



बिहार BIHAR

9998 28/05/2012
 20/05/2012

A-43333
 Deed No. 9510

15
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 16/5

10517/12
 Subodh K...

दिनांक 26/05/2012 को Ram Narayan Sharma द्वारा 3700 मूद्रांक शुल्क एवं स.0 1960 निबंधन किया गया। इसका निष्पादन करी कर किया गया। इसके पश्चात् 1960 के नाम फोटो, अगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इस वस्तावेज स.0 1960 के रूप में प्रत्येक स.0 1 की फिलिंग स.0 151 के पृष्ठ सं. 240 से 246 तक CD-22 में आज निबधित एवं कुल 7 पृष्ठों में अधारित किया गया।

दिनांक-26/05/2012

विहार न.0 10517/2012

(38-07) न
 26/05/2012
 सुकुमार झा
 निबंधन पराधिकारी

26/05/12

LEASE DEED
 THIS DEED OF LEASE



स.0 राम नरेश 50
 राजेश सिंह लिखित
 स.0 हस्ताक्षर स.0 105
 पं. 10517/12
 28/5/2012

District Registry Office, Gaya

Deed Number 10519

Reg. Year 2012

Serial Number 10517

Deed Number 951

Person Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Tenant	Ram Naresh Sharma (chairman)						
Presented By	Ram Naresh Sharma						
Lessor	Ram Naresh Sharma						
Identified By	Sanjay Kumar						

Sig. Ram Naresh Sharma
28/5/2012

Sig. Ram Naresh Sharma
28/5/2012

Sig. Ram Naresh Sharma
28/5/2012

Sig. Sanjay Kumar
26/05/2012

Ram Naresh Sharma
28/5/2012

(2)

is made at Gaya this day the 25th day of may 2012 between Sri Ram Naresh Sharma age 58 yrs. S/o Late Ambika Sharma, resident at Nufan Nagar, New Area, Gaya herein after called the party of the 1st Party or the Lessor which terms unless repugnant to the context includes his heirs assigns and representatives and Magadh Educational Trust Gaya represented by its Chairman Sri Ram Naresh Sharma having been duly authorised by the governing body of the trust of the 2nd part known as the lessee, which terms include the members of the Governing body enforce.

2602/82
28/5/2012
Sri Ram Naresh Sharma

WHERE AS, the Lessor is possessed with a piece of Land measuring 200.2 Decimel Vide Plot No.189, 51,53,54 Khata No. 25 and 53, Tauli No-5151, Thana No-167,157 in the Mouja- Deodharpur and Salempur, under P.S. - Tekari, Dist -Gaya of which details are given on the foot of the agreement.

AND WHERE AS the Lessee is desirous to open an school in the name and style of "Magadh International school" on the said plots of land on which the lessor has agreed and consented to hand over the above mentioned land by a lease document for 30 years on certain terms and conditions as stipulated here under.

1. That, in consideration of a rent of premises of Rs. 1250/- (One thousand two hundred fifty only) per month the lessor has agreed to lease the premises to the lessee for using the same to start and run the above mentioned school.
2. That, the lease is initially for a period of 30 years which may be extended by mutual agreement between the present lessor / his heirs and the Governing body of the trust for further periods in future.



26/5/2012

Obligations of the Lessee

The lessee has assumed and undertaken to fulfill the following commitments in respect of this agreement

i. That, they will pay the monthly rental on or before the 10th day of the next month and in case the said rental is not paid on due date in interest @6% per annum will start payable by the lessee.

ii. That the lease shall maintain the premises in perfect good condition and will not make any legal nuisance or even will not allow any other person to do do.

iii. That, the lessee shall pay all taxes or any kind pertaining to the property and in case may be paid by the lessor and can be recovered from the lessee.

iv. That, the lessee shall allow the lessor or his representatives to inspect the structures, premises from time to time.

v. That, the lessee is not entitled to transfer the lease absolutely to a third party without prior consent of the lessor.

vi. That, the lessee will not use the premises for any other purpose for which it is taken on lease.

vii. That, the lessee will be required to undertake annual repair of the premises at their own cost and he will also undertake any minor or major construction over the plots.

viii. That, the lessee are also entitled to make necessary addition or alteration on the premises suiting to their requirement with the permission of the lessor.

ix. That, the lessee also undertake to increase the rental by 10% of the rent fixed amount after each 5 year.

x. That, the lessee has also option to purchase the property under lease and option can be exercised during the tenure of the lease and as soon as the option is greed upon by the lessor the lease will not be required to pay any rental for the lease rent from the date of such agreement.

Chor/Plt

One/Plt
- 4/2



16/5/2012

Witnesses :

1. जवाहर - जोग प्रकाश
पिता - श्री श्रीगणेश सिंह
मुहल्ला - बुधन नगर जन्मा
पाना - सिनिम लार्ड्स जन्मा
24/5/2012

2. जवाहर - संजय कुमार
पिता - श्री जोगपाल प्रसाद सिंह
मुहल्ला - बुधन नगर जन्मा
पाना - सिनिम लार्ड्स जन्मा
24/05/2012

पेस नं० - ४७१९३१२३४

DATE : 24th May 2012

Drafted by
Mtd. Zamir Khan
Advocate

24.5.12

L.N/1070/90



2300/H/8
S. K. SINGH

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. 3700/-	Amt. Paid By N.J Stamp Paper	Rs. 500/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 5160/-

Registration Fee								LLR + Proc Fee		Service Char		
FEE PAID	A1	1600	C	0	H1b	0	K1a	0	LII	0	140	
	A8	0	D	0	H2	0	K1b	0	LIII	0		
	A9	0	DD	0	I	150	K1c	0	Mb	25		
	A10	0	E	0	J1	0	K2	0	N1	45		
	B	0	H1a	0	J2	0	L1	0				
	TOTAL-											1820
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs											1960

Date: 26/05/2012

(Signature)
Registering Off
G

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Saturday, 26th May 2012 by Ram Naresh Sharma Late Ambika Sharma by profession Agriculture. Status - Lessor

(Signature)
26/5/2012
Signature/L.T.I. of Presentant

Date: 26/05/2012

(Signature)
Registering Off
Gaya Sa

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sanjay Kumar' age '36' Sex 'M', 'Gopal Pd. Singh', resident of 'r/o-nutan nagar, ps-civil lines, gaya'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date 26/05/2012

(Signature)
Registering Off
G

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar India Volume No. 151 on pages on 240 -246 , for the year 2012 stored in CD volume No. CD-22 year 2012 .The document no. is affixed on the Front Page of the document.



(Signature)
Registering Off
G

Date : 26/05/2012

Token No. : 10519

Year : 2012 S.No. : 10517

SCORE Ver.3.0

Deed No. : 95

Scanned by *(Signature)*