

# LEASE DEED



बिहार BIHAR

19/8  
2011/2013

स्मार्ट मूव, इण्डिया प्रा. मचवा पो. कटेया ता. मचवा पो. गंजगंज  
म. र. बांस विज कि. 500x2 = 1000

L 593574

राजीव रंजन प्रायास्तव

मुद्रांक विक्रता

रजिस्ट्री ऑफिस गोपालगंज

सां० नं० 18/2(X)4

## पृष्ठांकन का सारांश

दिनांक 28.12.2013 को राहुल सिन्हा द्वारा यह दस्तावेज रजिस्ट्रीकरण हेतु उपस्थापित किया गया। इसमें रू० 1000रू. मुद्रांक शुल्क एवं अन्य शुल्क 27800/- का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकारियों 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 1534 के रूप में पुस्तक सं० 3 की जिल्द सं० 5 पृष्ठ सं० 31 से 35 तक में आज रजिस्ट्रीकृत एवं सीडी० सं० 1 वर्ष 2013 में कुल पृष्ठों में संघारित किया गया।

28.12.2013

हस्ताक्षर एवं तारीख

(अशोक कुमार सिन्हा)

निबंधन कार्यालय गोपालगंज

## LEASE DEED

Rahul Sinha S/O- Late Ashok Kumar Sinha aged about 36 years At- Machwa, PO- Mahuwa, via- Kateya, Distt.- Gopal Ganj (BR).

First Party (Lessor)

AND

SMART MOVE ACADEMY, At- Machwa, PO- Mahuwa, Via- Kateya, Tehsil- Panchdeori, Distt.- Gopal Ganj (Bihar) an unit of Trust Namely "SMART MOVE INDIA" Village- Machwa, Via- Kateya, PO- Mahuwa, Distt.- Gopal Ganj (Bihar)-841437 through its Trustee & Secretary Meraj Ansari S/O- Late Ibrahim Ansari, aged about 36 years, resident At- Machwa, PO- Mahuwa, Via- Kateya, PS- Kateya, Distt.- Gopalganj (Bihar).

Second Party (Lessee)



Handwritten mark in green ink.

Serial No : 3504  
Token No : 3473

Deed No : 1534  
of 2013

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
------------------------	---------------	-------	-------	-------	--------	------	--------

**Smart Move Academy**

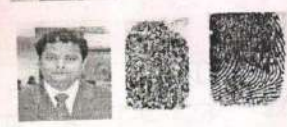
*Signature of Party*  
**Lessor**      **Signature of Party**  
**Rahul Sinha**



*Signature of Party*  
**Leasee**      **Signature of Party**  
**Meraj Ansari**



*Signature of Party*  
**Identifier**      **Signature of Party**  
**Brajesh Mishra**



*Handwritten signature and date*  
 24/12/13





बिहार BIHAR 1919  
20/12/13

रजिब रज्जु रजिब  
L 593575

राजाव रज्जु श्रीवास्तव

मुद्रांक विक्रता  
रजिस्ट्री ऑफिस गोरखगंज  
कॉन् नं० 18/1/14

Type of Deed : Lease Deed  
Period of Lease : 30 yrs.  
Mode of Rent : yearly Rent Rs 18000  
(Eighteen Thousand Only)



**Details of the hold property:**

Situated At- Machwa, PO- Mahuwa, Via- Kateya, Tehsil- Panchdeori, PS - Kateya (488), Distt.- Gopal Ganj appertaining to Khata No. - 83 Khesra no.- 907, 908, 909, 910, 913, 914, 915, 916, 917, 918 measuring a total area 441 decimal or 4.41 acres or 17847 Sq. meter Or 192099 Sq. ft. bounded as follows:-

North : Nahar  
South : Pakki road  
East : Maneshwar Prasad Sinha  
West : Sukhraj Sah & Firoz Mansuri

**AND**

Where as the lessee which is private public school, Smart Move Academy, At-Machwa, PO- Mahuwa, Via- Kateya, Tehsil- Panchdeori, Distt.- Gopal Ganj (Bihar) an unit of Trust namely "Smart Move India" At-Machwa, PO- Mahuwa, Via- Kateya, Distt.- Gopal Ganj (Bihar) constituted of imparting and to promote the educational interest of the children of all caste, colors and creeds through its Trustee & Secretary (Lessee) are desirous of 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.

This lease deed commences from the 28th day of December 2013 for a total period of 30 years.

That the yearly rent of the lease of the hold property will be a sum of Rs. 18000/- (Eighteen Thousand only) payable to the lessor and his representative shall grant receipt in taken of the payment receiving by him.

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.

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 of above said school.

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.

That the Lessee shall not deliver the possession of the Lease hold property to the any other person and shall not sublet the same.

That the Lessee shall run only their school in the building and hostel for borders and shall not do anything other than educational activities.

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.

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.

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.

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

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

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 material at their own cost kept in the premises by them. 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.

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 Smart Move Academy. 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 witness have signed this agreement in taken of acceptance of the terms above mentioned.



### Endorsement of Certificate of Admissibility

issible 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. 37800/-	Amt.Paid By N.J Stamp Paper;	Rs. 1000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 27800/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	2200	C	0	H1b	0	K1a	0	Lii	0	LLR	0	960	
	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						
	<b>TOTAL-</b>													
											<b>2522</b>			

Total amount paid (Reg. fee+LLR+ Proc+Service Charge) in Rs. - **3482**

Registering Officer  
Gopalganj

Date: 28/12/2013

### Endorsement under section 52

Presented for registration at Registration Office, Gopalganj on 28th Decemeber 2013 by Rahul Sinha S/o Late ashok Kumar Sinha by Status - Lessor

Signature/L.T.I. of Presentant

Date:28/12/2013

Registering Officer  
Gopalganj

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by ' Brajesh Mishra Sex 'M', 'Lalan mishra', resident of ' Kateya, Gopalganj ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer  
Gopalganj

Date: 28/12/2013

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gopalganj in Book 3 Volume No. 5 on pages on 31-35 , for the year 2013 and stored in CD volume No. CD-1 year 2013 .The document no. Is printed on the Front Page of the document.

Date : 28/12/2013  
Token No. : 3473

Year : 2013      S.No. : 3504

SCORE Ver.3.0

Registering Officer

Deed No. : 1534