Serial No. 21131

Book No. :- 1 Deed No. 20698



बिहार BIHAR

Serial No. 21131 Deed No. 20698

बिहार सरकार
जिला निबंधन कार्यालय, रामस्तीपुर

पृष्ठांकन का सारांश

दिनांक 21/12/2012 को Bhuvnesh Kumar Verma द्वारा यह दस्तावेज निबंधन हेतु उपरथापित किया गया । इसमें रू० 45180 मुद्रांक शुल्क एवं रू० 20366 निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । निबंधन पदाधिकारी ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है। इसे दस्तावेज संo 20698 के रूप में पुस्तक संo 1 की जिल्द संo 364 के पृष्ठ संo 148 से 157 तक CD 43 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया ।

दिनांक– 21/12/2012 टोकन नं. 21316/2012

निबंधन पदाधिकारी

LEASE- DEED

This Lease Deed is made and executed at Samastipur, Bihar on 17th December 2012 between

(i) Sri Bhuvnesh Kumar Verma S/o Late Saryug Prasad, Age- 67 years

(ii) Smt Babina Sinha W/o Sri Rakesh Kumar, Age- 38 years

C/P.O. -Mohanpur, P.S. Mufassil Samastipur, Dist- Samastipur, Bihar

hereinafter called the First Party/Lessors

And

TECHNO MISSION SCHOOL, SAMASTIPUR under APURVA WELFARE SOCIETY, SAMASTIPUR registered on 22/08/2003 bearing Reg. No.515/2003-2004 through its Chairman Mr AMAR KANT LAL S/o Late Devendra Lal R/o Kashipur, Samastipur, Biharhereinafter called the Second Party/Lessee.

The expression of both the parties(Lessors and Lessee) mean and include their heirs, successors, executors and assignees of the respective parties.

Principal
Techno Mission School
Samastipur, Bihar

Manager
Techno Mission School
Samastipur, Bihar

District Registry Office,Samastipur

Token Number 21316 Regd. Year 2012 Serial Number 21131 Deed Number 20698

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Bhuvnesh Kumar Verma						
Sig.	भुवनेश कुमार वर्मा 21/12/12						
Lessor	Bhuvnesh Kumar Verma	[x] Photo	[x] Thumb	[x] Index	[x] Middle	[x] Ring	[x] Little
Sig.	भुवनेश कुमार वर्मा 21/12/12						
Lessor	Babina Sinha						
Sig.	बबीना सिन्हा 21.12.12						
Lessee	Amarkant Lal, Chairman						
Sig.	अमरकांत लाल 21-12-2012						
Identified By	Manoj Kumar Karn						
Sig.	मनोज कुमार कर्ण 21.12.12						

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30.09.26
Principal
Techno Mission School
Samastipur, Bihar

Poonam Kumari
Manager
Techno Mission School
Samastipur, Bihar



बिहार BIHAR

H 670879

-2:-

Whereas the Lessors are sole and absolute owner, occupier of the land detailed below :-

S.N.	Khata No	Khesra No.	Thana No	Name of owner	Area of Land a/s
1.	23	1484	181	Bhuvnesh Kumar Verma	03 Dhur
2.	85	1548, 2262 New, 2260 New	181	S/o Late Saryug Prasad "	11 Dhur
3.	85	1548, 2262 New, 2260 New	181	"	11 Dhur
4.	66 140 New	1547, 2259 New 1484, 2264-2265New	181	"	1 Katha10 Dhur
5.	110 401 New	1546, 2272	181	"	7 Katha14 Dhur
6.	140,160 401 New	1511 to 1515 2249-2250 New	181	"	7 Katha18¼Dhur
7.	85	1548 2262, 2260 New	181	Babina Sinha W/o Rakesh Kumar "	5 Katha 6 Dhur
8.	66, 140	1547,1584 2259,2264,2265 New	181	"	1 Katha 10Dhur
9.	85	1548, 2262 New	181	"	1 Katha
10.	140,66	1547, 1584 2259,2264,2265 New	181	"	2 Katha3¼ Dhur
11.	85	1545	181	Bhuvnesh Kumar Verma	26¼ Katha
12.	46	1541,1553	181	S/o Late Saryug Prasad "	8 Katha
				TOTAL- 62 Katha7 Dhur(@ 1900 sq ft./katha) =293.97 disimal = 2.9 Acres	

30.09.26

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Poonam Kumari
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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

बिहार BIHAR

20/12/2012

H 670880

-:3:-

And, Whereas the lessee having come to know the intention of the Lessors regarding letting out the above detailed property of this deed approached the Lessors and requested them to lease out the same to the Lessee as the Lessee intend to run "TECHNO MISSION SCHOOL" for the development of Educational, cultural and physical activities in property mentioned above.

And whereas the Lessors have agreed to let out the land detailed above admeasuring 2.9 acres.(293.97 disimal) herewith and hereinafter called the premises under tenancy of which the Lessors are the owner of the land by:-

Deed of sale by	Regd. Book No.	Volume No.	Page No.	Deed No.	Date
(a) Yashwant Paswan	NA	NA	NA	2709	02.03.2006
(b) Shanti Kri. Triyar	NA	NA	NA	2917	08.03.2006
(c) ,,	NA	NA	NA	2915	08.03.2006
(d) Kamal Paswan	NA	NA	NA	6845	05.12.2003
(c) ,,	NA	NA	NA	6844	05.12.2003
(f) Mosmat Shanti Devi	01	03	475 to 483	28618	14.03.2007
(g) ,,	01	317	516 to 523	17075	11.10.2012
(h) Lalita Kumari	NA	NA	NA	2916	08.03.2006
(i) ,,	NA	NA	NA	2136	20.02.2004
(j) Ram Tahal Mahto	NA	NA	NA	4712	26.04.2006

Barhanda of T.Pd & others Ref.No. 7 to 10, 29-31 dated:-16/8/58 in Taugi No. 17384 of Mohanpur Title Shoot No. 19 dated:- 16.02.1958

into the Lessee on the following terms and conditions :-

30.09.26

Principal
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Samastipur, Bihar

Poonam Kumari
Manager
Techno Mission School
Samastipur, Bihar



-:4:-

1. that the tenure of the tenancy has been agreed to be for a period of thirty years commencing from 01/04/2012 and ending on 31/03/2042 and would stand determined immediately on expiry of said term on 31/03/2042.
2. that the agreed rent payable by the Lessee to the Lessors has been Rs. 2,51,000/- (Rs. two lakhs fifty one thousand only) per annum payable in two equal instalments- First in April and Second in October every year.
The Non-payment or delayed payment would be termed as violation of Lease and any such default would ipso-facto terminate the tenancy.
The Lessors shall not commit any default in making the payment of electricity and water and other charges, failing which the lessors shall be at liberty to discontinue the lease on six month's notice or at the end of the academic session of the School whichever is earlier and the lessee and its officials will jointly liable to pay the dues with interest.
4. that the Lessse has agreed to vacate the premises and handover vacant, peaceful and unencumbered possession of the leased premises to the Lessors after the completion of the lease and in the event of non compliance, the Lessee will have to pay the penalty as the case may be .
5. that the Lessors and the Lessee have agreed that the Lessee shall constuct/add/alter Schoolbuilding in accordance to the approved map and with the consent of the Lessors for the purpose of running the school on its own cost in the said leased premises.

20.09.16
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बिहार BIHAR

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6. that the said premises has been leased out by the Lessors to the Lessee for the purpose of running a school namely **"TECHNO MISSION SCHOOL"** under "APURVA WELFARE SOCIETY, SAMASTIPUR subject to the rules, regulations, bye-laws and other notifications. The use of said premises would be purely academic/educational. Any other use of the leased property will not be permitted without the consent of the Lessors.

7. that the lessee shall keep the premises in good sustainable condition and would not cause any damage to it in any manner, failing which the Lessee shall be responsible.

that the Lessors shall have right to visit the leased premises during the working or otherwise on their request. The Lessee shall have no right to refuse such request by the Lessors.

30.09.26

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-:6:-

9. that the Lessee shall have no right to sell, sublet, transfer, create any third party right, title interest and/ of encumber the leased premises or only construction on it, for securing any advance or money/ finance in any manner whatsoever and the Lessee shall be personally liable for any such act. The Lessee can take loan from bank or from any financial institution for the construction of the School building on its own risk. The loan will be repaid by the Lessee only. Lessors will not be responsible for the repayment of loan in any manner.

10. that the registration charges, stamp duty charges and other expenses per taining to the preparation, execution and registration of lease deed shall be entirely and exclusively borne by the Lessee.

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बिहार BIHAR

20/12/2012

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-:7:-

1. That the parties (Lessors and Lessee) have agreed to the aforesaid terms and conditions out of their free will, in good health and sound mind, without any fear, without any misunder-standing, without any undue influence of present transaction or lease and the parties have further undertaken to remain bound by the same.

2. DESCRIPTION OF LEASED PROPERTY :

2.9 Acres (293.97 disimal) of land situated :-

At :- Mohanpur

P.O :- Mohanpur

P.S. :- Mufassil Samastipur, P.S. No. :- 181

Registry Office :- Sadar Samastipur

District :- Samastipur, Bihar

30.09.26

Principal
Techno Mission School
Samastipur, Bihar

Poonam Kumari
Manager
Techno Mission School
Samastipur, Bihar

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

बिहार BIHAR

H 670885

BOUNDED AS :-

North :- Saroj Kumar Roy & Manoj Kumar Roy

South :- Ram Bhagat Mahto & others

East :- Harinandan Prasad & Suresh Kumar Verma

West :- Main Road

IN WITNESS WHERE OF the parties have signed this deed of lease on 17th December 2012 first above written in the presence of the following witnesses :-

WITNESSES :- As mentioned.

FIRST PARTY (LESSORS)

SECOND PARTY (LESSEE)

Drafted by Lalitesh war Pd. Sinha,
Advocate
Samastipur. E.No. 595/92
Dated- 21.12.2012.

Principal
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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. 45180/-	Amt.Paid By N.J Stamp Paper	Rs. 4000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 61546/-

Registration Fee

A1	20080	C	0	H1b	0	K1a	0	UI	0
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-	20116

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20366

LLR + Proc Fee		Service Charge
LLR	0	250
Proc.Fee	0	
Total	0	

Registering Officer
Samastipur

Date: 21/12/2012

Endorsement under section 52

Presented for registration at Registration Office, Samastipur Sadar on Friday, 21st December 2012 by Bhuvnesh Kumar Verma Saryug Prasad by profession Others. Status - Lessor

Signature/L.T.I. of Presentant

21/12/12

Date:21/12/2012

Registering Officer
Samastipur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar Karn' age '40' Sex 'M', 'Durgeshwar Lal', resident of 'Jayajpatti, Dalsingsarai, Samastipur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Samastipur

Date : 21/12/2012

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Samastipur Sadar in Book 1 Volume No. 364 on pages on 148 -157 , for the year 2012 and stored in CD volume No. CD-43 year 2012 .The document no. is printed on the Front Page of the document.

Registering Officer
Samastipur

Date : 21/12/2012

Token No. : 21316 Year : 2012 S.No. : 21131 SCORE Ver.3.0 Deed No. : 20698

30.09.16
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