

Serial No. 4675 Circle:-Jamui

7M
पुस्तक No. :- 1 Deed No. 4642



बिहार BIHAR

Serial No. 4675

06 JUN 2024



Govt. of Bihar
District Registry Office, Jamui

Summary of Endorsement

This document was presented for registration on **11/06/2024** by **Abhishek Kumar Bhagat**. A Stamp Duty of Rs. **23500/-** and other Fees of Rs. **9550/-** 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. **4642** in Book No. **1**, Volume No. **87** on pages from **159** to **164** and has been preserved in total **6** pages in C.D. No. **14** / Year **2024**

AX 063260

Deed No.



बिलब जांचा

एवं शुल्क जांचा सही

Date: 11/06/2024

Token No: 4646/2024

Signature with Date
(Riwa Choudhary)

Registering Officer, Jamui

LEASE DEED

35% Premium money & अडुआर किया गया है।
Mr. Abhishek Kumar Bhagat, S/O- Shri Rajendra Prasad Bhagat, age 42 years At Maharajganj, Post + Dist: Jamui, Bihar - 811307

AdNo 5768, 0889, 4077 First Party (Lessor)
Mo-7870791919 AND

"Saraswati Educational Trust" At + P.O. + Distt - Jamui, Bihar through its Treasurer Mr. Siyaram Prasad Bhagat, S/O - Late Dwarika Prasad Bhagat, resident of - Lower Chelidanga, Asansol, Dist: Bardhaman, West Bengal - 713304.

AdNo 6683, 1895, 176 Second Party (Lessee)
M-8509126488



ललित कुमार यादव
11/06/2024

Type of Deed : Lease Deed
Period of Lease : 24 years 11 Months
Mode of Payment : One Time premium money of Rs. 3,75,000
(Three Lac Seventy Five Thousand Rupees Only) to be paid for Lease by the lessee to the lessor for a period of 24 years and 11 months. No further any type of rent to be paid hereafter.

अभिशेक क. भगत
10/06/2024

Details of the hold property

Situated at Mauza - Indpey, P. S. No. 62, Anchal - Jamui, Dist: Jamui, Bihar measuring a total area of **255.5 dismil of 2.555 acres or 10340 Sq. meter or 1,11,296 Sq. ft.** bounded as follows:

Khata Number - 42, Plot no. 24 - 249.5 Dismil

North : Sita Devi, Bhutak Tanti Plot No. 28
South : Khasra No. 43 and 44
East : Khasra No. 35, 24, 41,44,49,50 & Musan Ram
West : Nij and Niva Rani

and Khata No. 75 and Plot no. 28 - 6 Dismil

North : Village Road
South : Khasra No. 24
East : Sita Devi
West : Bhutak Tanti

AND

Whereas the land mentioned above belongs to the First Party (lessor) Mr. Abhishek Kumar Bhagat resident of Maharajganj, Post + Dist: Jamui, Bihar - 811307.

Whereas the lessee which is a public welfare trust "**Saraswati Educational Trust**" At + P.O. + Dist - Jamui, Bihar constituted of imparting and promoting the educational and health interest of all religion, caste, colour and creed through its Treasurer 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 lessee have mutually agreed on the terms and conditions here in after mentioned:

1. This lease deed commences from the 11/06/2024 for a total of 24 years and 11 months.
2. That, the one time lease amount of the lease hold property will be a sum of Rs. **3, 75, 000 (Three Lac Seventy Five Thousand Only)** payable to the lessor in his bank account. No further amount will be payable to the lessor until the renewal of this Lease Agreement.



Handwritten signature in red ink.

सूचि क अनुसार
खेसरा 24/11/2024
घोषी की है
11.6.24

अभिशेक क. भगत एवं रोहक सूची
से मिलान किया, खरी पाया।
11.6.24

3. That, on the expiry of the lease deed both parties can renew the lease with mutual consent. If Lease Deed is not renewed then the lessee shall be under obligation to vacate the leasehold premises within 3 years and shall hand over the same in vacant position to the lessor.
4. That the lessee shall be permitted to make any alteration or addition in the leasehold premises and shall also be able to change the physical feature of the premises according to convenience and requirement of the above said Trust only with the written consent of the Lessor.
5. That the lessee shall keep the lease hold premises in clean, hygienic, tenantable condition and shall also maintain and make minor repairs such as Electrical connection, water connection and any other item that deems necessary to the lessee.
6. That the lessee shall not deliver the possession of the leasehold property to any other person and shall not sublet the same.
7. That the lessee shall Run their school/college/training institute/hospital and Hostel for Borders only in the leased property and shall not do anything other than educational/medical or professional training activities.
8. That the premises shall not be used by the lessee for any hazardous occupation or for any unlawful purpose and purpose save and except for the purpose for education/medical and training.
9. That all consumable expenditures such as electricity bill, Fire Fighting Equipment, 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 for the land to pay for the Electric Supply.
10. That it shall be the responsibility of the lessor to make the payment of Civil and revenue rent but all other rates rent tax or charges shall be paid by the lessee on account of their occupancy on the lease hold property.

अभिषेक प्रसिंह अहिर
10/06/2024



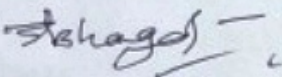
(Handwritten signature and initials)

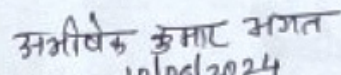
11. That any tax or charges which is due on the leasehold property prior to the date of execution of this lease shall be payable by the lessor and shall be discharged by him alone.

12. That the lessee shall be entitled to use the vacant position of the leasehold property as playground for the students. After the expiry of the lease or at the time of vacating the leased premises 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 to the basic structure. The cost of any new construction as per requirement of the trust or anything will be borne by the trust or school management. The landlord will pay the cost of any such new construction after due depreciation at that time then he will be able to remove the school after expiry of the leasehold property.

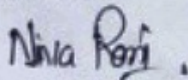
13. That the lessee is able to mortgage the leased property with any bank or financial company for the development and construction of building only after the written consent of the lessor but the lessee shall be responsible for the repayment of all installments of the loan.

In witness of the execution the parties above as mentioned and witness have signed this agreement in token of acceptance of the terms above mentioned


Lessee


10/06/2024
Lessor

Witness: 1.





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. 23500/-
Adnl. Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Amt.paid through Bank Challan	Rs. 32050/-

Registration Fee

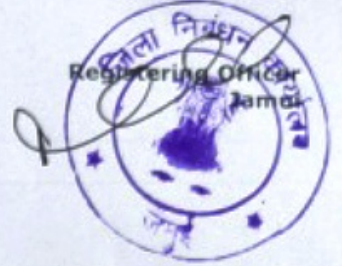
FEE PAID									
A1	7500	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									8500

LLR + Proc Fee Service Charge

LLR	550	
Proc.Fee	0	500
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 9550

Date: 11/06/2024



Endorsement under section 52

Presented for registration at Registration Office, Jamui on Monday, 10th June 2024 by Abhishek Kumar Bhagat Rajendra Prasad Bhatat by profession Agriculture. Status - Lessor

अभिषेक कुमार भगत
11/06/2024

Signature/L.T.I. of Presentant

Date:11/06/2024



Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Niva Rani' age '38' Sex 'F', 'Abhishek Kumar Bhagat', resident of 'At.- Station Road Manideep Academy, Rajendranagar Jamui') whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 11/06/2024



Endorsement of Certificate of Registration under section 60

Registered at Registration Office Jamui in Book 1 Volume No. 87 on pages on 159 -164, for the year 2024 and stored in CD volume No. CD-14 year 2024 .The document no. is printed on the Front Page of the document.

Date : 11/06/2024



Token No. : 4646 Year : 2024 S.No. : 4675 SCORE Ver.4.1 Deed No. :d No. : 4642