

अन्तर मोटा

शब्दों में (रु०)

9-118765
नात्र

(जमाकर्ता डेटु)

बिहार सरकार

निबंधन, उत्पादन एवं मद्य निषेध विभाग

र मानक

(निबंधन)

दस्तावेजों के रजिस्ट्रीकरण के लिए जमा किए जाने वाले स्टाम्प शुल्क / रजिस्ट्रीकरण शुल्क एवं भू-सूचनी के रजिस्ट्रीकरण शुल्क के भुगतान के लिए बैंक चालान

- 21. पक्षकारों के नाम/पता शुभोपयोगी एजेंडेशन ऑफ इंडिया लिमिटेड, 95, 1st Floor, 1st Cross, 2nd Stage, 2nd Main Road, Bangalore
- 22. दस्तावेज का प्रकार बिहार-पत्र (जी.ए.) बि.ए.ए. एंटरप्राइज डेवेलपमेंट एंड कंसल्टिंग प्राइवेट लिमिटेड
- 23. निबंधन कार्यालय - अवर निबंधन कार्यालय, छौड़ादानो, पूर्वी चम्पारण घाँडाडागी
- 24. बैंक का नाम एवं शाखा- भारतीय स्टेट बैंक, एकडरी
- 25. भुगतान की जानेवाली राशि का विवरण :-

क्र.सं.	भुगतान का मद एवं शीर्ष	रकम	खाता नं०
1	2	3	4
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-02 स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप-शीर्ष-0001-सकल प्राप्तियाँ प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपत्र कोड- R 0030021030001	145800/- /	
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप-मुख्य शीर्ष पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क -उप प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपत्र कोड- R 0030031040001	49600/- /	
(ग)	भू-सूचनी शुल्क-मुख्य शीर्ष-0029-भू राजस्व लघु शीर्ष-800 अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मद-प्राथमिक इकाई-75 49 भूमि निबंधन शुल्क से आय विपत्र कोड- R 00298000006	500/- 50/- /	
भुगतान का माध्यम नगद/चेक 'ड्राफ्ट'		195950/-	11867735256
कुल राशि शब्दों में <u>एक लाख नौ हजार पचास रुपये केवल योग</u>			

स्थान- छौड़ादानो
 तारीख- 23.06.18
 चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
 चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी।

Signature
 जमाकर्ता का नाम
 एवं हस्ताक्षर

FOR USE OF THE BANK

क्र.सं. 28 उपर्युक्त कालम सं० 05 में दिए गए विवरण के अनुसार रु० 195950/- शब्दों में.....
 रुपये प्राप्त किया।

STATE BANK OF INDIA EXDARI
 ID No. 7523645
 NAME. KUMAR GAURAV
 प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर
 Date

बैंक में संधारण हेतु निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण:
 जमाकर्ता का नाम/पता.....
 राशि रु० 500/- शब्दों में..... स्क्रोल लेखा सं० 11867735256 में जमा करने की
 तारीख..... बैंक स्क्रॉल सं०.....

बैंक की प्राप्ति तथा मुहर

* (दस्तावेज के पृष्ठों की संख्या+2) x रु० 25/- और रु० 20/-

Serial No. 4438

Circle

Book No. 1

Deed No. 4379

Chhauradani

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



बिहार BIHAR

798-22-6-2017-... 718568

Handwritten text in Hindi describing the deed details.

Serial No. 4438

Deed No. 4379



बिहार सरकार

अवर निबंधन कार्यालय, छौड़ादानी

पृष्ठांकन/का सारांश

पंजीयन दिनांक 24/06/2017 को Manju Devi द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 148800 मुद्रांक शुल्क एवं रु० 50100 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों के भेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निषान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 4379 के रूप में पुस्तक सं० 1 की जिल्द सं० 52 के पृष्ठ सं० 570 से 580 तक CD 9 में आज निबंधन एवं कुल 11 पृष्ठों में संधारित किया गया।

Handwritten numbers: 3000, 145810, 148800

Handwritten signature and name: अरुण प्रकाश निबंधन पदाधिकारी

टोकन नं: 4850/2017

दिनांक 24/06/2017



Handwritten text: Manju Devi 24/06-017

Sub District Registry Office,Chhoradano

Token Number 4850 Reg. Year 2017 Serial Number 4438 Deed Number 4379

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Ram Babu Singh						
Sig. <u>राम बाबु सिंह</u> 24/06/2017							
Presented By	Manju Devi						
Sig. <u>मंजू देवी</u> 24-06-2017							
Lessor	Manju Devi						
Sig. <u>मंजू देवी</u> 24-06-2017							
Identified By	Ram Pukar Singh						
Sig. <u>श्री० रामपुकार सिंह</u> 24/6/2017							

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 4603sop008



बिहार BIHAR

799-22-6-2017

वर्धना 1000 रु

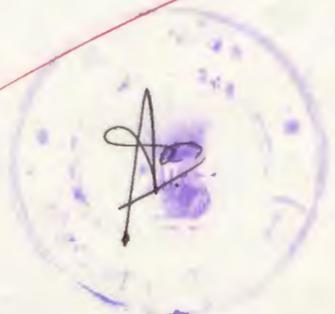
W 718569

विश्वजीत सिंह

सूक्त विक्रेता छोड़ावनी सां नं० 117/8

बिहार राज्य न्यायालय
मुर्शिदाबाद
03 JUN 2017
मुर्शिदाबाद न्यायालय
मुर्शिदाबाद

पुस्तक विक्रेता
24-06-17



LEASE DEED

01.Smt Manju Devi, At-Ekdari, Chhauradano, E.champaran(Bihar)

W/O - Sri Ram babu singh aged about 55 years .

First party (Lessor)

AND

New popular Academy , At-Ekdari, Chhauradano, E.champaran(Bihar) a unit of

New popular educational Trust At- Ekdari Chhauradano, Distt.- E.champaran

(Bihar)through its Trustee & Chairman of School Managing Committee. Mr.

Rambabu Singh .S/O- Mr. Tej Narayan Singh, aged about 55 years, resident

At-New Chandmari, Motihari. Distt.-E.Champaran(Bihar) .

Second Party (Lessee)

Type of Deed : Lease Deed
Period of lease : 30 Years
Mode of rent : Yearly Rent Rs 20,000
(Twenty Thousand Only)

Detail of the land property :

Situated At- Ekdari, PO+PS- Chhauradano, Anchal- Chhauradano, Distt.-

E.Champaran appertaining to,

Khata No	Khesra No.	Area in Decimal
1. 84	738	45.74
2. 6	737	52.42
3. 6	731	51.84
		total 150 decimal or 1.5 acre

North : Road

South : DevkiNandan Pd. Gupta

East : Mintu Devi & Pintu Devi

West : Dewanti Devi



Handwritten text in Hindi, likely a signature or note, written vertically on the right side of the document.

AND

Whereas the lessee which is private school, New popular Academy School,
At-Ekdari, Chhauradano. Distt.- E.champaran (Bihar) a unit of
"New popular educational Trust" At- Ekdari Chhauradano. Distt.-
E.champaran (Bihar) constituted of imparting & to promote the
educational interest of the children of all casts, colors and creeds
through its Trustee & Chairman of School Managing Committee (Lessee)
are desirous to taking on the property on lease, the property fully
detailed above & the lessor has agreed for giving on lease and both
the parties i.e the Lessor & Lessee have mutually agreed on the terms
and conditions here in after mentioned.

1. This lease deed commences from the 21st June 2017 for a total period
of 30 years .

2. That the yearly rent of the lease of the hold property will be a sum
of Rs.20,000/- (Twenty Thousand only) payable to the lessor and his
representative shall grant receipt in taken of the payment receiving
by him .

3. That on the expiry of the lease period of 30 years the lease shall
be under obligation to vacant the lease hold premises and shall hand
over the same in vacant position to the lessor .

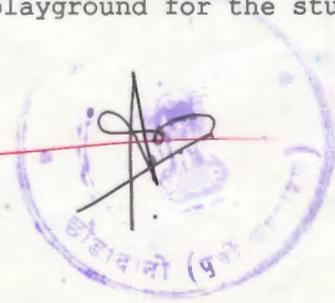
4. That the lease shall make any alternation on addition in the lease
hold premises and shall also changed the physical feature of the
premises . according to convenient and requirement above said school.

16/5/17
24-06-17

5. That the Lessee shall keep the lease hold premises and building in clean, hygienic, tentable condition and shall also maintained and make minor repair such as electrical connection and any other items that deems necessary to the lease .
6. That the Lessee Shall not deliver the possession of the lease hold property to any other person and shall not sublet the same .
7. That the Lessee shall run only their school in the building and hostel for borders and shall not do anything other than educational activities .
8. That the premises shall not be used by the Lessee for the any Hazardous occupation for any unlawful purpose and purpose save and accept the school education .
9. That shall be the responsibility of the Lessor to make the payment of Civil and revenue rent but all other rates, rents, tax or charges shall be paid by Lessee on account of their occupancy on the Lease hold property .
10. That any tax or charges which is due on the Lease hold property prior to the date of ~~execution~~ of this, shall be payable by the lessor and shall be discharged by him alone .
11. That the Lessee shall be entitled to use the vacant position of the lease hold property as playground for the students .

21/11/2017

24-06-017



12. That after the expiry the lease or at the time of vacation of the building by the Lessee, the Lessee shall be free and entitled to remove their furniture and other materials at their own cost kept in the premises by them without causing damage raises by them to the basic structure . The total costs of construction or anythings will be the Trust Propety or School property .The land lord will pay the construction at that time than he will be able to remove the school after expiry the lease hold property .

13. That the Lessee is able to mortgage the lease property to any bank or financial company for the developement and further construction of the above said New Popular Academy School. But The Lessee shall be responsible for the repayment or instalment of the loan .

IN WITNESS of the execution the parties above as mentioned and witness have signed this agreement in taken of acceptance of the terms above mentioned .

Lessee

मंजू देवी
24-06-017

Witness 1

महेराज
मनराज
सा. दामखिपरा
धाना-दरपा
नं. 28/6/2016

Lessor

राम बाबू सिंह
24/06/017

Witness 2

जो. रामपुका सिंह
पिता- लव. देवमसम सिंह
सा. 4354, दौडाफानो
धाना- दौडाफानो
नं. 24/6/2017

राम बाबू सिंह
24-06-017

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 or I-A, No. '64'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 5000/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 5280/-

Registration Fee

FEE PAID									
A1	1020	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									1020

LLR + Proc Fee

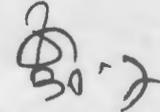
LLR	0
Proc.Fee	0
Total	0

Service Charge

	260
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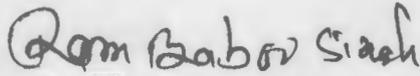
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1280

Date: 30/07/2016


Registering Officer
Motihari

Endorsement under section 52

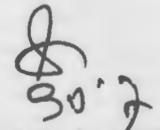
Presented for registration at Registration Office Motihari on Saturday, 30th July 2016 by Rambabu Singh Late Tejnaranayan Singh by profession Agriculture. Status Trustee



Signature/L.T.I. of Presentant



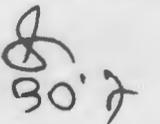
Date: 30/07/2016


Registering Officer
Motihari

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ramesh Pd Singh' age '45' Sex 'M', 'Surendra Singh', resident of 'Ward 25 Chandmari'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

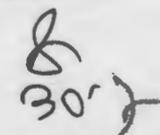
Date : 30/07/2016


Registering Officer
Motihari

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Motihari Sadar in Book 4 Volume No. 2 on pages on 135 -147 , for the year 2016 and stored in CD volume No. CD-1 year 2016 .The document no. is printed on the Front Page of the document.

Date : 30/07/2016


Registering Officer
Motihari

Token No. : 9835 Year : 2016 S.No. : 8468 SCORE \er.4.0 Deed No. : 66

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. **148800/-**
 Addl. Stamp duty paid under Municipal Act Rs. **0/-**

Amt. Paid By N.J Stamp Paper	Rs. 3000/-
Amt. paid through Bank Challan	Rs. 195900/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	49600	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										49600		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **50100**

Date: 24/06/2017


 Registering Officer
 Chhoradano

Endorsement under section 52

Presented for registration at Registration Office, Chhoradano on Saturday, 24th June 2017 by Manju Devi Ram Babu Singh by profession Agriculture. Status - Lessor

मंजू देवी

Signature/L.T.I. of Presentant

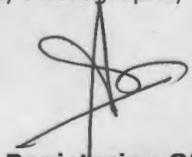
Date: 24/06/2017


 Registering Officer
 Chhoradano

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ram Pukar Singh ' age '45' Sex 'M', 'Late Tejanarayan Singh ', resident of 'Ekadari, Chhauradano,e.C.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 24/06/2017


 Registering Officer
 Chhoradano

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Chhoradano in Book 1 Volume No. 52 on pages on 570 -580, for the year 2017 and stored in CD volume No. CD-9 year 2017 .The document no. is printed on the Front Page of the document.

Date : 24/06/2017

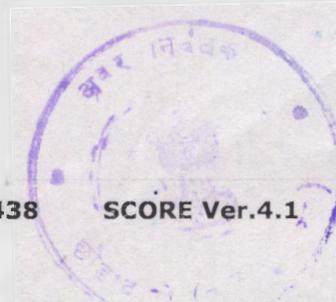
Token No. : 4850

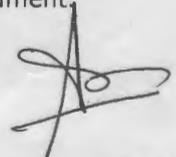
Year : 2017

S.No. : 4438

SCORE Ver.4.1

Deed No. : d No. : 4379




 Registering Officer
 Chhoradano