

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

बिहार BIHAR

959542

Serial No. 18076

Deed No. 17748

Govt. of Bihar

Sub Registry Office, Darbhanga

Summary of Endorsement

This document was presented for registration on 10/12/2015 by Rupa Singh

A. Stamp Duty of Rs. **391840/-** and other Fees of Rs. **131530/-** 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. **17748** in Book No. **1**, Volume No. **223** on pages from **360** to **369** and has been preserved in total **10** pages in C.D. No. **35** / Year **2015**.

SCANNED
by C

Date: 10/12/2015

स्त्राँगल मिलान किया, सही पाया।

प्रभात लिपिक

Token No: 18179 /2015

LEASE-AGREEMENT

Registering Officer, Barbhanga

This Lease Agreement is made and executed at Laheriasarai, Distt.-Darbhanga, Bihar-846002 on date 10.12.2015 between Rupa Singh aged about 38 years, Mobile No. 8294380305 D/o Sri Ramesh Kumar Singh, resident of Mohalla- Bakerganj, P.O-SHMC Bakerganj, PS.-Laheriasarai, Distt.-Darbhanga, Bihar-846002 hereinafter called the first Party/Lessors

executed / case Agreement

deed after reading its contents

Reba Singh

10.12.2015

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Sub District Registry Office, Darbhanga

Token Number 18179

Reg. Year 2015

Serial Number 18076

Deed Number 17748

PresType	Name	Photo	Thumb	Index	Middle	Ring	*Little
Lessee	Bharat Kumar Singh						
Sig. Bharat Kumar Singh 10/12/2015							
Lessor	Rupa Singh						
Sig. Rupa Singh 10.12.2015							
Presented Rupa Singh By							
Sig. Rupa Singh 10.12.2015							
Identified Santosh Kumar Singh By							
Sig. Santosh Kumar Singh 10.12.2015							

20120204
91/15

SCORE
Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 1300sop010



Rupa Singh

10.12.2015

'2'

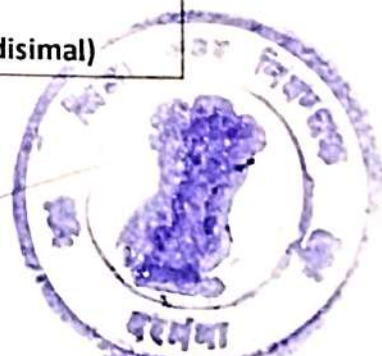
" Dr. Yadubir Sinha Memorial Trust" through Dr. Bharat Kumar Singh, S/o Late Narendra Narayan Sinha, Managing Trustee resident of Mohalla-Bakerganj, P.O-SHMC Bakerganj, PS.- Laheriasarai, Distt.-Darbhanga, Bihar-846002 hereinafter called the Second Party/Lessee.

The expression of both the parties (Lessors and Lessee) mean and include their heirs, successors, executors and assignees of the respective parties.

Whereas the Lessors are sole and absolute owner, occupier of the land detailed below:-

MAUZA	THANA NO	Khata No		Khesra No		Area		
		Old	New	Old	New	Bigha	Katha	Dhur
BALHA	255	21	66	319	490	-	18	-
						18 Katha (78.28 disimal)		
DILAH	191	860, 859, 854	-	343,345 342,342 /2977, 340	2646,2647	-	01	-
DILAH	191	943	-	344	-	-	04	-
DILAH	191	895	-	437	2644	-	12	-
DILAH	191	854	-	341,345	403,2648	-	11	01
DILAH	191	854	263	345	2646,2647	-	10	-
						38 Katha 01dhur (165.45 disimal)		
					Total Area	2 Bigha 16 Katha 01 dhur (243.73 disimal)		

The land area commercial vaccat land.



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बिहार सरकार
दरभंगा जिला

Rupa sinha

10.12.2015

'3'

and, Whereas lessee having come to know the intention of the Lessors regarding letting out the above detailed property of this deed approached the Lessors and requested them to lease out the same to the Lessee as the Lessee intend to run " N. V. ENGLISH ACADEMY" for the development of Educational, Cultural and Physical activities in property mentioned above.

Rupa Singh

10.12.2015

And whereas the Lessors have agreed to let out the land detailed above admeasuring, 2Bigha 16Katha 1dhur(243.69 disimal) herewith and hereinafter called the premises under tenancy of which the Lessors are the owner of the land by deed of sale by "

(I) Registered Book No- 01, Volume No- 14, Page No-07, Deed No- 1051 in C.D.No.03/year 2014, area 05 Katha.

(II) Registered Book No- 01, Volume No- 193, Page No-8, Deed No- 15311 in C.D.No. 30/year 2013, area 10 Katha.

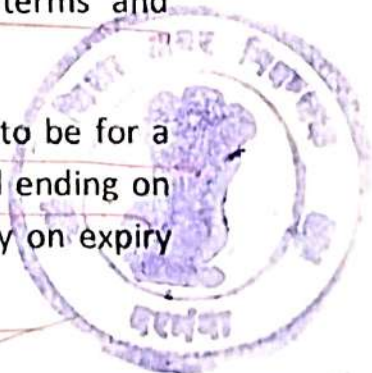
(III) Registered Book No- 01, Volume No- 151, Page No-8, Deed No- 12106 in C.D.No. 24/year 2013, area 04 Khata.

(IV) Registered Book No- 01, Volume No- 65, Page No-7, Deed No- 5214 in C.D.No. 10/year 2012, area 01 Bigha 07 Katha 01 dhur.

(V) Registered Book No- 01, Volume No- 63, Page No-8, Deed No- 6591 in C.D.No. 13/year 2013, area 10 Katha.

of Rupa Singh into the Lessee on the following terms and conditions:-

1. That the tenure of the tenancy has been agreed to be for a period of 48 years commencing from 01.04.2015 and ending on 31.03.2063 and would stand determined immediately on expiry of said term on 31.03.2063.



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'4'

2. That the agreed rent payable by the Lessee to the Lessors has been Rs. 50000/- (Fifty thousand only) per month payable before 10th of every month. The rent will be increased by 20% after every five years.

The Non-payment or delayed payment would be termed as violation of Lease and any such default would ipso-facto terminate the tenancy.

3. The Lessors shall not commit any default in making the payment of electricity and water and other charges, failing which the lessors shall be at liberty to discontinue the lease on Six month's notice or at the end of the academic session of the school whichever is earlier and the lessee and its officials will jointly to pay the dues with interest.

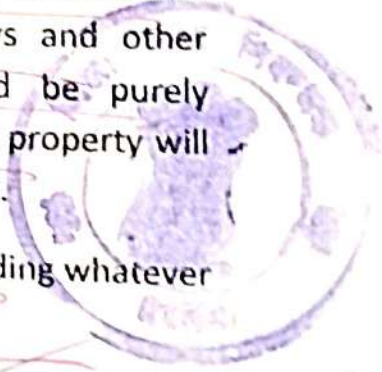
4. That the Lessee has agreed to vacate the premises and handover vacant, peaceful and unencumbered possession of the leased premises to the Lessors after the completion of the lease and in the event of non compliance, the lessee will have to pay the penalty as the case may be.

5. That the said premises has been leased out by the Lessors to the Lessee for the purpose of running a school namely "N.V. ENGLISH ACADEMY" under "DR. YADUBIR SINHA MEMORIAL TRUST" subject to the rules, regulations, bye-laws and other notification. The use of said premises would be purely academic/educational. Any other use of the leased property will not be permitted without the consent of the Lessors.

6. That the Lessee can add/after/construt the building whatever will be required by the school.

Rupa Singh

10.12.2015



'5'

7. That the lessee shall keep the premises in good sustainable condition and would not cause any damage to it any manner, failing which the Lessee shall be responsible and would keep the Lessors indemnified for the repairs, replacements etc.

8. That the Lessors shall have right to visit the leased premises during the working hours or otherwise on their request. The Lessee shall have no right to refuse such request by the Lessors.

9. That Lessee shall have no right to sell, sublet, transfer the leased premises. In case of closure of the school the leased premises will be vested in the owner of the land.

10. That the registration charges, stamp duty charges and other expenses pertaining to the preparation, execution and registration of lease deed shall be entirely and exclusively borne by the Lessee.

11. That the parties (Lessors and Lessee) have agreed to the aforesaid terms and conditions out of their free will, in good health and sound mind, without any fear, without any misunderstanding, without any undue influence of present transaction or lease and the parties have further undertaken to remain bound by the same.

The premises is bounded as follow:

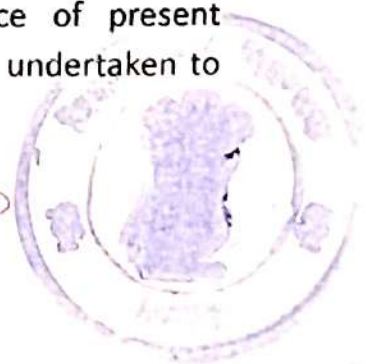
NORTH: Nij (Rupa Singh).

SOUTH: Ajay Kumar, Laxmi Bhagat and others.

EAST: Hari Nandan Prasad.

WEST: State Highway Road

Rupa Singh
10.12.2015



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'6'

IN WITNESS WHERE OF the parties have signed this deed of lease
on first above written in the presence of the
following witness:-

Rupa Singh

Rupa Singh

10.12.2015

Bharat Kumar Singh
10/12/2015
(Dr. Bharat Kumar Singh)

FIRST PARTY (LESSOR)

Managing Trustee

(Rupa Singh)

SECOND PARTY (LESSEE)

WITNESS:-

(I) Santosh Kumar Singh Age-43
S/o Sri Tara Nand Singh

Ad- Koila Kund
PS - Kalyanpur
Dist- Samastipur
Date- 10/12/2015

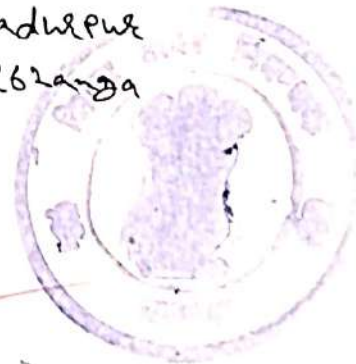
Present Address:-
Moualla- R.S. Tank
P.S - Bahadurpur
Dist - Darbhanga

(II) D.L. No 319/02
Date- 28/11/2002

Shashi Bhushan Lal Das

S/o Late Maheshwar Lal

At - Taralahi
P.S - Bahadurpur
Dist - Darbhanga
Date :- 10/12/2015



Drafted by:-

Neel Mani

C. N. 3/98

Date:- 10.12.2015

Endorsement of Certificate of Admissibility

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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. 391840/-

Addl. Stamp duty paid under Municipal Act

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 5000/-

Amt. paid through Bank Challan

Rs. 518370/-

Registration Fee

FEE PAID

A1	131280	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		
TOTAL-									131280

LLR + Proc Fee Service Charge

LLR	0
Proc. Fee	0
Total	0

250

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 131530

Date: 10/12/2015

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga Sadar on Thursday, 10th December 2015 by Rupa Singh D/O Ramesh Kumar Singh by profession Agriculture. Status - Lessor

Rupa Singh

10.12.2015

Signature/L.T.I. of Presentant

Date: 10/12/2015

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Santosh Kumar Singh' age '43' Sex 'M', 'Tara Nand Singh', resident of 'Moh Koila Kund, Ps. Kalyanpur, Samastipur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/12/2015

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Darbhanga Sadar in Book 1 Volume No. 223 on pages on 360 -369 , for the year 2015 and stored in CD volume No. CD-35 year 2015 .The document no. is printed on the Front Page of the document.

Date : 10/12/2015

Token No. : 18179

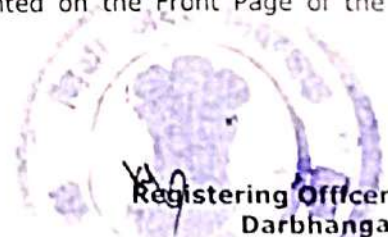
Year : 2015

S.No. :

18076

SCORE Ver.3.0

Deed No. : 17748



Registering Officer
Darbhanga