

3673

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

Serial No. 3569

Deed No. 3495

Govt. of Bihar
Sub Registry Office, Darbhanga
Summary of Endorsement

This document was presented for registration on 13/03/2014 by Shiv Kishor Ray
A Stamp Duty of Rs. 549400/- and other Fees of Rs. 184100/- 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. 3495 in Book No. 1, Volume No. 44 on pages
from 576 to 585 and has been preserved in total 10 pages in C.D. No. 7 / Year 2014

मूल जिला किया, सही पाया।

LEASE DEED

प्रमाणित लिपिक
Date: 13/03/2014

Name of the Lessor: Mr. Shiv Kishor Roy

Age 36 years S/O Shri Ram Dev

Roy & Mrs. Sita Devi Age -34 years

W/o Shiv Kishor Roy & Mr. Nand

Kishore Roy Age- 33 Years S/O Ram

Dev Roy Moh.- Saidnagar, P.S.-

Laheriasarai, Distt -Darbhanga

(Bihar) ———— 1ST PARTY

Signature with Date
(Niraj Kumar)
Registering Officer, Darbhanga

Holy Mary International School
Bahadurnagar, Chintamani

MANAGER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA
Laheriasarai, Darbhanga-846001

संजीव कुमार सिन्हा/Sanjeev Kumar Sin
प्राचार्य/Principal
कनक नुवाकरपुर/K. V. Muzaffarpur
पटन/Patna Region

Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga-846001

Index Number 3673

Reg. Year 2014

Serial Number 3569

Dist Number 3499

PresType (S72) Name

Presented Shiv Kishor Ray

Sig. शिव किशोर राय
13-3-14

Photo



Thumb



Index



Middle



Ring



Little



Lessor Shiv Kishor Ray

Sig. शिव किशोर राय
13-3-14



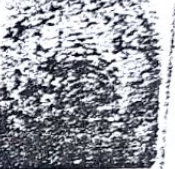
Lessor Sita Devi

Sig. सीता देवी
13-3-14



Lessor Nand Kishor Ray

Sig. नन्द किशोर राय
13-3-14



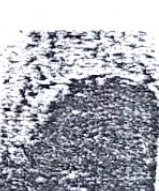
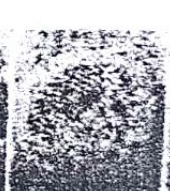
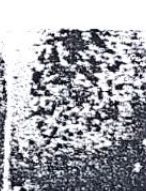
Lessor Mahendra Yadav

Sig. महेंद्र यादव
13-3-14



Lessor Shiv Kishor Ray (Sec.
B. Devika Educational
Institution)

Sig. शिव किशोर राय
13-3-14



S11 5/12 5/13 5/14 5/15 5/16
18-15 18-15 18-15 18-15 18-15 18-15

शिव किशोर राय
13-3-14

13-3-14

2. Name of Lessee:- Holy Mary International School (A unit of Devkala Educational Trust) at Bahadurpur, Chintamanpur, P.S. and Anchal Bahadurpur, Thana No-235, District- Darbhanga, Bihar through its Secretary, namely Shiv Kishor Roy, authorised by Resolution No. 2 dated 15.09.2013 of "Devkala Educational Trust" for the purpose of Registration of this lease deed.-----Second Party (Lessee)
Challan No 212 Dated 12-3-2014 S.B.I.,
Darbhanga M.No. 9801561430

3. Type of Deed :- Lease Deed

+ Period of Lease :- 50 Years.

5. Mode of Rent :- Yearly Rent Rs. 1,00,000/-
(One Lack) Only.

6. Details of the hold Property :- 1.6 Acre or 36.5 Katha Land 160 Dec. At Bahadurpur, Chintamanpur. P.O.-Laheriasarai, P.S.-Bahadurpur, Thana No.- 235, Anchal - Bahadurpur, Dist.- Darbhanga.

Khata	Kheshra	Area
28 *	30 (Old)	1.6 Acre
	31 (old)	160 Decimal
	32 (Old)	
	33 (Old)	
	30 (New)	
	31 (New)	
	34 (New)	

MANAGER, D.

HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA

Holy Mary International School

Calyptranthes thymifolia

Paper topic: "The Great Flood"

संजीव कुमार सिन्हा/Sanjeev Kumar
H.O.O.L. प्राचार्य/Principal

क० सि० मुजफ्फरपुर/क V, मुजफ्फरपुर
पटना सं० २०००

Holy Mary International School

Up to Senior Secondary Level

Dasarai, Laheria Sarai
Darbhanga - 846001

Boundary

North- Ram Jha and others
South - Shiv Kishore Roy Niz Lessee Building and others
East- Road
West- Railway Khanta

Cost of the Lease hold property

Cost of Land Rs. 1,78,80,000/-
Cost of Boundary 150sq ft. Rs. 55,000/-
Cost of Guard Room
15x20=300sqft. Rs. 3,45,000/-
Total Amount Rs. 1,82,80,000/-
(Rupees One crore Eighty two lack eighty
thousand only)

Less 50% = Rs. 91,40,000/-

(Rupees Ninety one lack forty thousand only)

AND

Whereas the lessee which is private Public School
namely HOLY MARY INTERNATIONAL
SCHOOL At-Bahadurpur, Chintamanpur, P.S.-
Bahadurpur, Dist.-Darbhanga an unit of "Dev Kala
Educational Trust" Constituted for imparting and
to promote the educational interest to the children of
all caste, colours and creeds through its secretary

Holy Mary International School
Bahadurpur, Chintamanpur, P.S.-
Bahadurpur, Dist.-Darbhanga
LAHERIASARAI, Darbhanga - 846001

संजीव कुमार सिन्हा/Sanjeew Kumar
Principal
कोशी नगरपालिका/K V, Muzaffar
पट्टा/Patna Region

Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga - 846001

(lessee), and are desirous of taking the property on lease, fully detailed above and the lessers have agreed for giving on lease and both parties i.e. the lessers and lessee have mutually agreed on the terms and conditions hereinafter mentioned.

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13-3-14
सीता देवी
24-1-14
श्री - नरद किशोरि माता

1. This lease deed commences from 01-03-2014 for a total period of 50 years.
2. That the yearly rent of the lease of the hold property will be a sum Rs.1,00,000/- (One Lack only) payable to the lesser or his agent and lesser shall grant receipt in taken of the payment received by him/her or agent.
3. That on the expiry of the lease period of 50 years the lessee shall be under obligation to vacant the lease hold property and shall hand over the same in vacant position to the lesser.
4. That the lessee shall be entitled to construct any type of building as per his/her requirement over the lease hold property.
5. That the lessee shall keep the lease hold property in clean, hygienic, tenantable condition.

Chairman
Holy Mary International School
Pandasarai, Laheriasarai
Patna-846001

MANAGER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA

संजीव कुमार सिन्हा/Sanjeey Kumar
प्राचार्य/Principal
कोमल नुनकरपुर/K V, Muzan
पटना संभाग/Patna Region

Shibu K. R.
Principal
Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga-846001

6. That the lessee shall not deliver the possession of the lease hold property to the any other person and shall not sublet the same, without the written permission /approval of the lessers.
7. That the Lessee shall run only their school and not do any thing other than educational activities and can do the work as mentioned in the object of the trust deed of Devkala Educational Trust.
8. That the property shall not be used by the Lessee for any unlawful purpose and shall be used only for the purpose as given in the norms of schools rules and guidelines etc.
9. That all consumable expenditure such as Electricity bill, provision of drinking water and sanitations shall be borne by the Lessee and not by the Lessers. The Lessee shall be free to take a separate electric connection over the lease hold property in their own name and for their own purpose under legal obligation to pay to electric supplier without involving the land owner/lessers.

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13-3-13
13-3-13
13-3-13

CHAMAN MANIYER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA
Babadiapur, Dharmapur
Panchayat, Thakara Road
Laheriasarai, Darbhanga-846001

संजीव कुमार सिन्हा/Sanjeev Kumar
प्राचार्य/Principal
के० वि० मुजफ्फरपुर/K V, Muzaffar
पटना संभाग/Patna Region

Principal
Poly Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga - 846001

10. That the lessee shall be responsible to make the payment of Civil and revenue rent along with other rates, rents taxes or charge etc shall be paid by lessee on account of their occupancy on the lease hold property.
11. That any tax or charges which is due to the lesser over lease hold property prior to the date of execution of this lease deed shall be payable by the Lesser and shall be discharged by him alone.
12. That after the expiry of the lease or at the time of vacation of the property by the lessee, the lessee shall be free and entitled to remove their furniture, fixtures and other materials at the own cost kept over the property by lessee without causing damage to the basic structure, and lessee shall deliver all the property to the Trust that has been removed from the lease hold property.
13. That the lessee is able to mortgage the lease hold property to any bank or financial company for the development and Further construction of the above said Holy Mary International

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13-3-14

सह - 13-3-14

सही सीता देवी

MANAGER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
LAHERIASARAI, DARBHANGA

संजीव कुमार सिन्हा / Sanjeev Kumar
Principal
कोशी नुजसपुरा V, Muzan
पटना संभाग / Patna Region

Shibu P. R.
Principal
Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Laheriasarai
Darbhanga - 846001

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School But the lessee shall be responsible for the repayment or installment of the loan.

In witness of the execution the parties above as mentioned and witnesses have signed this lease deed in taken of the terms above, mentioned Original and duplicate both documents are same.

11-6-2014
19-3-14
निवेदन किया गया है

Lessee
श्री. विवेक कुमार

Lessors
श्री. विवेक कुमार
सीता देवी

सही-नर दकिशोर राय

Witness

Drafted by Jagmohan Kumar
Advocate
Civil Court Darbhanga
13/03/2014
Enr No 1163/14

Dated.-13-03-2014

MANAGER / M. D.
HOLY MARY INTERNATIONAL SCHOOL
WHERIASARAI, DARBHANGA

संजीव कुमार सिन्हा/Sanjeev Kumar
प्राचार्य/Principal
केंद्रगत मुख्यालय/K V, Muzaffarpur
पटना संभाग/Patna Region

Principal
Holy Mary International School
Up to Senior Secondary Level
Pandasarai, WHERIASARAI
Darbhanga - 846001

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In witness of the execution the parties above as mentioned and witnesses have signed this lease deed in taken of the terms above, mentioned Original and duplicate both documents are same.

19-3-14
13/03/2014

Lessee

वि. वि. वि. वि. वि.

Lessors

वि. वि. वि. वि. वि.

सीता देवी

सही-नं. दे. वि. वि. वि. वि. वि.

Witness

Drafted by Jagamber Kumar
Advocate
Civil Court Darbhanga
13/03/2014
Enr. No 1163/01

Dated.-13-03-2014

MANAGER / M. D.

HOLYMARY INTERNATIONAL SCHOOL
DAHARIASARAI, DARBHANGA

संजीव कुमार सिन्हा/Sanjeev Kumar
प्राचार्य/Principal

के. वी. नुजफपुर/K V, Muzaffarpur
पटना संभाग/Patna Region

Principal

Holy Mary International School
Up to Senior Secondary Level
Pandasarai, Dahariasarai
Darbhanga - 846001