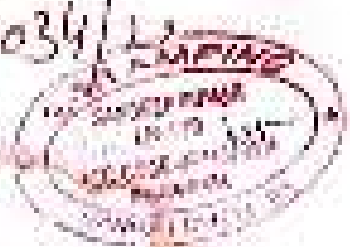




INDIA NON JUDICIAL I-10034/12

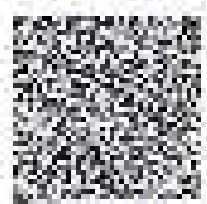
Government of Uttar Pradesh

e-Stamp



Certificate No.
 Certificate Issue Date
 Certificate Reference
 Title / Doc. Reference
 Purchased by
 Name of 1st Document
 Property Description
 Consideration Price (T.C.)
 First Party
 Second Party
 Stamp Duty Paid by
 Stamp Duty Amount (T.C.)

MUP0005121170001
 06-Sep-2025 12:17 PM
 MEMORANDUM OF SALE OF PROPERTY IN AMBANDIA UP-200
 5/20/2025/121170001/1
 ANANDIA KANISH CHANDRA TRUST BY CHAIRMAN YASH PAL
 Anil K. Jaiswal
 Anandia
 LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 ANANDIA KANISH CHANDRA TRUST BY CHAIRMAN YASH PAL
 ANANDIA KANISH CHANDRA TRUST BY CHAIRMAN YASH PAL
 1.00
 (Not Taxable only)



Monthly Rent ₹.69/- only
 Annual Rent ₹.832/-
 Suburban 3328 X 6
 = 49968.00
 Round off valuation
 = ₹ 50000/-



Anil K. Jaiswal

Yashpal

Anand Kishore

Prakash

JUD: 0013809644

Stamp Duty

Stamp Duty is a tax levied on the value of the property being sold. It is calculated as a percentage of the sale price. The rate of stamp duty varies from 1% to 10% depending on the type of property and the location. The stamp duty is paid by the buyer of the property.



This DEED OF LEASE is made on the 6th day of September 2023 at
NANPARA, District BAHARACH.

BETWEEN

LORD SUDHA DEGREE SOLLRES SAKI - NAGAR RUPAINIA
Through PRATYANDEK - HARISH CHANDRA S/O SHRI RAVESH
CHANDRA (with Hindu, RESIDENT) of Saket Nagar, Village & Hamlet
- Rajpala Tehsil - Nanpara Dist - Bihraich (UP) Indian Citizen
Hereinafter called the LESSOR of the FIRST PART-

AND

ACHRAYA RAVESH CHANDRA (TRUST) a registered Trust
Under trust registration No. 21,1002, Indian trust act 1982 having
is registered at Saket Nagar - Village & Hamlet - Rajpala Tehsil - Nanpara,
Dist - Bihraich (UP) through its Chairman BRI YASHPAL
S/O SHRI RAVESH CHANDRA, Social worker, (with Hindu), resident
of Saket Nagar, Village & Hamlet - Rajpala Tehsil -
Nanpara, Dist - Bihraich (UP) Indian Citizen, hereinafter called the
LESSEE of the OTHER PART-

Whereas, the Lessor is the Landlord of Land appertaining to area of
Gala No : 518 in/520, 521, 522 in Area - 1.033 Hectare situated at
Village KEWALPUR.

Measuring an area of 1.033 Hectare more or less (the same from
rightful water more fully mentioned and described in the schedule
below and on the request made by the Lessee they became ready to
let out the land measuring and area of 1.033 Hectare in favour of the
Lessee for a fixed and specified period on lease Amount Rs 60000/-
(Sixty Thousand) only,

And Electric bills as per consumption will be paid by the Lessee.

The Lessor and the Lessee agreed to reduce this Deed of lease in
Writing on the following terms conditions:-

1. That the period of the lease shall be for fixed specified period
of 30 years.
2. That the lease Amount shall be paid Rs. 60000/-only payable
in advance through cheque or by cash.
3. That the when is after the 30 years period of lease agreement,
lessor and lessee mutual understand will be extend the time
Period three times. For this re-registration shall be compulsory.
4. That the Lessee shall pay the electric bills in addition to the
Monthly rent in each and every month as per consumption and
Bill sent by the U.P. State Electricity Board and as per meter
reading.
5. That the Lessee on the basis of the lease Deed will take
Electric connection in the name of the Trust and separate meter
will be installed and electric bills will be paid as per meter
reading.
6. That the Lessee shall have right to erect consumption
Alamdar mod Fozlon over the land over and the building given
in the schedule for the purpose of running school/educational
Institution.



7. That the Lessee shall have no right to sublet either in part or in full of the leased premises more fully mentioned and described in the schedule below to any other person or persons.
8. That the lessee hereby undertakes not to use the named Premises for any illegal act/business and will not keep any object which is prohibited in the premises for which lease does not permit and if the Lessee will be found doing so for the same in future in that case the Lessee shall alone be liable and responsible and the Lessor shall not be liable and responsible for the same.
9. That if Lessee wants to vacate the leased premises before completion of period the Lessee will give three month prior notice in clear of the dues of the Lessor.
10. That the relationship between the Lessor and the Lessee will remain confidential in that case the period of lease may be extended for further period on the basis of fresh lease deed and fresh Terms and conditions executed between the parties.
11. That the lease period start from 05-04-2022 and valid upto the Date 04-04-2025, whichever of both the date.
12. That both the parties hereby agreed to abide with the terms and Condition of the lease.

SCHEDULE OF THE PREMISES

EAST -	Naripani - Rupachitra Road
West -	Land of Degree College etc.
North -	Land of Sri Ram Janki Inter College
South -	Land of Gram samaj.

Handwritten signature

Handwritten signature

IN WITNESSES WHEREOF, the Lessor and the Lessee have put
Their respective hands and signatures on the 5th day of September
2022. Final above written in the presence of witnesses after fully
Understanding the contents of these presents.

Signature of Lessee

Signature of Lessor

Date:-

Signature of Witnesses

1. SAHDEV PRASAD S/O RAM PALI
Gram: Pathpawan post Durgachia
Taluk: Mandana
Dist: Bahraich



2. GAYA PRASAD VERMA S/O MUNNA LAL
Gram: Bhatimurhawa Sankhya
Post: Bahajara Taluk Mandana
Dist: Bahraich



नजरी नक्शा

रजिस्ट्रीकरण (2000 संशोधन) अधिनियम-2001 की धारा 21 ख के

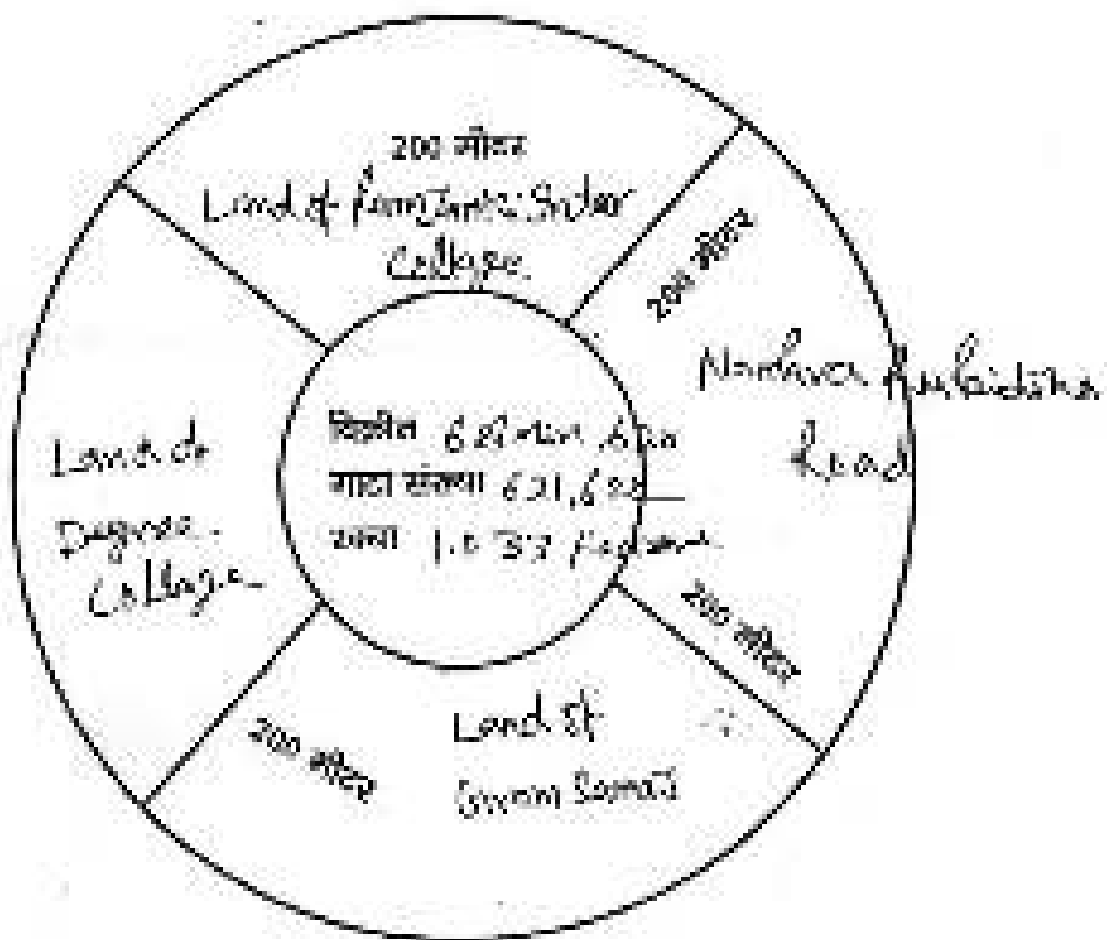
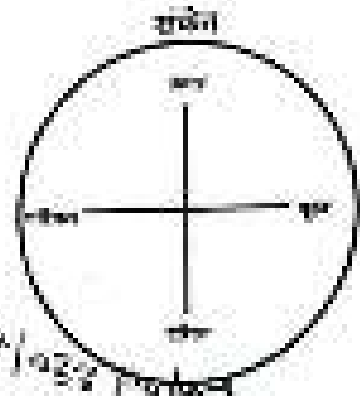
अधीन 200 मीटर त्रिज्या के अन्दर पड़ने वाले भूखण्ड/बहार/

साही/आवन/खमड़ा/एच अन्य संपत्तियों का नजरी नक्शा-

विक्रीत गादा संख्या 618, 620, 621, 622 - Area

विक्रेता का नाम ... Lord Buddha Degree College for women, Nandwar, Chandernagore

प्रेता का नाम ... Dr. Anurag Kumar Chandra Prasad, Chairman, Yashwantrao Chavan



1. विक्रेता के हस्ताक्षर या अंगूठा चिह्न

2. प्रेता के हस्ताक्षर अंगूठा

आवेदन सं०: 212210/919012288

श्री संख्या 1 विल्ल संख्या 12517 के पृष्ठ 103 से 124 तक वर्गीकृत
10001 पर दिनांक 16/05/2022 को अतिरिक्त किया गया।

अतिरिक्त रूप अधिकारी के हस्ताक्षर

सत्यदेव चौधरी प्रभारी
उप निबंधक : नानपाल

बहराइन
16/05/2022

