



INDIA NON JUDICIAL Government of Bihar

e-Stamp



100/2021
T-11334
D10952

2095-2097
07/02/26

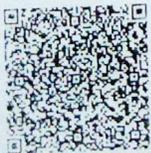
Certificate No. : IN-BR-2600259895
 Certificate Issue Date : 03-Feb-2026 10:50 AM R.110-20160000515T.
 BKN No. : BHR20260129120029423449E, BHR20260130121300468382E
 Unique Doc Reference : EST-BR-2900-2600003730
 Name : JITENDRA KUMAR SRIVASTAVA
 Purchased by : JITENDRA KUMAR SRIVASTAVA
 Purpose : NA Article no (NA)
 Stamp Duty Paid (Rs.) : 100 (One Hundred Only)
 Reg. Fee (Rs.) : 700 (Seven Hundred Only)
 LR & P Fee (Rs.) : 0 (Zero Only)
 Miscellaneous Fee (Rs.) : 0 (Zero Only)
 Disc. SC (Rs.) : 0 (Zero Only)
 Total Amount (Rs.) : 800 (Eight Hundred Only)



07/02/26
 [Handwritten signatures and notes in Hindi]
 2095 - 100
 2096 - 100
 2097 - 500
 Total - 700

सचिवी-छायाप्रति
 जिला अवर निबंधक
 भोजपुर, आरा

07/02/26



IN 2600260759

Cautionary Alert:
 The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.
 Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



Dist. Registrar
Bhojpur

1375
31/9/2021 Manoj Kumar @ Manoj Singh
AK 633400
Dist. Civil Lines Patna

03 JUL 2021

Document was presented for registration on 04/09/2021 by Manoj Kumar Alias Manoj Singh and other fees of Rs. 22670/- has been paid in it.

Govt. of Bihar
District Registry Office, Ara (Bhojpur)

Deed No. 10952
मिथिलेश कुमार सिंह
काम्य अन्तर सत
मांन्य 157112-91-92

Summary of Endorsement

The Names, Photographs, Fingerprints and Signatures of the Executants who have admitted execution before me, are affixed on the reverse page. Document has been registered as Deed No. 10952 in Book No. 1, Volume No. 167 on pages from 357 and has been preserved in total 9 pages in C.D. No. 26 / Year 2021.

04/09/2021

Token No: 11334 / 2021

Signature with Date
(MD. SHAHBAZ ALAM)
Registering Officer, Ara (Bhojpur)

LEASE DEED

This Agreement of Lease is being made on the 4th day of September, 2021;

Executed lease deed
Manoj Kumar @ Manoj Singh 4/9/2021

शिवम शन्तारु 04/09/2021
Executed lease deed
Shivam Shantaru 04/09/2021



04-Sep-2021, 14:45

मिलान किया

जिला अवर भिबधक
भोजपुर, आरा

District Registry Office, Ara (Bhojpur)

Token Number 11334 Reg. Year 2021 Serial Number Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Sri Tridandi Swami Vindhyawasini						
Sig.	International School (Manoj Kumar Alias Manoj Singh, Secretary)						
	<i>Manoj Kumar @ Manoj Singh 4/9/2021</i>						
Lessor	Komal Devi						
Sig.	<i>कौमल देवी 4/9/2021</i>						
Presented By	Manoj Kumar Alias Manoj Singh						
Sig.	<i>Manoj Kumar @ Manoj Singh 4/9/2021</i>						
Lessor	Manoj Kumar Alias Manoj Singh						
Sig.	<i>Manoj Kumar @ Manoj Singh 4/9/2021</i>						
Lessor	Shivam Shantanu						
Sig.	<i>Shivam Shantanu 04/09/2021</i>						
Identified By	Sohan Kumar						
Sig.	<i>Sohan Kumar 4/3/2021</i>						



*Manoj Kumar @ Manoj Singh
9431027314 4/9/2021*

पदा

मिलानु किशा

सचची- छायाप्रति
जिला अवर निबंधक
भोजपुर, आरा

1. Name and Address of Lessors :-

- (i) Mr. Manoj Kumar @ Manoj Singh aged about 46 years, S/O Late Ramjanam Singh, Resident of Mohalla- Civil Lines Pakari, Ara, P.S. Ara Nawada, Dist. Bhojpur. Mobile No.9431027314
- (ii) Smt. Komal Devi aged about 35 years, W/O Mr. Manoj Kumar @ Manoj Singh Resident of Mohalla- Civil Lines Pakari, Ara, P.S. Ara Nawada, Dist. Bhojpur. Mobile No.9431027314
- (iii) Shivam Shantanu aged about 21 years, S/O Mr. Manoj Kumar @ Manoj Singh Resident of Mohalla- Civil Lines Pakari, Ara, P.S. Ara Nawada, Dist. Bhojpur. Mobile No.7091957250

2. Name and Address of Lessee :-

Sri. Tridandi Swami Vindhyawasini International School , (Santpur), Dhanupra Ara. P.S. Ara Muffasil, Anchal Ara, Dist. Bhojpur. Under a Registered Trust namely J.M.V. Educational Trust, Pakri, Ara. Situated at the same place through its Secretary namely Manoj kumar @ Manoj Singh S/O Late Ramjanam Singh, resident of Civil Line Pakri, Ara P.S. Ara Nawada, Dist. Bhojpur. Mobile No.9431027314.

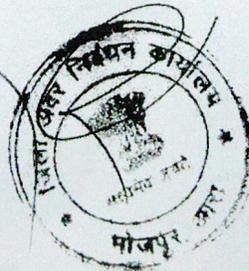
3. Name of the Deed :-

Deed of Lease for a period of Twenty Nine years Eleven Month , i.e., from the 14th September 2021 to 14th August 2051.

4. Annual Rent Rs. 1,51,000/- (Rupees One lacs Fifty one Thousand) Only.

5. Description of the Property under Lease.

Schedule - I



राज्यी-छायाप्रति

जिला अवर निबंधक
भोजपुर, आरा

पढ़ा

मिलानु किषा

Manoj Kumar @ Manoj Singh
4/9/2021

कमल देवी 04/09/2021

Shivam Shantanu 04/09/2021

Area - 12.68 Decimal

Boundary:

North-Lav Kush Yadav, South- Survey Plot no. 262

East- Survey Plot no. 264, West- Bandh

Total Area- 02 Acres 3.74475 decs.

Commercial Value Rs. 35,000/- per decs. x 203.74475 decs,

= 71,32,000/- which 15 % is 10,71,000/- on which stamp duty and court fee is being paid.

Recitals

Whereas the property fully detailed and prescribed in column no. 5 of this deed of lease purchased by the lessors mentioned in column 1 from

1. Sanjay Rai S/O Late Dinanath Rai, and Musmat Phul Kumari Devi, W/O Late Dinanath Rai, R/O. -Raghu tola, P.S.- Ara Town, Dist. Bhojpur through Sale Deed No. 5054 Dated-13.04.2013
2. Ram Ikbal Rai Alias Bala Yadav S/o Late Chengan Rai, R/O. - Vill-Raghu Tola, P.S. Ara Town, Dist.- Bhojpur through Sale Deed No.-3931 Dated-22.04.2016.
3. Sanjay Rai S/O Late Dinanath Rai, and Musmat Phul Kumari Devi, W/O Late Dinanath Rai, R/O. -Raghu tola, P.S.- Ara Town, Dist. Bhojpur through Sale Deed No. 5054 Dated-13.04.2013
4. Ram Ekbal rai S/O late Changan rai R/O. - Raghu Tola, P.S. Ara Town, Dist.- Bhojpur through Sale Deed No.-3430 Dated-05.03.2021.
5. Kumar Hari Uttam S/O Late Kameshwar Singh, R/O. - Vill- Pandura Rampur, P.S.-Sandesh, Dist.-Bhojpur, through Deed of Exchange No.-15414 Dated-28.12.2012



पदा

मिलान किया

सहजी-छायाप्रति

जिला अवर निबंधक
भोजपुर, आरा

Manoj Kumar @ Manoj Singh

4/9/2021
कोमल देवी 04/09/2021

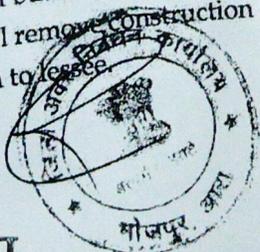
Shivam Chantam 04/09/2021

6. Malay Shankar S/O Shiv Shankar Parsad, R/O. -Shivganj Ara P.S. Ara Town, Dist. Bhojpur, Bihar through Sale Deed No.-2730, Dated-20.03.2010.
7. Pankaj Kumar S/O Late Ramjanam Singh, R/O. -Civil line, Pakri, Ara, P.S.-Ara Nawada Bhojpur, through Deed of Exchange No.-6752 Dated-20.06.2014.
8. Dr. Malti Srivastva W/O Malya Shankar R/O. - Shivganj, Ara, P.S. Ara Town, Dist. Bhojpur, Bihar through Sale Deed No.-2728, Dated-20.03.2010.

And whereas for a regular income of the lessors, they desire to let the property and the lessee tend to occupy the property for the Said School so after negotiation between lessors and lessee, the matter for the lease finalise on amongst the following Terms and Conditions :-

1. That the deed of lease is executed for a fixed period of Twenty nine years eleven month (29) Years 11 month and will be guided by English Calendar.
2. The annual rent is Rupees 1,51,000/- (Rupees One lacs Fifty one Thousand) Only agreed between the parties.
3. That the lessee will pay the annual rent to lessors in the starting month of the year and the lessors will grant receipt to the lessee and the lessee will not delay in payment.
4. That the lessors have received the rent of the first year Rs. 1,51,000/- (Rupees One lacs Fifty one Thousand) Only in cash at the time of the execution of this deed and delivered possession of the property to the lessee.
5. That the lessee will not sublet the property.
6. That the lessee is free to use the property for the said School. They may use it for play ground or construct any kind of construction for the aforesaid School. The lessors and their legal heirs or successors will not raise any objection but after the expiry of the period of this deed of lease the lessee will remove construction and the lessors will not pay any compensation to lessee.

Malay Kumar @ Malay Singh
कोमल देवी 15/9/2021
Shivam Shankar 04/09/2021



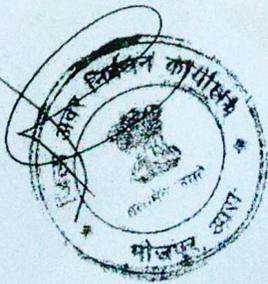
मिलान किया

सचिव-छायाप्रति
जिला अवर नियंत्रक
भोजपुर, आरणा

पदा

7. That after expiry of the period of Twenty Nine years Eleven Month the lessee will deliver the possession of the property to the lessors.
8. That repairs, replacements, additions, maintenance and colouring or white washing outside as well as inside after building including boundary wall will be carried out by the lessee at their own cost.
9. Electricals and wooden works will also be done by the lessee at their own cost.
10. That all liabilities of any kind i.e., rent rate and taxes in respect of land and building will be paid by the lessee (aforesaid college) as well as rent will be increased @10% (Ten Percentage) after every three years automatically.
11. That the Terms and Conditions of this deed are equally binding on both the parties.
12. That with the mutual consent of both the parties the period of Twenty Nine years Eleven Month of this deed of lease may be extended. In that event both the parties will extent a new registered deed of lease with fresh terms and conditions, as negotiations in that hour.
13. That the lessors have assured that the property under deed of lease is free from all encumbrances with perfect right and title of the lessors.

In witness whereas both the party lessors and the lessee have executed the deed of lease in favour of one another in sound state of their body and mind, without coercion or influence having full knowledge of the contents of the same and consulting their legal advisors and well wishers and in presence of witness .



Mansy Kuma @ Mansy Singh
41912021
कोसमपुर 04/09/2021
Sivam Shankar 04/09/2021

जय - छायाप्रति
जिला अवर निबंधक
भोजपुर, आरा

प्रका

मिलान किबा

Signature of the lessors

Manoj Kumar @ Manoj Kumar

4/9/2021
कौमल देवी 04/09/2021

Shivam Shantam 04/09/2021

Signature of the lessee

Manoj Kumar @ Manoj Kumar
4/9/2021

Witnesses:

(i) संतोष कुमार सिंह
पिता - ए.ए. लक्ष्मी सिंह
मो. - 98221 11111 (पि.बा.बा.)
धाना - आरा नवादा
जिला - भोजपुर
दि. - 4/9/21

Drafted by:

/
Rajshankar Rai
Advocate
EN-3403/2000
04/09/21

(ii) उपेन्द्र कुमार सिंह
पिता: श्री फारुख सिंह
मो. सुंदरनगर पुरानी पुलिस
साईन
धाना - आरा नगर
जिला - भोजपुर विहार
दि. 4/9/21



सचिवी - छायाप्रति

जिला अवर निबंधक
भोजपुर, आरा

पदा

मिलान किया

Endorsement of Certificate of Admissibility

Stamp duty paid under Indian Stamp Act Rs. 65260/- Amt. Paid By N.J Stamp Paper Rs. 1000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/- Amt. paid through Bank Challan Rs. 86930/-

Registration Fee										LLR + Proc Fee	Service Charge	
FEE PAID	A1	21420	C	0	H1b	0	K1a	0	L1	0	LLR	0
	A8	0	D	0	H2	0	K1b	0	L1i	0	Proc.Fee	0
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	250
	A10	0	F	1000	J1	0	K2	0	Na	0		
	B	0	H1a	0	J2	0	L1	0				
TOTAL-										22420		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										22670		

Registering Officer
Ara(Bhojpur)

Date: 04/09/2021

Endorsement under section 52

Presented for registration at Registration Office, Ara(Bhojpur) on Saturday, 04th September 2021 by Manoj Kumar Alias Manoj Singh Late Ramjaram Singh by profession Others Status - Lessor

Manoj Kumar @ Manoj Singh
4/9/2021

Signature/L.T.I. of Presentant

Date:04/09/2021

Registering Officer
Ara(Bhojpur)

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sohan Kumar' age '27' Sex 'M', 'Ashok Kumar Singh', resident of 'Bel Gali West Nawada,ara,bhojpur.'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/09/2021

Registering Officer
Ara(Bhojpur)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Ara(Bhojpur) in Book 1 Volume No. 167 on pages on 397 -405, for the year 2021 and stored in CD volume No. CD-26 year 2021 .The document no. is printed on the Front Page of the document.

Date : 04/09/2021

Token No. : 11334

Year : 2021 S.No. : 11183

SCORE Ver.4.1

Deed No. : d No. : 10952

04-Sep-2021

Registering Officer
Ara(Bhojpur)

पुः

मिलान किया

अव

सचिव-छायाप्रति
जिला अवर निबंधक
भोजपुर, आरा