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195



बिहार BIHAR

₹ 600 (रु. 600) 10/12/2011 (10/12/2011) 6345 8 54
 रु. 600 (रु. 600) 10/12/2011 (10/12/2011) 6345 8 54
 9000-9-9000-2- बिहार सरकार

Sumit

जिला निबंधन कार्यालय, दरभंगा सदर

दिनांक 20/01/2012 को श्री/श्रीमती Naiyar Ali Khan द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 8640/- मुद्रांक शुल्क एवं रु० 5946/- 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 है। इसे दस्तावेज सं० 843 के रूप में पुस्तक सं० 1 की जिल्द सं० 11 के 182 से 187 तक CD 2 में आज निबंधित एवं कुल 6 पृष्ठों में संधारित किया गया।

Val-18 195/204
 (Sachchidanand Podday)
 निबंधन प्रदाधिकारी

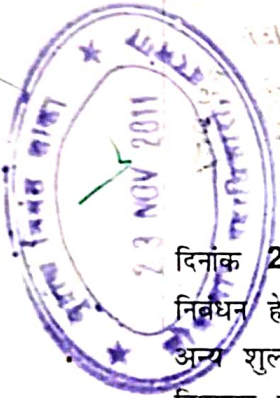
Date: 20/01/2012

DEED OF LEASE

This deed of lease made on 20day of January 2012 between :-

1. Shri Naiyar Ali Khan S/O Late Babar Ali Khan the owner of the land and building resident of Mohalla-Bhigo, P.S.-Town, District- Darbhanga (Bihar) hereinafter called the Lessor of the FIRST PART.

M. Naiyar Ali Khan
 20/1/2012



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Deed No : *MD. Nayan Ali Khan*
201101

Serial No :
Token No : 932
Type & Status
of Party

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

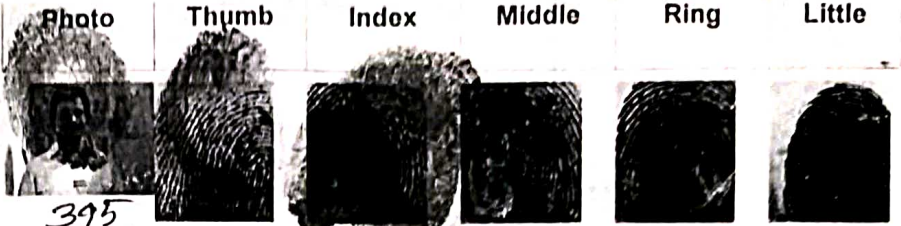
Lessee

Umar Ali Khan 'Soc.

Umar Ali Khan

2011012

Signature of Party



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5/12

Presented by
Self

Naiyar, Ali Khan

MD. Nayan Ali Khan

2011012

Signature of Party

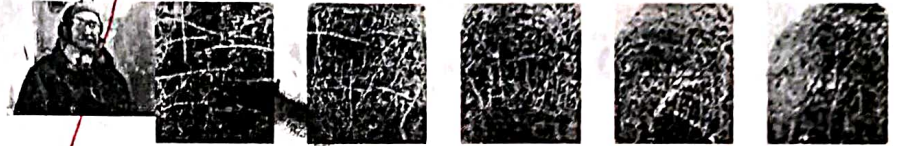
Naiyar Ali Khan

MD. Nayan Ali Khan

2011012

Lessor

396
5/12



Signature of Party

Mahendra Pd Chy

Identifier

Maheshwar P. Chaudhary

2011012

Signature of Party



397
5/12



2. Baber Khan voluntary society at Mohalla-Shermohammad, Bhigo, P.S-Laheriasarai Town & Dist-Darbhanga through its secretary Umar Ali Khan S/o Naiyar Ali Khan of Mohalla-Bhigo hereinafter called the Lessee of the SECOND PART.

Where the Lessor is the owner of the building situated at Mohalla-Bhigo, P.O.-Lalbagh, P.S.-Town, Distt.-Darbhanga. Whereas the Lessee was in need of a Building for running school as Angel High School for children in English Medium and as such approached the Lessor for giving his house on long lease for the said purpose.

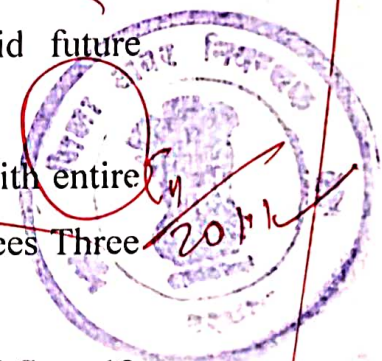
Whereas the terms & conditions were settled between both the parties which are recited below in order to avoid future troubles and misunderstanding which are as follows :-

1. That the Lessor has agreed to give his house with entire vacant land on monthly lease of Rs. 3000 (Rupees Three thousand only) month.
2. That the Lessor has given the said house ground floor 13 rooms and 1st floor 7rooms with Asbestos roof with vacant land measuring 33 Katha 12 Dhur 65 Dhurki, Yane 147 Dismil ward 30 No revenue plot No.

22186, 22187, 22188, 22189, 22190, 22191, 22192, 22193, 22194, 22195, 22196, 22198, 22201, 22298, 22221, 22228, 22230, 22158, 22157, 22160, 22159, 22261, 22166, 22162, 22173, 22172, 22170, 22171, 22167, 22169, 22234, 22153, 22154, 22155 on lease for

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Mr. Naiyar Ali Khan

2011/012

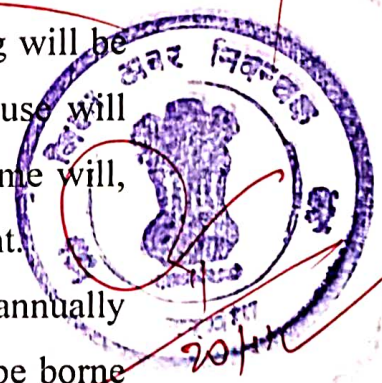


the purpose of running a school with English Medium under the name & Style of ANGEL HIGH SCHOOL at Bhigo, Darbhanga.

Chauhaddi-North- Khadija Mosque, South-Narrow Lane, East Road, West-River Bagmati

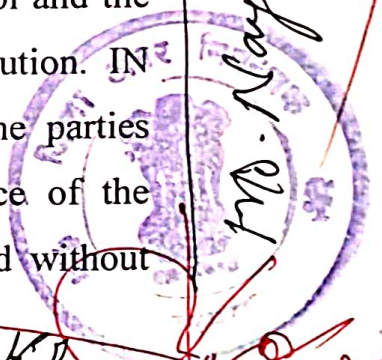
3. That the period of lease will be for a period of 35 years commencing from today the day of execution of lease deed.
4. That it has been mutually agreed that the building will be exclusively used for running Educational Institution with its play ground for the student.
5. That the Lessee has undertaken that the building will be properly maintained and any damage to the house will be repaired by the Lessee at his cost and the same will, not be adjusted against the monthly Lease amount.
6. That the Lessor has undertaken to white wash annually to the building and the cost of white wash will be borne by Lessee.
7. That the corporate tax will be paid by the Lessor as and when required.
8. That the Lessee has undertaken keep the premises completely neat and clean with no spot the wall.
9. That it has been further agreed between both the parties that in case of further extension of the period of lease both the parties will have to execute a fresh deed of lease on fresh Terms & Conditions either by the Lessor or their legal heirs.

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Mr. Nayan Ab. Khan
20/11/12



- 10. That it has been further agreed between both the Parties that in case of any expansion of BUILDING THE Lessee will have to take prior permission from the Lessor in writing and the rent of the house built by the lessee, a proportionate rent will be charged as mutually agreed by both the parties.
- 11. That the Lessee will be free to take electric connection, telephone connection in the name of the school and the payment thereof will be borne by the Institution. IN TOKEN OF ACCEPTANCE of this deed the parties here to signed the deed of lease in presence of the following witnesses out of their free will and without any undue co-recion.

Mr. Nayan Ali Khan
 20/11/12



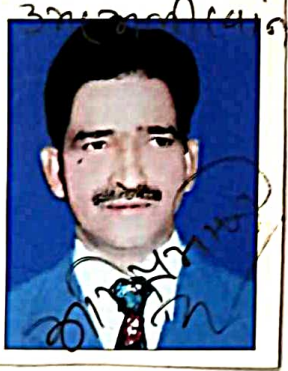
Mr. Nayan Ali Khan
 20/11/12
 (Lessor of the First Part)

WINTNESSES:

- 1. Maheshwar Lal Chaudhary
age 80 yrs s/o Late Jai Govind
Chaudhary Moh. Under Bazar
Darbhanga P.S. Lakshmin Sarani
Dist - Darbhanga 20/11/12
- 2. Shabibe Khanam
w/o Umar Ali Khan
- 3. Moh. Bhigo, Shermohamed
P.S - Lakshmin Sarani
Dist - Darbhanga
20/11/12



Umar Ali Khan.
 (Lessee of the Second Part)



Printed by :-
 Politika

Draft by
 deedw. Upendraprasad Karm
 L. N. 55/02
 Darbhanga.

Principal
 Angel High School
 Bhigo, Darbhanga

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.	8640	Amt. paid by N.J. Stamp Paper	Rs. 1000	
Addl. Stamp duty paid under Municipal Act	Rs.		Amt. paid through Bank Challan	Rs. 13586	
	Registration Fee		LLR + Process Fee	Service Charge	
A1	5706 C	0 H1b	0 Ka1	0 Lii	0
A8	0 D	0 H2	0 K1b	0 Liii	0
A9	0 DD	0 I	0 K1c	0 Mb	0
A10	0 E	0 J1	0 K2	0 Na	90
B	0 H1a	0 J2	0 Li	0	0
			TOTAL-	5796	
			Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.	5946	
Date :		20/01/2012			

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Endorsement under section 52

Presented for registration at Registration Office, Darbhanga Sadar on Friday, 20th January 2012 by Shri/Smt. Naiyar Ali Khan s/w of Late Babar Ali Khan by profession Agriculture. Status - Lessor

MD. Naiyar Ali Khan

Signature / L.T.I. of Presentant Date: 20/01/2012

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Mahendra Pd Chy age 80 Sex M son/daughter of Jay Govind Chy resident of Urdubazar Ps=Town Dbg.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

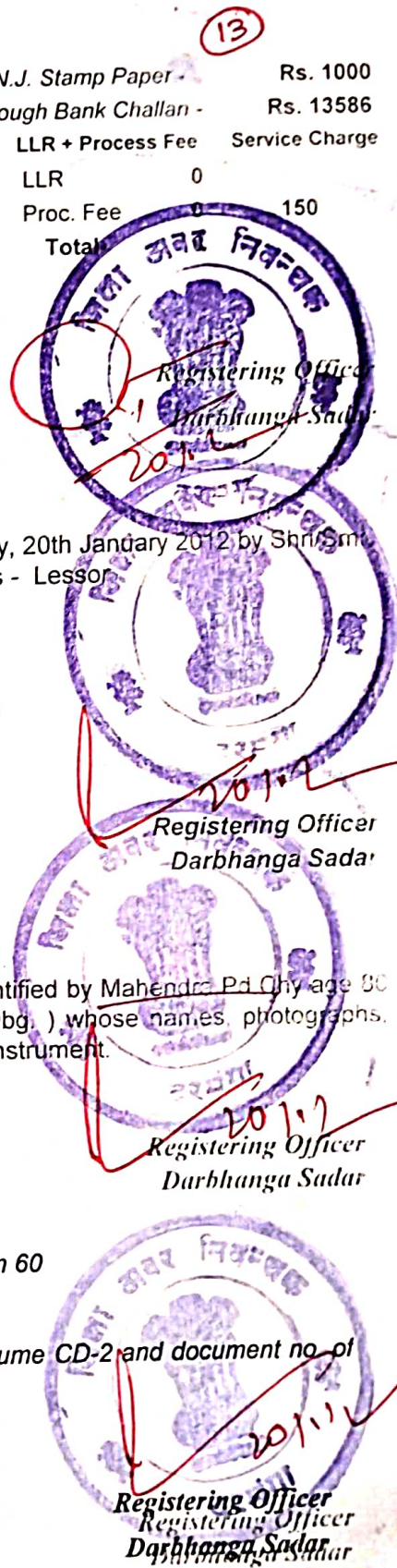
Date .

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Darbhanga having 6 pages, in the volume CD-2 and document no. of which is printed on the First Page of the document,

Date: 20/01/2012

Kalle
2011



Al No : 932
Ken No : 932
Type & Status
of Party

Ballot No. of 2012
Name of Party

Mayan Ali Khan
2011/012

Umar Ali Khan
2011/012

Signature of Party
Ali Khan

Signature of Party
Ali Khan

Photo

Thumb

Index

Middle

Ring

Little

395
5/12

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5/12

Identifier
Maharashtra
Signature