Serial No. 9145 Circle: Ramnagar Book No. 1 Deed No. 9005

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR AS 6546174

Serial No. 9145 Deed No. 9005

बिहार सरकार

जिला निबंधन कार्यालय, बेतिया

पृष्ठांकन (का) साराश

दिनांक 22/05/2023 को Sameer Rai द्वारा यह इस्तावेज निबंधन हेतु उपस्थापित किया गया। इसके रु0 827100 मुद्रांक शुल्क एवं रू0 281225 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्रहय पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो अंगुलियों के निषान एवं हस्ताक्षर पीछे अंकित हैं। इस दस्तावेज सं0 9005 को रू0 में पुस्तक सं0 1 की जिल्द सं0 141 के पृष्ठ सं0 288 से 297 तक CD 22 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।

लि0 ल0 कार्यालय बेतिया।

दिनांक 22/05/2023

अमरेन्द्र कुमार
निबंधन पदाधिकारी

टोकन सं. 19377, 2023

संजय कुमार
लि० ल०
जिला निबंधन
कार्यालय,
बेतिया

LEASE AGREEMENT

This Lease Agreement is made and executed at Bettiah, on this 22th day of May 2023.

BETWEEN

Shri Sameer Rai, Age 51 years Son of Sri Malay Rai, Cast Bhumihar, Occupation Agriculturist, Resident of Village Bilaspur, P.O. Harinagar, P.S. Ramnagar, Dist-

बेतिया राज की उपलब्ध सूची से मिलान किया तथा दस्तावेज में अंकित भूमि इस सूची में शामिल नहीं है।

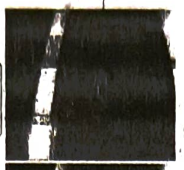
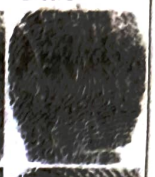
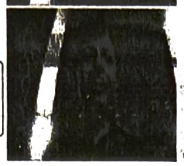
न्यालय एवं सक्षम प्रधि... द्वारा लगाये रोक तथा कुर्कदगी सूची से मिलानकर नियमानुसार निबंधन हेतु योग्य है, की जाँच की।

Aditya kumar Gupta
Principal
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UDise Code-10011212011
Harinagar-845103

Ranjeet Kumar
Manager
Sauhardh International School
Reg. No.-20310142022122115223 4
UDise Code-10011212011
Harinagar-845103

District Registry Office,Bettiah

Token Number 9377 | Reg. Year 2023 | Serial Number 9145 | Deed Number 9005

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Asha Sharma						
Sig.	Asha Sharma						
Presented By	Sameer Rai						
Sig.	समीर राय						
Lessor	Sameer Rai						
Sig.	समीर राय						

Identified By	Shweta Rai	Photo	Thumb
Sig.	Shweta Rai		

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 4700sop068

सही समीर राय

ता० 22/05/2023

West Champaran, Bihar, Pin code 845103, Mobile No. 7739692245, Pan No. AEQPR5155R, Adhar No. 7196 9684 2813 hereinafter referred to as "The LESSOR" of the first part, which expression shall, unless repugnant to the context include, the said lessor, his heirs, successors, executors, administrator, legal representatives, nominee and assignees.

AND

"SAUHARDH" Public Charitable Trust, a registered trust vide Deed No. 1382 Book No. 4 Value No. 18 Page No. 567 to 584 having its registered office at Bhuvneshwar Kutir, West Boring, Canal Road, Near Panchmukhi Hanuman Mandir, Patna 800001, Pan No. AAKIS5259H represented by its Managing Trustee Smt. Asha Sharma, Age 70 years, Daughter of Late Sri Ramsinghasan Singh, Wife of Late Ramchandra Sharma Resident of 002 Rajkishori Apartment, Kavi Raman Path, Nageshwar Colony, Patna 800001, Pan No. BVMPS5933E, Adhar No. 6494 9460 4510 hereinafter refered to as"The Lessee" of the other part, which expression shall unless repugnant to the context mean and include, board of trustees/elected and nominated Executor of the trust as per laws regulating trust.

The Lessor and the Lessee hereinafter be individually referred to as a "Party" and collectively as the "Parties", as the context may require.

WHERE AS :-

A. The Lessor has represented that he is the owner of the property bearing(1) Khata No. 2 Khesra No. 1345 area 0-13-12 (Thirteen Katha Twelve Dhur) and (2) Khata No. 2 Khesra No. 1347 area 0-4-0 (Four Katha) Total area 0-17-12 (Seventeen Katha

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Twelve Dhur) **with Commercial Building** in Mauza Bilaspur, P.S. and Anchal Ramnagar Sub Registry Office Lauriya District Registry Office Bettiah P.S. No 602 Ward No. 19 Tauzi No. 951 District- West Champaran, Bihar Jamabandi No. 1644 in the name of Sameer Rai Halka- Nagar Panchayat Ramnagar.

B. The LESSEE is desirous of taking on lease the Premises (said property) for the purpose of expanding of the School namely "SAUHARDH INTERNTIONAL SCHOOL" as per the gudelines of the government from time to time along with other charitble works and the LESSOR has agreed to lease the Premises to the LESSEE on the terms and conditions contained herein below:

Amount of Land & Rent reserved:

Total Ammount 9,18,98,000/- (Nine Crore Eighteen Lakh, Ninty-Eight Thousand Rupees)

@ 15% of 1,37,85,000/- (One Crore Thirty Seven Lakh, Eight Five Thousand Only)

Stamp- 1,37,85,000/-x 6% = 8,26,100/-

Fee- 1,37,85,000/- x 2% = 2,75,700/-

Details of Property

Khata No.	Khesra No.	Area	Dismil
2	1345	0-13-12	156.50

Commercial Ammount Rs. 5,86,88,000/-

Jamabandi No. 1644 in the name of Sameer Rai

Boundary:

North- Nij Lekhyakari,

South- Nij Lekhyakari Plot No. 1347

East- Niranjan Rai and others

West- Manohar Sharma & Others

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Khata No.	Khesra No.	Area	Dismil
2	1347	0-4-0	46

Commercial Ammount Rs. 1,72,50,000/-

Jamabandi No. 1644 in the name of Sameer Rai

Boundary:

North- Nij Lekhyakari, Plot No. 1345

South- P.C.C. Road

East- Himanshu Rai & others

West- Niranjan Sharma & Others

Total land value Amount Rs. 7,59,38,000

5320 Sqf. Commercial Building x Rate 3000= 1,59,60,000

3. **Nature of Deed:**

Lease agreement for the period of **29 Years 11 Month (Twenty Nine years Eleven Month)** commencing from 17.5.2023 and terminating on 16.04.2052 renewable with the consent of both parties by executing a fresh lease deed.

NOW, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Parties agree that the said property is leased out to the LESSEE by the LESSOR for expanding and running the school- **SAUHARDH INTERNATIONAL SCHOOL** and other charity works.

2. The LESSOR hereby grants to the LESSEE, the right to use the Premises for a period of 29 Years and 11 Months (Twenty nine years and eleven months) starting from 22th May 2023 (Lease Commencement Date) upto 21st April 2023 (the Term) for the purposes of expanding and running the School- **SAUHARDH INTERNATIONAL SCHOOL** and other charity works.

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3. The LESSEE shall obtain all necessary licenses, and permits or permissions as may be required under various statutes for carrying on its educational and other charity activities.

4. That the lessee shall have the right to make construction for expansion of the School- **SAUHARDH INTERNATIONAL SCHOOL**

5. That lease with regard to the lease hold property shall be for a term of 29 years and 11 months with effect from 22th May 2023 however can be renewed for a further period on the terms and conditions as may be agreed upon by the lessor and lessee/their successors/legal representtives.

6. That the land under the Lease deed is not acquired under endowment or is not the property of any public religious institution or wokf bord or the property of bhudan samity.

7. That both the parties shall abide by the terms and conditions of this deed of lease.

8. Rent will commen from the Lease Commencement date, both Parties agree that the rent payable shall be Rs. 1,80,000/- One Lakh Eighty Thousand per years.

9. That the Lessor shall pay the ground rent, and also other charges imposed by the government from time to time for the scheduled land.

10. That the Lessor shall pay the Municipal Tax on the said Land.

11. That this lease deed is irrevocable and the lessor cannot cancel/terminte the lease within the lease hold period.

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12. That the Lessor shall not disturb the possession of the Lessee in any manner until completion of the lease hold period.

Lessor समीर राय

Signature

Date

Lessee

Signature Asha Sharma

Date

Witnesses:

Name

Signature Shweta Rai

Date At Nandlal Kothi Bilaspur PS- Dammagaura 22/05/2023

Name रंजीत कुमार

Signature Ranjeet Kumar

Date 22/05/2023

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INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Bettiah 24/5/23

Certificate No.	:	IN-BR-2300109457
Certificate Issue Date	:	20-May-2023 02:20 PM
GRN No.	:	BHR20230500620995E
Unique Doc Reference	:	EST-BR-4700-2300001280
Party Name	:	SAMEER RAI
Purchased by	:	SAMEER RAI
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	0 (Zero Only)
Reg. Fee (Rs.)	:	5025 (Five Thousand Twenty Five Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	5025 (Five Thousand Twenty Five Only)

9377

IN 2300109930

The Stamp Certificate should be verified at https://enibandhan.bihar.gov.in or using eNibandhan Mobile App
any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.

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INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2300109049
Certificate Issue Date	:	20-May-2023 01:51 PM
GRN No.	:	BHR20230500620995E, BHR20230500695399E
Unique Doc Reference	:	EST-BR-4700-2300001275
Party Name	:	SAMEER RAI
Purchased by	:	SAMEER RAI
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	826100 (Eight Lakh Twenty Six Thousand One Hundred Only)
Reg. Fee (Rs.)	:	275700 (Two Lakh Seventy Five Thousand Seven Hundred Only)
I I R & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	1102300 (Eleven Lakh Two Thousand Three Hundred Only)

SHCILACC The N.C.C. Bank Ltd. Bettiah

IN 2300109522

Statutory Alert:
The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App
Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
It is the duty of checking the legitimacy is on the users of the certificate.
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निबंधन कार्यालय

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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. 827100/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1107325/-

Registration Fee

FEE PAID										
A1	275700	C	0	H1b	0	K1a	0	LII	0
A8	0	D	0	H2	0	K1b	0	LIII	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	LI	0		
								TOTAL-	280725

LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 281225

Registering Officer
Bettiah

Date: 22/05/2023

Endorsement under section 52

Presented for registration at Registration Office, Bettiah on Monday, 22nd May 2023 by Sameer Rai Malay Rai by profession Agriculture. Status - Lessor

22/5/23

Signature/L.T.I. of Presentant **Date:22/05/2023**

Registering Officer
Bettiah

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shweta Rai' age '44' Sex 'M', 'Samir Rai', resident of 'Near Lal Kothi Bilaspur Ward No 18 Ramnagar Wc'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Bettiah

Date : 22/05/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bettiah in Book 1 Volume No. 141 on pages on 288 -297, for the year 2023 and stored in CD volume No. CD-22 year 2023 .The document no. is printed on the Front Page of the document.

जिला निबंधन कार्यालय पश्चिम चम्पारण, बेतिया

Registering Officer
Bettiah

Date : 22/05/2023

Token No. : 9377 Year : 2023 S.No. : 9145 SCORE Ver.4.1 Deed No . : No . : 9005

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