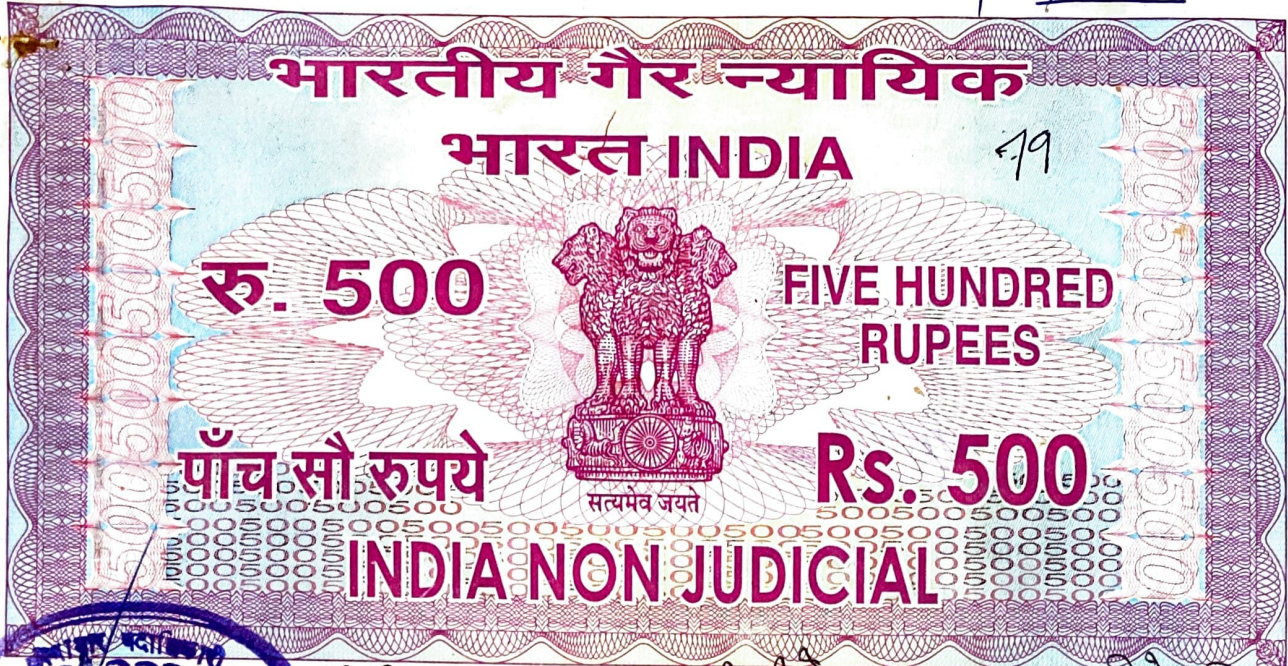


T-2001



3858
29.9.09
500x4 = 2000
50x3 = 150
5x4 = 20
2170
E 684422
बिहार सरकार

M.V. गुप्त च निलंबित किया जाय।
वही जाय।
41
1-10
51/11/1
5/10/09

बिहार सरकार
जिला निबंधन कार्यालय, मधुबनी

दिनांक 03/10/2009 को श्री/श्रीमती Raj Kumar Singh द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 2170/- मुद्रांक शुल्क एवं रु० 1539/- 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 हैं। इसे दस्तावेज सं० 6801 के रूप में पुस्तक सं० 1 की जिल्द सं० 120 के पृष्ठ सं० 42 से 55 तक CD 13 में आज निबंधित एवं कुल 79 14 पृष्ठों में संधारित किया गया।
102 हो

(Pramod Kumar Singh)
निबंधन पदाधिकारी

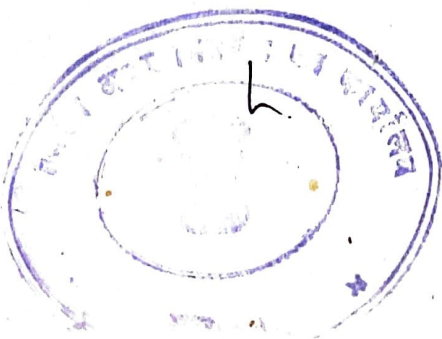
Date : 03/10/2009

DEED OF LEASE

THIS DEED OF LEASE is made on this 29th September, 2009 AD

BETWEEN

Raj Kumar Singh, S/o Shri (late) Kari Prasad Singh, R/o Dhauli Tole, Bela-Belhi, P.S. -Jaynagar, District- Madhubani, Bihar, which terms and expression shall



Lease Deed Executed and read the contents
Raj Kumar Singh - 29.09.09

Serial No :
Token No : 7001

Deed No :
of 2009

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
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Lessee **Vivek Singh Memorial Trust**

Presented by **Raj Kumar Singh**
Self
Raj Kumar Singh



Lessor **Raj Kumar Singh**
Signature of Party
SCORE Ver.-2
राष्ट्रीय सूचना विज्ञान केन्द्र, बिहार

Signature of Party
Sudhir Kumar Singh

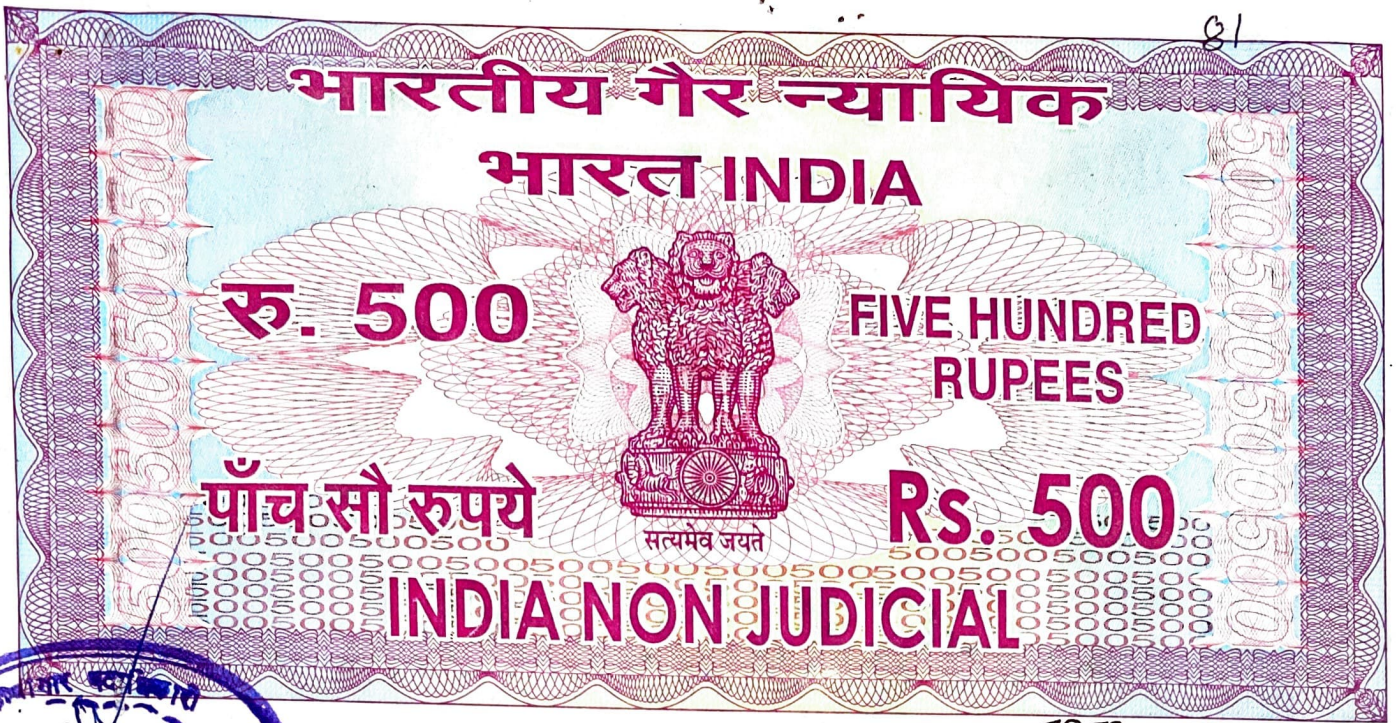


Sudhir Kumar Singh
Signature of Party

Raj Kumar Singh

witness by *Sudhir Kumar Singh*
S/o Sri S.M. Singh
At/Po - Ekharai
Block - Ladania

Sudhir Kumar Singh
31/05/19

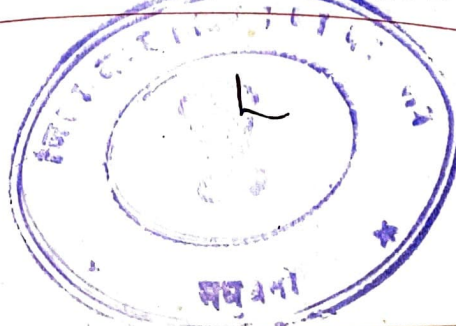


include thereof his heirs, executors, administrators, and assigns (hereinafter called THE LESSOR) of ONE PART

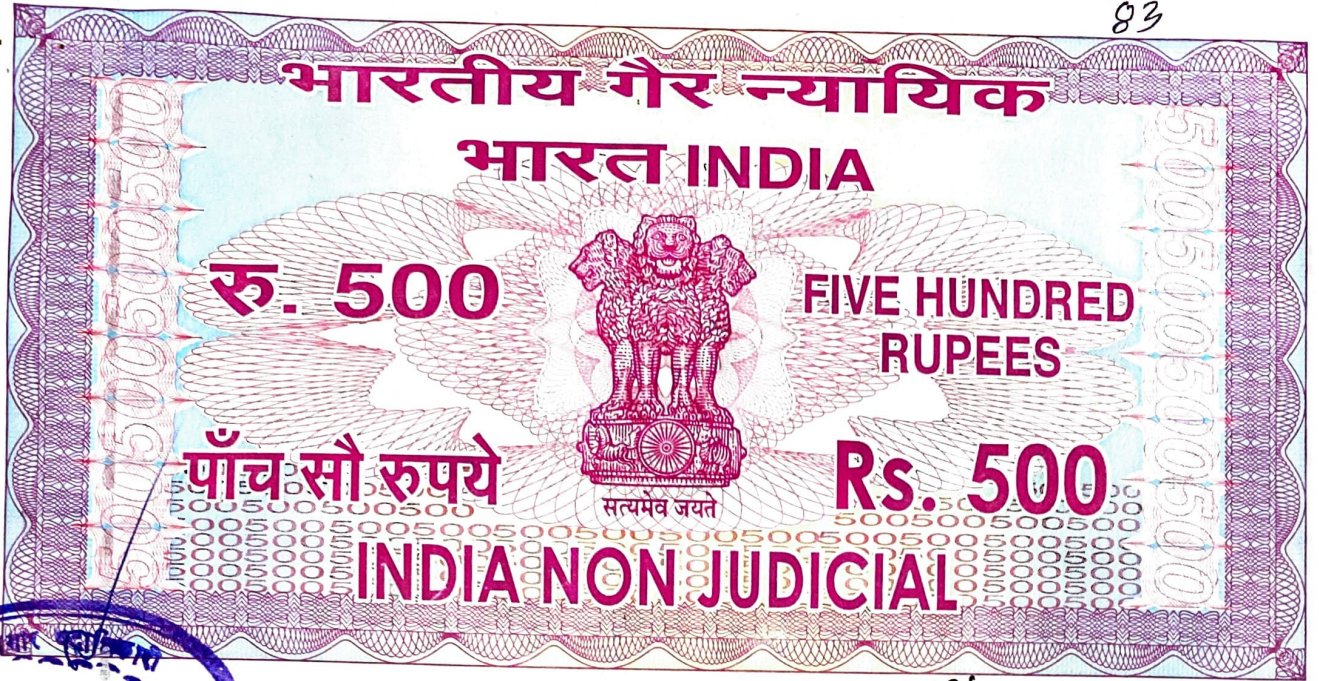
VIVEK SINGH MEMORIAL TRUST, registered office –Tole Dhauli, Bela Belhi, P.S. Jaynagar, Madhubani, Bihar which is establishing a school named Vivek International Public School, at Gidhvas under Ladhania Block, Madhubani District, which terms and expression shall include thereof his heirs, executors, and administrators, and assigns (herein after called the LESSEE) of the OTHER PART

AND

Whereas the Lessor has acquired and purchased piece of lands from (i) Gangai Mahto, Ravi Mahto under Khasra No. 1648, 1655 & 1656 measuring one bigha, fifteen Katta & seven Dhoor Deed No 1388 dt 22nd March, 2007 (ii) Vindeshwar Mahto, Rajkumar Mahto & Gangai Mahto under Khasra no. 1651, 1652 & 1653 measuring one bigha one Katta eleven Dhoor Deed No. 1390 dated 22nd March,



Dr. 29-09-09
Raj Kumar Singh
Witness by Sudhir Kumar Singh
S/o Govt S.N. Singh
A7/10 - Ekahari,
B/Block - Ladhania
29/09/2009



3860
21.9.09

E 684426

बिहार का
राज्य विधान सभा
मधुबनी

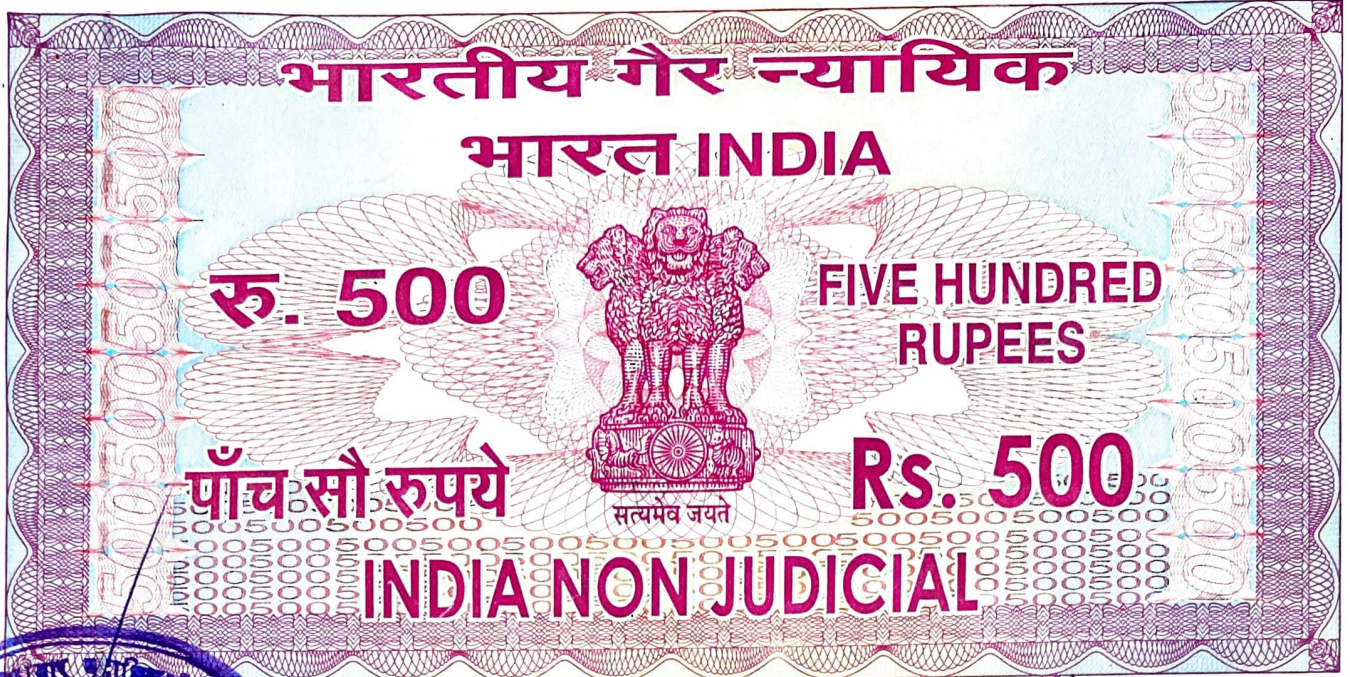
2007 (iii) Ram Prasad Singh & Mrs. Yashodha Devi under Khasra No 1655 measuring eighteen Katta Deed No. 2296 dated 14th May, 2007. The total land measuring 3 bighas, 14 katta, 18 dhur, and equivalent to 326.26 decimals (3.26 acres) all located at one place at Gidhvas Panchayat under Ladhania block, District Madhubani.

AND WHEREAS the Lessee is establishing an Educational institution teaching up to Class 10+ 2 under name as VIVEK INTERNATIONAL PUBLIC SCHOOL at Gidhvas Panchayat, Ladhania.

AND WHEREAS the Lessee approached the Lessor to grant the premise described in schedule 1 at the foot of this Deed of Lease and Lessor has agreed to grant the premises on Lease for a fixed period of thirty years on a monthly rent of Rs. 1000/- Rupees One Thousand only.



witness - Pawan Kr Singh
S/o - Ramchandra Singh
Village - Mokam Dur
District - Madhubani
Block - Panchayat
29-09-09



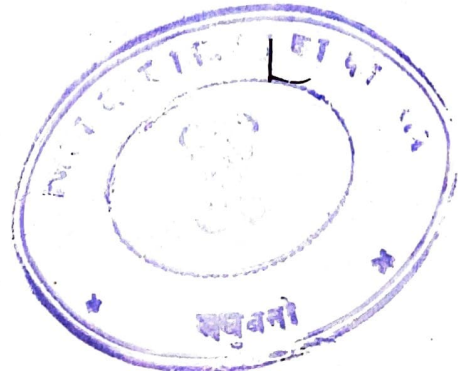
3861
 29.9.09 E 684425
 राज कुमार सिंह
 बिहार का
 क्रांति विरता मण्डल
 पाठक संघ

NOW THIS INDENTURE OF LEASE WITNESSES:-

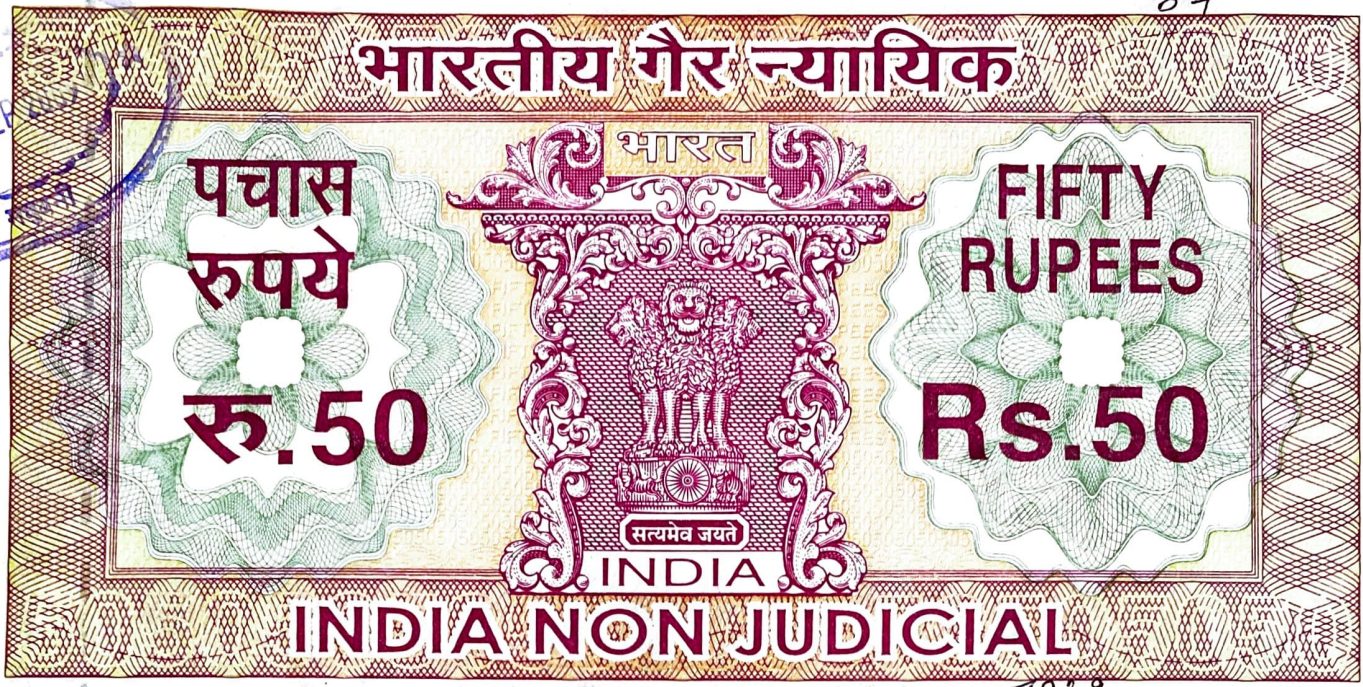
That in pursuance of the aforesaid agreement and in pursuance of the covenant set forth herein after both the parties above named voluntarily of their own accord, free will and of their pleasure without any pressure, persuasion, coercion, fraud, undue influence of any thing from any quarter whatsoever in full and sound state of mind and body does hereby demise unto the Lease and demised premises for its use for running of school and for its all other advantage to and from the premises fully described in schedule I hereto hold the same unto Lease for a fixed period of Thirty years as stated above on the terms and conditions as hereinafter mentioned:-

1. The Lessee will pay to the Lesser Rs. 1000/- One Thousand only as monthly rent regularly every month.

Raj Kumar Singh dt 19-09-09



87



पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

बिहार BIHAR

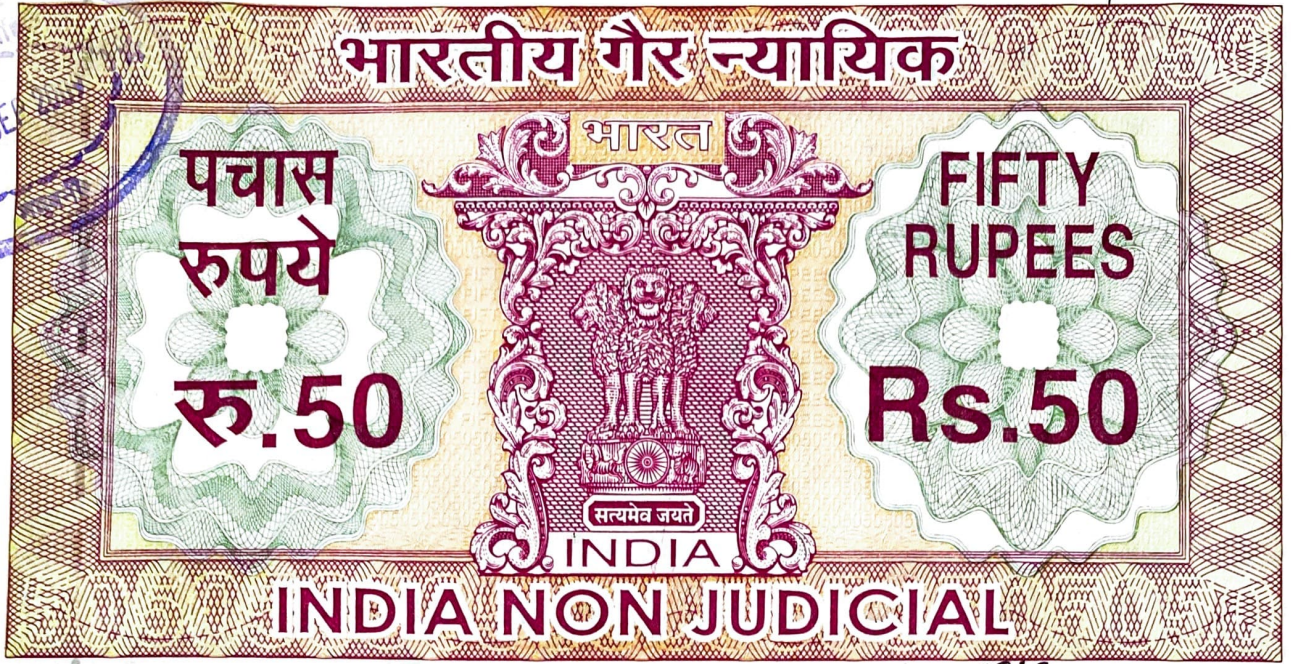
3862
29.9.09 D 659551

बिहार राज
सर्वोच्च न्यायालय
काठ नं० 3/03

2. The Lessee shall be entitled to construct School building over the premises described in Schedule I of this Deed for running of said School named as Vivek International Public School under Rule and Regulation as framed by local authority for which the Lessor shall have no objection.
3. The Lessor shall pay Gov. rent of land under receipt and the Lessee shall pay all other taxes of building which will be constructed by Lessee to the Govt. or any authority concerned under Tax Receipt from his own fund but all the Tax Receipt thereof shall be handed over to Lessor for its future record.
4. The Lessee shall have right to take Electric connection and telephone connection over the building constructed or to be constructed from his own fund and shall pay the charges for the Electric energy and Telephone calls consumption out of his own fund and the Lessor shall not be liable for the same.

Raj Kumar Singh Dk. 19-09-09



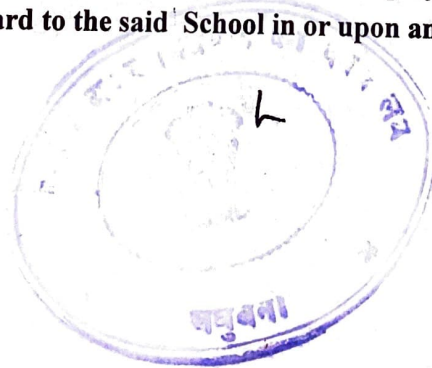


बिहार BIHAR

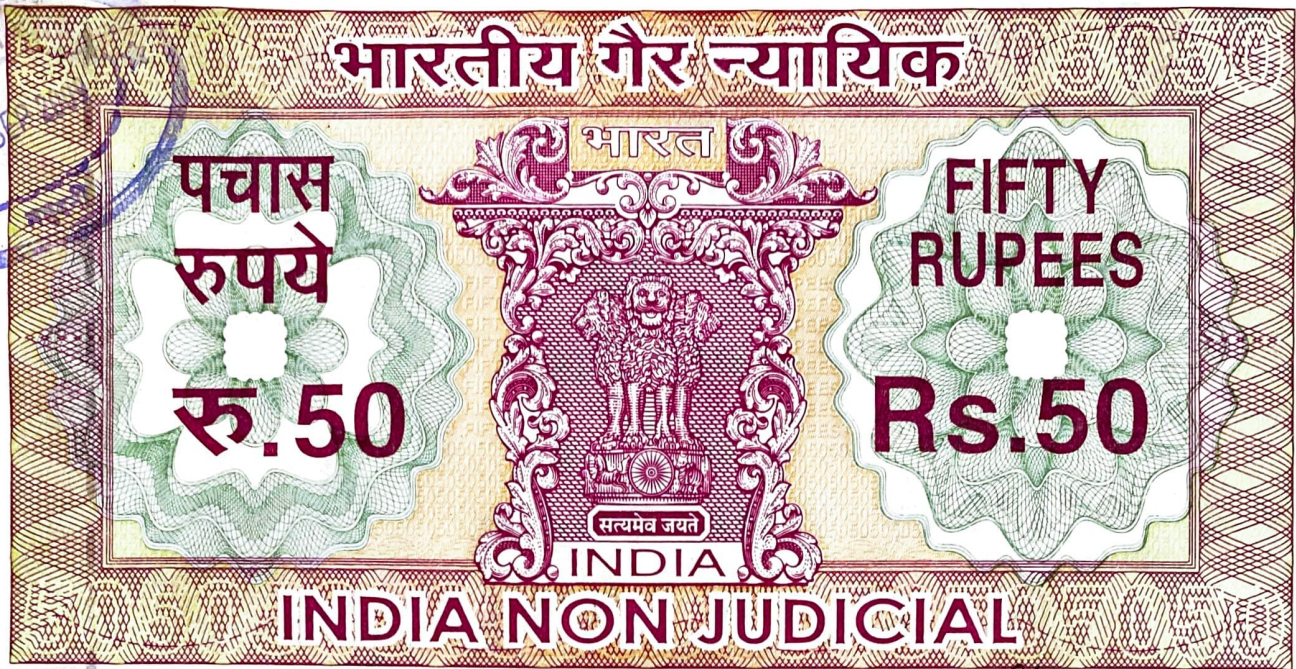
3863
29.9.09 D 659552
A. K. SINGH

बिहार राज्य
न्यायिक विवेकता प्रचुरपदी
का. नं. 3/09

5. The Lessee shall do all repairs, white washing, paintings of doors and windows etc. of the building constructed or to be constructed over the premise of Schedule I at the foot of this Deed out of his own fund and the Lessor shall have no concern for the same.
6. The Lessee shall hand the premises over to the Lessor in vacant possession at the end of terms and period of Lease as stipulated above as today in vacant position.
7. The Lessee has agreed that after expiry of the Lease period shall vacate and give possession to the Lessor failing which the Lessee shall have to pay compensation @Rs. 1000/- Rupees one thousand only per day after expiry of Lease period.
8. The Lessee shall be at his own liberty to affix or display name plates or sign Board etc. with regard to the said School in or upon any part of the premises.



Raj Kumar Singh Dt. 29-09-09



बिहार BIHAR

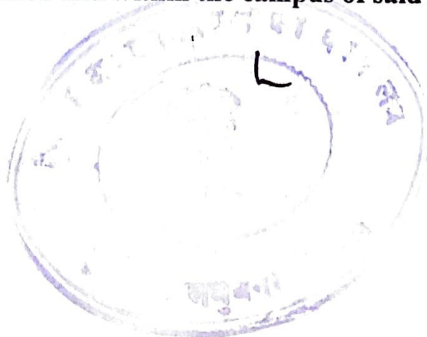
3864
29.9.09 659553

बिहार पार
प्राधिकारित न्यायिक

9. THE Lessee shall not be entitled to assign to Sub-Let the whole or any part or parts of the premises to any person or institution.
10. The Lessee shall make his own arrangement for water etc. at his own expenses.

THAT LESSOR DOTH HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

1. The Lessor will have no objection of the Lessee constructs building over the premises as described in Schedule I provided that the Lessee shall get map or plan duly sanctioned from appropriate authority as applicable.
2. The Lessor will have no objection if the Lessee puts its Notice Board, Sign Board etc. in on above and within the campus of said premises.

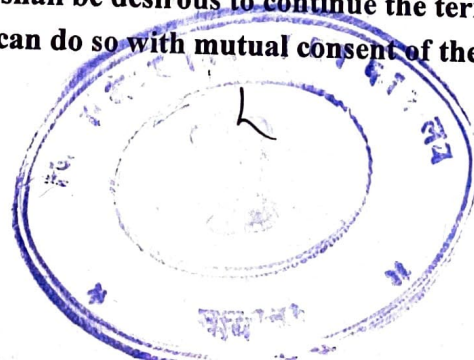


Raj Kumar Singh Dt. 29-09-09



3865
 29.9.09
 02AA 837984
 श्रीप विवेता मण्डल
 पार चर 848

3. The Lessor has assured the Lessee that the property hereby Leased to him is free from all encumbrances and defects of title and in case this assurance of the Lessor is found incorrect and the title to the property hereby leased be found defective in any manner the Lessor does hereby further stipulate and agree to save harmless and keep indemnified the said Lessee against all losses, damages, costs and expenses besides interest which the said Lessee may sustain by reason of any claim or demand being made by any whosoever he may be to the property hereby leased.
4. That Lessor shall and will from time to time and at all times upon request of said Lessee execute all and such acts, deeds or things whatsoever in respect of the property hereby leased in favour of said Lessee according to intent and meaning of those presents as shall or may be required at the cost of the Lessee.
5. That if the Lessee shall be desirous to continue the terms hereby granted for period the Lessee can do so with mutual consent of the Lessor and with an



Raj Kumar Singh
 Dt. 29-09-09

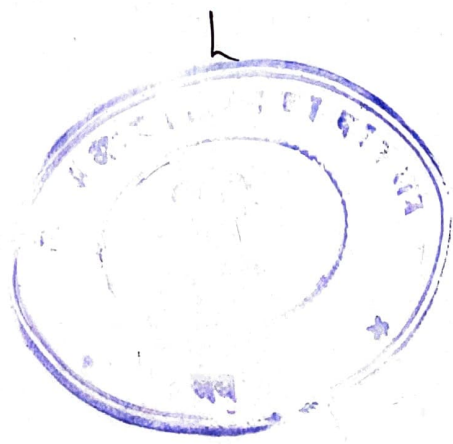


3866
 29.9.09
 02AA 837985
 बिहार राज्य
 लोक विवेक मण्डल
 काठवाड़ा

increase in the rate of rent in writing and shall pay monthly rent as shall be so settled.

SCHEDULE

ALL THAT Piece and parcel of Land measuring 3 bighas, 14 katta, 18 dhur Situated at Gidhvas village under P. S. Ladhania and Sub Registry office Jaynagar District Madhubani is being described below:



Raj Kumar Singh dt. 29-09-09

97



3867
29.09
02AA 837986
बिहार राज्य
राज बिन्दुता मधुबनी
17.08.2009

Khata No	Khesra No	Boundary	Area
1 1, 118	1648, 1655, 1656	N- Ram Pujan Singh S- Ram Prasad Mahto East- Gangai mahto W-Rameshwar Shah	1bigha 15 Katta 7 Dhoor
08	1651, 1652, 1653	N-Gangai Mahto S-Ram Prasad E- Ram Prasad W-Jagdev Yadav	1 Bigha 1 Katta 11 Dhoor
1	1655	N-Raj Kumar Singh W-Rajkumar Singh E- Bilat Yadav W-Raj Kumar Singh	18 Katta
	Total		3 Bighas 14 Katta 18 Dhoor

Raj Kumar Singh Dt. 29-09-09



3868
29.8.09 02AA 837987

बिहार राज्य
राज्य विक्रय मधुबनी
भाग नं० ३/४

The total land measuring 3 bighas, 14 katta, 18 dhur, equivalent to 326.26 decimals (3.26 acres) all located at one place at Gidhvas Panchayat under Ladhania block, Districtr Madhubani.

IN WITNESS WHEREOF the both parties Lessor and Lessee have signed this DEED OF LEASE on the day, month and year as written above.

Certified that original have been prepared in 11 pages.

WITNESSES

1. Sudhis Kumal Singh
2. Pawankr. Singh

SIGNATURE OF LESSOR
Raj Kumar Singh

SIGNATURE OF LESSEE
Raj Kumar Singh
Managing Trustee
Vivek Singh Memorial Trust

Type by
Shambhu Kumar
L/No - 03

Raj Kumar Singh Dt. 29-09-09



Endorsement of Certificate of Admissibility (Rule - 35)

101

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 35. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. **2170**

Addl. Stamp duty paid under RDA/Municipal Act Rs

(Paid Rs. 2170/- by N.J. Stamp Paper and Rs. 1539/- through Bank Challan.)

FEE PAID	A1	960 C	0 H1b	0 K1a	0 Lii	0 LLR	0
	A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	0
	A9	0 DD	0 I	150 K1c	0 Mb	25	Total Fee 1539
	A10	0 E	0 J1	0 K2	0 Na	54	
	B	0 H1a	0 J2	0 Li	0 Scan	350	

Date :

Registering Officer

31/10/09

Endorsement under section 52

Presented for registration at **12:00 AM** on the day **Saturday**, **03rd October** **2009** at the **Madhubani**

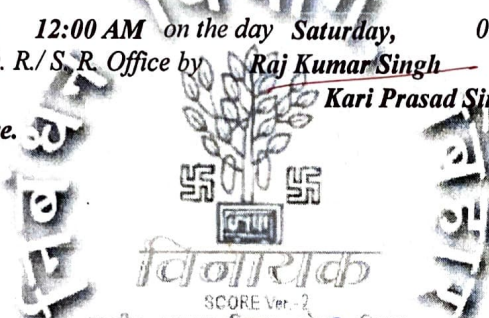
D. R./S. R. Office by ~~Raj Kumar Singh~~

by profession **Agriculture.**

Kari Prasad Singh

Signature of Presentant

RAJ KUMAR SINGH
3-10-2009



Registering Officer

31/10/09

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by **Sudhir Kumar Singh** age Sex **M** son/daughter of **S.N. Singh** resident of **Vill-Ekhari, Circle-Ladniya, Madhubani.**

Date:

Registering Officer

31/10/09

Endorsement of Certificate of Registration under section 60

Registered in **Book 1** of **DSRO/ SRO Madhubani** having **14** pages, in the volume **CD-13** and document no. of which is printed on the **First Page** of the document.

Date:

Registering Officer

31/10/09

Token No. **7001**

SCORE Ver. 2.0 (Vinayak)

NIC BRSC, Patna, Bihar

Com.Ope.-Chandan Kumar

31/10/09
3-10