

53/11

This document was presented for registration on 20/06/2019. Stamp duty of Rs. 599500/- and other fees of Rs. 201500/- has been paid in it. This document was found admissible. The names, photographs and fingerprints and signatures of the students and their identifier, who have admitted execution before me, are affixed on the reverse page. 2020 in Book No. 1, Volume No. 163 on pages from 472 to 473

D : 20/06/2019

Token No: 8753 /2019

*(Signature)*  
Registering Officer, Danapur

8243  
20/6/19

*(Signature)*

हस्ताक्षर  
20/6/19

**DEED OF LEASE**

**THIS INDENTURE BY WAY OF LEASE is made on this 20<sup>th</sup> day of June 2019**

**BETWEEN**

हस्ताक्षर  
20/6/19

**SRI ASHOK KUMAR SINGH S/o Late Sachidanand Singh, Resident of Village- Tarachak, P.O & P.S. Danapur, District- Patna (Bihar), Mob No. 9304537914, which terms and expression shall unless repugnant to the context include thereof his heirs, executors, administrators and assigns (hereinafter called the LESSOR) of the ONE PART.**

Chairman  
*(Signature)*  
20/6/2019

*(Signature)*  
20/06/2019

हस्ताक्षर  
20/6/19



*(Signature)*  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

*(Signature)*  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

6/20/2019

Serial No. 8310

Deed No. 8039

1

Govt. of Bihar  
Sub Registry Office, Danapur  
Summary of Endorsement

This document was presented for registration on **20/06/2019** by **Ashok Kumar Singh**  
A stamp duty of Rs. 599500/- and other fees of Rs. 201500/- has been paid in it.  
The document was found admissible. The names, photographs and 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. **8039** in Book No. **1**, Volume No. **163** on pages from **472** to  
**473** and has been preserved in total **42** pages in C.D. No. **25** / Year **2019**

  
Signature with Date  
(Aparna Shiva)  
Registering Officer, Danapur

D : 20/06/2019

Token No: 8753 /2019

**DEED OF LEASE**

**THIS INDENTURE BY WAY OF LEASE** is made on  
this 20<sup>th</sup> day of June 2019

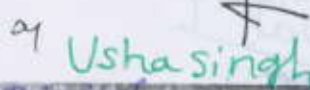
**BETWEEN**

**SRI ASHOK KUMAR SINGH** S/o Late Sachidanand  
Singh, Resident of Village- Tarachak, P.O & P.S.  
Danapur, District- Patna (Bihar), Mob No. 9304537914,  
which terms and expression shall unless repugnant to the  
context include thereof his heirs, executors,  
administrators and assigns (hereinafter called the  
**LESSOR**) of the **ONE PART**.




  
**Ujjwal**  
Manager

**Cristopher Public School**  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

  
**Usha Singh**  
Principal

**Cristopher Public School**  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

**Chairman**

  
Ashok Kumar Singh  
SP/SACHIDA NATH SINGH MEMORIAL TRUST  
20/06/2019

6/20/2019

8243  
20/6/19

शेक सूची खराब पंजी देक लि. मिलान कर  
20/6/19 हस्ताक्षर

दस्तावेज जाचो  
20/6/19 हस्ताक्षर

दस्तावेज में दखिल भू-प्रगति का कदम  
प्रगति-प्रगति के कदम पर दस्तावेज का कदम  
प्रगति का कदम



# Sub District Registry Office, Danapur

Token Number 8753 Reg. Year 2019 Serial Number 8310 Deed Number 8039

PresTy:	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Ashok Kumar Singh (Chairman)						
Sig.	Ashok Kumar Singh 20/06/19						
Present	1 By Ashok Kumar Singh						
Sig.	Ashok Kumar Singh 20/06/2019						
Tessor	Ashok Kumar Singh	Photo	Thumb	Index	Middle	Ring	Little
Sig.	Ashok Kumar Singh 20/06/19						
Identifi	By Md. Shamsi						
Sig.	Md Shamsi 20/6/19						

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2802sop015



Ashok Kumar Singh  
20/06/2019  
Ujjwal  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

Usha Singh  
Principal  
6/20/2019

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

AND

**CRISTOPHER PUBLIC SCHOOL**, Raghurampur  
Chandmari Road, P.S. Shahpur, P.O. Chandmari,  
District- Patna, Pin code 801503, run and managed by  
**SRI SACHIDANAND SINGH MEMORIAL TRUST**  
through its chairman cum settler **SRI ASHOK KUMAR**  
**SINGH** S/o Late Sachidanand Singh, Resident of  
Village- Tarachak, P.O & P.S. Danapur, District- Patna  
(Bihar), which term and expression shall unless  
repugnant to context include thereof his heirs, executors,  
administrators, and assigns (hereinafter called the  
**LESSEE**) of the **OTHER PART**.

AND

**WHEREAS**, the Lessor is absolute owner and  
possessor of the property fully mentioned in Schedule I at  
the foot of this Deed which was duly acquired and  
purchased by Lessor's father out of his own earning  
through deed of Absolute Sale. And since date of above  
purchase the Lessor's Father aforesaid had been  
exercising his right, title and interest over the property  
fully mentioned in Schedule I at the foot of this deed and  
after death of the Lessor's father, the Lessor divided all  
the properties with his co-sharers family arranged  
partition and since the Lessor came into physical  
possession over the said Schedule - I below property in  
this Lease Deed and the Lessor his right title and interest  
over the schedule - I below property.

*Ujjwal*  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



*Usha Singh*  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

*Chairman*  
*Ashok Kumar Singh*  
SRI SACHIDANAND SINGH MEMORIAL TRUST

20/06/2019

*Ashok Kumar Singh*  
20/06/2019



**AND WHEREAS** the Lessee is an Educational institution for teaching the Students in a professional centre in the name of **CRISTOPHER PUBLIC SCHOOL**.

**AND WHEREAS** the Lessee approached the Lessor to grant the property described in Schedule I of this Deed on Lease and Lessor in this context has agreed to grant the property on lease for a fixed a period of Twenty Nine Years and eleven months on a Yearly rent of Rs. 20,00,000/- (Twenty Lakhs only) and with an option to renew the lease period after expiry of 29 Years 11 Months with their mutual consent and with an increase in the rate of rent as mutually agreed between the parties and after execution and registration of another Fresh Lease Deed.

**NOW THIS INDENTURE OF LEASE WITNESSES AS FOLLOWS :-**

That in pursuance of the aforesaid agreement and in pursuance of covenant set forth hereinafter both the parties named above voluntarily of their own accord, with free will and pleasure without any pressure, persuasion, coercion, fraud, undue influence of any kind from any quarter whatsoever and in full possession of his sense and in sound state of mind and body do hereby demise unto the lease and demised property for the use of running the School and for its all other advantages to and from the property fully described in Schedule-I hereto hold the same unto lease for a fixed period of 29 Years 11 Months as stated above on the terms and conditions as hereinafter mentioned.

*Vijwal*

Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



*Usha Singh*  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

*Ashok Kumar Singh*  
20/06/2019  
SR. SACHIDA PRASAD JAGDEEP NARAYAN

*Ashok Kumar Singh*  
20/06/2019

**THAT THE LESSEE DOES HEREBY  
COVENANT WITH THE LESSORS AS  
FOLLOWS :-**

- (1) The Lessee will pay to the Lessor Rs. 20,00,000/- only in advance as yearly rent regularly every year, Failing which this deed shall be liable to be terminated automatically and the Lessee shall be laible to be evicted from the premises
- (2) The Lessee shall pay the amount regularly to the Lessor.
- (3) The Lessor shall pay Govt. rent (Malgujari) of land under tax receipt and Lessee shall pay all other taxes of the building which will be constructed by Lessee to the Govt. or any authority concerned under Tax Receipt from his own fund but all the tax receipt thereafter shall be handed over to the Lessor for his own future record.
- (4) ~~The Lessee shall have right to take Electric and Telephone connection over the building constructed or to be constructed from his own fund and shall pay charges for the electric energy and telephone calls consumption out of his own fund and Lessor shall not be liable for the same.~~
- (5) ~~The Lessee shall repair, white washing, painting of Doors and Windows etc. of the building constructed or to be constructed over the property~~

Chairman  
Asha Kumar Singh  
SR. SACHIDANAND CHINCHINEMEMORIAL TRUST

20/06/2019

Asha Kumar Singh  
20/06/2019

*Vijwal*  
Manager  
Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



*Ushasini*  
Principal  
Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



of Schedule-I at the foot of this Deed out of his own fund and the Lessor shall have no concern for the same.

- (6) The Lessee shall be at his own liberty to have on his own expenses such fixtures and furniture etc. as he may desire for the convenience and use of the Lessee and its concerned and authorized person in the demised premises.
- (7) The Lessee shall hand over the premises to the Lessor in vacant position of the property leaving except the walls of the building at the end of the terms and period of Lease as stipulated above
- (8) The Lessee has agreed that after expiry of the Lease period shall vacate and give possession to the Lessor.
- (9) The Lessee shall be at his own liberty to affix or display name plates or sign boards etc. with regard to the said school in or upon any part of the premises.
- (10) The Lessee shall not be entitled to assign or sub let the whole or any part or parts of the premises to any persons or institutions, only after written consent of the Lessor.
- (11) The Lessee shall make his own arrangement for water etc. at his own expenses.

Chairman  
Asha Kumar Singh  
SD/ SACHIN KUMAR SINGH  
20/06/2019

Asha Kumar Singh  
20/06/2019

*Ujjwal*  
Manager  
Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



*Usha Singh*  
Principal  
Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

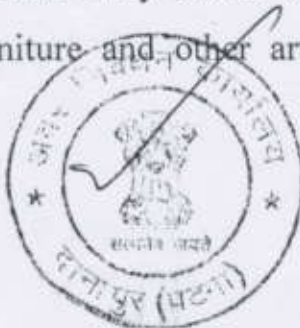
- (12) That if the Lessee decided to terminate the Lease within the Lease period he can do so only after a written notice of three months in advance to Lessor and handing over the premises in vacant possession to the Lessor.
- (13) The Lessee has agreed that after expiry of the Lease period, the Lessee shall have to vacate the premises and give vacant possession to the Lessor, failing which the Lessee shall have to pay compensation at the rate of RS. 100/- (Rupees One Hundred only) per day from the expiry of Lease period upto vacation of the premises.
- (14) If the Lessee is desirous to extend and renew the Lease for further period he can do so by giving three months prior notice to the Lessor and with mutual consent of the Lessor on mutually agreed new terms as shall be so settled and after execution and registration of New Lease Deed.
- (15) The Lessee shall construct the building over the premises and at the termination of lease period the Lessee shall vacate the premises and building and any type of construction in the premises, but however the walls of building only shall be treated as personal property of Lessor and Lessee shall have no right on the said premises, but however the Lessee shall carry out all the movable articles fixture, furniture and other articles like window

Chairman  
Ashok Kumar Singh  
SHRI SACHIN KUMAR CHAND MEMORIAL TRUST  
20/06/2019

Ashok Kumar Singh  
20/06/2019

Ujjwal  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



Usha Singh  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



grill, gates, water pipe connection electricity fitting from the said building or premises.

- (16) That the Lessee shall get the property mortgaged to any financial institution to obtain loan after taking prior written permission from the Lessor and such loans shall be paid by the Lessee and the Lessor shall have no connection with the same.

**THAT LESSOR DO HEREBY COVENANTS  
WITH THE LESSEE AS FOLLOWS :-**

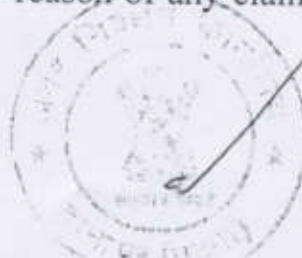
- (1) The Lessor will have no objection if the Lessee constructs building over the premises as described in Schedule-I provided out of his own expenses.
- (2) The Lessor shall have no objections if the Lessee put up its Notice Board, Sign Board etc, in on above and within the campus of said premises.
- (3) The Lessor do hereby stipulate agree and assure the said Lessee that the property leased hereby to him is free from all encumbrances and defects of title and in case this assurance of the Lessor are found incorrect and the title to the property hereby leased be found defective in any manner the Lessor do hereby further stipulate and agree to save harmless and keep indemnified the said lessee against all losses, damages, costs and expenses besides interest which the said Lessee may sustained by reason of any claim or demand being

Chairman  
Ashok Kumar Singh  
SRISACHIDA NARAYAN MEMORIAL TRUST  
20/06/2019

Ashok Kumar Singh  
20/06/2019

Ujjwal  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



Usha Singh  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

made by any whosoever they may be to the property hereby leased.

- (4) That the Lessor shall and will from time to time and at all times upon request of said Lessee execute all and such acts deeds or things whatsoever in respect of the property.

Hereby leased in favour of said Lessee according to true intent and meaning of those presents as shall or may be required at the costs of the Lessee.

### SCHEDULE - I

ALL THAT piece and parcel of Vacant Commercial land on branch road to be developed for the object and purpose described as above, the land measuring an Area 1.56 acre (156.25 Dec.) Situated at Mauza- Mubarakpur, P.S. Danapur, District- Patna, under the jurisdiction of Sub and Sadar Registry office- Danapur and District- Patna bearing Revenue Thana No. 26, Khata No. 222 and Survey Plot No. 246 which is bounded as follows:-

### BOUNDARY

NORTH : Part Plot No. 246

SOUTH : Ahar (Branch Road)

EAST : Late Hiralal, Sri Rajnandan Rai, etc.

WEST : Branch Road.

Chairman  
Ashok Kumar Singh  
SR SACHIDA NATH SINGH MEMORIAL TRUST  
20/06/2019

Ujjwal  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



Ushasingh  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

Ashok Kumar Singh  
20/06/2019



Total area 1.56 acre (156.25 Decimals)

Total Value Rs. 6,64,10,000/- (Rupees Six Crore sixty four Lac ten thousand) Commercial Branch Road  
@ 4,25,000/- per decimal

15% of value Rs. 6,64,10,000/- = Rs. 99,62,000/-

Stamp duty and fees paid on Rs. 99,62,000/-

IN WITNESSES WHEREOF the both parties  
Lessor and Lessee have signed this **DEED OF LEASE**  
on this 20<sup>th</sup> Day of June 2019 in presence of witnesses  
bellows :

### WITNESSES

1. Md Shami  
S/o Md Mobin Ansari  
Vill - Tarachak  
P.O - Danapur Cantt  
P.S - Danapur  
Dist - Patna  
20.06.2019

2. Shivnath prasad  
S/o Late Satyanarayan Pd  
Vill - Daudpur  
P.O - Daudpur  
P.S - Shahpur  
Dist - Patna  
20-06-2019

*Ujjwal*  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

### SIGANTURE OF LESSOR

*Ashok Kumar Singh*  
20/06/2019

### SIGNATURE OF LESSEE

Chairman  
*Ashok Kumar Singh*  
20/06/2019  
Drafted by

*Dhaneshwar Kumar Singh*  
Dhaneshwar kumar Singh  
License No.- 261/02  
Sub Registry Office, Danapur

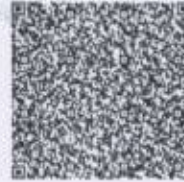
*Usha Singh*  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA





**INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp**



Certificate No. : IN-BR03616085877382R  
 Certificate Issued Date : 19-Jun-2019 04:06 PM  
 Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP  
 Unique Doc. Reference : SUBIN-BRBRSHCIL0104041280492390R  
 Purchased by : ASHOK KUMAR SINGH  
 Description of Document : Article 35 Lease  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0 (Zero)  
 First Party : Not Applicable  
 Second Party : ASHOK KUMAR SINGH  
 Stamp Duty Paid By : ASHOK KUMAR SINGH  
 Stamp Duty Paid (Rs.) : 5,99,500 (Five Lakh Ninety Nine Thousand Five Hundred only)  
 Reg. fee (Rs.) : 2,01,000 (Two Lakh One Thousand only)  
 LLR & P Fee (Rs.) : 0 (Zero)  
 Miscellaneous Fee (Rs.) : 0 (Zero)  
 Discore SC (Rs.) : 500 (Five Hundred only)  
 Total Amount (Rs.) : 8,01,000 (Eight Lakh One Thousand only)



280220150620011

Do not write or type below this line

*Ujjwal*  
Manager

**Cristopher Public School**  
Raghurampur Chandmari Road,  
DANAPUR, PATNA.

0003035080

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

*Usha Singh*  
Principal

**Cristopher Public School**  
Raghurampur Chandmari Road,  
DANAPUR, PATNA.



### 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'. It is also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 599500/-  
Add: Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-  
Amt. paid through Bank Challan Rs. 801000/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	200000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	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	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	L1	0					
	TOTAL-									201000			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										201500			

Date: 20/06/2019

Registering Officer  
Danapur

### Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 20th June 2019 by Ashok Kumar Singh S/O Late Sachidanand Singh by profession Others. Status - Lessor

*Ashok Kumar Singh*  
20/06/2019

Signature/L.T.I. of Presentant

Date: 20/06/2019

Registering Officer  
Danapur

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Md. Shami' age '43' Sex 'M', 'Md. Mobin Ansari', resident of 'Pani Tanki Tarachak, danapur, patna' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 20/06/2019

Registering Officer  
Danapur

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 163 on pages on 472 -483, for the year 2019 and stored in CD volume No. CD-25 year 2019. The document no. is printed on the Front Page of the document.

Date: 20/06/2019

Token No.: 8753

Year: 2019

S.No.:

8310

SCORE Ver.4.1

Deed No.: d No.: 8039

Registering Officer  
Danapur

*Ujjwal*  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



*Usha Singh*  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA

6/20/2019



भारत सरकार

GOVERNMENT OF INDIA



Md Shami

DOB: 25/08/1976

Male / MALE



2678 9560 9950

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Md Mohin Ansari 422 Near  
Pan-Tanki Tarachak Danapur,  
Danapur-Cum-Khagauli Patna,  
Bihar - 801503

2678 9560 9950

MEERA AADHAAR, MERI PEHACHAN

Md Shami

20/6/2019

पहचान

*Ujjwal*  
Manager

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR, PATNA



*Usha Singh*  
Principal

Cristopher Public School  
Raghurampur Chandmari Road,  
DANAPUR PATNA