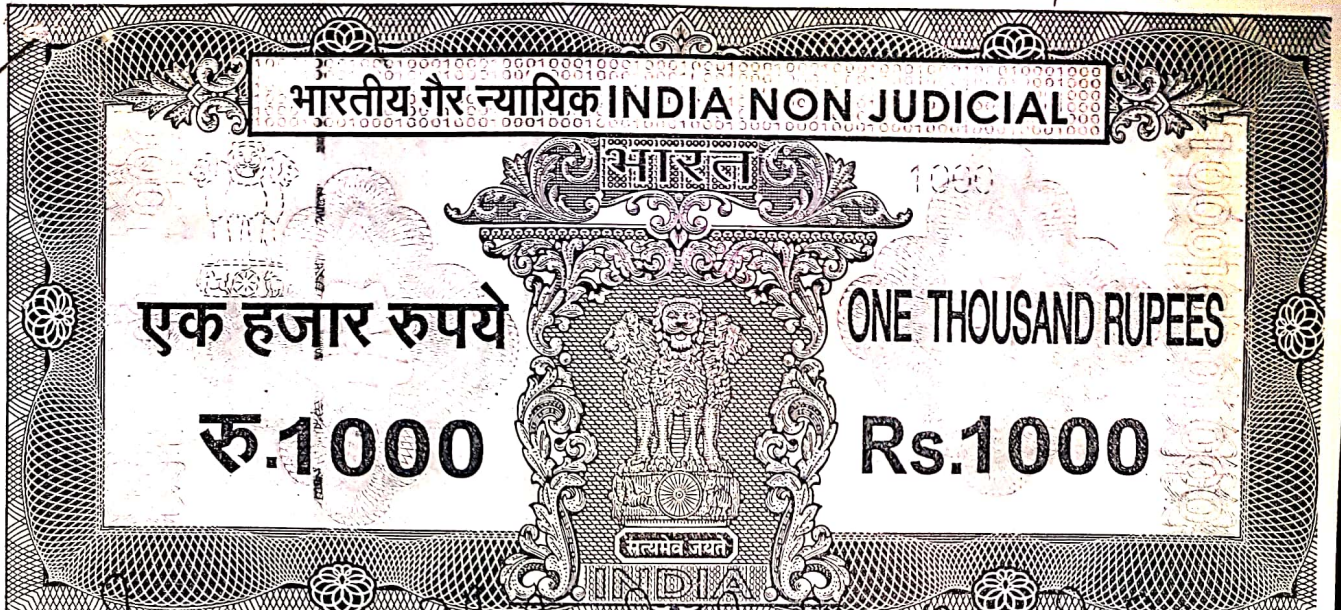


T-2264



3808 बिहार BIHAR

Serial No. 2260

AD 499541 Deed No. 2287



Govt. of Bihar
District Registry Office, Hajipur
Summary of Endorsement

This document was presented for registration on **29/03/2019** by **Devanand Ray**. A Stamp Duty of Rs. **45520/-** and other Fees of Rs. **16090/-** 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. **2287** in Book No. **1**, Volume No. **42** on pages from **483** to **488** and has been preserved in total **6** pages in C.D. No. **7** / Year **2019**.

Signature with Date
(Nilesh Kumar)
Registering Officer, Hajipur

Date: 29/03/2019

Token No- 2264/2019

LEASE AGREEMENT

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

BETWEEN



✓
District Sub Registrar
HAJIPUR (BIHAR)

Handwritten notes in Hindi: 'देवा राय राय लीज सीड' (Deva Ray Ray Leaz Seed) and 'वा सी म सी ही का राज पंकर' (Wa Si M Si Hi Ka Raj Pankar).







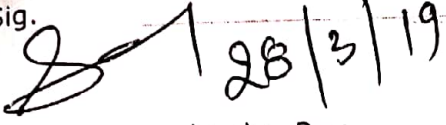






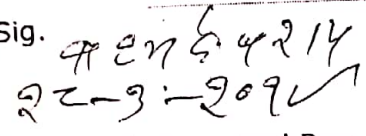
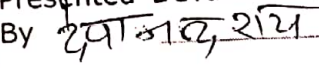






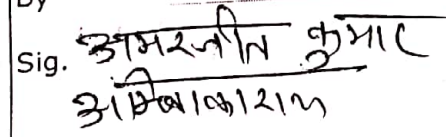


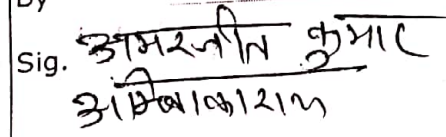
District Registry Office, Hajipur

Number 2264

Reg. Year 2019

Serial Number

Deed Number

Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Wife	Sanjeev Kumar (Through)						
Sig.  28/3/19							
Lessor	Brahmdeo Ray						
Sig.  28-3-2019							
Presented Devanand Ray By 							
Sig. 28/3/2019							
Lessor	Devanand Ray	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.							
Identified Amarjit Kumar By 							
Sig.  28/3/2019							



देवा नन्द राय
28/3/2019

1. Sri Devanand Ray, aged- 54 yrs, S/o- Sri Ram Sagar Ray (2) Brahamdeo Ray, aged 86 yrs, S/o- Late Anirudh Ray, Vill-Karnpura, Po- Jadhua, Ps-Ganga Bridge, Distt- Vaishali, State- Bihar, Nationality Indian
Mob: 9973241711,995500817

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

NORTH:- Sadak Gramin
SOUTH:- Ram Bilash Ray anothers
EAST :- Sachidanand Ray anothers
WEST :-Lakhandeo Ray anothers



District Sub Registrar
VAISHALI (HAJIPUR)

28 MAR 2019

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3/3/2019 1:30 PM
28-3-2019
24/03/2019
28-3-2019
28-3-2019

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 14.75 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 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

Deputy Sub Registrar
VAISHALI MAJIPURA

28 MAR 2019

3

2019/04/21/24
28/3/2019



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. अमरजीव कुमारे

अमिकाशरण
कोपुरा वैशाली

2. दिलीप कुमार फो उदयदेव राय
कोपुरा अ. गंगारानी वैशाली

देवानन्द राय
- अमिकाशरण
LESSORS


LESSEE

M.V. Rs- 4942000/- which is 15% is 742000, Rs. on stamp duty.

✓

Endorsement of Certificate of Admissibility

Stamp duty under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian 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. 45474/-
 Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 250/-

FEE PAID	Registration Fee								LLR + Proc Fee		Service Charge		
	A1	14826	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	1000	J1	0	K2	0	Na	0				
B	0	H1a	0	J2	0	Li	0						
TOTAL-								15826					

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 16076

[Signature]
 Registering Officer
 Hajipur

Date: 28/03/2019

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Thursday, 28th March 2019 by Devanand Ray Ram Sagar Ray by profession Agriculture. Status - Lessor

[Signature]

[Signature]
 Registering Officer
 Hajipur

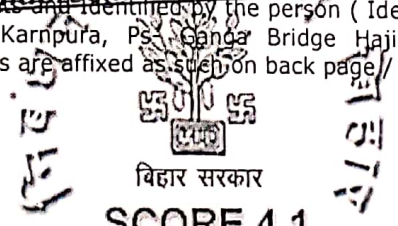
Signature/L.T.I. of Presentant

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 'Amarjit Kumar' age '33' Sex 'M', 'Ambika Ray', resident of 'Karnpura, PS - Ganga Bridge Hajipur, Vaishali'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page/ pages of the instrument.



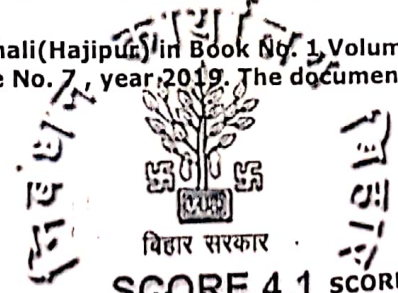
Date: 28/03/2019

[Signature]
 Registering Officer
 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. 483 to 488 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.



Date: 28/03/2019

2264

Year : 2019

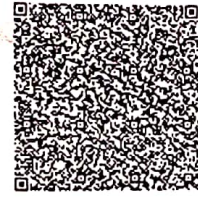
SCORE 4.1 SCORE Ver.4.1

[Signature]
 Deed No. : d No. :
 Registering Officer
 Vaishali(Hajipur)

DEED NO: 2287



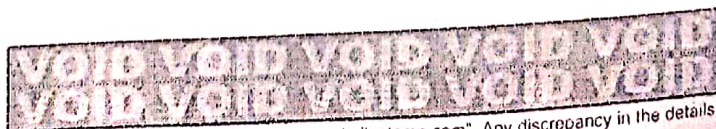
**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR02289109987721R
Certificate Issued Date	: 29-Mar-2019 05:33 PM
Account Reference	: SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL
Unique Doc. Reference	: SUBIN-BRBRSHCIL0102595568010227R
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	: DEVANAND RAY
Second Party	: SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR
Stamp Duty Paid By	: SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR
Stamp Duty Paid (Rs.)	: 44,520 (Forty Four Thousand Five Hundred And Twenty only)
Reg. fee (Rs.)	: 15,840 (Fifteen Thousand Eight Hundred And Forty only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 0 (Zero)
Total Amount (Rs.)	: 60,360 (Sixty Thousand Three Hundred And Sixty only)

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.