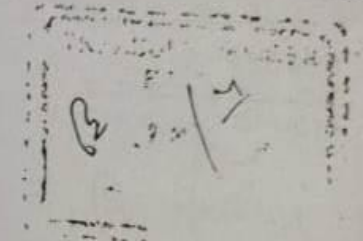


BIHAR

1426-31
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B 173796



Rajib Lochan Mishra
Rajib Lochan Mishra
Sr. M. V. Under
L. No-20/94
Court Compound, Banka

- 2. Smt. Mandakini Devi D/o Sri Anant Prasad Singh resident of At. + P. O. : Pawal Bhalwar, P. S. Amarpur, District : Banka. *Age 30 years*
- 3. Smt. Mitu Singh D/o Sri Alok Kumar Singh resident of Sukhnagar District : Purnia. Present Address At. + P. O. Rajpur, P. S. Amarpur, District : Banka. *Age 30 years*
- 4. Mr. Mukesh Mandal S/o Late Arjun Mandal resident of At. + P. O. : Rajpur, P. S. : Amarpur, District : Banka (Which expression shall unless excluded by or repugnant to the context be deemed to include the Trustees for the time being or their presents and their Successors in office) herein after called the Lessee. *Age 32 years*

WHEREAS the lessors of this deed fully described above here owned and possessed a piece of land situated at mouza Khemichak P. S. Amarpur, Thana No. 385, District : Banka appertaining to : *Amarpur*

मौज पर
17/03/10
46
10/03/10

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

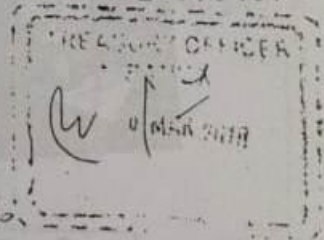
Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

1426-31
15-3-10

E 990489



Khata No.	Plot No.	Area
285/183	445/420	0.12
285/102, 51	445/432, 433	0.15.166
285/24, 23	445/425, 427	0.20
285/183, 79	445/429, 442	0.15
285/183, 102	445/420	0.15
	445/432, 433	0.20
	445/430	0.03
	445/431	0.13
285/71	445/421	0.04.166
285/135	445/422	0.14.166
285/80	445/423	0.22
285/110	445/424	0.19.337
285/92	445/431	0.19.333
285/135	445/430	0.23.333
	445/431	0.56.666
	445/430	0.16.666
Total :		2.88.833 Acer

Rajia Lochan Mishra
Stamh Vander
L. No-20/94
Court Compound, Bihar

वैशाली विभाग, बिहार
17-03-10

285/135-88.833.015

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

1426-31
15-3-10

E 990492

Rajib Lochan Mishra

Stamp Vender

L No-20/10

Through Registered sale deeds bounded and butted as

Cour Compound, Banka

follows :

- North : Samudanand Tiwary and others.
- South : Shankar Sah and others.
- East : Mahaveer Mandal and others.
- West : Main Road Amarpur ↔ Banka.

WHEREAS the lessees fully described above here approached the Lessors to let - out the land as described here above for a term of 30 years for Rs. 2000.00 (Rs. Two thousand only) monthly rent, payable with the 1st week of the following Months for S. R. M. Educational Trust only.

WHEREAS lessors fully described here above having considered the bare necessity of the lessees and agreed to let - out the land fully described above here on the following terms and conditions described below for a fixed period of 30 years :

1. That the lease period will commenced from 1st April 2010 to 31st March 2040 for a fixed period of 30 years which will expire on 31st March 2040.

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

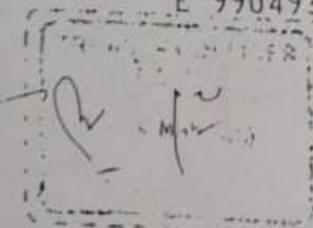
Rs. 500

INDIA NON JUDICIAL

BIHAR

1426-31
15-3-10

E 990493



Rajib Lochan Mishra

Stamp Vender

L. NO. 21/4

Comptroller, East

2. That the lessee shall pay a sum of Rs. 2000/- (Rs. Two thousand only) as monthly rent for the said land leased - out to them from the date of commencement the period of this lease.
3. That lessee shall carry out only legal business with respect to Educational works only in the said land and premises leased - out to them.
4. That it is agreed between both the parties and lessees that lessee will make construction over the leased property as per the map approved by the competent authority.
5. That the lessee shall make payment of rent month to month by the 1st week of the every month following against proper receipt granted by the lessor or authorized person of the lessors.
6. That in case of default in payment of rent for any month the lessee shall have to vacate the premises leased - out to the

(Signature)
15/3/10

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

बिहार BIHAR

1426-31
15-3-10

E 990494

Rajendra Mishra
Rajendra Mishra

Senior Vender

L. No-20794

Court Compound, Bar...

- lessee, failing which lessor shall take shelter of a competent court under the provision of eviction Act on the cost of lessee.
7. That the lessee shall not carry on any business which is annoying to others.
 8. That the lessee shall be apart from rent liable to pay enhanced municipal tax that may be assessed for the premises leased out to him on account of business and receipt will be handed over to the lessor or his authorized person.
 9. That after the period of lease the price of building constructed by lessee the price of said construction will be evaluated by the competent valuer and which cost will come by deducting the cost expended by the lessor up to 20' height as extra costs and price whichever will be the lessor may get the entire building after the payment to the lessee.
 10. That it is also agreed between the parties that if the lessee will vacate the land and building before the period of the lease in

मुद्रा मंसे



this condition the lessor will not pay any sum to the lessee for the building constructed by him over the leased property and in such case the lessor will be fully entitled over the entire building.

11. That the lessee is entitled to get financial assistance for a short period from any financial institution and put the leased property in mortgage in favour of the financial institution with the lessor and the lessee will have to liquidate the loan within the period of loan.
12. That the lessee shall take separate electrical line and will install his meter as per the law for his own use at his own cost and will pay electric charges consumed by the lessee and up-to-date bill paid receipt will be handed over to the lessor month to month.
13. That the lessee shall not let-out the leased premises to any body as sub-lessee nor shall has any right to induct any other either as sub-lessee.
14. That it is agreed between both the parties that on a good behaviour and timely payment of monthly rent as well as maintaining the terms and conditions of this leased deed a fresh lease deed will be made on the terms of enhanced in monthly on the lapse of the period of the lease deed.
15. That the lessee shall have right to vacate the leased premises before the expiry of the period of the lease deed by giving before one month notice in writing after the liquidation of loan if any loan taken from any financial institution.
16. That the original deed will remain with the lessee and its copy duly signed by all, the deed will remain in the custody of the lessor which will be deemed original in case of dispute.

In witness whereof the lessor and the lessee have signed over the deed in presence of the witness.

585

10. 12. 11

The left hand finger's
prints of lessor and
lessee has been taken
in my presence
Jai Prakash Dima
Banta

Type by
Mukund Mohan Jha
Vill+PO- Raipur
P.S. - Amarpur
Distt. - Raipur

17.03.10
Signed by
Jai Prakash Dima
Deed Writer
Banta