

CERTIFICATE OF LAND

Fill No. - 23

Date: 12.01.22

Certified that Land measuring **8164 Sq. Meters** is owned by **Stella Maris Convent Sr. Sec. School Narayanpur, Sultanpur (U.P.)** vide registered Lease Deed fully described in the scheduled mention hereinafter with the following details:

Sr.No.	Particulars	Details
1	Plot No./Survey No./Khasra No./Khata No./ Khatauni No.	575 Area 8164 Sq. Mts.
2	Name of the street/village, sub division, District and State	Village-Narayanpur, Paragana-Miranpur, Tehsil-Sadar, District-Sultanpur (U.P.)
3	In terms of (give details of the document/deed i.e. Sale Deed/Conveyance Deed/Gift Deed/Lease Deed (with period in terms of no. of years)/Sub lease (with period in terms of no. of years) Allotment Letter etc.	Lease Deed 29 years 11 months & 29 days
4	Registration Details - Duly registered on - Executed by - Serial No. - Book No. - Volume No. - Page No. etc.	07-01-2022 The Congregation of the Sisters of Little Flower of Bethany 248 1 9827 381 to 398

It is certified that said entire land comprise of a single plot of land. It is further certified that, **Stella Maris Convent Sr. Sec. School Narayanpur, Sultanpur (U.P.)** is located on the above mentioned plot of land.



THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of Land Measuring **8164 Sq. Meters** is bounded as follows:

- North – Khasra Nos. 569, 574 (Passage / Rasta)
South – Remaining portion of Khasra No. 575 and after that Khasra No. 576
East – Remaining portion of Khasra No. 575 and after that Village Saurmau
West – Remaining portion of Khasra No. 575 & Khasra No. 563, 564, 565 etc.

Sub Registrar
Sadar-Sultanpur

अजय निबन्धक सदर
दफ्ता-सुलतानपुर
(Stamp and Signature)

(Ajay D. Singh)



सत्यमेव जयते

248/22

INDIA NON JUDICIAL

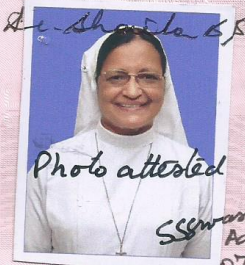
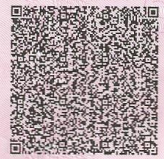
Government of Uttar Pradesh

₹13,44,000

e-Stamp

Signature: *[Handwritten Signature]*
AGC Name- Satish Chandra Brivashya
AGC Code- UP 14187404
AGC Address- Sadar- Sultanpur
Mobile- 8318114201, License No- 802
Subcell & District- Sultanpur

Certificate No. : IN-UP95300347947066U
 Certificate Issued Date : 07-Jan-2022 03:53 PM
 Account Reference : NEWIMPACC (SV)/ up14187404/ SULTANPUR SADAR/ UP-SLT
 Unique Doc. Reference : SUBIN-UPUP1418740480830665793678U
 Purchased by : BETHANY EDUCATIONAL SOCIETY THRU SR ZEENA
 Description of Document : Article 35 Lease
 Property Description : GATA NO. 575 VILLAGE NARAYANPUR PARGANA MIRANPUR
TAHSEEL SADAR SULTANPUR
 Consideration Price (Rs.) :
 First Party : CONG OF LITTLE FLOWER OF BETHANY BY SR SHAILA
 Second Party : BETHANY EDUCATIONAL SOCIETY THRU SR ZEENA
 Stamp Duty Paid By : BETHANY EDUCATIONAL SOCIETY THRU SR ZEENA
 Stamp Duty Amount(Rs.) : 13,44,000
(Thirteen Lakh Forty Four Thousand only)



Please write or type below this line

Sr. Shaila

Sr. Zeena

QT 0004717796

Statutory Alert:
 1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 2. The onus of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

SHCIL



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AGREEMENT FOR LEASE

This agreement for lease deed is made and executed by and between:

The CONGREGATION OF THE SISTERS OF LITTLE FLOWER OF BETHANY, represented by its present Superior General Rev Sr M ROSE CELINE BS aged about 68 years D/o Late Deiog Fernandes, presently residing at Bethany Generalate, Bendur, Mangalore – 575 002.

Hereinafter called the 'LESSOR' of the one part; on behalf of LESSOR GPA holder, the present The Provincial Superior, Eastern Province, Rev Sr Shaila BS D/o Isac Alva at present residing at Kadru Road Ranchi, Jharkhand dated 29th July 2016, Notary Reg. No. 1595, VOLUME No. 3, at present residing at Stella Maris Convent Sr. Sec. School, Narayanpur, Pargana Miranpur, Tehsil Sadar, District Sultanpur Mob. No. 8084411637, PAN No. AAAAT3666N.

AND

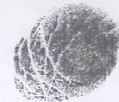
STELLA MARIS CONVENT SR. SEC. SCHOOL, NARAYANPUR, Pargana Miranpur, Tehsil Sadar, District Sultanpur, run by THE BETHANY EDUCATIONAL SOCIETY ® MANGALORE, represented by its present Secretary MARIYA GRETTA CRASTA (Rev Sr MARIETTE BS) aged about 55 years D/o Late Lukas Crasta, presently residing at Bethany Generalate, Bendur, Mangalore – 575 002.

Hereinafter called the 'LESSEE' of the other part; on behalf of LESSEE GPA holder, (Zeena) Sr Zeena BS, Local Manager, Stella Maris Convent Sr. Sec. School, Narayanpur, Pargana Miranpur, Tehsil Sadar, District Sultanpur, dated 22nd December, 2021 Reg. No. Notarial Reg. No. 2093/2021, Mob. No. 9118996125, PAN No. AAATB3080H.

Sr. Shaila BS



Sr. Zeena





The expressions 'LESSOR' and 'LESSEE' shall mean and include their heirs, legal representatives, executors, administrators, successors and assigns.

WHEREAS the LESSOR herein is the owner of the property more fully described in the schedule here below, hereinafter referred to as the schedule property. LESSOR has acquired the schedule property as per registered Sale Deed No. 4088 dated 18.08.2004 registered as document Khasra No. 575 and entered in the book I, volume 2662; at pages 381-440; in the office of the Sub. Registrar Sadar, Sultanpur. Since then LESSOR has been in actual possession and enjoyment of the schedule property as the absolute owner.

AND WHEREAS, the LESSEE herein has requested the LESSOR to lease the schedule property for a period of 29 years 11 months & 29 days in favour of Stella Maris Convent Sr. Sec. School, Narayanpur, Sultanpur and LESSOR has accepted the same subject to certain terms and conditions. In this connection LESSOR has passed a resolution dated 14th December, 2021 to let out the schedule properties for a period of 29 years 11 months & 29 days. So also LESSEE has passed a resolution dated 14th December, 2021 to obtain the schedule properties for a period of 29 years 11 months & 29 days.

NOW THEREFORE, this term lease deed is executed and witnesseth as follows:

1. In consideration of the LESSEE paying yearly rent of 24,00,000/- (Rupees Twenty Four Lakhs Only) for the year 2022 to 2026, 36,00,000/- (Rupees Thirty Six Lakhs Only) for the years 2027 to 2031, 48,00,000/- (Rupees Forty Eight Lakhs Only) for the years 2032 to 2036, 60,00,000/-

Sh. Shaila



Sh. Leena



आवेदन सं०: 202200915000308

पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 248

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 1344000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 336000 प्रतिलिपिकरण शुल्क - 60 योग : 336060

सुश्री शैला बी एस,
पुत्री श्री इसाक अलवा
व्यवसाय : अन्य
निवासी: स्टेला मेरिस कॉन्वेन्ट सी०से० स्कूल नरायनपुर पर० मीरानपुर तह० व जिला
सुलतानपुर

S. Shaila B.S.



ने यह लेखपत्र इस कार्यालय में दिनांक 07/01/2022 एवं 05:01:49 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अजय धर्मराज सिंह
उप निबंधक : सदर
सुलतानपुर
07/01/2022

Husein Ahmad
हुसैन अहमद .
निबंधक लिपिक



(Rupees Sixty Lakhs Only) for the years 2037 to 2041, ₹ 72,00,000/- (Rupees Seventy Two Lakhs Only) for the years 2042 to 2046, ₹ 96,00,000/- (Rupees Ninety Six Lakhs Only) for the years 2047 to 2051 payable as set out here below and of the covenants contained herein, the LESSOR does hereby grant and demise the immovable property described in Schedule here below unto the LESSEE on term lease for a period of 29 years 11 months & 29 days commencing from 01.01.2022 and ending with 30.12.2051 subject to the following terms and conditions.

2. The LESSEE has this day been put in actual possession of the Schedule property and shall hereafter hold and enjoy the same as term LESSEE in terms of this lease deed.
3. The LESSEE shall pay the annual rent of ₹ 24,00,000/- (Rupees Twenty Four Lakhs Only) for the year 2022 to 2026, ₹ 36,00,000/- (Rupees Thirty Six Lakhs Only) for the years 2027 to 2031, ₹ 48,00,000/- (Rupees Forty Eight Lakhs Only) for the years 2032 to 2036, ₹ 60,00,000/- (Rupees Sixty Lakhs Only) for the years 2037 to 2041, ₹ 72,00,000/- (Rupees Seventy Two Lakhs Only) for the years 2042 to 2046, ₹ 96,00,000/- (Rupees Ninety Six Lakhs Only) for the years 2047 to 2051 referred to above by end of 31st December of every English Calendar year. First of such annual rental shall be paid on or before 31.12.2022. In case of default the LESSOR is entitled to recover the arrears with interest thereon at 15% p.a. till payment.
4. The LESSEE is entitled to run educational institutions in the Schedule property by obtaining necessary permissions and sanctions from the concerned local

Sh. Shaila



Sh. Leena



आवेदन सं०: 202200915000308

बही सं०: 1

रजिस्ट्रेशन सं०: 248

वर्ष: 2022

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

पट्टा दाता: 1

A. Shaila

सुश्री शैला बी एस, पुत्री श्री इसाक अलवा

निवासी: स्टेला मेरिस कॉन्वेंट सी०से० स्कूल नरायनपुर
पर० मीरानपुर तह० व जिला सुलतानपुर

व्यवसाय: अन्य



पट्टा गृहीता: 1

A. Leena

सुश्री द बेथने एजुकेशनल सोसाइटी के द्वारा जीना बीएस -
लोकल मैनेजर, स्टेला मारिस कॉन्वेंट सी०से० स्कूल, पुत्री
श्री पीयाज मेनेजस

निवासी: नरायनपुर पर० मीरानपुर तह० व जिला सुलतानपुर
व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

A. Sulene

सुश्री दुलसीने दसौजा, पुत्री श्री पीटर दसौजा

निवासी: बेथेनी कॉन्वेंट, मखमन्दरा, रातु, रैची झारखण्ड

व्यवसाय: नौकरी



पहचानकर्ता: 2

A. Beena

सुश्री बीना जॉन, पुत्री श्री स्व० बीरा जॉन

निवासी: शांती आश्रम कालीकोट कालेज के सामने बरहामपुर
जिला गंजरन उड़ीसा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अजय धर्मराज सिंह

उप निबंधक : सदर

सुलतानपुर

A.

हुसैन अहमद

निबंधक लिपिक

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

टिप्पणी :

authorities in its name and is competent to use the same for the benefits of its members and public. The LESSEE shall use the schedule property only for purpose of running educational institutions and shall not use the schedule property for any other purpose without the permission of the LESSOR.

5. The LESSEE shall pay all outgoing tax charges etc. in respect of the Schedule property.
6. Upon expiry of the period of lease the LESSEE shall handover vacant possession of Schedule property to the LESSOR along with buildings and improvements without claiming any compensation.
7. That the LESSEE shall not without the permission of the LESSOR, sublet or transfer or assign or in any manner part with the possession of the whole or any portion of the schedule property or allow or create any kind of right, title or interest for any person, firm or institution etc., in respect of the schedule property. Any such agreement, transfer or transaction etc., effected by the LESSEE or by anyone on its behalf, shall be null and void, besides being deemed as a breach the terms and conditions of the lease deed, thereby entailing the termination forthwith by the LESSOR with right to resume possession of the schedule property. The LESSEE shall be liable to the LESSOR to make good any loss, expenses, damages etc., as fixed and demanded by the LESSOR, and also for all consequences arising on account of such unauthorized subletting or assignment of the schedule property.

S. Shaila Sg



S. Lene





8. If the LESSEE keeps the rentals in arrears of any two years, LESSOR shall have right to terminate the lease and it shall stand forfeited. In such an event LESSOR is entitled to re-enter the Schedule property and LESSEE shall surrender the Schedule property with all improvements standing thereon without claiming any compensation.
9. Apart from the rents the LESSEE shall regularly pay the outgoings in respect of the schedule property and the building standing thereon.
10. That the LESSEE is liable to pay each year the amount as specified in a separate sheet, agreed upon by the LESSOR, for 29 years 11 months & 29 days from the date of commencement of lease.
11. That the LESSEE fulfilling all the obligations mentioned in this deed shall be entitled to use the schedule property without any let or hindrance by the LESSOR, subject to the period, terms and conditions specified in this deed which shall continue to be applicable to the LESSOR and the LESSEE as long as the valid tenancy herein subsists.
12. That the LESSEE shall quit and surrender the lease hold property after the expiry of the period contemplated under this lease deed and the LESSOR is entitled to recover the schedule property from the LESSEE after the expiry of the period of lease unless it is renewed from time to time.
13. The LESSEE shall hold and enjoy the Schedule property during the subsistence of this lease in the manner mentioned above so long as the LESSEE performs and adheres to the covenants contained herein the LESSOR is entitled to

Le. Shaita & S



In. Leene





determine this lease and respondent-enter the Schedule property irrespective of the period of lease.

14. That the LESSEE fulfilling all the obligations mentioned in this agreement shall be entitled to use the schedule property without any let or hindrance by the LESSOR, subject to the period, terms and conditions specified in this agreement which shall continue to be applicable to LESSOR and LESSEE as long as the valid tenancy herein subsists.
15. The terms and expressions LESSOR and LESSEE used in this deed shall mean and include their respective legal heirs, legal representatives, successors, assignees, agents, etc.

SCHEDULE

(Descriptions of the Property)

Non – agricultural immovable site property consisting of building and land situated in Narayanpur, Paragana Miranpur, Tehsil Sadar, District Sultanpur U.P. and within the

Khatauni/Khasra No.	Area in hectares	Area in Sq. Meter	Area in Acres
575	0.810	8164	2

BOUNDARIES:

North : Khasra No. 569, 574 (Passage/Rasta)

South : Remaining portion of Khasra No. 575 and after that Khasra No. 576

East : Remaining portion of Khasra No. 575 and after that Village Saurmau

West : Remaining portion of Khasra No. 575 & Khasra nos. 563, 564, 565 etc.

Dr. Shaila



Dr. Lina





IN WITNESS WHEREOF, the LESSOR and LESSEE have signed this agreement on this the 07th day of January, 2022 at Sultanpur (U.P.).

Drafted by:

Typed by:

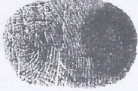
SS Srivastava
Adv.

Sudhir Srivastava 'Advocate'
Civil Court, Sultanpur (U.P.)
Reg. No. U.P. 6781/1995

Manoj Kumar

Manoj Kumar
C/o Jagannath Commuters
Head Post Office Chauraha,
Sultanpur (U.P.)

Sh. Shanta
LESSOR



Sh. Beena
LESSEE



Witness: 1.

Witness: 2.



Photo attested

SS Srivastava
Adv.

07-01-2022

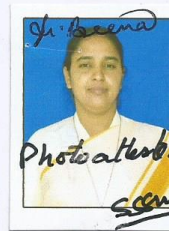


Photo attested

SS Srivastava
Adv.

07-01-2022

Sh. Beena

Sh. Beena
D/o Peter D Souza
Bethany Convent M
Makhraudro
Ranchi
6372133274

D/o Late Beera John
Shanti Ashram
Opp. to Khalikote College
Sub Dist. Brahmpur Sadar
Dist Ganjam
Odisha
7004436637

10/11/2020



Handwritten text in Hindi, including the words 'आज्ञा' (Order) and 'अनुमति' (Approval). The text is partially obscured by a stamp and is difficult to read fully.

Handwritten text in Hindi, including the words 'आज्ञा' (Order) and 'अनुमति' (Approval). The text is partially obscured by a stamp and is difficult to read fully.