

Serial No. 1145

Deed No 1137



बिहार सरकार
अवर निबंधन कार्यालय सिमरी बख्तियारपुर

पुष्ठांकन का सारांश

दिनांक 31/03/2018 को Subhan द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 78960 मुद्रांक शुल्क एवं रू0 19990 निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निष्पान एवं हस्ताक्षर पीछे अंकित हैं । इसे दस्तावेज सं0 1137 के रूप में पुस्तक सं0 1 की जिल्द सं0 16 के पृष्ठ सं0 210 से 217 तक CD 3 में आज निबंधित एवं कुल 8 पृष्ठों में संधारित किया गया ।

Handwritten signature and 'SCANNED' stamp.

SCORE-4.1 टोकन नं. 1155 / 2018

नवनील कुमार
निबंधन पदाधिकारी

दिनांक- 31/03/2018

2425.1158

Freepan
As-19740

Handwritten initials 'we 31/3'

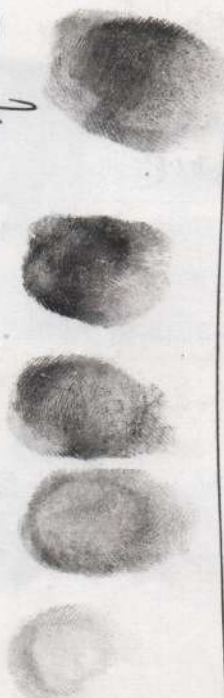
प्रभावी MVR से मिलाया गया

सही पाया । प्रभावी मुद्रांक शुल्क निबंधन शुल्क/अन्य शुल्क चुकाया गया ।

Handwritten notes: 'सही सूची से मुक्त है', 'प्रभावी लिखिक'

Handwritten signature: संजय कुमार सिन्हा

LEASE DEED



Handwritten text in Hindi: 'मोहान सिंह', 'संजय कुमार सिन्हा', '81-5-15'

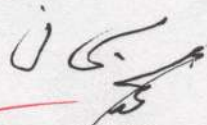
8107/15/15

Sub District Registry Office, Simri Bakhtiyarpur

Token Number 1155 Reg. Year 2018 Serial Number 1145 Deed Number 1137

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Abu Nasar Siddiqui O/B Educational Trust						
Sig.	 31/3/18						
Lessor	Abdul Hannan						
Sig.	 31/3/18						
Lessor	Abul Dayan (M) Subhan (G)	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.							
Lessor	Hasan (M) Subhan (G)	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.							
Presented By	Subhan						
Sig.	 31/3/18						
Lessor	Subhan	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.							
Identified By	Ranján Kumar						
Sig.	 31/3/18						




 31-3-18

Lease/Commercial



0.96V2671.29/03/18 - 9000X8 = 8000:00
बिहार BIHAR
8 MAR 2018

8 8000/- 4th 9/5/18 - 21/3/2018
207529
29/03/18

LEASE DEED

This indenture of lease made at Simri Bakhtiyarpu , District Saharsa, Bihar on 29th of March 2018

Between

1. Md. Subhan S/o Late Md. Mohsin
2. Md. Hasan (Minor)
3. Md. Abul Dayan (Minor) S/o Md. Subhan (Father & Guardian)
4. Md. Abdul Hannan S/o Md. Subhan residents of village puraini P.S. Salkhua District Saharsa , Bihar (Hereinafter referred to as the 'Leaser' which expression unless repayment to the context hereof shall mean and include his heirs administrators and assigns) of the One part.

AND

Maa Ayesha Minority Educational Trust for which Md. Abu

सिमरी बख्तियारपुर

31-3-18
31/3/2018
लिज चरहावेज लिखा पटवर सामुहिक
मि. अमान सोहन मिश्रा





बिहार BIHAR

08 MAR 2018

96/22
Z-207530

श्रीलेख कमार
मुदाजी 29/03/18
सिमरी बकियारपुर
का. व. २१३

(2)

Nasar Siddiqui S/o Md. Yunus resident of Gandhi Path, Ward No. 08 P/S and District Saharsa, at present Village Ranginya Ward No. 14 Simri Baktiyarpur, District Saharsa, Bihar hereinafter referred to as 'Leasee' which expression unless repugnant to the context there of shall mean and include his heirs, administrators executors and assigns of the other part.

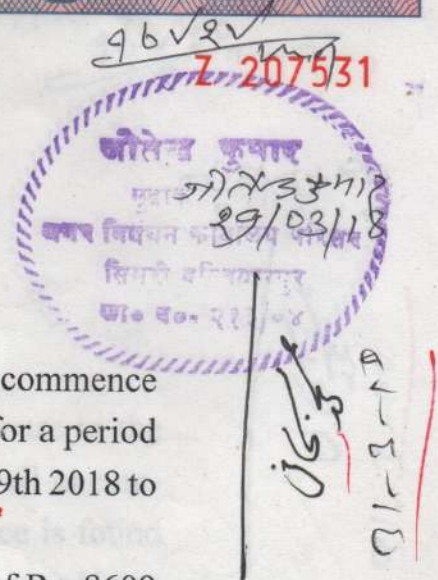
Whereas the lease wants to construct school buildings on below mentioned land Khata 445 (old) 250 (new) Kheshra 4630 (old) 8404 (new) Area- 14.6 dis. (3 Kattha 7 Dhur) And Khata 544 (old) 249 (new) Kheshra 4631 (old) 8406 (new) Area- 11.7 Dis. (2 Kattha 13 Dhur) Chohaddi- North Number Haja- 4630 (Kheshra), South- Number haja 4630 (Kheshra) & 4631 (Kheshra), East- 4694 (Kheshra), West- 4634 (Kheshra). MOZA - BAKTIYARPUR THANA - 64 W-11-13

Md. Abu Nasar Siddiqui the manager of Maa Ayesha Minority Educational Trust such demise being purely temporary and limited to the period of this lease. Accordingly the leaser and leasee (hereinafter collectively referred to as the parties) are executing this lease deed to reduce The terms and conditions agreed in respect of the demises land in writing.

NOW THE DEED WITNESSES and is hereby agreed by and be-

श्रीलेख कमार
81-5-18

सिमरी बकियारपुर



(3)

tween the parties here to as follow:-

1. This the lease in respect of the demised land shall commence w.e.f. 29th of March 2018 and shall be in force for a period of 29 years and 11 months (starting from March 29th 2018 to 28th February 2048)
2. That the lease shall pay to the leaser lease rent of Rs. 8609 (Eight thousand six hundred and nine rupees) per month for the mentioned above land for 1st five years of the lease period it is made clear that the rent would be increased @ 10% on the principal amount after 1st five years only and on the completion of each subsequent 5 years. The rent would be payable at an enhanced amount by 10% increase. It is made clear that the rent would be payable in advance on or before the 7th day of each month by cheque/cash.
3. The demised land is being taken by the leasee run a school under the non-profitable welfare trust namely MAA AYESHA MINORITY EDUCATIONAL TRUST the above name trust is a registered trust is a meant for the education for children of downtrodden people of the locality.
4. That the leasee can make construction of educational building





(4)

etc. on the vacant land mentioned above.

5. The leaser does hereby stipulate, agree and assure to the leasee that the land leased hereby is free from all encumbrances and defects of title in case this assurance is found incorrect, the leaser hereby further stipulate to save and keep indemnified the leasee against all losses, damages cost and expenses which the leasee may sustain.
6. That any dispute related for the aforesaid land shall be subject to jurisdiction of the court at Saharsa, Bihar.
7. Allah forbid: if the leaser does not survive till the termination of this lease agreement, the leased land will be owned by their wife and children and accordingly to the leasee shall pay the rent.
8. That the leaser and leasee have agreed to abide by the terms and conditions of the lease deed.



Handwritten notes in Urdu, including the number 21518.

IN WITNESS WHERE OF THE parties have set and subscribed their hand in the presence of the witnesses mentioned herein below:-

WITNESSES:

LEASER

① 2150-...
...
31/3/18

Handwritten signature and date 31/3/18 under the LEASER heading.

LEASEE

Handwritten signature and date 31/03/2018 under the LEASEE heading.

② ...
S/o ...
...
31/3/18

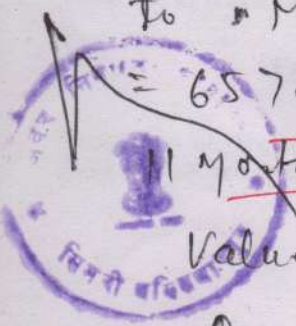


Total area of this land is this document 26.3 Arenal. Value of the land according to M.V.R in Commercial Catgry 26.3 x 250,000 = 6575000. lease is given for 29 years and 11 months.

Value . 6575000 x 15% = 987,000/-

On which the Stamp duty and registry fee is payable.

Handwritten signature at the bottom.



2107/15/15

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. 78960/-**
 Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper	Rs. 4000/-
Amt. paid through Bank Challan	Rs. 94950/-

Registration Fee		LLR + Proc Fee		Service Charge										
FEE PAID	A1	19740	C	0	H1b	0	K1a	0	Lii	0	LLR	0	250	
	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-										19740			

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **19990**

Date: 31/03/2018

Registering Officer
Simri
Bakhtiyarpur

Endorsement under section 52

Presented for registration at Registration Office, Simri Bakhtiyarpur on Saturday, 31st March 2018 by Subhan Late Mohsin by profession Agriculture. Status - Lessor

31-3-18



Signature/L.T.I. of Presentant

Date: 31/03/2018

Registering Officer
Simri Bakhtiyarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ranjan Kumar' age '38' Sex 'M', 'Mohit Paswan', resident of 'Bakhtiyarpur Saharsa'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 31/03/2018

Registering Officer
Simri Bakhtiyarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Simri Bakhtiyarpur in Book 1 Volume No. 16 on pages on 210 -217, for the year 2018 and stored in CD volume No. CD-3 year 2018 .The document no. is printed on the Front Page of the document.

Date : 31/03/2018

Registering Officer
Simri Bakhtiyarpur

Token No. : 1155 Year : 2018 S.No. : 1145 SCORE Ver.4.1 Deed No. : d No. : 1137

Stamp duty paid under Indian Stamp Act Rs. 78960/-

9107 15/18