



बिहार BIHAR

Serial No. 16752

614452

Deed No. 16244

T-16964/2014

बिहार सरकार
जिला निबंधन कार्यालय
पृष्ठानक का सारांश कोर्ट कम्पाउण्ड गया



दिनांक 17/11/2014 को Satrudhan Singh द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें सं० 99960 मुद्रांक शुल्क एवं सं० 33505 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 सं० 16244 के रूप में पुस्तक सं० 1 की जिल्द सं० 232 के पृष्ठ सं० 271 से 279 तक CD 36 में आज निबंधित एवं कुल 9 पृष्ठों में संघारित किया गया।

दिनांक-17/11/2014

दोकेन नं. 16952/2014

LEASE DEED OF LAND

This deed of lease made at गया (Bihar) This 17 November 2014 between sri Satrudhan singh S/O Late Mathura singh and Sri Subodh singh S/O Late Mathura singh Resident of Vill-Badahpur Po- Bhore Ps- Mufassil District- Gaya (Bihar) hereinafter refurd



सबुद्ध साहिल ज पन सबुद्धी
जार एक डजसालन लीखन
सजबुद्ध के मे लिखीक
✓ वरस नो लिखन
सजबुद्ध 17.11.14

(17/11)

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessor	Subodh Singh						
Sig.	17.11.014						
Presented By	Satrudhan Singh						
Sig.	17-11-14						
Lessee	Dr. Lalan Kishor Arohi						
Sig.	17/11/14						
Lessor	Satrudhan Singh						
Sig.	17-11-14						
Lessee	Shivkant Singh						
Sig.	17.11.14						
Identified By	Ramvilash Singh						
Sig.	19-11-08						



17/11

सतुधन सिंह

19-11-08

Municiple Corporation or any other local Authority or Public Body.

(c) Not to sub-let, sell, dispose of or assign the demised premises or the house constructed on the demised premises without the consent of the lessor in writing.

(d) To keep the Building constructed on the demised premises in good and tenantable condition.

(e) To permit the Lessor or his duly authorised agent or agents to enter the demised premises at all convenient times for inspection of the building.

(f) To insure and to keep insured the building that may be constructed on the demised premises against the loss or damages by fire, earthquake, riot or affray with an insurance company approved in writing by the lessor in the joints name of lessor and lessee for an amount which shall approved by the valuer.

(g) To use the demised premises for construction of house which will be used for Educational Purpose only.

(h) Not to use the demised premises or the building constructed or any part their of for any illegal purposes.

4. The lessor hereby agrees to the following convenients:

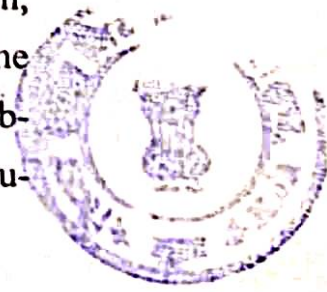
(a) The lessor is absoulutely seized and possessed of or otherwise well and sufficiently intitle to the demised premises and is having full power and absolute authority to demise unto the lessee the demised premises.

(b) The lessee shall peacefully and quietly hold, possess and enjoy the demised premises, during the term of lease without any interruption, disturbance, claims or demand whatsoever by the lessor or any person or persons claiming under him, subject however, the lessee paying the said yearly rent on the due dates thereof an in the manner herein provided and observing and performing the covenants, conditions and stipu-

3/12/2018

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Land in their possession Decided to let out the same hence announce to late out the land for running Educational Institution on long term lease.

Whereas the lessee being in need of land for running Educational Institution Approach to the lessor and expresses his Desire of taking Demised premises on lease for 99 (Ninety Nine years) and requested for execution of lease deed for the purpose.

**NOW THIS DEED WITNESSETH AS FOL-
LOWS:**

1. In pursuance of the said desires and in consideration of the rent here by granted and the Lessee's covenants hereinafter mentioned, the Lessor hereby demised unto the Lessee the demised premises, to hold the demised premises unto the Lessee (and his heirs, executors, administrators and assigns) for a period of 99 (Ninety nine years) commencing from the 1st January 2015 at yearly rent at the rate of 2,50000 (two Lakh fifty thousand) per year which will be paid equally divided by two part to the both parties (lessors) for a period of 5 years and after the yearly rent will be Rupees 400000.00 (Four Lakh) for rest 94 years. The yearly rent will be paid in duration of six months in two equal part. which will be paid separately divided by two equal parts.

2. The Lessee shall construct a Suitable School Building, Play Ground, Staff quarter, Out House and other structures as per thier needs on the demised premises hereby demised according to and in conformity with the map or plans.

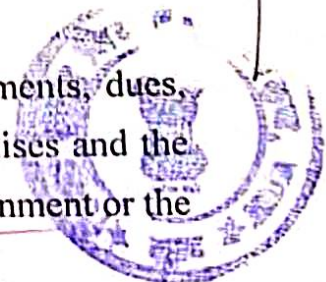
3. The Lessee hereby agrees to the following covenants :

(a) To pay rent hereby reserved on the day and in the manner aforsaid to the Lessor.

(b) To pay all taxes, cess, impositions, assessments, dues, dutes, payable in respect of the demised premises and the building to be constructed their on to the Government or the

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lations herein contained and on his part to be observed
and performed.

(c) Not to unreasonably with hold his consent to any sub
lease, transfer or assignment of the demised premises, if
intended to be made by the lessee.

5. It is hereby agreed that if default is made by the lessee
in payment of the rent for any three years, or in obser-
vance and performance of any of the covenants and stipu-
lations hereby contend and on the part to be observed
and perfromed by the Lessee, then on each such default,
the Lessor shall be intited in addition to or in the alterna-
tive to any other remedy that may be availablke to him at
his descrition, to terminate the lessee and reject the lease
from the premises and from the building that may have
been constructed there on and to take possession there
of as full and absolute owner thereof , provided that a
notice in writing shall given by the lessor to the lessee of
his intention to terminate the lease and to take possession
of the demised premises but if the arrers of rent are paid
or the lessee comply with or carry out the covenants and
conditions or stipulations, with in one month from the
service of such notice, then the lessor shall not be en-
titled to take possession of the said premises and build-
ing.

**AND IT IS HEREBY AGREED BETWEEN THE
PARTIES AS FOLLOWS:**

(a) On the expiry of the term hereby created and subject
to the observance and performance of the covenants con-
ditions and stipulations here in contened and on his part
to be observed and performed, the lessee will have the
option to renew the lease of the demised premises for a
further period of 99 (Ninety Nine years) or as decided
by the both parties, provided lessor gives a notice to the



effect in writing by registered post to the lessor of his intention to do so at least three calendar months before the termination of the present lease provided that the rent payable by the lessee to the lessor during the extended time of the lease shall be as decided by both parties at that time.

after the expiry of the above said period of 99 (Ninety Nine years) the lessee shall not be entitled to exercise there work further without obtaining the permission of the lessor

If the period of lease is not extended after 99 (Ninety Nine years) then the lessor cannot make the claim for the building and other moveable and immoveable property made or established by the lessee on the above mentioned area of land. without receiving the consideration amount paid to the lessee by lessors as per the current market value with mutual consent. after settlement of all the mutual consideration amount the lessee will hand over the peaceful and vacat possession of the demised premises and building constructed there on to the lessor in a good condition.

If any loan taken by lessee from any person/Institution or bank for the construction of building and other work will be responsibility of the lessee to pay.

6. This lease deed shall be excuted in duplicate origionaal shall be retained by the lessee and the duplicate by the lessor.

7. The stamp duty and all other expenses in respect of this lease deed and duplicate there of shall be born and paid by the lessee

IN WITNESS WHEREOF, the lessors have set there hands unto these presents and a duplicate hereof and the lessee has cause its common seal to be affixed here under and a duplicate hereof on the 17 November 2014 first hereinabove written.



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3/12/2014
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The Schedule A above referred to

(Description of Property / land)

4 Acre, ekfasla, Land situated At village- Badahpur Po-
Bhore Ps- Mufassil, Anchal- Manpur Sub-division- Sadar
Gaya District- Gaya (Bihar) Thana No- 273.

2/12/2014
99.99.92

Khata No	Plot No	Area		Boundary.
		A	D	
105	265	02.74		North- payeen and Road South- self land of the lessor East- Sri Binda Singh and others West- Sri Birendra Singh
105	290	00.94		
105	289	00.32		
Total Area-		04 Acre		

Signed and delivered by lessor

1. शत्रुघ्न सिंह

2. सुबोध सिंह - 17-11-014
WITNESS

1. राम बिलख सिंह
पिता राम सुनी सिंह
ग्राम - बदहपुर पो- भोरे
जिला गया
19-11-014

I. card Election
No - BR 43/249/58806/

Signed and delivered by lessee

1. Lalan Kishor Singh 17/11/014

2. Singh
IDENTIFIED 17.11.14

1.

शत्रुघ्न सिंह
पिता - शत्रुघ्न सिंह
ग्राम - बदहपुर
थाना - भोजपुरी
जिला - गया
9.11/98



Taufeeque Raza
S/o Razi Ahmed
vill - Panchailiya Akhara
PS - Kotwali Distt - Gaya

Adhar Card No - 695387570455 (4).11
6 17-11-14

Dated by Binay Kumar Singh
Dated written 2.11.153102
17-11-2014

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the India.. 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. 99960/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 5000/-
Amt. paid through Bank Challan Rs. 128465/-

Registration Fee

FEE PAID	A1	33320	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-										33320

LLR + Proc Fee

LLR	0
Proc. Fee	0
Total	0

Service Charge

185

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **33505**

Date: 17/11/2014

67-11
Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Monday, 17th November 2014 by Satrudhan Singh Late Mathura Singh by profession Agriculture. Status - Lessor

सत्रधन सिंह
17-11-14



Signature/L.T.I. of Presentant

67-11
Registering Officer
Gaya Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ramvilash Singh' age '65' Sex 'M', 'Munni Singh', resident of 'Badhpur Ps-Moffasil,gaya'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 17/11/2014

67-11
Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar in Book 1 Volume No. 232 on pages on 271 -279 , for the year 2014 and stored in CD volume No. CD-36 year 2014 .The document no. is printed on the Front Page of the document.

Date : 17/11/2014

Token No. : 16962

Year : 2014

S.No. :

16752

SCORE Ver.3.0

Deed No. : 16244

33-11-14
17-11-14
Registering Officer
Gaya

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