



LEASE OF LAND FOR RUNNING COLLEGE
LEASE PERIOD 30 YEARS



(STARTING FROM 13/06/2022 TILL 30 YEARS)
STAMP PAID Rs. 1700/- (..... SHEETS)

This lease deed is made on this 13th day of June, 2022 between

- (i) Mr. Ajeet Singh S/o Shri Deenanath Singh, Village-Bhojpur, Post – Ramganj, Tehsil – Lalganj, District- Pratapgarh (U.P.), whereas the Second lessor is the owner of the land measuring 5060 SQ.M. Khasra No. 99GH situated at Village - Maharajpur, Hathigawan, Tehsil - Kunda, District- Pratapgarh (U.P.).
- (ii) Manager, Mr. Ajeet Singh, A.P. Singh Mahavidyalaya, Village- Maharajpur, Hathigawan, Tehsil-Kunda, District- Pratapgarh (U.P.), whereas the First lessor is the owner of the land measuring 3160 SQ.M. Khasra No. 99GH situated at Village - Maharajpur, Hathigawan, Tehsil - Kunda, District- Pratapgarh (U.P.).

(All hereinafter called the Lessor).

AND

A.P. Singh Shikshan Trust Through its Secretary, Smt. Preeti Singh W/o Shri Ajeet Singh residence of Village-Bhojpur, Post – Ramganj, Tehsil – Lalganj, 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 lessor or their successor-in-interest, or any peron 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 14/06/2022 for the period of 30 years. That the lease shall terminated on 13/06/2052. 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 giving six month notice thereof to the lessor. In case the lessees cease to run the college or the





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 8220.00 SQ.M. bounded as under:-

Boundry of Land Mesuring 8220.00 SQ.M.in the name Mr. Ajeet Singh S/o Shri Deenanath Singh, the first lessor is the owner of the land measuring 5060 SQ.M. Khasra No. 99GH situated and at Village - Maharajpur, Hathigawan, Tehsil - Kunda, District- Pratapgarh (U.P.) and Manager, Mr. Ajeet Singh, A.P. Singh Mahavidyalaya run by A.P. Singh Shikshan Trust, the second lessor is the owner of the land measuring 3160 SQ.M. Khasra No. 99GH

East - Hathigawan Road .

North - Field of Anil Yadav



West - Field of Chandrika Yadav

South - A.P. Singh P.G. College .



आवदन सं.: 202200881004494

पदा अनुबंध विज्ञाप

वर्ष: 2022

परी सं.: 1

रजिस्ट्रेशन सं.: 3773

परी सं.: 850

प्रतिफल: 80000 स्टारप्प शुल्क- 1700 आजादी शुल्क - 0 पंजीकरण शुल्क - 800 प्रतिनिधिकरण शुल्क - 80 योग : 850

श्री एके सिंगर शिक्षा ट्रस्ट .
द्वारा श्रीमती सिंह पत्नी श्री अजीत सिंह

व्यवसाय : अन्य
निवासी: भोजपुर पो-सामराना तहसील सामराना प्रतापगढ़



शेयर लेखापत्र द्वारा कार्यालय में दिनांक 14/06/2022 पर 12:35:30 PM बजे
निवृत्त हेतु धन किया।

प्रतिनिधिकरण अधिकारी के हस्ताक्षर

दिग्विजय सिंह ..
जय निबंधक : कुंठा

प्रतापगढ़
14/06/2022

प्रसाद
निर्देशाधिक
14/06/2022

चिप्ट कार्ड

