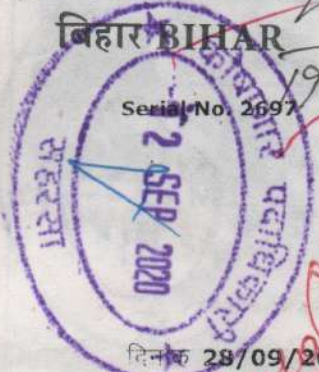




RTPS-2474

बिहार BIHAR

Serial No. 2697



7867 1000x1-1000 का मुद्रांकन के लिए साहसपुर (S) पुराई  
19.9.20 580x6.3000 2111 (2019) का जिन AF 671120  
Deed No. 2672

Deed No. 2672

IRBIND KUMAR SINHA  
Stampy Officer  
S.Bpur (Saharsa)  
L.N. 132/85

बिहार सरकार

अवर निबंधन कार्यालय, सिमरी बख्तियारपुर

पृष्ठांकन का सारांश

दिनांक 28/09/2020 को Subhan द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु0 3631.60 मुद्रांक शुल्क एवं रु0 121970 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 निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 2672 के रूप में पुस्तक सं0 1 की जिल्द सं0 39 के पृष्ठ सं0 161 से 170 तक CD 6 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।

32  
21-09-20

दिनांक - 28/09/2020  
28.9.20

टोकन नं. 2735/2020

रोक शुभी से मुक्त

नवनीत कुमार  
निबंधन पदाधिकारी

LEASE DEED

प्रनारी लीपिक

This deed of lease deed made this 28th Day of 09/2020

BETWEEN

- (1) Md. Subhan (urf Abdul Subhan ) aged about 66 years S/O late Md. Mohsin residents of Village Puraini P.S. Salkhua District Saharsa , Bihar pen no. E L M P S I 2 8 1 mobil no- 9431656631
- (2) Bibi Afsan) aged about 55 years W/O Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar. mobil no.

SCANNED BY

Handwritten notes and signatures in Hindi, including a date 28/09/2020 and a signature.





























# Sub District Registry Office, Simri Bakhtiyarpur

Token Number 2735

Reg. Year 2020

Serial Number 2697


Deed Number 2672

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Abu Nasar Siddique O/B Maa Ayesha Minority Educational Trust						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     ابو نثار سیددیکہ                      مائے اعیشہ کے نام پر                      اقلیتوں کی تعلیمی                      ٹرسٹ                 </div>						
Lessor	Abdul Dayyan (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.	<div style="border: 1px solid black; height: 30px; width: 100%;"></div>						
Lessor	Abdul Hannan						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     ابو حنان                      سید                 </div>						
Lessor	Afsana						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     افسانہ                      بی بی                      سید                 </div>						
Lessor	Hassan (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.	<div style="border: 1px solid black; height: 30px; width: 100%;"></div>						
Presented Subhan	By						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     سید                      سبھان                 </div>						
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.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     سبھان                 </div>						
Identified Nandan Paswan	By						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     ناندن پاسوان                 </div>						



SCORE Ver.4.0

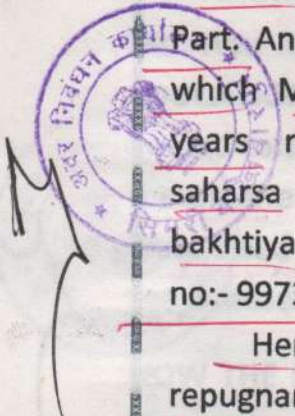
Powered by IL&FS Technologies Ltd.

  
 21/9/20  
 28/9/20



2019  
592525  
ABHINAV KUMAR SINHA  
Stamp vendor  
S.Bpur (Saharsa)  
28/9/20

- (3) Md. Abdul Hannan (Urf Md Hannan Alam) aged about 29 years S/o Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar pen no. AZPPA2356P mobil no. AZPPA2356P
- (4) Abdul Dayyan (urf Md. Daiyan) (Minor) (B/O md. Subhan) aged about 15 years S/O Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar.
- (5) Md. Hassan (Minor) (B/O md. Subhan) aged about 12 years S/O Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar ( Hereinafter referred to as the "Leasers" Which expression unless repayment to the context hereof shall mean and include them heirs administrators and assigns ) of the One Part. And MAA AYESHA MINORITY EDUCATIONAL TRUST for which Md. Abu Nasar Siddique S/O Md. Yunus aged about 44 years resident of Gandhi path ,ward no. 08 p/s and district saharasa ,at present village Ranginya ward no. 14 simri bakhtiyarpur ,diss- saharasa bihar. Pen no. ANUPS2961B mobil no:- 9973023825



Herein after referred to as Leasee Which expression unless repugnant to context there of shall mean include his heirs, administrators executors and assigns of the other part .

यस्य  
गण्डा पायवाज  
शमशेर पायवाज  
शहीनिमा  
28/9/20



बिहार BIHAR

Total area of the land 160.30 dismal

Value of the land: -  $251000 \times 160.30 = 4,02,36,000/-$  (four crore two lakhs thirty-six thousand rupees only)

No any structure on land (photo Enclosed )

Lease is given for a time pried of 29 years and 11 months

So the value on which stamp duty and registry fee is payable 15% of  $4,02,36,000 = 6036000/-$  (sixty lakh thirty-six thousand rupees only )

Rent - @Rs. 6018/- six thousands eighteen rupees per month from date of possession with @10% increase after every ten years.

BETWEEN

M.d. Abu Nasar siddique 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 between the parties here to as follow:

T 592543

Stamp and/or  
S.Bpur (Saharsa)  
L. 173/15

28/9/20

28/9/20

رہی اے و حفوظ ہے دینی مسکن سہارن

31/10



बिहार BIHAR

28/9/20  
T 592542

1. This the lease in respect of the demised land shall commence w.e.f. 1st September 2020 and shall be in force for a period of 29 years and 11 months (starting 28th September 2020 to 27 August 2049) 2050

2. That the leasee shall pay to the leasers lease rent Rs.164 (one hundred sixty four rupees) per kattha per month i.t total rent is 6,018 per months i.t 72,216 rupees per year for the mentioned above land for 1st 10 years of the lease period it is made clear that the rent would be increased @10% on the principal amounts after 1st 10 years only and on the completion of each subsequent 10 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. That the leasee can use the vacant land mentioned above as per required.

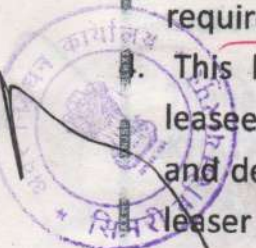
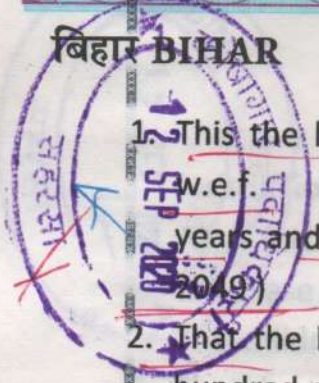
4. This leasers does hereby stipulate, agree and assure to the leasee that the land leased hereby is free from all encumbrances and defects of title in case this assurance is found incorrect, the leaser hereby further stipulate to save and keep indemnified the leasee against all losses, damages cost and expenses which the lease may sustain.

*[Signature]*  
RIND KUMAR SINHA  
Stationer and/or  
S. Bour (Anarsa)  
LN. 172/85

28/9/20

28.9.2020

कोठी काफ़लान करत करवा  
पहा कट लागत करवा  
जं फल पाववान भोकीत मेरे लागत  
मिथान पिमा





बिहार BIHAR

That any dispute related for the aforesaid land shall be subject to jurisdiction of the court at Saharsa , Bihar .

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 lessee shall pay the rent.

That the leaser and lessee have agreed to abide by the terms and conditions of the lease deed.

IN WITNESS WHEREOF the lessor has set his hand and MAA AYESHA MINORITY EDUCATIONAL TRUST MD. Abu Nasar Siddique the duty constituted attorney of the lessee has set his hand..

The schedule above referred to :

Mouza :- Bakhtiyarpur ward no.13 Nagar panchayat

Anchal :- Simri Bakhtiyarpur Thana :- Bakhtiyarpur

Thana no. :- 64 Tozi no. :- 526

KHATA (o) KHESHRA (O) AREA (DISMAL)

543 4630 33 Dismal

BOUNDARY

North: - salman East: - salman  
South: md. Hannan - West: - naseem

Handwritten signatures and dates: 19.9.20, 20/9/20, and a stamp number 592541.



Handwritten text: 'MAA AYESHA MINORITY EDUCATIONAL TRUST' and '28/9/2020'.



2877  
592527  
KUMAR SINHA  
Stary andor  
S. Bou. (Kishinarsa)  
LN 17285  
28/9/20

**बिहार BIHAR**

<u>KHATA (o)</u>	<u>KHESHRA (0)</u>	<u>AREA (DISMAL)</u>
544	4631	40.10 Dismal
<b>BOUNDARY</b>		
North: - salman		East: - salman& hannan
South: md. Hannan - West: - naseem&md. Hannan		

<u>KHATA (o)</u>	<u>KHESHRA (0)</u>	<u>AREA (DISMAL)</u>	No any Road in this boundary
445	4630	49 Dismal	
<b>BOUNDARY</b>			
North: - plot no. 8378		East: - plot no. 8401,8402,8403	
South: plot no. 8478,8479 -		West: - plot no. 8406,8407	

<u>KHATA (o)</u>	<u>KHESHRA (0)</u>	<u>AREA (DISMAL)</u>
189	4688	24 Dismal
	4689	
<b>BOUNDARY</b>		
North: - plot no. 8406		East: - plot no. 8478
South: plot no. 8476 -		West: - plot no. 8473

<u>KHATA (o)</u>	<u>KHESHRA (0)</u>	<u>AREA (DISMAL)</u>
04	4635	14.20 Dismal
<b>BOUNDARY</b>		
North: - sukhdev badhae		East: - md. Hannan
South: shobha devi		West: - sukhdev badhae





592526  
Signature  
28/9/20  
RABIND KUMAR SINHA  
Stationer andor  
S Bpu (Anarsal)  
L.N. 172/85

khata old :- five hundred forty-three, five hundred forty four , four hundred forty five, one hundred eighty nine , four ) (plot old :- four thousand six hundred thirty , four thousand six hundred thirty one , four thousand six hundred eighty-eight , four thousand six hundred eighty nine , four thousand six hundred thirty five )

Total area 160.30 dismal

Md. Abu Nasar siddique 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.

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

WITNESSES:

LEASER

श्री ० अबु नसर सिद्दिकी

28/9/20

LEASEE

28/9/20

28/9/20



## 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. 363160/-**  
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper	<b>Rs. 4000/-</b>
Amt. paid through Bank Challan	<b>Rs. 481130/-</b>

### Registration Fee

FEE PAID	
A1	120720
A8	0
A9	0
A10	0
B	0
C	0
D	0
DD	0
E	1000
H1a	0
H1b	0
H2	0
I	0
J1	0
J2	0
K1a	0
K1b	0
K1c	0
K2	0
Li	0
Lii	0
Liii	0
Mb	0
Na	0
<b>TOTAL- 121720</b>	

LLR + Proc Fee	Service Charge
LLR	0
Proc. Fee	250
Total	0

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **121970**

Date: 28/09/2020

Registering Officer  
Simri Bakhtiyarpur

## Endorsement under section 52

Presented for registration at Registration Office, Simri Bakhtiyarpur on Monday, 28th September 2020 by Subhan Late Mohsin by profession Agriculture. Status - Lessor

Signature/L.T.I. of Presentant

Date: 28/09/2020



Registering Officer  
Simri Bakhtiyarpur

## Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Nandan Paswan' age '35' Sex 'M', 'Rameshwar Paswan', resident of 'Ranginiya Bakhtiyarpur Saharsa'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 28/09/2020

Registering Officer  
Simri Bakhtiyarpur

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Simri Bakhtiyarpur in Book 1 Volume No. 39 on pages on 161 -170, for the year 2020 and stored in CD volume No. CD-6 year 2020 .The document no. is printed on the Front Page of the document.

Date : 28/09/2020

Registering Officer  
Simri Bakhtiyarpur

Token No. : 2735 Year : 2020 S.No. : 2697 SCORE Ver.4.1

Deed No. : d No. : 2672

28/09/2020

**PROHIBITION, EXCISE & REGISTRATION DEPARTMENT GOVT. OF  
BIHAR**  
**Appointment Slip**

**Important Note:-**

- If appointment is not confirmed, then do not go to registration office. Wear face cover/face mask compulsorily.
- Each party will have to wash his/her hand with soap before putting finger on biometric device.
- No person will stand at a distance of less than one meter from other.
- No request will be considered for registration of document without appointment.
- If e-stamp paper of e-stamp number printed on appointment slip is not attached in the document, then appointment will be considered invalid.

Dsro Code : 1201	Office Name : Simri Bakhtiyarpur
Name of Presentent : Md.subhan	Reference No : 120120200926012
Type of Documents : Lease	Circle Name : Simri bakhtiyarpur
Appointment Date : 28-09-2020 00:00:00	Appointment Time : 11:49 AM
Booking Date : 26-09-2020 00:00:00	Local Body : Urban

**Payment Details**

Payment Mode : GRN  
GRN/STK No. : BHR202009418189M

**Payment Status**

Booking Status : **Confirm**  
Payment Status : **Confirm**  
Stamp Amount : 359160  
Registration Fee : 121720  
LLR and Processing Fee : 0

Note 1 :-This appointment is valid for registration of single document only and print out of confirmed appointment should compulsorily be attached with document to be registered.

Note 2 :-Appointment shall be considered invalid if proof of proper stamp, registration fee and other fees including service charge have not been attached with documents to be registered on this appointment.

Sign. of Party/Representative

Checked By

Officer-in-Charge

28/9/20