4605 19065 301

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR F 930986

बिहार सरकार

जिला निबंधन कार्यालय, दरभंगा

दिनांक 23/12/2011 को श्री/श्रीमती Binod Mishra

निबंधन हेतु उपस्थापित किया गया । इस्में रु० 3460/- मुद्रांक शुल्क एवं रु० 2640/- निबंधन तथा अन्य शुल्क को भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । दिये गये समय में समस्त पक्षकार निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम फोटो, अंगूठे के निशान एवं हस्ताक्षर पीछे अंकित हैं । इसे दस्तावेज सं० 17956 के रूप में पुस्तक सं० 1 के जिल्द सं० 224 के पृष्ठ सं० 369 से 377 तक CD 35 में आज लिखित एवं रजि० किया गया ।

Date : 23/12/2011

1. Name of the Lessors:-

(i) Shri Binod Mishra

(ii) Shri Sambodh Mishra son of Late Jay Nath Mishra residents of village, P.O., P.S. and Anchal Ghanshyampur, District- Darbhanga.

(iii) Shri Amir Chandra Jha son of Shri Bijay Nath Jha residents of village & P.O.- Pali P.S. and Anchal Ghanshyampur, District- Darbhanga.

सहायक निबंधक

23-12-2011

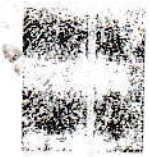
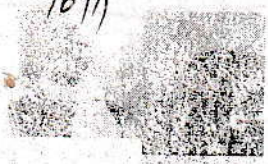
प्रभारी लिपिक

302

बही. क्रमांक एक.

Serial No :
Token No : 19065
Type & Status of Party

Deed No : 23-12-2011.
of 2011
Name of Party

		Photo	Thumb	Index	Middle	
Lessee	Amirchandra Jha सही/अमीरचन्द्र झा 23.12.2011 Signature of Party					
Lessee	Binod Mishra बही. क्रमांक एक 23-12-2011 ई०					
Presented by Self	Binod Mishra बही. क्रमांक एक 23-12-2011 ई०					
Lessee	Binod Mishra बही. क्रमांक एक 23-12-2011 ई०. Signature of Party					
Lessor	Sambodh Mishra सही सम्बोध मिश्र 23.12.2011 Signature of Party					
Lessor	Amirchandra Jha सही/अमीरचन्द्र झा 23.12.2011 Signature of Party					
Identifier	Anant Kumar Mishra अनन्त कुमार मिश्र 23-12-11 Signature of Party					

353/96/11

354/96/11

355/96/11

356/96/11

357/96/11

358/96/11

303

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

रु 1000 Rs.1000

बिहार BIHAR

2. Name of the lessee:- (i) "BAL KALYAN SEVA NYAS" situated at Village- P.O.- Pali P.S. and Anchal Ghanshyampur, District- Darbhanga for establishment and development of "BAL KALYAN PUBLIC SCHOOL" Pali, Ghanshyampur, District- Darbhanga through:-

(1) Shri Binod Mishra son of Late Jay Nath Mishra, Secretary, "Bal Kalyan Seva Nyas" Pali, Ghanshyampur, Darbhanga.

(ii) Shri Amir Chandra Jha son of Shri Bijay Nath Jha, Member, Bal Kalyan Seva Nyas, Pali, Ghanshyampur, Darbhanga.

3. Type of document:- Deed of Lease for a Period of 40 years.

4. Consideration:- Land Rent Rs. 1000/- (Rupees One thousand) per katha yearly for first ten years and on every subsequent ten years the land rent shall be increased by Rs. 500/- (Rupees Five hundred) per katha yearly i.e. for first ten year the total rent shall be Rs. 80,000/- (Rupees Eighty thousand) only

Second ten years Rs. 1,20,000/- (Rupees One lac twenty thousand) only.

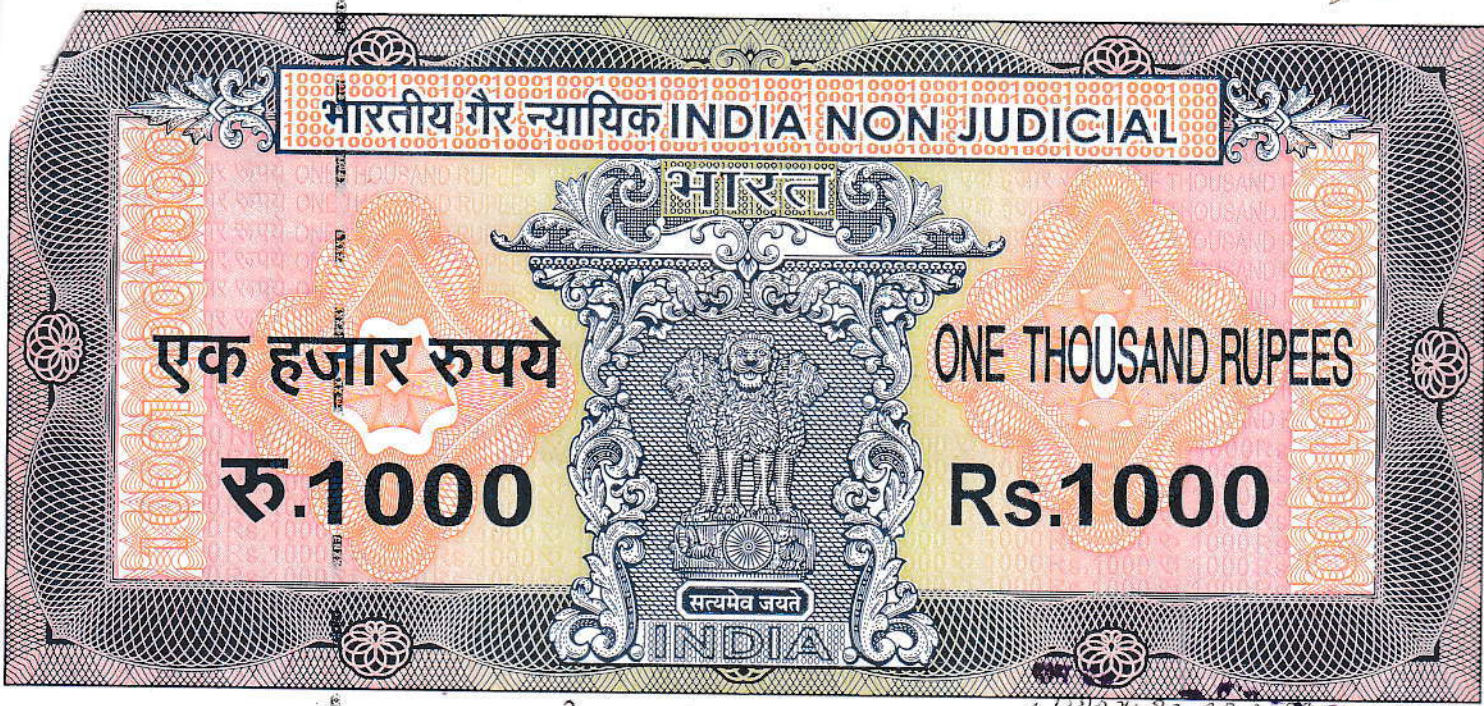
Third ten years Rs. 1,60,000/- (Rupees One lac sixty thousand) only.

Fourth ten years Rs. 2,00,000/- (Rupees Two lacs) only.

F 930987

22 OCT 2011

23-12-2011



बिहार BIHAR

F 930988

Total rent in 40 (forty) years - Rs. 5,60,000/- (Rupees Five lacs sixty thousand) only. Payable by the lessee to the Lessors by 31st March of the succeeding years against proper receipts by the Lessors or their heirs, executors, assigns, successors in office.

5. Details of properties :-

35 decimals land having an area of 8 kathas in one block under Mouza- Pali, Anchal-Ghanshyampur, Touzi No. 6424, Thana No. 397

Khata No.	Khesara No.	Deed No.	Date
83 (old)	1652 (old)		
126 (new)	3742 (new)	7800	26.09.2011
	3743 (new)		
288 (old)	1661 (old)	7893	12.10.2009
128 (new)	3737 (new)		

Total Areas - 8 kathas (Eight kathas) in one block acquired by Deed dated mentioned by the Lessors in which the Lessors have equal share and all the lessors shall be entitled to equal rent as mentioned in column no. 4 in this deed bounded as-

North - Buchan Mishra

South- Lessors

East- Kali Kant Mali

West- Lessors

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
रु. 100
ONE HUNDRED RUPEES
सत्यमेव जयते
भारत INDIA
INDIA NON JUDICIAL

बिहार BIHAR

4

F 924542

Whereas the Lessors are the absolute owners of the properties detailed in column no. 5 of this deed with all perfect right, title and possession over the same without any interference from any side.

AND

Whereas all the lessors have equal share in the said property and all the lessors are entitled to equal share in the rent of the lease hold detailed in column no. 4 of this deed.

AND

Whereas, the Lessee "Bal Kalyan Seva Nyas" has been created for the purpose of establishing Educational Institutions in rural areas and other allied purposes and for the said purpose the Lessee required land.

AND

Whereas the Lessors declared to give land detailed in column no. 5 of this deed on lease and on information, the Lessee requested the lessors to give the said land to the lessee on lease for aforesaid purposes.

AND

Whereas after negotiations between the parties the Lessors became ready to give and the Lessee also became ready to take the lease hold on the terms and conditions settled between the parties as per this deed.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

बिहार BIHAR F 924543

AND

Whereas it became necessary to execute a deed of lease as settled between the parties.

Now this deed of Lease made on this 23rd day of December 2011 witnesseth:-

1. That the lessors named in column no. 1 of this deed hereby grant lease in favour of the lessee mentioned in column no. 2 of this deed in respect of the properties detailed in column no. 5 of this deed on yearly rental detailed in column no. 4 of this deed for a period of 40 years and have put the lessee in possession of the said lease hold.
2. That the lessee shall pay the yearly rental to the lessors against receipt by the 31st March of the succeeding year and all the lessors shall be entitled to equal share in the same.
3. That this lease shall commence from 23.12.2011 and terminate on 22.12.2051.
4. That the lessee shall be at liberty to fill the vacant land and construct building thereon at its own cost suited to its necessity which shall be the property of the Lessee.
5. That Lessors shall not interfere in the enjoyment, use, occupation of the lease hold by the lessee during continuance of the lease.

6. That for the purpose of recognition and affiliation of "Bal Kalyan Public School" at places wherever required, the Bal Kalyan Seva Nyas shall be at liberty to execute any document in respect of the lease hold as provided under law during the continuance of the lease.

7. That the Lessee shall have right to borrow loan from Banks and other sources by pleading the lease hold during the continuance of the lease and the lessors shall not be liable for the same.

8. That in case of failure of the lessee to pay the agreed rent of the lease hold to the lessors in time, the lessors shall send three notices demanding the rent at intervals of three months to the lessee under acknowledgement and inspite of the said notices the lessee does not pay the rent then the lessors shall have right to take possession of the lease hold from the lessee through the process of court and also realise the arrears of rent with interest from the lessee through the process of the court.

9. That all original documents in respect of the lease hold shall remain with the lessors ad lessors shall be liable to pay all revenues in respect of the lease hold and in case the said original documents are required by the lessee for the purposes of recognition or affiliation or for any other purposes of borrowings and allied matter, the lessors shall hand over the original documents to the lessee during the continuance of the lease.

10. That the lease hold is free from all encumbrances and the lessors shall not encumber or in any way transfer the lease hold to any other person against the provision of law during the continuance of the lease subject to the terms of this lease.

11. That after termination of the lease the lessee shall have no right over the lease hold except the new construction made by the lessee after execution of the lease deed.

12. That after termination of the lease the lessee can again take the lease hold on terms and conditions settled between the parties after negotiation and execution of fresh deed in respect of the same.

13. That after termination of lease if not fresh deed of lease is executed between the parties in respect of the lease hold then the lessee shall be granted further time of five years on the same terms and during that period of five years the lessee shall make other alternate arrangement to shift its establishment at another place from the lease hold and hand over the possession of the lease hold to the Lessors free from all encumbrances.

14. That the lessee shall be at liberty to remove the construction made by the leassee over the lease hold at the time of giving possession of the same to the lessors or if the lessors so desire they may retain the said construction after paying the cost of the same to the lessee.

15. That this deed of lease shall be binding on both the parties, their heirs, survivors, executors, assigns and successors in office.

16. That in token of having accepted the terms and contents of this deed both the lessors and the lessee have executed and put their hands on this deed out of their own free will, consent and without any undue influence from any side under fit state of body and mind in presence of the witneses.

Signature of Lessee.

23-12-2011

23-12-2011

Signature of Lessors

23-12-2011 ई०

23-12-2011 ई०.





Computerized Typing
Shiv-Shidhi Photo Stat & Computer Typing
Tower Chowk, Laheriasarai, Darbhanga.

23-12-2011

23-12-2011

23-12-2011

23-12-2011

Notified by me
Ajay Kumar Thakur
D.M. 23-12-2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

बिहार BIHAR

F 924563

23-12-2011

100-00

23-12-2011

23-12-2011

23-12-2011

317

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.

(43)

Stamp duty paid under Indian Stamp Act **Rs. 3460** *Amt. paid by N.J. Stamp Paper -* **Rs. 3300**

Addl. Stamp duty paid under Municipal Act **Rs.** *Amt. paid through Bank Challan -* **Rs. 2800**

FEE PAID				Registration Fee						LLR + Process Fee		Service Charge
	A1	2240	C	0	H1b	0	Ka1	0	Lii	0	LLR	0	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	0	180
	A9	0	DD	0	I	150	K1c	0	Mb	25	Total-	0	
	A10	0	E	0	J1	0	K2	0	Na	45			
	B	0	H1a	0	J2	0	Li	0					
									TOTAL-	2460			

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 2640

Date : **23/12/2011**

Registering Officer
Darbhanga Sadar

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga Sadar on Friday, 23rd December 2011 by Shri/Sn Binod Mishra s/w of Jaynath Mishra by profession Agriculture. Status - Lessor

Registering Officer
Darbhanga Sadar

Signature / L.T.I. of Presentant ***Date : 23/12/2011***

23-12-2011

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Anant Kumar Mishra age 48 Sex M son/daughter of Ram Prakash Mishra resident of Vill=Pali Ghanshyampur Dbg.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date :

Registering Officer
Darbhanga Sadar

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Darbhanga having 9 pages, in the volume CD 35 and document no. of which is printed on the First Page of the document.

Date : 23/12/2011

Registering Officer
Darbhanga Sadar

Date :

Token No. 19065 Year - 2011 Sl.No. 16924 SCORE Ver.2.0 Deed No. 17956 NIC-Bihar

Token No. 19065 Year - 2011 Sl.No. SCORE Ver.2.0 Deed No. NIC-Bihar

23.12.11

Token - 19065

Endt No - 17956

T. 19065

अन्दर रु० ..... शब्दों में (रु० .....) मात्र

तृतीय प्रति **बिहार सरकार** Endt - 17956

(निबंधन कार्यालय हेतु) **निबंधन विभाग** पैरवाकार

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता ..... (जिसकी ओर से जमा किया जा रहा है) .....
2. दस्तावेज का प्रकार .....
3. निबंधन कार्यालय .....
4. बैंक का नाम एवं शाखा .....
5. भुगतान की जानेवाली राशि का विवरण .....

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप मुख्य शीर्ष 02-स्टाम्प पर स्थायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क प्रमाणिक-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R00300210300001	
(ख)	निबंधन शुल्क मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-02 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R00300210400001	250
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0070 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें प्राथमिक इकाई-75 49 सकल निबंधन शुल्क से अन्य विपत्र कोड-R00290080000006	1
	भुगतान की जानेवाली कुल रकम (क+ख+ग)	250

कुल राशि शब्दों में दो सौ पचास रुपये मात्र

स्थान .....

तारीख .....

जमाकर्ता का नाम एवं हस्ताक्षर

बैंक/डाकघर का विवरण, जिसमें भुगतान किया जाना है

बैंक/डाकघर को यहाँ से भुगतान की सूचना दी जानी है

FOR USE OF THE BANK

रसीद नं० ..... तारीख ..... उपर्युक्त कालम 4 में

सलग्न 05 में दिए गये विवरण के अनुसार रु० .....

शब्दों में ..... प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन हेतु पक्षकार/पैरवीकार द्वारा भरे जाने का विवरण

रु० ...../शब्दों में ..... एवज में .....

करने की तिथि :

कौल सं०

Deficit Fee - 250 - Pay Receipt No. 27/11/11

Fee - 250

27/11/11