



उत्तर प्रदेश UTTAR PRADESH

FU 451933

### LEASE AGREEMENT

This LEASE AGREEMENT ("Agreement") is made on this 17<sup>th</sup> day of March, 2021 between Neyveli Uttar Pradesh Power Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 6/42, Vipul Khand, Gomti Nagar, Lucknow-226010 (U.P.) (hereinafter referred to as "LESSOR", (which expression shall mean and include, unless repugnant to the context, its successor in business and permitted assigns) represented by SHRI K. Mohan Reddy S/o Bakki Reddy CEO NUPPL R/o Power Plant Site Office Lahuriman Post Samuhi, Ghatampur, Kanpur Nagar, Adhar No: 815744119577, Pan No : AAECN3221F, Mob- 7598845303) of the one part and DAV-NUPPL Public School, NUPPL-Township, Village-Rampur, Tehsil -Ghatampur, District -Kanpur Nagar, Uttar Pradesh (hereinafter referred to as "LESSEE", (which expression shall mean and include its successor in business and permitted assigns) represented by SHRI Anand Swaroop Saraswat S/o Kishan Swaroop Saraswat (Manager DAV NUPPL Public School, NUPPL-Township Rampur, Tehsil -Ghatampur District-Kanpur Nagar U.P.) R/o H.N. 2229, Sarojani Kunj Gail Gaon, Dibiyapur, Vasundhara, Auraiya, Adhar No : 682552630552, Pan No : AGEPS1744H, Mob- 8077192303) of the other part.

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PRINCIPAL  
DAV NUPPL PUBLIC SCHOOL  
NUPPL Township, Ghatampur,  
Kanpur Nagar, UP - 209206



23048 10-2-2021  
राम साहू  
स्वास्थ्य विभाग की तिथि  
स्वास्थ्य प्रदा करने का प्रयोग  
स्वास्थ्य प्रीति का फल व फल  
स्वास्थ्य का सुरक्षा



देशपति  
2025  
कानपुर - कानपुर, कानपुर

*[Signature]*

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NUPPL Township, Ghatampur  
Kanpur Nagar, UP - 209206

LESSOR and LESSEE shall jointly be referred to as "PARTIES" and individually as a "PARTY".

WHEREAS the LESSOR and the LESSEE, as per the covenants of the memorandum of the understanding signed between them on 7<sup>th</sup> day of October 2020 ("MOU") agree to run a school in the name of DAV NUPPL Public School, NUPPL-Township, Rampur Village, Ghatampur Tehsil, Kanpur Nagar (U.P.), financially subsidised by the LESSOR as a philanthropic venture, and academically managed by the LESSEE on the land and existing building measuring 3387.54 Sq meters situated at Gata No. 1278 (Old Gata No 581 & 583) of Village-Rampur, Tehsil-Ghatampur, District -Kanpur Nagar, Uttar Pradesh ("Property") more particularly described under **Schedule-I** given for temporary occupancy of the aforementioned school at the Property.

Now, it is hereby expressly agreed and declared by and between the parties as follows: -

1. That this Agreement shall be construed as agreement for lease/tenancy and not otherwise creating any right, title or interest of whatsoever nature in the Property in favour of the LESSEE, which is not at all the intension of the parties but on the contrary merely a temporary agreement or arrangement, simply to allow the LESSEE to use the Property for managing the school and for related purpose for which purposes the LESSEE shall retain the building. The LESSOR may have his own staff in the said plot for the care, supervision, maintenance of and services to the Property.
2. That the LESSEE shall, in consideration of such accommodation as hereunder provided, pay to the LESSOR a nominal licence fee of Rs. 1/- (Rupees one only) per annum as charges for such temporary occupation, which sum will be paid on the first week of April of every financial year without delay and default.
3. This Agreement shall (unless terminated earlier) be valid, binding and in force for a period of 29 (Twenty-Nine) years with effect from 17<sup>th</sup> day of March 2021 ("Term").
4. Notwithstanding anything contained herein before, the LESSOR or the LESSEE expressly agree that in case either party wish to terminate the MOU in accordance with Para no. 7 and 8 therein, this Agreement shall automatically stand terminated with the MOU.

Provided, however, and notwithstanding anything hereinbefore contained, it is hereby expressly agreed by and between the parties hereto that in the event of breach



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आवेदन सं०: 202100850002422

## पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 2116

वर्ष: 2021

प्रतिफल- 1 स्टांप शुल्क- 100 बाजारी मूल्य - 0 फंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 40 योग : 140

श्री डी०ए०वी० एनयूपीपीएल० पब्लिक स्कूल द्वारा आनन्द स्वरूप सारस्वत,  
पुत्र श्री किशन स्वरूप सारस्वत  
व्यवसाय : अन्य  
निवासी: मैनेजर डीएवी एनयूपीपीएल पब्लिक स्कूल निवास 2229 सरोजनी कुंज गेला गांव  
दिबियापुर बसुन्धरा औरिया



ने यह लेखपत्र इस कार्यालय में दिनांक 17/03/2021 एवं 04:34:38 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार श्रीवास्तव प्र०  
उप निबंधक :घाटमपुर  
कानपुर नगर  
17/03/2021

राजेश कुमार श्रीवास्तव  
निबंधक लिपिक

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NUPPL Township, Ghafampur  
Kampur Nagar, U.P. - 200117

of any terms and conditions of this Agreement and the failure of LESSEE to rectify such breach within a period of 30 (thirty) days from the date of issuance of notice by the LESSOR, or default of any payment, the LESSOR shall be entitled to and shall have always the power to revoke the licence hereunder granted at its absolute discretion and to reoccupy the said portion of the Property on a notice of two academic sessions – the current and the following, without subjecting himself to any liability on that account and notwithstanding any intermediate and negotiation or waiver off breach thereof and in such an event the LESSEE shall surrender the occupied portion of the property as here under contemplated.

5. The LESSEE shall not have any right to make any addition or alteration to the Property except for removal of wooden partition by way of adjustments but shall be entitled to make interior decorations only by temporary wooden partitions which they shall remove at their own costs and expense at the time of surrender of the Property upon expiry of the term or earlier termination of this Agreement. The LESSEE agrees to return the Property to the LESSOR in the same condition as received (excepting normal wear and tear) and repair all the damages, if any, to the Property at its own costs and expenses.
6. This agreement shall come in operation only after the notice of commencement is given by the LESSEE to the LESSOR in writing.

#### Schedule-I

Schedule of the plot referred to in this Agreement:

All that piece and parcel of land measuring 22919.13 sq meters (campus, with school building named DAV NUPPL Public School) including playground situated at NUPPL Township, Village-Rampur, Tehsil -Ghatampur, District –Kanpur Nagar, Uttar Pradesh, are bounded as follows: -

Campus with school building and playground

North: Road

East: Road

West: Road

South: Road



  
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आवेदन सं०: 202100850002422

बही सं०: 1

रजिस्ट्रेशन सं०: 2116

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पददा दाता: 1

श्री नेपथेती उ०प्र० पावर लि० द्वारा के मोहन रेड्डी, पुत्र श्री बक्की रेड्डी

निवासी: सीईओ एनयूपीपीएल पावर प्लांट साईट लहुरीमऊ समुही घाटमपुर कानपुरनगर

व्यवसाय: नौकरी

पददा गृहीता: 1



श्री डी०ए०वी० एनयूपीपीएल० पब्लिक स्कूल द्वारा आनन्द स्वरूप सारस्वत, पुत्र श्री किशन स्वरूप सारस्वत

निवासी: मैनेजर डीएवी एनयूपीपीएल पब्लिक स्कूल निवास 2229 सरोजनी कुंज गेट गांव दिबियापुर वसुधारा औरिया

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अरुण कुमार, पुत्र श्री बंरिन्द्र कुमार

निवासी: पावर प्लांट साईट लहुरीमऊ समुही घाटमपुर कानपुरनगर

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री पंकज कुमार, पुत्र श्री राज सिंह

निवासी: पावर प्लांट साईट लहुरीमऊ समुही घाटमपुर कानपुर नगर

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी:

राजेश कुमार श्रीवास्तव प्र०  
उप निबंधक : घाटमपुर  
कानपुर नगर

राजेश कुमार श्रीवास्तव  
निबंधक लिपिक

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IN WITNESS WHERE OF the parties have executed this Agreement on this 17<sup>th</sup> day of March, 2021.

Witnesses



1- Arun Kumar S/o Beerendra Kumar R/o Power Plant Site Office Village Lahurimau Post Samuhi Tehsil Ghatampur District Kanpur Nagar. Mob No- 7651880837, CPF No - 47726

LESSOR (Owner)

LESSEE (Occupier)



2- Pankaj Kumar S/o Raj Singh R/o Neyweli Power Plant Site Office Village Lahurimau Post Samuhi Tehsil Ghatampur District Kanpur Nagar. Mob No- 9792583498, CPF No - 46462

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**Drafted By : Kamalapati Tripathi Advocate Court Compound, Ghatampur Kanpur Nagar Mob 9670278137**

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आवेदन सं०: 202100850002422

बही संख्या 1 जिल्द संख्या 3417 के पृष्ठ 257 से 264 तक क्रमांक 2116 पर दिनांक 17/03/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
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राजेश कुमार श्रीवास्तव प्र०  
उप निबंधक : घाटमपुर  
कानपुर नगर  
17/03/2021