



3809 एकरकती एगुअणर इस्ट हारा इस्टी-अधिकारिकता एका एका जगपिठानि स्वातन्त्र-पडुंका मकराणी निसिदिनि जोगपण्डे
 उपभोग
 बिहार BIHAR

Serial No. 2257

AD 499545
Deed No. 2284



Govt. of Bihar
 District Registry Office, Hajipur

Summary of Endorsement

This document was presented for registration on **29/03/2019** by **Lakhandev Ray**
 A Stamp Duty of Rs. **465340/-** and other Fees of Rs. **156030/-** has been paid in it.
 The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the
 Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
 The document has been registered as Deed No. **2284** in Book No. **1**, Volume No. **42** on pages from **464** to
470 and has been preserved in total **7** pages in G.D. No. **7 / Year 2019**

Date: 29/03/2019

Token No: 2265/2019

Signature with Date
 (Nilesh Kumar)
 Registering Officer, Hajipur



LEASE AGREEMENT

This Memorandum of Lease Agreement is made on Day of, 2019, at

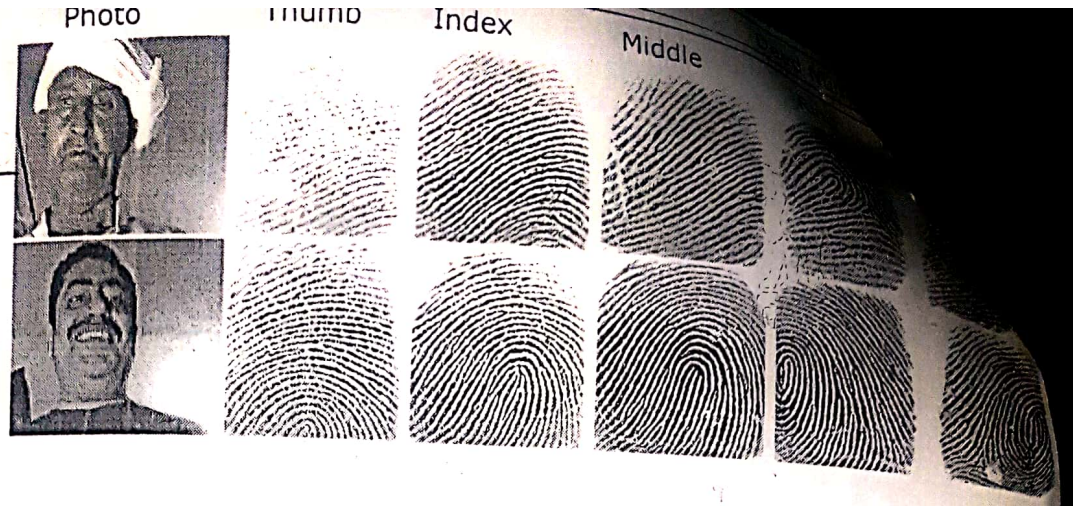
Patna Sub Registrar

BETWEEN

29 MAR 2019

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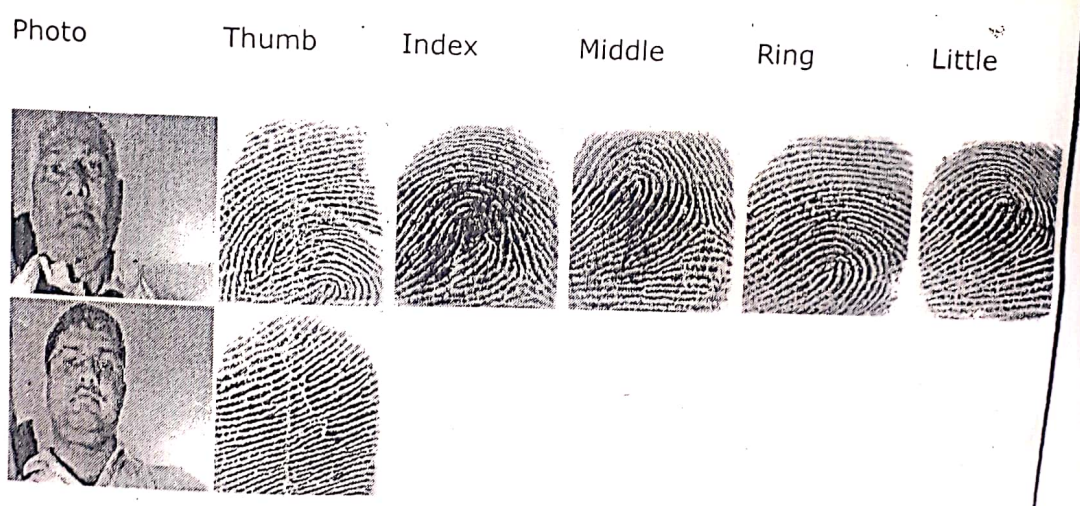
esType
 ssee
 Name
 Ambika Ray
 रमणी अम्बिका राय
 28/3/19
 Sanjeev Kumar
 (Through)
 28/3/19
 Sanskriti Education
 Trust



esented By
 Lakhadev Ray
 लखणदेव राय
 28-3-19
 Lakhandev Ray
 लखणदेव राय
 28-3-19



ssor
 Lal Babu Ray
 लालबबु राय
 28/3/19
 Identified By
 Amarjeet Kumar
 अमरजीत कुमार
 अम्बिका राय
 28/3/19



लखणदेव राय
 28-3-20/19

1. Lakhandev Ray, aged- 74 yrs, (2) Lal Bau Ray, aged 65 yrs, (3) Ambika Ray aged 60yrs S/o- Late Ram Chandra Ray, Vill-Karnpura, Po- Jadhua, Ps- Ganga Bridge, Distt- Vaishali, State- Bihar, Nationality Indian
Mob: 9572615525, 9955635471, 7870660767

hereinafter referred as the Lessors.

AND

SANSKRITI EDUCATION TRUST represented through Sri **SANJEEV KUMAR**, Aged- 47. 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, District- Vaishali, State- Bihar.

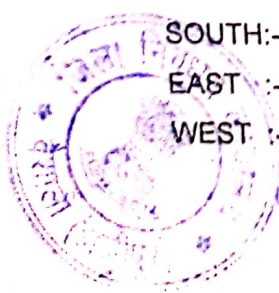
LAND DETAILS:-

Mauja -Karnpura
Ps.- Ganga Bridge
Dist.- Vaishali
Thana No.- 203
Block – Hajipur
Khata No.- 22
Khasra No.- 334
Jamabandi No.- 22

AREA

10½ Dec. Ayani
2 Kattha 18 dhoor

NORTH:- Harindra Ray
SOUTH:- Ram Bilash Ray anothers
EAST :- Ram Sagar Ray anothers
WEST :- Jitendra Kumar



Distt. Registrar
HAJIPUR
29 MAR 2019

Handwritten notes in Hindi on the right margin:
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97. 2018/22/26
98. 2018/22/26
99. 2018/22/26
100. 2018/22/26

LAND DETAILS:-

Khata No.- 125
Khasra No.- 337
Jamabandi No.- 128

AREA

36.75 Dec. Ayani

NORTH:- Sadak Gramin
SOUTH:- Siwan Karnpura
EAST :- Arvind Kumar anothers
WEST :- Jitendra Kumar

LAND DETAILS:-

Khata No.- 140
Khasra No.- 339
Jamabandi No.-

AREA

106.75 Dec. Ayani
24 Kattha 9 dhoor

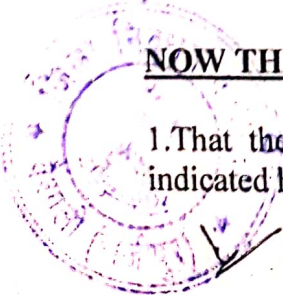
NORTH:- Sadak Gramin
SOUTH:- Siwan Karnpura
EAST :- Bhai Lekhkari
WEST :- Arvind Kumar anothers

Boundary comes udner one bigha, four Kattha Nine dhur only. in case , seven Kattha 3 dhur, Lakhandev Ray and 7 Kattha 3 dhur Ambika Ray and 10 Kattha 3 dhur Lal Babu Ray is doing Lease Deed.

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 lessee 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 a area of 1 Acre 54 Dec. approximately.



29 MAR 2019



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2. The Lessee has agreed to pay the Lessors a rent of Rs- 4000/-Per Katha 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 June 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.

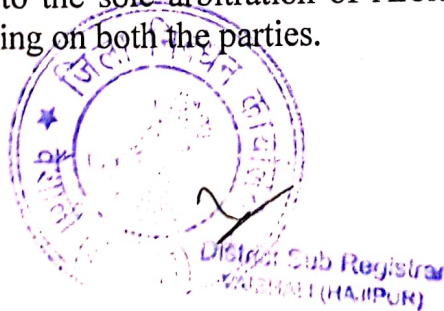
5. That when the lease period is further extended for 6 more years beyond 29 Years, the terms & conditions shall remain same. The Lessee shall abide by the existing terms and conditions of the State Authority and also by any other Municipal Authority regulating the terms and conditions governing the land in question.

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 or any other loss incurred by Lessee due to fire theft, pilferage, 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.



29 MAR 2019 4

2019 2019 2124
28-3-2019

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

WITNESSES:-

1. अमरजीन कुमार
अमिताकाराम राम कोटियु
काना गंगाबुध वैशाली
2. दिलीप कुमार पिता कुमदेव राय
करीयुर बा. गंगाबुध
वैशाली

सरवन देवराय

मालाबायूराय

LESSORS

सही अमिताकाराम
का अमरजीन कुमार

LESSEE

[Signature]

M.V. Rs- 51590000/- which is 15% is 7739000, Rs. on stamp duty.



District Sub Registrar
VAISHALI (HAJIPUR)

29 MAR 2019

सरवन देवराय

28-3-2019

Endorsement of Certificate of Admissibility

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. 465310/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 250/-

Registration Fee

FEE PAID	A1	154770	C	0	H1b	0	K1a	0	Lii	0	
	A8	0	D	0	H2	0	K1b	0	Liii	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	
	A10	0	E	1000	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0		0	
	TOTAL-										155770

LLR + Proc Fee	Service Charge
LLR	0
Proc.Fee	0
Total	250

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 156020

Date: 28/03/2019

**Registering Officer
Hajipur**

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Thursday, 28th March 2019 by Lakhudev Ray Late Ram Chandra Ray by profession Others. Status - Lessor

लखदेव राय

**Registering Office
Hajipur**

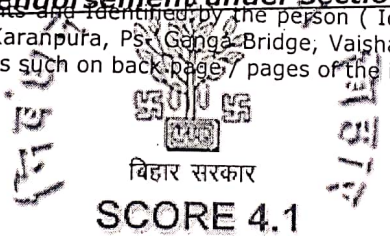
Signature/L.T.I. of Presentant

Date: 28/03/2019

Endorsement under section 58

Endorsement under section 58

Execution is admitted by those Executants and identified by the person (Identified by 'Amarjeet Kumar ' age '32' Sex 'M', 'Ambika Rai', resident of 'Karanpura, Ps- Ganga Bridge, Vaishali'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.



SCORE 4.1

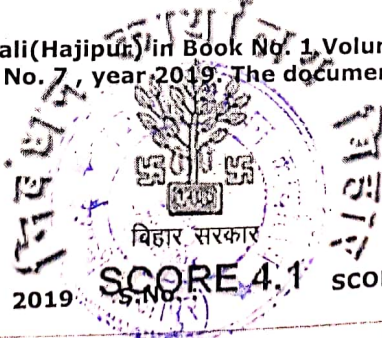
**Registering Office
Vaishali (Hajipur)**

Date: 28/03/2019

Date : 28/03/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Vaishali(Hajipur) in Book No. 1 Volume No. 42 on page no. 464 to 470 for the year 2019 and stored in CD Volume No. 7, year 2019. The document no. is printed on the front Page of the document.



SCORE 4.1

SCORE Ver.4.1

**Registering Office
Vaishali (Hajipur)**

Date: 29/03/2019 **Token No 2265**

Year : 2019

DEED NO: 2284



INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR02289078530882R
Certificate Issued Date : 29-Mar-2019 05:32 PM
Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL
Unique Doc. Reference : SUBIN-BRBRSHCIL0102595579277712R
Purchased by : SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR
Description of Document : Article 35 Lease
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : LAKHANDEV RAY
Second Party : SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR
Stamp Duty Paid By : SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR
Stamp Duty Paid (Rs.) : 4,64,340(Four Lakh Sixty Four Thousand Three Hundred And Forty only)
Reg. fee (Rs.) : 1,55,780 (One Lakh Fifty Five Thousand Seven Hundred And Eighty only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 6,20,120 (Six Lakh Twenty Thousand One Hundred And Twenty only)

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