

Lease Deed for 35 years.

मोतिहारी

भारतीय गैर न्यायिक

एक सौ रुपये

SCANNED
DSRO, MOTIHARI

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

बिहार BIHAR

6230
25/3/14

मदन झा स/o पुन्यनंद झा स/o लखनवा का करवा मोतिहारी



Deed No. 3739

K 408194

बिहार सरकार
अवर निबंधन कार्यालय, मोतिहारी

पृष्ठांकन का सारांश

दिनांक 27/03/2014 को Madan Jha द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू0 183600 मुद्रांक शुल्क एवं रू0 61400 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। लिन ले उक्त दस्तावेज 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 3739 के रूप में पुस्तक सं0 1 की जिल्द सं0 43 के पृष्ठ सं0 547 से 556 तक PD 7 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।

दिनांक-27/03/2014

टोकन नं. 3965/2014

LEASE-DEED

- (1) Sri Madan Jha, S/o- Late Punyanand Jha, aged about 70 yrs., At-Belbanwa, Agarwa, Motihari, P.S.-Motihari, Anchal-Motihari, Distt.-East Champaran (Bihar), Indian Citizen.

Madan Jha
27/3/14

Sub District Registry Office, Motihari

Token Number 3965

Reg. Year 2014

Serial Number 3012

Deed Number 2739

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented Madan Jha	By <i>Madan Jha</i>						
	Madan Jha	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Lessee Ajeet Kumar (M.K.D. School)	Sig. <i>Ajeet Kumar</i>						
Lessor Dr. Chandra Lata Jha	Sig. <i>Chandra Lata Jha</i>						
Identified Ajay Kumar Mishra	Sig. <i>Ajay Kumar Mishra</i>						

SCOP
Ver. 3.0

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DSRO, East Champaran, Motihari

Present Ward No.-23 in M.R.V. Ward-25, Khesra No.-450, 446, measuring a total area 150 decimal or 1.5 Acre, Holding-452/325, open land bounded as follows:

North : Smt. Kumari Binu Singh, Smt. Sushila Devi, Sabuj Sharma, Abha Dwivedi.

South : Awadhesh Prasad, Kalawati Devi, Gopal Prasad

East : Manoj Kumar Singh alias Suman Singh

West : Station-Janpul Road

Branch Road Commercial -

Land cost. 6,00,00,000 - ~~cr~~ AND Land with structure
Structure cost Area 1000 Sq Ft Per Sq Ft. 1200 = 12,00,000 -

Whereas the lessee which is Private Public School, M.K.D. Public School, At-Shantipuri, Station Janpul Road, Motihari, East Champaran (Bihar) an unit of "Vats Educational and Development Trust" At-Shantipuri, Station Janpul Road, Motihari, East Champaran (Bihar) constituted of imparting and to promote the educational interest of the children of all ~~castes~~, colors and creeds through its Trustee (Lessee) are desirous of 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 Lessees have mutually agreed on the terms and conditions here in after mentioned.

1. This lease deed commences from the 15th day of February 2014.

*Madam the changes, del. by 27/3/14 with
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read and found correct. H. K. Singh 27/3/14.*

2. That the yearly Rent of Rs. 1,000/- (One Thousand Only) payable to the lessor and his representative shall grant receipt in taken of the payment receiving by him.
3. That on the expiry of the lease period of 35 years the lease shall be under obligation to vacant the lease hold premises and shall hand over the same in vacant position to the lessor.
4. That the lessee shall make any alternation or addition in the lease hold premises and shall also changed the physical feature of the premises according to convenient & requirement above said school.
5. That the lessee shall keep the lease hold premises and building in clean, hygienic, tenantable condition and shall also maintained and make minor repair such as electrical connection and any other items that deems necessary to the Lessee.
6. That the Lessee shall not deliver the possession of the Lease hold property to the any other person and shall not sublet the same.
7. That the Lessee shall run only their school in the building and hostel for boarders and shall not do anything other than educational activities.

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- (2) Smt. Dr. Chandralata Jha, D/o- Late Hari Mishra, aged about 65 yrs, At-Belbanwa, Agarwa, Motihari, P.S.-Motihari, Anchal-Motihari, Distt.-East Champaran (Bihar), Indian Citizen.

First Party (Lessor)

AND

M. K. D. Public School, At-Shantipuri, Station-Janpul Road, East Champaran (Bihar) an unit of "Vats Educational and Development Trust" At-Shantipuri, Station-Janpul Road, Motihari, East Champaran (Bihar) through its Trustee Mr. Ajeet Kumar, S/o- Sri Madan Jha, R/o- Belbanwa, Agarwa, Motihari, P.S.-Motihari, Anchal-Motihari, Distt.-East Champaran (Bihar), Indian Citizen.

Second Party (Lessee)

Type of Deed : Lease Deed

of Lease : 35 years

Mode of Rent : yearly Rent of Rs. 1000/-
(One Thousand Only)

Details of the hold property :

Situated at Tarkulwa Shantipuri, Station Janpur Road, Motihari, East Champaran (Bihar), PS No.-106, Anchal-Motihari, appertaining to Tauzi No.-644, Khata No.-64,

Handwritten notes:
Madau Jha 27/3/14
Chandralata Jha 27/3/14
Execlute deed looks do current head over the content and found correct
Ajeet Kumar 27/3/14
The Execlute deed looks do current head over the content and found correct
document, recordation Contains 2 tens correct - Chandralata Jha 27/3/14

8. That the premises shall not be used by the lessee for the Hazardous occupation or for any unlawful purpose and purpose save and accept the school education.
9. That all consumable expenditure such as Electric bill, 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 or the land to pat for the Electric Supply.
10. That shall be the responsibilities of the lessor to make the payment of Civil and revenue rent but all other rents, tax or charges shall be paid by Lessee on account of their occupancy on the Lease hold property.
11. That any tax or charges which is due on the Lessee hold property prior to the date of vacation of this 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 lease hold property as playground for the students.
13. That after the expiry the lease or at the time of vacation of the building by the lessee, the lessee

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shall be free and entitled to remove their
furnitures and other materials at their own cost
kept in the premises by them without causing
damage raises by them.

14. That the Lessee is able to mortgage the lease
property to any bank or financial company for the
development and further construction of the
above said M.K.D. Public School. But the lessee
shall be responsible for the repayment or
instalment of the loan.

IN WITNESS of the execution the parties above
as mentioned and witness have signed this
agreement in taken of acceptance of the terms
above mentioned.

Lessee

Himant Kumar

Lessor

Madan Singh

Chandrashekhar Jha
@ 400000 per Bore Branch Rd.
@ 1200 per sq. feet. Comm.

Land cost. 60000000
Str. cost 1200000

61200000

100
183500
183600

Witness

4111111111111111

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Dated on 27th March 2014

Madan Singh
27/3/14
Himant Kumar
27/3/14
Chandrashekhar Jha
27/3/14

Document Drafted by Me
Ram Prasad Singh
Advocate
Circuit Court Muzaffarpur
ENo. 2670/07

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' A. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act

Rs. 183600/-

Addl. Stamp duty paid under Municipal Act

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 100/-

Amt. paid through Bank Challan

Rs. 244900/-

Registration Fee

FEE PAID	A1	61200	C	0	H1b	0	K1a	0	LII	0
	A8	0	D	0	H2	0	K1b	0	LIll	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									61200

LLR + Proc Fee Service Charge

LLR	0	200
Proc. Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 61400

Date: 27/03/2014

Registering Officer
Motihari

Endorsement under section 52

Presented for registration at Registration Office, Motihari Sadar on Thursday, 27th March 2014 by Madan Jha Late
Punya Nand Jha by profession Agriculture. Status - Lessor.

Madan Jha
Signature/L.T.I. of Presentant

Date: 27/03/2014

Registering Officer
Motihari Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ajay Kumar Mishra' age '35' Sex 'M', 'Parmatma Mishra', resident of 'Motihari', Ps- Motihari), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 27/03/2014

Registering Officer
Motihari

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Motihari Sadar in Book 1 Volume No. 43 on pages on 547 -556 , for the year 2014 in Volume No. CD-7 year 2014 .The document no. is printed on the Front Page of the

Date : 27/03/2014

Token No. : 3965

Year : 2014 S.No. : 3812

SEPS Ver.3.0

Registering Officer
Motihari

Deed No. : 3739