

546-1000

8-3-2022

अभिषेक कुमार (भारत) विलय प्लाट 500 मंजूरी निवास पञ्चम फ्लोर
कोबरा बाग कोबरा डिस्ट्रिक्ट कोबरा जिला

AN 724629



Deed No. 1684
Amit Kumar Singh
Stamp Vender
Daudnagar (A. Bag)
Lic No-1/2002

Govl. of Bihar
Sub Registry Office, Daud Nagar

Summary of Endorsement

This document was presented for registration on 12/03/2022 by Ganga Educational Trust (Trustee Abhishek Kumar)

A Stamp Duty of Rs. 175960/- and other Fees of Rs. 59820/- 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. 1684 in Book No. 1, Volume No. 24 on pages from 422 to 428 and has been preserved in total 7 pages in C. No. 4 / Year 2022

Signature with Date
(Jaya)

Date: 12/03/2022

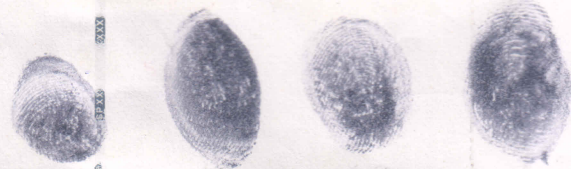
Token No: 120/2022

Registering Officer, Daud Nagar

THIS DEED OF LEASE is made on the 11th day of March, 2022

BETWEEN


SCANNED by...



11-3-2022
11-03-2022
जीला देवी
11-3-2022

Sub District Registry Office, Daud Nagar

Token Number 1720 Reg. Year 2022 Serial Number Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Ankit Prasad						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> अंकित प्रसाद 11-03-2022 </div>						
Lessee	Binay Prasad						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> विनाय प्रसाद 11-3-2022 </div>						
Lessee	Neeta Devi						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> नीता देवी 11-03-2022 </div>						
Lessee	Shambhu Prasad						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> शम्भु प्रसाद 11.03.2022 </div>						
Presented By	Ganga Educational Trust (Trustee Abhishek Kumar)						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> अभिशेक कुमार 11.3.22 </div>						
Lessor	Ganga Educational Trust (Trustee Abhishek Kumar)						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> अभिशेक कुमार 11.3.22 </div>						
Identified By	Krishna Gupta						
Sig.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Krishna Gupta 11.3.22 </div>						



अभिशेक कुमार
 11.03.2022

Sri Binay Prasad S/o Dasrath Prasad residence of Vill. + P.O. + P.S. – Obra,
District – Aurangabad Aadhaar No 6346 3772 4970 Pan No AESPP4461J
Mobile No-9431223663 being party of the **1st part** and termed as “Lessor” &
which expression unless repugment to the context shall mean and include his
heirs, legal representative and assigns thereof. Age - 65 years

Sri Shambhu Prasad S/o Dasrath Prasad residence of Vill. + P.O. + P.S. –
Obra, District – Aurangabad Aadhaar No 2677 1538 9558 Pan No
AESPP4460K Mobile No-9934060339 being party of the **1st part** and termed as
“Lessor” & which expression unless repugment to the context shall mean and
include his heirs, legal representative and assigns thereof. Age - 55 years

Sri Ankit Prasad S/o Late Bijay Prasad residence of Vill. + P.O. + P.S. – Obra,
District – Aurangabad Aadhaar No 6566 3908 0521 Pan No AQIPP5926C
Mobile No-7667401781 being party of the **1st part** and termed as “Lessor” &
which expression unless repugment to the context shall mean and include his
heirs, legal representative and assigns thereof. Age - 37 years

Sri Neeta Devi W/o Shambhu Prasad residence of Vill. + P.O. + P.S. – Obra,
District – Aurangabad Aadhaar No 4564 2671 5380 Pan No AHWPD8127C
Mobile No-7004417977 being party of the **1st part** and termed as “Lessor” &
which expression unless repugment to the context shall mean and include his
heirs, legal representative and assigns thereof. Age - 51 years



11-3-2022
विष्णु प्रसाद व बिनय लीज भवादी 36 स्रो लेखी 29 सापके लिय वसीका परकर सापमलिया सदाई
11-03-2022
शेकर प्रसाद व बिनय लीज भिलभूमले सिका को सदाई 11-03-2022
शेकर प्रसाद व बिनय लीज भिलभूमले सिका को सदाई 11-03-2022
शेकर प्रसाद व बिनय लीज भिलभूमले सिका को सदाई 11-03-2022

And

GANGA EDUCATIONAL TRUST Registered under Trust Act vide its registration no. 906 Deed No 3 Book No 4 Token No 902/ 2021 dt. 12.2.2021 having its Registered office at Laxmi Niwas, 1st Floor, At.+P.O. + P.S. Obra, Mazar Road, Kagji Mohalla Obra, Distt. Aurangabad through its Managing Trustee Abhishek kumar being party of the 2nd part and termed as "Lessee" and which expression unless repugnant to the context shall mean and include their, legal representative and assigns thereof. Age - 32 years

Ganga 11.03.2022
श्री अक्षय कुमार 11.03.2022
श्री अक्षय कुमार 11.03.2022
श्री अक्षय कुमार 11.03.2022

Where as Lessor have a land measuring 36 (Thirty Six) Decimal (In Nine sale deed) situated at Mauza - Obra, Anchal - Obra, Distt. Aurangabad vide its Thana No. 306 and Khata No. 105 Plot No 331 and Bounded as under :

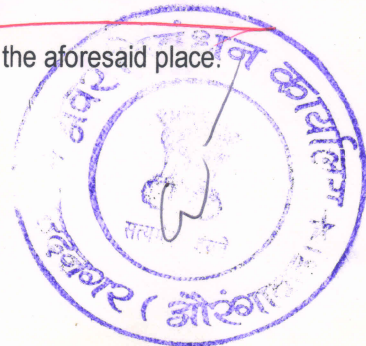
36 Decimal

North - Plot No. 331
South - Road
East - Abhishek Kumar & Neeta Devi
West - Baldev Dubey

and he is interested to let out of his properties on lease for Development of "Educational Institution and Social Development Activity".

Whereas Managing Trustee (Sri Abhishek Kumar) of lessee approached the lessor for a place on lease which will be used by them for "Educational Institution and Social Development Activity".

after came to know about availability of space of lessor at the aforesaid place.



Fixed Govt. Valuation:- Rs. 5,40,000/decimal. -(Rs. Five Lakh Forty Thousand per decimal).

Total valuation of land =5,40,000 *36 dec. =1,94,40,000(One crore Ninty Four Lakhs Forty thousands Rupees).

15% of the Total Valuation is Rs. 29,16,000 (Twenty Nine Lakh Sixteen thousands Rupees)

पन्ना ग्राम 11-3-2022

श्री ११०३-२०२२

श्री ११०३-२०२२

श्री ११-०३-२०२२

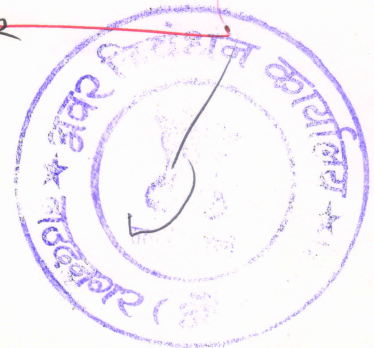
Whereas the lessor agreed to let out his land space to lessee on lease on the basis of following terms and conditions :-

1. That this Deed of Lease is being entered into on 11th day of March,2022.
2. That the duration of this deed is for Twenty Nine Years i.e. from 11th March,2022 to 10th March,2051 and it can be renewed further on mutual consent of the parties.
3. That the monthly rent has been fixed for Rs. 15000/- (Rs. Fifteen Thousand) only for this purpose and which is to be paid in advance by 05th day of current month of every English calendar.
4. That the lessee will keep the space in good condition and the cost of any minor/ major repair is to be met by the lessee.
5. That this deed can be discontinued with giving prior notice of thirty days by either of the party.
6. That before the expiry of the term of lease it can be renewed before one month of expiry.
7. That 5% incremental clause will be applicable in rent after 5 years.
8. Lessee can mortgage the property to any financial institution for obtaining loan for Development & Construction of Educational Instiuttion.

Both the parties agreed on the following terms and conditions and put their signature below on the date mentioned above as a taken of acceptance.

पन्ना ग्राम 11-3-2022

5



WITNESS: Krishna Gupta Son of -> Shyam moorti

1. Gupta Vill -> Mathu P.S -> Jamher
Dist -> Aurangabad 11-3-22

2. Ramesh Kumar S/o Krishna Thaker
Vill. PS Sbra Dist. Aurangabad
11-3-22

First Party
LESSOR

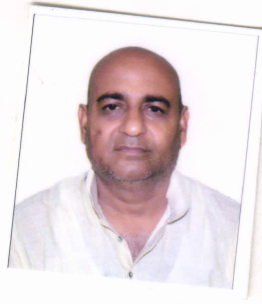
2nd Party

Abhishek
(अभिषेक कुमार)
11.03.2022

LESSEE

विजय चव्हाण
11-3-2022

विजय चव्हाण 11.3.2022
शेखर खोले 11.03.2022
अमर उर्फ 11.03.2022



BH02-20-22-3314876/A
अमर उर्फ



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. 175960/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 234780/-**

Registration Fee

LLR + Proc Fee Service Charge

FEE PAID

A1	58320	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									59320

LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **59820**

Registering Officer
Daud Nagar

Date: 12/03/2022

Endorsement under section 52

Presented for registration at Registration Office, Daud Nagar on Friday, 11th March 2022 by Ganga Educational Trust (Trustee Abhishek Kumar) Vinay Prasad by profession Others. Status - Lessor

अभिषेक कुमार 12/3/2022

Signature/L.T.I. of Presentant

Date: 12/03/2022

Registering Officer
Daud Nagar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Krishna Gupta' age '20' Sex 'M', 'Shyam Murari Gupta', resident of 'Vill- Mahthu, p.S- Jamhor, aurangabad'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 12/03/2022

Registering Officer
Daud Nagar

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Daud Nagar in Book 1 Volume No. 24 on pages on 422 -428, for the year 2022 and stored in CD volume No. CD-4 year 2022 .The document no. is printed on the Front Page of the document.

Date : 12/03/2022

Registering Officer
Daud Nagar

Token No. : 1720 Year : 2022 S.No. : 1701 SCORE Ver.4.1 Deed No. : d No. : 1684

