



INDIA NON JUDICIAL
Government of Bihar
e-Stamp

T-1374



2101308



Certificate No. : IN-BR16982121562937T
Certificate Issued Date : 05-Feb-2021 06:09 PM
Account Reference : SREIACC (CR)/ brsreic10/ BR-VAIAJI0001/ BR-VAI/ VSL
Unique Doc. Reference : SUBIN-BRBRSEIC1021461551624163T
Purchased by : RANJEET KUMAR
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : RANJEET KUMAR
Stamp Duty Paid By : RANJEET KUMAR
Stamp Duty Paid (Rs.) : 2,69,000(Two Lakh Sixty Nine Thousand only)
Reg. fee (Rs.) : 91,000 (Ninety One Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 250 (Two Hundred And Fifty only)
Total Amount (Rs.) : 3,60,250 (Three Lakh Sixty Thousand Two Hundred And Fifty only)



e-Stamp Locked

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Statutory Alert

The validity of the type of stamp used in the document is subject to the condition that the stamp is not used for any other purpose. The stamp is not valid if it is used for any other purpose. The stamp is not valid if it is used for any other purpose. The stamp is not valid if it is used for any other purpose.

Serial No. 1333 Circle:-Hajipur

Book No. :- 1334 Deed No. 1332



10412
8/2/2021
बिहार BIHAR
2021

ए. व. जे. कुमार विनोद कुमार मिश्रा लाल हरी मंडल हारी प्रसाद
वैशाली काटे लीन स्ट
Mithlesh Prasad Singh
Stamp Vendor
Lic. No.-70/83
Registry Office, Hajipur (Vaishali)

Govt. of Bihar
District Registry Office, Hajipur
Summary of Endorsement

This document was presented for registration on 05/02/2021 by Ranjeet Kumar

A Stamp Duty of Rs. 271000/- and other Fees of Rs. 91250/- has been paid in it.

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

The document has been registered as Deed No. 1332 in Book No. 1, Volume No. 23 on pages from 28 to 37 and has been preserved in total 10 pages in C.D. No. 4 / Year 2021

Date: 05/02/2021

Token No: 1374 /2021

Signature with Date
(Nilesh Kumar)
Registering Officer, Hajipur

दस्तावेज जारी
वैशाली काटे

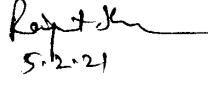
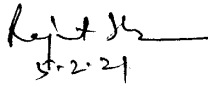
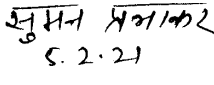
LEASE DEED

The Lease is made and executed at Hajipur on this
5th day of February 2020.



सही रजिस्ट्रार का
रजारी के लिखा। प्रमाण पत्र में सम्मिलित
दि: 05/02/2021

District Registry Office, Hajipur

Token Number	1374	Reg. Year	2021	Serial Number	1333	Deed Number	1332
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Indu Prakash Charitable Trust						
Sig.		Photo	Thumb	Index	Middle	Ring	Little
Lessee	Ranjeet Kumar (Chairman)						
Sig.	 5.2.21						
Presented By	Ranjeet Kumar						
Sig.	 5.2.21						
Lessor	Ranjeet Kumar						
Sig.		Photo	Thumb	Index	Middle	Ring	Little
Identified By	Suman Prabhakar						
Sig.	 5.2.21						

SCORE Ver.4.0

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Biometric Captured By



रंजीत कुमार
दि. 5.2.21

BETWEEN

Ranjeet Kumar S/o- Sri Umesh Mishra, R/o-Moh-Dhanauti, Chhoti Marai, P.S.- Hajipur, District - Vaishali, Bihar, (hereinafter called the lessor) which term shall wherever the contract so requires be deemed to include its administrators, legal representative and assigns of the First part.

AND

Indu Prakash Charitable Trust, Hajipur (Vaishali) through its Chairman Ranjeet Kumar S/o-Sri Umesh Mishra (hereinafter called the lessee) which term shall wherever the context so requires be deemed to include its administrators, legal representative and assigns of the second part.

Whereas the lessor is an absolute owner of total **3.00 Acre** of the undivided land bearing Thana No.- 60, Mauza- Pahetiya, Anchal- Hajipur Khata No.- 162, 306, 44, 354 Khesra No.1754,1755,1757,1758 & 1954 which is the purchased property of the lessor & in full possession and ownership.

Whereas the Lessor has agreed to give the said property on Lease and the Lessee has agreed to take the same on Lease at a yearly payment of Rs.40,000/- (Rupees Forty Thousand only) exclusive of electricity and other charges.

परिचयन सुमन प्रभाकर
पिता - शिव चंद्र चौधरी
सोकिन - दशरी मंडई, हाजीपुर,
हाजीपुर, वैशाली 844101
05/02/2021

सह्य दलित कुमार
व. 5.2.21



Whereas this Lease agreement will be for 40 years and it will be renewed mutually with the consent of the Lessor and the Lessee.

Whereas the Lessor has given as the above mentioned property, which details is also mentioned below and the Lessee will hand over all the belongings at the time of handing over the possession to the lessor.

THE LESSEE HEREBY CONVENANTS WITH THE LESSOR AS FOLLOWS :

That the Lessee shall pay Rs. 40,000/- per year in advance in the first week of January each year.

That the Lessee shall not to make any change in the said property without the written permission of the Lessor.

That the lessee shall pay the entire electricity bills, if any, to the concerned department of the Government, the Lessor shall not be made liable to pay any electricity bills. The any outstanding amount/dues shall be paid to the concerned department of the government by the lessee only, even if the Lessee left the premise.

That the Lessee is bound to vacate the land if the government of Bihar/Central government requires land for the construction of road and other purposes.



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THE LESSOR HEREBY CONVENANT WITH LESSEE AS FOLLOWS :-

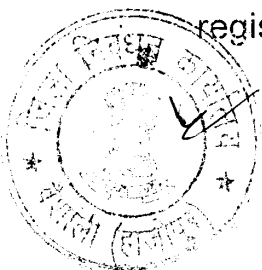
That the Lessor has assured the Lessee of this title and right of the property and right to lease the property as mentioned. The Lessor will be responsible for claim, if any against it and shall indemnify the Lessee in case any loss, damage etc. is suffered by the Lessee due to the defective title of the Lessor.

That the Lessor represents and warrants that being the owner of the said premises is fully empowered and authorised and able to make this lease and it will hold the Lessee free and harmless of any demands claims, action or proceedings by others in respect of peaceful possession of the said premises.

IT IS HEREBY MUTUALLY AGREED TO AS FOLLOWS :-

That the Lessee will at the time expiration of the said term of lease peacefully and quietly yield and deliver up possession of the said property to the lessor. The use of property by the Lessee after the expiration of the Lease Agreement shall tantamount of unauthorised occupation by of the Lessee and in that event lessee shall be liable to pay to the Lessor damages/till the physical vacation of the possession is delivered to the Lessor.

That fresh Lease Agreement may be executed and registered if the Lessor so desires mutually agreed



12.11.15
J. S. S. S.
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terms and conditions of the completion of 40 years period. However, the Lessee shall be entitled to vacate and hand over possession of the above land any time within the lock in period of 40 years.

That the Lessor shall be entitled for the vacation of the above said property after 40 years period by giving a month written notice in advance on the completion of 40 years either through advocate or the Lessor.

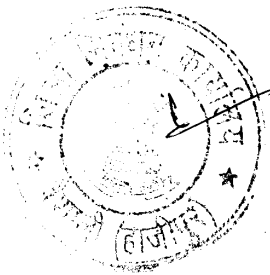
That in case of any dispute between the parties, the same shall be referred in the court of Law where property lies.

That the Lessee if not required the said property can vacate the land within the lease period.

That on the written notice of the Lessor for the vacation of the said property, the Lessee is bound to vacate the above land.

The dispute between the Lessor and the Lessee will be decided by the court which has jurisdiction.

That both the Lessor and the Lessee have understood the contents of this Lease Agreement in Hindi and no objection shall be raised/entertained in future with regard to contents in English.



17.2.21
S. S. S. S.
24.2.21

Boundaries:

North - Lessor

South- Hal Kewaldar Digar

East- Parasnath Sinha Vagarah

West- Road

Details of Lease Property :-

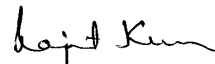
<u>Thana No.</u>	<u>Khata No.</u>	<u>Khesra No.</u>	<u>Area</u>
60	44	1754	24 Dec.
	162	1755	84 Dec.
	306	1757	19 Dec.
	162	1758	127 Dec.
	354	1954	46 Dec.
			300 Dec.

Total - 3.00 Acre

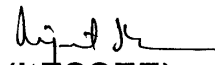
IN WITNESS WHEREOF the parties have set and subscribed their respective hands the day and year hereinabove written.

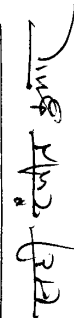
WITNESS :

1. ,


(LESSOR)

2.


(LESSEE)


dt. 5.2.21



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. 271000/-	Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 361250/-

Registration Fee

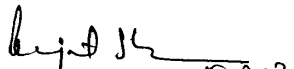
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A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0
A10	0	E	1000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0		0		
TOTAL-										91000	
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										91250	

Date: 05/02/2021


Registering Officer
Hajipur

Endorsement under section 52

Presented for registration at Registration Office, Hajipur on Friday, 05th February 2021 by Ranjeet Kumar Sri Umesh Mishra by profession Others. Status - Lessor


Signature/L.T.I. of Presentant

Date: 05/02/2021


Registering Officer
Hajipur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Suman Prabhakar' age '28' Sex 'M', 'Shivchandra Chaudhary', resident of 'Chhoti Marai, Ps- Hajipur, Vaishali'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 05/02/2021


Registering Officer
Hajipur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Hajipur in Book 1 Volume No. 23 on pages on 28 -37, for the year 2021 and stored in CD volume No. CD-4 year 2021 .The document no. is printed on the Front Page of the document.

Date : 05/02/2021

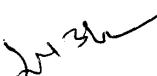
Token No. : 1374

Year : 2021

S.No. : 1333

SCORE Ver.4.1

Deed No. : d No. : 1332


Registering Officer
Hajipur

SCANNED
Muresh
(MURESH KUMAR SIMHA)
Computer Operator