

Serial No. 647

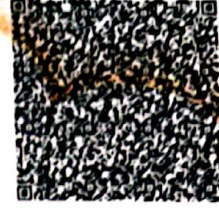
Circle:-:Hajipur

Book No. :- 1 Deed No. 649



**INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp**

649



Certificate No. : IN-BR08449324466339S  
Certificate Issued Date : 28-Jan-2020 04:12 PM  
Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL  
Unique Doc. Reference : SUBIN-BRBRSHCIL0109636641482960S  
Purchased by : SANSKRITI EDUCATION TRUST  
Description of Document : Not Applicable  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : SANSKRITI EDUCATION TRUST  
Stamp Duty Paid By : SANSKRITI EDUCATION TRUST  
Stamp Duty Paid (Rs.) : 1,36,620(One Lakh Thirty Six Thousand Six Hundred And Twenty only)  
Reg. fee (Rs.) : 46,540 (Forty Six Thousand Five Hundred And Forty only)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discore SC (Rs.) : 250 (Two Hundred And Fifty only)  
Total Amount (Rs.) : 1,83,410 (One Lakh Eighty Three Thousand Four Hundred And Ten only)  
Serial No. 647

956

6128028

2000645

Deed No. 649



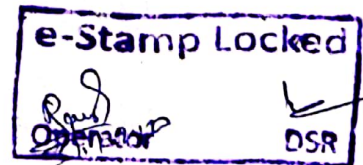
बिहार सरकार  
जिला निबंधन कार्यालय, हाजीपुर

पृष्ठांकन का सारांश

दिनांक 28/01/2020 को Pramila Prasad द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू0 137620 मुद्रांक शुल्क एव रू0 46790 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 649 के रूप में पुस्तक सं0 1 की जिल्द सं0 12 के पृष्ठ सं0 125 से 130 तक CD 2 में आज निबंधित एवं कुल 6 पृष्ठों में संधारित किया गया।

दिनांक-28/01/2020

निलेश कुमार  
निबंधन पदाधिकारी



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SR 0006414703



T-649



एक हजार रुपये का नया नोट जारी किया गया है। इस नोट का उपयोग केवल न्यायिक प्रयोजनों के लिए किया जा सकता है।

बिहार BIHAR

AE 638140

बेपत्तार पदाधिकारी  
बिहारी  
18 OCT 2019

**LEASE AGREEMENT**

**विनोद कुमार रजक**  
(कार्यालय अधीक्षक)

This Memorandum of Lease Agreement is made on Day of .25, 2019 at HH J.I PUR.

BETWEEN



सद्वि शमिला प्रसाद 73 डि. यात्री ठोकरे का पूरा जमीन  
के लिये बिहारी निबंधन कार्यालय से  
शुद्ध समझौता किया  
दि. 25.11.19







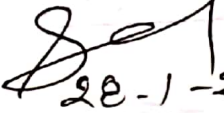





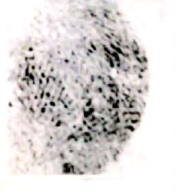
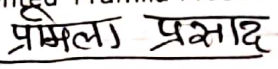


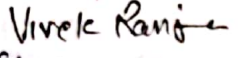


Token Number 649

Reg. Year 2020

Serial Number 647

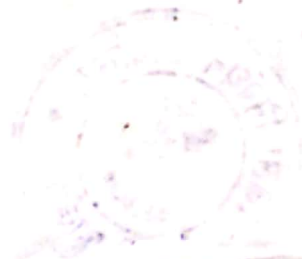
Deed Number 649

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Sanskriti Education Trust(Through Sanjeev Kumar)						
Sig.	 28-1-2020						
Presented By	Pramila Prasad						
Sig.	 28.1.2020						
Lessor	Pramila Prasad	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Sig.							
Identified By	Vivek Ranjan						
Sig.	 S/Lake Do. S.R. Vishwakarma 28/01/2020						

*[Faint purple stamp]*



प्रीमला प्रसाद  
28/1/2020



*[Faint handwritten text]*

1. Smt. Pramila Prasad, Age -71, D/o Late R.N. Prasad LS Ram Narayan Sharma (W/o- Late Dr. S.R. Vishkrama), Vill- Jadhua, Post- Jadhua, PS- Nagar Thana, Dist- Vaishali. (Bihar) Nationality Indian Mob: 7079869428 Pin Code - 844102

hereinafter referred as the Lessor.

AND

SANSKRITI EDUCATION TRUST represented though Sri SANJEEV KUMAR, Aged 47 years, S/o- J.P. SHARMA Trustee having its office at B-43, Kailash Colony, New Delhi - 110048.

Mob.: 9818187161

WHEREAS the Lessors are the absolute owner and in possession of Land being Situated at Village- Karnpura, Block- Hajipur, Dist - Vaishali. State - Bihar.

Land Details:

AREA

Mauja- Karnpura

72<sup>3</sup>/<sub>4</sub> Dec. Ayani

PS- Ganga Bridge

18 Kattha

Dist- Vaishali

Thana NO.- 203

Block- Hajipur

Khata No.-140

Khesra No. 335, Area- .....

यो : Vivek Ranjan  
पिता : Late Dr. S.R. Vishwakarma  
ग्राम : Jadhua  
ग्राम : Town thana Hajipur  
जिला : Vaishali  
दिनांक : 25/11/19

प्रमाणित ५२११२  
25/11/19



Jamabandi No.-139 is mutated the name of Ram Narayan Sharma the father of Lease.



NORTH :- Lease Holder

SOUTH - Karpura Siwan

EAST :- Lease Holder

WEST :- Vilash Ray

AND WHEREAS on request from the Lessee the Lessor aforesaid has agreed to let out the land described hereinabove hereinafter referred to as the said land and whereas the leasee has agreed to take the said area on rent as per the terms and conditions mentioned below.

Nature of land- Developing

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. That the Lessors have agreed to rent out the said land to the Lessee indicated hereinabove measuring an area of  $72\frac{3}{4}$
2. The Lessee has agreed to pay the Lessors a rent of Rs. 4000/- per Khata per year only. The rent shall be enhanced with a Ten (10)% escalation on the present rent after the completion of 60 months.
3. That the initial lease has been determined between the parties for 29 years which would be construed as the lock in period and the effective date for start of the rent will be (i.e from 01 Dec. 2019). That the lease shall be further renewed the the option of the Lessee and extended for initially 6 years.
4. That the Lessee shall comply with all the stipulations and conditions emanating from the provisions of Government.
5. That when the lease period is further extended for 6 more years beyond 29 years, the terms & conditions shall remain same. The Lessee shall abide by the existing terms and conditions of the state Authority and also by any other Municipal Authority



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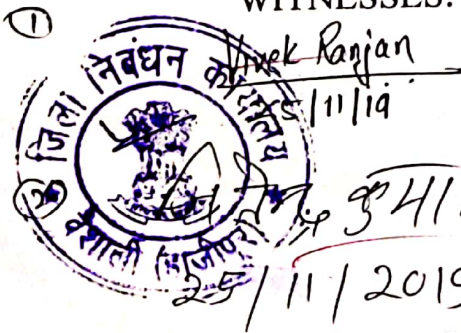
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regulating the terms conditions governing the land in questions.

6. That the Lessee shall pay taxes. i.e land rent etc or any other taxes hereinafter to be assessed on the said premises by the Authorities.
7. That the Lessors shall not be responsible for any profit or loss in the operation of the Lessee on any other loss incurred by lessee due to fire theft, pilferages, riots, etc that lessee shall undertake insurance of goods, equipments in the premises as its own cost, if required.
8. That the Lessee will be free to Mortgage the premises with Structure and its ancillaries to any Bank Financial institutions and the lessors will have nothing to do with it and the Lessee will keep the lessors indemnified from any claim from any quarter whatsoever in connection with the Mortgage.
9. In case of any difference or dispute arising out of these interpretation of these clauses/stipulation forming part of this Agreement, the same shall be referred to the sole arbitration of Arbitrator, whose decision shall be final and binding on both the parties.

IN WITNESS WHERE OF the parties hereto have executed this Deed on the day, month and year first above written in the presence of the witness mentioned below:

WITNESSES:



*प्रमिला प्रसाद*  
LESSORS

*[Signature]*  
LESSEE

*प्रमिला प्रसाद*

*25/11/19*



## Endorsement of Certificate of Admissibility

Stamp duty paid under Rule 5 : duly Stamped ( or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. '35'. '||' Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 137620/  
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 183410/-

Registration Fee		LLR + Proc Fee	Service Charge									
A1	46540	C	0	H1b	0	K1a	0	Lii	0	LLR	0	250
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	0	
A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
A10	0	E	0	J1	0	K2	0	Na	0			
B	0	H1a	0	J2	0	Li	0					
TOTAL-										46540		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 46790

Registering Officer  
Hajipur

Date: 28/01/2020

## Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Tuesday, 28th January 2020 by Pramila Prasad Late R. N. Prasad Ls Ram Narayn Sharma by profession Others. Status - Lessor

प्रीमिला प्रसाद

Registering Officer  
Hajipur

Signature/L.T.I. of Presentant

Date: 28/01/2020

## Endorsement under section 58

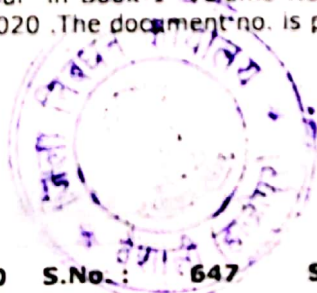
Execution is admitted by those Executants and Identified by the person ( Identified by 'Vivek Ranjan' age '45' Sex 'M', 'S. R. Vishvkarama', resident of 'Jadhua, ps- Nagar Hajipur, Vaishali' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer  
Hajipur

Date : 28/01/2020

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Hajipur in Book 1 Volume No. 12 on pages on 125 -130, for the year 2020 and stored in CD volume No. CD-2 year 2020 .The document no. is printed on the Front Page of the document.



Registering Officer  
Hajipur

Date : 28/01/2020

Token No. : 649 Year : 2020 S.No. : 647 SCORE Ver.4.1

Deed No. : d No. : 649

SCANNED  
Naveer  
(NAVIN KISHORE)  
Operator