



बिहार BIHAR

Serial No. 16068

P-280253

Deed No. 15829

मुद्रांक विक्री, समस्तीपुर

नं०-१/७७

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

This document was presented for registration on 22/11/2014 by Ram Prakash Yadav. A Stamp Duty of Rs. 37000/- and other Fees of Rs. 18325/- has 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.

The document has been registered as Deed No. 15829 in Book No. 1, Volume No. 198 on pages from 142 to 153 and has been preserved in total 12 pages in C.D. No. 31 / Year 2014.

Date: 22/11/2014

Token No: 16173 / 2014

Signature with Date
 (Kameshwar Prasad Singh)
 Registering Officer, Samastipur

Lease Agreement

Preamble and Statement of Purpose

THIS AGREEMENT ("Agreement") is made this 22nd day of November, 2014, effective as of 22nd, November, 2014, between Sri Ram Prakash Yadav (landowner), with address of Belsandi, bithan, Dist- Samastipur Bihar - 848207 and Trust - Chandra Foundation (School- Vidya Niketan Public School)/ main trustee - Ram Chandra Yadav, with a address of Belsandi, bithan, Dist- Samastipur Bihar - 848207 to lease certain parcels of land for the purpose of constructing school building and opening a school, as described more fully in this lease.

NOW, THEREFORE for good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Handwritten notes in Hindi and English, including dates like 22/11/2014 and 22/11/2014, and names like Ram Prakash Yadav and Ram Chandra Yadav.

District Registry Office, Samastipur

Token Number 16173

Reg. Year 2014

Serial Number 16068

Deed Number 15829

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented	Ram Prakash Yadav	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
By	14/4/2014	22/11/2014					
Sig.	22/11/2014						
Lessee	Ramchandra Yadav, Main Trustee						
Sig.	सही रामचन्द्र यादव 22-11-2014						
Identified	Mahendra Prasad						
By	Singh						
Sig.	210 महेंद्र प्रसाद सिंह						
Lessor	Ram Prakash Yadav						
Sig.	14/4/2014 22/11/2014						

SCORE Ver.3.0

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Biometric Captured By 1900sop001

SOP-002



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. 37000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 4000/-
Amt. paid through Bank Challan Rs. 51325/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	12000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	300
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	5000	K1c	0	Mb	25	Total	0	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									18025			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										18325			

Date: 22/11/2014

Registering Officer
Samastipur

Endorsement under section 52

Presented for registration at Registration Office, Samastipur Sadar on Saturday, 22nd November 2014 by Ram Prakash Yadav Garbhu Yadav by profession Agriculture. Status - Lessor

Signature/L.T.I. of Presentant

Date: 22/11/2014

Registering Officer
Samastipur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Mahendra Prasad Singh' age '59' Sex 'M', 'Andu Mahto', resident of 'Belsandi, Tha-Bitha, Distt-Samastipur '), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/11/2014

Registering Officer
Samastipur

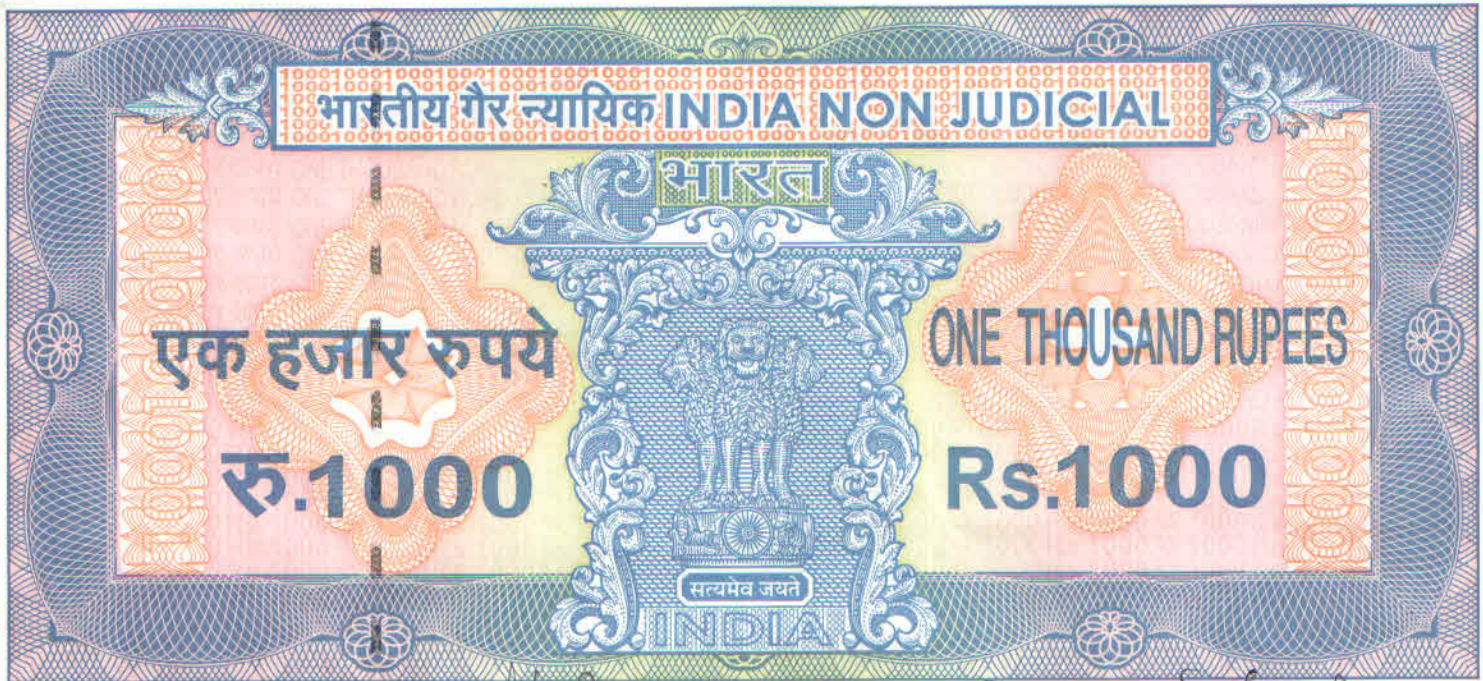
Endorsement of Certificate of Registration under section 60

Registered at Registration Office Samastipur Sadar in Book 1 Volume No. 198 on pages on 142 -153 , for the year 2014 and stored in CD volume No. CD-31 year 2014 .The document no. is printed on the Front Page of the document.

Date : 22/11/2014

Registering Officer
Samastipur

Token No. : 16173 Year : 2014 S.No. : 16068 SCORE Ver.3.0 Deed No. : 15829



बिहार BIHAR

31/03/2019 99/2018 श्री राम प्रकाश यादव P 280255

श्री राम प्रकाश यादव
मुद्रांक विक्रेता, समस्तीपुर
ला० नं०-१/७७

As and when required, the land premises mentioned in the section (II) can be mortgaged to bank by Chandra Foundation; and Sri Ram Prakash Yadav agrees to co-operate in such situation and be available.

IV. Permitted Uses.

A. Sri Ram Prakash Yadav permits, authorizes, and consents to Chandra Foundation's undertaking all activities incident to educational uses of the Premises, including:

- (i) Construction of School Building
- (ii) Construction of Training center
- (iii) Construction of parking area for vehicle
- (iv) Only school and hostel related Construction (not for the other Purpose)

C. Chandra Foundation agrees to comply with all, state, and local laws, regulations, ordinances, decrees, and rulings in connection with the use of the premises and any educational activities conducted thereon. Both Chandra Foundation and Sri Ram Prakash Yadav agree that state law regarding land rental agreements shall govern.

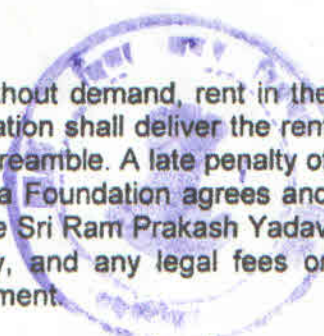
V. Prohibited Uses.

A. Chandra Foundation shall not, without the prior written consent of Sri Ram Prakash Yadav engage in any of the following activities on said parcels: [to be completed by parties]

- (i) Political Uses
- (ii) Private parties/Private affairs

VI. Rent and Taxes.

A. Chandra Foundation shall pay to Sri Ram Prakash Yadav without demand, rent in the amount of Rs. 5000/- per month (the "Rent"). Chandra Foundation shall deliver the rent by the first day of each month at the address specified in the Preamble. A late penalty of 5% per month will be assessed on all late payments. Chandra Foundation agrees and acknowledges that the late penalty is necessary to compensate Sri Ram Prakash Yadav for lost interest, the opportunity cost of renting the property, and any legal fees or expenses incurred in enforcing its rights pursuant to this Agreement.



श्री राम प्रकाश यादव
22/99/2018
गं. प्रेम देव यादव-पिता वाडकेभाद
सा: वेंकटेश-पिता-बिना
समस्तीपुर



बिहार BIHAR

पिबला कोषागार पदाधिकारी
समस्तीपुर

31/08/2018 21/08/2018 P 280256

राजा राम चौधरी
मुद्राक विक्रेता, समस्तीपुर
ला० नं०-१/७७

21/08/2018

- B. Prior to taking possession of the property, Chandra Foundation shall deliver to Sri Ram Prakash Yadav a security deposit of Rs. 5000/-
C. Rent will be increased by 6% every year.

Alternative Provisions

- D. Sri Ram Prakash Yadav shall pay for all taxes and assessments on the Premises, with the exception of those taxes that are directly attributable to educational and sales-based activities being conducted by Chandra Foundation on the Premises.

VII. Utilities

Chandra Foundation agrees to pay in a timely manner any and all utilities for use of the Premises, including, without limitation, electricity, telephone, water, sewer service, internet connection fees, and any other such services associated with the Chandra Foundation's use of the Premises.

VIII. Successors and Assigns

This Agreement is binding on all persons who may succeed to the rights of Sri Ram Prakash Yadav including but not limited to heirs, executors, assigns, and purchasers, as applicable, and in accordance with this Agreement.



XII. Right of Entry

Sri Ram Prakash Yadav may enter the Premises at any time for the purpose of inspecting, repairing or alterations, and replace mechanical or other equipment. Sri Ram Prakash Yadav will give Chandra Foundation 48 hours prior notice of such entry. In the event of an actual or apparent emergency, Sri Ram Prakash Yadav may enter the Premises at any time without notice. Chandra Foundation will not change any lock or install additional locks without Sri Ram Prakash Yadav's prior written consent and without providing Sri Ram Prakash Yadav a copy of all keys. Keys must be provided on the date the lock(s) are added or changed.

XIII. Severability

If any part of this Agreement is invalid or unenforceable, the balance of this Agreement shall remain effective, absent such provision.

XIV. Merger

This Agreement represents the entire agreement between the parties. Sri Ram Prakash Yadav has made no representations other than what is contained in this Agreement.

XV. Amendments

No change in this Agreement shall be effective unless it is in writing and is signed by both Sri Ram Prakash Yadav and Chandra Foundation.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement to be effective as of the date first set forth above.

Sri Ram Prakash Yadav:

Sri Ram Prakash Yadav

Sri Ram Prakash Yadav

Witness

गो. महेश्वर प्रसाद सिंह पिता/अनु. महतो
सा. बेलसंडी बागा विधान जिला समस्तीपुर

Chandra Foundation:

Chandra Foundation

Witness

गो. ब्रह्मदेव आदित्य - पिता बालदेव आदित्य
सा. - बेलसंडी-बागा - विधान, जिला

समस्तीपुर

Drafted by Manoj Kumar Jha
Advocate Civil Court Samastipur
E.No-738/07



22/9/20