

Lease for 110 years



Handwritten notes and signatures at the top of the document, including '1056' and 'Deed No. 222343'.

बिहार सरकार
जिला निबंधन कार्यालय, मोतिहारी

मुद्रांकन का सारांश

दिनांक 22/06/2015 को Tripurari Sharan Singh द्वारा यह दस्तावेज निबंधन हेतु उपस्थानित किया गया। इसमें रा० 482000 मुद्रांक शुल्क एवं रा० 165845 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज प्राह्य पाया गया। निम्न विवरणों ने मेरे समक्ष इसका निषादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निषादन एवं हस्ताक्षरों के अंकित हैं। इसे दस्तावेज रा० 7129 के रूप में मुद्रांक रा० 1 की जिल्द रा० 87 के पृष्ठ रा० 356 से 370 तक CD 14 में आज निबंधित एवं कुल 15 पन्नों में संघरित किया गया।

Online Challan Verified

दिनांक 22/06/2015
(Computer Operator)

Deed of lease Agreement

Handwritten signature and name: सुशील कुमार गुमान निबंधन प्रदाताकारी













Name of the - Tripurari Sharan Singh
executant-
LESSOR
aged about 44 yrs. Late
Dhruva Narayan Singh by
caste Bhumika Brahman
R/o - Village Radhiya Rai
Tola P.O - Radhiya Thana
Gobindganj Dist - East Cham-
-paran - Indian

LESSEE - Dhruv Urmala Vidyapeeth
Onkarपुरी Radhiya, East
Champaran 845458 a unit
of Name RAGHWAY Educational

Vertical handwritten note: Created Deed of lease Agreement... Tripurari Sharan Singh 22.06.2015

District Registry Office, Motihari

Token Number 7566 Reg. Year 2015 Serial Number 7460 Deed Number

PresType	Name	Photo	Thumb	Middle	Ring	Little
Lessee	Kumari Sunita (Treasurer- Dhruv Urmila Vidyapeeth)					
Sig.	<i>Kumari Sunita</i>					
				<i>22.06.2015</i>		
Lessor	Tripurari Sharan Singh	<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
Sig.						
Presented By	Tripurari Sharan Singh					
Sig.	<i>Tripurari Sharan Singh</i>					
Identified By	Anand Kishor Singh					
Sig.	<i>Anand Kishor Singh</i>					

SCORE Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 4600sop005

I certify that Photographs & Fingerprints of the above mentioned persons are true and correct.

Welfare Society Radhiya P.O
 Radhiya Thana Gobindganj
 through its Treasurers
 Kumari Sunita D/o Awadhesh Kishore
 Dwivedy R/o Belbanawa, Motihari
 P.S. Motihari East- Champaran
 Indian-

Nature of deed - Lease Agreement for the period
 of 40 forty years

Lease Premium - Rs 5000/- five thousand per
 month is Rs 60,000/- sixty
 thousand Annually
 अक्षिप्त मूल्य - अ. ६०,०००/-

Details of leased premises - An area of 200.64 decimal
 = 2.0064 Acres = 8121.90
 square meters = 87398.78
 square feet situated in mauza
 Radhiya Thana Gobindganj
 S.R. Office Arera Dist Regis-
 try office Motihari Dist East-
 Champaran Th No-83

Executed Deed of lease agreement for the
 period of 40 years. Read the content and found correct.
 Sunita

Khata	Plot No	Area Ac-Dec	
208	2872	0 - 32.01	N - Phulana Raj & Bir Bahadur Raj & Arjun Raj
	twenty eight hundred seventy two	thirty two point zero one decimal	
224	2873	0 - 12.87	S - Nillessa Dasayen Tiwari
	twenty eight hundred seventy three	twelve point eight seven decimal	
38	2874	0 - 13.86	Surendra Tiwari Rajho Tiwari
	twenty eight hundred seventy four	thirteen point eight six decimal	
457	2875	0 - 25.08	Shashi Abushan Raj
	twenty eight hundred seventy five	twenty five point zero eight decimal	
11	2876	0 - 29.04	Surendra Raj Birendra Raj
	twenty eight hundred seventy six	twenty nine point zero four decimal	
39	2877	0 - 13.86	E - Pappukai Ganesh Laxay
	twenty eight hundred seventy seven	thirteen point eight six decimal	

That though a school named Dhruv Urmila Vidyapeeth Onkarpuri, Radhika East-Champaran is running in rental house and as per requirement by C.B.S.E at least Two Acres of land is required for functioning of school for school building, hostel and playground within a single campus.

And for the same, the Secretary Namo Raghway Educational Welfare Society needs a suitable piece of land for the establishment of school i.e. for the building, playground and hostel and for this the Secretary requested the lessor/landlord to lease out the land detailed in column 5 of this deed for a period of 40 forty years.

And WHEREAS the lessor/landlord agreed to the proposal of lessee and terms and conditions have been finalised in between the lessor & lessee as noted below: -

1) That it is a fixed term lease Agreement for the period of 40 forty years with the condition to renew the lease Agreement for the further period as will be settled and decided, through fresh registration.

2) That the Annual Rent has been fixed and settled as Rs 60000/- Sixty thousand which will be paid by the lessee to the lessor regularly.

3) That the lessee will utilise the leased premises for the construction of school building, hostel, library & playground and other infrastructure on the leased premises and alteration and modification will be done as per requirement.

4) That the lessee will ^{not} sublet a bit or whole of the leased premises to any body. The leased premises will be utilised for the school purpose only and other infrastructure.

Jyoti Kumari

Sharon Singh
22/06/2015

5) That the lessee shall be at liberty to take loan either from any Bank or any financial institutions for purpose of school by mortgaging the leased land.

6) That any disputes between lessor and lessee arising out of interpretation, execution, performance or breach of any terms and conditions, shall be settled by arbitration and if not solved, the jurisdiction of the court will be at Motihari.

7) That after expiry of 40 forty years of lease period, if not extended for further period, the lessee has to vacate the leased premises and handover the vacant position to the lessor.

8) That all the terms and conditions of this lease Agreement will be binding on heirs of both lessor and lessee.

Now both the lessor i.e. land lord and lessee i.e. Secretary of Namo Railway Educational Welfare Society Radhiya, out of their free will and volition in state of sound mind and good health without coercion thinking their loss and gain execute this deed of lease Agreement to be of avail in future.

Sumati Junita
22/06/15

Singh

Shakti Mohan Tripurani Sharanam
22.06.2015

This document has been scribbled by Mr. Shakti Mohan Tripurani Sharanam P/o Motihari & the contents have been explained both the lessor & lessee.

fee paid

AI-	160,000
Ijes-	5025
Scan-	300
	<u>165325</u>
AI-	520
	<u>165845</u>

Scribet on 22nd June 2015

22/6

@ 80,000 / per acre land.
Total Land cost - 16051200
16051200 x 50% =
8025600
St- 1000
Ch- 481000
482000 ✓

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. 482000/-**
 Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 646845/-

Registration Fee																																																													
FEE PAID	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">A1</td> <td style="width: 10%; text-align: right;">160520</td> <td style="width: 5%;">C</td> <td style="width: 5%; text-align: center;">0</td> <td style="width: 10%;">H1b</td> <td style="width: 5%; text-align: center;">0</td> <td style="width: 5%;">K1a</td> <td style="width: 5%; text-align: center;">0</td> <td style="width: 5%;">L1i</td> <td style="width: 5%; text-align: center;">0</td> </tr> <tr> <td>A8</td> <td style="text-align: center;">0</td> <td>D</td> <td style="text-align: center;">0</td> <td>H2</td> <td style="text-align: center;">0</td> <td>K1b</td> <td style="text-align: center;">0</td> <td>L1ii</td> <td style="text-align: center;">0</td> </tr> <tr> <td>A9</td> <td style="text-align: center;">0</td> <td>DD</td> <td style="text-align: center;">0</td> <td>I</td> <td style="text-align: center;">5000</td> <td>K1c</td> <td style="text-align: center;">0</td> <td>Mb</td> <td style="text-align: center;">25</td> </tr> <tr> <td>A1U</td> <td style="text-align: center;">0</td> <td>E</td> <td style="text-align: center;">0</td> <td>J1</td> <td style="text-align: center;">0</td> <td>K2</td> <td style="text-align: center;">0</td> <td>Na</td> <td style="text-align: center;">0</td> </tr> <tr> <td>B</td> <td style="text-align: center;">0</td> <td>H1a</td> <td style="text-align: center;">0</td> <td>J2</td> <td style="text-align: center;">0</td> <td>Li</td> <td style="text-align: center;">0</td> <td></td> <td style="text-align: center;">0</td> </tr> <tr> <td colspan="9" style="text-align: right;">TOTAL-</td> <td style="text-align: center;">165545</td> </tr> </table>	A1	160520	C	0	H1b	0	K1a	0	L1i	0	A8	0	D	0	H2	0	K1b	0	L1ii	0	A9	0	DD	0	I	5000	K1c	0	Mb	25	A1U	0	E	0	J1	0	K2	0	Na	0	B	0	H1a	0	J2	0	Li	0		0	TOTAL-									165545
A1	160520	C	0	H1b	0	K1a	0	L1i	0																																																				
A8	0	D	0	H2	0	K1b	0	L1ii	0																																																				
A9	0	DD	0	I	5000	K1c	0	Mb	25																																																				
A1U	0	E	0	J1	0	K2	0	Na	0																																																				
B	0	H1a	0	J2	0	Li	0		0																																																				
TOTAL-									165545																																																				
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										165845																																																			

LLR + Proc Fee	Service Charge
LLR	0
Proc. Fee	0
Total	300

[Signature]
 22/6
**Registering Officer
 Motihari**

Date: 22/06/2015

Endorsement under section 52

Presented for registration at Registration Office, Motihari Sadar on Monday, 22nd June 2015 by Tripurari Sharan Singh Late Dhruv Narayan Singh by profession Agriculture. Status - Lessor

Tripurari Sharan Singh
 Signature/L.T.I. of Presentant

Date: 22/06/2015

[Signature]
 22/6
**Registering Officer
 Motihari Sadar**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Kishor Singh' age '45' Sex 'M', 'Sakal Dev Ray', resident of 'Radhiya Rai Tola, Ps. Gobindganj, E.C.',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/06/2015

[Signature]
 22/6
**Registering Officer
 Motihari**

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Motihari Sadar in Book No. 1 Volume No. 87 on page no. 356 to 370 for the year 2015 and stored in CD Volume No. 14, year 2015. The document no. is printed on the front Page of the document.

Token No. : 7566

Year : 2015

S.No. : 7460
 बिहार सरकार

SCORE Ver.3.0

Deed No. : 2

SCORE 3.0

Date : 22/06/2015

[Signature]
 22/6
**Registering Officer
 Motihari Sadar**

DEED NO: 7129