



INDIA NON JUDICIAL



IN-UP39242058068376X

Government of Uttar Pradesh

e-Stamp

E-Stamp

Signature

C Name-Suresh Kumar, ACC Code-UP14111304

C Address-Hamirpur Mobile 9796843644

Certificate No.

: IN-UP39242058068376X

Certificate Issued Date

: 15-May-2025 01:06 PM

Account Reference

: NEWIMPACC (SV)/ up14111304/ HAMIRPUR/ UP-HMP

Unique Doc. Reference

: SUBIN-UPUP1411130475826427659612X

Purchased by

: SHRI KESHARI EDU TRUST REP BY VINAY KUMAR VERMA

Description of Document

: Article 35 Lease

Property Description

: BHUMI STHIT MAUJA CHANDAUKE PAR SUMERPUR TEH VA JILA HAMIRPUR AS PER DEED

Consideration Price (Rs.)

:

First Party

: VINAY KUMAR VERMA S O KESHARI PRASAD VERMA AND OTH

Second Party

: SHRI KESHARI EDU TRUST REP BY VINAY KUMAR VERMA

Stamp Duty Paid By

: SHRI KESHARI EDU TRUST REP BY VINAY KUMAR VERMA

Stamp Duty Amount(Rs.)

: 72,000

(Seventy Two Thousand only)



LOCKED BY S.R.O.

VERIFY BY R.C.

Please write or type below this line

Pray

R.C.

Pray

Pray



PF 0001897312

## Statutory Alert:

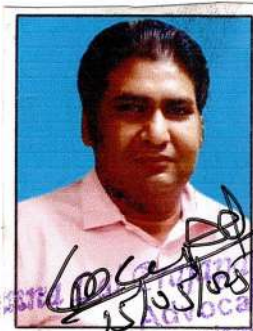
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SHIL



0001891315



Sadar Tahseel-Hamirpur  
Reg. No.- 1152/91  
Mob - 9450853279

Sadar Tahseel-Hamirpur  
Reg. No.- 1152/91  
Mob - 9450853279

### LEASE AGREEMENT

THIS AGREEMENT OF LEASE ENTERED INTO ON THIS 15th DAY OF MAY  
TWO THOUSAND TWENTY FIVE (15-05-2025) AT HAMIRPUR

BETWEEN:

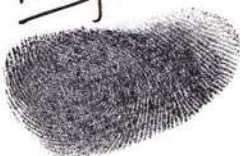
1. **Mr. Vinay Kumar Verma** ,son of Keshari Prasad Verma, Indian, Hindu, aged 45 years, residing at 95A/3,Malviya Vihar, Near Anjali Hospital, Karrahi, Barra, Kanpur ,U.P-208027.  
**Aadhar No:** [REDACTED] 1937  
**Pan No:**ADVPV1856H  
**Mob No:**8707632971
2. **Mrs. Ankita Katiyar** , wife of Vinay Kumar Verma, Indian, Hindu, aged 41 years, residing at 95A/3,Malviya Vihar, Near Anjali Hospital, Karrahi, Barra, Kanpur ,U.P-208027.  
**Aadhar No:** [REDACTED] 6447  
**Pan No:**AXZPK3701A  
**Mob No:**7668097407

(Hereinafter called "**THE LESSORS**" and referred to as "**LESSORS**" ).  
(Which expression shall unless the context otherwise, requires, include his heirs, successors, agents, legal representatives, executors and assigns of the **FIRST PART** .

AND

**SHRI KESHARI EDUCATIONAL TRUST** (Registration N0:137,year :2025), represented by its **Chairman/President VINAY KUMAR VERMA** S/o KESHARI PRASAD VERMA aged about 45 years and **Secretary ANKITA KATIYAR** W/O VINAY KUMAR VERMA aged about 41 years, having it's Office at 95A/3,Malviya Vihar, Near Anjali Hospital, Karrahi, Barra, Kanpur ,U.P-208027

Vinay



Ankita



Vinay



Ankita







( herein after collectively called "**THE LESSEE**" and referred to as "**LESSEE**") (Which expression shall unless the context otherwise, requires, include his heirs, successors, agents, legal representatives, executors and assigns of the **SECOND PART**

Whereas the Lessors are the joint owners of the schedule property. The **Schedule** property measuring 1.0288 hectare(2.542 Acre or 10288 sq. mtr) of land and along with Ground Floor built up area of 2551.06sq.mtr(27459.38 sq.ft) & First Floor(under construction) built up area of 2497.19sq.mtr(26879.53 sq.ft) comprises in Khata No:00360(Old Khata No.00057), Gata No/ Khasra No:462/2(Old Gata No.462) at Bhumi mauja Chandaukhi pargana Sumerpur Tehsil and District Hamirpur,UP.

**AND WHEREAS** both the **LESSEE** and **LESSORS** have agreed for the **LEASE** of the schedule property for a total period of **29(Twenty Nine)** years upon the terms and conditions hereinafter mentioned and the **LESSEE** has further undertaken to run a school in the name and style of "**VIBRANT GLOBAL SCHOOL**" which is under the "**SHRI KESHARI EDUCATIONAL TRUST**" in the Schedule property.

**NOW THIS LEASE WITNESSETH AS FOLLOWS:**

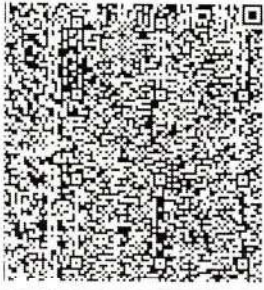
1. As per this Lease Agreement the lease is for a period of **29 (Twenty Nine)** years i.e. 15/05/2025 to 14/05/2054 with a monthly rent amount of **Rs.25,000/-** (Rupees Twenty Five Thousand Only) to be paid by the **LESSEE** to the **LESSORS** every subsequent month with in 10<sup>th</sup> of that month. As per the lease agreement for the 29 years period the overall lease amount to be paid by the **LESSEE** to the **LESSORS** is **Rs.87,00,000/-** (Rupees Eighty Seven Lakhs Only).
2. The Rent shall be paid to the **LESSOR**, subject to the deduction of T.D.S as per Income-Tax Laws, by way of RTGS/NEFT to the Bank Account details provided by the **LESSOR** and T.D.S certificate in Form-16A of the IT Act will be issued once in a year by the **LESSEE**.
3. The **LESSORS** by way of this deed agreed to lease out the schedule Property to **LESSEE** for functioning a school by name "**VIBRANT GLOBAL SCHOOL**" which is under the "**SHRI KESHARI EDUCATIONAL TRUST**" and handed over the possession of the properties mentioned in the schedule for running the school.
4. From this day of this lease deed, the **LESSORS** have given the possession of the schedule property and the **LESSEE** has taken

आवेदन सं०: 202500864003832

पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 2913

वर्ष: 2025

प्रतिफल- 1800000 स्टाम्प शुल्क- 72000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 18000 प्रतिलिपिकरण शुल्क - 60 योग : 18060

श्रीमती अंकिता कटियार,  
पत्नी श्री विनय कुमार वर्मा  
व्यवसाय : अन्य  
निवासी: 95ए/3 मालवीय विहार अंजलि के पास करही बर्रा बर्रा कानपुर नगर



ने यह लेखपत्र इस कार्यालय में दिनांक 15/05/2025 एवं 03:07:19 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० अनूप कुमार वर्मा  
उप निबंधक :सदर  
हमीरपुर  
15/05/2025

निबंधक लिपिक  
15/05/2025





possession of the schedule property and agreed to pay the above agreed **LEASE AMOUNT** to the **LESSORS** and agreed to receive receipt for the payment made thereon.

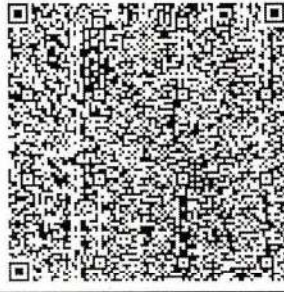
5. Taxes which are now payable by the **LESSORS**, such as land revenue, property tax shall be paid by the **LESSORS** as before. Also it is agreed by the **LESSORS** that they would pay the water tax, electricity charges, and expenses towards maintenance of the building and the **LESSEE** has to settle those amount to the **LESSORS** upon raising bills then and there by the **LESSORS**.
6. The **LESSEE** is liable to keep the schedule property with the buildings and the structures erected on the said land in a good state of condition except such damage as may be caused by ordinary and reasonable wear and tear during the lease period of 29 years i.e. from 15/05/2025 to 14/05/2054.
7. If default is made in the payment of the lease amount on each such default it shall be lawful for the **LESSORS**, in addition to or in the alternative to any other remedy that may be available to them in their discretion, to eject the **LESSEE** from the land hereby demised and from the building and structures that may have been erected thereon and to take possession thereof as full and absolute owner thereof provided that a notice in writing shall be given by the **LESSORS** to the **LESSEE** of their intention to take possession of the same on the arrears of lease amount but if the arrears are paid within the fixed period mentioned in the notice from the service of such notice then the **LESSORS** shall not be entitled to take possession of the said land and buildings.
8. Subject to fulfillment of the terms and conditions of this present **LEASE DEED**, the **LESSEE** will have the option to extend the LEASE of the schedule property with the consent of the **LESSORS** before the termination of the present lease with the fresh **LEASE DEED** executed between the **LESSORS** and **LESSEE**.
9. It is agreed by both **LESSEE** and **LESSORS** that this agreement of Lease can be used by the **LESSEE** trust for all the purposes for running the school as a document before all the departments of school education offices, statutory bodies, government offices, banks etc.
10. Ground Floor built up area of **2551.06** sq.mtr is constructed by the **LESSORS**. The **LESSORS** should provide adequate power supply with LT connection electrical wiring for the entire building including class

आवेदन सं०: 202500864003832

बही सं०: 1

रजिस्ट्रेशन सं०: 2913

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

श्रीमती अंकिता कटियार, पत्नी श्री विनय कुमार वर्मा

निवासी: 95ए/3 मालवीय विहार अंजलि के पास करही बर्रा बर्रा कानपुर नगर

व्यवसाय: अन्य

*Ankita*



पट्टा दाता: 2

श्री विनय कुमार वर्मा, पुत्र श्री केशरी प्रसाद वर्मा

निवासी: 95ए/3 मालवीय विहार अंजलि के पास करही बर्रा बर्रा कानपुर नगर

व्यवसाय: अन्य

*Vinay*



पट्टा गृहीता: 1

श्री केशरी एडुकेशनल ट्रस्ट रजिस्ट्रेशन द्वारा विनय कुमार वर्मा, पुत्र श्री केशरी प्रसाद वर्मा

निवासी: 95ए/3 मालवीय विहार अंजलि के पास करही बर्रा बर्रा कानपुर नगर

व्यवसाय: अन्य

*Keshari*



पट्टा गृहीता: 2

श्रीमती श्री केशरी एडुकेशनल ट्रस्ट रजिस्ट्रेशन द्वारा अंकिता कटियार, पत्नी श्री विनय कुमार वर्मा

निवासी: 95ए/3 मालवीय विहार अंजलि के पास करही बर्रा बर्रा कानपुर नगर

व्यवसाय: अन्य

*Ankita*



ने निष्पादन स्वीकार किया। जिला प्रहचान  
पहचानकर्ता: 1



श्री योगेन्द्र सिंह सचान, पुत्र श्री शिवदयाल सचान

निवासी: पाराओझी तहसील व जिला हमीरपुर

व्यवसाय: कृषि

*Yogendra*



पहचानकर्ता: 2



rooms with Air Condition points, bathrooms, passages, corridors with Tiles/Granite flooring, staircase etc.

11. First Floor built area of **2497.19** sq.mtr which is under construction and after the day of Lease Deed further construction will be done by the **LESSEE**.

#### SCHEDULE OF PROPERTY

Schedule of the property referred to in this Lease Deed:

All the piece and parcel of land measuring about 1.0288 hectare (2.542 Acre or 10288 sq mtr) and along with Ground Floor built up area of **2551.06** sq.mtr & First Floor (under construction) built area of 2497.19 sq.mtr comprises in Khata No:00360, Gata No/ Khasra No:462/2 at Bhumi mauja Chandaukhi pargana Sumerpur Tehsil and District Hamirpur, UP. having the following boundaries:-

Campus with school building and playground

East	-	Kanpur Sagar Road
West	-	Gata No:465 Chak Road
North	-	Gata No:461 & Gata No:462/3
South	-	Gata No:462/1

IN WITNESS WHEREOF BOTH THE PARTIES HAVE PUT THEIR HANDS AND SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

Details of Stamp Duty:-

Rent lease for 29 Years

Rent lease @ Rs. 25000/ per month

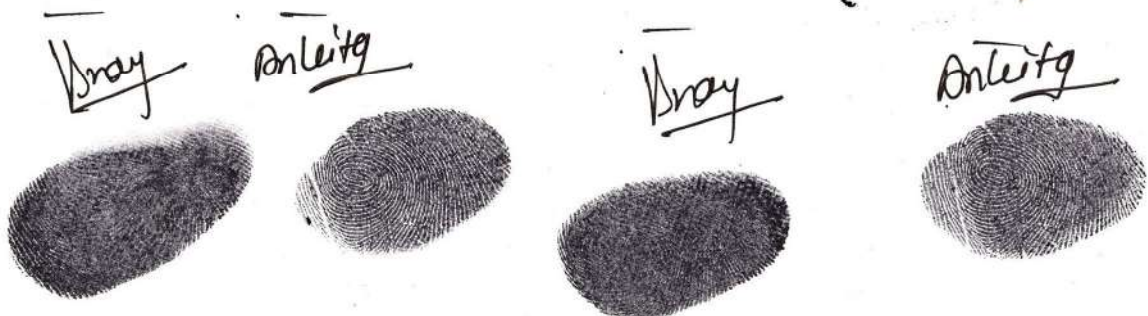
Annual rent = Rs. 300000 yearly

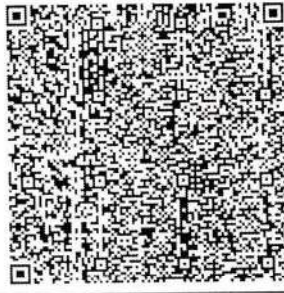
Average Annual Rent = Rs. 3,00,000/-

Average Rent = Rs. 18,00,000/-

Stamp = Rs. 72,000/-

Stamp duty paid on Four times of average annual rent.





श्री अर्पित सचान , पुत्र श्री रावेन्द्र कुमार सचान

निवासी: विवेक नगर जिला हमीरपुर

व्यवसाय: कृषि

*Arpit Sach*

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*3*  
प्र० अनूप कुमार वर्मा  
उप निबंधक : सदर  
हमीरपुर  
15/05/2025

*3*  
निबंधक लिपिक हमीरपुर  
15/05/2025





LESSORS

LESSEE

May



Don't



May



Don't



**WITNESSES:**

1. **Yogendra Singh Sachan**,  
son of shri Shivdayal Sachan  
Address: 28, paraojhi, Post tikrauli,  
Hamirpur, Hamirpur, ,U.P-210301.  
Mob:7651864020  
Aadhar No: [REDACTED] 0070

Yah

2. **Arpit Sachan** ,  
son of Ravendra Kumar Sachan,  
Address: 317, Vivek Nagar,  
Hamirpur, Hamirpur, U.P-210301  
Mob:8840207119  
Aadhar No: [REDACTED] 4967

Arpit Sachan



62 Cereals  
15/10/21  
**Manna Lal Prajapati**  
Advocate  
Sadar Tahseel-Hamirpur  
Reg. No.- 1152/91  
Mob - 9450853278

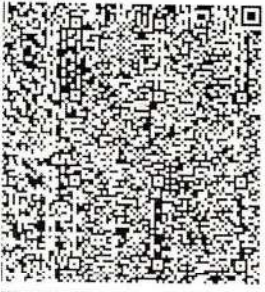
Drafted By

**Manna Lal Prajapati**

(Advocate)

Tehsil Compound ,Hamirpur

Mob:9450853278



आवेदन सं०: 202500864003832

बही संख्या 1 जिल्द संख्या 6408 के पृष्ठ 61 से 72 तक क्रमांक 2913 पर  
देनांक 15/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Anup Kumar*

प्र० अनूप कुमार वर्मा

उप निबंधक : सदर

हमीरपुर

15/05/2025

