



बिहार BIHAR

Serial No. 3569

Deed No. 3495

54000/- = 50000/-0

1000-126-73

Govt. of Bihar
Sub Registry Office, Darbhanga

Summary of Endorsement

This document was presented for registration on 13/03/2014 by Shiv Kishor Ray
A Stamp Duty of Rs. 549400/- and other Fees of Rs. 184100/- 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. 3495 in Book No. 1, Volume No. 44 on pages from 576 to 585 and has been preserved in total 10 pages in C.D. No. 7 / Year. 2014

सक्रॉल मिलान किया, सही पाया।

LEASE DEED

प्रभारी लिपिक

Date: 13/03/2014

Name of the Lessor: Mr. Shiv Kishor

Roy Age 36 years S/O Shri Ram Dev

Roy & Mrs. Sita Devi Age -34 years

W/o Shiv Kishor Roy & Mr. Nand

Kishore Roy Age- 33 Years S/O Ram

Dev Roy Moh.- Saidnagar, P.S. -

Laheriasarai, Distt -Darbhanga

(Bihar) ————— IST PARTY

Signature with Date

(Niraj Kumar)

Registering Officer, Darbhanga

SCANNED

by

Sethi

Dr Shibu V. Raju
Principal

Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga-846001

MANAGER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA

Sub District Registry Office, Darbhanga

Token Number 3673

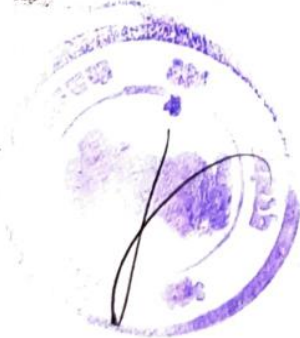
Reg. Year 2014

Serial Number 3569

Deed Number 3495

Pre-Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Shiv Kishor Ray						
Sig.	 13-3-14						
Lessor	Shiv Kishor Ray						
Sig.	 13-3-14						
Lessor	Sita Devi						
Sig.	 13-3-14						
Lessor	Nand Kishor Ray						
Sig.	 13-3-14						
Lessor	Mahendra Yadav						
Sig.	 13-3-14						
Witness	Shiv Kishor Ray (Sec. By Devika Educational Trust)						
Sig.	 13-3-14						

5/1 5/2 5/3 5/4 5/5 C/6
18-15 18-15 18-15 18-15 18-15 18-15




13-3-14

Dr Shibu V. Raju
Principal
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Darbhanga-846001

MANAGER / M. D.
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LAHERIASARAI, DARBHANGA

सही- नमूने (कल) १२/५ सामिल की गई है
 सही- नमूने (कल) १३/५ सामिल किया
 सही- नमूने (कल) १४/५ सामिल किया

(One Lack) Only.



43 (New

[illegible]

13/3/04

Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga-846001

J. J. J.
MANAGER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA

Boundary

North- Ram Jha and others

South - Shiv Kishore Roy Niz Lessee Building and others

East- Road

West- Railway Khanta

Cost of the Lease hold property

Cost of Land Rs. 1,78,80,000/-

Cost of Boundary 150sq ft. Rs. 55,000/-

Cost of Guard Room
15x20=300sqft. Rs. 3,45,000/-

Total Amount Rs. 1,82,80,000/-


(Rupees One crore Eighty two lack eighty
thousand only)

Less 50% = Rs. 91,40,000/-

(Rupees Ninety one lack forty thousand only)

AND

Whereas the lessee which is private Public School
namely HOLY MARY INTERNATIONAL
SCHOOL At-Bahadurpur, Chintamanpur, P.S.-
Bahadurpur, Dist.-Darbhanga an unit of "Dev Kala
Educational Trust" Constituted for imparting and
to promote the educational interest to the children of
all caste, colours and creeds through its secretary


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LAHERIASARAI, DARBHANGA

(579)

से १३/०६/२०१५ २०१५
१३-९-१५


सही सीता देवी १३-९-१५
सही - ०१०६/०९/२०१५ २०१५

(lessee), and are desirous of taking the property on lease, fully detailed above and the lessers have agreed for giving on lease and both parties i.e. the lessers and lessee have mutually agreed on the terms and conditions hereinafter mentioned.

1. This lease deed commences from 01-03-2014 for a total period of 50 years.
2. That the yearly rent of the lease of the hold property will be a sum Rs.1,00,000/- (One Lack only) payable to the lesser or his agent and lesser shall grant receipt in taken of the payment received by him/her or agent.
3. That on the expiry of the lease period of 50 years the lessee shall be under obligation to vacant the lease hold property and shall hand over the same in vacant position to the lesser.
4. That the lessee shall be entitled to construct any type of building as per his/her requirement over the lease hold property.
5. That the lessee shall keep the lease hold property in clean, hygienic, tenantable condition.

(580)
13-3-14
सीमा देवी
13-3-14
श्री - नरेश कुमार
13-3-14

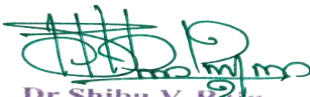



Dr Shibu V. Raju
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LAHERIASARAI, DARBHANGA

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, without the written permission /approval of the lessers.
7. That the Lessee shall run only their school and not do any thing other than educational activities and can do the work as mentioned in the object of the trust deed of Devkala Educational Trust
8. That the property shall not be used by the Lessee for any unlawful purpose and shall be used only for the purpose as given in the norms of schools rules and guidelines etc.
9. That all consumable expenditure such as Electricity bill, provision of drinking water and sanitations shall be borne by the Lessee and not by the Lessers. The Lessee shall be free to take a separate electric connection over the lease hold property in their own name and for their own purpose under legal obligation to pay to electric supplier without involving the land owner/lessers.

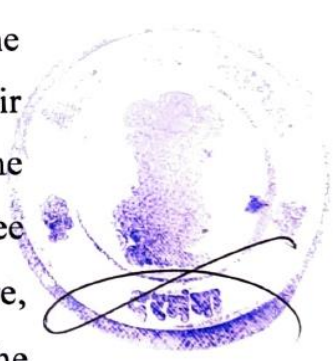


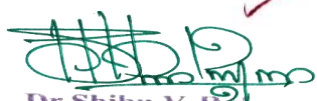

Dr Shibu V. Raju
Principal
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LAHERIASARAI, DARBHANGA

10. That the lessee shall be responsible to make the payment of Civil and revenue rent along with other rates, rents taxes or charge etc shall be paid by lessee on account of their occupancy on the lease hold property.
11. That any tax or charges which is due to the lesser over lease hold property prior to the date of execution of this lease deed shall be payable by the Lesser and shall be discharged by him alone.
12. That after the expiry of the lease or at the time of vacation of the property by the lessee, the lessee shall be free and entitled to remove their furniture, fixtures and other materials at the own cost kept over the property by lessee without causing damage to the basic structure, and lessee shall deliver all the property to the Trust that has been removed from the lease hold property.
13. That the lessee is able to mortgage the lease hold property to any bank or financial company for the development and Further construction of the above said Holy Mary International

(592)
 सह - 13/10/2014
 13-3-14
 सही सीमा क्षेत्र 13-3-14
 सही - 13/10/2014 13-3-14




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 LAHERIASARI, DARBHANGA

583

School But the lessee shall be responsible for the repayment or installment of the loan.

In witness of the execution the parties above as mentioned and witnesses have signed this lease deed in taken of the terms above, mentioned Original and duplicate both documents are same.

19-3-14
गिव कि बोर रफ

Lessee

गिव कि बोर रफ

Lessors

गिव कि बोर रफ
सीता देवी


सही-नन दे कि बोर रफ

Witness



Drafted by Nigamber Kumar
Advocate (Adv.)
Civil Court Darbhanga
13/03/2014
Enr. No. 1163/04

Dated.-13-03-2014


Dr Shibu V. Rahu
Principal
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LAHERIASARAI, DARBHANGA

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
Addl. Stamp duty paid under Municipal Act

Rs. 549400/-
Rs. 0/-

Amt. Paid By N.J Stamp Paper
Amt. paid through Bank Challan

Rs. 5000/-
Rs. 728500/-

Registration Fee

A1	182800	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		
TOTAL-									183800

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 184100

LLR + Proc Fee	Service Charge
LLR 0	0
Proc. Fee 0	300
Total 0	0

Date: 13/03/2014

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga Sadar on Thursday, 13th March 2014 by Shiv Kishor Ray Ram Dev Ray by profession Agriculture. Status - Lessor

Signature/L.T.I. of Presentant

Date: 13/03/2014

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Mahendra Yadav' age '62' Sex 'M', 'Ramjee Yadav', resident of 'Ahila, p.S-Bahadurpur, dbg'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 13/03/2014

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Darbhanga Sadar in Book 1 Volume No. 44 on pages on 576 -585 , for the year 2014 and stored in CD volume No. CD-7 year 2014 .The document no. is printed on the Front Page of the document.

Date : 13/03/2014

Token No. : 3673 Year : 2014 S.No. : 3569 SCORE Ver.3.0

Deed No. : 3495

Dr Shibu V. Raju
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Darbhanga-846001

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LAHERIASARAI, DARBHANGA

मौजा निन्हामेनपुर

धाना नं० - २३५

अंचल - बहादुरपुर

जिला - दारभंगा

(५४५)

N
W E
S



स्वच्छ भवन

मंजीला
भवन

जोर खात्र कठा है। मंजीला भवन द्वारेवर खाली
जमीन सीत दीग है।

निवेदित करता हूँ

निवेदित करता हूँ

१०/१०/१५


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Darbhanga-846001


MANAGER / M. D.
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LAHERIASARAI, DARBHANGA

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 or I-A, No. '64'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 6000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 500/-
Amt. paid through Bank Challan Rs. 11283/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	4108	C	0	H1b	0	K1a	0	Lii	0	LLR	0	75
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	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					
	TOTAL-									5108			
Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										5783			

Date: 11/09/2013

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga Sadar on Wednesday, 11th September 2013 by Ramdeo Rai (Settler) S/O Late Janak Roy by profession Agriculture. Status - Trustee

Signature/L.T.I. of Presentant

Date: 11/09/2013

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Brij Bhushan Yadav' age '37' Sex 'M', 'S/O Upendra Narayan Yadav', resident of 'Vill-Taralahi, Ps-Darbhangha, Darbhanga.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 11/09/2013

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Darbhanga Sadar in Book 4 Volume No. 2 on pages on 226 -252 , for the year 2013 and stored in CD volume No. CD-1 year 2013 .The document no. is printed on the Front Page of the document.

Date : 11/09/2013


Token No. : 15017

Year : 2013

S.No. : 14579

SCORE Ver.3.0

Deed No. : 81


Dr Shibu V. Raju
Principal
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Darbhanga-846001


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LAHERIASARI, DARBHANGA