

11607/Case 2,43811/-x2 Chembani/1161



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16

बिहार BIHAR 9639 - 26⁰⁶ - 200100 - सिद्धार्थ खोसाइटी प्रसिडेन्ट 833794

शंजय कुमार सिंह - महेश प्रसाद सिंह
सां - केन्दुई थाना मेडिकल कॉलेज जिला-गया
वास्ते - लीज

बिहार सरकार
जिला विधान कार्यालय गया

दिनांक 10/10/2006 को श्री/श्रीमती Prashant Kumar Shahin द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें निबंधन शुल्क एवं को 15555/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य एका गया। जिन लेखक रियों ने मेरे निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम पर निष्पादन एवं निष्पादन की शर्तों के निशान एवं निष्पादन के अंकित हैं। इसे दस्तावेज सं० 11161 के अन्तर्गत निष्पादन किया गया।
CD 2 में आज निबंधित एवं कुल 18

Date : 10/10/2006



(Brainanda) Vidyaarshi
निबंधन कार्यालय

2.10.06

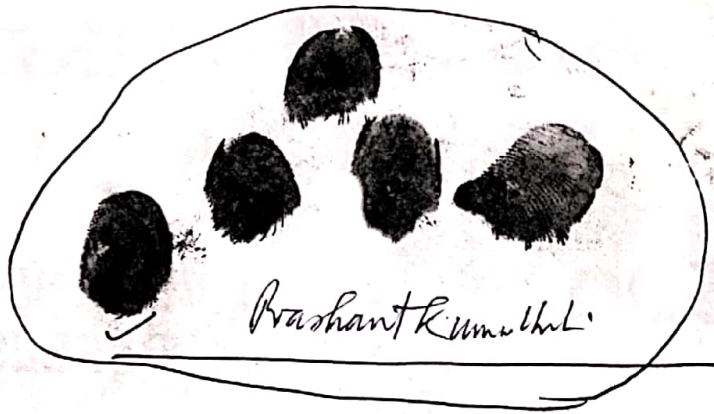
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For Pair
Rs 19520
45
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19815

Prashant Kumar Shahin
Sanjay Kumar Singh

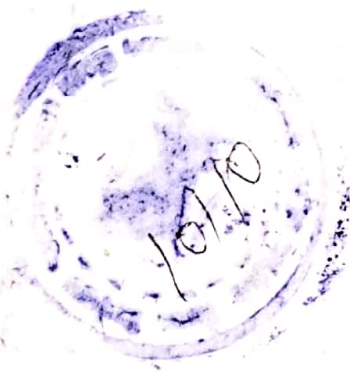
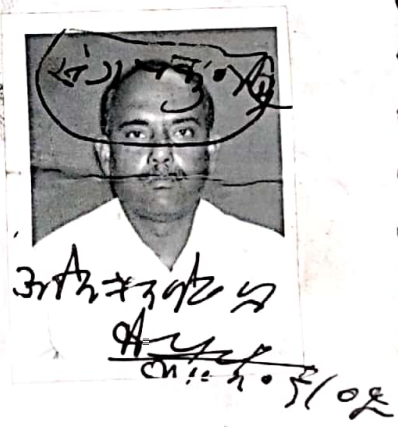
Filed of Lease
Executed
29.6.06



Sanjay Kumar Singh
29.6.2006
20.9.2006



विशेष दस्तावेज
एफ. आर. डी. ऑफिस
एन. सी. १००, नया दिल्ली



21/10/06

DEED OF LEASE

This Deed of Lease made on 29th June 2006 for a period of 30 years commencing from 1st July, 2006 between Sri Prashant Kumar Shahi son of Baleshwar Shahi, resident of Shahi Building, Shahi lane, P.S.- Gandhi Maidan, District- Patna, hereinafter referred to as the "Lessor" on the one part.

And

Siddharth Society registered under the Society Registration Act bearing its registration No. 136 of 2003-2004, registered office kendui, P.S.- Magadh Medical College, District- Gaya through its President Shri Sanjay Kumar Singh son of Late Mahesh Prasad Singh, resident of Kedui, P.S.- M.M. College, District- Gaya hereinafter referred to as the "Lessee".

1. That the Lessee is registered society. one of the objects for which the society is incorporated is to establish and administer educational institutions. It is represented through its President Shri Sanjay Kumar Singh. The Society being desirous of establishment of education institution approached the Lessor for taking on Lease the land and building comprised in ward No. 8/25, Holding No. 2/2, in Mohalla Bakubigha, Kendui near I.T.I., Bodh gaya within Gaya Municipal Corporation. The said premises is comprised in an area of 2.40 Acres, having several constructed building

Prashant Kumar Shahi
29.06.06

Sanjay Kumar Singh
29/6/06

roughly 20000sq.ft. R.C.C. and covered by corrugated sheet belongs and was in absolute ownership of Smt. Urmila Shahi. She has expired on 12-12-2005. After death Lessor being here son is absolute owner of the property. The Lessor has agreed to let out the premises more fully described in the Schedule to this Lesson Deed for establishment of an educational institution in the name and style "MANAV BHARTI NATIONAL SCHOOL" lessor has agreed to let out the aforesaid premises tot he Lessee and the terms and conditions between the parties have been agree upon. It is, therefore necessary to reduce the same in writing for use by the parties.

2. That the Lessor has agreed to let out land and building more fully described in the Schedule tot his Lease Deed on a monthly rent of Rs. 10,000/- (Rupees ten thousand) only w.e.f July, 2006 for a period of 30 years expiring on 30th June, 2036, Lessee has been put in possession.

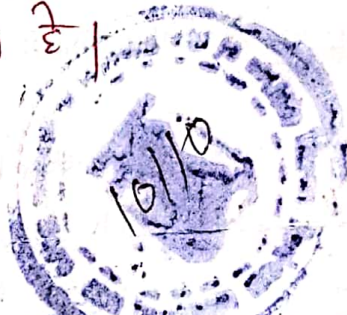
3. That the land over which the building is constructed is approximately 2.40 Acres in a area on the western side of land main road is passing towards Bodh-Gaya. The lessor has not let out 50 ft. (fifty feet) from the western to Eastern side of the plot parallel to the main road. It is agreed that whenever the lessor would require of make any construction or use it for any purpose the same would not be objected to by the lessee as the said land is not comprised in the present Lease Deed.

Prashant Kumar Singh
28.06.06

Sanjay Kumar Singh

29.6.06

यह यज्ञावेज की प्रशांत कुमार शाही पिता
 की वलेश्वर शाही व तमान पता मदनमा
 वकलु विगहा भावा खिखिल मडिन जिला गंगा
 के निवासी है। ऐसा अभियुक्त है कि वह
 या वही रजवा गौप के लिए भारतीय
 विभाग अभियुक्त 16/1908 की आरा
 382) के अन्तर्गत की संज्ञा प्रसार
 विषय वगैरह लिखित के साथ लकीर
 जारी किया जाता है।



20-9-06

मैं आज दिनांक 24-9-06 को श्रीमान
 10-30 वरत वतमान पता मदनमा वकलु विगहा
 भावा खिखिल मडिन जिला गंगा के निवास पर
 पहुँचकर उक्त की प्रशांत कुमार शाही की
 गौप की। जिसकी प्रमाण की राजीव राज
 सिंह पिता वरत मदेश सुठ सिंह गंग कौटुंब
 भावा मंगल मेडिकल कॉलेज गंगा के
 मेरे संतोष के अनुकूल की है। उक्त की
 प्रशांत कुमार शाही के सकारा की यह
 यज्ञावेज उन्हां निवासी है।

राजेश कुमार
 वलेश्वर
 24/9/06

4. That the Lessor has agreed to allow peaceful enjoyment of the premises let out Lessee for the purpose of establishment and administering the aforesaid "MANAV BHARTI NATIONAL SCHOOL" it is further agreed that the Lessee shall not use the premises for any other purposes without prior written consent of the Lessor.

5. That the Lessee will be entitled to apply and seek affiliation/ recognition for said "MANAV BHARTI NATIONAL SCHOOL" Government bodies such as CBSE/ICSE and on request of Lessee, Lessor will have no objection in issuing no objection in favor of Lessee.

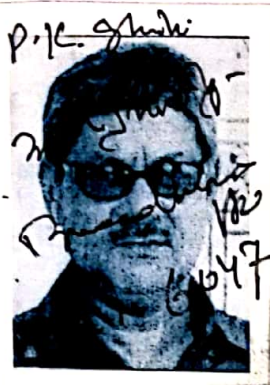
6. That on above broad agreements Lessor and Lessee have agreed on the following further terms and condition.

(i) That the period of Lese will be for thirty years commencing from 1st July 2006, provided that rent shall be enhanced every three years at the rate of 15% of the then existing rent. If the Lessee does not agree for enhancement of rent as above lease shall determine on expiry of the term of three years without any reference and notice to the Lessee.

(ii) That the Lessee has further agreed to install electricity connection and Lessor will have no objection to installation of electric connection in the name of Lessee or in the name of School in question. However, the liability of electric charges shall be that of the lessee and will be born by the Lessee and the

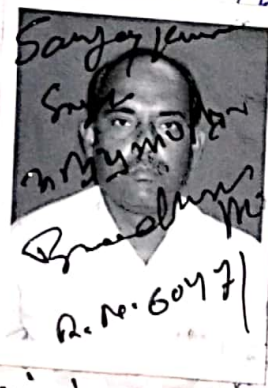
Sanjay Kumar Singh
29.06.06

29.6.06



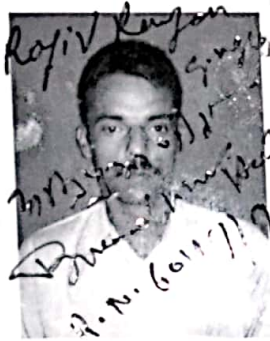
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2106

Prashant Kumar
24.09.06



219
—
2106

Sanjay Kumar
24.9.2006



220
—
2106



राजीव खंन सिंह पिता संभर एषा पुन सिंह
पक्षकारों को पहचानते हैं

ग्राम - केन्दुर्वा गाना स. स. कॉलेज गाना
जिला - गाना ।

24/9/06

Lessor shall not be liable in any manner for consumption of the electricity by the Lessee.

(iii) That it has further been agreed that the Lessee shall pay the Municipal Tax of the premises including any enhancement made by the Municipal authority from time to time.

(iv) That there are large number of trees on the land in question. It has been agreed upon between the parties that the Lessee shall not remove or in any way damage the existing trees without written permission from the Lessor.

(v) That the periodical repair and maintenance of the premises in use and occupation by the Lessee shall be carried by the Lessor.

(vi) That the Lessee shall keep the building and annex and/ or other constructed area which may be built subsequently in good and habitable condition and will ensure that no damage is caused to the building and/ or such other construction which is in the use and occupation of the Lessee.

(vii) That it is further been agreed upon between the parties that the rent as indicated above, shall be payable by the Lessee to Shri Prasant Kuamr Shahi, in 1st week of every subsequent month. In case the rent for three months is not paid and the Lessee commits default, the Lease shall be terminated even before expiry of its terms and the Lessee shall be evicted from the premises and the Lessee shall hand over the premises in peaceful possession to the lessor.

Sanjay Kumar Singh Barhan Kumar Mathur

29.06.06

29.6.06

उपरोक्त प्रतिवेदन से प्रेरित समाधान हो गया है कि डॉ. श्री प्रशांत कुमार खाटी ने यह दस्तावेज मिलवाये हैं।
है, वदगुला (श्री हरी निवासन हेतु लीटर करवा दें.

— जयल
10-10-06



(viii) That on determination of lease either by efflux of time or on account of premature determination on the ground of default in payment of rent or breach of any of the condition of this agreement the Lessee shall have to pay damage for use and occupation of the premises, which shall be quantified at double the rate of rent existing at the time of termination/ determination of lease.

(ix) That the parties agree that in the event of any dispute between the parties arising out of this agreement or touching this agreement including determination of lease, recovery of rent, eviction and possession, the same shall be referred to arbitration of a sole arbitrator to be nominated by the Lessor and his decision shall be final and finding on the parties. Arbitral proceeding shall be conducted in accordance with the then existing law on the subject and shall be held at Patna.

(x) That it has been agreed that if the Lessee keeps the premises in good and habitable condition and pays the rent without default and does not breach the terms and conditions of this agreement

Sanjay Kumar Singh
Rohant Kumar
29.06.06

29.6.06

lessee shall be allowed to enjoy peaceful occupation of the premises. In token of agreement Deed of Lease contained in this the parties to this Lease have signed in presence of the witnesses.

Sanjay Kumar Singh

Witnesses

1. राजीव रंजन कुमार सिंह Lessor Brshant Kumar L.
पिता - ~~श्री. मधुसूदन उरसिंह~~ 21.06.06
ग्राम - कानपुर बाना
म. से. कोल्लम राजा

2. Lessee Sanjay Kumar Singh
मि. रूपराम
व. 906-410 - जुलफा गाल 29.6.06
प. नं. मदिसराज
माना सिद्धिम लईत
जिल्ला - राजा

Drafted by :

Primal Kumar Advocate
Civil court Sagar
P. N. 6047/95

T-2108

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 35
Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 49080

Addl. Stamp duty paid under RDA/Municipal Act Rs

Fee Paid

| | | | | | | | |
|-----|-------|-----|---|------|-----|-------------|-------|
| A1 | 14400 | I | 0 | K1c | 0 | Mb | 0 |
| A8 | 0 | J1 | 0 | K2 | 500 | Na | 45 |
| A9 | 0 | J2 | 0 | Li | 0 | Scan | 360 |
| A10 | 0 | Ka1 | 0 | Lii | 0 | | |
| E | 250 | K1b | 0 | Liii | 0 | Tot Reg Fee | 15555 |

Date : 10/10/06

[Signature]
10/10
Registering Officer

Endorsement under section 52

Presented for registration at 06:06 PM on the day Tuesday, 10th October 2006 at the
Gaya D. R. O/ Sub_Registry Office by Prashant Kumar Shahi
son/wife of S/O Late Baleshwar Shahi by profession Others.
(Executant or attorney for one of the executants or claimants under
a power no. for 20..... authenticated by sub-registrar of
.....)

Signature of Presentant

[Signature]
Registering Officer

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument.

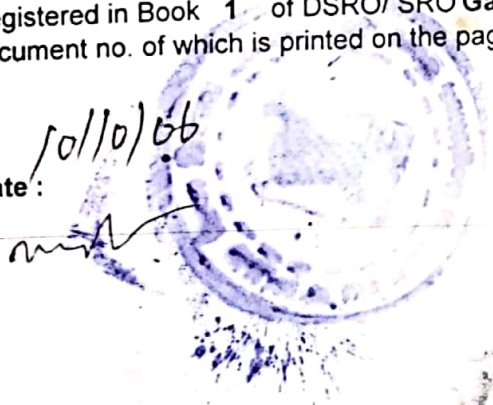
Date : 10/10/06

[Signature]
Registering Officer

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Gaya having the volume and
document no. of which is printed on the page of the document.

Date : 10/10/06



[Signature]
Registering Officer

CERTIFICATE OF LAND

File No.:.....

Date:.....

Certified that land measuring 2 Aca 4086 (Area of Land in sq. meters) situated in 679, 680, 681 [Plot No.(s)/Survey No.(s)/Khasra No. (s)], at BAKSU BISHA JALA KENDUA (name of street/village, sub-division, district and state) fully described in the schedule mentioned herein after, is owned by P.K. Shahi (Name of the owner) in terms of Lease (give details of document/deed - i.e. sale deed/perpetual lease deed/gift deed/will/trust deed or other document of title) dated 01-07-06 executed by P.K. Shahi duly registered on 01-07-06 (date) at Serial No. 11607 in book no. I, volume no. C.D. 2 on page 18 to x (complete details of registration) in the office of Gaya (details of registration office). The validity period of lease is form 01-07-06 (Date) to 30-06-36 (Date). It is also certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to Sidharth Society (name of lease) vide lease deed dated 01-07-06 duly registered on 10-10-06 (date) at Serial No. 11607 in book no. I, volume no. C.D. 2 on page 18 to x (complete details of registration) in the office of Gaya (details of registration office) and the land is still in possession of the lessee. The validity period of lease is form 01-07-06 (Date) to 30-06-36 (Date).

It is further certifies that Sidharth Society at BAKSU BISHA JALA KENDUA (Name of the school with name of street/village, sub-division, and district) is P.S. M.M college located on the said plot of land. Gaya

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 2 Aca 4086 (area of land in square meters) situated in 679, 680, 681 [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at BAKSU BISHA JALA KENDUA (name of street/village, sub division, district and state) and bounded as follows: North... I, I, I East... Falgu Jara West... Gaya Bedhgaya Road South... Satyanam Singh

11-11-06 DISTRICT MAGISTRATE/ REGISTERING AUTHORITY WITH DESIGNATION (Name of Officer) (Name of District) [Circular stamp: जिला अधिकारी, नगर चन्द्री]