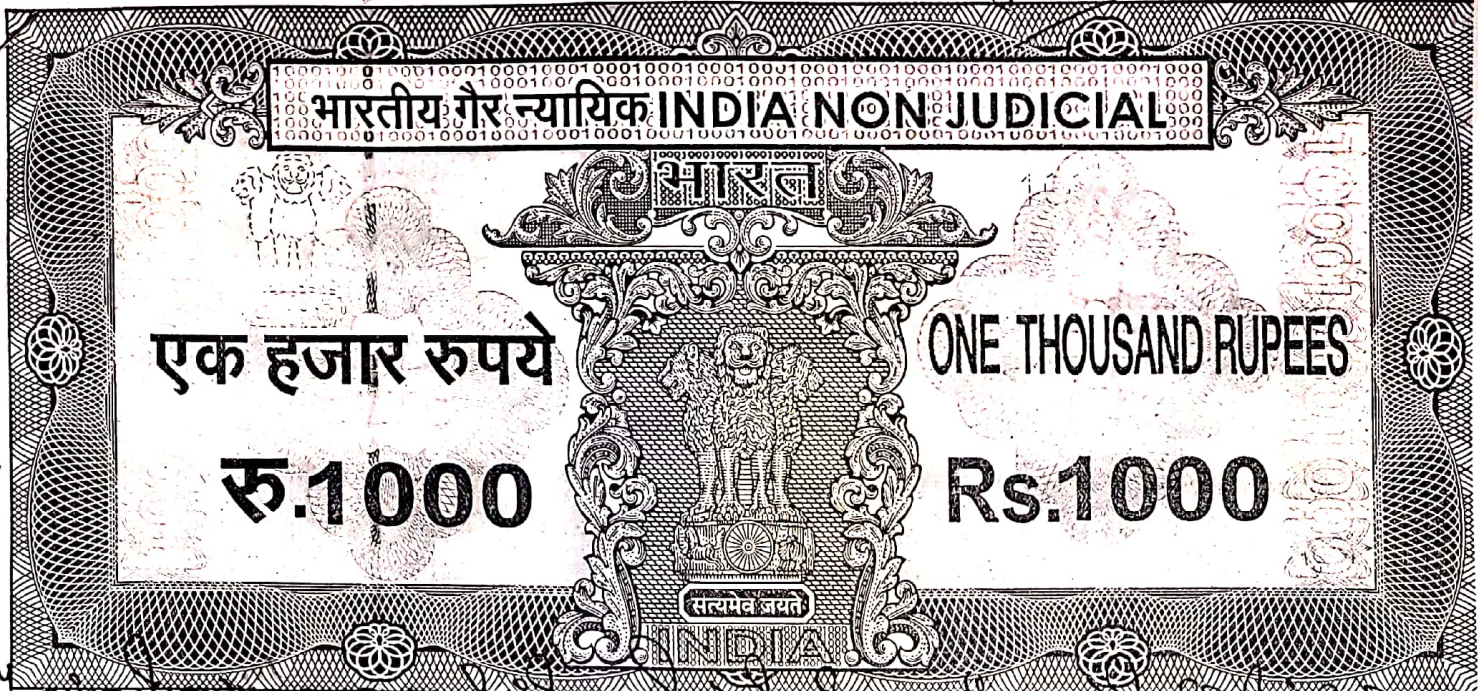


2263



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



सत्यमेव जयते

INDIA

बिहार BIHAR

Serial No. 2259

AD 499542

Deed No. 2286



Govt. of Bihar

District Registry Office, Hajipur

Summary of Endorsement

This document was presented for registration on **29/03/2019** by **Jitendra Kumar**.
 A Stamp Duty of Rs. **157060/-** and other Fees of Rs. **53270/-** 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. **2286** in Book No. **1**, Volume No. **42** on pages from **477** to **482** and has been preserved in total **6** pages in G.D. No. **7 / Year 2019**

(Signature)
 Signature with Date
 (Nilesh Kumar)

Date: 29/03/2019

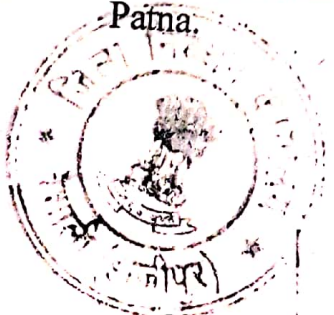
Token No: 2263 / 2019

Registering Officer, Hajipur

LEASE AGREEMENT

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

BETWEEN



District Sub Registrar
HAJIPUR

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 जितेंद्र कुमार लीज डीडी लिखा है
 तज 4672 अक्षयसिन्हा
 28/3/2019






District Registry Office, Hajipur

Token Number 2263 Reg. Year 2019 Serial Number Deed Number

PresType Name Photo Thumb Index Middle Ring

Lessee Sanjeev Kumar (Through)

Sig. *[Signature]* 28/3/19

Lessee Sanskriti Education Trust







Sig. *[Signature]*

Photo Thumb Index Middle Ring Little

Presented By Jitendra Kumar



Sig. *[Signature]* 28/3/2019

Lessor Jitendra Kumar

Identified By Amarjeet Kumar

Sig. *[Signature]* 28/3/2019


[Signature]

28/3/2019

1. Jitendra Kumar, aged- 48 yrs, S/o- Late Sakaldeep Ray, Vill-Karnpura,
Po- Jadhua, Ps- Ganga Bridge, Distt- Vaishali, State- Bihar, Nationality
Indian
Mob: 9006387451

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

14.75 Dec. Ayani
3 Kattha 7 dhoor

NORTH:- Sadak Gramin

SOUTH:- Ram Bilash Ray anothers

EAST :- Lakhandeo Ray anothers

WEST :- Rashvihar Ray anothers



District Registrar
VAISHALI, BIHAR

2

28 MAR 2019

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LAND DETAILS:-

Khata No.- 125

Khasra No.- 337

Jamabandi No.- 128

AREA

37 Dec. Ayani

8 Kattha 10 dhoor

NORTH:- Sadak Gramin

SOUTH:- Siwan Karnpura

EAST :- Lakhdeo Ray anothers

WEST :- Arvind Kumar anothers

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:

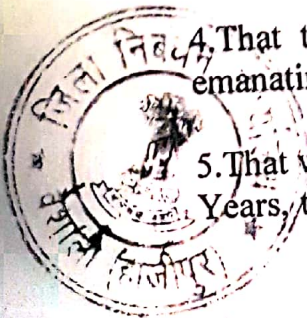
1. That the Lessors have agreed to rent out the said land to the Lessee indicated hereinabove measuring an area of 51.75 Dec. approximately.

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



28 MAR 2019

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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.

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. श्रीमती नकुमा
श्रीमती नकुमा का
जिला वैशाली

श्रीमती नकुमा
LESSORS

LESSEE

2. श्रीमती नकुमा का
श्रीमती नकुमा का
जिला वैशाली

M.V. Rs- 17337000/- which is 15% is 2601000, Rs. on stamp duty.

Dist. Sub Registrar
Vashali

28 MAR 2019



श्रीमती नकुमा
2018/2019

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. 157029/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Adl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 250/-

Registration Fee		LLR + Proc Fee		Service Charge						
FEE PAID	A1	52011	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		
	TOTAL-									

LLR	0	250
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **53261**

Registering Officer
Hajipur

Date: 28/03/2019

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Thursday, 28th March 2019 by Jitendra Kumar Late Sakaldeep Ray by profession Others. Status - Lessor

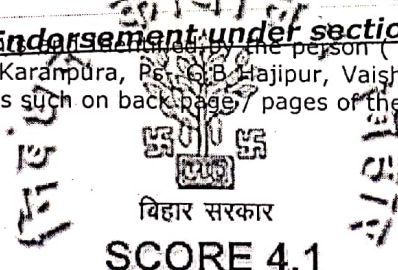
(Handwritten Signature)

Registering Office
Hajipur

Signature/L.T.I. of Presentant **Endorsement under section 58**

Date: 28/03/2019

Execution is admitted by those Executants by the person (Identified by 'Amarjeet Kumar ' age '32' Sex 'M', 'Ambika Rai', resident of 'Karampura, P.S. G.B. Hajipur, Vaishali'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page/ pages of the instrument.



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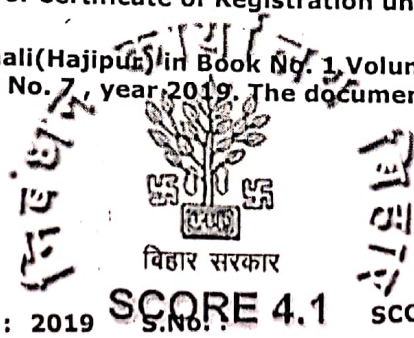
Date: 28/03/2019

Registering Office
Vaishali(Hajipur)

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. 477 to 482 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.



(Handwritten signature)

Date: 28/03/2019 2263

Year : 2019

SCORE 4.1

SCORE Ver.4.1

Deed No : 2286
Registering Officer
Vaishali(Hajipur)

DEED NO: 2286

