



18773

08/10/2018

500/-

गुड लॉक प्राउडेशन ट्रस्ट देहरी

बीज

बिहार BIHAR

Serial No. 3799

Deed No. 3746



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

कोषगार पदाधिकारी रोहतास (सहायक)

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"

अनिता देवी
अनिता कुमारी
09/10/18

रसि









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.	Sanjay Kumar 9/10/18						
Presented By	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 By	Narendra Prasad						
Sig.	नरेंद्र प्रसाद 9/10/18						

SCORE Ver.4.0

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सहित 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, —
registratation 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, manza- 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 —



राष्ट्र अनिता देवी उर्फ अनिता कुमारी
रकबा 2 एकर 2 सौ 46 वर्ग फीट
विशेष 46 वर्ग फीट के लिए
आगंत पट्टाकार सुन समझ लि।
का 0 खा 0 01/10/18

-: BOUNDARY :-

NORTH :- Plot No- 872

SOUTH :- Upendra Ojha

EAST :- Plot No- 874

WEST :- Canal

TOTAL AREA :- 02 acre 02 Decimal

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



रहित अनिता देवी
अनिता देवी
9/10/18

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 resolved through arbitration at Dehri On- Sone jurisdiction exclusively under the provisions of arbitration and conciliation Act, 1996.

Witness :- 1- मोहन-प्रसाद-सिंह

सं. देव-प्रसाद-सिंह

परिवर्तन मोहन-प्रसाद

पोस्ट-ऑफिस-नोट

आगरा डिस्ट्रिक्ट

जीला (सं. देहरी)

9/10/18

2- रामप्रसाद-सिंह

पिता स्व. नयमी सिंह

सं. - परिवर्तन मोहन-प्रसाद

पो. - उपनिषद्-नगर

पुष्पा - डिस्ट्रिक्ट

मो. - देहरी

9/10/2018

LESSOR

सद्वि अनिता देवी उर्फ
अनिता कुमारी
9/10/18

LESSEE

Sanjay Kumar
9/10/18



Drafted by

Abhay Kumar
Adv
Eno No 824/01

Date - 09/10/2018

Scanned By.

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. 524620/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 500/-
Amt. paid through Bank Challan	Rs. 700460/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	174540	C	0	H1b	0	K1a	0	Lii	0	LLR	500	250
	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					
	TOTAL-										175540		

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

अनिता देवी उर्फ
अनिता कुमारी
Signature/L.T.I. of Presentant

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

Registering Officer
Dehri On Sone

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