

Serial No. 5747
Parisad

Circle: Supaul Nagar
15/11/19

Book No. :- 1 Deed No. 5676
T 5889



बिहार BIHAR

Serial No. 5747

3508
15/11/19

मो लतीश कुं शा पिता शिवशंकर शा शा 10
मौली निवा प्रान्त काजी मोहम्मदपुर जिला सुपौल
मो 1000 रु में 1000



बिहार सरकार
जिला निबंधन कार्यालय, सुपौल

पृष्ठांकन का सारांश

दिनांक 16/11/2019 को Ramratan Thakur द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 793000 मुद्रांक शुल्क एवं रु० 265250 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 निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 5676 के रूप में पुरतक सं० 1 की जिल्द सं० 98 के पृष्ठ सं० 41 से 50 तक CD 15 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।

Com-B-446000 x 22 डि: 82000000 '47 15' = 1320000042
मंसिं मुक-एड निबंधन मुक-रियायत

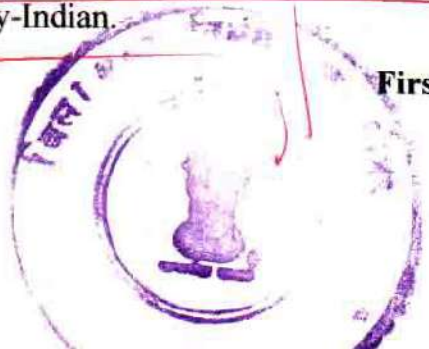
दिनांक-16/11/2019

दोकन नं. 5889/2019

LEASE DEED

01. Mr. Ram Ratan Thakur, Aadhar No-526704121283, S/O-Late Ragubar Thakur, Mobile no-8407079670
02. Mr. Santosh Thakur, Aadhar No-21679005, S/O-Late Sitaram Thakur, Mobile No-6201851320
03. Mr. Navin Thakur, Aadhar No-737714958821, S/O-Late Satish Chandra Thakur, Mobile No-7992425147 At-Municipal Council, Ward No-13, Supaul, Bihar, Nationality-Indian.

First Party (Lessor)



अशोक कुमार जूरी
निबंधन पदाधिकारी
दिनांक 16/11/19
मो 92-77-2092

SCANNED BY MS







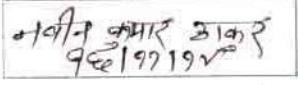






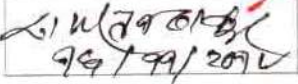
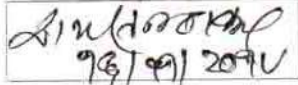






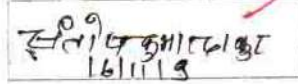






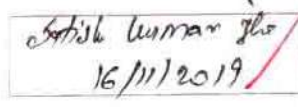


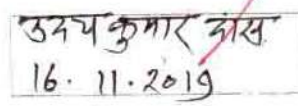
District Registry Office, Supaul

Token Number 5889

Reg. Year 2019

Serial Number

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Navin Kumar Thakur						
Sig.							
Presented By	Ramratan Thakur						
Sig.							
Lessee	Ramratan Thakur	<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	<input checked="" type="checkbox"/> Little
Sig.							
Lessee	Santosh Thakur						
Sig.							
Lessor	Shatish Kumar Jha						
Sig.							
Identified By	Uday Kumar Das						
Sig.							

✓



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AND

St. Xavier's High School, At- Kharaiel, Brahmsthan Chowk, Ward No.-13, P.O.+P.S.- Supaul, Distt.- Supaul (Bihar) a unit of "Xavier's Children Educational Trust" At - Ward No.-10, Majhauriya road, Lenin Chowk, Rasulpur Zilani, Muzaffarpur (Bihar) through its Secretary Satish Kumar Jha S/O- Shiv Shankar Jha, At- Rasulpur Zilani, Majhauriya road, Muzaffarpur, (Bihar).

Handwritten notes: 28/12/2019, 28/12/2019

Second Party (Lessee)

Type of Deed : Lease Deed
Period of Lease : 29 years and 11 Months.
Mode of Rent : Yearly Rent Rs. 300000/-
(Three Lakhs Only)

Details of the hold property:

Situated At- Kharaiel, Brahmsthan Chowk, Ward No.-13, P.O.+P.S.- Supaul, Distt.- Supaul (Bihar) appertaining to Khata No. - 227, 85 Khesra no.- 514, 724 measuring a total area 2 acres or 200 decimal or 8093.71 Sq. meter Or 87120 Sq.ft. bounded as follows:-

Handwritten notes: 28/12/2019, 28/12/2019, 28/12/2019

North : NIJ
South : NIJ
East : NIJ
West : Road

Handwritten notes: 28/12/2019, 28/12/2019, 28/12/2019

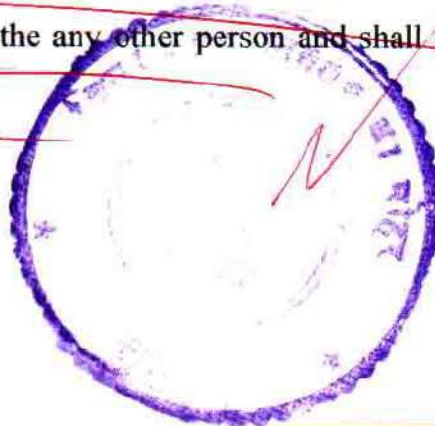
AND

Whereas the lessee which is private public school, St. Xavier's High School, At- Kharaiel, Brahmsthan Chowk, Ward No.-13, P.O.+P.S.- Supaul, Distt.- Supaul (Bihar) a unit of "Xavier's Children Educational Trust" At - Ward No.-10, Majhauriya road, Lenin Chowk, Rasulpur Zilani, Muzaffarpur (Bihar).



constituted of imparting and to promote the educational interest of the children of all casts, colors and creeds through its Secretary of Trust (Lessee) are desirous to talking 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 hereinafter mentioned:

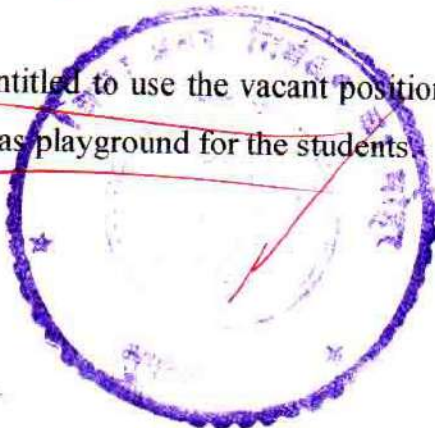
1. This lease deed commences from the 15th day of November 2019 for a total period of 29 years and 11 Months.
2. That the yearly rent of the lease of the hold property will be a sum of Rs. 300000/- (Three lakhs only) payable to the lessor and his representative shall grant receipt in taken of the payment receiving by him. And after campution of every Five years land rent with increases 10%.
3. That on the expiry of the lease period of 29 years and 11 months the lessee 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 alteration or addition in the fease hold premises and shall also changed the physical feature of the premises according to convenient & requirement of 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.



18/11/2019
No 16/186

7. That the Lessee shall run only their school in the building and hostel for borders and shall not do anything other than educational activities.
8. That the premises shall not be used by the lessee for the any Hazardous occupation or for any unlawful purpose and purpose save and except for 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 pay for the Electric Supply.
10. That shall be the responsibility of the lessor to make the payment of Civil and revenue rent but all other rates, 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 Lease hold property prior to the date of execution 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

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A vertical line with a hook at the top.
To the left of the line: 21/10/2019
To the right of the line: 92/99/92



13. That after the expiry of the lease or at the time of vacation of the building by the lessee, the lessee shall be free and entitled to remove their furniture and other materials at their own cost kept in the premises by them without causing damage raised by them to the basic structure.

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.

21/11/2019
92/99/95

Lessee

शशि कुमार शर्मा
15/11/2019

Lessor

शशि कुमार शर्मा
92/99/95

Witness 1

1) रीतिका कुमार शर्मा

पिता :- स्व. सीतल शर्मा शर्मा

पता :- सुप्रीम वार्ड 90 13
कैशी रोड

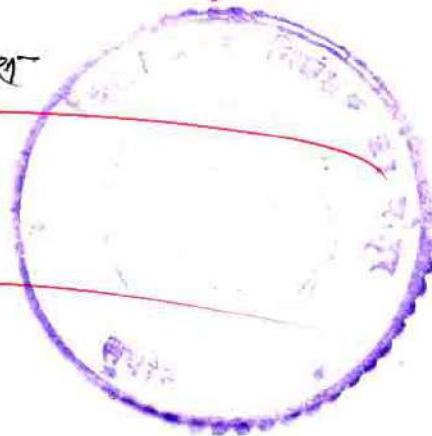
2) उदय कुमार दास

पिता स्व. श्रीत नाथनाथदास

पता सुप्रीम वार्ड 24

2 श्रीत नाथनाथदास
15/11/19

शशि कुमार शर्मा
92/99/95



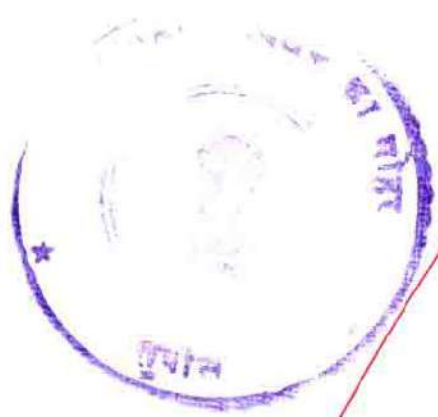
Supaul Ward no-13, Branch Road

Commercial "B" Class- 440000/- Per Decimal
440000x200 Decimal= 88000000/- x 15%=13200000/- on
Stamp Fee and Registration Fee Paid

रामरतन ठाकुर
१४/११/२०१८

रामरतन ठाकुर
१४/११/२०१८

Draft By Me
Ramratan Thakur



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. 793000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 1057250/-**

Registration Fee

A1	265000	C	0	H1b	0	K1a	0	Lii	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	0
B	0	H1a	0	J2	0	Li	0		0
TOTAL-									265000

LLR + Proc Fee Service Charge

LLR	0	
Proc. Fee	0	250
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **265250**

Date: 16/11/2019

Registering Officer
Supaul

Endorsement under section 52

Presented for registration at Registration Office, Supaul on Saturday, 16th November 2019 by Ramratan Thakur Late Raghubar Thakur by profession Agriculture. Status - Lessee

Signature of Presentant
16/11/2019

Signature/L.T.I. of Presentant

Date: 16/11/2019

Registering Officer
Supaul

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Uday Kumar Das' age '42' Sex 'M', 'Rit Narayan Lal Das', resident of 'Ward No 24 Supaul'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 16/11/2019

Registering Officer
Supaul

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Supaul in Book 1 Volume No. 98 on pages on 41 -50, for the year 2019 and stored in CD volume No. CD-15 year 2019 .The document no. is printed on the Front Page of the document.

Date : 16/11/2019

Registering Officer
Supaul

Token No. : 5889 Year : 2019 S.No. : 5747 SCORE Ver.4.1

Deed No. : d No. : 5676