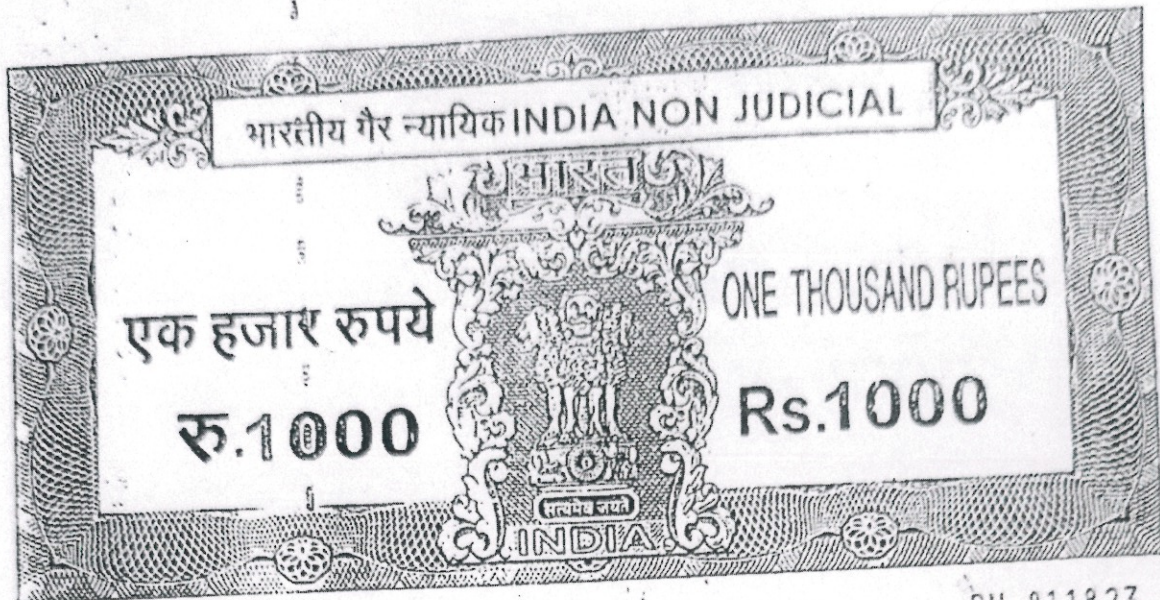




उत्तर प्रदेश UTTAR PRADESH

BH 811823

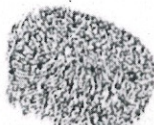


WARD-INDIRA PRIYADARSHINI

LEASE - DEED

Short Description of Lease Deed :

1. Category of Land - Residential
2. Ward - Indira Priyadarshini
3. Mohalla - Sugamau, Lucknow
4. Detail of Property - Premises built on Plot Nos. 22, 23, 24, 25 & 25-A, which are part of Gata No. 548 and Premises known as Plot Nos. 23, 24, 23-A, 23-B, which are also part of Gata No. 548



Contd.....

Principal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

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अ. 30/1/2017
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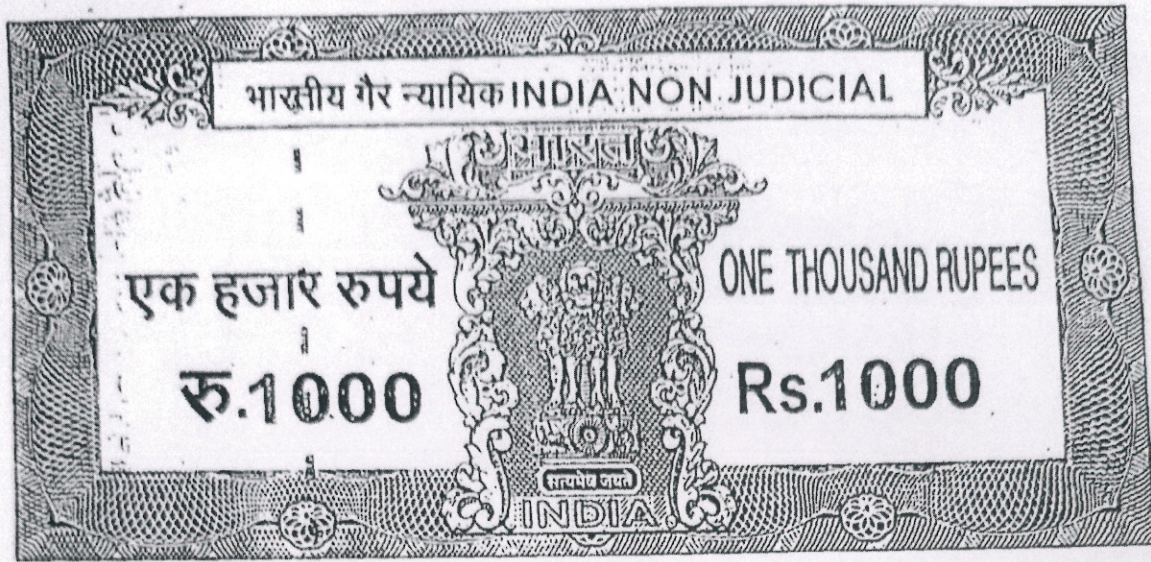
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Principal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW





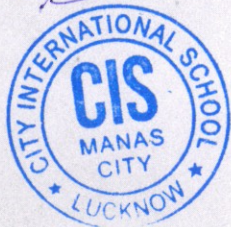
उत्तर प्रदेश UTTAR PRADESH

BH 811824

38 MAY 2024

(2)

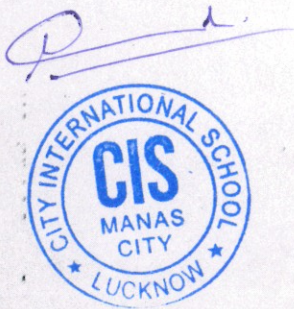
5. Unit of Measurement - Square Metre
6. Area of Land : - 3568.68 Sq.mtr.
Constructed Area - 1254.646 Sq.mtr.
7. Situation of Road (According to Parishishtha) - N.A.
8. Other details - (9 Meter Road/Corner etc.) - N.A.
9. Type of Property - School Premises
10. Period of Lease - 10 Years
11. Rent per month - Rs. 2,500/-
12. Annual Rent - Rs. 30,000/-
13. Amount on which Stamp duty is being paid
according to the Indian Stamp Act as applicable
in Uttar Pradesh - On Rs. 1,20,000/-
14. Total Paid Stamp duty - Rs. 4,800/-



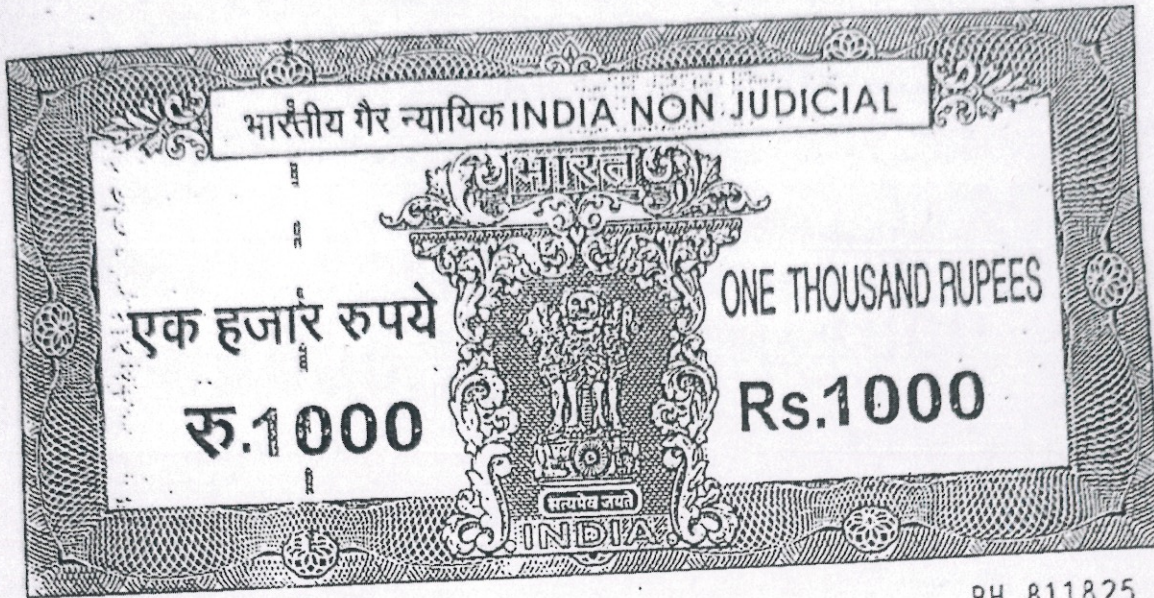
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Signature
Signature
Principal
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

1000
D. B. Mishra
e



Pragya
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW



उत्तर प्रदेश UTTAR PRADESH

BH 811825

08 01 2017

(3)

No. of First Party - (1)

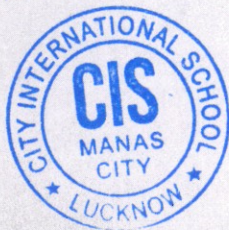
Detail of Lessor :

Dr. SUNITA GANDHI wife of SRI STEFEN SIGTRIGSON
resident of Manas Enclave, Sugamau, Indira Nagar,
LUCKNOW, presently residing at 12, Station Road,
Lucknow-226001.

No. of Second Party - (1)

Detail of Lessee :

CITY INTERNATIONAL SCHOOL, situated at Manas
Enclave, Sugamau, Indira Nagar, Lucknow through its
Treasurer Dr. (MRS.) BHARTI GANDHI wife of Sri
Jagdish Gandhi permanent and present resident of -10,
Station Road, Lucknow.



[Signature]
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[Signature]

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Principal
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

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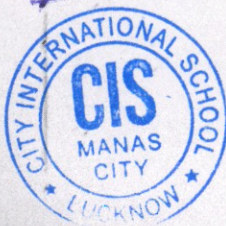
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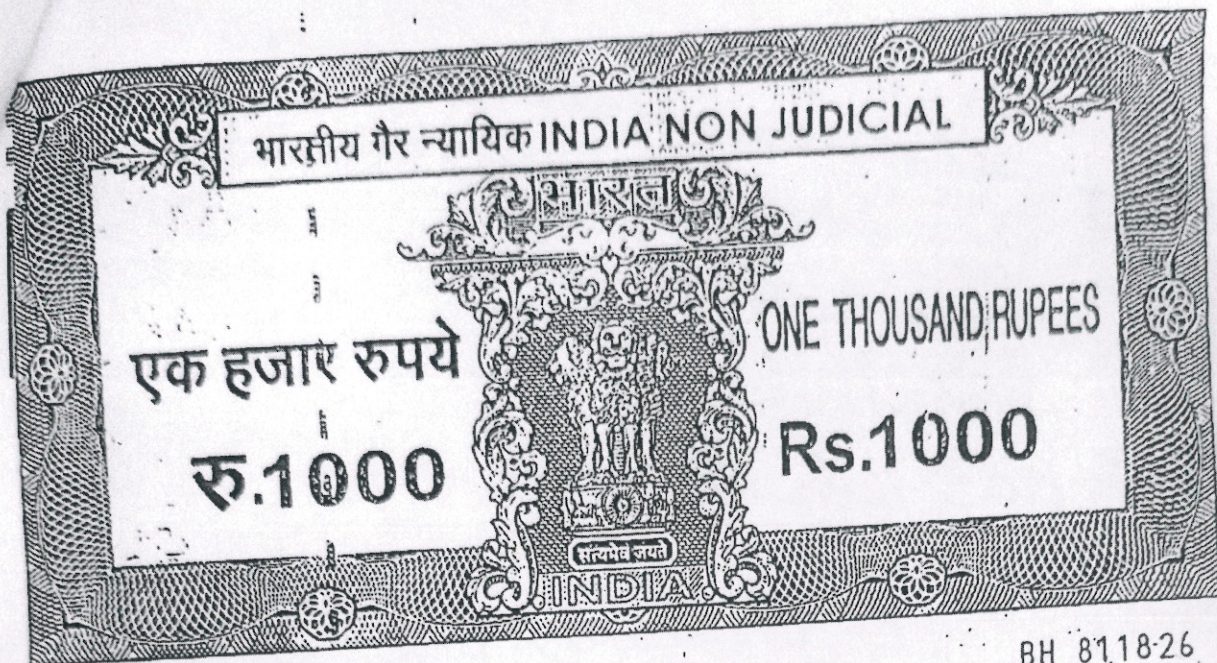
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सू

14/2/19
डा. कुमारी (संस्था)



B. Aggarwal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW



उत्तर प्रदेश UTTAR PRADESH

BH 811826

08 MAY 2019

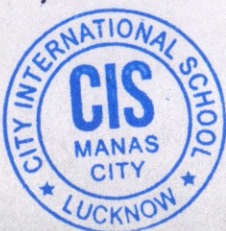
(4)

This DEED OF LEASE is made on this 20th day of May, 2019, BETWEEN Dr. SUNITA GANDHI wife of SRI STEFEN SIGTRIGSON resident of Manas Enclave, Sugamau, Indira Nagar, LUCKNOW, presently residing at 12, Station Road, Lucknow-226001 (here-in-after called as the "LESSOR") which expression shall mean and include her heirs, executors, interest, successors, assignees, transferees of the FIRST PART.

AND

CITY INTERNATIONAL SCHOOL, situated at Manas Enclave, Sugamau, Indira Nagar, Lucknow through its Treasurer Dr. (MRS.) BHARTI GANDHI wife of Sri Jagdish Gandhi permanent and present resident of -10, Station Road,

Contd.....



[Signature]
[Signature]
[Signature]
Principal
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

Approved
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW



उत्तर प्रदेश UTTAR PRADESH

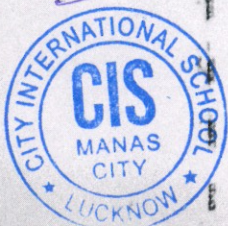
AB 376291

6 APR 2010

(5)

Lucknow (here-in-after called the "LESSEE"), which expression shall mean and include its Managing Committee, President, other authorised persons of the sansthan, of the SECOND PART.

AND WHEREAS Lessor is the absolute owner in possession of the Premises built on Plot Nos. 22, 23, 24, 25 & 25-A, which are the part of Gata No. 548, having an area measuring 33861 Sq.ft. i.e. 3146.933 Sq.mtr. and Plot Nos. 23, 24, 23-A, 23-B, which are also the part of Gata No. 548, having an area measuring 4538 Sq.ft. i.e. 421.747 Sq.mtr. i.e. total area measuring 38339 Sq.ft. i.e. 3568.68 Sq.mtr. with built up area 1254.646 Sq.mtr. situated at SUGAMAU, WARD-INDIRA PRIYADARSHINI, DISTRICT-LUCKNOW,



Principal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

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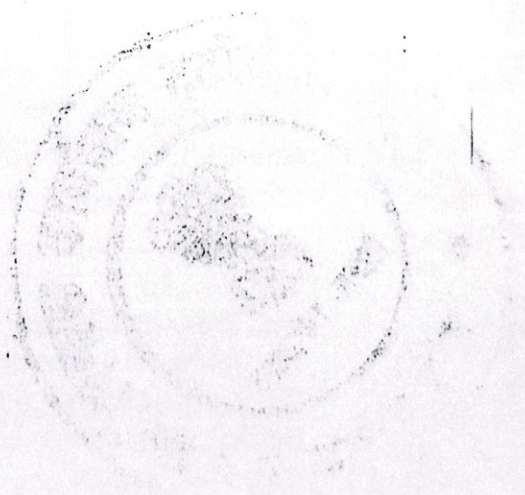
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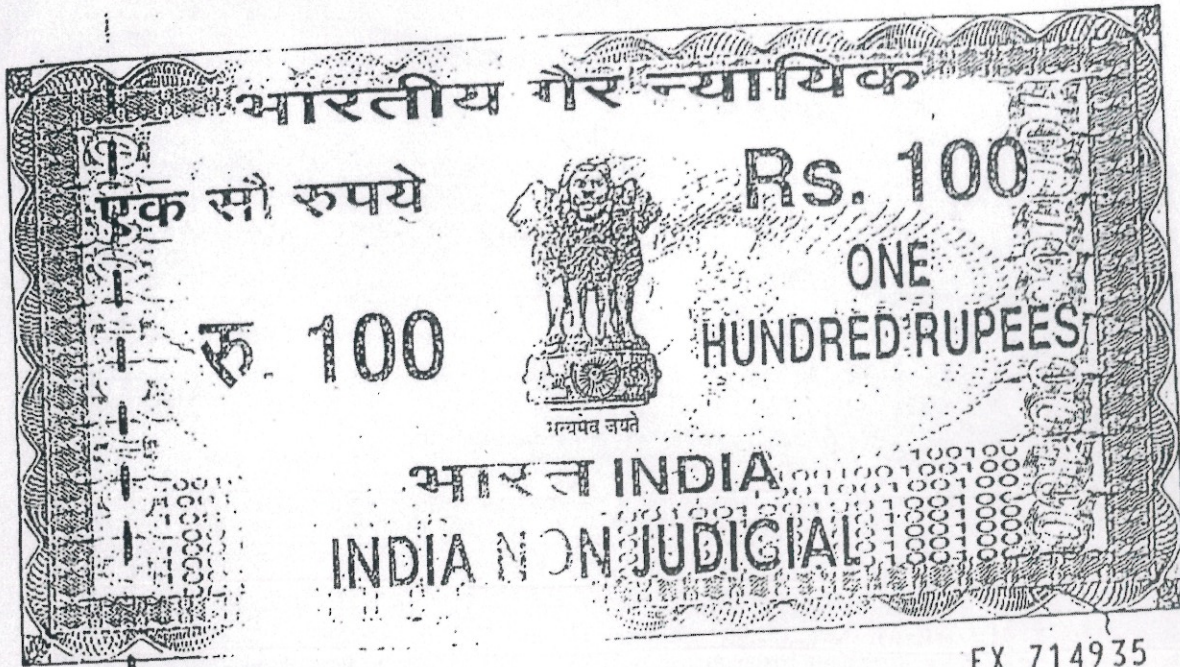
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मौल
क. सुधीर जॉनल

संकेत

Principal
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW





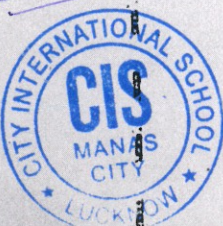
उत्तर प्रदेश UTTAR PRADESH

(6)

more specifically detailed and described given at the foot of this deed (here-in-after called the "Premises").

The Lessor has purchased the **Plot Nos. 22, 23, 24, 25 & 25-A**, which are the part of Gata No. 548, having an area measuring 33861 Sq.ft. i.e. 3146.933 Sq.mtr. from (1) SRI SANTOSH KUMAR SHARMA son of SRI RAMJI SHARAN SHARMA, (2) SRI VIVEK SHARMA son of SRI RAMJI SHARAN SHARMA, (3) SRI RAMJI SHARAN SHARMA son of SRI PUTTU LAL SHARMA, (4) SMT. PARVATI SHARMA wife of SRI RAMJI SHARAN SHARMA all permanent and present resident of 548, SUGAMAU, NEAR MANAS VIHAR COLONY, LUCKNOW through two separate sale deeds, which are duly registered in the office of Sub Registrar-III, Lucknow vide Book No. 1 Khand No. 5406 Pages 335/418 Sl. No.

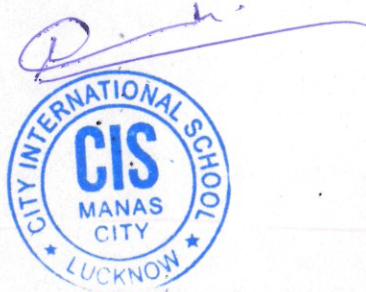
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PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

10/10/19
D. B. Singh



Pragya
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW





उत्तर प्रदेश UTTAR PRADESH

(7)

2487 dt. 25.04.2006 & other vide Book No. 1 Khand No. 5407 Pages 1/50 Sl. No. 2488 dt. 25.04.2006 respectively. The Lessor has also purchased the Plot Nos. 23, 24, 23-A, 23-B, which are the part of Gata No. 548, having an area measuring 4538 Sq.ft. i.e. 421.747 Sq.mtr. from (1) Mohammad Kayum son of Md. Nizamuddin, (2) Mohammad Rais son of Md. Basir, both permanent and present resident of Village-Chaandan, Post-Seemap, District-Lucknow, (3) Manvendra Vikram Singh alias Manvendra Singh son of Late Vinai Kumar, permanent and present resident of 509/117, Old Haidrabad, P.S.-Mahanagar, Lucknow through a separate sale deed, which is duly registered in the office of Sub Registrar-III, Lucknow vide Bahi

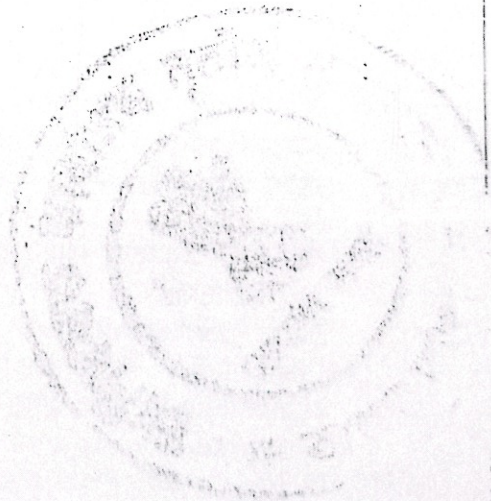


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PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

R. Agarwal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW





उत्तर प्रदेश UTTAR PRADESH

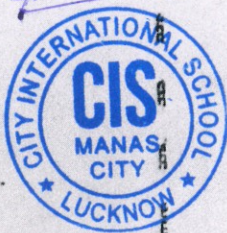
(8)

No. 1 Jild No. 5664 Pages 253/316 Sl. No. 6626 dt.
25.11.2006.

AND WHEREAS the lessor wants to lease and lessee has agreed to take on lease the above said premises, hence this Deed.

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

1. That, it has been agreed between the lessor & lessee that the said premises shall be given on rent to the lessee by the lessor for a period of 10 (Ten) years only, which is commencing from 8th April, 2018 and shall be expired on 7th April, 2028.



[Handwritten signatures of Lessor and Lessee]

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PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

आवेदन सं०: 201900821033891

पद्यानुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 3028

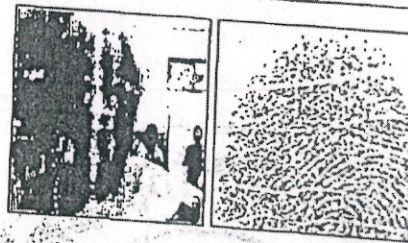
वर्ष: 2019

प्रतिफल- 120000 स्टाम्प शुल्क- 4800 बाजारी मूल्य - 0 पंजीकरण शुल्क - 2400 प्रतिलिपिकरण शुल्क - 60 योग : 2460

श्रीमती सिटी इण्टरनेशनल स्कूल द्वारा
भारती गांधी अधिकृत पदाधिकारी/ प्रतिनिधि,
पत्नी श्री जगदीश गांधी
व्यवसाय : व्यापार
नियामी: 10, स्टेशन रोड, लखनऊ, उ०प्र०।

भारती गांधी अधिकृत
पदाधिकारी/ प्रतिनिधि

श्रीमती, सिटी इण्टरनेशनल स्कूल द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 20/05/2019
एवं 05:36:01 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमलेश पाठक

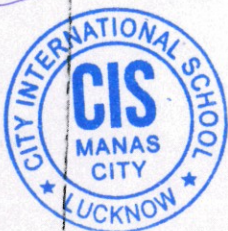
उप निबंधक : सदर तृतीय

लखनऊ

20/05/2019

अमित . बाजपेई

निबंधक लिपिक

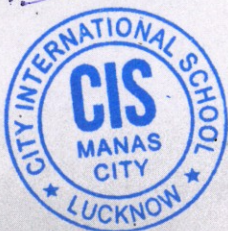


प्रिंट करे

Balrajwal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

(9)

2. That, the lessee shall pay the monthly lease rent of Rs. 2,500/- (Rupees Two Thousand Five Hundred only) to the lessor on every first week of the month regularly during the entire period of lease.
3. That, the lessee shall use the said premises for the purpose of running **SCHOOL**.
4. That the lessee shall pay the water charges, electricity bill and all other taxes directly to the concerned department regarding the said premises.
5. That, the lessee shall not conduct any unlawful activities within the said premises during the period of this lease and shall also not do any act or cause to be done any act or thing which may cause nuisance or hindrance to the neighbours.
6. That, the lessee shall maintain the said premises in good conditions by making regular white washing and necessary repairs at its own expenses and costs.
7. That, the lessee shall have no right to sub let or handover the said premises in any other manner to any other person or persons during the period of this lease or even after the expiry of the same.
8. That, the lessee shall handover the actual vacant, physical and peaceful possession of the whole demised premises to the Lessor at the time of vacating it, after paying all the upto date taxes/charges, dues during the lease period in respect of the said premises.
9. That after the expiry of said lease period, this Lease Deed will automatically be terminated.
10. That the lease is for 10 years and the rent reserved is Rs. 2,500/- per month so the stamp duty of Rs. 4,800/- has been paid as required by Article 35 of the Stamp Act as applicable to Uttar Pradesh on 4 years rent.



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PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

आवेदन सं०: 201900821033891

बही सं०: 1

रजिस्ट्रेशन सं०: 3028

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने भजनमन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
पट्टा दाता: 1

श्रीमती डा० सुनीता गांधी, पत्नी श्री स्टीफन सिगरीगसन

निवासी: 12, स्टेशन रोड, लखनऊ।

व्यवसाय: व्यापार

पट्टा गृहीता: 1



श्रीमती सिटी इंटरनेशनल स्कूल के द्वारा भारती गांधी, पत्नी
श्री जगदीश गांधी

निवासी: 10, स्टेशन रोड, लखनऊ, उ०प्र०।

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विनीता जोशी, पुत्र श्री अजय जोशी

निवासी: बी-325, सेक्टर-बी, महानगर, लखनऊ, उ०प्र०।

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्रीमती नीलम यादव, पत्नी श्री सरयन यादव

निवासी: 555-जे/71, मैहदी खेड़ा, आरडीएसओ, मानक
नगर, लखनऊ।

व्यवसाय: नौकरी

Neelam Yadav



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमलेश पाठक

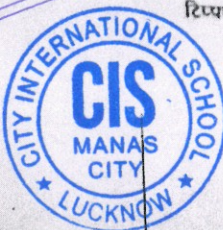
उप निबंधक : सदर तृतीय

लखनऊ

अनिल यादव

निबंधक लिपिक

Principal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW



प्रिंट करे

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

SCHEDULE OF THE DEMISED PREMISES

Premises built on Plot Nos. 22, 23, 24, 25 & 25-A, which are the part of Gata No. 548, total measuring 33861 Sq.ft. i.e. 3146.933 Sq.mtr. and Plot Nos. 23, 24, 23-A, 23-B, which are also the part of Gata No. 548, having an area measuring 4538 Sq.ft. i.e. 421.747 Sq.mtr. i.e. total area measuring 38339 Sq.ft. i.e. 3568.68 Sq.mtr., with built up area 1254.646 Sq.mtr. situated at SUGAMAU, WARD-INDIRA PRIYADARSHINI, DISTRICT-LUCKNOW.

IN WITNESS WHEREOF the Lessor & Lessee have put their hands on this deed with any undue pressure on the date and day herein-before mentioned in the presence of the following witnesses :-
Lucknow.

Dated : 20.05.2019

Witnesses :



1.

Vinita Joshi
W/o Ajay Joshi
R/o-B-325, Sector-B,
Mahanagar, Lucknow

(Dr. Sunita Gandhi)
LESSOR



2.
Neelam Yadav
W/o Sarvan Yadav
R/o-555-J/71,
Mendhi Khera, RDSO,
Manak Nagar, Lucknow

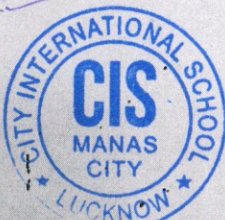
(Dr. Mrs. Bharti Gandhi)
Treasurer
City International School
LESSEE

Typed By :

(Rajneesh)
Collectorate, Lucknow

Drafted By :

(Anil Kumar Srivastava)
Advocate
Collectorate, Lucknow



PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW

आवेदन सं०: 201900821033891

बही संख्या 1 जिल्द संख्या 13549 के पृष्ठ 385 से 404 तक क्रमांक
3028 पर दिनांक 20/05/2019 को रजिस्ट्रीकृत किया गया।

संलग्न प्रति प्रेषागिरा

उपनिवेश तृतीय

10-02-23

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमलेश पाठक

उप निबंधक : सदर तृतीय

लखनऊ

20/05/2019



प्रिंट करें

Principal
PRINCIPAL
CITY INTERNATIONAL SCHOOL
MANAS CITY, INDIRA NAGAR, LUCKNOW