

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



2793
बिहार BIHAR

AE 638139

कोषागार पदाधिकारी
बिहार
18 09 2019

LEASE AGREEMENT

This Memorandum of Lease Agreement is made on Day of
2019 at HAZIPUR.

BETWEEN

शर्मा वीर चन्द्र प्रसाद ४४ ५/०२/११ नं० १० क मू जमीन
को लिये डिपॉजिटिश्वा शर्मा अर्द्ध १/४ वाराणसी ५ फ्लॉकर
शुभे प्र साम म्म सिध्या
ता. २५-११-२०१८

1. Sri Virchandra Singh, Age- 75 S/o Late Newa Lal Singh, Vill+ Post- Sahduallahpur, PS- Gangabriz, Dist- Vaishali. (Bihar) Nationality Indian Mob: 9470830655 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:
Mauja- Karnpura
PS- Ganga Bridge
Dist- Vaishali
Thana NO.- 203
Block- Hajipur
Khata No.-14
Khesra No. 340
Jamabandi No.-14

AREA
44 Dec. Ayani
10 Kattha

is mutated on the name of Kamal Dhari Sing and Others the Grand father of Lease.

NORTH :- Sarak Gramin

SOUTH - Niz Vendor

EAST :- Asarfi Ray

WEST :- Lease Holder

3/12/2012
Sri Sanjeev Kumar
Trustee
Sanskriti Education Trust
B-43, Kailash Colony
New Delhi - 110048
Mob: 9818187161

3/12/2012

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.

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 44 Dec. approximately.
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 at 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 regulating the terms conditions governing the land in questions.

2019-12-10

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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:

(1)

21/11/2019

अभिजात सिंह

LESSORS

(2)

अभिजात सिंह

25/11/2019

LESSEE

31/11/2019