



बिहार BIHAR

2761
1-10-13

श्री गोरख सिंह एवं श्री रोशनी देवी जेठे संत नरेश्वर प्रसाद
 नरेश्वर प्रसाद एवं श्री रोशनी देवी जेठे संत नरेश्वर प्रसाद
 L 876888

श्री गोरख सिंह
 श्री रोशनी देवी जेठे संत नरेश्वर प्रसाद
 2013

पृष्ठांकन का सारांश

दिनांक 01.11.2013 को, गोरख सिंह द्वारा यह दस्तावेज रजिस्ट्रीकरण हेतु उपस्थापित किया गया।
 इसमें रु० 1000 रु. मुद्रांक शुल्क एवं अन्य शुल्क 11070/- का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया।
 बिभि लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम फोटो अंगुलियों के
 भिषान एवं हस्ताक्षर पीछे अंकित है।
 इसे दस्तावेज सं० 1563 के रूप में पुस्तक सं० 3 की जिल्द सं० 5 पृष्ठ सं० 41 से 45 तक में आज
 रजिस्ट्रीकृत एवं सी०डी० सं० 1 वर्ष 2013 में कुल पृष्ठों में संघारित किया गया।

01.11.2013

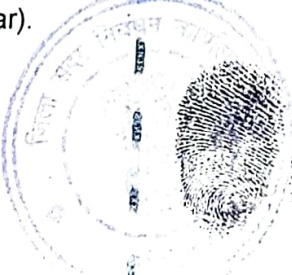
हस्ताक्षर एवं तारीख
 (अबुद कुमार जर्मा)
 निबंधन पदाधिकारी सीतामढ़ी

LEASE DEED

Sri Gorakh Singh S/O- Ram Avtar Singh aged about 75 years At + PO+PS Turkaulia, Distt. - East Champaran (BR).
 Smt. Roshani Devi W/O- Sri Gorakh Singh aged about 70 years, At + PO+PS- Turkaulia, Distt. - East Champaran (BR).
 Sri Virendra Kumar Singh S/O- Sri Gorakh Singh, aged about 45 years At + PO+PS- Turkaulia, Distt. - East Champaran (BR).
First Party (Lessor)

AND

ROSHANI PUBLIC SCHOOL, At- Roshani Nagar, Turkaulia, East Champaran (Bihar) an unit of "ROSHANI EDUCATIONAL AND WELFARE TRUST (R.E.W.T.)" At + PO+PS- Turkaulia, East Champaran (Bihar) through its Trustee and Chairman of SMC Smt. Kalawati Devi W/O- Mr. Virendra Kumar Singh, At + PO+PS- Turkaulia, Distt. - East Champaran (Bihar).
Second Party (Lessee)



श्री गोरख सिंह
 श्री रोशनी देवी जेठे संत नरेश्वर प्रसाद
 श्री वीरेंद्र कुमार सिंह

Serial No : 14940
Token No : 1570

Deed No : 1563
of 2013

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
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Roshani Educational & Welfare Trust

Signature of Party
Gorakh Singh

गोरख सिंह



Lessor

Signature of Party
Roshani Devi

रोशनी देवी



Signature of Party
Virendra Kumar Singh

वीरेंद्र कुमार सिंह



Lessee

Signature of Party
Kalawati Devi

कलावती देवी



Identifier

Signature of Party
Rajan Kumar

राज कुमार



Type of Deed : Lease Deed
Period of Lease : 30Yrs.
Mode of Rent : yearly Rent Rs 1,00,000
(One Lakh Only)



Details of the hold property:

Situated At- Roshani Nagar, Turkaulia, East Champaran (Bihar), PS no.- 100, Anchal-Turkaulia appertaining to Khata No. – 465, 49, 41 Khesra no.- 2099, 2100, 2102 measuring a total area 150 decimal or 1.5 acres or 6070.3095 Sq. meter Or 65340 Sq. ft. with includes the building and open land bounded as follow:-

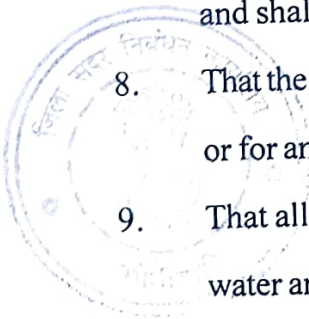
North : Tuntun Sah
South : Kamal Singh & Bhagwan Sah
East : Govt. Road
West : Mohammad Gaffar & Tuntun Sah

AND

Whereas the lessee which is private public school, Roshani Public School, At- Roshani Nagar, Turkaulia, East Champaran (Bihar) an unit of "ROSHANI EDUCATIONAL AND WELFARE TRUST (R.E. W.T.)" At+PO+PS- Turkaulia, Distt.- East Champaran (Bihar) constituted of imparting and to promote the educational interest of the children of all caste, colors and creeds through its Trustee and Chairman of SMC (Lessee) are desirous of talking on the property on lease the property fully detailed above and the lessor has agreed for giving on lease and both the parties i.e. the lessor and Lessees have mutually agreed on the terms and conditions here in after mentioned.

1
10/10/2020
10/10/2020
10/10/2020
10/10/2020

1. This lease deed commences from the 01st day of November 2013 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. 1,00,000/- (One lakh only) 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 lessee shall make any alteration or addition in the lease hold premises and shall also changed the physical feature of the premises according to convenient & requirement above said school.
5. That the lessee shall keep the lease hold premises and building in clean, hygienic, tenantable condition and shall also maintained and make minor repair such as electrical connection and any other Items that deems necessary to the Lessee.
6. That the Lessee shall not deliver the possession of the Lease hold property to the 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 or for any unlawful purpose and purpose save and accept the school education.
9. That all consumable expenditure such as Electric bill, Provision of drinking water and sanitation shall be borne by the Lessee and not by the Lessor and that for this purpose. The Lessee shall be free to take a separate electric connection in their own name and for their own purpose under legal obligation to pay to electric supplier without involving the land owner or the land to pay for the



श्री कल्याणदास शर्मा

Electric Supply.

10. 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.
11. That any tax or charges which is due on the Lessee hold property prior to the date of execution of this shall be payable by the lessor and shall be discharged by him alone.
12. That the lessee shall be entitled to use the vacant position of the lease hold property as playground for the students.
13. 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 furnitures and other material at their own cost kept in the premises by them without causing damage raises by them without causing damage to the basic structure.
14. That the Lessee is able to mortgage the lease property to any bank or financial company for the development and further construction of the above said Roshani Public School. But the lessee shall be responsible for the repayment or installment of the loan.

1/10/2013
19/11/2013
RBE



Drafted & Connected
as per instructions
of the contractor the
contract has been
explained to
Meh. Sah. A. Talwar
19/11/2013.

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. 1000/-	Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 1070/-

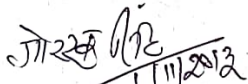
Registration Fee										LLR + Proc Fee		Service Charge			
FEE PAID	A1	11000	C	0	H1b	0	K1a	0	Lil	0	LLR	0			
	A8	0	D	0	H2	0	K1b	0	LIII	0	Proc.Fee	0			
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0			
	A10	0	E	0	J1	0	K2	0	Na	70					
	B	0	H1a	0	J2	0	LI	0							
	TOTAL-										11070.				
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) In Rs. -										11070.				

Date: 01/11/2013

Registerin
Motihari Sadar

Endorsement under section 52

Presented for registration at Registration Office, Motihari Sadar on Friday, 1st November 2013 by Gorakh Singh F
Singh by profession Agriculture.


Signature/L.T.I. of Presentant

Date: 01/11/2013

Registering Office
Motihari Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajan Kumar' aqe '28' Sex 'M', S/O Ramesh Singh, resident of 'Kalayanpur Chapia, East Champaran.C.'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Rajan Kumar

Date : 01/11/2013

Registering Officer
Motihari Sadar

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Motihari Sadar in Book 3 Volume No. 5 on pages on 41-45 , for the year 2013 and stored in CD No. CD-1 year 2013 .The document no. is printed on the Front Page of the document.

Date : 01/11/2013

Registering Officer
Motihari Sadar

Token No. : 1570 Year : 2013 S.No. : 14940 SCORE Ver.3.0 Deed No. : 1563