

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

बिहार BIHAR

Serial No. 6295

मनोज कुमार वर्मा पिता - रमेश प्रसाद वर्मा

शा. गुलाबबाग सादा - सदर

Deed No. 6199

F 864459

19 DEC 2012

प्रतिष्ठापित पदाधिकारी

बिहार सरकार

जिला निबंधन कार्यालय, पूर्णियाँ सदर

पृष्ठांकन का साक्षरः

दिनांक 20/04/2013 को Manoj Kumar Verma द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु0 19860 मुद्रांक शुल्क एवं रु0 12744 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 निषान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 6199 के रूप में पुस्तक सं0 1 की जिल्द सं0 72 के पृष्ठ सं0 395 से 402 तक CD 12 में आज निबंधित एवं कुल 8 पृष्ठों में संधारित किया गया।

दिनांक- 20/04/2013

दोकेन नं. 6434/2013

Handwritten signature

मणीन्द्र नाथ झा
निबंधन पदाधिकारी



LEASE AGREEMENT

1. First Party - Mr. Manoj Kumar Verma S/o Sri Ramesh Prasad Verma, Resident of Gulabbagh Sardar Tola, P.S. Sadar, Dist - Purnea.

Handwritten signature: Manoj Kumar Verma 20/4/13























District Registry Office, Purnea Sadar

Token Number 6434

Reg. Year 2013

Serial Number 6295

Deed Number 6199

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Manoj Kumar Verma Sig. <i>Manoj Kumar Verma</i> 20/4/17						
Lessee	Sri Balaji W.S(Bhanu Priya) Sig. <i>Bhanu Priya</i> 20/4/17						
Lessor	Manoj Kumar Verma Sig. <i>Manoj Kumar Verma</i> 20/4/17						
Identified By	Sanjay Kr. Chaudhary Sig. <i>Sanjay Kr. Chaudhary</i> 20/4/17						

SCORE Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 3900sop001

Manoj Kumar Verma
20/4/17

2. Second Party - Sri SriBalaji Welfare Society, Registered under Societies Registration Act 1860, By Secretary Bhanu Priya D/o Sri Arjun Thakur residece Gulabagh, P.S. Sadar, District Purnea having its registered office at Sarsauni Road, P.S. - Jlalgarh, Dist- Purnea.

Through its Secretary,

3. Details of the Property to be leased -

Vacant land situated within Mauja - Kankhudia, Thana & Anchal Jalalgarh Thana No. 164 Dist. Purnea.

Chak Khata No.	Chak Khesra No.	Area
48	467	2 Acre 12 Dec.

Boundry

North : Panday Jee & First Party

South : First Party

East : First Party

West : Ghanshyam Chaudhary & Jagdish Chaudhary

4. Lease Rent -

Annual Rental to the tune of Rs. 10,000/- p.a which will be enhanced @ 10% after every five years.

5. Period of Lease -

30 years which will commence from 1st March 2013.

6. Contents -

1st Party is the owner of the land to be leased out pur chased in his own name by Registered Sale Deed No. 19019 dated 27/12/2010.

The 2nd party is a Non Governmental Organization involed in different activities for welfare of the society. The



Handwritten notes on the right side of the page. At the top, it says 'Manj Kumar Verma' with a date '20/4/17'. Below that, it says 'Md. Nazimuddin - s/o Md. Riyazuddin' with a date '20/4/17'. At the bottom, it says 'At. Sikanderpur - P.S. - Sadar' with a date '20/4/17'.

2nd party is intended to run a school in the name of Indian Public School at Sarsauni Road, Jalalgarh for educating the children in the interest of people at large. For starting the above school 2nd party is in need of som land on lease for min 30 years.

Considering the offer of 2nd Party 1st party agreed to give his land as mentioned at serial no. 3 to 2nd party on the following terms -

a) 2nd Party will use the property mentioned at serial no. 3 above for establishing and running school in the name of Indian Public School over the above land.

b) 2nd party member use the land as per requirement of the school and 1st party will not raise any objection in regards to use of the above land by 2nd party.

c) 2nd party will pay the amount rental to the tune of Rs. 10,000/-p.a. for the entire land and this rental will be enhanced @ 10% at the interval of every 5 years.

Enhancement of rate will take effect since 1st.

April 2018, 1st 2023 and so on till 31st March 2043.

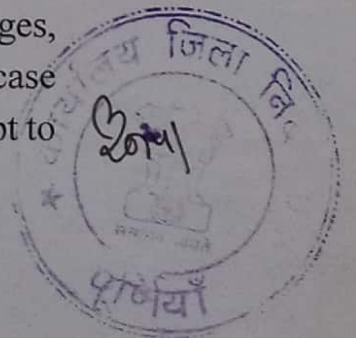
d) 2nd Party will not charge of leased property except written premission from 1st party in case of necessity.

e) The period of lease will be extended on fresh terms as agreed between the parties.

f) 1st Party will pay the rent to the State of Bihar and 2nd party will not be liable for payment of nay revenue rent to the State of Bihar but the 2nd party will pay the Electricity charges, Telephone charges, Water tax to be used in the school in case of requirement and 2nd party will supply the copy of receipt to 1st party.

Manoj Kumar Verma
20/4/17

21916
संजय कुमार चौधरी
पिसा 1 - बी जयन्त चौधरी
गुलावनाठा
सुनिय्या
20/4/17



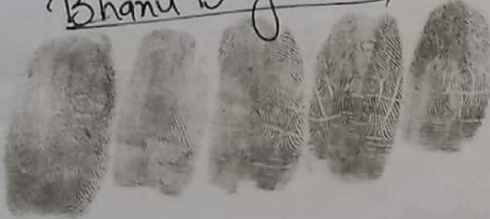
g) The 2nd party will pay the annual rent regularly in the month of March every year under proper receipt from 1st Party.

h) Both party will be at liberty to terminate the lease after giving written notice to other under proper receipt within 6 month of doing to mentioning specific reason of termination

श्री ० एसएम उद्दीन साह जी शर्मा
आना सरा नं. २३/०९
दि. २०.४.१३

Mang Kumar Verma
20/4/17

Bhanu Pritya → 20/4/17



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. 19860/-**
 Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper	Rs. 500/-
Amt. paid through Bank Challan	Rs. 32104/-

Registration Fee		LLR + Proc Fee	Service Charge								
FEE PAID	A1	12508	C	0	H1b	0	K1a	0	Lii	0	200
	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	36	
	B	0	H1a	0	J2	0	Li	0			
	TOTAL-										12544

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **12744**

Date: 20/04/2013

[Signature]
 Registering Officer
 Purnea Sadar

Endorsement under section 52

Presented for registration at Registration Office, Purnea Sadar on Saturday, 20th April 2013 by Manoj Kumar Verma Ramesh Prasad Verma by profession Agriculture. Status - Lessor

[Signature] 20/4/13
 Signature/L.T.I. of Presentant

Date: 20/04/2013

[Signature]
 Registering Officer
 Purnea Sadar

Endorsement under section 58

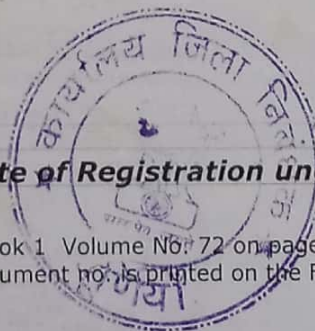
Execution is admitted by those Executants and Identified by the person (Identified by 'Sanjay Kr. Chaudhary' age '31' Sex 'M', 'Jayant Chaudhary', resident of 'Gulabbagh, purnea'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 20/04/2013

[Signature]
 Registering Officer
 Purnea Sadar

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Purnea Sadar in Book 1 Volume No. 72 on pages on 395 -402 , for the year 2013 and stored in CD volume No. CD-12 year 2013 .The document no. is printed on the Front Page of the document.



Date : 20/04/2013

[Signature]
 Registering Officer
 Purnea Sadar

Token No. : 6434 Year : 2013 S.No. : 6295 SCORE Ver.3.0 Deed No. : 6199

Scanned by
[Signature]
 C. OPERATOR