



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR08449347028686S
Certificate Issued Date : 28-Jan-2020 04:12 PM
Account Reference : SHCIL (FI)/ brshcil01/ HAJIPUR SADAR/ BR-VAI/ VSL
Unique Doc. Reference : SUBIN-BRBRSHCIL0109636890178011S
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.) : 81,380 (Eighty One Thousand Three Hundred And Eighty only)
Reg. fee (Rs.) : 28,460 (Twenty Eight Thousand Four Hundred And Sixty only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 250 (Two Hundred And Fifty only)
Total Amount (Rs.) : 1,10,090 (One Lakh Ten Thousand And Ninety only)

Serial No. 648

Deed No: 650



बिहार सरकार
जिला निबंधन कार्यालय, हाजीपुर

पृष्ठांकन का सारांश

दिनांक 28/01/2020 को Virchandra Singh द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू0 82380 मुद्रांक शुल्क एवं रू0 28710 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 650 के रूप में पुस्तक सं0 1 की जिल्द सं0 12 के पृष्ठ सं0 131 से 136 तक CD 2 में आज निबंधित एवं कुल 6 पृष्ठों में संधारित किया गया।

दिनांक- 28/01/2020

दस्तावेज सं0 650 / 2020

निलेश कुमार
निबंधन पदाधिकारी



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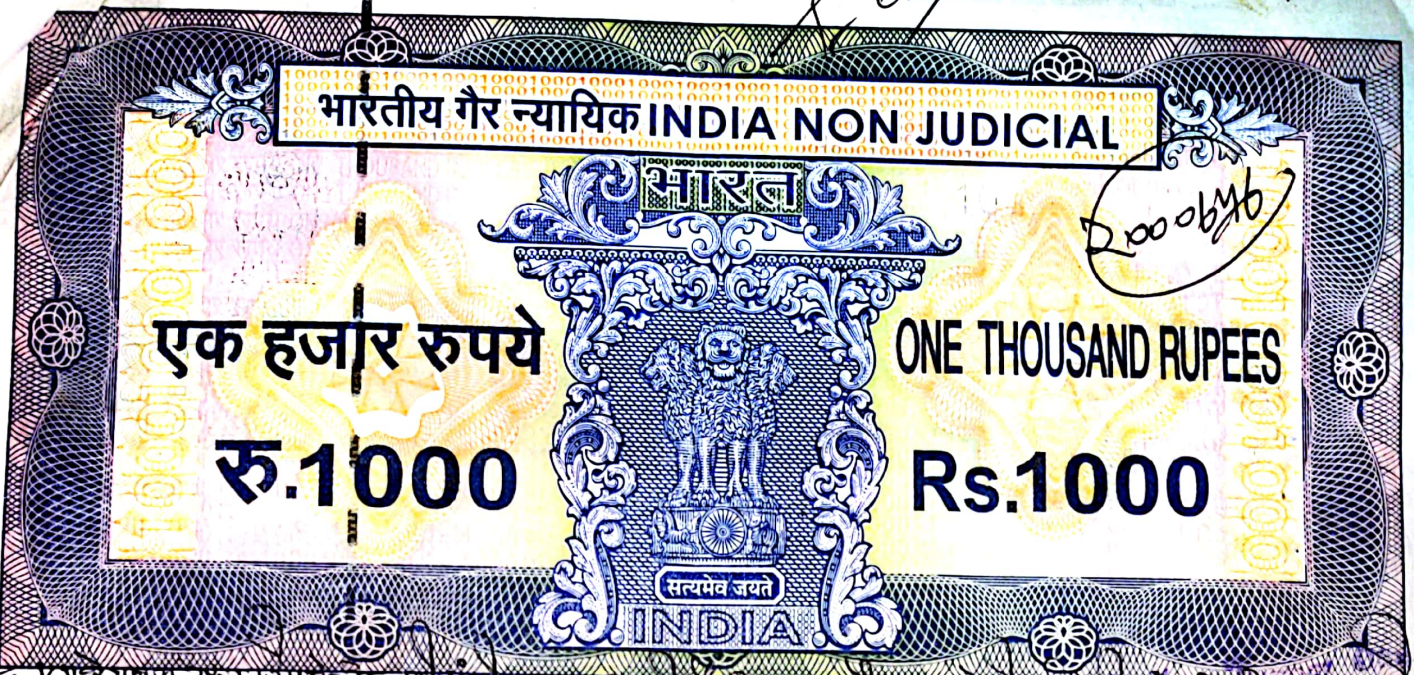
SR 0006414704

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.

630

2000646



2193
23/11/19
बिहार BIHAR

AE 638139

23

बोकारो पदाधिकारी
बिहार
18 OCT 2019

2

24/8/20
विनोद कुमार रजक
(कार्यालय अधिकारी)

LEASE AGREEMENT

This Memorandum of Lease Agreement is made on Day of 25th 11th 2019 at HAZIPUR.

BETWEEN



श्री विनोद कुमार रजक द्वारा 25/11/2019 को 90 वर्ग फुट जमीन
को बिना किंमत में श्री अर्ध प्रेम कुमार को दे दिया गया है
शुद्ध 25000 रुपये में।
दिनांक: 25-11-2019













District Registry Office, Hajipur



Token Number 650

Reg. Year 2020

Serial Number 648

Deed Number 650

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Sanskriti Education Trust(Through Sanjeev Kumar)						
Sig.	<i>28/11-2020</i>						
Presented By	Virchandra Singh						
Sig.	<i>22-9-2020</i>						
Lessor	Virchandra Singh						

Sig.	Photo	Thumb	Index	Middle	Ring	Little
Identified By	Rambali Singh					
Sig.	<i>24/11/2020</i>					

28/11/2020

SCORE Ver.4.0

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Biometric Captured By 1800sop008



Virchandra Singh

28/11/2020

1. Sri Virchandra Singh, Age- 75 S/o Late Newa Lal Singh, Vill+ Post- Sahduallahpur, PS- Gangabriz, Dist- Vaishali. (Bihar) Nationality Indian Mob: 9470830655 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:

Mauja- Karnpura

PS- Ganga Bridge

Dist- Vaishali

Thana NO.- 203

Block- Hajipur

Khata No.-14

Khesra No. 340

Jamabandi No.-14

AREA

44 Dec. Ayani

10 Kattha

is mutated on the name of Kamal Dhari Sing and Others the Grand father of Lease.

NORTH :- Sarak Gramin

SOUTH - Niz Vendor

EAST :- Asarfi Ray

Lease Holder



Nature of land- Developing

Handwritten notes in Hindi, including '37/1/2019', '28/11/2019', and '28/11/2019'.

Handwritten notes in Hindi, including '18-11-20' and '24-11-20'.

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.

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 44 Dec.
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 regulating the terms conditions governing the land in questions.



21/12/19
21/12/19

21/12/19

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:

①

21 मंगल अरिष्ट

अरच्यु सिद्धि

LESSORS



25/11/2019

LESSEE

31/12/2019

76-66-79-91

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. 82380/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 110090/-

Registration Fee

FEE PAID									
A1	28460	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-									28460

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

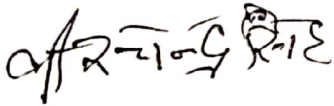
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 28710

Date: 28/01/2020


Registering Officer
Hajipur

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Tuesday, 28th January 2020 by Virchandra Singh Late Newa Lal Singh by profession Others. Status - Lessor



Signature/L.T.I. of Presentant

Date: 28/01/2020


Registering Officer
Hajipur

Endorsement under section 58

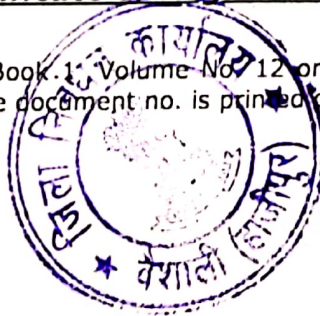
Execution is admitted by those Executants and Identified by the person (Identified by 'Rambali Singh' age '75' Sex 'M', 'Newalal Singh', resident of 'Sahdualahapur, ps- Ganga Brij Hajipur, Vaishali'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 28/01/2020


Registering Officer
Hajipur

Endorsement of Certificate of Registration under section 60

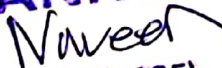
Registered at Registration Office Hajipur in Book. 1, Volume No. 12 on pages on 131 -136, for the year 2020 and stored in CD volume No. CD-2 year 2020 .The document no. is printed on the Front Page of the document.




Registering Officer
Hajipur

Date : 28/01/2020

Token No. : 650 Year : 2020 S.No. : 648 SCORE Ver.4.1 Deed No. : d No. : 650

SCANNED

(NAVEEN KISHORE)
Computer Operator