

Serial No. :- 8846

Deed No. :- 8284



Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement

This document was presented for registration on 24/05/2025 by Ram Nandan Prasad. A Stamp Duty of **Rs. 453500/-**, Registration Fee of **Rs. 156900/-** and other Fees of **Rs. 1050/-** have 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.

This document has been registered as Deed No. 8284 in Book No. 1 Volume No. 224 on pages from 255 to 266 and has been preserved in total 10 page in database.

Signature with Date
Ravi Ranjan

Registering officer, **Patna**

Date : 24/05/2025

Application No. : 250500629276

30/5/25
 94/5/25
 (क. महाराज)

SCANNED BY

Ravi Singh
 24/5/2025

LEASE DEED

This deed of lease made on the 21st Day of May 2025.

Between

1. **SRI RAM NANDAN PRASAD**, Aged about 72 Years S/o Late Kashi Nath Singh, Resident of Mohalla: **Choudhary Tola**, P.S.: Sultanganj, P.O.: Mahendru, District- **Patna**, Pin- **800006** in the state of **Bihar**, by Citizen- **Indian**
Aadhaar: 9617 3551 4385,
PAN: AFDPP3595D,
Mob.: 9431036425





























(Ram Nandan Pd)
 24.5.25

.....hereinafter called the Lessor.



District Registry Office, Patna (2800)

Application No	250500629276	Registration year	2025	Serial No	8846	Deed No	8284
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Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Lessor (Property Owner) Name : Ram Nandan Prasad Sign & Date <i>Ram Nandan Prasad</i> <i>24.5.25</i>								Name : Ram Nandan Prasad Date & Time : 24/05/2025 12:53 PM Aadhaar : *****4385
Party Type : Lease Holder Name : Payal Singh Authorized By Bisheshwar Malti Welfare Trust (Organization) Sign & Date <i>Payal Singh</i> <i>24/05/2025</i>								Name : Payal Singh Date & Time : 24/05/2025 12:54 PM Aadhaar : *****5849
Party Type : Attesting Witness Name : Aman Kumar Singh Sign & Date								
Party Type : Identifier Name : Rupesh Kumar Sign & Date <i>Rupesh Kumar</i> <i>24/05/2025</i>								Name : Rupesh Kumar Date & Time : 24/05/2025 12:55 PM Aadhaar : *****5889

Ram Nandan Prasad
24.5.25



AND

Bisheshwar Malti Welfare Trust, having its Office at Mohalla: **Choudhary Tola, P.S.: Sultanganj, P.O.: Mahendru**, District: **Patna**, Pin: **800006** in the state of **Bihar**, (PAN- **AACTB7777R**) through its Secretary **Payal Singh**, Aged about **41 Years W/o Sri Rupesh Kumar**, by Profession- **Self Employed**, Resident of Mohalla: **Choudhary Tola, P.S.: Sultanganj, P.O.: Mahendru**, District: **Patna**, Pin: **800006** in the state of **Bihar**

.....hereinafter called the Lessee.

Payal Singh: Aadhaar- 8352 4360 5849 Mob. No.- 9905424274

(The word Lessor and lessee shall mean and include the legal heirs, representatives, assignees and successors in the interest of the both the said parties hereto respectively).

WHEREAS, the Lessor is the absolute owner of the schedule property and the lessor is paying revenue rent through Anchaladhikari **Masaurhi** vide its Jamabandi No.: **610**, Computerised Jamanandi No: **212140800025263**, Bhag Bartman: **1**, Page No: **216** And rent receipt is being issued in the Lessor's name. And now the lessor has full right to lease out the schedule property And the Lessor has delivered possession of the schedule land to the lessee for the purpose of carrying and setting up its School, College and other Educational Institutions for a period of **29 years 11 Months**.

AND WHEREAS, the lessee has approached the Lessor for the lease of the aforesaid vacant land and the Lessor have agreed to lease out the said land measuring an area of **201.03 Decimal (2.01 Acre)** of land for the purpose of development or establishment of its School, College and other Educational Institutions on the said landed property.

Application No. **250500629276** Deed No. : **8284** Serial No. : **8846** Book No. : **1** From Page **255** To Page **266**



Sd/-
Registering Officer, Patna (2800)

Payal Singh
24/05/2025

Ram Nandan
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NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. The said Lessor agreed to let out the aforesaid land on lease and the said lessee agreed to take the same on lease. The lease shall be for a period of **29 years 11 Months**.
2. That the duration of the lease shall be for a period of **29 years 11 Months commencing from 2nd day of April 2025 and ending on 1st day of March 2055**
3. That the lessee shall pay rent at the Yearly rental of @ of Rupees **1,20,000/- (Rupees One Lac Twenty Thousand) only per Year** is to be paid to the lessor by the Lessee.
4. That the Yearly rental will be increased at the rate of **15%** after expiry of every three years within the lease period.

The rent of the demised land shall be payable by the lessee to the Lessor in the first week of April every year in advance according to English calendar by way of RTGS/ account payee cheque.

5. That the lessee shall be liable to keep the land in good condition and will not cause damage to the land.
6. That in case of if the demise landed property acquired by the Government, then the lessor would not be liable for any damage of the lessee.
7. That the lessee shall have right to make or to use the land as per their requirement of the School, College and other Educational Institutions over the schedule property.

Payal Singh
24/05/2025

Ramchandani
24.5.25



8. That the lessor will pay the land revenue payable in respect of the demised property. Moreover, the municipal taxes or corporation tax or any government taxes shall be payable by the lessee. In case any taxes are imposed as a result of the commercial activity on the land the same will also be payable by the lessee.
9. That the lessee shall have right to take electric connection from the Competent Authority of the electricity department as per its requirement for running its School, College and other Educational Institutions and the lessor will co-operate to take electric connection and the lessee will have to pay the bill of consumed electricity bill to the electricity department.
10. That the lessee will not allow any encroachment to be made or easement to be acquired on or over the demised property, and if encroachment or easement shall be made or threatened to be made or anything done or threatened to be done by any person which if not stopped might confer on them/him/her any right or easement against the demised property, the lessee shall forthwith give notice thereof to the Lessor and permit them and their servants or agents to enter the demised property and to inspect the same.
11. That all deference and disputes between the parties hereto on any case or matter herein contained or their respective rights, claims or liabilities hereunder or otherwise, however in relation to or arising out of this agreement shall be decided by a Court of competent jurisdiction.

Payal Singh
24/05/2025

Ram Narayan Pd.
24.5.25



12. That the lessee shall have right to create mortgage over the lease hold right of the schedule property to raise loan upon the leased land either from Private Institution, Government agency or Financial institution or Bank for development of its School, College and other Educational Institutions. And hence, the Lessor is hereby permitting the Lessee to avail Bank finance by mortgaging the leasehold right of the schedule property. And in case of mortgage over the lease hold right of the schedule property, the mortgage would be effective only up to the period of this deed of lease.
13. In case of default in repayment of the loan of the Bank by the Lessee, the Bank is free to sale the leasehold right of the demised property under SARFAESI Act And the Lessor shall not exercise the right of forfeiture of the lease during the currency of the loan. And the mortgagee Bank or financial institution will have to recover the loan amount from the assets and personal property of the Company/borrower and its Directors or Guarantors.
14. The lessee shall be free to create charge in favor of any government or Private agency or any bank and or any other financial institution, on the security of the Plant and machinery, or any other goods or materials installed, erected, kept or otherwise stored in the land, belonging to or owned by the lessee.
15. The agreement may be renewed after the expiry of the lease period on mutual understanding on new terms and conditions of rent on the wish of the Lessor and it will not be mandatory or compulsory for the Lessor to renew the agreement after expiry of the lease period.

Payal Singh
24/05/2025

Ram Nandan Pd.
24.5.25



16. The details of the Yearly rental are as follows:-

<u>PERIOD</u>	<u>Yearly Rental</u>	<u>Total Rent of 3 years</u>
1. 02.04.2025 to 01.04.2028	Rs 1,20,000/-	Rs 3,60,000/-
2. 02.04.2028 to 01.04.2031	Rs 1,38,000/-	Rs 4,14,000/-
3. 02.04.2031 to 01.04.2034	Rs 1,58,700/-	Rs 4,76,100/-
4. 02.04.2034 to 01.04.2037	Rs 1,82,505/-	Rs 5,47,515/-
5. 02.04.2037 to 01.04.2040	Rs 2,09,880.75/-	Rs 6,29,642.25/-
6. 02.04.2040 to 01.04.2043	Rs 2,41,362.86/-	Rs 7,24,088.59/-
7. 02.04.2043 to 01.04.2046	Rs 2,77,567.29/-	Rs 8,32,701.88/-
8. 02.04.2046 to 01.04.2049	Rs 3,19,202.39/-	Rs 9,57,607.16/-
9. 02.04.2049 to 01.04.2052	Rs 3,67,082.74/-	Rs 11,012,48.23/-
10. 02.04.2052 to 01.03.2055	Rs 4,22,145.16/-	Rs 12,31,256.7/-

Total Rent for 29 years 11 Months is payable = Rs. 72,74,159.803/-

(Rupees Seventy Two Lakh Seventy Four Thousand One Hundred Fifty Nine Decimal Eight Zero Three Only)

SCHEDULE I OF THE PROPERTY

All that piece and parcel of vacant commercial land measuring a total area of 201.03 decimal (2.01 Acre) including easements, right, interest etc. situated under Mauza: **Dahibhatta**, P.S.: **Masaurhi**, District: **Patna**, Anchal office: **Masaurhi**, Sub Registry Office at **Masaurhi** And Sadar & District Registration office at Patna in the state of Bihar, bearing **Thana No. 154**, **Khata No. 125, 75, 165 & 97**, **Khesra No: 240, 242, 243 & 244**, bounded and butted as follows:-



Payal Singh
24/05/2025

Ram Nandan Patel
24.5.25

Boundary of the Entire Land :-**North** – Plot of Luv Kush**South** – Plot of Dinesh**East** – Land of Lessor (Part of Khesra No.243, Khata No. 165)**West** - Branch Road

In witness whereof the lessor has executed this Lease Deed in favour of the Lessee on the date, month and the year aforesaid, after going through the contents of the document and after fully understanding the implication of this transaction, in presence of the witnesses who have also signed hereunder.

WITNESSES:

Rupesh Kumar
24/5/2025

1. Rupesh Kumar**Aadhar No:** 824714765889**Father's Name:** Ram Nandan Prasad**Address:** Choudhary Tola, **PS:** Sultanganj**PO:** Mahendru, Patna **Pin:** 800006

Ram Nandan Prasad
24/5/2025
(LESSOR)

Aman Kumar Singh
24/5/2025

2. Aman Kumar Singh**Aadhar No:** 673375444421**Father's Name:** Mohan Chauhan**Address:** Danka Imali, **PS:** Alamganj**PO:** Gulzarbagh, Patna **Pin:** 800007

Payal Singh
24/5/2025
(LESSEE)



Drafted by
Prasanna Kumar Prasad
24-5-2025
M. S. Prasad

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 or I-A, No. '35'. Also admissible under section 26(a) or the B.T. Act.

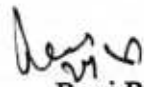
Stamp duty paid under Indian Stamp Act **Rs. 453500**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 0**
Amt. Paid Through Bank Challan **Rs. 0**

Registration Fee						LLR+Proc Fee	Service Charge
A1	150875 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 550	Rs.500
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	5000 K1c	0 Mb	25	Total Rs. 550	
A10	0 E	1000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 156900							

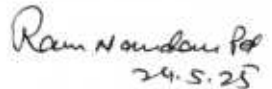
Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 157950

Date : 24/05/2025



Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement under section 52

Presented for registration at Registration Office, Patna (2800) on Saturday, 24th May 2025 by Ram Nandan Prasad S/O Late Kashi Nath Singh by profession Others, Status - Lessor (Property Owner).


24.5.25
Signature/L.T.I of Presentant


Date : 24/05/2025


Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement under section 58

Execution is admitted by Ram Nandan Prasad and Identified by the person (1. Name Rupesh Kumar, Age 45, Sex Male, S/O Ramnandan Prasad, VILL- CHOUDHARY TOLA, POST- MAHENDRU, PS- SULTANGANJ, MAHENDRU, DISTT- PATNA, PIN- 800006) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Date : 24/05/2025

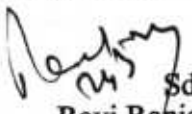

Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna (2800) in Book Volume No. 224 on pages on 255 - 266 for the year 2025 and stored in database of year 2025. The summary of document No 8284/2025 is printed on the front page of the document.

Date : 24/05/2025




Sd/-
Ravi Ranjan
Registering Officer
Patna (2800)

Application No : 250500629276 Book No : 1 Year : 2025 S.No.8846 Deed No. : 8284



INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2500990412
Certificate Issue Date : 22-May-2025 12:49 PM
GRN No. : BHR20250500756005E
Unique Doc Reference : EST-BR-2800-2500015185
Party Name : PAYAL SINGH SECRETARY BISHESHWAR MALTI WELFARE TRU
Purchased by : PAYAL SINGH SECRETARY BISHESHWAR MALTI WELFARE TRU
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 275000 (Two Lakh Seventy Five Thousand Only)
Reg. Fee (Rs.) : 0 (Zero Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 275000 (Two Lakh Seventy Five Thousand Only)

Payal Singh



IN 2500994143

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.



INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2500990435
Certificate Issue Date : 22-May-2025 12:50 PM
GRN No. : BHR20250301129929E, BHR20250500756005E
Unique Doc Reference : EST-BR-2800-2500015186
Party Name : PAYAL SINGH SECRETARY BISHESHWAR MALTI WELFARE TRU
Purchased by : PAYAL SINGH SECRETARY BISHESHWAR MALTI WELFARE TRU
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 0 (Zero Only)
Reg. Fee (Rs.) : 40400 (Forty Thousand Four Hundred Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 41450 (Forty One Thousand Four Hundred Fifty Only)

Payal Singh



IN 2500994166

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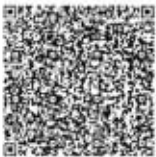
INDIA NON JUDICIAL Government of Bihar

e-Stamp



Certificate No. : IN-BR-2500990388
Certificate Issue Date : 22-May-2025 12:48 PM
GRN No. : BHR20250500756005E
Unique Doc Reference : EST-BR-2800-2500015184
Party Name : PAYAL SINGH SECRETARY BISHESHWAR MALTI WELFARE TRU
Purchased by : PAYAL SINGH SECRETARY BISHESHWAR MALTI WELFARE TRU
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 178500 (One Lakh Seventy Eight Thousand Five Hundred Only)
Reg. Fee (Rs.) : 116500 (One Lakh Sixteen Thousand Five Hundred Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 295000 (Two Lakh Ninety Five Thousand Only)

Payal Singh



IN 2500994119

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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.