



सत्यमेव जयते

4950/22  
INDIA NON JUDICIAL

Signature: *[Signature]*  
ACG Name: Mohammed Murtaza  
ACG No: U.P. 14193404  
ACG Address: Goli Lohr Pat  
Mobile: 982940263  
E-mail: *[Email]*

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP15722250952240U
Certificate Issued Date	: 13-Jun-2022 03:31 PM
Account Reference	: NEWIMPACC (SV) / up14193404/ PATTI UP-PTG
Unique Doc. Reference	: SUBIN-UPUP1419340423025853050370U
Purchased by	: B M S S DWARA SECRETARY SATYA PRAKASH YADAV
Description of Document	: Article 35 Lease
Property Description	: PLOT NO 456K AND TEN OTHER PLOTS VILLAGE SADAHA PATTI PRATAPGARH
Consideration Price (Rs.)	: 1,500
First Party	: B M S S DWARA R M I C DWARA P V B YADAV AND R A Y
Second Party	: B M S S DWARA SECRETARY SATYA PRAKASH YADAV
Stamp Duty Paid By	: B M S S DWARA SECRETARY SATYA PRAKASH YADAV
Stamp Duty Amount(Rs.)	: 1,500 (One Thousand Five Hundred only)

सत्यमेव जयते



₹ 1,500

Please write or type below this line



*[Signature]*

*[Signature]*

*[Signature]*

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The onus of checking the legitimacy is on the users of the certificate.  
In case of any discrepancy please inform the Competent Authority.

प्रतिफल: 0 स्टाम्प शुल्क - 1500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 700 प्रतिनिधिकरण शुल्क - 40 योग : 740

श्री बाबा मकदूम सेवा समिति द्वारा  
 सत्य प्रकाश यादव अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री राम अजीर यादव  
 व्यवसाय : कृषि  
 निवासी: सदर पट्टी प्रतापगढ़



सत्य प्रकाश यादव

सत्य प्रकाश यादव अधिकृत पदाधिकारी/  
 प्रतिनिधि

श्री, बाबा मकदूम सेवा समिति द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 14/06/2022 एवं  
 12:50:01 PM बजे  
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Handwritten signature*

सन्तला वर्मा प्रभारी

उप निबंधक, पट्टी

प्रतापगढ़

14/06/2022

सन्तला वर्मा

निबंधक लिपिक

14/06/2022

फिट करे



**LEASE OF LAND FOR RUNNING COLLEGE**  
**LEASE PERIOD 30 YEARS**

**(STARTING FROM 13/06/2022 TILL 30 YEARS)**  
**STAMP PAID Rs. 1500/- (10 SHEETS)**

This lease deed is made on this 13<sup>th</sup> day of June, 2022 between

- (i) Manager, Shri Vijay Bahadur Yadav, Rajeev Memorial Intermediate College run by Baba Makdoom Seva Samiti, Village-Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.), whereas the First lessor is the owner of the land measuring 0.203 Hectare (2030 SQ.M.) Khasra No. 456K, 462, 463 situated at Village– Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.).
- (ii) Shri Ram Ajor S/o Shri Makdoom , Village-Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.), whereas the Second lessor is the owner of the land measuring 0.710 Hectare (7100 SQ.M.) Khasra No. 417, 419, 436, 437, 438k, 439, 442k, 443 situated at Village– Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.).

(All hereinafter called the Lessor).

AND

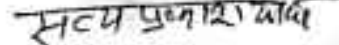
Baba Makdoom Seva Samiti Thorough its Secretary , Mr. Satya Prakash Yadav S/o Shri Ram Ajor Yadav residence of Village-Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.).

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. 11000/- per annum as rent for the period during







निम्नांकित प्रत्येक भद्र कुलने व समझने सज्जमान व प्रामाणिकता के प्रतीकानुसार भद्र  
पट्टा बना।

श्री राष्ट्रीय प्रोटेक्टिव डू-सी प्रोजेक्ट व कार्य समन्वय सेवा समिति के द्वारा  
विजय बहादुर साठव, पुर श्री राम अजीर साठव  
निवासी: सादर पट्टी प्रतापगढ़  
व्यवसाय: कृषि  
पट्टा संख्या: 1

*Handwritten signature*



श्री राम अजीर साठव, पुर श्री समन्वय साठव  
निवासी: सादर पट्टी प्रतापगढ़  
व्यवसाय: कृषि  
पट्टा संख्या: 1

*Handwritten signature*



श्री कार्य समन्वय सेवा समिति के द्वारा सत्य प्रकाश साठव, पुर श्री राम अजीर  
साठव  
निवासी: सादर पट्टी प्रतापगढ़  
व्यवसाय: कृषि  
पट्टा संख्या: 1

*Handwritten signature*



ने निम्नांकित इतीकार किया। जिनकी पहचान  
पहचानकारी: 1

श्री दिनेश कुमार सरोज, पुर श्री रामदेव सरोज  
निवासी: परिहरा पो- सादर पट्टी प्रतापगढ़  
व्यवसाय: कृषि  
पहचानकारी: 2

*Handwritten signature: दिनेश कुमार सरोज*



श्री रीतेन्द्र कुमार, पुर श्री अलमुराम साठव  
निवासी: सादर पट्टी प्रतापगढ़  
व्यवसाय: कृषि

*Handwritten signature: रीतेन्द्र कुमार*



ने की। प्रत्येक भद्र साक्षियों के तिरकत अंगुठे निबन्धानुसार तिर गए हैं।  
टिप्पणी:

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

*Handwritten signature*

कन्दला रमो प्रभाठी

पुर निवृत्तक: पट्टी

प्रतापगढ़

14/06/2022

कन्दला रमो

निवृत्तक निवृत्तक प्रतापगढ़

14/06/2022

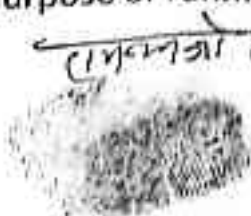
पिंट पन्ने

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 13/06/2022 for the period of 30 years. That the lease shall terminated on 12/06/2052. 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. 11000/- per annum unto the lessor in each year in advance of before the 31<sup>st</sup> 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.







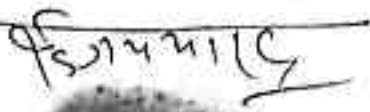


7. Determination of Lease – The lessees shall however be entitled to determine this lease after giving six month notice thereof to the Lessor. In case the lessees cease to run the college or the boarding house for the students of the college, in which case the lessees on such determination of the lease 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 8747.00 SQ.M. bounded as under:-

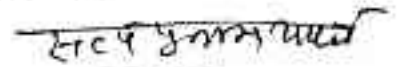
**Boundry of Land** Mesuring 0.9130 Hectare (9130 SQ.M.) in the name Manager, Shri Vijay Bahadur Yadav, Rajeev Memorial Intermediate College run by Baba Makdoom Seva Samiti, and Shri Ram Ajor S/o Shri Makdoom , Village-Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.) , bearing Khasra No. 417, 419, 436, 437, 438k, 439, 442k, 443 situated at Village-Sadaha Pargana and Tehsil – Patti, District- Pratapgarh (U.P.).













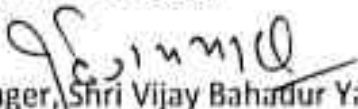




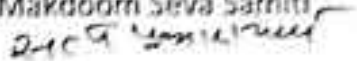
- East – Prathmik Vidhyalaya sadaha, Panditan, West – Ram Ajor Land,  
North – Hanif & Jagdish Land South – ITI School

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

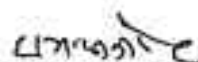
For the First lessor

  
Manager, Shri Vijay Bahadur Yadav,  
Rajeev Memorial Intermediate College  
run by Baba Makdoom Seva Samiti

For the Lessee

Secretary  
Baba Makdoom Seva Samiti  


For the Second lessor

  
Shri Ram Ajor S/o Shri Makdoom ,  
Village-Sadaha Pargana and Tehsil – Patti,  
District- Pratapgarh (U.P.)

Witness:-

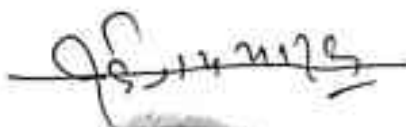
1. Dinesh Kumar Saroj S/o Ramdev Saroj r/o Vill- Parihara, Post-Sadaha,  
Pratapgarh (U.P.)

9453904445

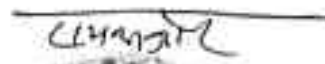
2. Shailendra Kumar Yadav S/o Algu Ram R/o Vill-Sadaha, Pratapgarh(U.P.)

9450091739

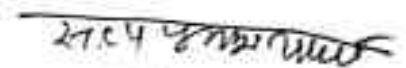














आवेदन सं०: 102200883005527

बही संख्या 1 जिल्हा संख्या 5341 के पृष्ठ 303 से 312 तक क्रमांक 4250 पर दिनांक  
14/06/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रार अफिसरी के हस्ताक्षर

*[Handwritten Signature]*

बन्दी बन्दी बन्दी

उप निबंधक : पट्टी

पलाचगढ

14/06/2022

दिनांक

