



18773 08/10/2018 500/- रुपये वित्त संस्कार दस्तावेज दिल्ली दिल्ली

विहार BIHAR Serial No. 3799 Deed No. 37465

Govt. of Bihar Sub Registry Office, Dehri On Sone

Summary of Endorsement

This document was presented for registration on 09/10/2018 by Anita Devi Urf Anita Kumari. A Stamp Duty of Rs. 524620/- and other Fees of Rs. 176340/- 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. 3746 in Book No. 1, Volume No. 62 on pages from 413 to 422 and has been preserved in total 10 pages in C.D. No. 10 / Year 2018.

R 04436 Date: 09/10/2018 Token No: 3883/2018

Signature with Date (Yogesh Tripathi ) Registering Officer, Dehri On Sone

This deed of lease is made on this 09 day of 10 2018

Anita Devi @ Anita Kumari aged about 40 years W/O- Shri Sanjay Kumar  
Vill/Muhalla- West Mohan Bigha, PO- Dalmianagar, Ps- Dehri on sone, Distt-  
Rohtas, State- Bihar, Nationality- Indian, Aadhar 4592 7863 9255, Mob-  
7870178721

hereinafter called "LESSOR"

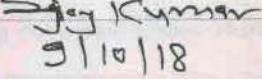
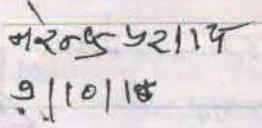
# Sub District Registry Office, Dehri On Sone

Token Number 3883

Reg. Year 2018

Serial Number 3799

Deed Number 3746

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Sanjay Kumar (Chairman)						
Sig.							
Presented Anita Devi Urf Anita Kumari							
Sig.	अनिता देवी उर्फ अनिता कुमारी 9/10/18						
Lessor	Anita Devi Urf Anita Kumari	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.	अनिता देवी उर्फ अनिता कुमारी 9/10/18						
Identified Narendra Prasad							
By							
Sig.	9/10/18						

SCORE Ver.4.0

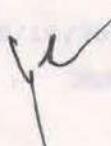
Powered by IL&FS Technologies Ltd.

Biometric Captured By 3202sop007

शह अनिता देवी उर्फ

अनिता कुमारी

9/10/18



V/S

G.L ACADEMY (GOOD LUCK ACADEMY) At- Kusumhara, PO- Bisheni kala, PS- Rajpur, Distt- Rohtas under a registered Trust Deed No- 276, Book No- 4, Volume No- 04, Page No- 38 to 50, CD No- 01, Token No- 14474, — registration date – 30-09-2013 namely GOOD LUCK FOUNDATION TRUST At- West Mohan Bigha, PO- Dalmianagar, PS- Dehri on sone Distt- Rohtas, Bihar through its Chairman Namely Sanjay Kumar S/o- Late- Jawahar Singh Aged about- 42 Years At- Muhalla- West Mohan Bigha, , Po- Dalmianagar, Ps- Dehri on sone, Distt- Rohtas, State- Bihar, Nationality- Indian, Aadhar- 3373 4801 7660, Mob- 7870 551355. —

Hereinafter called “LESSEE ”

**Types of Deed :** LEASE for 46 Years applicable from 01-04-2019 to 31-03-2065

**Lease Property:** Total area 02 acre 02 Decimal, — mauza- Kusumhara, PS No- 91, PS- Rajpur, Anchal- Akorhigola, Distt- Rohtas, Bihar, Halka No-10, types of land- Commercial —

**Land Cost:-** Rs. 17452800/- (One crore seventy four lacks fifty two thousand eight hundred) only. —

**KHATA No-** 144 (One Hundred Forty Four)

**PLOTE No-** 872 (Eight Hundred Seventy Two)

**AREA** - 01 acre 25 Decimal —

:- BOUNDARY :-

**NORTH** :- Aknath Singh —

**SOUTH** :- Plot No- 875 —

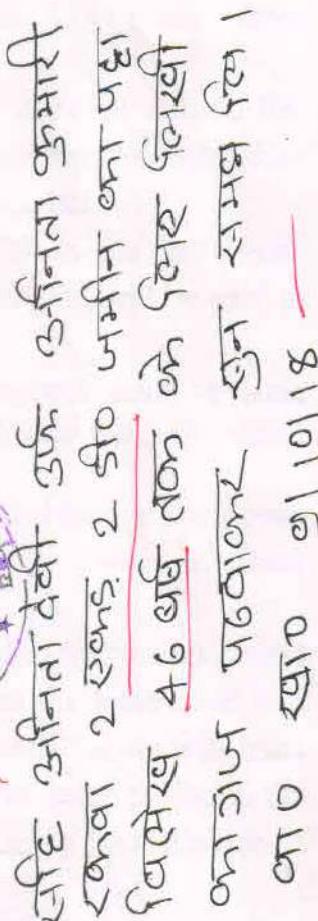
**EAST** :- Puspa Devi and Indu Devi —

**WEST** :- Canal —

**KHATA No** - 144 (One Hundred Forty Four)

**PLOT No** - 875 (Eight Hundred Seventy Five)

**AREA** - 77 Decimal —



-: BOUNDARY :-

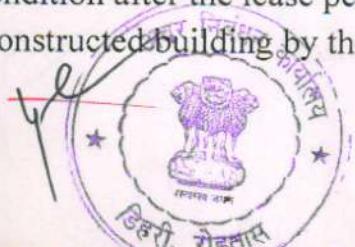
**NORTH** :- Plot No- 872  
**SOUTH** :- Upendra Ojha  
**EAST** :- Plot No- 874  
**WEST** :- Canal  
**TOTAL AREA** :- 02 acre 02 Decim

Said land is the parched property of lessor her Sale Deed no is 5277, Jild No-77, Page No- 17 to 26 , Token No- 5481, Purchased dated- 22-04-2015 and its Jambandi no- 93/3 said land is not under Ceiling act and not gairmajarua, Bihar Sarkar and not under Central Government.

Offer to lease out the said land which has been accepted by the lessee as the lessee desired to run the G.L. ACADEMY School At- Kusumhara, After construction of School building on the said land with the following terms and conditions- \_\_\_\_\_

## TERMS OF LEASE DEED

1. The Period of lease will be of Forty Six years and it will start from 01.04.2019 and will expire on 31.03.2065.
2. The monthly rental of the total land being 02 acre 02 decimal will be Rs- 20,000/- paid by the lessee with 08% enhancement after laps of every four year upto the lease period of 46 years in the Manner given below.
3. The rent will be paid monthly after deduction of TDS as per provisions enumerated under Income Tax Act and Rules If any. The rent will be paid in first week of every next month.
4. All Government Taxes will be borne by lessee except land revenue (Malguzari) which will be borne by the lessor as usual and the rent receipt shall be granted in name of lessor.
5. The lessee will construct the proposed building on the said land at their cost. The maintenance cost of the building shall be borne by lessee till lease period.
6. The lease period after expiry of 46 years may be extended for further period at will and desire of lessor or their legal heirs otherwise the lease deed will be deemed to be terminated automatically and lessee will vacate and hand over the constructed building in proper condition after the lease period to the lessor or their legal heirs by treating the constructed building by the lessee as the property of lessor or their legal heirs.



7. The purpose of the lease it to construct School Building thereon and to run school therein under C.B.S.E.

8. The entire cost of registration of lease deed shall be borne by the GOOD LUCK FOUNDATION TRUST management, West Mohan Bigha, Dehri On - Sone.

9. The lease period will start not from date of registration of lease deed rather it will start from 01.04.2019 till 31.03.2065. The possession of the land shall be delivered to lessee in the month of 10.10.2018 for the construction of School Building but the payment of rental will start from 01.04.2019

10. The lessee will pay the rent to lessor or their legal heirs through bearer cheque of any nationalized bank payable at Dehri in the manner described as hereunder or online transfer.

11. The Schedule of rental to be paid by lessee to the lessor as per description of payment above during the lease period- First four years from the date of 01.04.2019 to 31.03.2023. Rs- 20000/- per month.

2 <sup>nd</sup> four years 20000/-	08%	1600	Rs- 21600/-	2023- 2027.
3 <sup>rd</sup> four years 21600/-	08%	1728	Rs- 23328/-	2027- 2031.
4 <sup>th</sup> four years 23328/-	08%	1866	Rs- 25194/-	2031- 2035.
5 <sup>th</sup> four years 25194/-	08%	2016	Rs- 27210/-	2035- 2039.
6 <sup>th</sup> four years 27210/-	08%	2177	Rs- 29387/-	2039- 2043.
7 <sup>th</sup> four years 29387/-	08%	2351	Rs- 31738/-	2043- 2047.
8 <sup>th</sup> four years 31738/-	08%	2539	Rs- 34277/-	2047- 2051.
9 <sup>th</sup> four years 34277/-	08%	2742	Rs- 37019/-	2051- 2055.
10 <sup>th</sup> four years 37019/-	08%	2962	Rs- 39981/-	2055- 2059.
11 <sup>th</sup> four years 39981/-	08%	3198	Rs- 43179/-	2059- 2063.
12 <sup>th</sup> two years 43179/-	08%	3454	Rs- 46633/-	2063- 2065.

**Total Rent:- 17099016/- (One crore seventy lacks ninety nine thousand sixteen rupees) only**

12. That the terms of this lease deed will bind the legal heirs of the lessor whether major or minor, None of the legal heirs shall have any right to assail the genuineness of the lease deed The objections to the legality of the lease deed If any raised by any of the legal heirs shall be void and inoperative in view of terms of lease deed.



13. The lessor and lessee shall be equally bound by the terms and conditions of the lease.
14. No interference can be made by either the lessor or their heirs in peaceful possession of the lessee within the lease period. And if they take any step for eviction of the lessee within lease period they will have to serve notice to clear two years of the proposed eviction and they shall be bound to pay the entire cost of construction of the building at the rate then prevailing.
15. In case the lessee intends to vacate the lease premises within the lease period of this own he shall have to serve notice of clear Two years to the lessor of intention and to deliver vacant possession of lease property with entire building standing thereon in proper condition to the lessor free of cost.
16. In case the lessee fails to pay the rent in time for six months continuously the lessor will be entitled to take legal step for eviction.
17. Any dispute regarding leased property or on terms and conditions of lease shall be resolve through arbitration at Dehri On- Sone jurisdiction exclusively under the provisions of arbitration and conciliation Act, 1996.

Witnesss :- 1- ~~0709-5812~~

**LESSOR**

20/10/2018 - 10/10/2018  
10/10/2018 - 11/10/2018  
11/10/2018 - 12/10/2018  
12/10/2018 - 13/10/2018  
13/10/2018 - 14/10/2018



एडि अनिता देवी अर्जुन  
अनिता कुमारी  
9110118

**LESSEE**

Sanjay Kumar  
9110118

**Drafted by**

Drawn by  
Abhay Kumar  
Adm  
E.No 824101

Dated - 09/10/2018

Scanned By.  
leaf - 09/10/2018

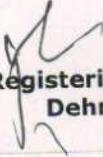
### Endorsement of Certificate of Admissibility

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.

		524620/		
Stamp duty paid under Indian Stamp Act	Rs.	500/-	Amt.Paid By N.J Stamp Paper	Rs. 500/-
Addl. Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs. 700460/-
<b>Registration Fee</b>				
<b>FEE PAID</b>			<b>LLR + Proc Fee</b>	<b>Service Charge</b>
A1	174540	C	0 H1b 0 K1a 0 Lii 0	LLR 500
A8	0	D	0 H2 0 K1b 0 Liii 0	Proc.Fee 50
A9	0	DD	0 I 0 K1c 0 Mb 0	Total 550
A10	0	E	1000 J1 0 K2 0 Na 0	
B	0	H1a	0 J2 0 Li 0	
			<b>TOTAL- 175540</b>	

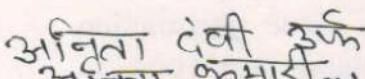
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 176340

Date: 09/10/2018

  
Registering Officer  
Dehri On Sone

### Endorsement under section 52

Presented for registration at Registration Office, Dehri On Sone on Tuesday, 09th October 2018 by Anita Devi Urf Anita Kumari Sanjay Kumar by profession Business. Status - Lessor

  
Signature/L.T.I. of Presentant  
Anita Devi Urf Anita Kumari Sanjay Kumar 09/10/18

Date:09/10/2018

  
Registering Officer  
Dehri On Sone

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Narendra Prasad' age '60' Sex 'M', 'Devnandan Singh', resident of 'Moh-West Mohan Bigha,new Area,ps-Dehri,dist-Rohtas'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.



Date : 09/10/2018

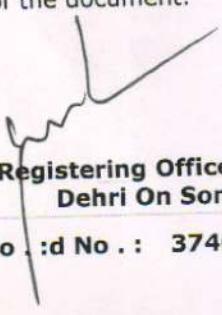
  
Registering Officer  
Dehri On Sone

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Dehri On Sone in Book 1 Volume No. 62 on pages on 413 -422, for the year 2018 and stored in CD volume No. CD-10 year 2018 .The document no. is printed on the Front Page of the document.

Date : 09/10/2018

Token No. : 3883 Year : 2018 S.No. : 3799 SCORE Ver.4.1 Deed No. : d No. : 3746

  
Registering Officer  
Dehri On Sone