

Serial No- 5732

Circle:- Motihari

Book No. :- 1

Deed No. 8795

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बिहार BIHAR
06 MAR 2023

6754 श्री. के. 2-22 नं. 20/म पतिमा ए.एम. अश्वनी कुमार 42
23-3-23 श्री. के. 2-22 नं. 20/म पतिमा ए.एम. अश्वनी कुमार 42
Gvt. of Bihar
District Registry Office, Motihari
Summary of Endorsement

कृष्ण कुमार श्रीवर्मा
मुद्राक विवेका
व्यवहार न्यायालय, मुद्राकरी

उद्दिष्ट कोषागार पराधिकारी
श्री. के. 2-22 नं. 20/म पतिमा ए.एम. अश्वनी कुमार 42

This document was presented for registration on 28/03/2023 by Vinay Kumar Sharma. A stamp of Rs.2,30,340/-, Registration Fee of Rs.27780/- and other fees of Rs.500/- have been paid in it. The document has admissible. The Name, Photographs, Fingerprints and Signatures of the executants, and their identifier who have admitted execution before me are affixed on the reverse page.

This document has been registered as Deed No. 8795 in the Book No. 1 Volume No 1 on pages from 486 to 495 and has been preserved in total 8 pages in database.

SCANNED & COMPLETED
Date: 28/03/2023
Application No.: 250500806735

Signature with Date
Ashwani Kumar
Registering officer, Motihari

कम्प्यूटर में दर्ज रोक सूची
में खाता नं. 1719, 1720,
मुक्त है। 167, 114

DEED OF LEASE

- a) Rakesh Kumar Sharma Age about 47 years, S/o- Vinay Kumar Sharma, At- Shrirampur
Dharm Samaj Road, Motihari, District- East Champaran, Bihar-845401, Aadhaar No-
5751 6858 1938, Mobile No- 9430691777

प्राप्ति जं. 11
रं. गंगा पाना
Rakesh
प्राप्ति जं. 11
रं. गंगा पाना

Prakash Prakash

Manager

V K. International Public School
Motihari

Prithi Kumari

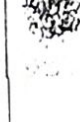
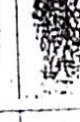
Principal

V. K. International Public School
Bariyarpur, Motihari-845401

District Registry Office, Motihari(4600)

b) Vinay Kumar
Motihari,
Bihar-845
c) Ranjan Sharma

Application No	250500806735	Registration Year	2023	Serial No	5732	Deed No	8795
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Details Captured By Office							Details From UIDAI (If Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Lessor (Property Owner) Name : Rakesh Kumar Sign & Date								Name : Rakesh Kumar Date & Time: 28/03/2023 01:21PM Aadhaar : *****1938
Party Type : Lessor (Property Owner) Name : Vinay Kumar Sharma Sign & Date								Name : Vinay Kumar Sharma Date & Time: 28/03/2023 01:21PM Aadhaar : *****5889
Party Type : Lessor (Property Owner) Name : Ranjan Sharma Sign & Date								Name : Ranjan Sharma Date & Time: 28/03/2023 01:21PM Aadhaar : *****1070
Party Type : Lease Holder Name : Vinay Kumar Sharma Sign & Date								Name : Vinay Kumar Sharma Date & Time: 28/03/2023 01:21PM Aadhaar : *****6605
Party Type : Identifier Name : Param Prakash Sign & Date								Name : Param Prakash Date & Time: 28/03/2023 01:21PM Aadhaar : *****9155
Party Type : Attesting Witness Name : Sign & Date	N/A							

Param Prakash
Manager
V.K. International Public School
Motihari

Prithi Kumari
Principal
V. K. International Public School
Bariyarpur, Motihari-845401

CamScanner

- १०१ नया
 १२०८८०-२८
 नया
 १२०८८०-२८

19692	417/344	1719	6.67 dismil
509	344	1719	6.67 dismil
11664	171	1721	13.67 dismil
11987	167	1750	6.67 dismil
4989	171	1720	6.67 dismil
8272	171	1720	7.26 dismil
11985	166	1750	6.67 dismil

Total- 150.45 dismil (1.5046 Acre)

Each plot Of land detailed have in after are comprising one block with amalgamated area bounded is following:-

N:- Tripurari Singh

S:- NH-28 Road

E:- Shyambabu Singh

W:- Shyambabu Singh

Land situated in - NH-28A, Bariyarpur, Motihari, East Champaran, Bihar-845401

Whereas lessor is the rightful owner of schedule A property duly mention at the foot of this lease agreement and peaceful physical possession over Schedule- A property since the date of purchase and the schedule-A land were duly purchased by the lessor vide sale deed and got hid name mutated in the Anchal office of Motihari and where the lessee who is Trustee Of the school requires the land detailed in schedule -A running the aforesaid school with playground etc and where the lessor had been approached by the lessee for leasing out the properties to the lessee for the aforesaid purpose of a period of 29 year.

1. That the period of lease shall be for a period of 29 years beginning from 28.03.2023 and expiring 28.03.2052.
2. That lessee will pay the rent regularly each month in accordance with English calendar month.
3. That the lessee shall be liable to vacate the land and building after the expiry Of the period of lease and in case of extension for further period, he shall give a prior notice expressing his intention to continue for further period and after receipt of the said notice the lessor may extend the period of lease on the terms and conditions agreed upon by them at that time and on getting a fresh lease agreement executive.
4. That the rent for the lease hold shall Rs. 360000 (Three Lakhs Sixty Thousand Rupees Only per annum payable annually expiry of the year by the next month and shall obtain a receipt Of the payment and after five years rental amount will increase with 15%.
5. That the lessee shall be entitled to construct building for the of the said school besides existing once.

Parom Prakash
Manager

V K. International Public School,
Motihari

Principi Kumari
Principal

V. K. International Public School
Bariyarpur, Motihari-845401



28/03/2023
28/03/2023
28/03/2023

6. The shall be entitled to construct further school building over the premises described in schedule -A of this Deed under rule regulation as framed Government Of Bihar for running of said school name as V,K International Public School, NH-28A, Bariyarpur, Motihari. Bihar Which lessor shall have no objection. The cost of construction will be borne by the lessee.
7. The lessor will have no objection if lessee constructs building over the premises as described in the Schedule -A provided that the lessee shall get the map or plan duly sanctioned by Govt.
8. That the rental and revenue in respect or the land building payable to state Govt. if any shall be the responsibility of the lessor and in the event of non-payment by the lessor. the lessee will may make payment and adjust the same in annual rent of the lease hold.
9. The lessor will have no objection if the lessee apply for loan or to taking loan from any bank for construction of school Building & fix assets for school purpose.
10. The lessor will have no objection if the lessee puts up its notice Board sing Board etc, in an above and within the Campus of said premises.
11. In case the trust dissolves /Disaffiliation of the school or school is closed down the lessor will be entitled to restore his ownership on all the assets and properties of the school.
12. The lessee shall have right to take Electric and Telephone connection Over the building constructed or to be constructed from his own fund all shall pay charge of the electric energy and telephone calls consumption out of his own fund and lessor shall not be liable for the same.
13. The lessee shall repair, white washing, painting or doors and windows etc. of the building constructed over the property of the lease property at the foot of this deed out of his Own fund and lessor shall have no concern for the same.
14. If the lessee shall desirous to continue the term hereby granted for future period the lessee can do so with mutual consent of the lessor and lessee. with an increase in the rate in writing and shall pay yearly rent as so be so settled.
15. The lessee shall make his arrangement for water etc at his own expense.
16. The lessee shall not be entitled to assign or sublet/ Sale/ transfer the whole any part of the premises to any person or institution.
17. That the parties have agreed to the terms as aforesaid out of free will and voluntarily without any undue influence and pressure, and have put their signatures in presence of the witnesses.

21/01/2023 - 1st - 41-11-2023-4101
 28-3-2023
 41-11-2023 - 41-11-2023
 41-11-2023 - 41-11-2023



28/03/2023
 28/03/2023
 28/03/2023

Poonam Prakash

Manager

V. K. International Public School
 Motihari

Prithi Kumari

Principal

V. K. International Public School
 Bariyarpur, Motihari-845401

Accepting all the facts, term & conditions the lessor have signed on this lease deed in presence of witnesses mentioned here under on 20th day of March 2023

Signature of Lessor

Rakesh Kumar 28/3/2023

Sham 28-3-2023

Damian Kumar 28/03/2023

Witness

Bram Prakash
28/03/2023

Signature of Lessee

Sham 28/3/2023



Rakesh Kumar 28/3/2023

Sham 28/3/2023

Damian Kumar 28/03/2023

Bram Prakash
Manager
V. K. International Public School
Motihari

Priiti Kumari
Principal
V. K. International Public School
Bariyarpur, Motihari-845401

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duly) under the Indian Stamp Rule 99, Schedule 1 or 1-A, No. '35'. Also admissible under section 25(a) or the B. T. Act.

Stamp duty paid under Indian Stamp Act **Rs 230340**
Addl. Stamp duty paid under Municipal Act. **Rs 0**

Amt. Paid By Krishna Kumar Shrivastava
Stamp Paper **Rs 1000**
Amt. Paid Through Bank Challan **Rs 0**

Registration Fee						LLR + Proc Fee	Service Charge
A1	41660 C	0 H1b	0 K1a	0 Lii	0	LLR Rs 0	Rs 500
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc	
A9	0 DD	0 I0	K1c0	Mb	0	FeeRs 0	
A10	0 E0	J10	K20	Na	0	Total	
B	0 H1a	0 J2	0 Li		0	FeeRs 0	
Total 41600							

Total amount paid (Reg. Fee + LLR, Proc + Service Charge) in Rs - 42160

Sd/-

Date : 28/03/2023

Ashwani Kumar
Registering Officer, Motihari (4600)

Endorsement under section 52

Presented for registration at Registration Office, Motihari (4600) on Tuesday, 28th March 2023 by Vinay Kumar Sharma, S/O Ramdev Sharma by profession business, Status- Lessor (Property Owner).

Sd/-

Signature/L.T.I of Presentant

Date : 28/03/2023

Ashwani Kumar
Registering Officer, Motihari (4600)

Execution is admitted by Vinay Kumar Sharma and Identified by the person (1. Pram Prakash) whose names, photographs fingerprints and signature are affixed as such on back page/ pages of the instrument.

Sd/-

Date : 28/03/2023

Ashwani Kumar
Registering Officer, Motihari (4600)

Endorsement of Certificate of Registration under section 60

Registered at Resistration Office Motihari (4600) in Book 1 Volume No. 1 on pages on 486-495 for the year 2023 and stored in data base on year 2023. The summary of document No 8795/2023 is printed on the front page of the document.

Sd/-

Date : 28/03/2023

Ashwani Kumar
Registering Officer, Motihari (4600)

Application No : 250500806735

Book No : 1

Year : 2023

S. No. 5732

Deed No. : 8795

Pram Prakash

Manager

V. K. International Public School
Motihari

Prati Kumar
Principal

V. K. International Public School
Bariyarpur, Motihari-845401