

CERTIFICATE OF LAND

File No. 136

Date: 07/09/2022

Certified that the total land measuring **6319.7 Sq. Mtr.** is owned by the **Alok Kumar S/o Kanhaiya Lal, Pankaj Rajhans S/o Late Dinesh Mohan Rajhans and Ritesh Dubey S/o Kapil Dev** by way of **Lease Deed** (In case of allotment of land, if it is not perpetual, periodicity of allotment to be mentioned from **18/11/2022** to **17/10/2052**.)

It is further certified that owner **Alok Kumar S/o Kanhaiya Lal, Pankaj Rajhans S/o Late Dinesh Mohan Rajhans and Ritesh Dubey S/o Kapil Dev** of the land (**7676.9 Sq. Mtr.**) has leased the said land to **Microtek International School** (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for the period of **29 Years and 11 Month** from **18/11/2022** to **17/10/2052**, **Serial No.- 10011, Book No.-1, Volume No.- 6345, Page No.- 377 to 392, Reg. Date.- 18/11/2022.**

SL	Particulars	Details
1.	Plot No.(s)/Survey No.(s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	269K, 146
2.	Name of street/village, Sub Division, District and State	Barai, Pindra, Varanasi, U.P.

It is certified that the said entire land comprise of a single contiguous plot of land.

It is further certified that to **Microtek International School, Barai, Pindra, Varanasi, U.P.** (Name of the School with name of street, village, sub-division and district) run by **Microtek Educational Society** (name of Society / Trust /Company under Section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **6319.7 Sq. Mtr.** (Area of land in square meters) situated in **269K, 146**. [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at **Barai, Pindra, Varanasi, U.P.** (name of street/village, sub division, district and state) and bounded as follows:

North : Araj No 285 and 261

East : Road

West : Araj No 160 and 264

South : Araj No 265 and 267

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT
LAND AUTHORITY



(Stamp and Signature of the land authority)

(Name of Officer)

(Name of District)

Signature
03/09/2026
सो

Signature
प्रदीप कुमार सिंह
03/09/2026
क्षेत्र
तहसील - पिण्डरा, जिला - वाराणसी



INDIA NON JUDICIAL
Government of Uttar Pradesh

2
10011/2022

e-Stamp

Certificate No.	: IN-UP53760447263724U
Certificate Issued Date	: 18-Nov-2022 11:41 AM
Account Reference	: NEWIMPACC (SV)/ up14143404/ PINDRA/ UP-VNS
Unique Doc. Reference	: SUBIN-UPUP1414340400426925162251U
Purchased by	: MICROTEK I S THROUGH NEERAJ RAJHANS
Description of Document	: Article 35 Lease
Property Description	: SURVEY NO 269 K, 146 MAUZA BARAI PARAGANA PANDRAH TEHSIL PINDRA VARANASI
Consideration Price (Rs.)	:
First Party	: ALOK KUMAR AND OTHERS
Second Party	: MICROTEK I S THROUGH NEERAJ RAJHANS
Stamp Duty Paid By	: MICROTEK I S THROUGH NEERAJ RAJHANS
Stamp Duty Amount(Rs.)	: 3,600 (Three Thousand Six Hundred only)



E-STAMP LOCKED BY
S. R. PINDRA
VARANASI

Signature: Vikas
ACC Name-Vikas Kumar Srivastava
ACC Code-UP14143404 Licence No.-315
ACC Address-Pin DRA, Varanasi
Mob.-9794313190

Please write or type below this line

आलेख

[Signature]

रिजिस्ट्रार

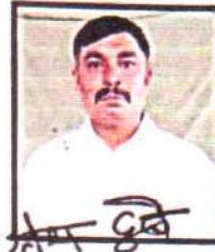
[Signature]

PU 0004306856

Statutory Alert

1. The actual validity of the Stamp Certificate should be ascertained by the user by visiting the website of the Government of Uttar Pradesh or by using the e-Stamp Portal or by visiting the office of the Government of Uttar Pradesh.
2. The user should check the legitimacy of the Stamp Certificate by visiting the website of the Government of Uttar Pradesh or by using the e-Stamp Portal or by visiting the office of the Government of Uttar Pradesh.
3. In case of any discrepancy please inform the Competent Authority.

2/-
3600/-
मिति
29/08/2022
180000/-
19000/-
पृष्ठ - 16



202200995013494

LEASE DEED/ACCEPTANCE

Office Name: Sub Registrar – Pindra Varanasi

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

A- Mr./Mrs./Kum.: Mr. Alok Kumar

Son/Wife/Daughter : S/o Late Kanhaiya Lal

Occupation: Other

Address : Village Vikapur, Pargana Pandrah, Tehsil Pindra, District Varanasi.

PAN Card No. :

Mobile Number : 7275705169

Lessor/first party

A- Mr./Mrs./Kum : Mr. Pankaj Rajhans

Son/Wife/Daughter: Son Late Shri Dinesh Mohan Rajhans

Occupation: Other

Address: Village Ganeshpur, Tarna, District Varanasi.

PAN Card No. : ADUPR4723N

Mobile Number : 8418800000

Lessor/first party



// 2 //

A- Mr./Mrs./Kum.: Mr. Kapil Dev Dube represented by Ritesh Dubey through Power of Attorney

Son/Wife/Daughter: S/o Shri Kapil Dev

Occupation: Other

Address: Village Barai, Pargana fifteenth, Tehsil Pindra, District Varanasi.

PAN Card No. : BWXP7512D

Mobile Number: 7007734923

Lessor/first party

B- Mr./Mrs./Kum.: Microtek International School is run by Microtek educational society represented by General Secretary Mr. Neeraj Rajhans

Son/Wife/Daughter: Son Late Shri Dinesh Mohan Rajhans

Occupation: Other

Address: Village Ganeshpur, Tarna, Shivpur, Varanasi.

PAN Card No. : ADUPR4724M

Mobile Number : 9919500095

Lessee/second party

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

2- Description of property:-

A- Type of Property: Lease Agreement Deed

B-: Barai Name of village and Pargana, Pandrah

C- Details of the property: Out of survey no. 269K and 146 total 2 Gata, the leased area is 68000 square feet i.e. 6319.702 square metre

D- Survey No: 269k, 146

31/10/20
Ritesh Dubey
Ritesh Dubey
Ritesh Dubey
Ritesh Dubey

आवेदन सं०: 202200995013494

पट्टा वितेख/ कबूलियतनामा

बही सं०: 1

रजिस्ट्रेशन सं०: 10011

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 3600 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1800 प्रतिलिपिकरण शुल्क - 60 योग : 1860

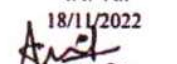
श्री आलोक कुमार ,
पुत्र श्री स्व० कन्हैया लाल
व्यवसाय : अन्य
निवासी: ग्राम विकासपुर, परगना पन्द्रह, तहसील पिण्डरा, जिला
वाराणसी।



ने यह लेखपत्र इस कार्यालय में दिनांक 18/11/2022 एवं 02:49:48
PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


इरफान अहमद प्र०
उप निबंधक :पिंडरा
वाराणसी
18/11/2022

सत्याशू सिंह .
निबंधक लिपिक
18/11/2022

// 3 //

D. Lease period: Years: 29 Months: 11

f- Average annual rent Rs: 30000

G- Amount of advance/premium Rs: 0

h- Security deposit, if any Rs.:-

J- Tehsil : Pindra

J- District : Varanasi

T- Tehsil : Pindra

T- District : Varanasi

• Total stamp duty paid Rs.3600

Quadrilateral:-

East	West	North	South
Paved road	Remaining Part of Alok	Microtek International School	Remaining Part of Kapildev Dubey

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

• The said immovable property has been inherited/inherited by the lessor.

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 is in possession of 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

31/10/20

रितेश दुबे

The block contains four fingerprints arranged horizontally. Above the first fingerprint is the handwritten text '31/10/20'. Above the second fingerprint is a signature. Above the third fingerprint is the handwritten text 'रितेश दुबे'. Above the fourth fingerprint is another signature.

आवेदन सं०: 202200995013494

बही सं०: 1

रजिस्ट्रेशन सं०: 10011

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार
उक्त

पट्टा दाता: 1

श्री आलोक कुमार, पुत्र श्री स्व० कन्हैया लाल

निवासी: ग्राम विकापुर, परगना पन्द्रह, तहसील
पिण्डरा, जिला वाराणसी।

व्यवसाय: अन्य



पट्टा दाता: 2

श्री पंकज राजहंस, पुत्र श्री स्व० दिनेश मोहन
राजहंस

निवासी: ग्राम गणेशपुर, तरना, जिला वाराणसी।

व्यवसाय: अन्य



पट्टा दाता: 3

श्री कपिल देव के द्वारा रितेश दुबे, पुत्र श्री कपिल
देव

निवासी: ग्राम बराई, परगना पन्द्रह, तहसील
पिण्डरा, जिला वाराणसी।

व्यवसाय: अन्य



पट्टा गृहीता: 1

श्री माइक्रोटेक इण्टर नेशनल स्कूल के द्वारा
नीरज राजहंस महासचिव, पुत्र श्री स्व० दिनेश
मोहन राजहंस

निवासी: ग्राम गणेशपुर, तरना, शिवपुर,
वाराणसी।

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

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 increase in house tax/ other tax of property / property, whatever proportionate increase in tax liability will be borne by the lessee from the use of lease.

12- That the lessee may give the leased property or any part thereof to any other person or institution on sub-lease 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 mutual consent of both the parties at the end of the agreed time period.

15- That 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.

17- That the lessee will continue to pay rent to the lessor in the last week of every month.

3-11 लोक

रितेश दुबे



श्री मुकेश कुमार, पुत्र श्री कैलाश नाथ
निवासी: निवासी 2/398 बी-दौलतपुर,
पाण्डेयपुर, वाराणसी।

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री डबलू गौड, पुत्र श्री मित्तल गौड

निवासी: ग्राम चुप्पेपुर, पोस्ट घमहापुर, जिला
वाराणसी।

व्यवसाय: अन्य



रजिस्ट्रार अधिकारी के हस्ताक्षर

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

इरफान अहमद प्र०
उप निबंधक : पिंडरा

वाराणसी

18/11/2022

सत्यंशु सिंह

निबंधक लिपिक वाराणसी

18/11/2022

प्रिंट करें



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Other Conditions:-

18 - That the second party is taking this leased land on lease from the first party for 29 years 11 months for conducting of school.

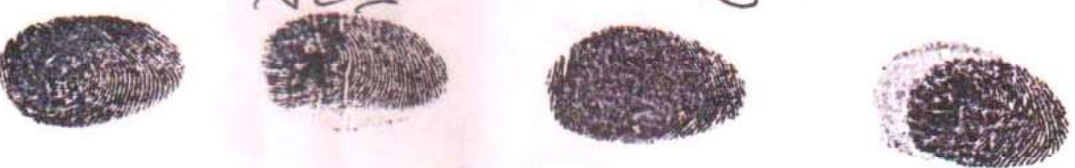
19- **Details of the leased property** – That the first party's property survey Arazi No. 269K rakba 0.5470 hectare out of 0.2250 hectare, first party Kapil Dev's share and first party Pankaj Rajhansh's share 0.0500 hectare and in Arazi No. 146 rakba 1.0580 hectare, first party Alok Kumar's share 0.350 hectare Total Total 2 Gata Total leased area 0.6250 Hectare i.e. 68000 sq. feet i.e. 6319.702 Sq. Meters located Village Barai, Pargana Pandrah, Tehsil Pindra, District Varanasi, in which 18 rooms and 4 toilets and 1 hand pump are builtin of the first Party Pankaj Rajhans and the first party Alok And Kapil Dev's land is being given to the second Party on lease for 29 years 11 months for the use of the school .

Note:-1. That the rent of the leased property is Rs.2500/- per month, the annual rent of which is Rs.30000/-, of which 6 times i.e. Rs.180000/- at the rate of Rs.20/- per thousand by stamp duty of Rs.3600/- E-Stamp No-IN-UP53760447263724U dated 18-11-2022 is being paid as per rules.

2. Rs.1,000/- per month in Alok Kumar's account number 724202010002914 Union Bank of India branch Nayepur, Varanasi and Kapildev Dubey's account number 427202010006405 Union Bank of India branch Taadi, Varanasi in Rs. 500/- per month and Pankaj Rajhans's account number 38389547 in Central Bank of India branch Lahurabir, Varanasi will continue to pay Rs.1000/- per month as second party. Both the parties do not belong to the Scheduled Castes/Scheduled Tribes and are Indian citizens.

20- That the first party Kapil Dev has executed a power of attorney in favor of his real son Ritesh Dubey in the Deputy Registrar General Office, Pindra,

अलोक रितेश दुबे MS



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Varanasi on dated 05/11/2014, which is number 5153 of page number 373 to 384 of Book No. 4, Section No. 2587 But it is recorded, which is still effective today and the attorneys are still alive.

21- 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.

22- Date of execution: 18-11-2022

Witnesses
01

Mukesh Kumar

M. K.

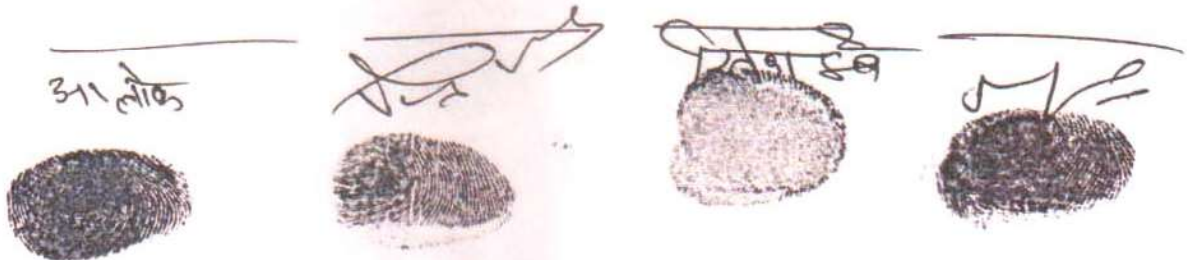


Witness Name: Mr. Mukesh Kumar

Father's/Husband's Name : S/o Shri Kailash Nath

Resident: Resident 2/398 B-Daulatpur, Pandeypur, Varanasi.

Mobile Number : 9506460000



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02

डबलू गौड

डबलू गौड

Witness Name: **Mr. Dablu Goud**

Father's/Husband's Name: **S/o Shri Mittal Goud**

Resident: **Village Chuppepur, Post Ghamhapur, District Varanasi.**

Mobile Number: **8400914546**

Drafted by :- **Fateh Bahadur Patel Advocate**
Tehsil Pindra, Varanasi.

Typed By- **Baba Computer**
Tehsil Pindra Varanasi.

आलोच



डबलू गौड



डबलू गौड



म.प.



आवेदन सं०: 202200995013494

बही संख्या 1 जिल्द संख्या 6345 के पृष्ठ 377 से 392 तक
क्रमांक 10011 पर दिनांक 18/11/2022 को रजिस्ट्रीकृत किया
गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

इरफान अहमद प्र०
उप निबंधक : पिंडरा
वाराणसी
18/11/2022

