

2503



बिहार BIHAR 10610 Asif Hussain Son of Khalilur Rahman
 Serial No. 2989 11. Daniha P. Azam Nagar Deed No. 2936
 1000/- 1000 ✓

बिहार सरकार
 अवर निबंधन कार्यालय, बारसोई
 पृष्ठांकन का सारांश

दिनांक 22/02/2019 को Asif Hussain द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू० 6040 मुद्रांक शुल्क एवं रू० 3355 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 2936 के रूप में पुस्तक सं० 1 की जिल्द सं० 46 के पृष्ठ सं० 94 से 104 तक CD 7 में आज निबंधित एवं कुल 11 पृष्ठों में संधारित किया गया।

हेमन्त कुमार
 निबंधन पदाधिकारी

दिनांक- 22/02/2019

Sr. Treasury Officer
Katihar

Shambhu Nath Sutradhar
Stamp Vendor
S.R. Office, Barsoi

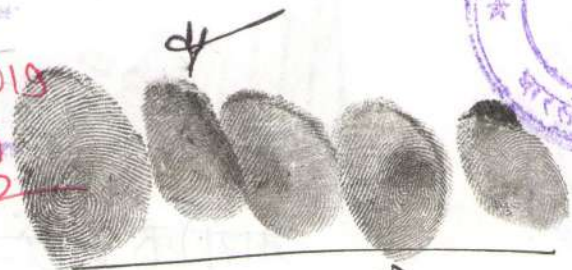
DEED OF LEASE

This Indenture by way Lease is made on this 13th February 2019 of the Christian Era;

BETWEEN

Sri Asif Hussain , Age 39 Year, Son of khalilur Rahman, Resident of Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar.
Pin Code-855113.






















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आसीफ हसैन 22.02-19

Sub District Registry Office, Barsoee

Token Number 2503 Reg. Year 2019 Serial Number 2989 Deed Number 2936

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee Sig.	Basir Noor Seba Educational Trust (Sec)Md. Reyaz Alam <i>Md. Reyaz Alam</i>						
Lessee Sig.	Md. Mujammsim (Treasurer) <i>Md Mujassim</i>						
Presented By Sig.	Asif Hussain 	<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
Lessor Sig.	Asif Hussain <i>आशीफ हुसैन</i>						
Identified By Sig.	Md Akhtar Hussain <i>Md. Akhtar Hussain</i>						



आशीफ हुसैन
22-02-19

Indian Citizen, hereinafter called the **LESSOR**, which expression unless repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the ONE PART. Mobile no-8809743522

Nature of the Deed – Deed of lease and Agreement Duretion 22-02-2019 to 21-02-2049-(30 Years)

Total amount according to M-V-Rs-05,58,000/-of 15% the M-V-Rs-84,000/-of (30 Years)

AND

BASIR NOOR SEBA EDUCATIONAL TRUST, a Registered Trust, having its Registered/administrative office at Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113, through its (1) **Secretary Sri Md Reyaz Alam**, Age 36 year, Son of Sri Md Basiruddin, Resident of At- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113, (2) **Treasurer Sri Md Mujassim**, Age 26 Year Son of Sri Md Mahboob Alam, Resident of At- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113, hereinafter called the **LESSEE**, which expression unless repugnant to the context shall mean and include its administrators, legal representatives, and successors-in-interest of the **OTHER PART**. Mobile no-8294935694

AND WHEREAS, the lessor had purchased the total land measuring 30 Dismal more fully described in Schedule below of this deed, through a Registered Deed of Absolute sale vide Deed No. 962, which is entered in Book No. 4, Volume No. 22, Pages No.274, to 290 for the year 2015, Registered at Patna , on 26/11/2015, from Mohammad Reyaz Alam and after purchasing of the said property the Lessor came in exclusive peaceful physical possession over the same as absolute owner and the

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22-02-19



Lessor also mutated her name in the State Sarista and paying the land rent to the Government of Bihar through the Circle office Azamnagar (Bihar).

AND WHEREAS, the LESSEE is an educational/vocational institution for teaching of student/peoples in various academy/vocational course in the name and Style of OUR OWN SCHOOL , having its registered office Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113

AND WHEREAS, the lessee approached the lessor to grant the Property described in schedule below of this deed on lease and lessor has agreed to grant the Property on lease for a fixed period of 30 (Thirty) years commencing from date of execution of this Lease deed to 30 years, on annual rent of Rs. 12200/- (twelve thousand two hundred Rupees only) with an option to renew/reduce the lease period with mutual consent and with increase in the rate of rent at every Ten years or period during the currency of this lease deed.

NOW THIS INDENTURE OF LEASE WITNESSES:

1. That in pursuance of the aforesaid agreement and in pursuance of the covenant set-forth hereinafter both the parties above named voluntarily of their own accord, free will and pleasure without any pressure persuasion, coercion fraud, undue influence or any thing of the kind from any quarter whatsoever and in full state of mind and body do hereby demise unto the lease and demised Property for the use for running of School/College/Institution and for its all others

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22-02-19



advantage to and from the Property fully described in schedule below hereto same unto lease for a fixed period of 30 years (Thirty years) with increase in the rate of rent at any time or period during the currency of this lease deed as stated above on the terms and conditions as hereinafter mentioned.

THAT THE LEASE BOTH HEREBY CONVENANT WITH THE LESSOR AS FOLLOWS :-

1. That the lessee will pay to the lessor Rs. 12200/- (twelve thousand two hundred Rupees only) in advance as annual rent regularly to every year.
2. The Lessor further permitted the Lesson to negotiate or create charge, lien, mortgage the leased property with financial institution / bank etc, whatsoever , and to enter into agreement with the mortgage , to receive earnest money for its development and for seeking loan to run this Basir Noor Seba Educational Trust , registered trust.
3. The Lesson shall be entitled to construct administrative / educational building over the property described in Schedule bellow of this deed under rule and regulation as framed by Regional Development by any other authority / authorities for the time being in force for running of said School / College / Institution named as OUR OWN SCHOOL for which the lessor shall have no objection.
4. The lessor shall pay Govt. rent of land under tax receipt and the lesson shall pay all other taxes of building which will be constructed by lesson to the Govt. or any authority concerned under Tax Receipt from his own fund and shall be born by the lesson and the lessor shall not be liable for the same.

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22-02-19

5. That the lessee shall have right to take electric 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 out of his own fund and the Lessor shall not be liable for the same.

6. The Lessee shall do all repairs, white washing , painting of doors and windows etc. of the building constructed or to be constructed over the Property of Schedule bellow at the foot of this Deed out of its own fund and the Lessor shall have no concern for the same and shall be the sole duty of the lessee.

7. The Lessee shall be at its own liberty to have on its own expense such fixtures and furniture ' s etc. as it may desire for the convenience use of the Lessee and its concerned and authorized persons in the demised Property.

8. That Lessee shall at its own liberty to affix or display name plates or Signboard etc. with regard to the said School/ College / Institution in or upon any part of the building to be constructed.

9. That the Lessee shall not be entitled to assign to sublet the whole or any part or parts of the Property to any person or institutions.

10. The Lessee shall make its own arrangement for water etc. on its own expenses.

THAT LESSOR BOTH HEREBY COVENAT WITH THE LESSEE AS FOLLOWS:

1. The Lessor will have no objection if the Lessee construct building over the Properties as described in Schedule bellow provided that the lessee shall get the map or plan duly sanctioned and approved by barsoi any other authority for the time being in force.

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22-02-19



2. That the Lessor will have no objections if the Lessee put its Notice Board, signboard etc. in on above and within the campus of said Properties or the building to be constructed.
3. That the property leased hereby to them is free from all encumbrances and defects of title in case this assurance of the Lessor is fund , incorrect and the title to the properties hereby leased be found defective in any manner the Lessor does hereby further stipulated and degree to save harmless and keep indemnified the said lessee may suatain by reason of any claim or demand being made by any whatsoever it may be to the properties 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 properties hereby leased in favour of said lessee, according to true intent and meaning of those presents as shall or may be required at the costs of the Lessee.
5. That if the lessee shall be desirous to continue the term hereby granted for further period the lessee can do with mutual consent of the Lessor and with an increase in the rate of rent in writing and shall pay annual rent as shall be so settled.

SCHEDULE-1

All right title and interest in the piece and parcel of land measuring 30 Dismal Situated at Mauza Kamalpur Police Station Azamnagar Sub Registry office Barsoi, Dist- District under Tauzi No. 65, Thana No. 532 , details with boundary are as follows :

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22-02-19

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KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
181	167	10 Dismal	North :Md Javed Alam South :Meraj Alam etc East :Mahbub Alam West :Pakki Road

KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
181	170	20 Dismal	North : Self South : Self East :Mahbub Alam West :Md Javed Alam

Jamabandi no-181

Lessor of the Father Khalilur Rahman is Name is malan khatiyani achieved

IN WITNESS WHEREOF, the both parties lessor and lessee have signed this DEED OF LEASE on this the 13 day of February, 2019 in presence of the following witnesses.

Witnesses

Md. Akhtar Hussain
S/o Abdur Rashid
Vill- Marwarpur
PS- Azamnagar
22-02-19

2. Md. Meraj Alam
S/o Md. Yousuf Hussain
Vill:- Smadpur
Post- Barsoi ghat
22-02-19



Signature of the lessor

आशीफ मुजसिद

22-02-19

किसके को जमा कर और मिले
के प्रकृत प्रकृत पूरे रूप अन्य
संबंधित कर्तव्य को पूरा प्रकृत

Signature of the lessee

Md. Reza Alam

Md Mujassim

22-02-19



नजरी नक्शा

नाम लेख्यकारी :- Asif Hussain s/o Khalilur Rahman Vill. Daniha
P.S. Azamnagar Dist Katihar

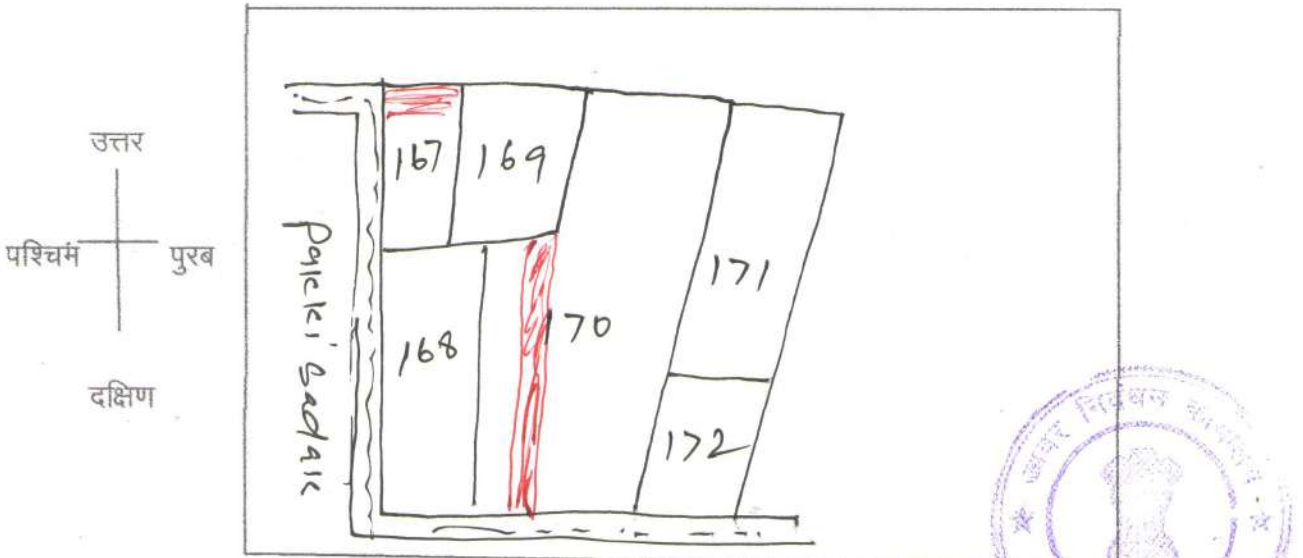
नाम लेख्यधारी :- Basir Noor Seba Educational Trust Secretary By
Md. Rezaq Alam s/o Md. Basiruddin Vill. Daniha P.S. -
Azamnagar Dist Katihar

सम्पत्ति का विवरण

मौजा :- Kamalpur थाना नं० 532 तौजी नं० 65 रकबा- 30 Dismal.
खाता नं० 181 खेसरा नं० 167, 170

चौहद्दी :-

उत्तर Md. Jawed Alam दक्षिण Meraj Alam etc
पुरब Mahbub Alam पश्चिम Parkki Road.



उपरोक्त नक्शा में न्यूनतम 200 मिटर संलग्न क्षेत्र सामील है। एवं इस में किसा प्रकार के सड़क/रास्ता/संरचना आदी को छिपाया नहीं गया है। उपरोक्त सभी तथ्य मेरे जानकारी में सही है।

नाम लेख्यकारी- आशीफ इरौन

22-02-19

नाम लेख्यधारी- Md. Rezaq Alam

22-02-19

नक्शा निर्मात करने वाले अमीन/लाईसेंसधारी
कातीब का नाम हस्ताक्षर

(Signature)





E-CHALLAN
Government of Bihar
BTC-4

Valid Upto : 27/02/2019	GRN : BHR201902109713M	Date : 12/02/2019 02:47:02 PM
Department : Registration, Excise & Prohibition Department	Office Name : Barsoi	From : To :
Financial Year : 2018-2019	Treasury : Barsoi	
ACCOUNT HEAD DETAILS		PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS		5040.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS		2680.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES		175.00
Total Amount : Rupees Seven Thousand Eight Hundred Ninety Five Only		7895.00
PAYER DETAILS		
Tax ID (if any) :	Unique Id :	
Name : Ashif hussain	Address : S/o khailur Rahman vill daniha ps azamnagar dist katihar pin no 855113	
PAYMENT DETAIL		
BANK Name : SBI	Branch : Barsoi	FOR USE IN RECEIVING BANK
CIN : null	REF No : CPN3403360	
Date & Time : 12/02/2019 02:47:02 PM	Scroll No & Date :	

12649
Name: Ashif hussain
5046766
12 FEB 2019
Cash/Received/Payment
Gr. Q. No. 98507
Maker Sig.

13/2

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. 6040/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 8395/-

Registration Fee		LLR + Proc Fee	Service Charge										
FEE PAID	A1	1680	C	0	H1b	0	K1a	0	Lii	0	LLR	175	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	175	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-											2680	
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												3355

Date: 22/02/2019

Registering Officer
Barsoee

Endorsement under section 52

Presented for registration at Registration Office, Barsoee on Friday, 22nd February 2019 by Asif Hussain Khalilur Rahman by profession Others. Status - Lessor

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Signature/L.T.I. of Presentant

Date: 22/02/2019

Registering Officer
Barsoee

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md Akhtar Hussain ' age '36' Sex 'M', 'Abdur Rashid ', resident of 'Dhoomnagar, ps-Azamnagar, dist-Katihar'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/02/2019

Registering Officer
Barsoee

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Barsoee in Book 1 Volume No. 46 on pages on 94 -104, for the year 2019 and stored in CD volume No. CD-7 year 2019 .The document no. is printed on the Front Page of the document.

Date : 22/02/2019

Registering Officer
Barsoee

Token No. : 2503 Year : 2019 S.No. : 2989 SCORE Ver.4.1 Deed No. : d No. : 2936

2489



बिहार BIHAR
Serial No. 2991

10611 Sri Mahboob Alam & Abdul Rashid
P.O. Daniha, P.S. Azamnagar, Dist. Katihar, Bihar
मूल्य-1000/-

7 314457
Deed No. 2938

Sr. Treasury Officer
Katihar

बिहार सरकार
अवर निबंधन कार्यालय, बारसोई

Shambhu Nath Sutar
Stamp Vendor
S.R. Office, Barsoi
Katihar, L.No. 49/77

पृष्ठांकन का सारांश

दिनांक 22/02/2019 को Mahboob Alam द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु0 12760 मुद्रांक शुल्क एवं रु0 5470 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 सं0 2938 के रूप में पुस्तक सं0 1 की जिल्द सं0 46 के पृष्ठ सं0 116 से 124 तक CD 7 में आज निबंधित एवं कुल 9 पृष्ठों में संधारित किया गया।

दिनांक- 22/02/2019

DEED OF LEASE

हेमन्त कुमार
निबंधन पदाधिकारी

This Indenture by way Lease is made on this 13th February 2019 of the Christian Era;

BETWEEN

Sri Mahboob Alam , Age 55 Year, Son of Abdul Rashid, Resident of Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113.

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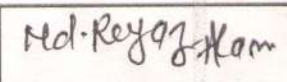






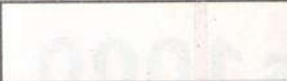
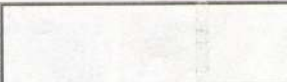






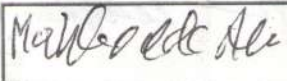


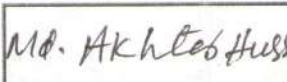


Mahboob Alam

22-02-19

Sub District Registry Office, Barsoee

Token Number 2489 Reg. Year 2019 Serial Number 2991 Deed Number 2938

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Basir Noor Seba Educational Trust (Sec)Md Reyaz Alam						
Sig.							
Lessee	Md. Mujassim (Treasurer)						
Sig.							
Presented By	Mahboob Alam	<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	Mahboob Alam						
Sig.							
Identified By	Md. Akhtar Hussain						
Sig.							

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 1001sop015



Mahboob Alam

22.02.19

Indian Citizen, hereinafter called the **LESSOR**, which expression unless repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the ONE PART. Mobile no-9931946560

Nature of the Deed – Deed by lease and Agreement Duretion 22-02-2019 to 21-02-2049-(30 Years)

Total amount according to M-V-Rs-13,02,000/-of 15% the M-V-Rs-1,96,000/-of 30 years

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Mahboob Alam



22-02-19

Lessor also mutated her name in the State Sarista and paying the land rent to the Government of Bihar through the Circle office Azamnagar (Bihar).

AND WHEREAS, the LESSEE is an educational/vocational institution for teaching of student/peoples in various academy/vocational course in the name and Style of OUR OWN SCHOOL , having its registered office Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113

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Mahaboobe Ali

22-02-19



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2. The Lessor further permitted the Lesson to negotiate or create charge, lien, mortgage the leased property with financial institution / bank etc, whatsoever , and to enter into agreement with the mortgage , to receive earnest money for its development and for seeking loan to run this Basir Noor Seba Educational Trust , registered trust.
3. The Lesson shall be entitled to construct administrative / educational building over the property described in Schedule bellow of this deed under rule and regulation as framed by Regional Development by any other authority / authorities for the time being in force for running of said School / College / Institution named as OUR OWN SCHOOL for which the lessor shall have no objection.
4. The lessor shall pay Govt. rent of land under tax receipt and the lesson shall pay all other taxes of building which will be constructed by lesson to the Govt. or any authority concerned under Tax Receipt from his own fund and shall be born by the lesson and the lessor shall not be liable for the same.

Maheshwari Au

22-02-19



5. That the lessee shall have right to take electric 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 out of his own fund and the Lessor shall not be liable for the same.

6. The Lessee shall do all repairs, white washing , painting of doors and windows etc. of the building constructed or to be constructed over the Property of Schedule bellow at the foot of this Deed out of its own fund and the Lessor shall have no concern for the same and shall be the sole duty of the lessee.

7. The Lessee shall be at its own liberty to have on its own expense such fixtures and furniture ' s etc. as it may desire for the convenience use of the Lessee and its concerned and authorized persons in the demised Property.

8. That Lessee shall at its own liberty to affix or display name plates or Signboard etc. with regard to the said School/ College / Institution in or upon any part of the building to be constructed.

9. That the Lessee shall not be entitled to assign to sublet the whole or any part or parts of the Property to any person or institutions.

10. The Lessee shall make its own arrangement for water etc. on its own expenses.

THAT LESSOR BOTH HEREBY COVENAT WITH THE LESSEE AS FOLLOWS:

1. The Lessor will have no objection if the Lessee construct building over the Properties as described in Schedule bellow provided that the lessee shall get the map or plan duly sanctioned and approved by barsoi any other authority for the time being in force:

Mahabadee Ahu

22-02-19



2. That the Lessor will have no objections if the Lessee put its Notice Board, signboard etc. in on above and within the campus of said Properties or the building to be constructed.
3. That the property leased hereby to them is free from all encumbrances and defects of title in case this assurance of the Lessor is fund , incorrect and the title to the properties hereby leased be found defective in any manner the Lessor does hereby further stipulated and degree to save harmless and keep indemnified the said lessee may suatain by reason of any claim or demand being made by any whatsoever it may be to the properties 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 properties hereby leased in favour of said lessee, according to true intent and meaning of those presents as shall or may be required at the costs of the Lessee.
5. That if the lessee shall be desirous to continue the term hereby granted for further period the lessee can do with mutual consent of the Lessor and with an increase in the rate of rent in writing and shall pay annual rent as shall be so settled.

SCHEDULE-1

All right title and interest in the piece and parcel of land measuring 70 Dismal Situated at Mauza Kamalpur Police Station Azamnagar Sub Registry office Barsoi, Dist- District under Tauzi No. 65, Thana No. 532 , details with boundary are as follows :

Mahabadi An

22-02-19



KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
181	170	49 Dismal	North :Md Jawed Alam South :Self East :Md Tawassul Alam West :Asif Hussain

KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
86	169	21 Dismal	North :Md Tawassul Alam South :Md Jawed Aalm etc East :Self West :Md Meraj Alam etc

Jamabandi no-181

Khata no-181 plot no -170 Area- 49 Dismal Lessor of the Father Abdul Rashid is Name is malan khatiyani achieved and Khata no-86 plot no -169 Area- 21 Dismal Lessor of name is Rejestiry Deed of Date -18-12-2010 , deed no- 15444, vol no-154-pej no- 199 -208

IN WITNESS WHEREOF, the both parties lessor and lessee have signed this DEED OF LEASE on this the 13 day of February, 2019 in presence of the following witnesses.

Witnesses :-

1 Md. Akhtar Hussain
S/o. Abdul Rashid
Vill- Marwaaspur
PS. Azamgarh
22-02-19

2. Md. Muzaffar Alam
S/o Md. Aousub Hussain
Vill:- Imadpur
Post Barsoi Ghat
22-02-19



Signature of the lessor

Mahmood Akhtar

22-02-19

विलेख को प्रमाण और विलेख के प्रकाश प्रकाश मुक्त तथा अन्य संबंधित कानून को लागू किया।

Signature of the lessee

Md. Rezaq Alam

22-02-19

Md Mujassim

22-02-19



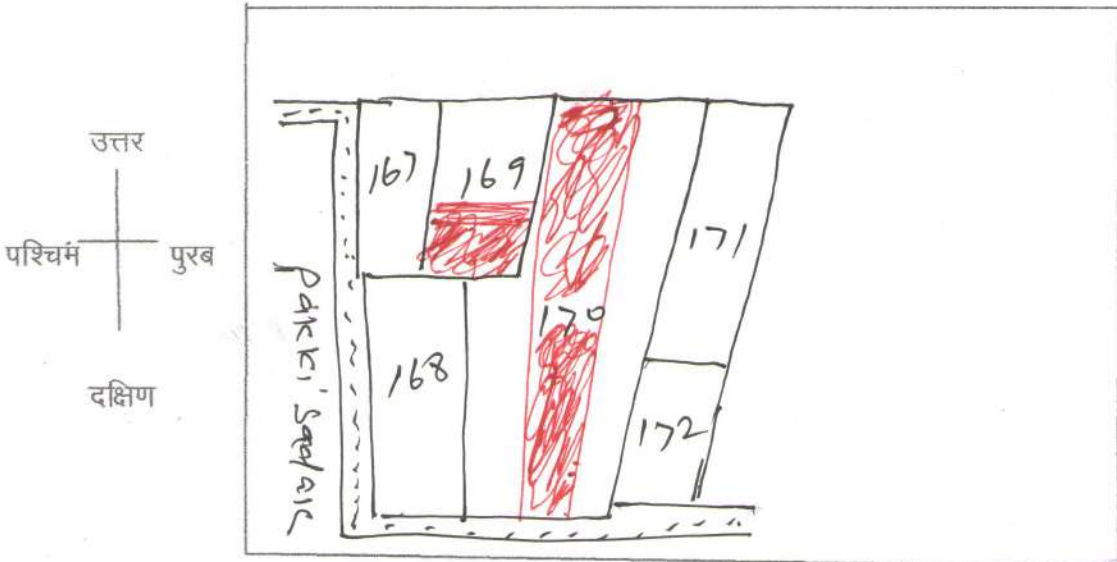
नजरी नक्शा

नाम लेख्यकारी :- Sri Mahboob Alam S/o Abdul Rashid Vill -
Daniha P.S Azamnagar Dist Ratihar
 नाम लेख्यधारी :- BASIR MOORSEBA EDUCATIONAL TRUST. Secretary
By OUR.DKN. SCHOOL Md. Reyaz Alam S/o Basiruddin
Vill. Daniha P.S Azamnagar

सम्पत्ति का विवरण

मौजा :- Kamalpur थाना नं० 532 तौजी नं० 65 रकबा- 70 Dismal.
 खाता नं० 181 खेसरा नं० 170, 169
 चौहद्दी :- 86

उत्तर Md. Jawed Alam दक्षिण Self
 पुरब Md. Tawassul Alam पश्चिम Asif Hussain



उपरोक्त नक्शा में न्यूनतम 200 मिटर संलग्न क्षेत्र सामील है। एवं इस में किसी प्रकार के सड़क/रास्ता/संरचना आदी को छिपाया नहीं गया है। उपरोक्त सभी तथ्य मेरे जानकारी में सही है।

नाम लेख्यकारी- Md. Reyaz Alam
22-02-19

नाम लेख्यधारी- Md. Reyaz Alam
22-02-19



नक्शा निर्मात करने वाले अमीन/लाईसंसधारी
 कातीब का नाम हस्ताक्षर




E-CHALLAN
 Government of Bihar
 BTC-4

Valid Upto : 27/02/2019 GRN : BHR201902110379M Department : Registration, Excise & Prohibition Department Office Name : Barsoi Financial Year : 2018-2019 Treasury : Barsoi	Date : 12/02/2019 03:18:14 PM From : To :
ACCOUNT HEAD DETAILS	
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	11760.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	4920.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	300.00
Total Amount : Rupees Sixteen Thousand Nine Hundred Eighty Only	16980.00
PAYER DETAILS	
Tax ID (if any) : Unique Id : Name : Mahboob Alam Address : S/o Abdul Rashid Vill-Darha Ps-Azamnagar Dist-Katihar pin-855113	
PAYMENT DETAIL	
BANK Name : SBI Branch :	FOR USE IN RECEIVING BANK CIN : null REF No : CPN3417510 Date & Time : 12/02/2019 03:18:14 PM Scroll No & Date :

S.B.I., Barsoi Br. - 12/02/2019
 Name: Mahboob Alam
 A.C. No. - 5646766
 12 FEB 2019
 Cash/Trf. Received
 Gr. O.N. No. 2505
 Makar Sir

1312

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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. 12760/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 17230/-**

		Registration Fee								LLR + Proc Fee	Service Charge		
FEE PAID	A1	3920	C	0	H1b	0	K1a	0	Lii	0	LLR	300	250
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	300	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										4920		
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 5470												

Date: 22/02/2019

Registering Officer
Barsoee

Endorsement under section 52

Presented for registration at Registration Office, Barsoee on Friday, 22nd February 2019 by Mahboob Alam Abdul Rashid by profession Others. Status - Lessor

Mahboob Alam

Signature/L.T.I. of Presentant

Date: 22/02/2019

Registering Officer
Barsoee

Endorsement under section 58

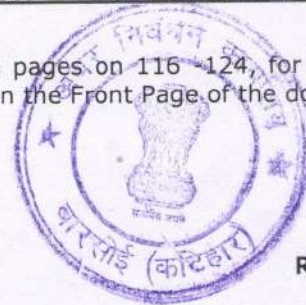
Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Akhtar Hussain ' age '36' Sex 'M', 'Abdur Rashid ', resident of 'Dhoomnagar, ps-Azamnagar, dist-Katihar'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/02/2019

Registering Officer
Barsoee

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Barsoee in Book 1 Volume No. 46 on pages on 116-124, for the year 2019 and stored in CD volume No. CD-7 year 2019 .The document no. is printed on the Front Page of the document.



Date : 22/02/2019

Registering Officer
Barsoee

Token No. : 2489

Year : 2019 S.No. : 2991

SCORE Ver.4.1

Deed No. : d No. : 2938



बिहार BIHAR
Serial No. 2990

Sri Meraj Alam Son of Basiruddin
 11 Daniha, P.O+P.S
 1000x1+1000

Z 314301
Deed No. 2937

Sr. Treasury Officer
Katihar



बिहार सरकार
अवर निबंधन कार्यालय, बारसोई

Shambhu Nath Sutar
 Stamp Vendor
 S.R. Office, Barsoi
 Katihar, L.No.-9/77

पृष्ठांकन का सारांश

दिनांक 22/02/2019 को Meraj Alam द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 22120 मुद्रांक शुल्क एवं रू0 9090 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 सं0 2937 के रूप में पुस्तक सं0 1 की जिल्द सं0 46 के पृष्ठ सं0 105 से 115 तक CD 7 में आज निबंधित एवं कुल 11 पृष्ठों में संधारित किया गया ।

दिनांक- 22/02/2019

दोकन नं. 2502 / 2019
DEED OF LEASE

हेमन्त कुमार
निबंधन पदाधिकारी

This Indenture by way Lease is made on this 13th February 2019 of the Christian Era;

BETWEEN

1- Sri Meraj Alam ,Age 39 year, 2- Sri Intakhab Alam, Age 41 year,
 Son of Md Basiruddin, Resident of Vill:- Daniha, P.O+P.S

2109478
 99710 Date. 12/2/019

13/2





मेराज अलम 22-02-19



22-02-19

Sub District Registry Office, Barsoee

Token Number 2502 Reg. Year 2019 Serial Number 2990 Deed Number 2937

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee Sig.	Basir Noor Seba Educational Trust (Sec)Md. Reyaz Alam <i>Md. Reyaz Alam</i>						
Lessee Sig.	Md. Mujassim (Treasurer) <i>Md. Mujassim</i>						
Lessor Sig.	Intakhab Alam <i>Intakhab Alam</i>						
Presented By Sig.	Meraj Alam <i>Meraj Alam</i>	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Lessor Sig.	Meraj Alam <i>Meraj Alam</i>						
Identified By Sig.	Md Akhtar Hussain <i>Md. Akhtar Hussain</i>						



Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code- 855113. Mobile no-9931243837

Indian Citizen, hereinafter called the **LESSOR**, which expression unless repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the ONE PART.

Nature of the Deed – Deed of lease and Agreement Duration 22-02-2019 to 21-02-2049-(30 Years)

Total amount according to M-V-Rs-23,44,000/-of 15% the M-V-Rs-3,52,000/-of (30 Years)

AND

BASIR NOOR SEBA EDUCATIONAL TRUST, a Registered Trust, having its Registered/administrative office at Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113, through its (1) **Secretary Sri Md Reyaz Alam**, Age 36 Year, Son of Sri Md Basiruddin, Resident of At- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113, (2) **Treasurer Sri Md Mujassim**, Age 26 Year, Son of Sri Md Mahboob Alam, Resident of At- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113, hereinafter called the **LESSEE**, which expression unless repugnant to the context shall mean and include its administrators, legal representatives, and successors-in-interest of the **OTHER PART**. Mobile no-8294935694

AND WHEREAS, the lessor had purchased the total land measuring 123 Dismal more fully described in Schedule below of this deed, through a Registered Deed of Absolute sale vide Deed No. 962, which is entered in Book No. 4, Volume No. 22, Pages No.274, to 290 for the year 2015, Registered at Patna , on 26/11/2015, from Mohammad Reyaz Alam and

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सोनीया

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22-02-19

after purchasing of the said property the Lessor came in exclusive peaceful physical possession over the same as absolute owner and the Lessor also mutated her name in the State Sarista and paying the land rent to the Government of Bihar through the Circle office Azamnagar (Bihar).

AND WHEREAS, the LESSEE is an educational/vocational institution for teaching of student/peoples in various academy/vocational course in the name and Style of OUR OWN SCHOOL , having its registered office Vill:- Daniha, P.O+P.S - Azamnagar, Via- Salmari, Dist- Katihar, State- Bihar, Pin Code-855113

AND WHEREAS, the lessee approached the lessor to grant the Property described in schedule below of this deed on lease and lessor has agreed to grant the Property on lease for a fixed period of 30 (Thirty) years commencing from date of execution of this Lease deed to 30 years, on annual rent of Rs. 50,000/- (Fifty thousand Rupees only) with an option to renew/reduce the lease period with mutual consent and with increase in the rate of rent at every Ten years or period during the currency of this lease deed.

NOW THIS INDENTURE OF LEASE WITNESSES:

1. That in pursuance of the aforesaid agreement and in pursuance of the covenant set-forth hereinafter both the parties above named voluntarily of their own accord, free will and pleasure without any pressure persuasion, coercion fraud, undue influence or any thing of the kind from any quarter whatsoever and in full state of mind and body do hereby demise unto the lease and demised Property for the use for running of School/College/Institution and for its all others advantage to and from the Property fully described in schedule below

मेराज डालम
१०/०२/१९

22-02-19



hereto same unto lease for a fixed period of 30 years (Thirty years) with increase in the rate of rent at any time or period during the currency of this lease deed as stated above on the terms and conditions as hereinafter mentioned.

THAT THE LEASE BOTH HEREBY CONVENANT WITH THE LESOR AS FOLLOWS :-

1. That the lessee will pay to the lessor Rs. 50,000/- (Fifty thousand Rupees only) in advance as annual rent regularly to every year.
2. The Lessor further permitted the Lesson to negotiate or create charge, lien, mortgage the leased property with financial institution / bank etc, whatsoever , and to enter into agreement with the mortgage , to receive earnest money for its development and for seeking loan to run this Basir Noor Seba Educational Trust , registered trust.
3. The Lesson shall be entitled to construct administrative / educational building over the property described in Schedule bellow of this deed under rule and regulation as framed by Regional Development by any other authority / authorities for the time being in force for running of said School / College / Institution named as OUR OWN SCHOOL for which the lessor shall have no objection.
4. The lessor shall pay Govt. rent of land under tax receipt and the lesson shall pay all other taxes of building which will be constructed by lesson to the Govt. or any authority concerned under Tax Receipt from his own fund and shall be born by the lesson and the lessor shall not be liable for the same.
5. That the lessee shall have right to take electric 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

मैरा ज़ािम
१००२११
२२-०२-१९



Telephone calls out of his own fund and the Lessor shall not be liable for the same.

6. The Lessee shall do all repairs, white washing , painting of doors and windows etc. of the building constructed or to be constructed over the Property of Schedule bellow at the foot of this Deed out of its own fund and the Lessor shall have no concern for the same and shall be the sole duty of the lessee.

7. The Lessee shall be at its own liberty to have on its own expense such fixtures and furniture ' s etc. as it may desire for the convenience use of the Lessee and its concerned and authorized persons in the demised Property.

8. That Lessee shall at its own liberty to affix or display name plates or Signboard etc. with regard to the said School/ College / Institution in or upon any part of the building to be constructed.

9. That the Lessee shall not be entitled to assign to sublet the whole or any part or parts of the Property to any person or institutions.

10. The Lessee shall make its own arrangement for water etc. on its own expenses.

THAT LESSOR BOTH HEREBY COVENAT WITH THE LESSEE AS FOLLOWS:

1. The Lessor will have no objection if the Lessee construct building over the Properties as described in Schedule bellow provided that the lessee shall get the map or plan duly sanctioned and approved by barsoi any other authority for the time being in force.

2. That the Lessor will have no objections if the Lessee put its Notice Board, signboard etc. in on above and within the campus of said Properties or the building to be constructed.

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२० ०२/०१
२२-०२-१९



3. That the property leased hereby to them is free from all encumbrances and defects of title in case this assurance of the Lessor is fund , incorrect and the title to the properties hereby leased be found defective in any manner the Lessor does hereby further stipulated and degree to save harmless and keep indemnified the said lessee may suatain by reason of any claim or demand being made by any whatsoever it may be to the properties 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 properties hereby leased in favour of said lessee, according to true intent and meaning of those presents as shall or may be required at the costs of the Lessee.

5. That if the lessee shall be desirous to continue the term hereby granted for further period the lessee can do with mutual consent of the Lessor and with an increase in the rate of rent in writing and shall pay annual rent as shall be so settled.

SCHEDULE-1

All right title and interest in the piece and parcel of land measuring 123 Dismal Situated at Mauza Kamalpur Police Station Azamnagar Sub Registry office Barsoi, Dist- District under Tauzi No. 65, Thana No. 532 , details with boundary are as follows :

KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
181	168	65 Dismal	North : Self South : Pakki Road East : Self West : Pakki Road

मेशाल अलम
६०७५१/६
२२-०२-१९



KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
181	167	41 Dismal	North : Asif Hussain South : Self East :Mahbub Alam West : Pakki Road

KHATA NO.	PLOT NO.	AREA	BOUNDARY :-
181	170	17 Dismal	North :mahbub Alam South : Pakki Road East :Javed Alam West : Self

Jamabandi no-181

Lessor of the Father Md Basiruddin is Name is malan khatiyar achieved IN WITNESS WHEREOF, the both parties lessor and lessee have signed this DEED OF LEASE on this the 13 day of february, 2019 in presence of the following witnesses.

Witnesses :-

Md. Akhtar Hussain
S/o. Abdul Rashid
Vill- Marwafpur
Ps. Azamgarh

22-02-19

2 Md. Muzaffar Alam

S/o Md. Yousuf Hussain

Vill - Imadpur

Post - Barsoi ghat

22-02-19



Signature of the lessor

Muzaffar Alam

22-02-19

Signature of the lessee

Md. Yousuf Hussain

Md. Mujassim

22-02-19

विलेख को बाँझा और विलेख के प्रकार प्रत्येक शुद्ध तथा अन्य संश्लेषित तथ्यों को ध्यान में रखा गया। 22-02-19

प्रसारी लिपिक



नजरी नक्शा

नाम लेख्यकारी :- Meera Alam s/o Md. Basiruddin vill Danika P.S.
Azam nagar Dist Katihar

नाम लेख्यधारी :- Basir Noor seba Educational Trust secretary By
Md. Reyaz Alam s/o Md. Basiruddin vill Danika P.S.
Azam nagar Dist Katihar

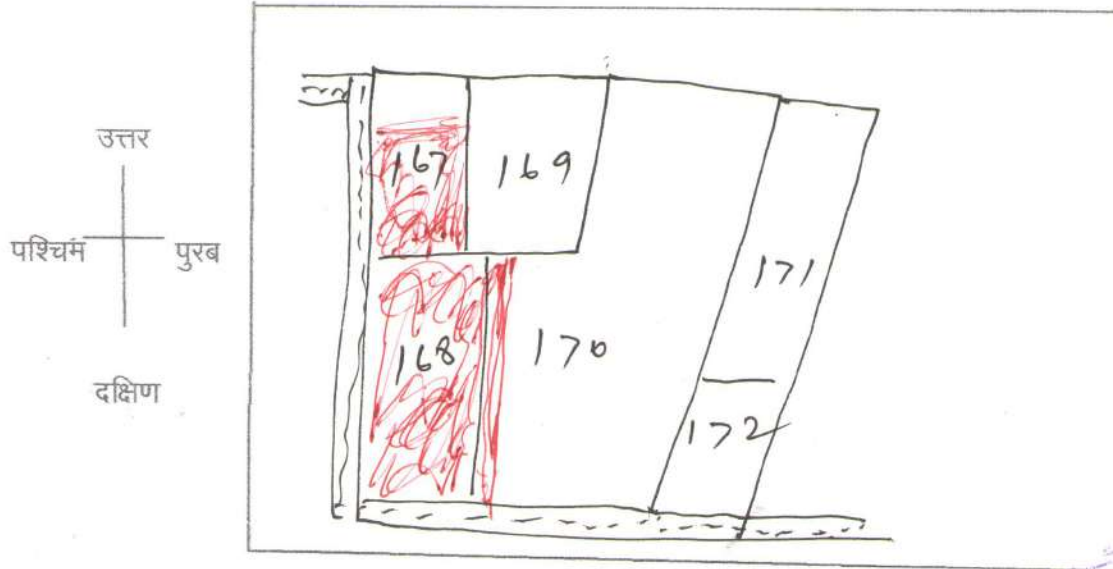
सम्पत्ति का विवरण

मौजा :- Kamalpur
खाता नं० 181

थाना नं० 532 तौजी नं० 65 रकबा- 123 Bisomal
खेसरा नं० 168, 167, 170

चौहद्दी :-

उत्तर self दक्षिण Pakki Road
पुर्ब self पश्चिम Pakki Road.



उपरोक्त नक्शा में न्यूनतम 200 मिटर संलग्न क्षेत्र सामील है। एवं इस में किसा प्रकार के सड़क/रास्ता/संरचना आदी को छिपाया नहीं गया है। उपरोक्त सभी तथ्य मेरे जानकारी में सही है।

नाम लेख्यकारी- मेराज आलम
22-02-19

नाम लेख्यधारी- Md. Reyaz Alam
22-02-19

नक्शा निर्मित करने वाले अमीन/लाईसेंसधारी
कातीब का नाम हस्ताक्षर





E-CHALLAN
Government of Bihar
BTC-4

Valid Upto : 27/02/2019	Date : 12/02/2019 02:38:41 PM		
GRN : BHR201902109478M			
Department : Registration, Excise & Prohibition Department			
Office Name : Barsoi	From :		
Financial Year : 2018-2019	To :		
Treasury : Barsoi			
ACCOUNT HEAD DETAILS			
	PAY AMOUNT		
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	21120.00		
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	8040.00		
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	550.00		
Total Amount : Rupees Twenty Nine Thousand Seven Hundred Ten Only	29710.00		
PAYER DETAILS			
Tax ID (if any) :			
Unique Id :			
Name : Meraj Alam			
Address : S/o md Basiruddin vill Mantha ps azamnagar dist katihar pin no 855143			
PAYMENT DETAIL			
FOR USE IN RECEIVING BANK			
BANK Name :	CIN : null	REF No	CPN3400280
Branch :	Date & Time : 12/02/2019 02:38:41 PM		
	Scroll No & Date :		

1312

12 FEB 2019

Cash/Treasury Received Payment

Gr. Q. No. [Signature]

Maker Sig.

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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. 22120/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 30210/-**

Registration Fee										LLR + Proc Fee	Service Charge		
FEE PAID	A1	7040	C	0	H1b	0	K1a	0	Lii	0	LLR	550	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	550	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
											TOTAL-	8040	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **9090**

Date: 22/02/2019

Registering Officer
Barsoee

Endorsement under section 52

Presented for registration at Registration Office, Barsoee on Friday, 22nd February 2019 by Meraj Alam Md Basiruddin by profession Others. Status - Lessor

मेराज अलम

Signature/L.T.I. of Presentant

Date: 22/02/2019

Registering Officer
Barsoee

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md Akhtar Hussain ' age '36' Sex 'M', 'Abdur Rashid ', resident of 'Dhoomnagar,ps-Azamnagar,dist-Katihar'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/02/2019

Registering Officer
Barsoee

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Barsoee in Book 1 Volume No. 46 on pages on 105 -115, for the year 2019 and stored in CD volume No. CD-7 year 2019 .The document no. is printed on the Front Page of the document.

Date : 22/02/2019

Registering Officer
Barsoee

Token No. : 2502 Year : 2019 S.No. : 2990 SCORE Ver.4.1 Deed No. : d No. : 2937

