



Handwritten in red ink:   
 57/11  
 11/11/97

We, the Kanpur Development Board, Kanpur and A.P.V. Balika Vidyalaya under the parentage body of Shri Netaji Vidya Vikash Samiti Kanpur a body registered under the Indian registration Act No. XXI of 1860 on 24 th day of Sept. 1954-through its Manager Shri Sukh Narain Shastri S/o Shri Bans Lal Tripathi have executed a lease deed dated.....5.6.59..... on the terms and conditions in print and have paid the stamp duty of Rs.....65:57:11P..... by means of these stamp sheets which are attached to the document.

Handwritten in blue ink:   
 5.6.59  
 65:57:11P

Handwritten in blue ink:   
 5.6.59  
 65:57:11P

*Handwritten signature: Shri Sukh Narain Shastri*  
 Manager  
 A.P.V. Education Centre  
 Pandu Nagar, Kanpur

*Handwritten signature: Shikha Tripathi*  
 Principal  
 A.P.V. Education Centre  
 Pandu Nagar, Kanpur





*Handwritten:* 57/11  
*Handwritten:* 57/11

We, the Kanpur Development Board, Kanpur and A.P.V. Balika Vidyalaya under the parentage body of Shri Netaji Vidya Vikash Samiti Kanpur a body registered under the Indian registration Act No. XXI of 1860 on 24 th day of Sept. 1954-through its Manager Shri Sukh Narain Shastri s/o Shri Bans Lal Tripathi have executed a lease deed dated..... on the terms and conditions in print and have paid the stamp duty of Rs..... 6 Rs. 50 N.P. by means of these stamp sheets which are attached to the document.

*Handwritten:* [Signature]  
Manager  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

*Handwritten:* [Signature]  
Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur





*Handwritten notes:*  
 5781  
 7/12/17

We, the Dugar Development Board, Kanpur and A.P.V. Balika Vidyapeeth under the parentage body of Shri Netaji Vidyapeeth Vikash Samiti Kanpur a body registered under the Indian registration act No. XXI of 1908 on 24th day of Sept. 1954 through its Manager Shri Kishor Mohan Chandra s/o Shri Kishor Lal Tripathi have executed a lease deed dated 5.6.59 on the terms and conditions in plain and legible print the stamp duty of Rs. 65.50 N.P. by means of these stamp sheets which are attached to the document.

*Handwritten signature:*  
 Shri Kishor Mohan Chandra

*Handwritten signature:*  
 Manager  
 A.P.V. Education Centre  
 Pandu Nagar, Kanpur

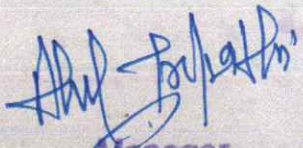
*Handwritten signature:*  
 Shikha Tripathi  
 Principal  
 A.P.V. Education Centre  
 Pandu Nagar, Kanpur

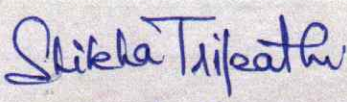


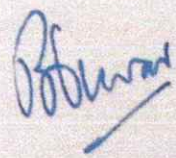


57/11  
7  
10/5/97  
25/11/97

We, the Kanpur Development Board, Kanpur  
and A.P.V. Balika Vidyalaya under the parentage body  
of Shri Netaji Vidya Vikash Samiti Kanpur a body  
registered under the Indian registration Act No.  
XXI of 1860 on 24 th day of Sept. 1954-through its  
Manager Shri Balraj Narain Shastri s/o Shri Hans Lal  
Tripathi have executed a lease deed dated.....5.6.57.....  
on the terms and conditions in print and have paid  
the stamp duty of Rs.....65-50 Nil.....  
by means of these stamp sheets which are attached to  
the document.

श्री  
A.P.V.  
  
Manager  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

  
Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

  
श्री मन्मथ शर्मा



15/11/54  
2/11/57

THIS LEASE DEED made the 5/11 day of June in the year one thousand nine hundred and fifty nine between the Kanpur Development Board, hereinafter called 'the Board' (which expression shall, unless the context does not so admit, include its successors and assigns) of the one part and A.P.V. Balika Vidyalaya under the parentage body of Shri Netaji Vidya Vikash Samiti

Kanpur a body registered under the Indian registration Act

No. XXI of 1860 on 24th day of Sept. 1954-through its Manager Shri Sukh Narain Shastri s/o Shri Bans Lal Tripathi

successors

hereinafter called 'the Lessee' (which expression shall, unless the context does not so admit, include his ~~heirs, executors, administrators, representatives and~~ permitted assigns) of the other part.

x ft  
5.11.54  
school building and play-ground elevation

WHEREAS under the provisions of the Kanpur Urban Area Development Act No. VI of one thousand nine hundred and forty five relating to the disposal of building sites the Board has agreed to demise, and Lessee has agreed to take on lease, the plot of land hereinafter described on the terms and conditions hereinafter appearing for the purposes of constructing a residential building only according to the standard design, set backs and building plan approved by the Board and WHEREAS such a demise has been confirmed by the Board.

x ft  
5.11.54

1 NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the concession premium of Rs. 215/- (Two hundred and fifteen) only

annual lease rent

x ft  
5.11.54  
paid by the Lessee to the Board, (the receipt whereof the Board doth hereby acknowledge)

in advance for the year 1959

Deed prepared by

S. D. C.

Shri Tripathi  
Manager  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Shikha Tripathi  
Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur



Plot No. 431 Block H

2

and in consideration of the Lessee's declaration contained in clause (2) and the rent hereby reserved and of the Covenants, Provisos and Agreements herein contained and on the part of the Lessee to be respectively paid, observed and performed the Board doth hereby demise and lease to the Lessee, all that plot of land numbered as 431 (Four hundred thirty one)

situated in Block H

at Scheme No. I One

Kakadeo

of Kanpur

containing by admeasurement 4.30 (Four decimal three Zero) acre square yards, be the same a little more or less, and bounded

On the north by Rajbaha

On the South by Park No. 430 (Four hundred and thirty)

On the East by 60' Sixty foot Road. X

and on the West by Park No. 430 (Four hundred and thirty)

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red and TO HOLD the said plot of land and premises (hereinafter referred to as "the demised premises") with their appurtenances unto the Lessee for the term of 999 (Nine hundred and ninety nine) years from the date of this indenture (hereinafter called "the said term") except and always reserving to the Board:

(a) A right to lay water mains, drains, sewers, or electric wires under or over the demised premises, if deemed necessary by the Board in developing the area.

(b) Full rights and title to all mines and minerals in and under the demised premises or any part thereof.

(c) Yielding and Paying therefor yearly in advance during the said term unto the Board on the first day of April in each year the rent of Rupees Two hundred fifteen ~~one~~, the rent for the first year having been paid already, the receipt for which is hereby acknowledged.

AND THE LESSEE DOTH HEREBY DECLARE COVENANT WITH THE BOARD IN THE MANNER FOLLOWING:

That neither he nor any member of his family jointly or separately owns any house or plot within the limits of Kanpur Municipality, Development Board or Cantonment Board.

(b) That his total income from all sources does not exceed Rs. P. M.

Deed prepared by

Dr.

S. D. C.

Manager

A.P.V. Education Centre  
Pandu Nagar, Kanpur

Shikha Tripathi  
Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Vishnu  
27/4/97

X  
5.11.2012

X  
5.11.2012

fb

X 5.11.2012

X  
5.11.2012

X  
5.11.2012

X  
5.11.2012

fb

X 5.11.2012

fb

X 5.11.2012

fb

X 5.11.2012



(c) That the buildings to be constructed on the demised premises shall remain hypothecated for the payment of the yearly lease rent, the amount of dues payable to the Board as provided in cl. 2(n), and they are hereby hypothecated by the Lessee in favour of the Board and the amounts due as aforesaid shall constitute the first charge thereon.

(d) That the Lessee will pay unto the Board at its office or as otherwise directed the said yearly rent clear of all deductions on the days and in the manner herein appointed for payment thereof and if the said yearly lease rent or part thereof remains in arrears, the Board shall duly recover the same together with twelve percent interest and costs.

(e) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessments of every description which may during the said term be assessed, charged or imposed upon either on the landlord or the tenant or the occupier in respect of the demised premises or the buildings to be erected thereupon.

(f) That the Lessee will obey and submit to all byelaws and rules of the Kanpur Municipal Board and the Board, now existing or hereafter to exist so far as the same are incidental to the possession of immoveable property or so far as they affect the health, safety or convenience of the other inhabitants of the place.

(g) That the Lessee will at his own cost erect on the demised premises in accordance with the plan, elevation and design, and in a position to set backs to be approved by the Board in writing and in a substantial and workmanlike manner a residential building only with all necessary sewers, drains and other appurtenances, according to the Municipal and Board's rules and byelaws in respect of buildings, drains, latrines and connection with sewer; and will commence the construction of such buildings within the period of one year and will completely finish the same fit for three months habitation and use within the period of two years from the date of these one year presents or within such extended period of time as may be allowed by the Executive officer of the Board in writing.

(h) That the Lessee will keep the demised premises and the buildings at the play all times in a state of good and substantial repairs and in a sanitary ground condition to the satisfaction of the Board. shall run and maintain the school of a proper standard through out the period of

(i) That the Lessee will, at his own expense, enclose the demised the lease premises by means of boundary walls to be constructed according to the plan and design to be approved by the Board and will carefully preserve such walls in good substantial repairs.

Shikla Tripathi

Principal

Deed prepared by

A.P.V. Education Centre

Pandu Nagar, Kanpur S. D. C.

Manager

A.P.V. Education Centre  
Pandu Nagar, Kanpur

Bohman

G. M. S. D. C.



(j) That the Lessee will not make, or permit to be made, any alteration in or additions to the said buildings or other erections for the time being on the demised premises, or erect or permit to be erected any new building on the demised premises without the previous permission in writing of the Board and except in accordance with the terms of such permission and the plan (if any) approved of by the Board and in case of any deviation from such terms or plan will immediately, upon receipt of notice from the Board requiring him so to do, correct such deviation as aforesaid, and if the Lessee shall neglect to correct such deviation for the space of one Calendar month after the receipt of such notice, then it shall be lawful for the Board to cause such deviation to be corrected at the expense of the Lessee, which expense the Lessee hereby agree to re-imburse by paying to the Board such amount as the Board (whose decision shall be final) shall fix in that behalf.

(k) That the Lessee will provide and maintain in good repairs a properly constructed road or path to the satisfaction of the Board leading from the public road to the building to be erected on the demised premises.

(l) That the Lessee will not carry on or permit to be carried on, on the demised premises any trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than private residence without the previous consent in writing of the Board and subject to such terms and conditions as the Board may impose and will not do, or suffer to be done, on the demised premises or any part thereof, any act or thing which may be, or grow to be, a nuisance, damage, annoyance, or inconvenience to the Board or the owners occupiers of other premises in the neighbourhood.

school building  
and play ground

(m) That the Lessee will in no case assign, relinquish mortgage sublet, transfer or part with the possession of any portion ~~less than~~ the whole of the demised premises nor cause any sub-division thereof by metes and bounds or otherwise and will not, without the previous consent in writing of the Board, transfer, sublet, relinquish, mortgage or assign his interests in the demised premises or the buildings standing thereon or both as a whole; and every such transfer, assignment, relinquishment mortgage or sub-letting of the whole of the demised premises, or buildings or both shall be subject to, and the transferees, assignees or sub-lessees shall be bound by all the covenants and conditions herein contained and be answerable to the Board in all respects therefor.

Deed prepared by

S. D. C.

Manager

A.P.V. Education Centre  
Pandu Nagar, Kanpur

Shikha Tripathi

Principal

A.P.V. Education Centre  
Pandu Nagar, Kanpur



5.12.2022  
X  
5.12.2022  
PROVIDED always that if the Lessee or his transferees or permitted assignees, as the case may be, will assign, relinquish, mortgage, sublet or transfer the demised premises as a whole for the then residue of the said term, he will deliver at his own expense to the Board at its office an attested copy of the assignment, relinquishment, mortgage or transfer deed together with a notice thereof within a month of the date of the assignment, relinquishment, mortgage or transfer. Provided always that no such assignment, relinquishment or transfer will be valid or permissible where the assignee is a person who does not fulfil the requirements of Clause 2 (a) and (b) hereabove.

the land is being transferred on a concessional rent on the condition that the land will be used for the construction of school building and play ground as per layout plan, elevation, design, set backs and building plan approved by the Board and shall maintain the same to the satisfaction of the Board.

(n) That subject to other conditions herein contained in each case of subsequent transfer or relinquishment, as aforesaid, of the demised premises which takes place before or after the completion of the building thereon according to the standard design and plan sanctioned by the Board, the Board shall at its sole option be entitled to realize seventy five percent of the difference between the market premium of the demised premises to be fixed by the Board at Rs. \_\_\_\_\_ and the concession premium viz Rs. \_\_\_\_\_ at which the demised premises is being leased hereunder:

(o) That the Lessee will permit the members, officers and subordinates of the Board and workmen and others employed by them from time to time and at all reasonable time of the day during the said term after three days' previous notice to enter into and upon the demised premises and buildings to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the Lessee will give notice of the liability specified in this sub-clause to his tenants.

(p) That the Lessee will not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay earth, or any other materials therefrom.

(q) That the Lessee will leave a \_\_\_\_\_ feet Chabutra facing the \_\_\_\_\_ foot road as marked in the attached plan, unbuilt and open to external air but a Chhaja/colonnade of approved design projecting over it.

(r) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Board in writing.

Provided further that if in the opinion of the Board the land is used for any purpose other than those laid down in this deed or the play ground is not maintained to the satisfaction of the Board for which opinion of the Administrator of the Board or his successor shall be final and binding. The Board shall have the absolute right to re-enter the demised premises with out hindrances.

Deed prepared by

S. D. C.

5.12.2022  
X  
5.12.2022  
Manager  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Shikha Tikeathar  
Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

5.12.2022  
X  
5.12.2022  
5.12.2022



Plot No. 431

Block H

6

(s) That the Lessee will not exercise his option of determining the lease nor hold the Board responsible to make good the damage if by fire, tempest, flood or violence of an army or of a mob or other irresistible force, any material part of the demised premises be wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

(t) That the Lessee will not erect any building, constructions or structure except a compound wall or fence, steps and necessary adjuncts there to, on any portion of the demised premises within \_\_\_\_\_ feet of the boundaries on \_\_\_\_\_ side thereof as marked in the attached plan.

(u) Provided that the lessee will in no case be permitted to assign, relinquish mortgage, sublet, transfer or part with the possession of the demised premises unless building according to the standard design supplied to him or according to the plan sanctioned by the Board is put up on the demised premises.

(v) That the Lessee will construct the building over the demised premises according to one of the three standard designs prescribed by the Board subject to this specific condition that the same design should be acceptable and be adopted by the adjoining plot holders whose consent shall be obtained direct by the Lessee himself.

AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING:—

(A) Notwithstanding anything hereinbefore contained if there shall have been in the opinion of the Board (whose decision shall be final and binding) any mis-statement regarding his declaration provided in clause 2 (a) and (b) or concealment of material facts or any breach by the Lessee or by any person claiming through or under him of any one of the covenants or conditions hereinbefore contained and on his part to be observed and performed and in particular and without prejudice to the generality of this sub-clause, if the Lessee transfers, relinquishes, mortgages or assigns any part of the demised premises less than the whole or transfers, relinquishes, mortgages or assigns the whole of the demised premises without the previous consent in writing of the Board hereinbefore provided, or if the lessee fails to commence

(t) that the lessee undertakes to abide by the rules of compulsory education in case the clauses of primary education are held in the school.

(V) that the lessee will follow all the rules and regulations and byelaws issued and framed from time to time by the Municipality Board and Development Board, Kanpur.

(w) that the Board will be entitled to nominate one member in the managing committee of the school

Shikla Tripathi

Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Deed prepared by

S. D. G.

Manager  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Signature

Signature



or use the building so constructed for any purpose other than school or fails to maintain a play ground in good condition to the satisfaction of the Board.

and complete the buildings in the time and manner hereinbefore provided ~~or if the amounts due to the Board as provided in clause 2 (a)~~

or rent hereby reserved or any part thereof shall be in arrear and unpaid for a period of one Calendar month after becoming due (whether the same shall have been demanded or not) or if the Lessee or the person

in whom the term hereby created shall be vested shall be adjudged dissolved or ceased to fund-  
tion

insolvent, it shall be lawful for the Board (without prejudice to any other right of action of the Board in respect of any breach of agreement) to re-enter the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and the Lessee shall not be entitled to any compensation whatsoever. Provided always that the Lessee shall be at liberty to remove and appropriate to himself all buildings, erections and structures, if any made by him, and all materials thereof from the demised premises after paying up all the dues, and the lease rent upto date and all Municipal and other taxes, rates and assessments then due, and all damages and other dues accruing to the Board within three months of the date of the determination of the lease and in case of failure on the Lessee's part to do so, the buildings and erections standing on the demised premises and all materials thereof shall vest in the Board and the Lessee shall then have no right to claim for the refund of any money paid by him to the Board up to that time or to claim any compensation for the structures and materials put up by him on the demised premises. Provided further that if the lessee fails to commence and com-

plete the buildings in the time and manner herein before provided or if the premises are put to any use other than that for which the demise was made the Board may, before taking action to re-enter the demised premises as provided in clause (A) above recover from the lessee damages at the rate of 3% of the premium above mentioned for every month upto the maximum of 12 months during which the breach of the above conditions or any one of them continues after receipt of notice from the Board and in case

(B) Any losses suffered by the Board on a fresh grant of the demised premises for breaches of conditions aforesaid on the part of the Lessee or any person claiming through or under him shall be recoverable by the Board.

(C) Any notices requiring to be served hereunder shall be deemed to have been sufficiently served on the Lessee if left on the demised premises and signed by the Executive Officer of the Board and a notification of any decision of the Board under the hand of the Executive Officer of the Board shall be sufficient evidence of such decision.

of continuance of the said breach after the expiry of 12 months, may then re-enter on the land and determine the lease.

Deed prepared by

S. D. O.

*[Signature]*  
Manager

A.P.V. Education Centre  
Pandu Nagar, Kanpur

*[Signature]*  
Principal

A.P.V. Education Centre  
Pandu Nagar, Kanpur

*[Signature]*

*[Signature]*



Plot No. 431 Block H

8

IN WITNESS WHEREOF the parties hereto have set their hands on the day  
and in the year herein first above written.

In the presence of .

Signed and delivered by

Witness.

*Rafanay*

Witness

*Shamshur*

Witness.

*Ganga Rao*

Witness

*H. U. Khan*

Signed and delivered by

Sales Officer,  
Development Board,  
Kanpur,

Lessee.

Manager  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Principal  
A.P.V. Education Centre  
Pandu Nagar, Kanpur

Deed prepared by

S. D. C.  
S. V. H.