

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

बिहार BIHAR

Serial No. 1282

Deed No. 1279

Govt. of Bihar

Sub Registry Office, Simri Bakhtiyarpur

Summary of Endorsement

This document was presented for registration on 16/03/2022 by Md. Hannan Alam. A Stamp Duty of Rs. 5980/- and other Fees of Rs. 3160/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 1279 in Book No. 1, Volume No. 20 on pages from 468 to 476 and has been preserved in total 9 pages in C.D. No. 4 / Year 2022.

खेसरा पंजी से मिलान किया  
खेसरा ..... से दर्ज पाया।

प्रभारी MVR से मिलान किया

Signature with Date  
(Asit kumar singh)  
Simri Bakhtiyarpur

Date: 16/03/2022

Token No: 1287/2022

Registering Officer,

दस्तावेज जारी

LEASE DEED

This deed of lease deed made this 15<sup>th</sup> Day of MARCH 2022

(1) Md. Hannan Alam aged about 31 years S/o Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar Pan no. AZPPA2356P mobil no-8298366066

(2) Abdul Dayyan (Minor) B/O Md. Hannan Alam aged about 16 years S/O Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar.

Adhar no:- 556623403766.

Pabitra Swi

PRINCIPAL

KHINOOR PUBLIC SCHOOL  
RD No.-13, RANI BAGH  
SAHARSA BIHAR



Hannan Alam मौदमान डालम  
वर्ष 11 महीने के लिए निज घर से  
पट्टेकर सह इतिहास

3/2022



बिहार BIHAR  
MAR 2022

AN-896222

(3) Md. Hassan (Minor) B/O Md. Hannan Alam aged about 13 years S/O Md. Subhan residents of Village Puraini P.S. Salkhua District Saharsa , Bihar adhar no:- 312324977829 ( 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 45 years resident of Gandhi path ,ward no. 08 p/s and district saharas ,at present village Ranginya ward no. 14 simri bakhtiyarpur ,diss- saharas bihar. Pen no. ANUPS2961B mobil no:- 9973023825

15/3/2022  
SHRI BAKHTIYARPUR



Herein after referred to as Lessee Which expression unless repugnant to context there of shall mean include his heirs, administrators executors and assigns of the other part **Lease is given for a time pried of 29 years and 11 months**

सिद्धेश्वर प्रिय  
15/3/2022

Total area of the land 2.183 dismal Yani 10 Dhur

Pabitra Swain Value of the land: -  $251000 \times 2.183 = 548000/-$  (five lakhs forty eight thousand rupees only)

PRINCIPAL  
KOHINOOR PUBLIC SCHOOL  
WARD No.-13, RANI BAGH  
SAHARSA BIHAR

No any structure on land (photo Enclosed)



रजनी कुमारी पिता मोहितपालवान  
माता सिमरी बाह्यारपुर

दिनांक 15/03/22



बिहार BIHAR

W 082298

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 548000= 83000/- ( eighty three thousand rupees only

. Rent - @Rs. 164/- one hundred sixty four rupees per month  
from date of possession with @10% increase after every ten  
years

BETWEEN

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.

NOW THE DEED WITNESSES and is hereby agreed by and  
between the parties here to as follow:

This lease in respect of the demised land shall commence w.e.f.  
March 2022 and shall be in force for a period of 29 years and 11  
months (Starting .....March 2022 to February 2052 )

Pabitra Shil  
PRINCIPAL  
KOHINOOR PUBLIC SCHOOL  
WARD No.-13, RANI BAGH  
S.B. PUR SAMARPUR

Handwritten signature and text: 513122, मी. ई. न. सिद्दीक

Handwritten signature and text: 157322, 210, 27/08/22, 157322





बिहार BIHAR

1 APR 2022

1. That the leasee shall pay to the leasers lease rent Rs.164 (one hundred sixty four rupees) per kattha per month. If total rent is 82 per months i.t 984 rupees per year for the mentioned above land for 1<sup>st</sup> 10 years of the lease period it is made clear that the rent would be increased @10% on the principal amounts after 1<sup>st</sup> 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 7<sup>th</sup> day of each month by cheque/cash.

2. That the leasee can use the vacant land mentioned above as per required.

3. 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

Pabitra Shit cost and expenses which the lease may sustain.

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

W 082291

Handwritten signature and text: 'KOHINOOR PUBLIC SCHOOL', 'E.P. No. - 172'.

Handwritten text: 'मोहम्मद अली'.

Handwritten date: '15/3/2022'.

KOHINOOR PUBLIC SCHOOL  
WARD No.-13, RANI BAGH  
SAHARSA BIHAR



Handwritten initials: 'YS'.



W-082253  
14/3/22  
मि. अमान अली

5. 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.

6. That the leaser and leasee 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 duly 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

Pabitra S...

KHATA (o)

KHESHRA (O)

AREA (DISMAL)

04

4682

2.183 Dismal

(yani dhas dhur)

PRINCIPAL  
KOHINOOR PUBLIC SCHOOL  
WARD No.-13, RANI BAGH  
E. J. PUR SAHARSA BIHAR





**BOUNDARY**

North: - Kohinoor public school 4630

South: - road

East: - Mojib

West: - Md. Hannan alam

( khata old :- four plot old :- four thousand six hundred eighty two )

Total area 2.183 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

Pabitra mentioned herein below:-

**PRINCIPAL**  
**KOHINOOR PUBLIC SCHOOL**  
 BOARD No.-13, RANI BAGH  
 J. PUR SAHIBSA BIHAR

मोहम्मद नसर सिद्दिकी 15/8/22

मोहम्मद नसर सिद्दिकी  
 15/8/22



8131  
 W 082252 Q  
 ST. NO. 13, RANI BAGH  
 J. PUR SAHIBSA BIHAR  
 Fig. No - 172  
 मोहम्मद नसर सिद्दिकी  
 15/8/22

Ysu