

SI No-3290

T-3327

Deed No-3158



बिहार BIHAR

2018
 उत्तर नगर नगरपालिकाको कार्यालय
 9022 x 92-9022

AB 013080

उत्तम प्रसाद यादव
 मुद्रांक विक्रेता
 पिन नं. 841001 जमुई
 मो. नं. 9876543210



पृष्ठांकन का सारांश

दिनांक 14/12/2018 को अभिषेक कुमार भगत द्वारा यह दस्तावेज रजिस्ट्रीकरण हेतु उपस्थापित किया गया ।
 इसमें रु० 253500/- मुद्रांक शुल्क एवं अन्य शुल्क 106886/- का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया ।
 जिन प्रमाणियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम फोटो भेगुणियों के निशान
 एवं दस्तावेज में उचित है ।
 इस दस्तावेज नं० 3158 के रूप में पुस्तक सं० 1 की जिल्द सं० 45 के पृष्ठ सं० 178 से 184 तक CD 7 में आज
 निम्नलिखित प्रकार से पृष्ठों में संघारित किया गया ।



Alam
 मो० राजराज आलम
 निबंधन पदाधिकारी

दोकन नं० 3327/2018

LEASE DEED

01. Mr. Abhishek Kumar Bhagat S/O- Rajendra Prasad Bhagat,
aged about 37 yrs., At + P.O.- Jamui, Distt.- Jamui, Bihar .

First Party (Lessor)

J

District Registry Office, Jamui

Token No.3327

Year - 2018

Sl.No. 3290

Deed No. 3158

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Abhishek Kumar Bhagat						
Sig.	 19/12/2018						
Presented By	Abhishek Kumar Bhagat	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Executant	Abhishek Kumar Bhagat						
Sig.	 14/12/2018						
Identified By	Rajnish Kumar						
Sig.	 14/12/2018						

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SCORE Ver.4.0

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AND

Manidweep Academy, At - Markatta, P.O. - Amari, Dist: Jamui, Bihar a unit of "Saraswati Educational Trust" At + P.O. + Distt - Jamui, Bihar through its Chairman Mr. Abhishek Kumar Bhagat S/O - Sri Rajendra Prasad Bhagat, resident at - Maharajganj, Jamui, Bihar.

Second Party (Lessee)

Type of Deed : Lease Deed
Period of Lease : 50 years.
Mode of Rent : Yearly rent Rs. 50,000
(Fifty Thousand Only)

Details of the hold property

Situated At - Markatta, Mauza - Indpey, P. S. No. 62, Anchal - Jamui, Distt: Jamui, Bihar appertaining to Khata Number - 42, 75 and Plot no. 24, 28 measuring a total area of 255 dismil of 2.55 acres or 10340 Sq. meter or 1,11,298 Sq. ft. bounded as follows:

North : Main Road, Sita Devi, Bhutak Tanti
South : Pain, Kaksra number 43 and 44
East : Khasra No. 35, 24, 41,44,49,50 & Musan Gram
West : Hissa Krishn Ballabh Sharan, Niwas Tanti

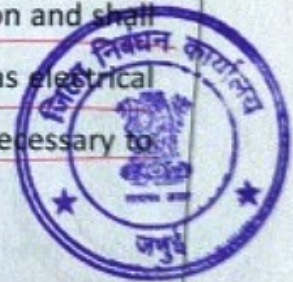


AND

Whereas the lessee which is private public school, Manidweep Academy, Jamui, Bihar a unit of "Saraswati Educational Trust" At + P.O. + Distt - Jamui, Bihar constituted of imparting and to promote the educational interest of all caste, colour and creed through its Chairman of Trust (Lessee) are desirous to taking on the property on lease, the property fully detailed above and the lessor has agreed for giving on lease and

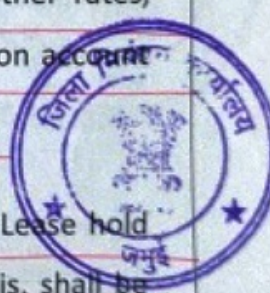
both the parties i.e. the lessor and Lessees have mutually agreed on the terms and conditions here in after mentioned:

1. This lease deed commences from the 14th day of December 2018 for a total period of 50 years.
2. That the yearly rent of the lease of the hold property will be a sum of Rs. 50,000/- Fifty Thousand only) payable to the lessor and his representative shall grant receipt in taken of the payment receiving by him.
3. That on the expiry of the lease period of 50 years the lessee shall be under obligation to vacant the lease hold premises and shall hand over the same in vacant position to the lessor.
4. That the lessee shall make any alteration or addition in the lease hold premises and shall also changed the physical feature of the premises according to convenient & requirement above said school.
5. That the lessee shall keep the lease hold premises and building in clean, hygienic, tenantable condition and shall also maintained and make minor repair such as electrical connection and any other Items that deems necessary to the Lessee.
6. That the Lessee shall not deliver the possession of the Lease hold property to the any other person and shall not sublet the same.



7. That the Lessee shall run only their school in the building and hostel for borders and shall not do anything other than educational activities.
8. That the premises shall not be used by the lessee for the any Hazardous occupation or for any unlawful purpose and purpose save and except for the school education.
9. That all consumable expenditure such as Electric bill, Provision of drinking water and sanitation shall be borne by the Lessee and not by the Lessor and that for this purpose. The Lessee shall be free to take a separate electric connection in their own name and for their own purpose under legal obligation to pay to electric supplier without involving the land owner or the land to pay for the Electric Supply.
10. That shall be the responsibility of the lessor to make the payment of Civil and revenue rent but all other rates, rents, tax or charges shall be paid by Lessee on account of their occupancy on the Lease hold property.
11. That any tax or charges which is due on the Lease hold property prior to the date of execution of this, shall be payable by the lessor and shall be discharged by him alone.

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12. That the lessee shall be entitled to use the vacant position of the lease hold property as playground for the students.

13. That after the expiry of the lease or at the time of vacation of the building by the lessee, the lessee shall be free and entitled to remove their furniture and other materials at their own cost kept in the premises by them without causing damage raised by them to the basic structure. The total costs of construction or anything will be borne by the Trust or School management. The land lord will pay the cost of construction at that time than he will be able to remove the school after expiry of the lease hold property.

14. That the Lessee is able to mortgage the lease property to any bank or financial company for the development and further construction of the above said Manidweep Academy, Jamui, Bihar. But the lessee shall be responsible for the repayment or installment of the loan.

IN WITNESS of the execution the parties above as mentioned and witness have signed this agreement in taken of acceptance of the terms above mentioned.

Lessee

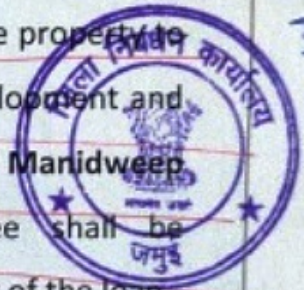
Abhish

Witness

1 *Rajnish Kumar*

Lessor

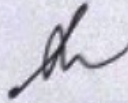
Abhish



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 or I-A, No. 25 . Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs	253500	Amt. paid by N.J. Stamp Paper -	Rs. 4000				
Addl. Stamp duty paid under Municipal Act	Rs	0	Amt. paid through Bank Challan -	Rs. 356386				
	Registration Fee		LLR + Process Fee	Service Charge				
FEE PAID	A1	106000 C	0 H1b	0 Ka1	0 Lii	0 LLR	550	
	A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	0	300
	A9	0 DD	0 I	0 K1c	0 Mb	0 Total-	550	
	A10	0 E	0 J1	0 K2	0 Na		36	
	B	0 H1a	0 J2	0 Li	0			
				TOTAL-	106036			
				Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.	106886			
				Date :	14/12/2018			

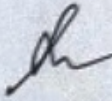

Registering Officer
Jamui

Endorsement under section 52

Presented for registration at Registration Office, Jamui on Thursday, 14th December 2018 by Abhishek Kr. Bhagat s/o R P Bhagat by profession Agriculture. Status - Executant

सही

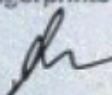
Signature / L.T.I. of Presentant Date : 14/12/2018


Registering Officer
Jamui

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Rajnish Kumar age Sex M son/daughter of Neela Prasad resident of Court Bazar, Sitamarhi.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.


Date : 14/12/2018


Registering Officer
Jamui

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Jamui in Book No.1 Volume No. 45 on page no.178 - 184 for the year 2018 and stored in CD Volume No.CD-7 year 2018. The document no. is printed on the front Page of the document.

Date : 14/12/2018


Registering Officer
Jamui