikhpur Aashiq Kunda P.B.4



27.06.22
27/06/22
10/06/22
10/06/22

Date 27/06/2022 Place- Kunda Pratapgarh

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आवेदन सं०: 202200881005021

बही संख्या : जिल्द संख्या 5991 के पृष्ठ 85 से 112 तक क्रमांक
4189 पर दिनांक 27/06/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दिग्विजय सिंह

उप निबंधक : कुंडा

प्रतापगढ़

27/06/2022



प्रिंटर