5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

बिहार BIHAR

02984

008812

बिहार सरकार

जिला निबंधन कार्यालय, आरा

दिनांक 03/06/2009 को श्री/श्रीमती Archana Kumari द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० 28810/- मुद्रांक शुल्क एवं रु० 23594/- निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं । इसे दस्तावेज सं० 4481 के रूप में पुस्तक सं० 1 की जिल्द सं० 23 के पृष्ठ सं० 13645 से 13654 तक CD 4 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया ।

LEASE RENT DEED

ह०

(Manoj Kumar Sanjay)

निबंधन पदाधिकारी

Date : 03/06/2009

(Lease of Land & Building for Sambhawana High School)

Ara, (Bhojpur), Bihar

This Lease made on this 3rd day of June 2009 between Archana Kumari wife of Sri Kumar Dwijendra, by Caste-Rajput, Occupation- Business & Social worker, Resident at Vill- Majhauaon, P.S.- Ara Nagar, Distt.- Bhojpur (Bihar)

Serial No : 4692
Token No : 4753

Deed No : 4481
of 2009

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
Lessee	*Kumar Dwijendra* Kumar Dwijendra 03-06-09 Signature of Party						
Presented by Self	*Archana Kumari* Archana Kumari 03/06/09 Signature of Party						
Lessor	*Archana Kumari*						
Identifier	*Haridwar Singh* Signature of Party						

पिता - [illegible] सिंह
मो०, बलीरांजा [illegible]
थाना - [illegible]
जिला, [illegible]
03/6/09

and Sri Kumar Dwijendra son of Sri Sharda Prasad Singh, by Caste Rajput, Occupation-Social Worker & Business, Residemnt of Village- Majhauan, P.S. Ara Town, Dist. Bhojpur here in after both the above parties called the lessor's are the exclusive owner of the Land & Building of the one part and the Secretary Cum Principal of the Sambhawana high School, Bhojpur (Bihar) hereinafter called the Lessee of the second part of this deed. Where as the lessors are the exclusive owner of the estate Comprising of land measuring about 2.59 Acres Land and constructed building with 30 Rooms for study inded, 01 big and well equipped Lab, 01 computer House, 01 Library Big Hall, 01 big conference hall, and some where of play ground, Bus Stand, Toilet, Bathroom, Hostel etc.

Kumar Dwijendra

LAND DESCRIPTION:- In. Mauza:- Majhauan.

In the Name of	Area No.	Thana No.	Ward No.	Khata No.	Khesra No.	R/No.	Value
Archana Kumari	5¼ Decs.	240	02	148	94	AA647791	2,19,000/-
Kewala Dated 01.03.2005	120 Decs.	240	02	169	65	521788	11,63,000/-
Archana Kumari	130.5 Decs.	240	02	33.69	67.527	AB47701.	19,68,200/-
Kumar Dwijendra	3¼ Decs.	240	02	148	97	------	1,38,000/-
Kewala Dated 09.01.2004 to 17.03.2004							

2.59.00= 2 Acres 59 decs.

bounded as follows:-

Road	Self	Self	R. Singh
M. Singh	Self	Self	Self
Bihar Govt.	G.N Tiwari	Suraj Pd. Singh	Sharda Pd.

Kumar Dwijendra 03/06/09

Anil Singh 03/06/09

And Whereas the lessee has agreed to take a lease of the said land from lessors for a period of 51 years up to terms and conditions herein after mentioned and has further under taken to build school to be handed as "SAMBHAWANA HIGH SCHOOL" ARA BHOJPUR (BIHAR) according to the planned hereto and the specifications attached therewith. Now this lease deed witnesses as follows:-

1. Rent R.s 12,000/- (Twelve thousand only) per month and its breakup in Rs. 10,000/- per month for building etc Rs. 2,000/- (Two thousand) p.m. for Land mentioned as above i.e. 12,000/- per annum payable to Both the above parties every year.

2. Immediately on education of these presents or as soon thereafter as possible the lessee shall commence and complete with all possible expendition and suitable building or buildings or other structures on the land which is necessary for a school here by demised according to and confireaty with the map or plans here to annexed which have already been sanctioned by the Govt.'s concerned deptt. of Ara (e.g. corporation, C.O. (Block) Panchayat etc.)

3. It is here by declared that such buildings and structures shall remain the property of the lessee during the terms of the tenancy hereby created but immediately on the expiry of such term on sooner determination there of and in any case on the expiry of 51 years from the date of the same shall became the absolute property of the lessors who shall then be entitled to enter upon and to take possession of the

Kumar Surjendra
03/06/09
03/06/09

same and shall in the meantime have and posses a vested interest therein, it being agreed that during the continuance of the tenancy hereby created the lessee shall not sell or mortgage or otherwise alienate the buildings and the structures or the materials thereof.

4. All taxes etc which may herein after be levied by any Govt. authority whatsoever as payable is respect of the said land or buildings thereon by the Lessors or by the lessee or the occupier there of shall be paid by the lessee.

All rent and Tax have been made free from liabilities as period by the lessor but it shall be paid every month by the lessee to the lessor on or before the 10th day of each calendar month wef 01.04.2008.

5. In default is made in the payment of the Rent for three consecutive months then on each dafault is shall be lawful for the Lessor, in addition to or in alternative to any other remedy the may be available to them, and rent will be paid by the lessee within 7 days otherwise 2% interest will be charged and Rent with interest will be paid within six month otherwise efect the lessee from the land hereby demised and from the buildings and structures that may have been erected there on and to take possession there of as full and absolute owner there of provided that a notice in writing shall be given by the lessors to the lessee of the to intention to take possession of the same and if the arrears of the rent are paid within 7 days from the service of the notice.

6. The lessor shall not liabilities of repair and maintain of land and building and lessee shall be entitled to do the same.

Amar Jeet Singh
03/08/09

Amar Jeet Singh
03/08/09

7. The lessee shall permit the lessor or their duly authorized agent to enter the premises at all convenient times for periodical inspection of the same except when any public show or functions is being held therein.

8. The lessee will be liable to keep the building and the structures erected on the said demised land and building in a good state of repair and shall restore any damage or injury caused there to except to annexed with have already been sanctioned by the Municipal such damage as may be caused by ordinary and reasonable wear and tear.

9. The lessee shall not use the premises/Land & Buildings for any other purpose(s). except school/Colleges and or public welfare in case of a breach of this condition the tenancy shall be deemed to be terminated the termination of the tenancy.

10. The lessee will have the option to extend the lease of the said land and building for further period of 10 years on expiry of the lease hereby granted provided he gives a notice in writing by registered post to the lessors of his intention to do so. At least three calendar months before the termination of the present lease and if extension of the period the lease rent may by increased by 25% to 50% on the completion of the previous periods mentioned as above.

Kumar Indjendra
03/06/09

03/06/09

After the expiry of the said fresh terms of 51 years the lessee shall not be entitled to exercise a further option to removal of tenancy but If the payment of Rent in satisfactory and all terms and conditions are fulfilled by the lessee and the lessor and or his successor/ nominee want to continue this lease, lease worry be extended for 51 years by increasing 25% to 50 % of the previous rent otherwise handed over the land and constructed buildings to lessor for the purpose of public welfare by the lesser or this deed and if lessor want to sale the above land to the lessee and terms and conditions will be fulfilled by the lessee it may be done same by registered Kewala with registrar of the district.

Kumar Jaijendra
03/06/09

Sanjay Kumar
03/06/09

The lessor and lessee has signed on this deed in the presence of the two witness as in the date, month and year mentioned above.

1. Lessor

Kumar Dwijendra.

(Kumar Dwijendra)

Managing Director of the Board of Trust

M/s Shanti Memorial Educational Trust

Ara, Bhojpur (Bihar)

2. Lessor

(Smt. Archana Kumari)

Secrearty/Principal of

M/s Sambhawana High School

Ara (Bhojpur), Bihar

Witness:-

1. 3/6/09

2. 3/6/09

Kumar Dwijendra 03/06/09

03/06/09

Composed by:

Gautam Computer

Adv. Assn. Ara

Drafted By

Adv.

L.N. 1750/98

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 35. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. **28810**

Addl. Stamp duty paid under RDA/Municipal Act Rs

(Paid **Rs. 5000/-** *by N.J. Stamp Paper and* **Rs. 47404/-** *through Bank Challan.)*

FEE PAID							
A1	**23308** C	0 H1b	0 Ka1	0 Lii	0 LLR		**0**
A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee		**0**
A9	0 DD	0 I	0 K1c	0 Mb	0	**Total Fee**	
A10	0 E	0 J1	0 K2	0 Na	**36**	**23594**	
B	0 H1a	0 J2	0 Li	0 Scan	**250**		

Date :

Registering Officer

Endorsement under section 52

Presented for registration at ***03:15 PM*** *on the day* ***Wednesday,*** *03rd* ***June*** ***2009*** *at the* ***Bhojpur (Arra)*** *D. R./ S. R. Office by* ***Archana Kumari***
Kumar Dwijendra

by profession ***Business.***

Signature of Presentant

Kumar Dwijendra
03-06-09

Registering Officer

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Hariduwar Singh age .... Sex M son/daughter of Late Shahdev Singh resident of Valiganj Ahirpirva Ara Nagar.

Date:

Registering Officer

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Ara(Bhojpur) having 10 pages, in the volume CD-4 and document no. of which is printed on the First Page of the document.

Date:

Registering Officer