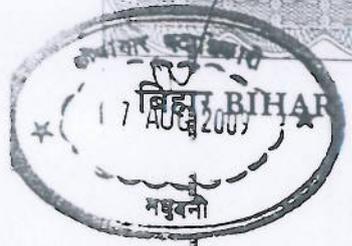


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3859
29.9.09 E 684423
राज कुमार सिंह
बिहार का
राज कुमार सिंह

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

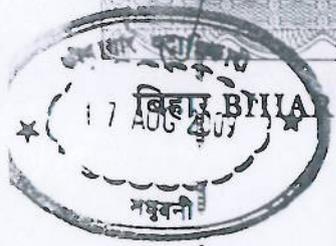
VIVEK SINGH MEMORIAL TRUST, registered office -Tole Dhauli, Bela Belhi, P.S. Jaynagar, Madhubani, Bihar which is establishing a school named Vivek International Public School, at Gidhvas under Ladhania Block, Madhubani District, which terms and expression shall include thereof his heirs, executers, and 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,



Witness by Sudhin Kumar Singh
S/o Sri S.N. Singh
AT/PO - Ekahala,
Block - Ladhania
2-9/09/2009
Raj Kumar Singh dt. 29-09-09



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E 684426
[Signature]

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
Sp - Ramchandra Singh
Village - Mokam Dur
District - Madhubani
Block - Ladhania 19/9/2008

85

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



3861
29.9.09 E 684425
बिहार 22
बिहार का
राज्य बिक्री का मयुक्त
चक्र पत्र 2/11

NOW THIS INDENTURE OF LEASE WITNESSES:-

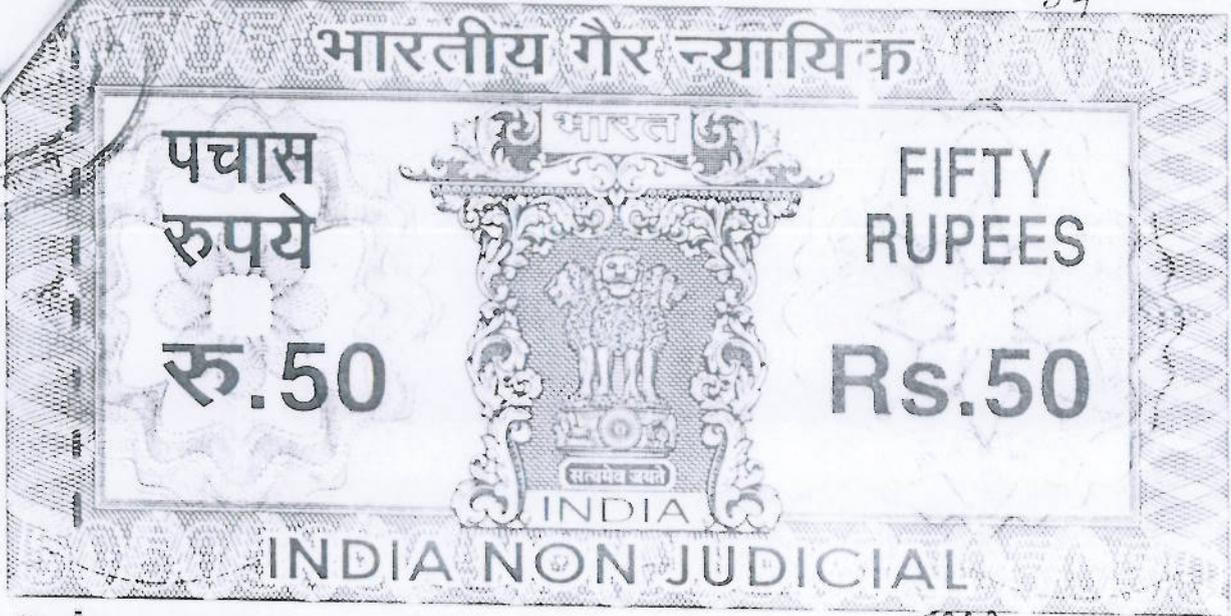
That in pursuance of the aforesaid agreement and in pursuance of the covenant set forth herein after both the parties above named voluntarily of their own accord, free will and of their pleasure without any pressure, persuasion, coercion, fraud, undue influence of any thing from any quarter whatsoever 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 dy 29-09-09



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पत्र नं 3/09

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 Dt. 19-09-09



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बिहार BIHAR

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A. K. SINGH

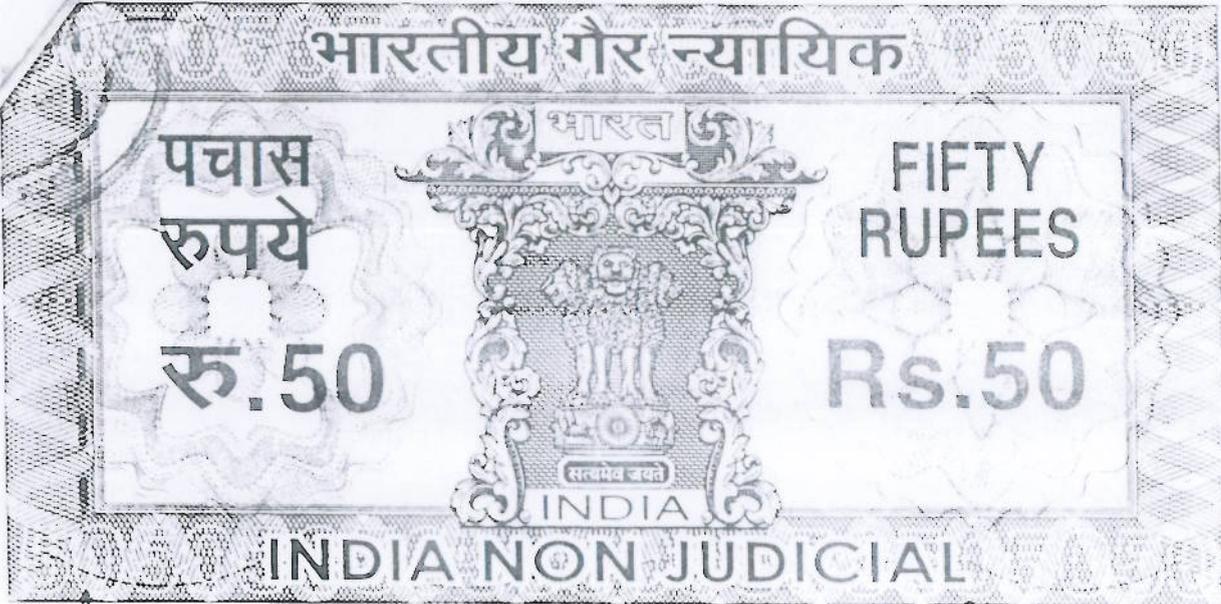
बिहार का
शुद्ध विनोद का रूप
का नं. 313

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

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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.

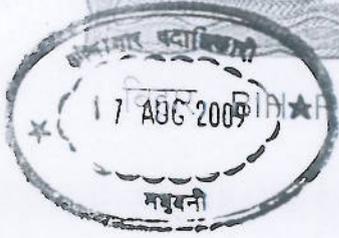
THAT LESSOR DOTH HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

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

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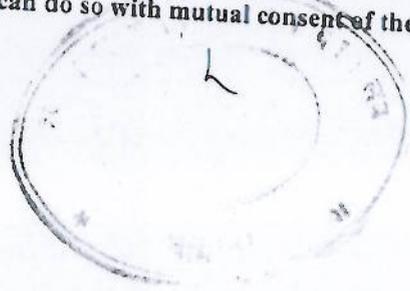
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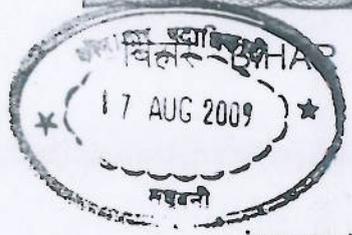
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3. The Lessor has assured the Lessee that the property hereby Leased to him is free from all encumbrances and defects of title and in case this assurance of the Lessor is found incorrect and the title to the property hereby leased be found defective 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



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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:

Reg. Kumar Singh 29-09-09



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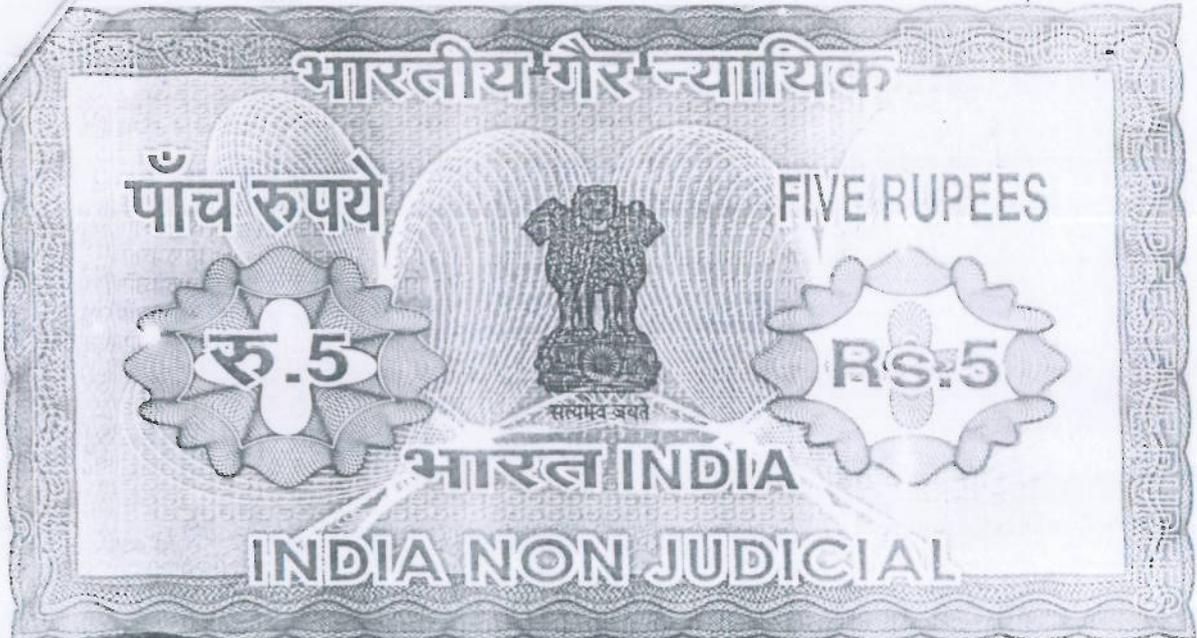


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बिहार राठ
बॉक्स विक्टोरा मधुबनी
17.08.2009

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

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रज कुमार सिंह
श्री 02 वि. वि. वि. मधुबनी
पान नं 3/9

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 kumar Singh
2. Pawan K. 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	

Registering Officer
31/10/09

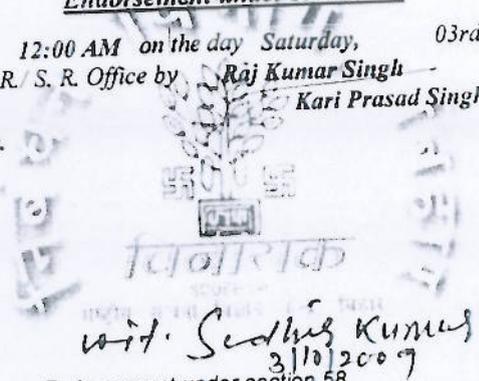
Date :

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 Kari Prasad Singh
by profession Agriculture.

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)
Com.Ope.-Chandan Kumar

NIC BRSC, Patna, Bihar

31/10/09