



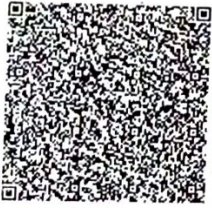
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

17/01/2023

Certificate No.	: IN-UP06851353576817V
Certificate Issued Date	: 13-Jan-2023 03:34 PM
Account Reference	: NEWIMPACC (SV)/ up14128704/ JAUNPUR/ UP-JNP
Unique Doc. Reference	: SUBIN-UPUP1412870407229094902653V
Purchased by	: NIRAJ RAJHANS SO DINESH MOHAN RAJHANS
Description of Document	: Article 35 Lease
Property Description	: ARAZI NO 1342 AND OTHERS VILL BAGATHARI PAR AND TEH KERAKAT DISTT JAUNPUR
Consideration Price (Rs.)	
First Party	: VINOD KUMAR SO BASANTA YADAV AND OTHERS
Second Party	: NIRAJ RAJHANS SO DINESH MOHAN RAJHANS
Stamp Duty Paid By	: NIRAJ RAJHANS SO DINESH MOHAN RAJHANS
Stamp Duty Amount(Rs.)	: 1,450 (One Thousand Four Hundred And Fifty only)



Signature: *[Handwritten Signature]*  
 ACC Name: Sheik Ahmed Ali ACC No: 14128704  
 ACC Address: Gauspur, Mangra, Kerakat, Jaunpur  
 Mobile: 7275429744, Licence No: 252  
 Tehsil & District: Kerakat, Jaunpur

Please write or type below this line

*[Handwritten Signature]*



*[Handwritten Signature]*



अनील कुमार यादव कविता



ममता यादव

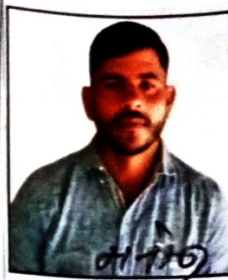


PU 0004330315

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.echallanip.com](http://www.echallanip.com) or using e-Stamp Mobile App of Stock Holding  
 2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.  
 3. The onus of checking the legitimacy is on the users of the certificate.  
 4. For more details, please contact the Competent Authority.

NIRAJ RAJHANS SO DINESH MOHAN RAJHANS ACC NO: 14128704 ACC ADDRESS: GAUSPUR, MANGRA, KERAKAT, JAUNPUR MOBILE: 7275429744 LICENCE NO: 252 TEHSIL & DISTRICT: KERAKAT, JAUNPUR



**LEASE DEED/ACCEPTANCE**

**Office Name: Sub Registrar - Kerakat, Jaunpur**

1- This Lease Deed/Acceptance has been executed between the following parties:-

(i) Mr. Neeraj Rajhans  
Son of Late Shri Dinesh Mohan Rajhans  
Occupation: Other  
Address: Village Ganeshpur, Tarna, District Varanasi.  
Adhar Card No. : 7105 1995 5300  
PAN Card No. : ADUPR4724M  
Mobile Number : 9919500095

**Lessor/first party**

(ii) Mr. Vinod Kumar Yadav  
S/o Basanta Yadav  
Occupation: Other  
Address : Village Bagathari, Pargana Kerakat,  
Tehsil Kearakat, District Jaunpur.  
Adhar Card No. : 409952719853  
Mobile Number : 7303643345

**Lessor/first party**

(iii) Mr. Manoj Kumar Yadav  
S/o Shri Basanta Yadav  
Occupation: Other  
Address: Village Bagathari, Pargana-Kerakat,  
Tehsil Kearakat, District Jaunpur.  
Adhar Card No. : 803281041778  
Mobile Number : 9415035416

**Lessor/first party**

*Signature*  
17-01-2023

*Signature* *Signature* *मनीष कुमार यादव* *कविता* *भूमता* *Signature*



(iv)- Mrs. Kavita Yadav  
W/o Shri Vinod Kumar Yadav  
Occupation: Other  
Address: Village Bagathari, Pargana-Kerakat,  
Tehsil Kearakat, District Jaunpur.  
Adhar Card No. : 572662637565  
Mobile Number : 7303643345

**Lessor/first party**

(v)- Mrs. Mamta Yadav  
W/o Shri Manoj Kumar Yadav Occupation: Other  
Address: Village Bagathari, Pargana-Kerakat,  
Tehsil Kearakat, District Jaunpur.  
Adhar Card No. : 615797999392  
Mobile Number : 9415035416

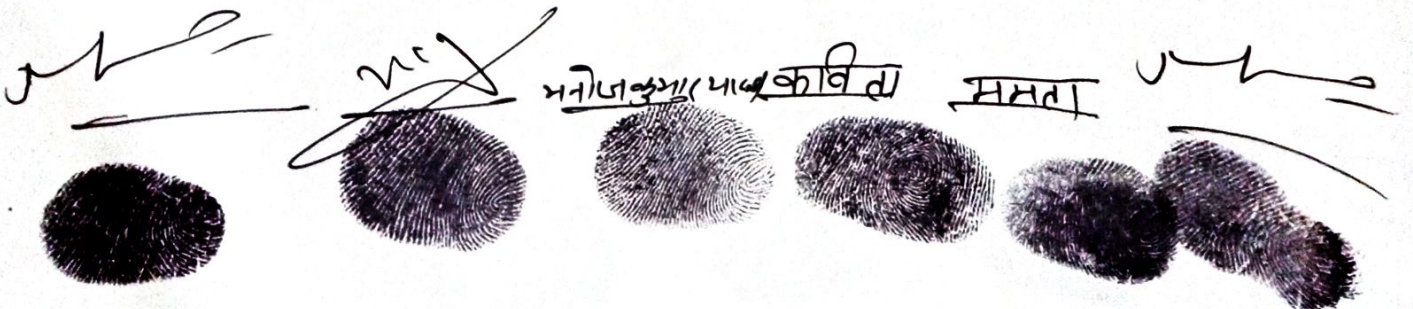
**Lessor/first party**

**AND**

2. M/S Microtek International School Murtazabad, Muftiganj,  
Kerakat, Jaunpur is run by Microtek Educational Society Head  
office at Maldahiya, Varanasi represented by its  
General Secretary Mr. Neeraj Rajhans  
Son/Wife/Daughter: Son of Late Shri Dinesh Mohan  
Rajhans Occupation: Other  
Address: Village Ganeshpur, Tarna, Shivpur, Varanasi.  
PAN Card No. : ADUPR4724M  
Adhar Card No. : 7105 1995 5300  
Mobile Number : 9919500095

**Lessee/second party**

(The definition of FIRST PARTY as LESSOR and SECOND  
PARTY as LESSEE shall mean and include both the parties,  
their respective heirs, successors, executors, nominees,  
transferees, administrators and legal representatives, etc.)

  
The image shows handwritten signatures and fingerprints of the parties involved in the agreement. The signatures are written in black ink. The fingerprints are also in black ink and are placed below the signatures. The text 'मनोज कुमार (पति) कवि द' and 'ममता' is written in Hindi above the fingerprints.

आवेदन सं०: 202300986000218

पट्टा विलेख/ कबूलियतनामा

बही सं०: 1

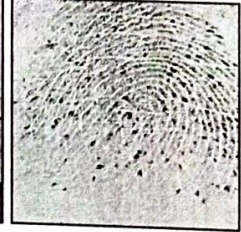
रजिस्ट्रेशन सं०: 170

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 1450 बाजारी मूल्य - 0 पंजीकरण शुल्क - 750 प्रतिलिपिकरण शुल्क - 60 योग : 810

श्री नीरज राजहंस,  
पुत्र श्री स्व० दिनेश  
व्यवसाय : अन्य

निवासी: सा० गणेशपुर तरना वाराणसी



ने यह लेखपत्र इस कार्यालय में दिनांक 17/01/2023 एवं 12:42:06 PM बजे  
निबंधन हेतु पेश किया।

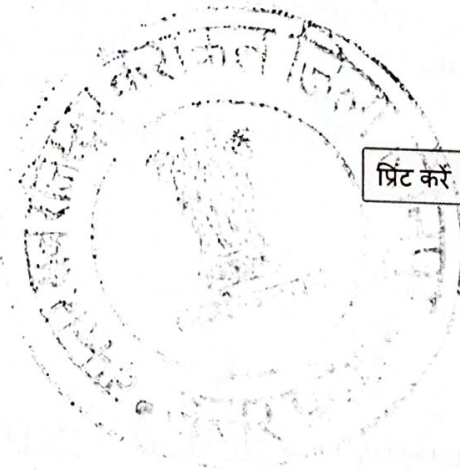
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

डी के अग्रवाल  
उप निबंधक : केराकत

जौनपुर  
17/01/2023

जौनपुर केराकत लिपिक

निबंधक लिपिक  
17/01/2023



प्रिंट करें

**2- Description of property:-**

A- Type of Property: Lease Agreement Deed

B-: **Property (1st):** Khasara No. 814/ 1.5090 Hect. in which taken area 0.5000 Hect i.e. 5000 Square Meter situated at Vill. Murtazabad, Pargana & Tehsil- Kerakat, Distt. Jaunpur U.P. (in which 18 rooms and 4 toilets are built in by the Neeraj Rajhans)

**Property (2<sup>nd</sup>)** Khasara No. 1342/ 0.7130 Hect. in which taken area 0.1000 Hect. i.e. 1000 Square Meter situated at Vill. Bagathari, Pargana & Tehsil- Kerakat, Distt. Jaunpur U.P.

C- Total Leased area : 6000 square meter

D. Lease period: Years: 30 Years.

E- Average annual rent: Rs: 12000/-

F- Amount of advance/premium Rs.: Zero

G- Security deposit, if any Rs.: Zero

H- Tehsil : Kerakat

I- District : Jaunpur

• Total stamp duty paid Rs. 1450/-

**Quadrilateral:-**

East : Land of Lallan Gupta & Swati Singh Chauhan

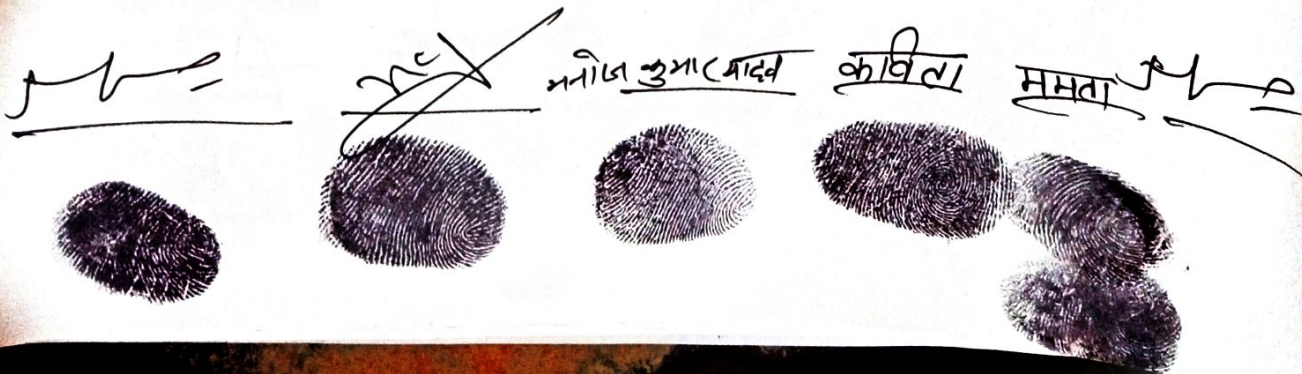
West : Land of Mithai Lal Yadav

North : Land of Rajbali Yadav

South : Microtek International School

3- The ownership of the said immovable property in favour of the first party has been obtained on the basis of enduring terms from the following sources:-

4- The said immovable property has been inherited/inherited by the lesser.

  
The bottom section of the document contains five handwritten signatures and their corresponding fingerprints. From left to right, the signatures are: a stylized signature, a signature with a large flourish, a signature that reads 'मौल कुमावत' (Maul Kumawat), a signature that reads 'कविता' (Kavita), and a signature that reads 'ममता' (Mamata). Below each signature is a dark ink fingerprint.

बही सं: 1

रजिस्ट्रेशन सं: 170

वर्ष: 2023

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

पट्टा दाता: 1

श्री नीरज राजहंस, पुत्र श्री स्व० दिनेश

निवासी: सा० गणेशपुर तरना वाराणसी

व्यवसाय: अन्य

पट्टा दाता: 2

*[Handwritten Signature]*



श्री विनोद कुमार यादव, पुत्र श्री बसन्ता यादव

निवासी: सा० बगथरी केराकत जौनपुर

व्यवसाय: अन्य

पट्टा दाता: 3

*[Handwritten Signature]*



श्री मनोज यादव, पुत्र श्री बसन्ता यादव

निवासी: सा० बगथरी केराकत जौनपुर

व्यवसाय: कृषि

पट्टा दाता: 4

*[Handwritten Signature]*



श्रीमती कविता यादव, पत्नी श्री विनोद कुमार यादव

निवासी: सा० बगथरी केराकत जौनपुर

व्यवसाय: गृहिणी

पट्टा दाता: 5

*[Handwritten Signature]*



श्रीमती ममता यादव, पत्नी श्री मनोज कुमार यादव

निवासी: सा० बगथरी केराकत जौनपुर

व्यवसाय: गृहिणी

पट्टा गृहीता: 1

*[Handwritten Signature]*



श्री माइक्रोटेक इण्टर नेशनल स्कूल मुर्तजाबाद मुपतीगंज केराकत जौनपुर के द्वारा नीरज राजहंस, पुत्र श्री स्व० दिनेश मोहन राजहंस

निवासी: सा० गणेशपुर तरना वाराणसी

व्यवसाय: अन्य

*[Handwritten Signature]*



ने निष्पादन स्वीकार किया। जिनकी पहचान

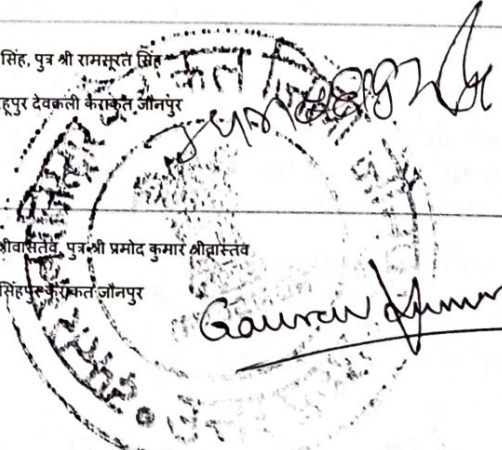
पहचानकर्ता: 1

श्री उधम बहादुर सिंह, पुत्र श्री रामसूरत सिंह

निवासी: सा० धुरहपुर देवकली केराकत जौनपुर

व्यवसाय: कृषि

पहचानकर्ता: 2



श्री गौरव कुमार श्रीवास्तव, पुत्र श्री प्रमोद कुमार श्रीवास्तव

निवासी: सा० भौसिंहपुर केराकत जौनपुर

व्यवसाय: कृषि

*[Handwritten Signature]*



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

डी के अग्रवाल

रूप निबंधक: केराकत

जौनपुर

17/01/2023

जौनपुर केराकत लिपिक

निबंधक लिपिक जौनपुर

17/01/2023

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

- 5- That the said property has not been transferred by the first party to any other by way of sale, gift, mortgage or otherwise.
- 6- That the **FIRST PARTY** / LESSOR is the sole / joint / co-owner of the said property to be leased out and has the said property as mentioned in the following schedule.
- 7- That the **SECOND PARTY** / LESSEE has approached the LESSOR to lease the property described in the following schedule for the period mentioned above and the LESSOR has agreed to lease the said property subject to the restrictions and conditions set forth herein.
- 8- That the lessor has leased the property for the specified average annual rent and period.
- 9- That the lessee will pay the rent on or before the date fixed by the lessor.
10. That the Lessee shall make regular payment of electricity and water consumption charges directly to the concerned authorities and shall give copies of the bills paid to the Lessor. If the proof of payment of bills is asked from the lessor, then he will also have to give it.
- 11- That in case of an increase in house tax other tax of property whatever proportionate increase in tax liability will be borne by the lessee from the use of the lease.
- 12- That the lessee may give the leased property or any part thereof to any other person or institution on the sublease deed.
- 13- That the lessee can make any structural changes in the said property or any part thereof. However, construction alterations/beautification can be done by the lessee with the written consent of the lessor.
- 14- That this lease can be further extended with the mutual consent of both parties at the end of the agreed period.


महेश चंद्र माल  


कावेरी  


सुभा  

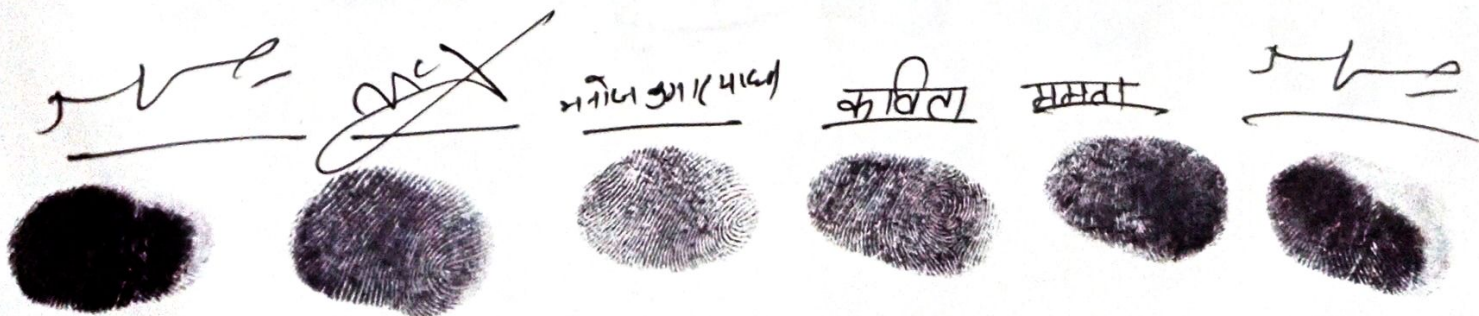

- 15- At the end of the lease period, the lessee shall hand over the property to the lessor in good condition. The lessor shall have the right to return the advance/premium paid subject to reimbursement of any claims of the lessor.
- 16- That the said property can and will be used only for lawful purposes.

**Other Conditions:-**

- 18 - That the second party is taking this leased land on lease from the first party for 30 years for conducting of school.
- 19- Details of the leased property 1<sup>st</sup>. Khasara No. 814/1.5090 Hect in which taken area 0.5000 Hect. i.e. 5000 Square Meter situated at Vill. Murtazabad, Pargana & Tehsil- Kerakat, Distt. Jaunpur U.P. First Party - Neeraj Rajhans S/o Dinesh Mohan Rajhans
- 20- Details of the leased property 2<sup>nd</sup>. Khasara No. 1342/0.7130 Hect in which taken area 0.1000 Hect. i.e. 1000 Square Meter situated at Vill. Bagathari, Pargana & Tehsil- Kerakat, Distt. Jaunpur U.P. First Party - Vinod Kumar Yadav, Manoj Kumar Yadav Ss/o Basanta Yadav, Kavita Yadav W/o Vinod Kumar Yadav & Mamta Yadav W/o Manoj Kumar Yadav.

**Note:-**

1. That the rent of the leased property is Rs.1000/- per months, the annual rent of which is Rs.12000/-, of which 6 times i.e. Rs.72000/- at the rate of Rs. 20/- per thousand by stamp duty of Rs.1450/- E-Stamp No. IN-UP06851353576817V dated 13<sup>TH</sup> January' 2023 is being paid as per rules.

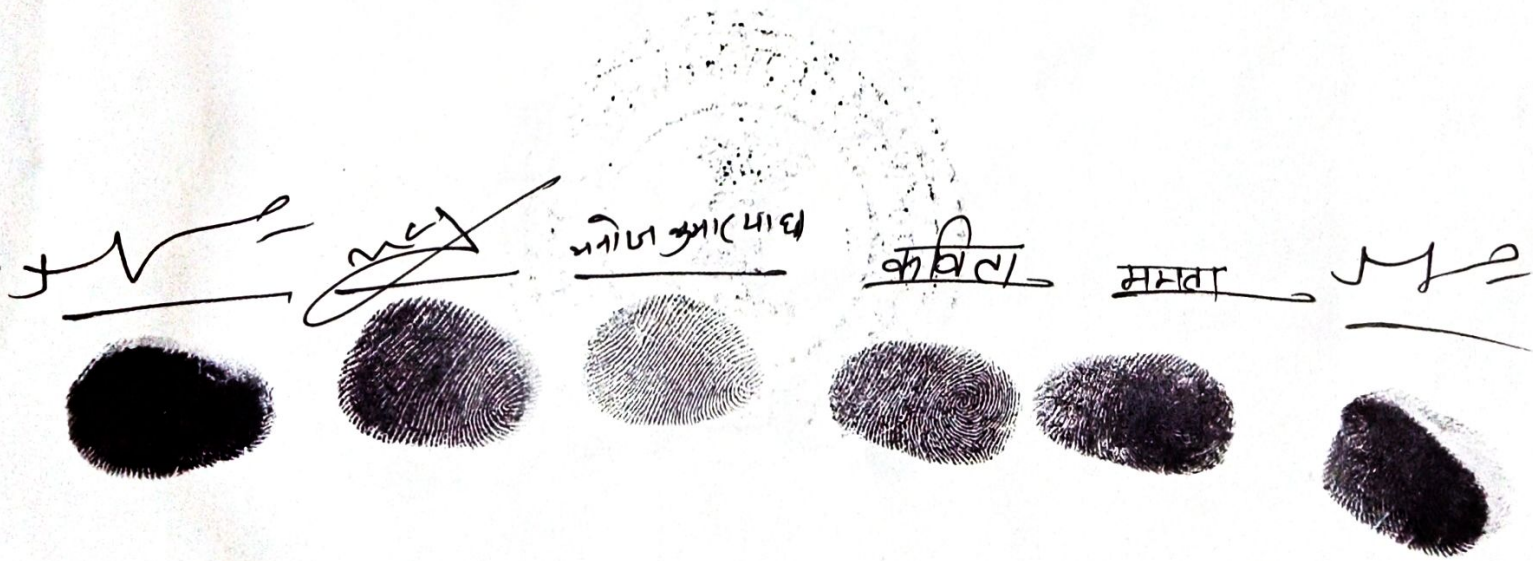
The image shows six handwritten signatures and their corresponding fingerprints arranged in a horizontal line. From left to right: 1. A signature that appears to be 'S. V. S.' with a horizontal line underneath. 2. A signature that appears to be 'D. S.' with a horizontal line underneath. 3. A signature in Hindi that reads 'मनीष कुमार' with a horizontal line underneath. 4. A signature that appears to be 'कविता' with a horizontal line underneath. 5. A signature that appears to be 'ममता' with a horizontal line underneath. 6. A signature that appears to be 'S. V. S.' with a horizontal line underneath. Below each signature is a clear, dark fingerprint.



2. Rent of property 1<sup>st</sup> Rs.10000/- per Year in Bank Account of Neeraj Rajhans account number 10872560003052 H.D.F.C. Bank Br. Ramkatora, Lahurabir, IFSC CODE: HDFC0001087, Varanasi-221001
3. Rent of property 2<sup>nd</sup> Rs. 2000/- per year in Bank Account of Vinod Kumar Yadav account number 30213496515 State Bank of India IFSC CODE : SBIN0015540 The responsibility and liability of Mr. Vinod Kumar Yadav is to distribute the rent among all his family members/ stake holders.
4. The lease agreement deed has not been registered between the first party and the second party in relation to the said property in the past. Thus the first party/lessor and the second party/lessee executed the deed subject to the above.

**Conditions.** Therefore, in witness of the above facts and conditions mentioned in this lease deed, both the parties have signed it without any coercion or inducement and in full consciousness in the presence of the following two witnesses.

Date of execution: 13/01/2023

The image shows six handwritten signatures and their corresponding fingerprints. From left to right: 1. A signature with a horizontal line underneath, followed by a dark fingerprint. 2. A signature with a horizontal line underneath, followed by a dark fingerprint. 3. A signature in Hindi 'मनोराज राय (पति)' with a horizontal line underneath, followed by a dark fingerprint. 4. A signature in Hindi 'कविता' with a horizontal line underneath, followed by a dark fingerprint. 5. A signature in Hindi 'महेश' with a horizontal line underneath, followed by a dark fingerprint. 6. A signature in Hindi 'मंजु' with a horizontal line underneath, followed by a dark fingerprint.



**Witnesses 01-**

Mr. Udham Bahadur Singh  
S/o Shri Ram Surat Singh  
At- Village Ghurahupur, Deokali, Kerakat Jaunpur.  
Mobile Number : 601263055

*Handwritten signature of Mr. Udham Bahadur Singh*

**Witnesses 02-**

Dr. Gaurav Kumar Srivastava  
S/o Shri Pramod Kumar Srivastava  
At Mohalla- Bhaurajipur, Post-Sadar, District  
Jaunpur. Mobile Number: 7007798518

*Handwritten signature of Dr. Gaurav Kumar Srivastava*



**Drafted by :-**

*Handwritten signature of Sanjay Chaubey*

Sanjay Chaubey Advocate  
Tehsil Court, Kerakat, Jaunpur.  
Reg. No.

**Typed By**

*Handwritten: C. Imk. Gautam 13/01/2023*

Ram Kumar Gautam  
Kerakat, Jaunpur.

*Handwritten signature*

*Handwritten: श्रीलाल आचार्य कवि*

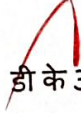
*Handwritten: ममदा*

*Handwritten signature*

आवेदन सं०: 202390986000218

बही संख्या 1 जिल्द संख्या 4687 के पृष्ठ 159 से 174 तक क्रमांक 170 पर दिनांक  
17/01/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
डी के अग्रवाल  
उप निबंधक : केराकत  
जौनपुर  
17/01/2023



5726 6263 7565  
Aam Admi ka Adhikar

पता:  
W/O: विनोद कुमार यादव, VILLAGE  
BAGATHARI POST OFFICE  
MURARA TEHSIL, KHERAKAT,  
Murara, Jaunpur,  
Uttar Pradesh - 222170



आधार-सामान्य माणसाचा अधिकार  
5726 6263 7565

कविता यादव



कविता यादव  
Kavita Yadav  
जन्म तारीख/ DOB: 15/10/1986  
महिला / FEMALE

आधार-सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



ममता यादव  
Mamata Yadav  
जन्म तिथि / DOB : 07/08/1990  
महिला / Female



ममता यादव  
6051 9799 9392

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: अर्धांगिनी: मनोज कुमार  
यादव, बगथरी, मुरारा, जौनपुर, मुरारा, उत्तर  
प्रदेश, 222170

Address: W/O: Manoj Kumar Yadav,  
Bagathari, Murara, Jaunpur, Murara, Uttar  
Pradesh, 222170

6051 9799 9392

1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार  
GOVERNMENT OF INDIA



मनोज कुमार यादव  
Manoj Kumar Yadav  
जन्म तिथि/ DOB: 20/04/1989  
पुरुष / MALE



8032 8104 1778

मेरा आधार, मेरी पहचान

मनोज कुमार यादव



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
आत्मजू: बसन्ता यादव,  
शुभ्राम मेमोरियल बालिका  
कॉलेज के पास, बगथरी  
मुरारा, मुरारा, जौनपुर,  
उत्तर प्रदेश - 222170

Address:  
S/O: Basanta Yadav, near  
sukharam memorial balika inter  
college, bagathari murara,  
Murara, Jaunpur,  
Uttar Pradesh - 222170

8032 8104 1778

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



विनोद कुमार यादव  
Vinod Kumar Yadav  
जन्म तारीख/ DOB: 13/08/1982  
पुरुष / MALE



4099 5271 9853

आधार-सामान्य माणसाचा अधिकार

पता:  
S/O: बसन्ता यादव, चिलेज  
बगथरी पोस्ट ऑफीस मुरारा  
तहसील केराकत, मुरारा,  
जौनपुर,  
उत्तर प्रदेश - 222170

Address:  
S/O: Basanta Yadav, VILLAGE  
BAGATHARI POST OFFICE  
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4099 5271 9853

Aadhaar-Aam Admi ka Adhikar

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जन्म तिथि / DOB : 10/10/1976  
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2901 8868 9486

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GHURAHUPUR, Deokali,  
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S/O: राम सुरत सिंह, 105, घुरहूपुर,  
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