

Serial No : 16406
Token No : 15745

Deed No : 1503
of 2014

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
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CHELA MARY MEMORIAL
HIGH SCHOOL

Lessor	Signature of Party Vinay Prakash <i>Vinay Prakash</i>						
Lessee	Signature of Party Vinay Prakash <i>Vinay Prakash</i>						
Identifier	Signature of Party Ranjan Ravi <i>Ranjan Ravi</i>						

Handwritten signature in red ink

Handwritten signature in purple ink



Type of Deed : Lease Deed
Period of Lease : 30years.
Mode of Rent : Yearly Rent Rs 25,000
(Twenty Five Thousand Only)

Details of the hold property:

Situated At- Agarwa, PO+PS- Motihari, PS no.- 169, Anchal- Motihari, Distt.- East Champaran appertaining to Khata No. – 39 Holding No. Old- 116, 117, Holding no. new- 252, 253 Khesra no.- 327 measuring a total area 150 decimal or 1.5 acres or 6070.3095Sq. meter Or 65340 Sq.ft. bounded as follows:-

North : Road
South : Nij
East : Bibi Amna Khatoon
West : Nij road



AND

Whereas the lessee which is private public school, Chela Mary Memorial High School, At- Agarwa, PO+PS- Motihari, Distt.- East Champaran (Bihar) a unit of "Chela Mary Memorial & Educational Trust" At+PO+PS- Motihari, Distt.- East Champaran (Bihar) constituted of imparting and to promote the educational interest of the children of all casts, colors and creeds through its Trustee & Chairman of School Managing Committee (Lessee) are desirous to talking on the property on lease, the property fully detailed above and the lessor has agreed for giving on lease and both the parties i.e. the lessor and Lessees have mutually agreed on the terms and conditions here in after mentioned.

*Supervised by
B.P. Singh*

1. This lease deed commences from the 24th day of November 2014 for a total period of 30 years.
2. That the yearly rent of the lease of the hold property will be a sum of Rs. 25,000/- (Twenty five Thousand only) payable to the lessor and his representative shall grant receipt in taken of the payment receiving by him.
3. That on the expiry of the lease period of 30 years the lease shall be under obligation to vacant the lease hold premises and shall hand over the same in vacant position to the lessor.
4. That the lessee shall make any alteration or addition in the lease hold premises and shall also changed the physical feature of the premises according to convenient & requirement above said school.
5. That the lessee shall keep the lease hold premises and building in clean, hygienic, tenantable condition and shall also maintained and make minor repair such as electrical connection and any other Items that deems necessary to the Lessee.
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.
7. That the Lessee shall run only their school in the building and hostel for borders and shall not do anything other than educational activities.
8. That the premises shall not be used by the lessee for the any Hazardous occupation or for any unlawful purpose and purpose save and accept the school education.



9. That all consumable expenditure such as Electric bill, Provision of drinking water and sanitation shall be borne by the Lessee and not by the Lessor and that for this purpose. The Lessee shall be free to take a separate electric connection in their own name and for their own purpose under legal obligation to pay to electric supplier without involving the land owner or the land to pay for the Electric Supply.

10. That shall be the responsibility of the lessor to make the payment of Civil and revenue rent but all other rates, rents, tax or charges shall be paid by Lessee on account of their occupancy on the Lease hold property.

11. That any tax or charges which is due on the Lease hold property prior to the date of execution of this, shall be payable by the lessor and shall be discharged by him alone.

12. That the lessee shall be entitled to use the vacant position of the lease hold property as playground for the students.

13. That after the expiry the lease or at the time of vacation of the building by the lessee, the lessee shall be free and entitled to remove their furniture and other materials at their own cost kept in the premises by them without causing damage raises by them to the basic structure. The total costs of construction or anything will be the Trust Property or School property. The land lord will pay the construction at that time than he will be able to remove the school after expiry the lease hold property.

14. That the Lessee is able to mortgage the lease property to any bank or financial company for the development and further construction of the above said **Chela Mary Memorial High School**. But the lessee shall be responsible for the repayment or installment of the loan.

Endorsement of Certificate of Admissibility


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'. It is also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 69700/-
Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper Rs. 100/-
Amt.paid through Bank Challan Rs. 110700/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	45800	C	0	H1b	0	K1a	0	Lii	0	LLR	0	200
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	250	J1	0	K2	0	Na	72			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										46122		

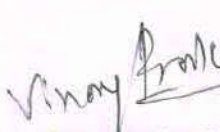
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 46322


Registering Officer
Motihari


Date: 24/11/2014

Endorsement under section 52

Presented for registration at Registration Office, Motihari on Monday, 24th November 2014 By Vinay Prakash S/o Mathias Natal by profession Agriculture Status - Lessor


Signature/L.T.I. of Presentant


Date: 24/11/2014


Registering Officer
Motihari

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by ' Ranjan Ravi ' age '45' Sex 'M', 'Kauleshwar Singh', resident of ' At / Po - Motihari East Champaran '), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 24/11/2014


Registering Officer
Motihari

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Motihari in Book 1 Volume No. 5 on pages on 41-44 , for the year 2014 and stored in 'CD volume' No. CD-11 year 2014 .The document no. is printed on the Front Page of the document.

Date : 24/11/2014


Token No. : 15745

Year : 2013

S.No. : 16406

SCORE Ver.3.0

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Registering Officer
Motihari