

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. 159340/- and other Fees of Rs. 54280/- 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. 2285 in Book No. 1, Volume No. 42 on pages from 471 to 476 and has been preserved in total 6 pages in C.D. No. 7 / Year 2019

विहार याकार

Date: 29/03/2019

Token No: 2262 /2019

Signature with Date (Nilesh Kumar) Registering Officer, Hajipur

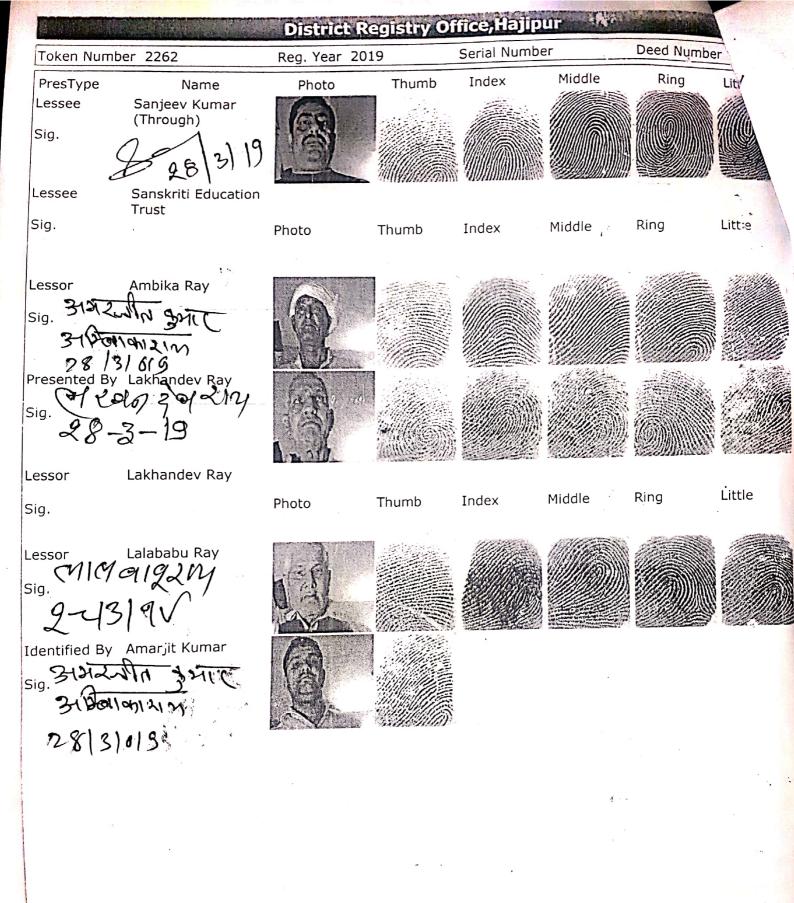
## LEASE AGREEMENT

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

### BETWEEN

District Sub Registrar WALL TO E (HALLEUR)

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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- 4.7. 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.

<u>AREA</u>

12 Kattha

521/2 Dec. Ayani

## LAND DETAILS:-

Mauja -Karnpura

Ps.- Ganga Bridge

Dist.- Vaishali

Thana No.- 203

Block - Hajipur

Khata No.- 140

Khasra No.- 339 Jamabandi No.- 767

NORTH:- Sadak Gramin

SOUTH: - Siwan karnpura anothers

EĄŞT :-. Niz Lekhkari

WEST :-. Arvind Kumar

AND WHEREAS, on request from the Lessee the Lessor aforesaid has agreed to let out the land described hereinabove hereinafter referred to as the

District Eut. Registrar WriseACI (Hauletie) 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 52.50 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 nothing to do with it and the Lesseee will keep the lessors indemnified from any claim from any quarter whatsoever in connection with the Mortgage.

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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. अग्रियोत क्षात् अग्रियाकाराम आम क्षाप्य भाजा गणायम विशाली 2. दिलीपबुलारियम ब्रह्मदेव राष्प करोषुरा व्या . जाजावित विशासी (710) 919 211 2787 3 180 90 1111 OTTO LESSORS 2171 21 37 111

LESSEE

M.V. Rs- 17588000/- which is 15% is 2639000/-, Rs. on stamp duty.



District Sub Registrar

2 8 MAR 2019

28-5-2019

# Endorsement of Certificate of Admissibility

sible under Rule 5 : duly Stamped ( or exempted from or does not require stamp duty) under the Indian p Act. 1899, Schedule I-A, No. '35'. Also admissible under section 26(a) of the B. T. Act.

amp duty paid under Indian Stamp Act Rs. 159288/dl. Stamp duty paid under Municipal Act Rs.

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0 Ε Amt.Paid By N.J Stamp Paper Amt.paid through Bank Challan

Rs. 1000/-Rs. 500/-

egistration Fee

A<sub>1</sub> **A8 A9** A10 В

H<sub>1</sub>b K1a Lii 0 O H2 n K<sub>1</sub>b 0 Liii 0 n K1c 0 Mb 0 1000 J1 K2 Na O 12 Li TOTAL-53764 LLR + Proc Fee Service Charge LLR 0 Proc.Fee 0 500 Total 0

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

54264

Date: 28/03/2019

Registering Officer Hajipur

#### Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Thursday, 28th March 2019 by Lakhandev Ray Llate Ramchandra Ray by profession Agriculture. Status - Lessor

(1297 दे 9217

Registering Officer Hajipur

Signature/L.T.I. of Presentant

Date: 28/03/2019 Endorsement under section 58

Execution is admitted by those Executation is admitted by those Execution is admitted by those Executation is admitted by those Executation is admitted by the person ( Identified by 'Amarjit Kumar' age '33' Sex 'M', 'Ambika Ray', resident of 'Karnpura, Ps. Danca Bridge Hajipur, Vaishali'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page/ pages of the instrument.

विहार सरकार

SCORE 4.1

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. 471 to 476 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

Deed No . :d No . Registering Officer Vaishali(Hajipur)

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Datpok@8/03/2019 2262

**DEED NO: 2285** 



# INDIA NON JUDICIAL Government of Bihar

e-Stamp

IN-BR02289044526667R ertificate No.

Certificate Issued Date 29-Mar-2019 05:31 PM

Account Reference SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL

Unique Doc. Reference SUBIN-BRBRSHCIL0102595601495967R

SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR Purchased by

Description of Document Article 35 Lease Not Applicable Property Description Consideration Price (Rs.) 0 (Zero)

LAKHANDEV RAY. First Party

Second Party SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR SANSKRITI EDUCATION TRUST THROUGH SANJEEV KUMAR Stamp Duty Paid By 1,58,340(One Lakh Fifty Eight Thousand Three Hundred And Forty only) Stamp Duty Paid (Rs.)

53,780 (Fifty Three Thousand Seven Hundred And Eighty only) Reg. fee (Rs.) 0 (Zero) LLR & P Fee (Rs.) Miscellaneous Fee (Rs.) 0 (Zero) Discore SC (Rs.) : 0 (Zero)

2,12,120 (Two Lakh Twelve Thousand One Hundred And Twenty only) Total Amount (Rs.)



Do not write or type below this line .....

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this Certificate and as

The authenticity of this Stamp Certificate shot available on the website renders it invalid the onus of checking the legitimacy is on the state of any discrepancy please inform the

