

Serial No. 10176

Circle:-Bathnaha

Book No. 1

Deed No. 9972



10266

बिहार BIHAR 16033 1000 4.6902 गुण 710 4-2004 गुण 4-2004 गुण U 032915

Serial No. 10176

Deed No. 9972

मानन्द कुमार

मुद्रांक विक्रेता

जिला निबंधन कार्यालय, सीतामढ़ी  
 ला०/नं०-1/2004-01  
 फोन-9934076255

बिहार सरकार  
 जिला निबंधन कार्यालय, सीतामढ़ी

पृष्ठांकन का सारांश

दिनांक 04/10/2021 को Surendra Kumar द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू० 222400 मुद्रांक शुल्क एवं रू० 75300 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 9972 के रूप में पुस्तक सं० 1 की जिल्द सं० 154 के पृष्ठ सं० 534 से 544 तक CD 24 में आज निबंधित एवं कुल 11 पृष्ठों में संधारित किया गया।

दिनांक-04/10/2021

टोकन नं. 10266/2021



**LEASE DEED**

01. Mr. Surendra Kumar S/O- Chandeshwar Prasad Yadav aged about 43 years, resident of At- Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi, Bihar. Aadhar No-9775 3174 5426 Mob No-9931966822

**ATTESTED**

Kapildan Head

**Manager**  
**Gyan Ganga Vidyapith**  
**Dostpur, Sitamarhi**

**ATTESTED**

Principal

**Gyan Ganga Vidyapith**  
**Dostpur, Sitamarhi**

10366  
 4/10  
 49

मणीन्द्र नाथ झा  
 निबंधन पदाधिकारी

मवाजी 205 डो  
 जमीन मिज दस्तावेज  
 पंकर समझ लिया  
 04/10/2021  
 मिज दस्तावेज  
 पंकर समझ लिया  
 04/10/2021  
 मवाजी 205 डो  
 पंकर समझ लिया  
 04/10/2021



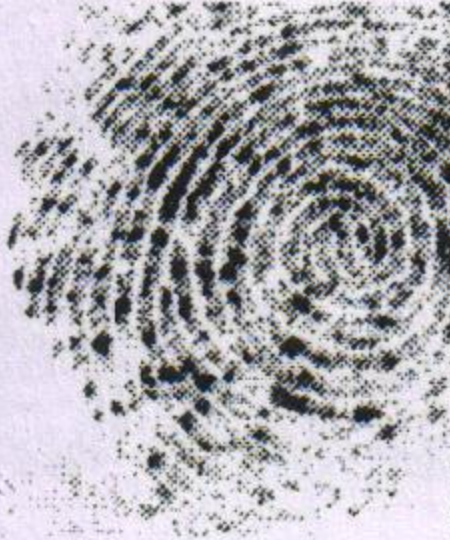


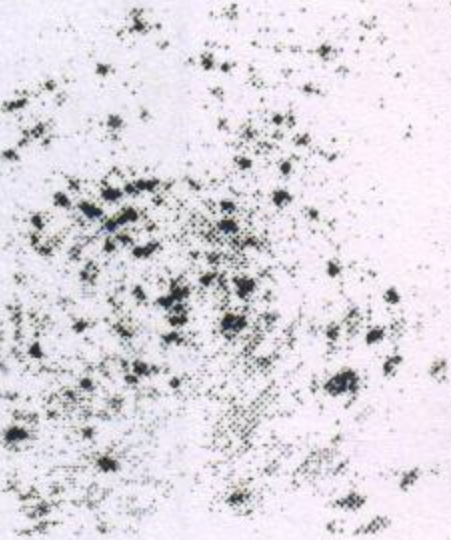


















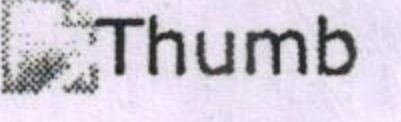
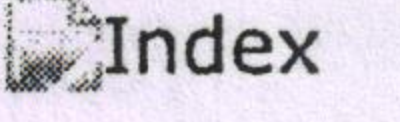
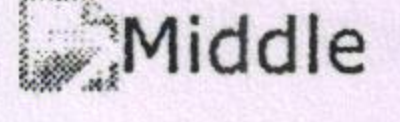
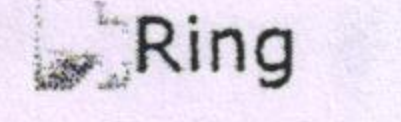
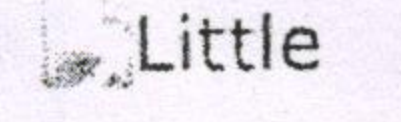


### District Registry Office, Sitamarhi Sadar

Token Number 10266

Reg. Year 2021

Serial Number 10176

Deed Number 9972

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Gyan Ganga Vidyapith (Through Chairman Chandeshwar Prasad Yadav)						
Sig.	<i>चंद्रेश्वर यादव</i> 4/10/2021						
Lessor	Shambhu Prasad Ray						
Sig.	<i>शिवशंकर राय</i> 4-10-2021						
Lessor	Sudha Kumari						
Sig.	<i>सुधा कुमारी</i> 04/10/2021						
Presented By	Surendra Kumar						
Sig.	<i>सुरेन्द्र कुमार</i> 04/10/2021						
Lessor	Surendra Kumar						
Sig.	<i>सुरेन्द्र कुमार</i> 04/10/2021						
Identified By	Badri Baitha						
Sig.	<i>बद्री बैठा</i> 4-10-2021						

**ATTESTED**

*Kabirdeo Prasad*

**Manager**  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

**ATTESTED**

*Principal*  
**Principal**  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi



बिहार BIHAR

16094  
4/10/21

16093

AD 238232

आनन्द कुमार  
मुद्रांक विक्रेता  
जिला निबंधन कार्यालय, सीता  
ला०/नं०- 2004-1  
फो०-9934076255

- 02. Mrs. Sudha Kumari W/O- Surendra Kumar aged about 32 years, resident of At- Dostpur, P.O. - Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi, Bihar. Aadhar No-7416 1650 4908 Mob-No-9430840981
- 03. Mr. Shambhu Prasad Ray S/O- Basudeo Rai aged about 56 years resident of At- Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi, Bihar. Aadhar No-7121 0108 6149 Mob-9006766281

First Party (Lessor)

AND

Gyan Ganga Vidyapith, At - Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi (Bihar) a unit of "S. S. Foudation" At - Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi (Bihar) through its Chairman of Trust Chandeshwar Prasad Yadav S/O- Late Ramrup Prasad Yadav, aged about 76 years resident of At - Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi (Bihar). Aadhar No- 6399 3707 9122 Mob- 8271963217

**ATTESTED**

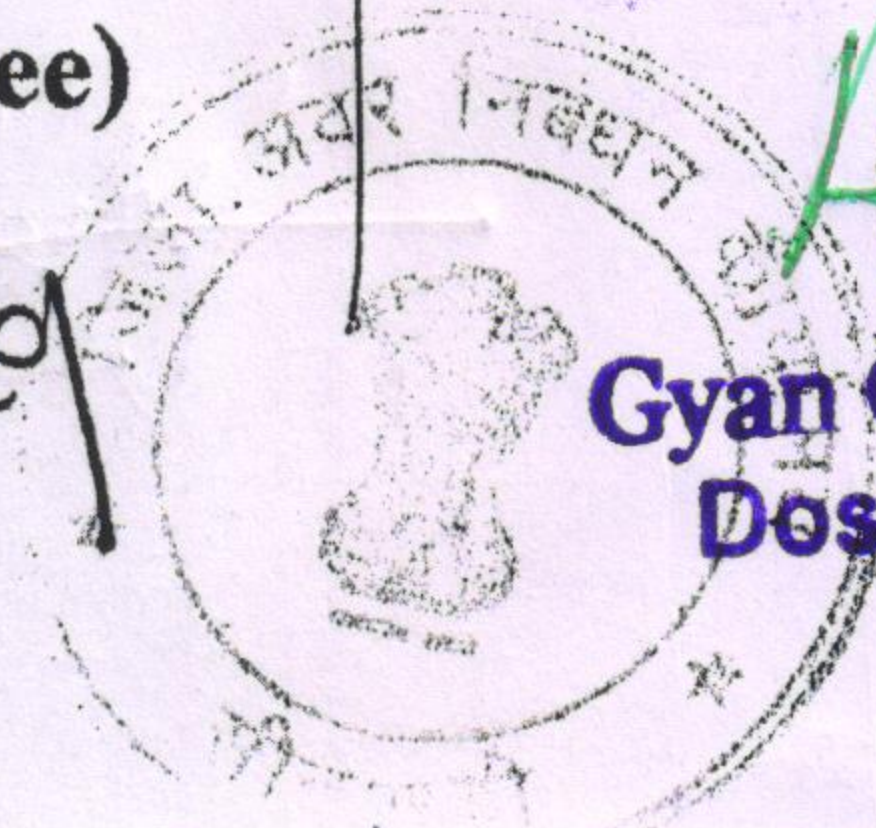
Kapildas Prasad

Manager

Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

Second Party (Lessee)

श्री



Principal

Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

सुधी सुरेश कुमार  
04/10/2021  
सुधी सुब्बा कुमारी  
04/10/2021  
सुधी सुब्बा कुमारी  
04/10/2021  
सुधी सुब्बा कुमारी  
04/10/2021  
4-10-2021

ATTESTED  
जि. नि. ब. वि. कार्यालय  
सीता  
ला०/नं०- 2004-1  
फो०-9934076255



बिहार BIHAR

16031  
4-10-21

16033

AD 238233

आनन्द कुमार  
मुद्रांक विक्रेता

जिला निबंधन कार्यालय, सीतामढ़ी  
ली०/नं०-1/2004-05  
फोन-9934076255

Type of Deed : Lease Deed  
 Period of Lease : 29 yrs. And 11 Months  
 Mode of Rent : Monthly Rent Rs 30000/-  
 (Thirty Thousand Only)

**Details of the hold property:**

Situated At - Dostpur Khairvi, P.S.- Bathnaha,  
Sub Registry & Distt.- Sitamarhi (Bihar) P.S. no.-  
190, Anchal- Bathnaha

S.No.	Khata No	Survey No	Area	Value
1.	121	4299	14 Decimal	1680000
2.	546	4248	29 Decimal	3480000
3.	546	4255	15 Decimal	1800000
4.	546	4281	22 Decimal	2640000
5.	565	4282	19 Decimal	2280000
6.	565	4283	26 Decimal	3120000
7.	121	4280	80 Decimal	9600000
		Total	205 Decimal	24600000

सहाय सुन्दर कुमार  
04/10/2021  
सहाय सुन्दर कुमार  
04/10/2021  
सहाय सुन्दर कुमार  
4-10-2021

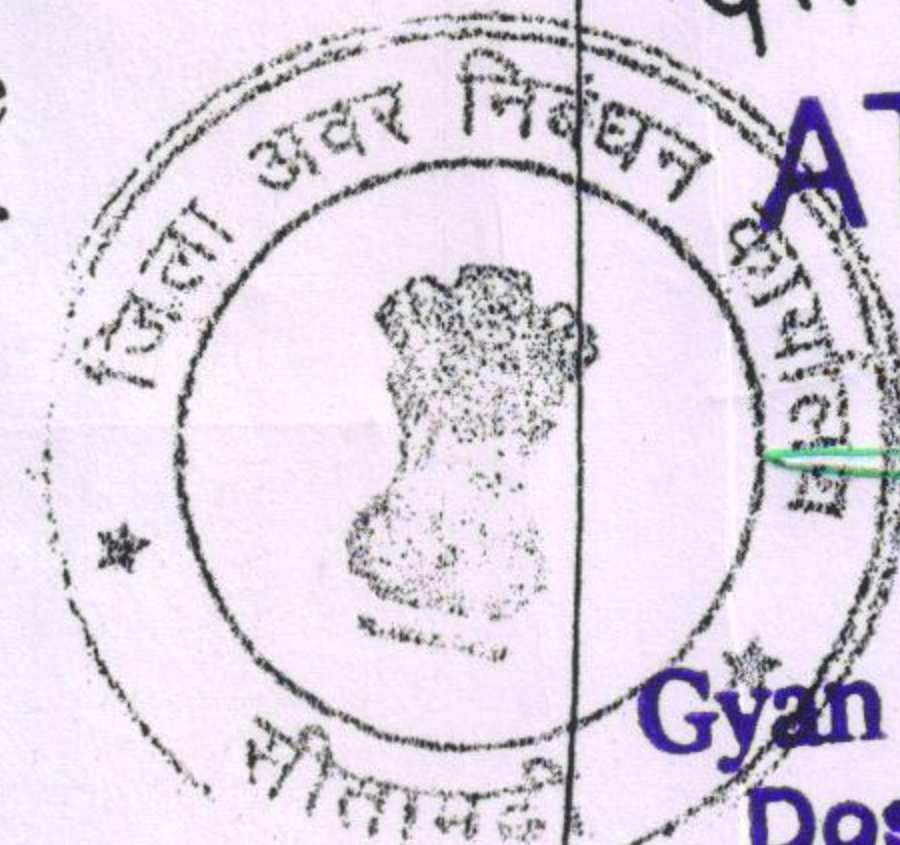
**ATTESTED**

Total area of land 205 decimal ( two hundred five decimal ) or 2.05 acres or 8174.65 Sq. Meters or 87991.2 Sq Ft.

Kabir Das Basak

Manager

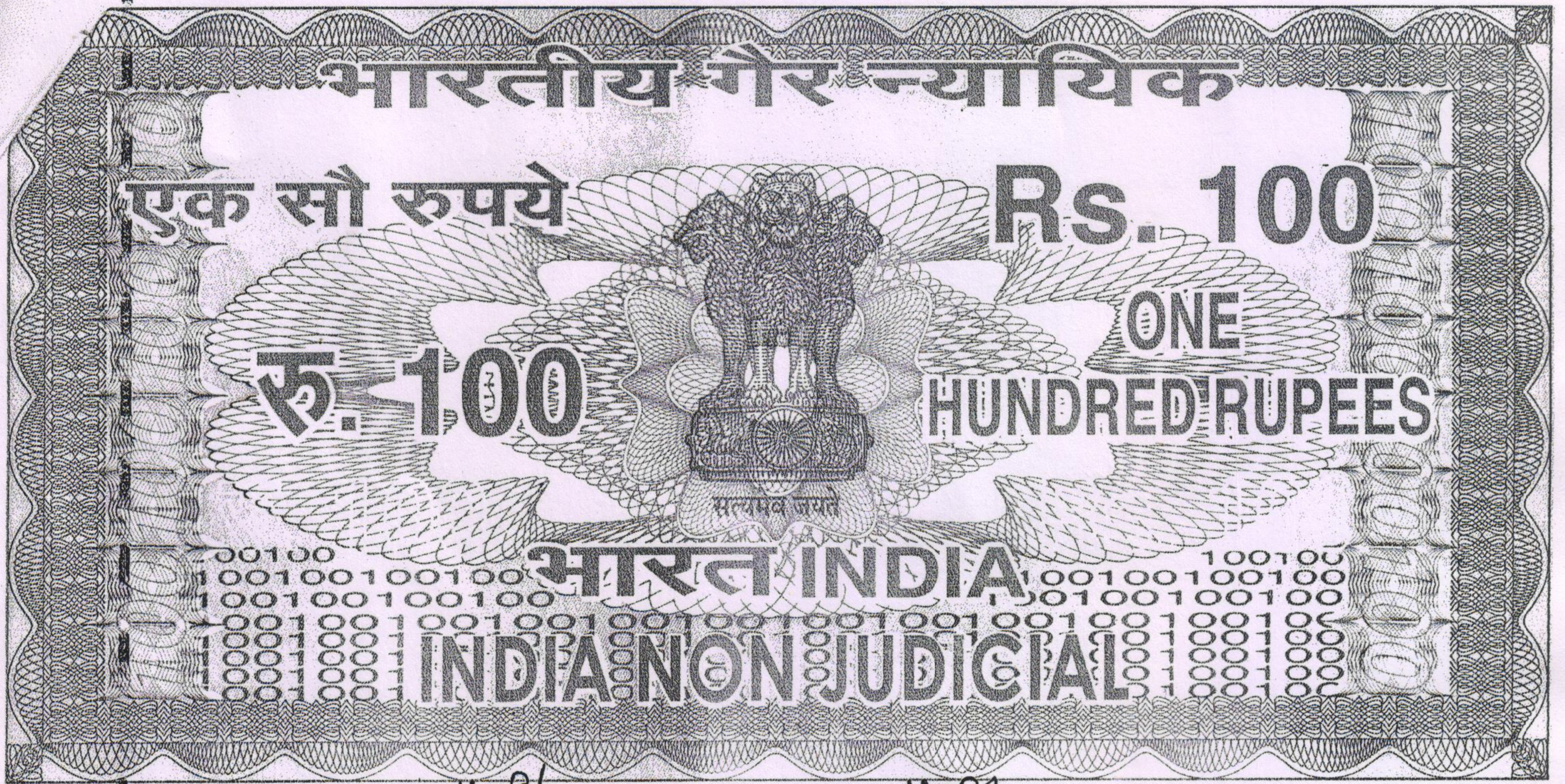
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi



**ATTESTED**

Principal

Gyan Ganga Vidyapith  
Dostpur, Sitamarhi



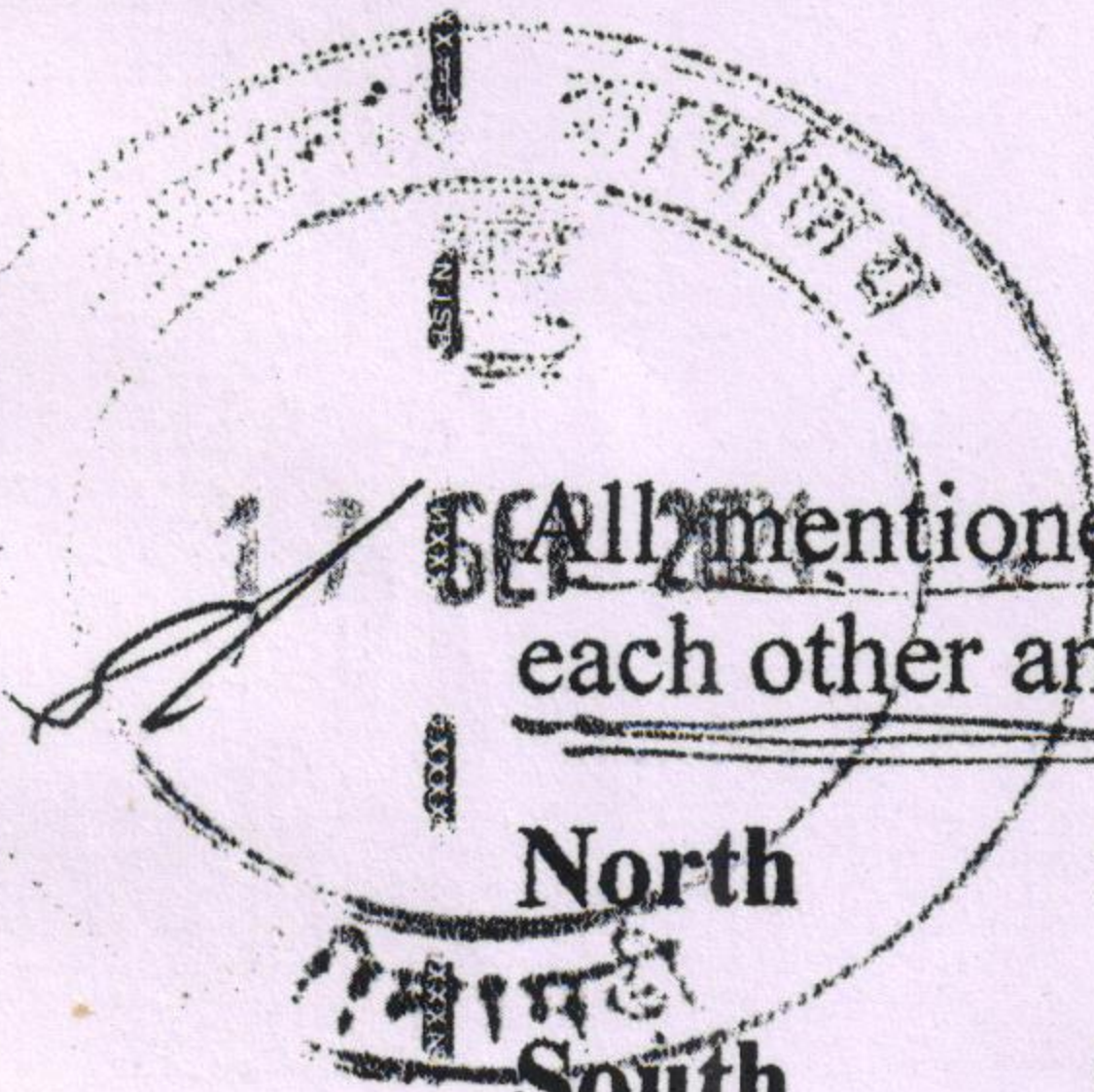
बिहार BIHAR

16036  
4/10/21

16033

AD 238234

~~जगन्मोहन कुमार~~  
मुद्रांक विक्रेता  
जिला निवृधन कार्यालय, सीतामढ़ी  
ला०/नं०-1/2004-05  
फो०-9934076255



All mentioned survey numbers are well attached to each other and covered a single boundary

North : Chaudhary Ray & Nagendra Prasad

South : Kapileshwar Ray & Surendra Prasad

etc.

East : Munindra Prasad & Suresh Ray

West : Road

AND

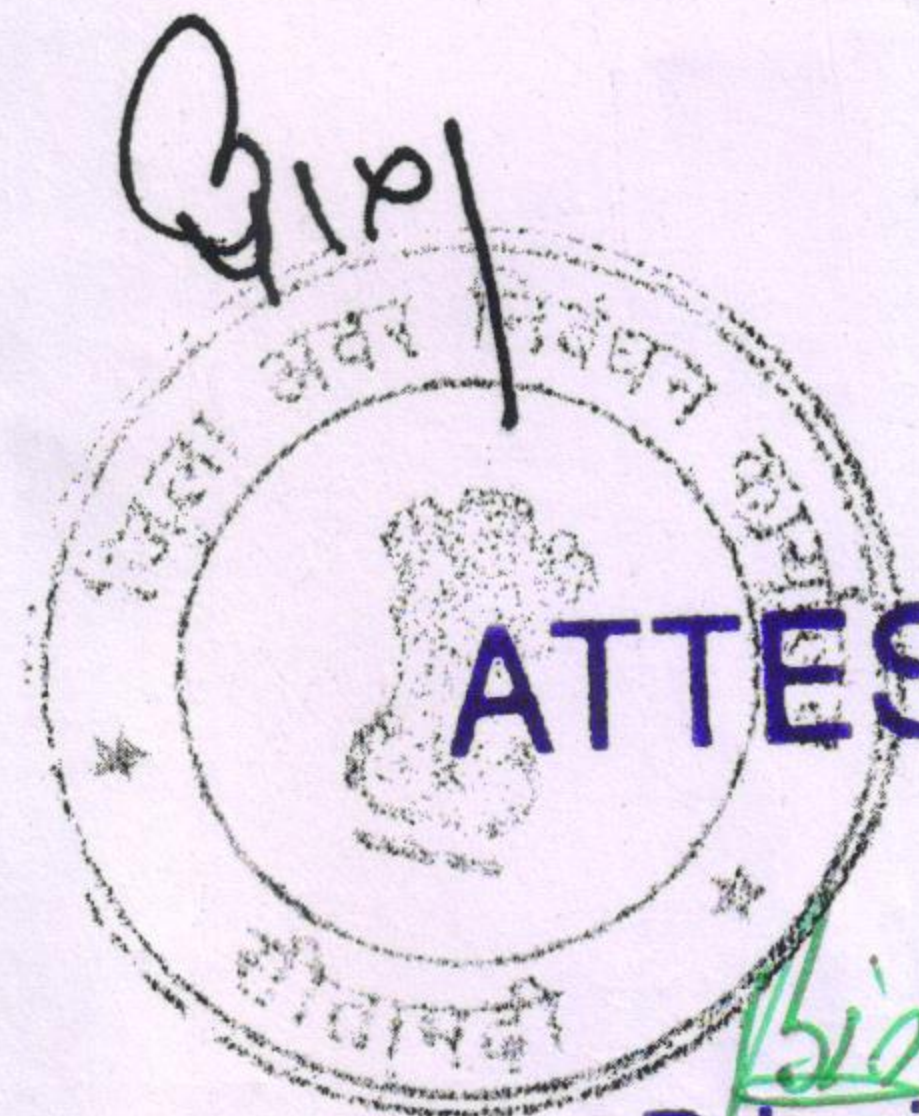
Whereas the lessee which is private public school, Gyan Ganga Vidyapith, At- Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi (Bihar) a unit of "S.S. Foundation" At- Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi (Bihar) constituted of imparting and to promote the educational interest of the children of all caste, colors

सही सुरेश कुमार  
04/10/2021  
सही सुरेश कुमार  
04/10/2021  
सही सुरेश कुमार  
4-10-2021

ATTESTED

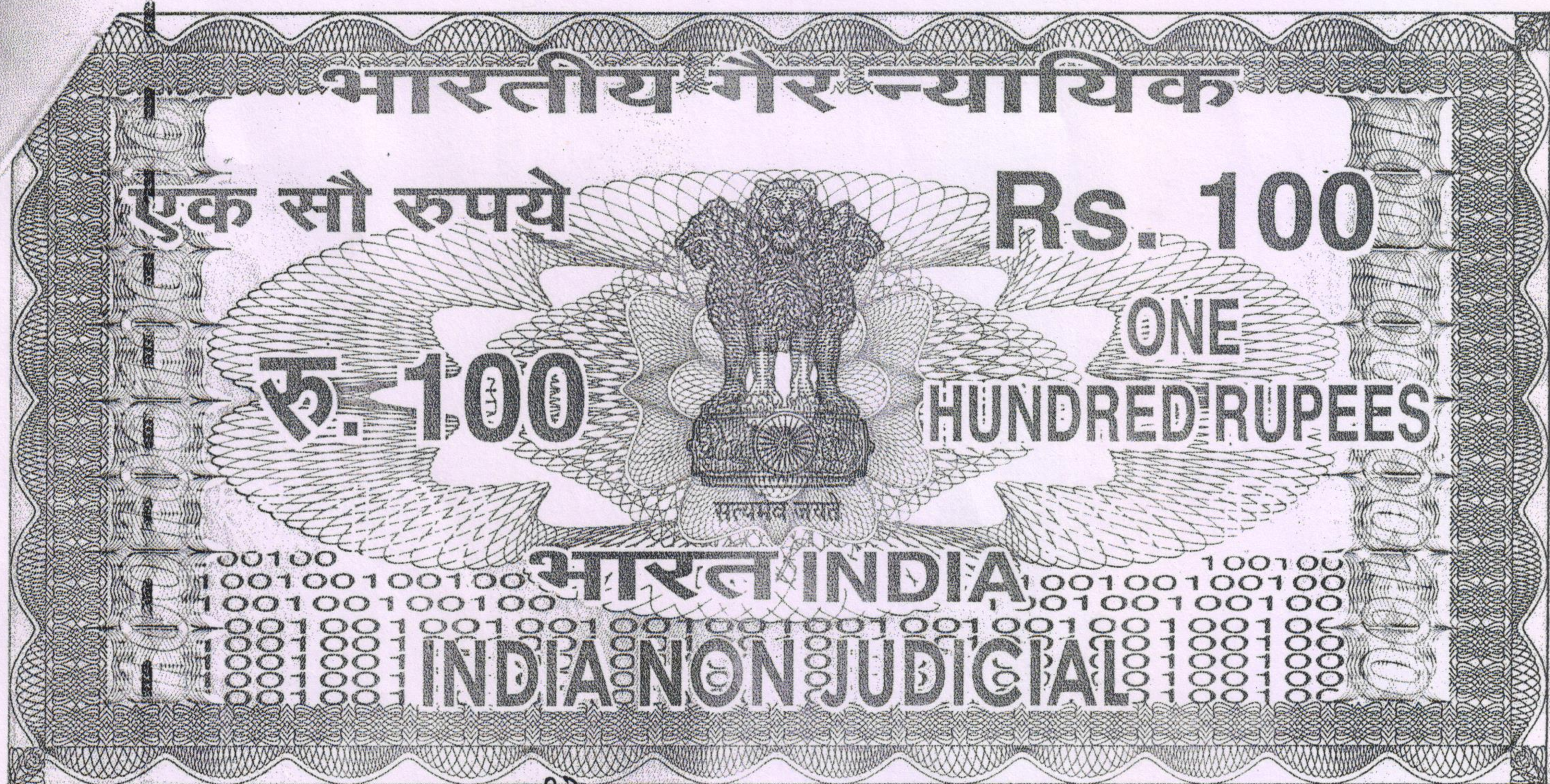
Kapildas Prasad

Manager  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi



ATTESTED

Principal  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

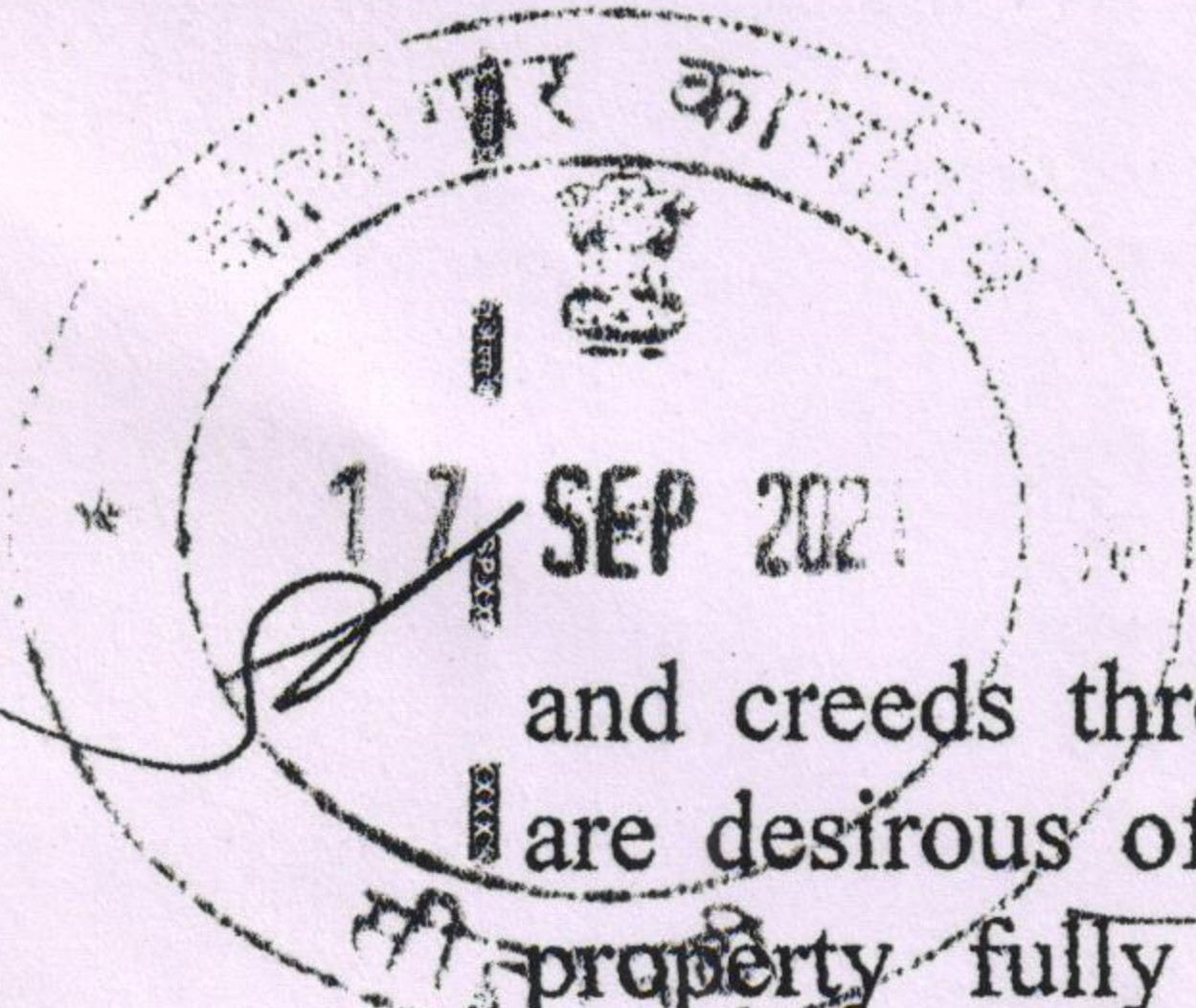


बिहार BIHAR

10033  
4.10.21

10033

AD 238260  
मुद्रांक विक्रेता  
जिला निबंधन कार्यालय, सीतामढ़ी  
ला०/नं०-1/2004-05  
फो०-9934076255



and creeds through its Chairman of Trust (Lessee) are desirous of taking 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 here in after mentioned.

1. This lease deed commences from the 1<sup>st</sup> day of October 2021 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. 360000/- (Three Lakh Sixty Thousand only) only payable to the lessor and his representative shall grant receipt in taken of the payment receiving by him and after per five years rental amount will increase with 25%.

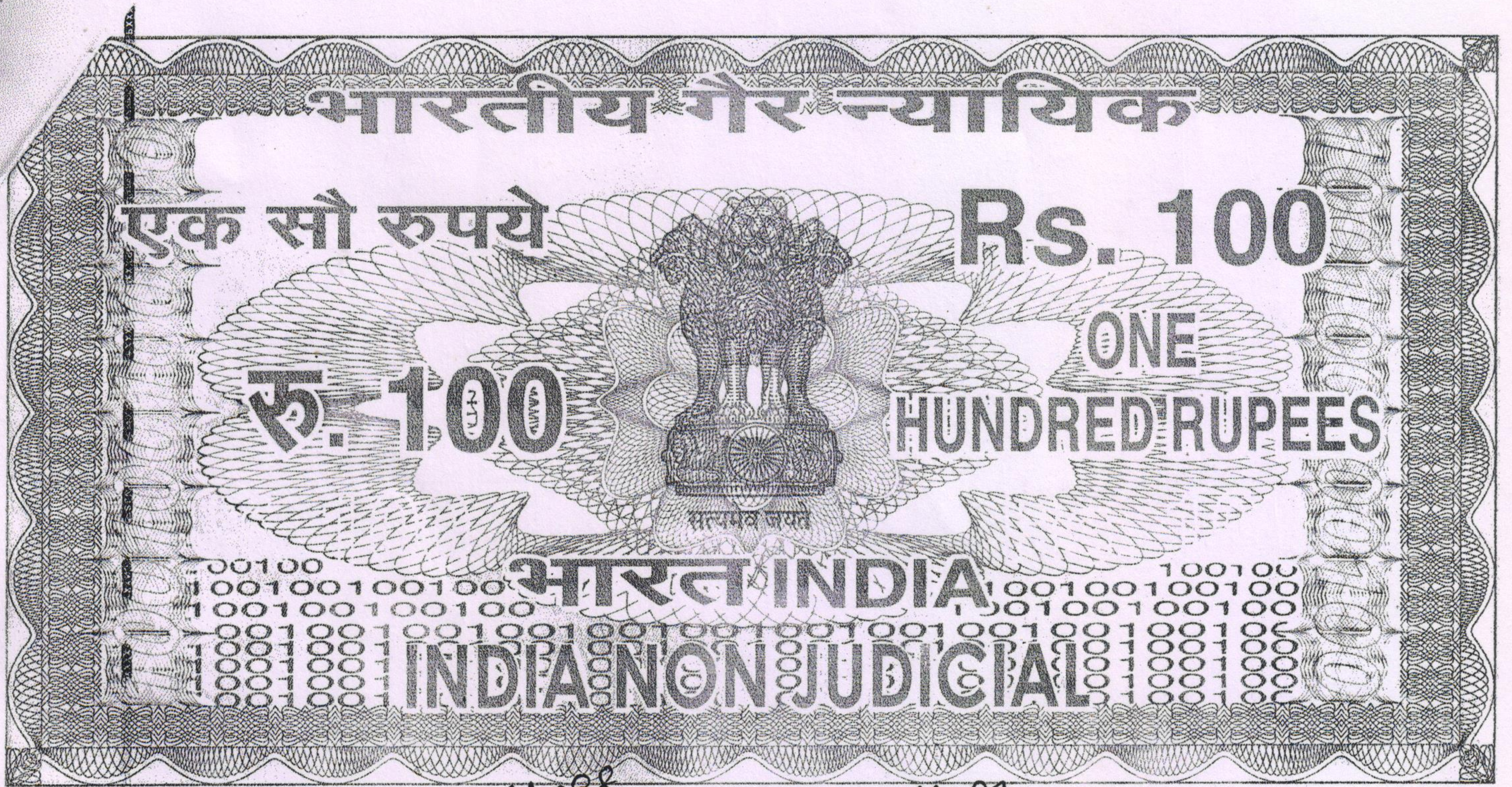
ATTESTED

Kapildas Prasad  
Manager  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

सही सुरेश कुमार  
04/10/2021  
सही सुखराम कुमार  
04/10/2021  
सही शशि कुमार  
U-10-2021



ATTESTED  
Principal  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi



बिहार BIHAR

16098  
4/10/21

16083

AD 238261  
मानन्द कुमार  
मुद्रांक विक्रेता  
जिला निवृधन कार्यालय, सीताम  
ला०/नं०-1/2004-0  
फोन-9934076255

3. That on the expiry of the lease period of 29 years and 11 months the lease 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 lease hold premises and shall also changed the physical feature of the premises according to convenient & requirement above said school.

5. That the lessee shall keep the lease hold premises and building in clean, hygienic, tenantable condition and shall also maintain and make minor repair such as electrical connection and any other Items that deems necessary to the Lessee.

श्री सुरेश कुमार  
04/10/2021  
श्री सुरेश कुमार  
04/10/2021  
श्री सुरेश कुमार  
4-10-2021

ATTESTED

Kapildas Das  
Manager

Gyan Ganga Vidyapith  
Dostpur, Sitamarhi



ATTESTED

Principal  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

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.
7. That the Lessee shall run only their school in the building 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 accept 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.

04/10/2021  
 04/10/2021  
 04/10/2021  
 4-10-2021

**ATTESTED**

Kapildas Pasad  
 Manager  
 Gyan Ganga Vidyapith  
 Dostpur, Sitamarhi

**ATTESTED**

*Bimal*  
 Principal  
 Gyan Ganga Vidyapith  
 Dostpur, Sitamarhi



11. That any tax or charges which is due on the Lessee 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.
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's and other material at their own cost kept in the premises by them without causing damage raises by them without causing damage to the basic structure.

That the Lessee is able to mortgage the lease property to any bank or financial company for the development and further construction of the above said Gyan Ganga Vidyapith, At- Dostpur, P.O.- Bariyarpur, P.S.- Bathnaha, Distt.- Sitamarhi. But the lessee shall be responsible for the repayment or installment of the loan.

Handwritten notes in Hindi:  
 04/10/2021  
 0A/10/2021  
 Y-10-2021

**ATTESTED**

Kapildeo Barad  
**Manager**  
 Gyan Ganga Vidyapith  
 Dostpur, Sitamarhi



**ATTESTED**

*Handwritten signature*  
**Principal**  
 Gyan Ganga Vidyapith  
 Dostpur, Sitamarhi

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.

Signature of Lessee

पद्मेश्वर कुमार  
4/10/2021

Signature of Lessor

सुरेश कुमार  
04/10/2021

Witness

२१० ब्रह्मदेव ३ म ३७ वर्ष  
पिता रामदेवदेव  
ग्राम दोस्तपुर  
५ नाकपनाहा जिला सीता मही  
अप्या नं० ३५०५ १८७५७३१२  
ता. ५-१०-२०२१

सुरेश कुमार  
04/10/2021

शम्भु प्रसाद राम  
५-१०-२०२१

Stamp fee Paid upon commercial value.

@ per decimal 120000 X 205 = 246.00000 X 15%  
= 3690000

Stamp fee 6% = 221400

Stamp agreement = 1000

Registration fee 2% = 73800

Registration agreement = 1000

Service Charge = 500

Total = 297700

(Rs Two Lakh Ninty Seven Thousand Seven Hundred )

**ATTESTED**

Kapildas Basad  
Manager

Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

श्री सुरेश कुमार

04/10/2021  
श्री सुरेश कुमार

04/10/2021  
शम्भु प्रसाद राम

५-१०-२०२१



**ATTESTED**

Principal  
Gyan Ganga Vidyapith  
Dostpur, Sitamarhi

**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. 15120/-

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

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 296700/-

**Registration Fee**

FEE PAID	A1	5040	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			
	<b>TOTAL-</b>										<b>5040</b>

<b>LLR + Proc Fee</b>	<b>Service Charge</b>
LLR	0
Proc. Fee	500
<b>Total</b>	<b>0</b>

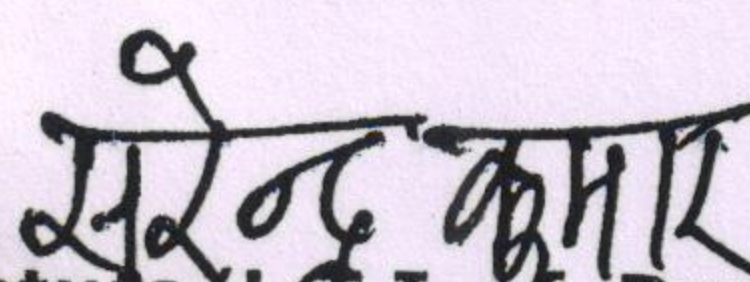
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 5540

Date: 04/10/2021

  
Registering Officer  
Sitamarhi Sadar

**Endorsement under section 52**

Presented for registration at Registration Office, Sitamarhi Sadar on Monday, 04th October 2021 by Surendra Kumar Chandeshwar Prasad Yadav by profession Agriculture. Status - Lessor

  
Signature/L.T.I. of Presentant  
04/10/2021


Date: 04/10/2021

  
Registering Officer  
Sitamarhi Sadar

**Endorsement under section 58**

Execution is admitted by those Executants and Identified by the person ( Identified by 'Badri Baitha' age '37' Sex 'M', 'Ramdev Baitha', resident of 'Dostpur, bathnaha, sitamarhi'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/10/2021

  
Registering Officer  
Sitamarhi Sadar

**Endorsement of Certificate of Registration under section 60**

Registered at Registration Office Sitamarhi Sadar in Book 1 Volume No. 154 on pages on 534 -544, for the year 2021 and stored in CD volume No. CD-24 year 2021 .The document no. is printed on the Front Page of the document.

**ATTESTED**

Kapil Das Prasad

Manager

Gyan Ganga Vidyapith

Dostpur, Sitamarhi

**ATTESTED**

Principal

Gyan Ganga Vidyapith

Dostpur, Sitamarhi

  
Registering Officer  
Sitamarhi Sadar

Date : 04/10/2021

Token No. : 10266 Year : 2021 S.No. : 10176

Deed No. : d No. : 9972