



उत्तर प्रदेश UTTAR PRADESH

BH 469101



WARD-INDIRA PRIYADARSHINI

LEASE - DEED

SHORT DESCRIPTION OF LEASE DEED:

1. Category of Land - Residential  
2. Ward - Indira Priyadarshini



*Rajesh*  
*Bilgavali*  
**PRINCIPAL**  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

28/03

मन संस्कृति

स्टाम्प लिंग की तिथि 23/3/23

स्टाम्प कर्ता करने वा प्रयोगवा

स्टाम्प कर्ता द्वा दाता व पूरा पता

स्टाम्प की घनराजि/2023

शौशाद अहमद सिद्दीकी (स्टाम्प प्रिंटर)

सीआईएस नं-135-लाइसेंस की अक्टप-31-3-2023

(प्रिंटर करते लखनऊ)

10301  
02/03/23

02/03/23

02/03/23



Rajendra  
**PRINCIPAL**  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIA NAGAR, LUCKNOW



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/93017/02418

Sunita Gandhi (सुनीता गांधी)

D/O: Jagdish Gandhi, 12, STATION ROAD, C M S  
STATION ROAD BRANCH, HUSSAIN GANJ, Lucknow,  
Lucknow,  
Uttar Pradesh - 226001

आपका आधार क्रमांक/Your Aadhaar No.:

6391 9264 2304



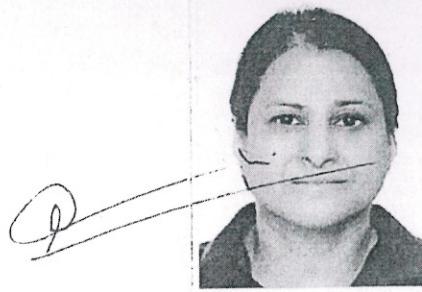
आधार-आम आदमी का अधिकार

1947  
1800 300 1947

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www.uidai.gov.in

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायिता होगी.



INFORMATION

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भारत सरकार  
GOVERNMENT OF INDIA



सुनीता गांधी  
Sunita Gandhi  
जन्म तिथि/DOB: 17/05/1961  
महिला / FEMALE

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
मंगोलीत, जगदीश गांधी, 12,  
स्टेशन रोड, मी.एम.पट्ट.  
स्टेशन रोड गांज, हुसैन गंज,  
लखनऊ, उत्तर प्रदेश - 226001

Address:  
D/O: Jagdish Gandhi, 12, STATION  
ROAD, C M S STATION ROAD  
BRANCH, HUSSAIN GANJ,  
Lucknow, Lucknow,  
Uttar Pradesh - 226001



6391 9264 2304

आधार-आम आदमी का अधिकार



6391 9264 2304

Aadhaar-Aam Admi ka Adhikar

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

आयकर विभाग

INCOME TAX DEPARTMENT

SUNITA GANDHI

JAGDISH GANDHI

17/05/1961

Permanent Account Number

AJWPG0781H

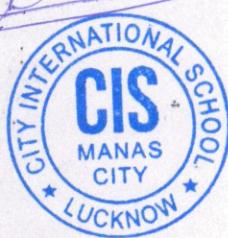
Signature



भारत सरकार  
GOVT. OF INDIA



30032010



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



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

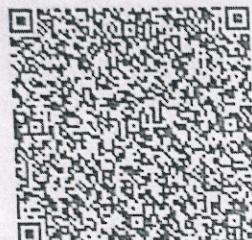
नामांकन क्रमांक/Enrolment No.: 2017/93017/02421

Bharti Gandhi (भारती गांधी)

Date: 17/01/2015  
W/O: Jagdish Gandhi, 12, STATION ROAD, C M S  
STATION ROAD BRANCH, HUSSAIN GANJ, Lucknow,  
Lucknow,  
Uttar Pradesh - 226001

आपका आधार क्रमांक/Your Aadhaar No.:

3442 2999 6172



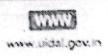
आधार-आम आदमी का अधिकार



1800 300 1947



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- आधार देश भर में मान्य है.
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- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में महत्वियत होगी.

मूलना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिक्रिया द्वारा बना हुआ पत्र है।

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भारत सरकार  
GOVERNMENT OF INDIA



भारती गांधी  
Bharti Gandhi  
जन्म तिथि/DOB: 08/08/1936  
महिला / FEMALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

पता:  
संवोधित: जगदीश गांधी, 12,  
स्टेशन रोड, मी. एम. पा.  
स्टेशन रोड बांच, हुसैन गंज,  
लखनऊ, उत्तर प्रदेश - 226001

3442 2999 6172

3442 2999 6172

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



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

आयकर विभाग

INCOME TAX DEPARTMENT

CITY INTERNATIONAL SCHOOL

भारत सरकार

GOVT. OF INDIA

भारत  
सरकार

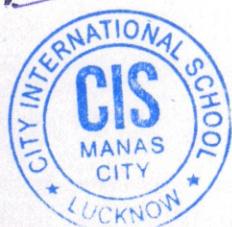
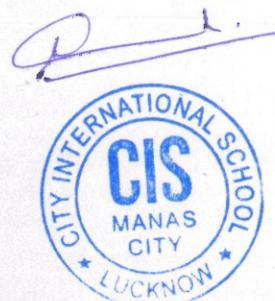
18/01/2008

Permanent Account Number

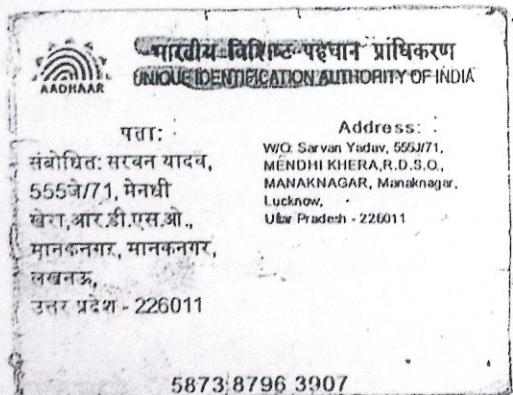
AABTC0424H

१८/०१/२००८

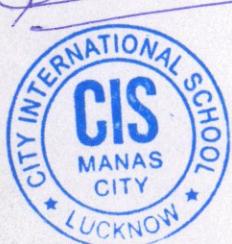
*S. R. A. S.*



*Bijanee*  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW



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





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नामांकन क्रमांक/Enrolment No.: 2017/93017/02408

Vinita Joshi (विनीता जोशी)

Date: 06/02/2017  
W/O: Ajay Joshi, B - 325, p a c road, hiranyan medical center, sector B, Mahanagar, Lucknow, Uttar Pradesh - 226006

आपका आधार क्रमांक/ Your Aadhaar No.:

**3113 0423 8183**



मेरा आधार, मेरी पहचान



1947



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- गूच्छा
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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Signature Not Verified  
Digitally signed by DS-UQIUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2017-02-06 12:05:22 IST

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- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
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भारत सरकार  
GOVERNMENT OF INDIA

विनीता जोशी  
Vinita Joshi  
जन्म तिथि/ DOB:  
25/10/1961  
महिला / FEMALE

AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
संवोधित: अजय जोशी, बी-325, पी ए सी रोड, हिरण्य पेडिकल सेंटर, सेक्टर बी, महानगर, लखनऊ, उत्तर प्रदेश - 226006

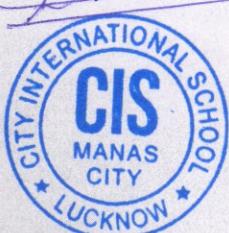
Address:  
W/O: Ajay Joshi, B - 325, p a c road, hiranyan medical center, sector B, Mahanagar, Lucknow, Uttar Pradesh - 226006

**3113 0423 8183**

मेरा आधार, मेरी पहचान

**3113 0423 8183**

MERA AADHAAR, MERI PEHACHAN



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



उत्तर प्रदेश UTTAR PRADESH

BH 469102

( 2 )

- |                        |  |
|------------------------|--|
| 3. Village/Mahalia     | - Sugamau, Lucknow   |
| 4. Detail of Property  | - Premises built on Plot<br>Nos. 23, 24, 23-A &<br>23-B, which are part<br>of Gata No. 548 |
| 5. Unit of Measurement | - Sqare Metre  |
| 6. Area of Land        | - 421.747 Sq.mtr.  |
| 7. Constructed Area    | - 9.293 Sq.mtr.  |
| 7. Situation of Road   | - N.A.   |



*Ranjan*  
*Ranjan*  
*Ranjan*  
Ranjan  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

28/02  
मान संस्कृति

स्टाम्प विक्रय की तिथि 23/2/19

स्टाम्प क्रय करने का प्रदोजन miles

स्टाम्प केला जा नाम व पूरा पता 13/2/2023 11:10 AM 1030

स्टाम्प की धनराशि 1030 13/2/2023 11:10 AM 1030

नौशाद अहसद सिद्दीकी (स्टाम्प विक्रेता) 13/2/2023 11:10 AM 1030

लाइसेंस नं-135 गाईरोन्स की अवधि-31-3-2023

सियेल कोट, लखनऊ



Bijayal  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIA NAGAR, LUCKNOW

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
₹.1000

ONE THOUSAND RUPEES  
Rs.1000

उत्तर प्रदेश UTTAR PRADESH

BH 469103

( 3 )

(According to Parishishta)

8. Other details - N.A.  
(9 Meter Road/Corner etc.)  
9. Type of Property - School Premises  
10. Boundaries-

East : Plot of others  
West : Plot of others  
North : Property of Lessor  
South : 20 ft. wide road



*R.D. Sepe*  
B. Agarwal  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

28101

नाम शहरेंवा

स्टॉम्प विक्रेता की तिथि

23/3/19

स्टॉम्प कीय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

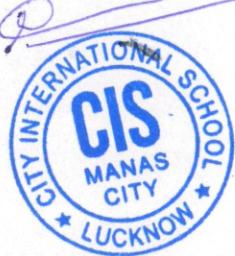
Mr. 29272195125  
Mr. 91 91218 2120

स्टाम्प की धनराशि 100/-

नौशाद अहमद सिद्दीकी (स्टाम्प विक्रेता)

लाइसेन्स नं०.135.लाइसेन्स की अवधि 31-3-2023

सिद्दिल कोट, लखनऊ



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

( 4 )

11. Period of Lease - 30 Years  
12. Rent per month - Rs. 1,000/-  
13. Annual Rent - Rs.12,000/-  
14. Amount on which - Rs.72,000/-  
Stamp duty is being paid  
according to the Indian  
Stamp Act as applicable  
in Uttar Pradesh  
15. Total Paid Stamp duty - Rs. 3,000/-

NO. OF FIRST PARTY - (1)

DETAIL OF LESSOR:

**Dr. SUNITA GANDHI** daughter of Sri Jagdish Gandhi,  
resident of 12, Station Road, Hussainganj, Lucknow-  
226001.  
Occupation -Business

NO. OF SECOND PARTY - (1)

DETAILS OF LESSEE:

**CITY INTERNATIONAL SCHOOL**, situated at Manas  
Enclave, Sugamau, Indira Nagar, through its Treasurer



*R. S. Agarwal*  
*Principal*  
**CITY INTERNATIONAL SCHOOL**  
MANAS CITY, INDIRA NAGAR, LUCKNOW

( 5 )

**Dr. (MRS.) BHARTI GANDHI** wife of Sri Jagdish Gandhi permanent and present resident of -12, Station Road, Lucknow.

Occupation -Business

This DEED OF LEASE is made on this 23rd day of July, 2019, BETWEEN **Dr. SUNITA GANDHI** daughter of Sri Jagdish Gandhi, resident of 12, Station Road, Hussainganj, 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, through its Treasurer **Dr. (MRS.) BHARTI GANDHI** wife of Sri Jagdish Gandhi, permanent and present resident of 12, Station Road, Lucknow (hereinafter called the "LESSEE"), which expression shall mean and include its Managing



*D. S. Bhagwati*  
*Bhagwati*  
**PRINCIPAL**  
**CITY INTERNATIONAL SCHOOL**  
**MANAS CITY, INDIRA NAGAR, LUCKNOW**

( 6 )

Committee, President, other authorised persons of the sansthan, of the SECOND PART.

WHEREAS Lessor is the absolute owner in possession of the- Premises built on Plot Nos. 23, 24, 23-A & 23-B, which are the part of Gata No. 548, total measuring 4538 Sq.ft. i.e. 421.747 Sq.mtr., with built-up area 9.293 Sq.mtr., situated at SUGAMAU, WARD-INDIRA PRIYADARSHINI, DISTRICT-LUCKNOW, having purchased the same from (1) Mohammad Kayum, son of Md. Nizamuddin, (2) Mohammad Rais, son of Md. Basir, both resident of Village Chaandan, Post CIMAP, Lucknow and (3) Sri Manvendra Vikram Singh alias Manvendra Singh, resident of 509/117,, Old Haidrabad, P.S. Mahanagar, Lucknow, through a sale deed dated 17.11.2016, which are registered in the office of Sub Registrar-III, Lucknow vide Bahi No.1 Jild No. 5664 Pages 253/316, Sl.No. 6626, dt. 25.11.2006, more specifically detailed and described given at the foot of this deed (here-in-after called the "Premises").



*R. Agarwal*  
*H. R. Agarwal*

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

( 7 )

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 and lessee that the said premises shall be given on rent to the lessee by the lessor for a period 30 (thirty) years only, which is commencing from 01.07.2019 and shall be expired on 30.06.2049.
2. That, the lessee shall pay the monthly lease rent of Rs.1,000/- (Rupees One Thousand 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,



*D. ....*

*B. ...* *B. ...*  
*B. ...*  
**B. ...**  
**Principal**  
**CITY INTERNATIONAL SCHOOL**  
**MANAS CITY, INDIRA NAGAR, LUCKNOW**

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 sublet 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



PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

आवेदन सं.: 201900821049233

पट्टा अनुबंध विवेद

दही सं.: 1

रजिस्ट्रेशन सं.: 4432

वर्ष: 2019

पत्रिकल- ० स्टाम्प शुल्क- 3000 याजारी मूल्य - ० पंजीकरण शुल्क - 1440 प्रतिलिपिकरण शुल्क - ६० योग : 1500

श्रीमती सिटी इंटरनेशनल स्कूल द्वारा  
डा० भारती गांधी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पत्री श्री जगदीश गांधी  
व्यवसाय : द्वयापार  
निवासी: १२, स्टेशन रोड, लखनऊ



डा० भारती गांधी अधिकृत  
पदाधिकारी/ प्रतिनिधि

श्रीमती, सिटी इंटरनेशनल स्कूल द्वारा  
ने यह लंबापत्र इस कार्यालय में दिनांक  
25/07/2019 एवं 12:52:27 PM बजे  
निवाचन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमलदीप पाठक  
उप निवाचक : सदर नगरीय  
लखनऊ  
25/07/2019

राजदेव सिंह  
निवाचक विधिक



प्रिट करे

Brijendra Singh  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

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 30 years and the rent reserved is Rs. 1000/- per month, and six years rent comes to Rs.72,000/-, on which stamp duty of Rs.3,000/- is being paid as required by Article 35 of the Stamp Act as applicable to Uttar Pradesh on 6 years rent.

#### SCHEDULE OF THE DEMISED PREMISES

Premises built on Plot Nos. 23, 24, 23-A & 23-B, which are the part of Gata No. 548, total measuring 4538 Sq.ft. i.e. 421.747 Sq.mtr., with built-up area 9.293 Sq.mtr., situated at SUGAMAU, WARD- INDIRA PRIYADARSHINI, DISTRICT -LUCKNOW.



*B. Agarwal*  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

आवेदन सं.: 201900821049233

बटी सं.: ।

रजिस्ट्रेशन सं.: 4432

दर्शक: 2019

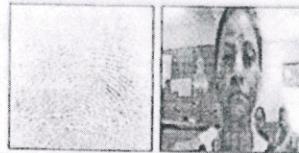
निष्पादन सेखपत्र वाद सुनने के समझने मजमुल व पाप्त धनराशि ह प्रतेकानुसार उक्त  
पट्टा दाता: ।

सुशी डा० सुनीता गांधी, पत्नी श्री जगदीश गांधी

निवासी: 12, स्टेशन रोड, हुसैनगढ़, लखनऊ

व्यवसाय: व्यापार

पट्टा गृहीता: ।



श्रीमती सिंह इंटरनेशनल स्कूल के द्वारा डा० भारती  
गांधी, पत्नी श्री जगदीश गांधी

निवासी: 12, स्टेशन रोड, लखनऊ

व्यवसाय: व्यापार



*Neelam*  
मेरे निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: ।

श्रीमती नीलम यादव, पत्नी श्री सरयन यादव

निवासी: मेहंदी खेड़ा, आर०डी०एस०ओ० मानक नगर,  
लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

*Neelam Yadan*



श्रीमती विनोदा जोशी, पत्नी श्री अजय जोशी

निवासी: बी-325, बी०ए०सी० रोड, हिरनयन मेडिकल  
सेंटर, सेक्टर-बी, महानगर, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Hettall*

कमलरेख पाठक

उप निवापक: सदर तृतीय  
लखनऊ

राजदेव सिंह  
निवापक लिपक

*Rajdev Singh*  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

प्रित करे



( 10 )

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 : 23.07.2019

Witnesses :-



Neelam Yadav

1. (Neelam Yadav)  
W/o. Sarwan Yadav  
R/o. Mehndhi Khera,  
R.D.S.O., Manak Nagar,  
Lucknow.



*Vinita Joshi*

2. (Vinita Joshi)  
W/o. Ajay Joshi,  
R/o. B-325, P.A.C. Road,  
Hiranyan Medical Centre,  
Sector-B, Mahanagar,  
Lucknow.

*Sunita Gandhi*

(Dr. Sunita Gandhi)  
**LESSOR**  
PAN : AJWPG0781H



*Bharti Gandhi*

(Dr. Bharti Gandhi)  
Treasurer  
City International School  
**LESSEE**  
PAN : AABTC0424H

Typed by : -



*Vimal Singh*  
(Vimal Singh)  
Civil Court, Lucknow.

Drafted by : -

*Ajeet Singh*

(Ajeet Singh)  
Advocate  
Civil Court, Lucknow.  
Mob : 9415024548

*Bhanwarlal*  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW

आवेदन सं०: 201900821049233

बही संख्या । जिल्द संख्या 13656 के पृष्ठ 213 से 232 तक  
क्रमांक 4432 पर दिनांक 25/07/2019 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

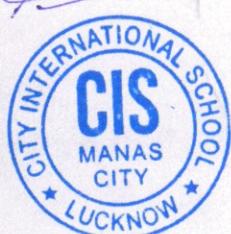
*R.Dhall*  
कलेश धाठक

उप निदंपक : सदर तृतीय

लखा नं०

25/07/2019

प्रिंट करें



*Balgopal*  
PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
MANAS CITY, INDIRA NAGAR, LUCKNOW