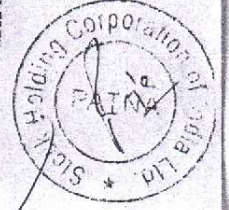




INDIA NON JUDICIAL
Government of Bihar
e-Stamp



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



बिहार सरकार
जिला निबंधन कार्यालय, हाजीपुर

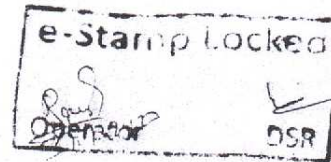
पृष्ठांकन का सारांश

दिनांक 28/01/2020 को **Pramila Prasad** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 137620 मूलक शुल्क एवं रु० 46790 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकों/पक्षों ने यह दस्तावेज निबंधन हेतु प्रस्तुत किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर देना आवश्यक है। इस दस्तावेज सं० 649 के रूप में पुस्तक सं० 1 की जिल्द सं० 12 के पृष्ठ सं० 125 से 130 तक CD 2 में आज निबंधित एवं कुल 6 पृष्ठों में संधारित किया गया।

दिनांक- 28/01/2020

दस्तावेज सं० 649/2020

निलेश कुमार
निबंधन पदाधिकारी



Do not write or type below this line

0006414703

T. 6. 49



भारतीय गैर न्यायिक INDIA NON JUDICIAL

2000615

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

एक हजार रुपये का स्टैम्प और श्री श्री गीत कुमा सुन्दर श्री श्री 13 पड कलास का योग मड दिनांक 25.10.2019

बिहार BIHAR

विनोद कुमार
18.08.2019

AE 632110

LEASE AGREEMENT

विनोद कुमार राजक
(कार्यालय अधीक्षक)

This Memorandum of Lease Agreement is made on Day of .25.11.2019 at H.H.U.PUR.



BETWEEN

बधुन कार्यालय

Handwritten notes and signatures on the right side of the page, including names and dates.

District Registry Office, Hajipur

Deed Number 649 Reg. Year 2020 Serial Number 647 Deed Number 649

ResType	Name	Photo	Thumb	Index	Middle	Ring	Little
	Sanskrit Education Trust Through Sanjeev Kumar						

28-1-2020

Presented by Pramila Prasad

28-1-2020

Lessor Pramila Prasad

					
---	---	---	--	---	---

X Photo X Thumb X Index X Middle X Ring X Little

28/01/2020





LEASE AGREEMENT

This Agreement is made on this 28th day of January 2020 at Hajipur, Bihar.

Signature lines for parties involved.

I. 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 ³/₄ Dec. Ayani

PS- Ganga Bridge

18 Kattha

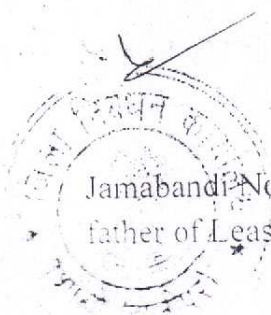
Dist- Vaishali

Thana NO.- 203

Block- Hajipur

Khata No.-140

Khesra No. 335. Area-



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

श्री. विवेक रंजन
श्री. लाले डी. स. र. विश्वकामा
श्री. जधुवा
श्री. नगर थाना हाजिपुर
श्री. वैशाली

25/11/19

25/11/19

NORTH :- Lease Holder

SOUTH - Kampura 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



Handwritten text in Hindi: 'अपने क्षेत्र के विकास के लिए' (For the development of the area) and 'कम्परा सिवान' (Kampura Siwan). There is also a signature and the number '2104'.

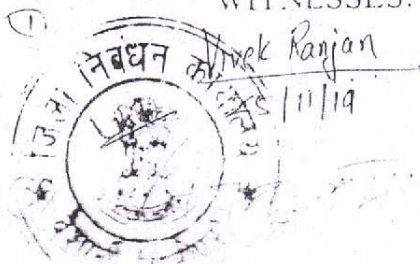
Handwritten text in Hindi: 'सिवांसि' (Siwan) and '2104'. There is also a signature and the number '2104'.

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

LESSEE

प्रमिला प्रसाद

11/11/19

Endorsement of Certificate of Admissibility

Admissible 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										
FILE PAID	A1	46540	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	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		0
TOTAL-										46540

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

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 Is 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.

[Signature]

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
Naveef

