





# Sub District Registry Office, Dalsingh'sarai

Token Number 2460

Reg. Year 2024

Serial Number 2457

Deed Number 2424

Pres Type

Name

Photo

Thumb

Index

Middle

Ring

Lessee

Alpana Kumari President  
And Trustee



Sig.

अल्पाणा कुमारी  
01/06/2024

Lessor

Alpana Kumari



Sig.

अल्पाणा कुमारी  
01/06/2024

Lessor

Ram Sevak Singh



Sig.

राम सेवक सिंह  
01/06/2024

Presented Ramanand Singh

By



Sig.

रामानंद सिंह  
01-06-2024

Lessor

Ramanand Singh



Sig.

रामानंद सिंह  
01-06-2024

Identified Sanjay Singh

By



Sig.

संजय सिंह  
01/6/2024



रामानंद सिंह  
01-06-2024



AND

MAHATMA BUDDH MISSION EDUCATIONAL AND SOCIAL WELFARE TRUST Represented by the President and Trustee SMT. ALPNA KUMARI AGE-45 YRS. W/O-RAMANAND SINGH by Occupation Bussines, Resident of Gospur Enayat Ward no-16 Dalsinghsarai, Ps- Dalsinghsarai, Dist- Samastipur, state-Bihar Pincode-848114 Adhar no- 9551 1484 4315 Mob no-9771199000 (hereinafter Called Lessee) of the OTHER PART.

The Terms "LESSOR" & LESSEE" unless Excluded by of repugnant of Subject of Context shall always mean and include the Respective hirs, Successor, Legal Representatives and assigns.

WHEREAS the LESSOR is the absolute Owner and in Possession of the Land Measuring an Area of 152.676 Decimal, (66500 Sqft.) (6178.0522 sqm.) Situated at GOSPUR ENAYAT ward no- 16 Under Nagar Parishad Dalsinghsari, Ps- Dalsinghsarai, Thana no- 70 District-Samastipur, Under Khata no- 2, 11, 83 Old, Khata no- 222, 213, 31, 154, 136, 297, 298, 69, 298, 69, 275, 233, 188 New, Khesra- 1968, 2002, 1992, 1993, 1995, 1996, 1997, 1999, 2201, 2006, 1999, 2000 Old, Khesra-2139, 2153, 2140, 2141, 2142, 2143, 2158, 2156, 2176, 2152, 2153, 2145, 2154, 2148, 2145, 2166 New, more fully and Pariculary Described in the Schedule Below and herein after referred as the "Demised Property".

AND WHEREAS MAHATMA BUDDH MISSION EDUCATIONAL AND SOCIAL WELFARE TRUST Represented by the President and Trustee, SMT. ALPNA KUMARI, the LESSEE herein, approached the LESSOR to Lease out the demised property to it for term of 29 years with effect from the 01-06-2024 as LESSEE is to carry out running School, Hostel and other techincal Educational, research and bussines institutions.



22/06/2024  
01-06-2024

22/06/2024  
01-06-2024  
13/06/2024  
13/06/2024  
13/06/2024

AND WHEREAS the LESSOR has Agreed to let out the demised premises to the LESSEE for a term of 29 years.

NO WHEREAS THIS DEED OF LEASE WHITTESSES AS FOLLOWS :-

1. That is consideration of the rent reserved hereby and on the terms hereinafter set for the lessor does hereby let out for the premises and the terms of 29 (Twenty Nine) years which shall be deemed to have commerce on 01.06.2024 And shall Expire on the 30.06.2053,

2. The Total Amount of the Demised Land is Rs. 190,90,000 . The 15% of the Total amount is 28,74,000 on which the Government Stamp Duty, Registration and other fee have been Paid.

3. The Annual Rent of the Demised Land Rs. 6,00,000 (Six Lac. Only) with 10% increment of the amount of annual after at every Three years.

4. That the Lessee shall have right to Construct Buildings any Addition, alteration remodeling or renovation of the leased premises as he wishes without any liability to pay any compensation or cost for the same.

That the Lessee shall have right to sublet charge, mortgage or otherwise encumber the Property in any manner what so ever.

That the Lessee shall be use the leased out Property for running School, Hostel Other Techincal Educational, Resesrch and Bussiness Institutions.



हस्ताक्षर - 01-06-2024  
प्राप्त होलाक गुरा

सही अल्पना कुमार प 30/6/2024  
हस्ताक्षर महेन्द्र समझ सिंग  
1/6/2024



7. The Lessee abiding by all terms Enumerated herein above shall enjoy the peaceful possession of the Leased out premises described in the Schedule Below without any let or hindrance on the Lesser any persons claiming throught under him during subsistence or the Lease Period.

### SCHEDULE OF PROPERTY

The Piece and parcel of Land Situated at Mauza- GOSPUR ENAYAT, THANA NO-70 PS+ANCHAL+SUB REGISTRY OFFICE-DALSINGHSARAI, DIST-SAMASTIPUR HALKA NO-03

1.	KHATA	KHESRA	AREA
	2 O.	1968 O.	
	222 N.	2139 N.	9.156 D.
	Total Amount-Rs. 1145000/-		
	Fifteen Percentage (15%) of		
	Total Amount Rs. 172000/-		

### BOUNDRY

NORTH- Hari Mahto  
SOUTH- Shatrudhan Singh and Shiv Shankar Singh  
EAST- Road PWD and Rajendra Singh and Jaldhar Singh and Sukhdeo Singh  
WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

2.	KHATA	KHESRA	AREA
	2 O.	1968 O.	
	222 N.	2139 N.	17.876 D.
	Total Amount-Rs. 2235000/-		
	Fifteen Percentage (15%) of		
	Total Amount Rs. 336000/-		



### BOUNDRY

NORTH- Hari Mahto  
SOUTH- Shatrudhan Singh and Shiv Shankar Singh  
EAST- Road PWD and Rajendra Singh and Jaldhar Singh and Sukhdeo Singh  
WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

2024-08-10  
01-08-2024  
2-18-2024  
2-18-2024

3. **KHATA** **KHESRA** **AREA**  
 11 O. 2002 O. 5.450 D.  
 213 N. 2153 N.  
 Total Amount-Rs. 682000/-  
 Fifteen Percentage (15%) of  
 Total Amount Rs. 103000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
 Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

4. **KHATA** **KHESRA** **AREA**  
 31 N. 1992 O. 4.360 D.  
 2140 N.  
 Total Amount-Rs. 545000/-  
 Fifteen Percentage (15%) of  
 Total Amount Rs. 82000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
 Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

5. **KHATA** **KHESRA** **AREA**  
 154 N. 1995 O. 4.360 D.  
 2141 N.

Total Amount-Rs. 545000/-  
 Fifteen Percentage (15%) of  
 Total Amount Rs. 82000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
 Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh



21-11-2004  
 01-06-2004



6.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	136 N.	1996 O.	4.360 D.
		2142 N.	

Total Amount-Rs. 545000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 82000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

7.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	31 N.	1997 O.	4.142 D.
		2143 N.	

Total Amount-Rs. 518000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 78000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

8.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	297 N.	1999 O.	4.360 D.
		2158 N.	

Total Amount-Rs. 545000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 82000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh



9.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	<u>221 N.</u>	<u>2201 O.</u>	<u>4.360 D.</u>
		<u>2156 N.</u>	

Total Amount-Rs. 545000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 82000/-

#### BOUNDRY

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

10.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	<u>298 N.</u>	<u>2006 O.</u>	<u>3.052 D.</u>
		<u>2176 N.</u>	

Total Amount-Rs. 382000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 58000/-

#### BOUNDRY

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

11.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	<u>221 N.</u>	<u>1999 O.</u>	<u>12.208 D.</u>
		<u>2152 N.</u>	

Total Amount-Rs. 1526000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 229000/-

#### BOUNDRY

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh



8th 5th 10th 11th  
 01-06-2024



12.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	213 N.	2002 O.	10.900 D.
		5153 N.	

Total Amount-Rs. 1363000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 205000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

13.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	69 N.	1992 O.	4.796 D.
		2145 N.	

Total Amount-Rs. 600000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 90000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

14.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	221N.	1992 O.	4.142 D.
		2152 N.	

Total Amount-Rs. 518000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 82000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh



21-06-2024  
 21-06-2024  
 21-06-2024



15.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	298 N.	2006 O.	4.360 D.
		2176 N.	

Total Amount-Rs. 545000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 82000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

16.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	83 O.	2000 O.	12.426 D.
	275 N.	2154 N.	

Total Amount-Rs. 1554000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 234000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

17.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	233 N.	1992 O.	9.374 D.
		2148 N.	

Total Amount-Rs. 1172000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 176000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh



Date 01-06-2024



18.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	69 N.	1992 O.	9.374 D.
		2145 N.	

Total Amount-Rs. 1172000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 176000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

19.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	213 N.	1993 O.	13 D.
		2146 N.	

Total Amount-Rs. 1625000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 244000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

20.	<b>KHATA</b>	<b>KHESRA</b>	<b>AREA</b>
	188 N.	2166 N.	10.620 D

Total Amount-Rs. 1328000/-  
Fifteen Percentage (15%) of  
Total Amount Rs. 200000/-

**BOUNDRY**

NORTH- Hari Mahto

SOUTH- Shatrudhan Singh and Shiv Shankar Singh

EAST- Road PWD and Rajendra Singh and Jaldhar Singh and  
Sukhdeo Singh

WEST- Bihari Paswan and Bhikhari Ram and Ram Sakal Singh

TOTAL AREA 152.676 DICEMAL (6178.0522 sqm.) OF LEASE  
AGREEMENT.



Date 01-06-2024



WITNESS WHERE OF the Parties hereto Signed and Executed this Deed of Lease on 01.06.2024 Saturday, June 2024 Years first above written and before the following witnesses.

WITNESS :

श्री०- संजय सिंह  
उम्र- 33 वर्ष  
पै- राजेन्द्र सिंह  
शा०- शोतपुर  
स्थाना- दलसिंहसराय  
जिला- समस्तीपुर  
01/06/2024

श्री०- विजय कुमार  
पिता- श्री० उमाकांत राय  
शा०- चकलीकमान. वार्ड- 26  
स्थाना- दलसिंहसराय  
जिला- समस्तीपुर  
दि०- 01/06/2024.

Signature of Lessor

श्री० राजेन्द्र सिंह  
01-06-2024

श्री० राम रवि सिंह  
01/06/2024

अल्पना कुमारी  
1/6/2024

Signature of lessee

अल्पना कुमारी  
1/6/2024





## नजरी - नक्शा

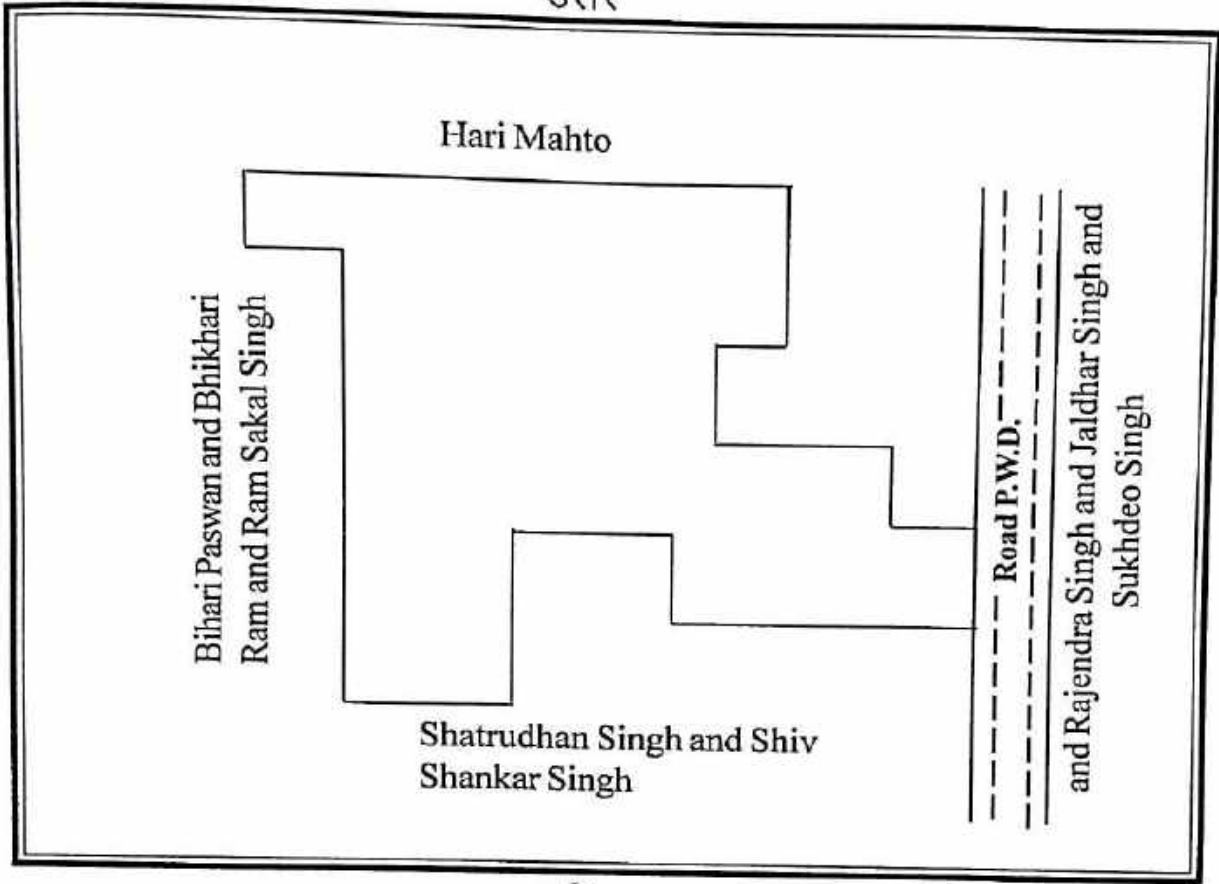
200 मीटर का नजरी नक्शा

अंचल - दलसिंहसराय  
मौजा - गोसपुर इनायत  
थाना नं० - 70

उत्तर

पश्चिम

पूरब



दक्षिण

Signature of Lessor

श्री रामसिंह सिंह  
01-06-2024

श्री रामसिंह सिंह  
01/06/2024  
अल्पना कुमारी  
1/6/2024



Signature of lessee

अल्पना कुमारी  
1/6/2024

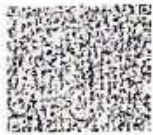


INDIA NON JUDICIAL  
**Government of Bihar**

**e-Stamp**



Certificate No. : IN-BR-2400724937  
Certificate Issue Date : 31-May-2024 04:22 PM  
GRN No. : BHIR20240501063849E  
Unique Doc Reference : EST-BR-1903-2400003223  
Party Name : ALPANA KUMARI CHAIRPERSON M.B.M.E.AND S.W.TRUST  
Purchased by : ALPANA KUMARI CHAIRPERSON M.B.M.E.AND S.W.TRUST  
Purpose : NA Article no (NA)  
Stamp Duty Paid (Rs.) : 172440 (One Lakh Seventy Two Thousand Four Hundred Forty Only)  
Reg. Fee (Rs.) : 58450 (Fifty Eight Thousand Four Hundred Eighty Only)  
LLR & P Fee (Rs.) : 0 (Zero Only)  
Miscellaneous Fee (Rs.) : 0 (Zero Only)  
Discrete SC (Rs.) : 500 (Five Hundred Only)  
Total Amount (Rs.) : 231420 (Two Lakh Thirty One Thousand Four Hundred Twenty Only)



IN 2400727599

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



### 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. 173440/-

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

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 231420/-

#### Registration Fee

FEE PAID	A1	57480	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-										58480

#### LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 58980

Date: 01/06/2024

Registering Officer  
Dalsinghsarai

### Endorsement under section 52

Presented for registration at Registration Office, Dalsinghsarai on Saturday, 01st June 2024 by Ramanand Singh Ram Khelawan Singh Lt. by profession Agriculture. Status - Lessor

Signature/L.T.I. of Presentant

Date: 01/06/2024

Registering Officer  
Dalsinghsarai

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Sanjay Singh' age '32' Sex 'M', 'Rajendra Singh', resident of 'Sakin- Gospur Enayat Ward No 16, Ps- Dalsinghsarai, Distt- Samastipur' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 01/06/2024

Registering Officer  
Dalsinghsarai

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Dalsinghsarai in Book 1 Volume No. 39 on pages on 380 -395, for the year 2024 and stored in CD volume No. CD-6 year 2024 .The document no. is printed on the Front Page of the document.

Date : 01/06/2024

Registering Officer  
Dalsinghsarai

Token No. : 2460 Year : 2024 S.No. : 2457 SCORE Ver.4.1 Deed No. : d No. : 2424