

Book No. :- 1 Deed No. 20698



201122012

ॐ नमो भगवते वासुदेवाय

Deed No. 20698

जिरोस कुमार  
ब्रांक वि. वि. वि. वि. वि.  
छा० न०- २०

7

टोकन नं. 21316 / 2012

10

क्र.सं.	नाम	पता	मोबा.	सं.सं.
1	सुनी बाबिका रि-क.	समी गुजरात 21 कुमुदी 9 भा	148	21/12/2012
2	जीज सुप्रोमैट रिक्सा	जीज सुप्रोमैट 1 काहा	148	21/12/2012
3	दत्तात्रेय पट्टकर लक्ष्मण रिक्सा	दत्तात्रेय 1 मंडीकर (सामान्य)	157	21/12/2012

- hereinafter called the First Party/Lessors



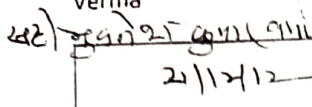
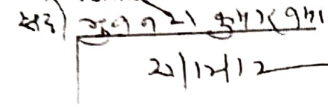






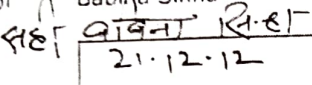






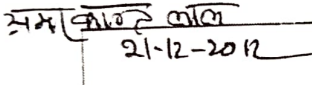


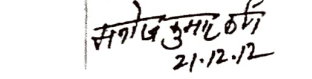
TEJANO MISSION SCHOOL, SAMASTIPUR under APURVA WEI CARE SOCIETY, SAMASTIPUR registered on 22/08/2003 bearing Reg. No.515/2003-2004 through its Chairman Mr AMAR KANT LAL S/o Late Devendra Lal R/o Kashipur, Samastipur, Bihar hereinafter called the Second Party/Lessee. *Page 46 of 53*

Principal  
Mission School  
mastipur, Bihar

Poonam Kumari  
Manager  
Techno Mission School  
Samastipur, Bihar

# District Registry Office, Samastipur

Token Number 21316 Deed Number 20698

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Bhuvnesh Kumar Verma						
Sig.							
Lessor	Bhuvnesh Kumar Verma	<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.							
Lessor	Babiraj Sinha						
Sig.							
Lessee	Amarkant Lal, Chairman						
Sig.							
Identified By	Manoj Kumar Karn						
Sig.							

  
Principal  
Techno Mission School  
Samastipur, Bihar

Poonam Kumari  
25/04/24  
Manager  
Techno Mission School  
Samastipur, Bihar



## 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'. 'I' Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 45180/-	Amt. Paid By N.J Stamp Paper	Rs. 4000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 61546/-

Registration Fee										LLR + Proc Fee	Service Charge
A1	20080	C	0	H1b	0	K1a	0	LII	0	LLR	0
AS	0	D	0	H2	0	K1b	0	LIII	0	Proc. Fee	0
A9	0	DD	0	I	0	K1c	0	Mb	0	Total	250
A10	0	E	0	J1	0	K2	0	Na	36		
B	0	H1a	0	J2	0	LI	0				
TOTAL-									20116		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20366

Date: 21/12/2012

Registering Officer  
Samastipur

### Endorsement under section 52

Presented for registration at Registration Office, Samastipur Sadar on Friday, 21st December 2012 by Bhuvnesh Kumar Verma Saryug Prasad by profession Others. Status - Lessor

Signature/L.T.I. of Presentant

Date: 21/12/2012

Registering Officer  
Samastipur Sadar

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Manoj Kumar Karn' age '40' Sex 'M', 'Durgeshwar Lal', resident of 'Jayajpatti, Dalsingsarai, Samastipur'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 21/12/2012

Registering Officer  
Samastipur

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Samastipur Sadar in Book 1 Volume No. 364 on pages on 148 -157 , for the year 2012 and stored in CD volume No. CD-43 year 2012 .The document no. is printed on the Front Page of the document.

Date : 21/12/2012

Token No. : 21316

Year : 2012

S.No. : 21131

SCORE Ver.3.0

Deed No. 20698

Principal  
Techno Mission School  
Samastipur, Bihar

Manager  
Techno Mission School  
Samastipur, Bihar



बिहार BIHAR

H 670879

-2:-

Whereas the Lessors are sole and absolute owner, occupier of the land detailed below :-

S.N.	Khata No	Khesra No.	Thana No	Name of owner	Area of Land
1.	23	1484	181	Bhuvnesh Kumar Verma	03 Dhur
2.	85	1548, 2262 New, 2260 New	181	S/o Late Saryug Prasad	11 Dhur
3.	85	1548, 2262 New, 2260 New	181	"	11 Dhur
4.	66 140 New	1547, 2259 New 1484, 2264-2265 New	181	"	1 Katha 10 Dhur
5.	110 401 New	1546, 2272	181	"	7 Katha 14 Dhur
6.	140, 160 401 New	1511 to 1515 2249-2250 New	181	"	7 Katha 18 1/4 Dhur
7.	85	1548 2262, 2260 New	181	Babina Sinha W/o Rakesh Kumar	5 Katha 6 Dhur
8.	66, 140	1547, 1584 2259, 2264, 2265 New	181	"	1 Katha 10 Dhur
9.	85	1548, 2262 New	181	"	1 Katha
10.	140, 66	1547, 1584 2259, 2264, 2265 New	181	"	2 Katha 3 1/2 Dhur
11.	85	1545	181	Bhuvnesh Kumar Verma	26 1/4 Katha
12.	46	1541, 1553	181	S/o Late Saryug Prasad	8 Katha
TOTAL- 62 Katha 7 Dhur (@ 1900 sq ft./katha) = 293.97 disimal = 2.9 Acres					

  
Principal

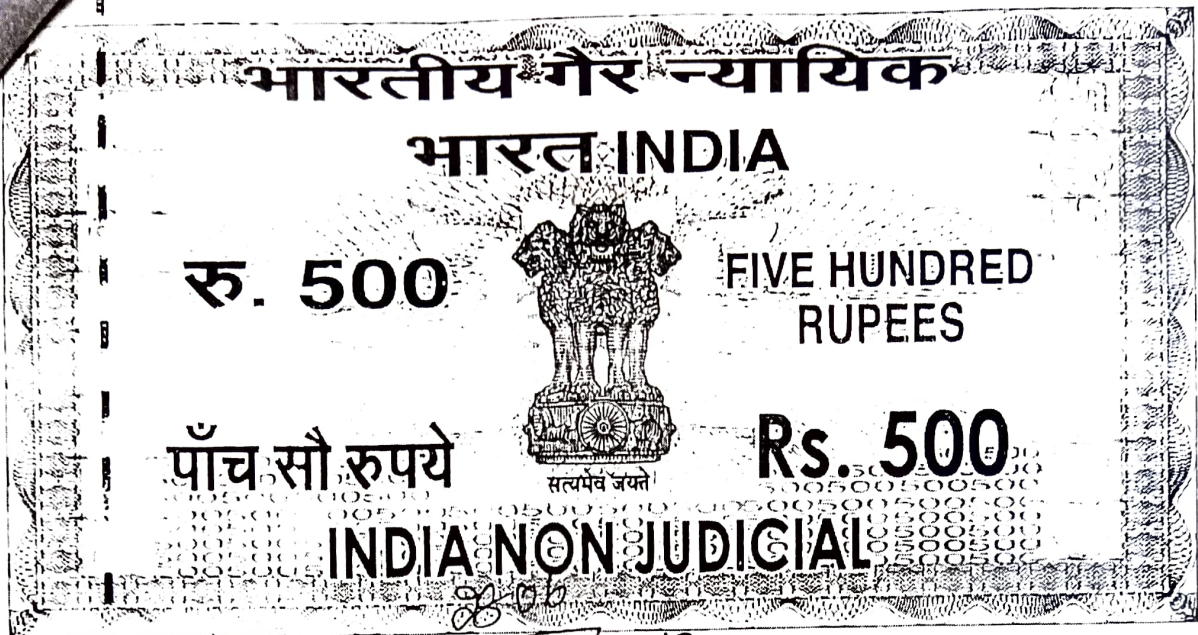
Techno Mission School  
Samastipur, Bihar

  
Mahaper

Techno Mission School  
Samastipur, Bihar

सरी सुनार 9/11/12  
21/12/12





बिहार BIHAR

H 670880

-3:-

And, Whereas the lessee having come to know the intention of the Lessors regarding letting out the above detailed property of this deed approached the Lessors and requested them to lease out the same to the Lessee as the Lessee intend to run "TECHNO MISSION SCHOOL" for the development of Educational, cultural and physical activities in property mentioned above.

And whereas the Lessors have agreed to let out the land detailed above admeasuring 2.9 acres.(293.97 disimal) herewith and hereinafter called the premises under tenancy of which the Lessors are the owner of the land by:-

Deed of sale by	Regd. Book No.	Volume No.	Page No.	Deed No.	Date
(a) Yashwant Paswan	NA	NA	NA	2709	02.03.2006
(b) Shanti Kri. Triyar	NA	NA	NA	2917	08.03.2006
(c) "	NA	NA	NA	2915	08.03.2006
(d) Kamal Paswan	NA	NA	NA	6845	05.12.2003
(e) "	NA	NA	NA	6844	05.12.2003
(f) Mosmat Shanti Devi	01	03	475 to 483	2861	14.03.2007
(g) "	01	317	516 to 523	17075	11.10.2012
(h) Lalita Kumari	NA	NA	NA	2916	08.03.2006
(i) "	NA	NA	NA	2136	20.02.2004
(j) Ram Tahal Mahto	NA	NA	NA	4712	26.04.2006

into the Lessee on the following terms and conditions :-

*[Signature]*  
25.04.2014  
Principal

Techno Mission School  
Samastipur, Bihar

*[Signature]*  
25.04.2014  
Manager

Techno Mission School  
Samastipur, Bihar

Title sheet No. 19  
dated: 16.03.1958

पट्टाधिकारियों द्वारा 1950 में जारी किया गया  
20.12.2012  
साक्षी-मोहनपुर  
साक्षी-मोहनपुर

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

H 670881

-:4:-

that the tenure of the tenancy has been agreed to be for a period of thirty years commencing from 01/04/2012 and ending on 31/03/2042 and would stand determined immediately on expiry of said term on 31/03/2042.

that the agreed rent payable by the Lessee to the Lessors has been Rs. 2,51,000/- (Rs. two lakhs fifty one thousand only) per annum payable in two equal instalments- First in April and Second in October every year.

The Non-payment or delayed payment would be termed as violation of Lease and any such default would ipso-facto terminate the tenancy.

The Lessors shall not commit any default in making the payment of electricity and water and other charges, failing which the lessors shall be at liberty to discontinue the lease on six month's notice or at the end of the academic session of the School whichever is earlier and the lessee and its officials will jointly liable to pay the dues with interest.

that the Lessee has agreed to vacate the premises and handover vacant peaceful and unencumbered possession of the leased premises to the Lessors after the completion of the lease and in the event of non compliance, the Lessee will have to pay the penalty as the case may be.

that the Lessors and the Lessee have agreed that the Lessee shall construct/add/alter School building in accordance to the approved map and with the consent of the Lessors for the purpose of running the school on its own cost in the said leased premises.

  
25/04/2014  
Principal

Techno Mission School  
Samastipur, Bihar

  
25/04/2014  
Manager

Techno Mission School  
Samastipur, Bihar

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बिहार BIHAR

H 670882

-:5:-

that the said premises has been leased out by the Lessors to the Lessee for the purpose of running a school namely "TECHNO MISSION SCHOOL" under "APURVA WELFARE SOCIETY, SAMASTIPUR subject to the rules, regulations, bye-laws and other notifications. The use of said premises would be purely academic/educational. Any other use of the leased property will not be permitted without the consent of the Lessors.

that the lessee shall keep the premises in good sustainable condition and would not cause any damage to it in any manner, failing which the Lessee shall be responsible.

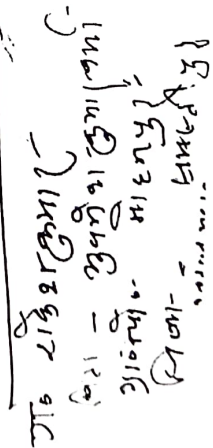
that the Lessors shall have right to visit the leased premises during the working or otherwise on their request. The Lessee shall have no right to refuse such request by the Lessors.

  
Principal

Techno Mission School  
Samastipur, Bihar

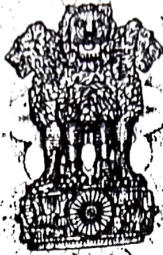
  
Manager

Techno Mission School  
Samastipur, Bihar

  
गो २१/१२/२०१९  
सह-प्रधाना शिक्षिका  
२१/१२/२०१९  
प्रधाना शिक्षिका

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

H 670883

गिराज कुमार  
हकीम तहसील, समस्तीपुर  
का. नं०-278  
8/98

-6:-

9. that the Lessee shall have no right to sell, sublet, transfer, create any third party right, title interest and/ of encumber the leased premises or only construction on it, for securing any advance or money/ finance in any manner whatsoever and the Lessee shall be personally liable for any such act. The Lessee can take loan from bank or from any financial institution for the construction of the School building on its own risk. The loan will be repaid by the Lessee only. Lessors will not be responsible for the repayment of loan in any manner.
10. that the registration charges, stamp duty charges and other expenses pertaining to the preparation, execution and registration of lease deed shall be entirely and exclusively borne by the Lessee.

Principal  
Techno Mission School  
Samastipur, Bihar

Manager  
Techno Mission School  
Samastipur, Bihar

सही सुने-12/ कुमा (पम)  
2011/2012  
विदेव कुमार  
1481-सही सरमाप्रदेश  
क्रमिक पत्र मोहम्मद  
बल्लभ जिला-समस्तीपुर  
2011/2012



~~Poonam Kumari~~  
25/04/24  
Manager  
Techno Mission School  
Samastipur, Bihar

[illegible]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

H 670885

-:8:-

BOUNDED AS :-

North :- Saroj Kumar Roy & Manoj Kumar Roy

South :- Ram Bhagat Mahto & others

East :- Harinandan Prasad & Suresh Kumar Verma

West :- Main Road

IN WITNESS WHERE OF the parties have signed this deed of lease on 17th December 2012 first above written in the presence of the following witnesses :-

WITNESSES :- As mentioned.

Drafted by Laliteshwar P. Sinha,  
Advocate

Samastipur. E.No. 595/02

Dated - 21.12.2012.

सुरज कुमार रोय  
FIRST PARTY (LESSORS) 21/12/12

Amarnath Singh  
SECOND PARTY (LESSEE)  
21.12.2012

Principal  
21/12/2012

Techno Mission School  
Samastipur, Bihar

Poonam Karmar  
21/12/12  
Manager  
Techno Mission School  
Samastipur, Bihar