

No. 5865

Circle:-Pupri

Book No. :- 1 Deed No. 5847

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA



V 495336
STAMP VENDOR
No. 43/18-00, JALPAIGURI

बिहार सरकार
अवर निबंधन कार्यालय, पुपरी

पुस्तकन का सारांश

दिनांक 21/10/2016 को Sushil Kumar Choudhary द्वारा यह दस्तावेज नियमन हेतु उपस्थापित किया गया। इसमें रु. 180000 मुद्रांक शुल्क एवं रु. 60250 निबंधन तथा अन्य शुल्क की सुपुर्तान किया गया। दस्तावेज प्राप्त किया गया। जिन लेखक/कारियों ने गैर समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, पते, और पत्तियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इस दस्तावेज सं. 5847 के रूप में मुद्रांक रु. 1 की जिल्द रु. 87 के पृष्ठ सं. 121 से 130 तक CD 14 में आज निबंधित एवं कुल 10 पृष्ठों में संचारित किया गया।

दिनांक-21/10/2016

निबंधन नं. 6043/2016

LEASE-DEED

This Lease Deed is made and executed at Pupri, Bihar on
21/10/2016 between Mr. SUSHIL KUMAR

CHOUDHARY Adhar no.-703967216954. S/O

LATE KISHORY CHOUDHARY R/O PUPRI, SITAMARHI Hereinafter called the first party/Lessors

Principal

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320

Manager

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320





































CHAIRMAN

MANJU CHOUDHARY MEMORIAL SCHOOL
PUPRI, SITAMARHI-843320

21-10-16
मुखी पुशिल कुमार
जमीन का लीजताला इत्यव सखत
हस्ताक्षर पंकर समक्ष लिखा

Sub District Registry Office, Pupri

Token Number 6043 Reg. Year 2016 Serial Number 5865 Deed Number 5847

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Manju Chaudhari Memorial Educational And Charitable Trust (President) Subhkala Devi Urf Sobha Devi						
Sig.	शुभकला देवी उर्फ सोभा देवी, वी. आनन्द सुशिल कुमार चौधरी 24-10-16						
Lessor	Sushil Kumar Choudhary						
Sig.	सुशिल कुमार चौधरी 24-10-16						
Presented By	Sushil Kumar Choudhary						
Identified By	Anand Mohan Kumar Jaiswal						
Sig.	आनन्द मोहन कुमार जैसवाल 24/10/2016						

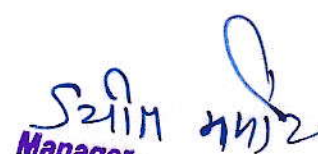
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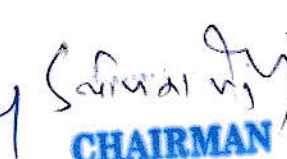
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24-10-16
7250205555


Principal
Manju Choudhary Memorial School
Pupri, Sitamarhi-843320


Manager
Manju Choudhary Memorial School
Pupri, Sitamarhi-843320


CHAIRMAN
MANJU CHOUDHARY MEMORIAL SCHOOL
PUPRI, SITAMARHI-843320

And

MANJU CHOUDHARY MEMORIAL EDUCATIONAL AND CHARITABLE TRUST through President Mrs.Subhkala devi urf- sobha devi w/o- late Vasudeo choudhary at&p.o- Hayaghat Bilaspur P.s- Hayaghat, Distt- Darbhanga. And adhar no is- 743603137890

Hereinafter called the second party/Lessee.

The expression of both the parties (Lessors and Lessee) mean and include their heirs, successors, executors and assignees of the respective parties

Whereas the Lessors are sole and absolute owner, occupier of the land detailed below:

NAME OF THE OWNER-SUSHIL KUMAR CHOUDHARY, THANA NO-184

KhataNo.	KhesraNo.	Area of Land
646	2579	0.20
1228	2565	0.21
1120	2562	0.12
1102	2563	0.20
1102	2556	0.12
776	2531	0.13
1095	2523	0.12
1112	2524	
1112	2532	0.20
1113	2573	
1092	2574	
1092	2575	
1123	2575	20
1123	2574	
	2573	
Total		150Dismil

VILLAGE-JHAJHIHAT, P.O- JANAKPUR ROAD, P.S-PUPRI,

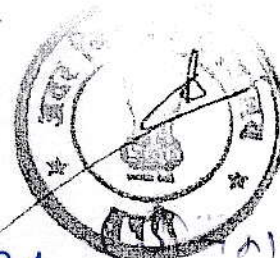
REGISTRY OFFICE -PUPRI, DISTT-SITAMRHI


Principal

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320



Manager

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320




CHAIRMAN

MANJU CHOUDHARY MEMORIAL SCHOOL
PUPRI, SITAMARHI-843320

21-10-16


N-Prahlad sah, etc. S- Self E- Ram balak Pandit W- Vandna verma, etc

And, whereas the lessee having come to know the intention of the lessors regarding letting out the above detailed property of this deed approached the Lessors and requested them to lease out the same to the lessee as the lessee intend to run MANJU CHOUDHARY MEMORIAL SCHOOL and some other charitable institutions like B.ed College, Nursing etc. For the development of educational, cultural and physical activities in property mentioned above.

And whereas the Lessors have agreed to let out the land detailed above admeasuring only 1.50 acres herewith and hereinafter called the premises under tenancy of which the lessors are the owner of the land into the Lessee on the following terms and conditions :-

1. that the tenure of the tenancy has been agreed to be for a period of Nintynine years commencing from 21/10/2016 and ending on 20/10/2114 and would stand determined immediately on expiry of said term on 20/10/2114.

2. that the agreed rent payable by the lessee to the Lessors has been Rs. 600000.00 (Rs. Six lack) per annum payable in two equal instalments-first in April and Second in October every year.

The Non-Payment or delayed payment would be terned as violation of lease and any such default would ipso-facto terminate the tenancy.

3. the Lessors shall not commit any default in making the payment of electricity and water and other charges, failing which the lessors shall be at liberty to discontinue the lease on six month's notice or at the end of the academic session of the school whichever is earlier and the lessee and its officials will jointly liable to pay the dues with interest.

4. that the lessee has agreed to vacate the premises and handover vacant peaceful and unencumbered possession of the leased pemises to the Lessors after the completion of the lease and in the event of non compliance, the Lessee will have to pay the penalty as the case may be.

21-10-16

W- Vandna verma


Principal

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320


Manager

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320




CHAIRMAN

MANJU CHOUDHARY MEMORIAL SCHOOL
PUPRI, SITAMARHI-843320

5. that the Lessors and the Lessee have agreed that the Lessee shall construct/ add/ alter School building in accordance to the approved map and with the consent of the Lessors for the purpose of running the school on its own cost in the said leased premises.
The cost of the building will be adjusted in the rent in the yearly instalment as fixed by the Lessors.
6. that the said premises has been leased out by the Lessors to the Lessee for the purpose of running a school namely MANJU CHOUDHARY MEMORIAL SCHOOL UNDER MANJU CHOUDHARY MEMORIAL EDUCATIONAL & CHARITABLE TRUST subject to the rules, regulations, bye-laws and other notifications. The use of said premises would be purely academic/educational. Any other use of the leased property will not be permitted without the consent of the Lessors.
7. that the lessee shall keep the premises in good sustainable condition and would not cause any damage to it in any manner, failing which the Lessee shall be responsible and would keep the Lessors indemnified for the repairs, replacements etc.
8. that the Lessors shall have right to visit the leased premises during the working hours or otherwise on their request. The Lessee shall have no right to refuse such request by the Lessors.
9. the Lessee can take loan from bank or from any financial institution, for the construction of the school building on its own risk. The loan will be repaid by the Lessee only. Lessors will not be responsible for the repayment of loan in any manner.
10. That the registration charges, stamp duty charges and other expenses pertaining to the preparation, execution and registration of lease deed shall be entirely and exclusively borne by the lessee.
11. That the parties (Lessors and Lessee) have agreed to the aforesaid terms and conditions out of their free will, in good health and sound mind, without any fear, without any misunderstanding, without any undue influence of present transaction or lease and the parties have further undertaken to remain bound by the same.
12. DESCRIPTION OF LEASED PROPERTY


Principal
Manju Choudhary Memorial School
Pupri, Sitamarhi-843320



Manager
Manju Choudhary Memorial School
Pupri, Sitamarhi-843320


CHAIRMAN
MANJU CHOUDHARY MEMORIAL SCHOOL
PUPRI, SITAMARHI-843320

1.50 Acres of land(measuring as 1760 sqft of one katha, total 150 disimal)
mentioned in page no-2

IN WITNESS WHERE OF the parties have signed this deed of lease on
21/10/2016 first above written in the presence of the following witnesses
:-

WITNESSES:-

(1) आनन्द मोल कुमार जयसवाल
पिता - श्री शंकर चौधरी
ग्राम - कोसली
शाना - नलपुर 21/10/2016
पिता - राम चन्द्र चौधरी
पिता - लाल चन्द्र चौधरी
अभि + भाजा - इलाहाबाद जिला
मिला - फर्रुखाबाद
दिना - 21/10/2016

FIRST PARTY(LESSORS)

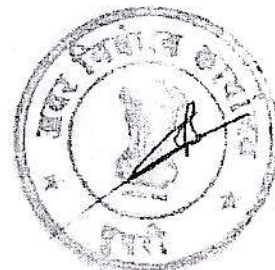
श्रीमती श्री

SECOND PARTY(LES)

श्रीमती श्री
वा. आनन्द मोल कुमार जयसवाल

21-10-16

Dated-21/10/2016



Principal

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320

Manager CHAIRMAN

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the 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. 180000/-
Rs. 0/-

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

Rs. 1000/-
Rs. 239250/-

Registration Fee

FEE PAID

A1	60000	C	0	H1b	0	K1a	0	Li	0
AB	0	D	0	H2	0	K1b	0	Li	0
A9	0	DD	0	1	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		0
TOTAL-									60000

LLR + Proc Fee	Service Charge
LLR	0
Proc.Fee	0
Total	250

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 60250

Registering Officer
Pupri

Date: 21/10/2016

Endorsement under section 52

Presented for registration at Registration Office, Pupri on Friday, 21st October 2016 by Sushil Kumar Choudhari Late Kishory Choudhari by profession Agriculture. Status - Lessor

Sushil Kumar Choudhari

Signature/L.T.I. of Presentant

Date: 21/10/2016

Registering Officer
Pupri

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Mohan Kumar Jaiswal' age '28' Sex 'M', 'Shankar Chuadhari', resident of 'Koyal, ps-Nanpur, Sitamarhi'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

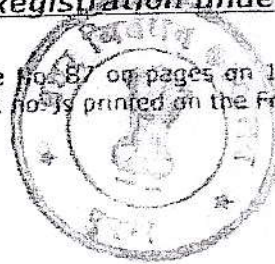
Date : 21/10/2016

Registering Officer
Pupri

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Pupri in Book 1 Volume No. 87 on pages on 121 -130 , for the year 2016 and stored in CD volume No. CD-14 year 2016 .The document No. 87 printed on the Front Page of the document.

[Signature]



Date : 21/10/2016

Registering Officer
Pupri

Token No. : 6043

Year : 2016

S.No. :

5865

SCORE Ver.3.0

Deed No. : 5847

[Signature]
Principal

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320

[Signature]
Manager

Manju Choudhary Memorial School
Pupri, Sitamarhi-843320

[Signature]
CHAIRMAN

MANJU CHOUDHARY MEMORIAL SCHOOL
PUPRI, SITAMARHI-843320