

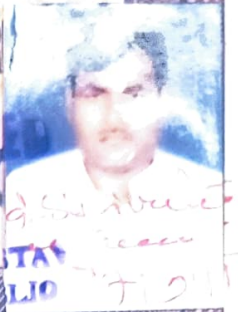
Annual Rent Rs. 10,000/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND R
RS.1000



ATTESTED

Mahesh Prasad Srivastava
P. SHRIYASTAVA
MOTIHARI

बिहार BIHAR

03 SEP 2011

1691 जे 21/09/11 को 17/09/2011 को 16-9-11 मा-महेश प्रसाद श्रीवास्तव (पति) द्वारा मोतिहारी जिले में 1000 रु. = 2000 रु. का मकान का कृष्णा कुमार श्रीवास्तव मुद्रांक विक्रेता व्यवहार न्यायालय, मोतिहारी L.N 79/81

बिहार सरकार

जिला निबंधन कार्यालय, मोतिहारी

Mahesh Prasad Srivastava

दिनांक 17/09/2011 को

निबंधन हेतु उपस्थापित किया गया। इसमें रु. 2500/- मुद्रांक शुल्क एवं रु. 1197/- 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 है। इसे दस्तावेज सं० 13417 के रूप में पुस्तक सं० 1 की जिल्द सं० 151 के पृष्ठ सं० 553 से 558 तक CD 24 में आज निबंधित एवं कुल 6 पृष्ठों में संधारित किया गया।

ह०

(Dr. Sanjay Kumar)

निबंधन पदाधिकारी

Date : 17/09/2011

LEASE AGREEMENT

1. Name of the lessor:- Mahesh Prasad Shrivastava S/O Ramdyal Prasad, Vill:- Sarsaulla, P.S.-Lakhaura, P.O.- Barwa, of Distt: East Champaran, Bihar
2. Name of the lessee:- "UMRESH DEVI EDUCATIONAL TRUST" a trust created through a trus deed dated:- 07/04/2008 registered at District Registration Office, Motihari on 07-04-2008 being Deed No i.e. Document No- 51 IV, Token No.-5878, Serial No.- 5781 presently having its office at Chandmari, Motihari, P.S.- Motihari, Distt:- East Champaran, represented i.e. executed by its settlor and chairman of the Trust, Umresh Devi W/O Mahesh Pd resident of Village:- Sarsaulla, P.S.-Lakhaura, Distt:- East Champaran duly authorized to execute this lease agreement on behalf of the Trust.

सहायक जिला न्यायाधीश, मोतिहारी द्वारा 17-9-2011 को जारी किया गया मुद्रांक सं. 13417 के अंतर्गत निबंधित किया गया।

श्री महेश प्रसाद श्रीवास्तव
माहिती 17-9-2011

Serial No : 13978
Token No : 14181
Type & Status
of Party

Deed No : 13417
of 2011
Name of Party

Photo Thumb Index Middle Ring Little

Lessee **Umresh Devi (Umresh Devi Edu)**
उमरेश देवी



Signature of Party

Presented by **Mahesh Prasad Srivastava**
Self श्री महेश प्रसाद श्रीवास्तव



Signature of Party

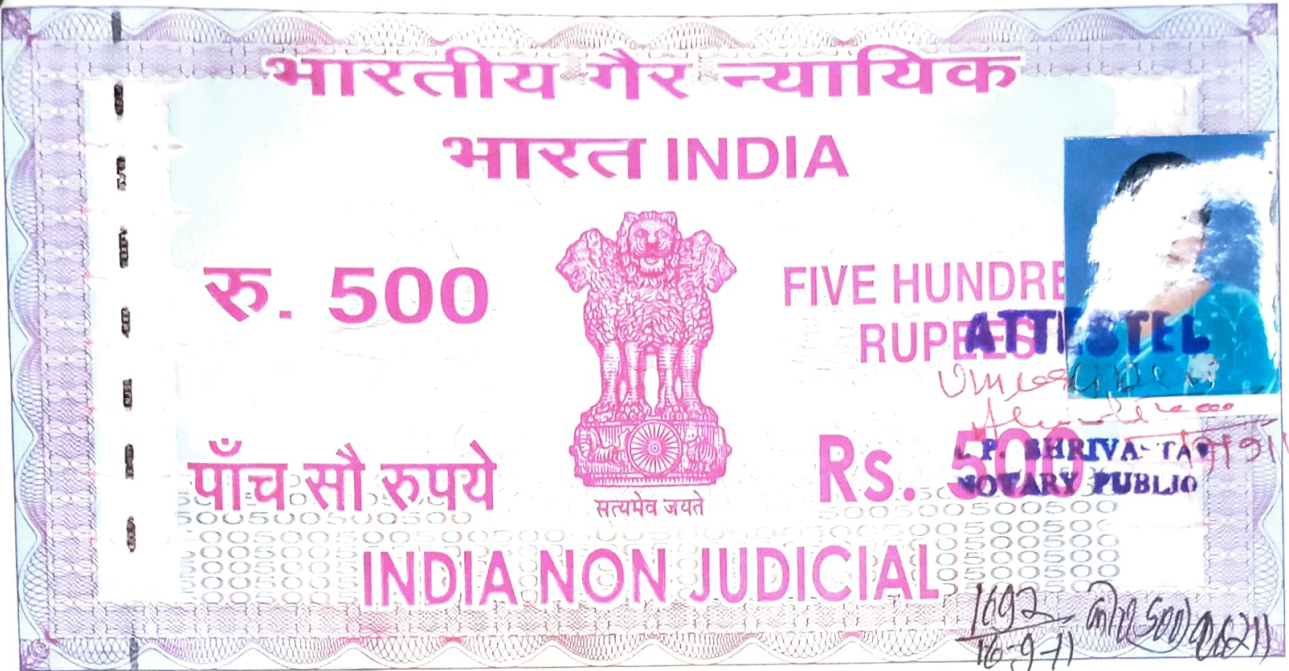
Lessor **Mahesh Prasad Srivastava**

Signature of Party
Md. Wazul Haque (Adv)

Identifier

श्री वाजुल हाक़ी
Signature of Party

A small portrait photo and a fingerprint impression of Md. Wazul Haque.



बिहार of document:- Lease Agreement for the period of **40(forty)** years.
 4. Lease Amount:- **10,000/- (Ten thousands only)** annually
 5. Leased Premises:- An area of **2 acres 50 decimal** situated in Mauza: Sarsaulla, Thana; Motihari, Thana No.-136, Anchal: Motihari, Distt:- East Champaran.

G 969085

कुशा कुमार श्रीवास्तव
 ...
 ...

Khata No.	Khesra no.	Area(Ac.Dec.)
37 thirty seven	45 forty five	0.70
7 Seven	48 forty eight	1.80
TOTAL =		2.50(2 ACRES 50 DECIMAL)

North:- Narendra Pd., Punyadev Thakur,
 Kamal Mahto
 South:- Self land of the lessor
 East:- PWD Road
 West:- Self land of the lessor

WHEREAS the said TRUST " **UMRESH DEVI EDUCATIONAL TRUST** " is being represented by its **SETTLOR and MAIN TRUSTEE** Umresh Devi R/O Sarsaulla, P.S.- Lakhaura, P.O.- Barwa, Distt:- East Champaran.

WHEREAS the settlor and main trustee **Umresh Devi** is in need of a suitable piece of land for the construction of the building of **Jeewan Public School** which is at present running in Motihari and as for the same Umresh Devi the settlor and the main trustee of **Jeewan Public School**, Motihari requested the lessor **Mahesh Prasad Shrivastava**, already described in column of this deed, to lease out his property detailed in column 5 of this deed. The lessor after thought, decided to lease out the property in favour of the trust of **Jeewan Public School** and under mentioned terms and condition which have been finalized in between the lessor and the lessee.

Handwritten notes and signatures in Hindi, including names like 'श्री उमेश देवी' and 'श्री महेश प्रसाद श्रिवस्तव'. There is a large circular stamp with a signature in the center.

Handwritten notes and signatures at the bottom right, including 'श्री उमेश देवी' and 'श्री महेश प्रसाद श्रिवस्तव'. The date '17.09.11' is written at the bottom right.

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES



पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

1693 16-9-11 10500 (88)

G 969084
कृष्णा कुमार श्रीवास्तव
मुद्राक विक्रेता
ब्यवहार न्यायालय, मोतिहारी
LN78/81

बिहार BIHAR

(i) **THE lessor** has inherited the property as lone heir and is coming in peaceful possession and his name has been mutated in the Sirista of Anchal Motihari, has got valid legal title and possession over the property already described in heading no.-5 of this deed and the land is free from all sorts of encumbrances has agreed to lease out the property detailed in column 5 of this deed for the period of 40(forty) years and as has been settled in between the lessor and the lesse.

(ii) **THE lesse Umresh Devi** who is settler and main trustee of the trust of **Jeewan Public School** has agreed to pay Rs.10000/- (Ten thousands only) annually as settled to the lessor without fail regularly.

(iii) **THE lesse** is authorized to construct a building, hostels, playground, lab, library & auditorium etc for the students' education in **Jeewan Public School**.

(iv) **THE lessee** is also authorized to get loan from any recognized bank if it becomes so necessary and for the same the lessee is hereby authorized to mortgage the property already described in column 5 of this deed with any bank.

(v) **EVEN** after the expiry of the lease i.e. after 40 years, a fresh lease deed can be executed in between the lesser and the lessee on fresh terms and conditions.

(vi) **NOW** the lessor and the lessee out of their free will and volition in state of sound mind and good health execute this deed of lease in favour of each other to be of avail in future.

(vii) **IT** is hereby **specified** as per requirement of the authority concerned this lease agreement is being executed to day between the parties concerned though it has already been executed on 28-03-2009 through deed no 4324 ie it is being rectified as per need and requirement.

HENCE THIS DEED OF LEASE AGREEMENT.

It is noted that the lessee do hereby declare that after expiry of 40 (forty years) leased period, the lessee will handover the leased premises to lessor in vacant position as such.

सुधी श्रीवास्तव श्रीवास्तव
ता. 17-9-2011 28-03-2009
दि. 16-11-2009

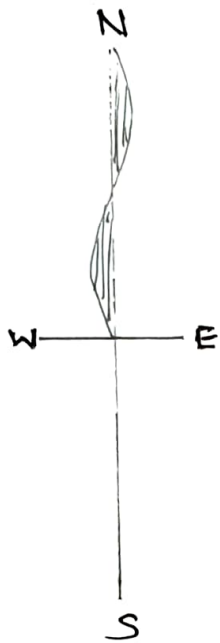
सुधी श्रीवास्तव देवी
96-2009
सुधी श्रीवास्तव
श्रीवास्तव
17-9-2011
This deed has been
drafted & corrected
as per instructions of the
lessor Shri. M. D. Shah Alan
L.N. 78

MAUJA - SARSAULA
Th Lakhaura
Th No - 136
Anchal - Motihari

Involved Plot with area

Plot No.	Area
45	0.70 Dec
48	1.80
<u>1</u>	<u>02-50</u>

two Acres & fifty
decimals



Lessor



ATTESTED

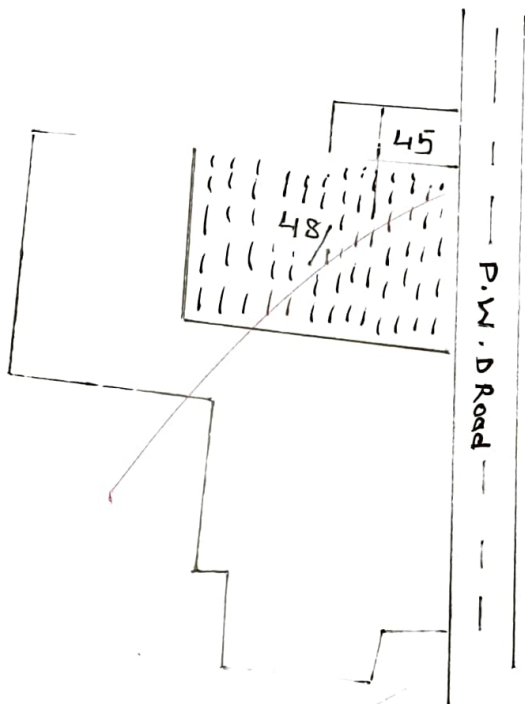
महेश प्रसाद श्रीवास्तव
A. P. SHRIVASTAVA
NOTARY PUBLIC

Lessee



ATTESTED

उमेश प्रसाद श्रीवास्तव
A. P. SHRIVASTAVA
NOTARY PUBLIC



Signature of lessor - सही महेश प्रसाद श्रीवास्तव

Signature of lessee - सही उमेश प्रसाद श्रीवास्तव

महेश प्रसाद श्रीवास्तव

सही उमेश प्रसाद श्रीवास्तव

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.	2500	Amt paid by N J Stamp Paper -	Rs. 2000			
Addl Stamp duty paid under Municipal Act	Rs.		Amt paid through Bank Challan -	Rs. 1697			
	Registration Fee		LLR + Process Fee	Service Charge			
FEE PAID	A1 1050 C	0 H1b	0 Ka1	0 Lii	0 LLR	0	
	A8 0 D	0 H2	0 K1b	0 Liii	0 Proc Fee	0	120
	A9 0 DD	0 I	0 K1c	0 Mb	0 Total-	0	
	A10 0 E	0 J1	0 K2	0 Na	27		
	B 0 H1a	0 J2	0 Li	0			
			TOTAL-	1077			
			Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs.	1197			

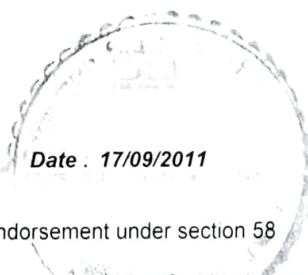
Date : 17/09/2011

Registering Officer
Motihari Sadar

Endorsement under section 52

Presented for registration at Registration Office, Motihari Sadar on Saturday, 17th September 2011 by Mahesh Prasad Srivastava s/o Ram Dayal Prasad by profession Agriculture. Status - Lessor

श्री महेश प्रसाद
श्री वाराणसी



Signature / L.T.I. of Presentant

Date : 17/09/2011

Registering Officer
Motihari Sadar

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Md. Wazul Haque (Adv) age Sex M son/daughter of Adbul Munif resident of Hardiya, Ps - Kundawa Chainpur, East Champaran) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date . 17/09/2011

Registering Officer
Motihari Sadar

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Motihari in Book No. 1 Volume No. 151 on page no. 553 - 558 for the year 2011 and stored in CD Volume No.CD-24 year 2011. The document no. is printed on the front Page of the document.

Date : 17/09/2011

Registering Officer
Motihari Sadar

Token No. 14181 Year - 2011 Sl.No. 13978 SCORE Ver. 2.0 Deed No. 13417 NIC-Bihar

श्री महेश प्रसाद