

T-2262



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



बिहार BIHAR

AD 499544 Deed No. 2285

Serial No. 2258



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

This document was presented for registration on **29/03/2019** by **Lakhudev 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**

Date: 29/03/2019

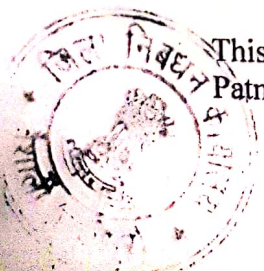
Token No: 2262 /2019

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  
 Hajipur (BIHAR)

श्री लखणदेव शर्मा जी  
 डी.बि.रो. सो.सही देवागज









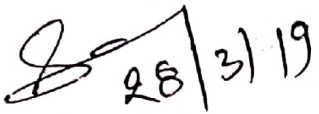





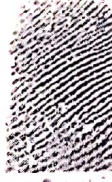
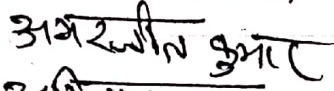






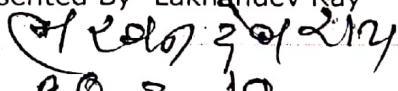






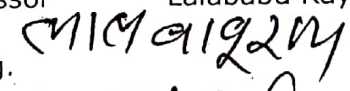


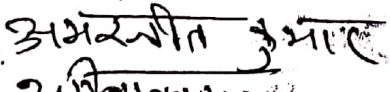
**District Registry Office, Hajipur**

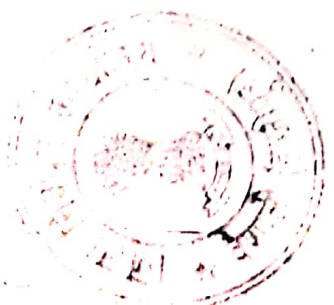
Token Number 2262

Reg. Year 2019

Serial Number

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Sanjeev Kumar (Through)						
Sig.	 28/3/19						
Lessee	Sanskriti Education Trust						
Sig.		Photo	Thumb	Index	Middle	Ring	Little
Lessor	Ambika Ray						
Sig.	 अभिका राय अभिवाकाशम 28/3/19						
Presented By	Lakhandev Ray						
Sig.	 लखणदेव राय 28-3-19						
Lessor	Lakhandev Ray						
Sig.		Photo	Thumb	Index	Middle	Ring	Little
Lessor	Lalababu Ray						
Sig.	 लालबाबू राय 2-4-19						
Identified By	Amarjit Kumar						
Sig.	 अमरजीत कुमार अभिवाकाशम 28/3/19						



लखणदेव राय  
28-3-2019





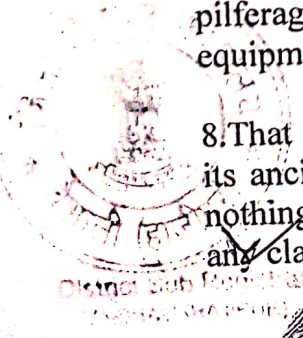


said land and whereas the lessee has agreed to take the said area on rent as per the terms and conditions mentioned below.

**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 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 Lessee will keep the lessors indemnified from any claim from any quarter whatsoever in connection with the Mortgage.

Handwritten notes in Hindi on the right margin, including a signature and the date 08-7-2019.



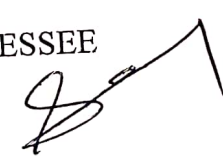
9. In case of any difference or dispute arising out of these interpretation of these clauses/stipulation, forming part of this Agreement, the same shall be referred to the sole arbitration of Arbitrator, whose decision shall be final and binding on both the parties.

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:

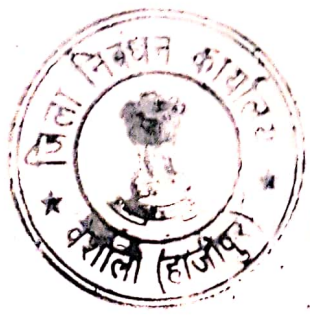
**WITNESSES:-**

1. अमरजीत कुमार  
 उमिनाकारान ग्राम थानियरा  
 जाला दागावून वेशाली
2. दिलीपशुभा रविदा वरमदेव राम  
 करीपुरा वा. दागावून वेशाली

अमरजीत देव शाय  
 अमरजीत देव शाय  
 सहा उमिनाकारान  
 वा. LESSORS  
 अमरजीत कुमार

LESSEE  


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



District Sub Registrar  
 (JALORE, RAJASTHAN)

28 MAR 2019

अमरजीत देव शाय  
 28-3-2019









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



Certificate No. : IN-BR02289044526667R  
Certificate Issued Date : 29-Mar-2019 05:31 PM  
Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL  
Unique Doc. Reference : SUBIN-BRBRSHCIL0102595601495967R  
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.) : 1,58,340 (One Lakh Fifty Eight Thousand Three Hundred And Forty only)  
Reg. fee (Rs.) : 53,780 (Fifty Three 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.) : 2,12,120 (Two Lakh Twelve Thousand One Hundred And Twenty only)

Do not write or type below this line

0011114502

**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.
3. In case of any discrepancy please inform the Competent Authority.

