



रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

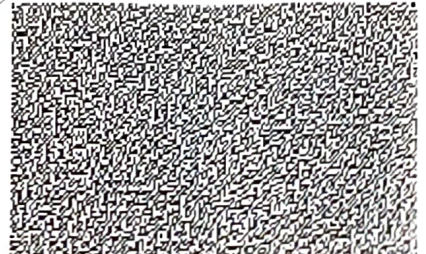
RENEWAL OF LEASE AGREEMENT

This Agreement Made this 27th day of December 2021 between UTKERSH BAL KALYAN SAMITI (SARASWATI NAGAR) BHOPAL (M.P.) (PRESIDENT) SHRI ARUN KUMAR UPADHYAY, AGE 58 YEARS S/O LATE SHRI H. L. UPADHYAY Resident of F-73, Govt. Qtr. Near P & T Chouraha, Kotra Sultanabad, Bhopal (M.P.) (hereinafter called the LESSEE which expression shall where the context so admits include his successors and assigns on the one part and the M. P. HOUSING & INFRASTRUCTURE DEVELOPMENT BOARD BHOPAL (a body corporate under the Madhya Pradesh Griha Nirman Mandal Adhiniyam 1972) acting through its Housing Commissioner (hereinafter called the LESSOR which expression shall where the context so admits include its successors in office) of the other part.

2. Witnesses and agreed to that in consideration of the premium of the land on which the school house constructed by the LESSEE and sold to the lessee stands, being paid as part of the purchase - price of the school house and of the rent hereinafter reserved and of the covenant on the part of the lessee hereinafter contained the lessor hereby demised to the lessee all that piece of land admeasuring Total Area 5372.40 Sq.mt. or 57807.00 Sq.ft. SCHOOL PLOT Situated at HOUSING BOARD, KOTRA SULTANABAD, BHOPAL (M.P.) IN HUZUR Tehsil of BHOPAL District of BHOPAL (M.P.) (More particularly described in schedule hereto annexed and for greater clearness delineated on plan attached herewith and thereon colored in Red. (hereinafter called the land) to hold the same for the term ending on the Last day of 25/09/2051 subject to the following terms and conditions.

I/ That the lessee has also agreed to pay whenever called upon by the lessor to do so such further sum or sums as might be required or completely pay up the awarded compensation or the enhanced compensation if there be a reference to the Civil Court together with the charges for development/ improvement of the land as finally determined by the lessor.

II/ The lessee shall pay the yearly ground rent of Rs. 33,309=00 (Rupees Thirty Three Thousand Three Hundred Nine Only) on or before the first day at





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प्रस्तुति मुद्रा :

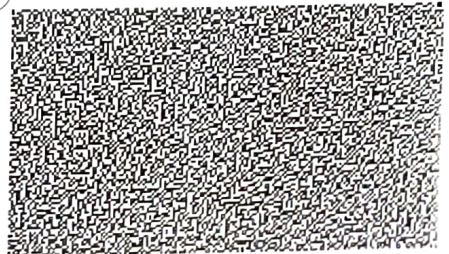
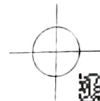
UTKERSH BAL KALYAN
SAMITI

प्रतिनिधित्व:- SHRI ARUN
KUMAR UPADHYAY



के द्वारा उप जिला हुजूर जिला भोपाल के उप पंजीयक कार्यालय में तारीख 05/01/2022 को मध्याह्न पूर्व/मध्याह्न पश्चात
03:56:06 बजे प्रस्तुत किया गया।

BRIJENDRA KUMAR
SHUKLA
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2





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the office of the lessor the first of such payments was to be made on the first day - 26/09/2021. Previous Premium/Market Value of Land was Rs. 2,89,035=00 (Rupees Two Lac Eighty Nine Thousand Thirty Five Only) as on 26/09/1991.

III/ The lessee shall from time of time and at all times during the said term pay and discharge all rates, taxes charges and assessment of every description which are now or at any time hereafter during the said term be assessed charged or imposed upon the said land upon or the lessor or occupier in respect by the Municipal corporation of the place concerned or by the State government or by any other local authority.

IV/ The lessee shall not make any excavation upon any part of the said land or remove any stone sand, gravel, clay or earth there from except for the purpose of any permitted erection and in doing so the lessee shall exercise reasonable care to ensure. that the foundations of any of the building on the adjoining plots are not there adversely affected.

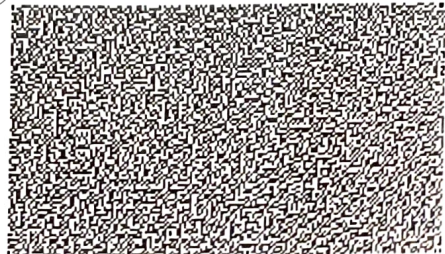
V/ The lessee shall maintain the demarcation of the site in proper order.

VI/ The lessee shall permit the lessor or any person appointed by it all reasonable times of the day during the term of this Agreement, to enter into and upon the said land to inspect the sits thereof.

VII/ The lessee shall permit the lessor or any person nominated by him or any servant or contractor of the lessor to enter into and upon the with such workmen as may be necessary for the purpose of laying, repairing and replacing a water pipe line sewer line, or an electric supply line or any service line and for any work connected there with as also for the purpose of making any connection to the other buildings from the service lines laid in the said land.

VIII/ The land shall be used only for purpose of constructions of School/Education and for no other purpose.

IX/ The land shall not be alienated encumbered, on charged in any manner whatsoever so as to cause division there in or to after the nature of this





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निष्पादन की मूदा :

M P HOUSING AND
INFRASTRUCTURE
DEVELOPMENT BOARD
BHOPAL

प्रतिनिधित्व:-

Shri Ravindra Nikose
द्वारा(प्रमाणिकृत मुख्याय) SHRI S
K RAI

पता: GOMANTIKA PARISAR, JAWAHAR
CHOWK

UTKERSH BAL KALYAN
SAMITI

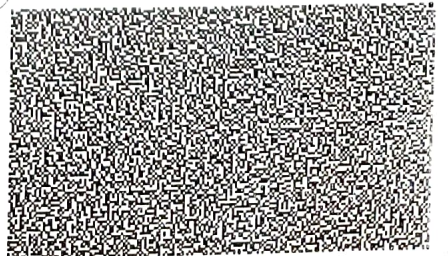
प्रतिनिधित्व:-

SHRI ARUN KUMAR
UPADHYAY

पता: (SARASWATI NAGAR) BHOPAL
(M.P.)

स्वीकार करते हैं कि कथित पट्टा विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें
मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी। तारीख
05/01/2022

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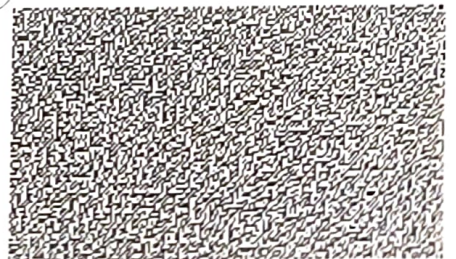
Agreement without prior permission of the lessor.

X/ The lessor shall in no case assign, relinquish, mortgage, transfer or part with the possession or any portion less than the whole of the premises not cause any sub-division thereof by metes and bounds or otherwise and if the lessee want to transfer relinquish or assign, lessee interest in the land demised or buildings standing thereon or both he shall do it only as a whole and that to after obtaining permission of the lessor in writing for the same and every such transfer, assignment or relinquishment or the whole of the demised land or buildings or both shall be only for the relinquish or assign, lessee this agreement and the permitted transfer or assignee, as the case may be shall be bound by all the covenants and conditions herein contained and be answerable to the lessor all in respect therefore.

Provided always that the lessee or his permitted transferred of assignee as the case may be shall deliver at his own expense to the lessor as its office an attested copy of the assignment relinquishment of transfer deed as the case may be together with the notice there of within a month of the date of such deed, which shall have been duly registered by it under the Indian Registration act of any other amending statute.

3. The lessor covenants the lessee paying the rent hereby reserved and performing and observing the terms and conditions herein contained shall peacefully held and enjoy the said land during the said terms except for any lawful interruption or disturbance by the lessor or any person lawfully claiming under it.

Provided that if the rent of any part thereof shall any time be in arrears and unpaid for one calendar month next after the date where on the same shall have become due whether the same shall have been lawfully demanded or not as also upon the breach of non observance by the lessee of any of the conditions contained in this Agreement lessor may not with standing waiver of any previous cause or right of re-entry enter upon the said land and repossess it as if this premise had not been made the lessee in such case being entitled within three calendar month from the date of such re-entry to remove all building and fixtures which at any time during the currency of the premise





Registration and Stamp Department
Madhya Pradesh

Witness Seal:

JAGANNATH SUHAGPURE

S/O MAHADEV

Address: 31.32 RAM NAGAR MANDORI
ROAD BHOPAL

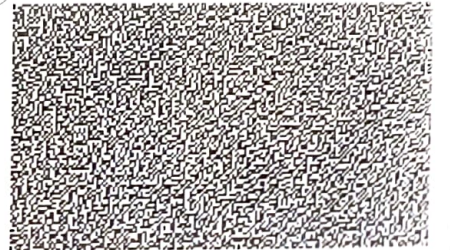
RAKESH JAIN

S/O C L JAIN

Address: LIG 223 KOTRA BHOPAL

की जांच पूर्वोक्त निष्पादक / निष्पादको की शिनाख्त के विषय में की गयी है । तारीख 05/01/2022

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shall have been erected or affixed by him upon the said house.

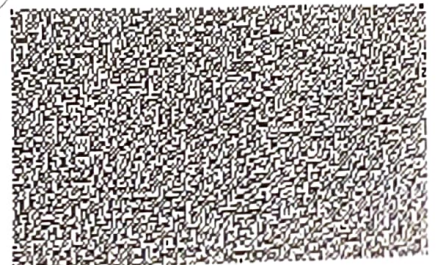
Provided further that when any cause or right of re-entry arises under the foregoing provisions it shall be lawful for the lessor as consideration on for every non-exercise of the power of re-entry to received from the lessee a sum of money as the lessor (whose decision shall be final) may fix in this regard, from time to time and the lessee fails to pay the aforesaid sum within the time fixed by him to recover the sum manner as arrears of land revenue or exercise the right of re-entry under the foregoing provisions.

Provided also that when any cause or right of re-entry arises under the first provision upon breach or non observance of conditions of clause [1] hereof in respect of erection, re-erection, additions or alterations it shall be lawful for the lessor to ask the lessee to demolish or alter the unauthorized construction as it may deem necessary within a reasonable time as a consideration of the non-exercise of the power of re-entry instead of receiving a sum of money as provided above in case of any failure on the part of the lessee to demolish or alter the unauthorized construction as the case may be at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor which amount as the lessor [whose decision shall be final] shall fix in that behalf.

4. The Lessor covenants that it shall at the end of the term hereby granted and from time to time there after at the end of each Successive further term of 30 [Thirty] year as shall be granted at the request and cost of the lessee execute them a renewed lease of the said land for term of [30]Thirty Year's.

Provided that the Ground Rent may be enhanced for the grant of every renewed term if lessee and that every such renewed lease shall contain such of the conditions herein contained as shall be applicable and such other Conditions as may be deemed fit by the Lessor for the Future.

Provided further that the decision of the lessor in respect of the rent to





Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



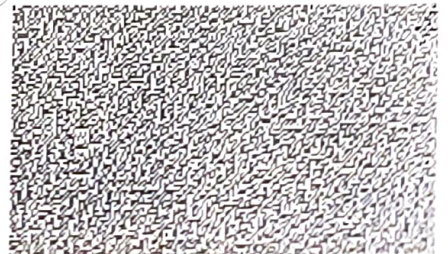
इस दस्तावेज के निष्पादक Shri Ravindra Nikose By (Authenticated PoA Holder)
SHRI S K RAJ के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 05/01/2022
को लिया गया ।

BRIJENDRA KUMAR
SHUKLA
Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



इस दस्तावेज के निष्पादक SHRI ARUN KUMAR UPADHYAY के अंगूठे का निशान
मेरे द्वारा/मेरी उपस्थिति में दिनांक 05/01/2022 को लिया गया ।

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be fixed and the conditions to be imposed at each successive renewal shall be final .

5. In case of any difference or dispute arising out of this Agreement between the parties here to the matter shall be referred to the Secretary Government of M. P. in the Housing Department Bhopal under the provisions of the arbitration Act-1940 and his decision there on shall be final and binding on both the parties.

6. Notwithstanding the terms and conditions laid down herein the rules regulations and above framed under the provisions of M. P. Griha Nirman Mandal Adhnyam - 1972. [as amended from time to time shall be binding or both the parties.]

7. All sums due to the lessee under or by virtue of this Agreement shall be recoverable as arrears of land revenue or in any other manner as the lessor may deem fit from the lessee.

8. "Further the lessee has to pay the lease rent as prescribed by Govt. from time to time with 10% Supervision charges and other charge as prescribed. In case, Govt. increases the lease rent then same shall be payable by the lessee".

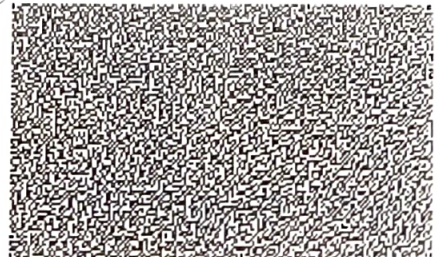
9. This "Lease Renewal Agreement" is in continuation to the previous "First Registry" registered on Date 09/10/1991, Book No. 1A, Granth NO. 7692 Registration No. 1739 (KH).

SCHEDULE

SCHOOL PLOT Situated at HOUSING BOARD, KOTRA SULTANABAD, BHOPAL (M.P.)

IN HUZUR Tehsil of BHOPAL District of BHOPAL (M.P)

Total Area 5372.40 Sq.mt. or 57807.00 Sq.ft.





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Property Details Annexure

Property Id	540202206653933
Property Type	PLOT
Property Landmark : --	
Property Address : SCHOOL PLOT (5372.40 Sq.mt.) Situated at HOUSING BOARD, KOTRA SULTANABAD, BHOPAL (M.P.)	
Vikas Khand (development block) : --	
R. I. Circle : --	
Layout Details : --	
Nazool/Sheet No : --	
Plot Number : --	

Khasra Details and Four Boundary Details

Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
PLOT	5372.40	0	0	9.0 M WIDE ROAD	9.0 M WIDE ROAD	9.0 M WIDE ROAD	9.0 M WIDE ROAD

District	BHOPAL
Tehsil	HUZUR
Area Type	URBAN AREA
Governing Municipal Body : NAGAR NIGAM BHOPAL	
Ward : GOSWAMI TULSI DAS WARD 27	
Village/Mohalla/Colony : KOTRA SULTANABAD(SADAK SE HATKAR)	
Total Area of Plot (sqm)	5372.4
Residential Area out of Total Area (sqm)	--
Commercial Area out of Total Area (sqm)	--
Industrial Area out of Total Area (sqm)	--
Educational Units area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	5372.4
Whether Educational Units layout is passed by	--

