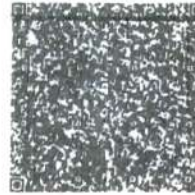




INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR02264236089421R
Certificate Issued Date : 28-Mar-2019 04:20 PM
Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference : SUBIN-BRBRSHCIL0102567079087096R
Purchased by : BASANT LAL
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : BASANT LAL
Second Party : DINESH KUMAR SECRATORY SHANTI DEVI MEMORIAL TRUST
Stamp Duty Paid By : BASANT LAL
Stamp Duty Paid (Rs.) : 1,000(One Thousand only)
Reg. fee (Rs.) : 0 (Zero)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 1,000 (One Thousand only)

10913/1584

Serial No. 10403

Deed No. 10150

Govt. of Bihar Sub Registry Office ,Danapur

Summary of Endorsement

This document was presented for registration on 24/07/2019 by Basant Lal

A Stamp Duty of Rs. 772650/- and other Fees of Rs. 258810/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 10150 in Book No. 1, Volume No. 205 on pages from 452 to 459. The document has been preserved in total 8 pages in C.D. No. 32 / Year 2019

10374 23/7/19

दस्तावेज जाचा

Lease Agreement For Land

This Memorandum of lease made & executed on this the

Date: 24/07/2019 18th (Eighteen) day of July 2019 A.D. by and;

Signature with Date (Aparna Shiva) Registering Officer, Danapur

BETWEEN

1. Name of the Executant (Lessor):-Sri Basant Lal .(aged about 73 years)son of Late Harkhdhari Singh resident of Nasriganj, P.O.- Digha PIN-800012 P.S.-Danapur Distt.- Patna,State-Bihar Indian Citizen, hereinafter called the Lessor.Of One Part.

Mobile no. 9934592444 Aadhar No-229723263484 PAN No-AAYPL3426F

Basant Lal 23/7/19

Do not write or type below this line

Trinity Convent School Danapur, Patna, Bihar



Principal 0011074110 Danapur, Patna, Bihar

Statutory Alert:

- 1. The authenticity of this Stamp Certificate should be verified at www.ichestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AND

2. Name of the Executantee (Lessee) :-

Shanti Devi Memorial Trust, Registered Office- Vill -Nasriganj P.O.- Digha PIN- 800012 P.S.- Danapur District- Patna. State-Bihar. Through Its Managing Trustee/Secretary **Sri Dinesh Kumar** (aged about 48 years)son of Sri Basant Lal resident of Nasriganj P.O.- Digha, PIN- 800012 P.S.- Danapur, District- Patna, State-Bihar. Indian Citizen, hereinafter called the Lessee. Of Other Part.

Mobile no. 7979735721 Aadhar No-912246171693 PAN No.-AAWTS8762P

3. Nature of Deed:-

Memorandum of fixed term lease for the period of **29 Year 11 Month only (Twenty Nine years & Eleven Month only)** commencing from this **23rd day of July 2019** and terminating on On **17th day of July 2049** renewable with consent of both parties by executing a fresh lease deed.

4. Amount of rent reserved:-

30000/- (Rupees Thirty Thousand) only per Month

The amount shall be enhanced by 10 % after every 3(Three) year or as mutually decided.

5. Description of the leasehold property:-

A vacant Commercial land situated at Mohalla- Nasriganj, Mithla Colony se Dakhin Chawar. Mauza- Sikandarpur , P.S.- Danapur Distt. Patna, bearing Thana no.- 17, 1st Khata no.- 207 Plot no.- 581 Area 83 Decimal. 2nd Khata no.- 153 Plot no.- 580 Area 13.5 Decimal & 3rd Khata No.- 116 Plot no.- 128 Area 4.5 Decimal Total Area 101 Decimal or 4086 Sq.mt.(Four Thousand Eighty Six Sq.mt.) within the limits of Nagar Parishad Danapur Nizamat, Patna, and Sub Registration Office Danapur & District Registration Office Patna. which is bounded as follows:-

North:-Part Plot No-581

South:- Plot No-582

East:- Main Road

West:- Plot No-Nij

WITNESSETH AS HEREUNDER:-


Manager
Trinity Convent School
Danapur, Patna, Bihar




Principal
Trinity Convent School
Danapur, Patna, Bihar

Basant Lal
23/7/19

Token Number 10913

Reg. Year 2019

Serial Number

Prestype
Lessee

Name
Dinesh Kumar
(Secretary)

Sig.

Dinesh Kumar
24/7/19

Presented By Basant Lal

Sig.

Basant Lal
24/7/19

Lessor

Basant Lal

Sig.

Basant Lal
24/7/19

Identified By Dipak Kumar

Sig.

Dipak Kumar
24-7-19



Photo



Thumb



Index



Middle



Ring



[Signature]
Manager

Trinity Convent School
Danapur, Patna, Bihar

[Signature]
Principal
Trinity Convent School
Danapur, Patna, Bihar

1. That the Lessor aforesaid is the owner and land lord of the vacant land described in column no.5 above.

2. That the Lessee aforesaid approached the Lessor aforesaid for letting out the vacant land described in column no.5 aforesaid for School / College & Training Institution which is non Profitable Charitable purpose or by mutual agreement of both the parties. the Lessor aforesaid agreed to let out the said land to the Lessee aforesaid and the Lessee aforesaid agreed to take the lease of the land aforesaid on the following terms and conditions and the Lessee aforesaid agreed to the terms willingly and without any pressure and accordingly the Lessor aforesaid has already verbally let out the premises the Lessee aforesaid and have put him in possession of the premises as tenant on the following terms and both parties have agreed to execute this document by way of memorandum of the said previously agreed lease.

TERMS AND CONDITIONS:-

The Lessee aforesaid has been put in physical possession of the land aforesaid as tenant as said above and the Lessee aforesaid shall not be entitled to deny the title of the Lessor to the premises aforesaid or either set up his own title or the title of any third person and the breach of this condition alone would be entitled the Lessor aforesaid to evict the Lessee from the premises aforesaid without any other consideration such a plea of denial of title by the Lessee cannot be acceptable by a court of justice.

ii) The Lease agreed between the Lessor and the Lessee aforesaid shall be a fixed term lease for 29 Year 11 Month only (Twenty Nine years & Eleven Month only) commencing from this 23rd day of July 2019 and terminating On 17th day of July 2049 unless the term of lease is extended by mutual written consent of both the parties for the period agreed between them and the Lessee desiring for extension of lease, shall inform the Lessor by registered notice at least one month prior to the expiry of this lease term and get the matter mutually settled within one month about the extension of term of this lease on fresh terms and condition.

However this shall not be the right and option of the Lessee only to get the lease extended without the written consent and agreement of Lessor.

iii) The rent shall be payable by the Lessee First Week of Each month of English Calender either by A/c payee CHEQUE/D.D./RTGS or hand to hand


Manager
Trinity Convent School
Danapur, Patna, Bihar




Principal
Trinity Convent School
Danapur, Patna, Bihar

Basant Lal
23/7/19

evidenced by rent receipt signed by Lessor on behalf of Lessors and the Lessee himself on behalf of Lessee and no statement of oral payment shall be recognised.

iv) The Lessee shall in case the Lessor and Lessee do not mutually agree/opt for renewal or extension beyond the original period as provided in the deed vacate the premises on the termination of the lease period of **29 Year 11 Month only** and otherwise the Lessee shall be liable to be evicted and for payment of damages.

v) The Lessee shall be entitled to vacate and hand over possession of the demised premises at any time during the initial or renewed terms if there be renewal by serving two months prior notice upon the Lessor.

vi) The Lessor Allow to the Lessee to make The permanent structures in vacant land at their own cost and Maintain It self or mutual understanding.

vii) The Lessor Allow to Lessee to give Mortgage or Hypothecation of this land in Any Financial Institution or Bank to take loan for Achieve the purpose.

vii) There is electric installation and connection in the premises and the electric meter is in the name of Lessee and the electric consumption read in the said meter since after the commencement of the lease shall be payable by the Lessee according to the bills of the Department till the premises is legally vacated by the Lessee, and hand over the electricity bills to the Lessor every month without fail and All other Taxes Like Munciplaty Taxes etc. Also paid by lessee.

viii) To permit the Lessor, ~~workmen~~ to enter into the demised premises at all reasonable times for the purpose of either inspection or repair of the demised premises .

x) That the maintenance charge of the land will be paid by the Lessee, if any.

xi) This Lease shall be effective from **23rd July 2019**

Basant-Lal
23/7/19

DETAILS CALCULATION CHART FOR FEE & STAMP DUTY


Manager
Trinity Convent School
Danapur, Patna, Bihar




Principal
Trinity Convent School
Danapur, Patna, Bihar

DETAILS CALCULATION CHART FOR FEE & STAMP DUTY

1. Total MVR cost of leased property:- 101 Decimal @ ₹.85000000/-
- 101x850000/- = ₹ 85850000/-
- 85850000 X 15%= ₹12877500/-
- Stamp Duty & Fee:- Rs. 12877500 X 6%= ₹772650/-
- Court Fee- Rs.12877500 X 2% = ₹257560/-
- Agreement Stamp Fee:- = ₹ 2000/-
- Scan=₹ 250/-
- Total=₹1032460/- (Ten Lakh Thirty Two Thousand Four Hundred Sixty only)

Therefore both the parties aforesaid have executed this Lease (Rent Agreement) after fully reading and appreciating the terms thereof by putting their signatures on this deed.

IN WITNESS WHEREOF the Lessor and the Lessee have executed this Lease (Rent Agreement) which shall be binding on them and their successor's in-interest.

WITNESSES:-

1. *Dipak*
23-7-19

... DIPAK-KUMAR
... 50 SHRI BASANT LAL
NARIGANJ, DIGHA,
Patna

2.

--- *Brij Singh*
Rameshwar Singh
Nariganj Digha
Patna + 12
23/07/19

Typed/Printed:

(Self) *Dipak*
23/7/19

Basant Lal
23/7/19

(Basant Lal)

Signature of the Lessor

Dinesh Kumar
(Dinesh Kumar)

Signature of the Lessee



Basant-Lal
23/7/19

Drafted,
Dinesh Kumar
(Self) 23/7/19

[Signature]
Manager
Trinity Convent School
Danapur, Patna, Bihar



[Signature]
Principal
Trinity Convent School
Danapur, Patna, Bihar

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. 772650/-	Amt. Paid By N.J Stamp Paper	Rs. 0/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 1031460/-

FEE PAID	Registration Fee							LLR + Proc Fee		Service Charge
	A1	257560	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	1000	J1	0	K2	0	Na	0	
B	0	H1a	0	J2	0	Li	0		0	
TOTAL-							258560			

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **258810**

Date: 24/07/2019

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Wednesday, 24th July 2019 by Basant Lal S/O Basant Lal by profession Others. Status - Lessor

✓

Signature/L.T.I. of Presentant

Date: 24/07/2019

Registering Officer
Danapur

Basant Lal
24/7/19

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Dipak Kumar ' age '43' Sex 'M', 'S/O Basant Lal', resident of 'Nasriganj', Danapur, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 24/07/2019

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No 205 on pages on 452 -459, for the year 2019 and stored in CD volume No. CD 37 year 2019 .The document no. is printed on the Front Page of the document.

Manager
Trinity Convent School
Danapur, Patna, Bihar

Principal
Trinity Convent School
Danapur, Patna, Bihar

Date : 24/07/2019

Registering Officer
Danapur

Token No. : 10913 Year : 2019 S.No. 10403 SCORE Ver.4.1

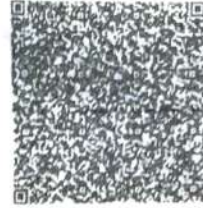
Deed No. : d No. : 1015C



1124/20



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR04418476754652R
Certificate Issued Date : 19-Jul-2019 12:55 PM
Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference : SUBIN-BRBRSHCIL0104932599237669R
Purchased by : DINESH KUMAR SECRATORY SHANTI DEVI MEMORIAL TRUST
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : DINESH KUMAR SECRATORY SHANTI DEVI MEMORIAL TRUST
Stamp Duty Paid By : DINESH KUMAR SECRATORY SHANTI DEVI MEMORIAL TRUST
Stamp Duty Paid (Rs.) : 7,72,650 (Seven Lakh Seventy Two Thousand Six Hundred And Fifty only)
Reg. fee (Rs.) : 2,58,560 (Two Lakh Fifty Eight Thousand Five Hundred And Sixty only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 250 (Two Hundred And Fifty only)
Total Amount (Rs.) : 10,31,460 (Ten Lakh Thirty One Thousand Four Hundred And Sixty only)



10913/19

280220190723089
 10913/19

[Signature]
 Manager
 Trinity Convent School
 Danapur, Patna, Bihar

[Signature]
 Principal
 Trinity Convent School
 Danapur, Patna, Bihar

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0008289799

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2. The onus of checking the legitimacy is on the users of the certificate.

Deed Details

1) Document Details

Token No	Reg. Year	Serial No	Book No.	Deed No.	Filing Date	Presented On	DSRO/SRO	Transaction Type
10913	2019	10403	1	10150	24-Jul-2019	24-Jul-2019	Danapur	Lease

2) Presenter Details

Presenter Name	Father/Husband Name	Address	Sex	Profession
Basant Lal	S/O- Basant Lal	Nasriganj, Po-Digha, Patna	M	Others

3) Party Details

SLNo	Type	Name	Father/Husband Name	Sex	Address	Profession
1	Lessor	Basant Lal	S/O- Basant Lal	M	Nasriganj, Po-Digha, Patna	Others
2	Lessee	Dinesh Kumar (Secretary)	S/O- Basant Lal	M	Nasriganj, Po-Digha, Patna	Others

4) Property Details

SLNo	Property Type	DSRO / SRO	Circle	Thana	Local Body	Land Type	Market Value	Final Value	Khata	Plot	Area(in Decimal)	East	West	North	South
1	Land	Danapur	Danapur	Sikanderpur-Nasriganj	Municipal Corporation	Comm. Main Road	850000	70550000	207	581	83	Main Road	Plot No.-Nij	Plot No.-581	Plot No.-581
2	Land	Danapur	Danapur	Sikanderpur Mithila Colony Se Dakshin Ch	Municipal Corporation	Comm. Main Road	850000	11475000	153	580	13.50	Main Road	Nij	Plot No.-581	Plot No.-581
3	Land	Danapur	Danapur	Sikanderpur Mithila Colony Se Dakshin Ch	Municipal Corporation	Comm. Main Road	850000	38250000	116	128	4.50	main road	plot no.-nij	plot no.-581	plot no.-581

5-Nov-2019

Department of Registration, Excise & Prohibition, Govt of Bihar Web Copy

Page 2 of 2 Computer ScreenShot


 Manager
 Trinity Convent School
 Danapur, Patna, Bihar


 Principal
 Trinity Convent School
 Danapur, Patna, Bihar