



BIHAR 1000

भारतीय गैर न्यायिक  
INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

14/05/2010

बिहार सरकार  
जिला निबंधन कार्यालय, मुजफ्फरपुर  
दिनांक 14/05/2010 को को/सीसी प्रिक्टर विधि  
इस पर कालांतर विवेक हेतु उपरोक्त किया गया। इसमें रु. 2980/- मुद्राक हस्त ले  
निबंधन तथा अन्य शुल्क का भुगतान किया गया। उपरोक्त प्राप्त कागज को जिला प्रशासनिक न  
विचारण एकीकरण विभाग जगदी तथा जगदी परामर्शकारी के नाम पर जिला प्रशासनिक न  
है। जो कालांतर से 12369 में रूप में मुद्राक को 187 में रूप में  
475 तक CD 50 में आज निवीत एवं मुद्राक को जिला प्रशासनिक न  
अधीन मुद्राक का  
निबंधन पदाधिकारी



दिनांक 14/05/2010  
179  
186

LEASE AGREEMENT

Name of the Lessor : Shri Priva Prat Singh S/o  
(Late Deva Prat Singh) resident of Nagendra Nagar,  
Lane No. 1, Bela Road, P.S. Mithaajpur,  
Muzaffarpur, Bihar hereby solemnly affirm and  
declare as under.

360  
179  
186  
1584

Chait

Rupali

Principal  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

is content to the contents of this document  
read the contents of this document  
Principal  
14/5/2010

Rupali

**Manager**  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur (Bihar)

Principal  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

191

Name of Lessee = VRAT EDUCATIONAL DEVELOPMENT SOCIETY, a trust created by a trust deed dated 15.12.1999 registered at S.R.O. Muzaffarpur on 15.12.1999 presently having its office at Nagendra Nagar, Lane No.- 1, Bela Road, P.S. - Mithanpura, Muzaffarpur represented by its Trustee Mrs. Kundan, wife of Sri Priya Brat Singh, resident of Nagendra Nagar, Lane No.- 1, Bela Road, P.S. - Mithanpura, Muzaffarpur duly authorized by the trust in its Meeting of the Board of Trustees on 13.05.2010 to execute this agreement on behalf of the Trust.

Nature of Deed : - Lease agreement Period for 30 Years

That to day this 14<sup>th</sup> Day of May, 2010 I have leased out the property described in the schedule of property annexed hereto to VRAT EDUCATIONAL DEVELOPMENT SOCIETY, a Public Charitable Trust, Registered on dated 15.12.1999 at S.R.O. Muzaffarpur on the terms and conditions laid down as under :

1. That the said trust is being represented by the Trustee Mrs. Kundan Wife of Sri Priya Brat Singh resident of of Nagendra Nagar, Lane No.- 1, Bela Road, P.S. - Mithanpura, Muzaffarpur.
2. That the lease period of the subject plot owned & possessed by lessor without any litigation will be for a period of 30 years from the date of execution of this lease.
3. That the amount of the rent payable for the leased land will be at the rate of Rs. 12000/- (Rupees Twelve Thousand only) on annual basis with 10% enhancement at each 5 year interval.
4. That the main motto of the subject lease is to run under Vrat Educational Development Society, Educational Institutions, for the time being school named Kids Camp International School.
5. The lease rent shall be payable in advance each year in the first quarter of the Financial year. Hence on the subject plot the trust will be at liberty to construct a school building hostel and other infrastructure and alteration and modification of the building will be done during pendency of lease as per requirement from time to time. That the area of land which is being leased out to the trust is 2.175 acres (Two acres Seventeen and half decimals) as detailed in the schedule of property annexed at the end of this covenant.

The subject lease agreement will stand automatically cancelled if the trust fails to make payment the leased amount for a continuous period of two years. That land owner is having legal title and possession of this land.

6. That the subject lease agreement will also be nullified through mutual understanding & agreement. However the lease shall not be rescinded after affiliation of the Educational Boards.

*Shakti*  
**Manager**  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur (Bihar)

*Rupali*  
**Principal**  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

*Rupali*  
**Principal**  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

01-07-5-14-11 WGS HRP  
01-5-10  
Paise Binda

7. All the tax relating to the land leased out for the period of lease shall be paid by the lessee.

8. Any dispute relating to this lease shall be referred to the arbitrator / arbitrators to be appointed as per the provisions of the Arbitration & Conciliation Act.

That the lesser hereby agrees to give on lease the subject land plots and the lessee hereby agrees to take on lease the said property on the terms and conditions enumerated above.

**SCHEDULE OF PROPERTY LEASED OUT**

Land plots situated at Village - Narauli Sen, P.O. - Binda, P.S. - Mushari, Anahil - Mushari, Dist - Muzaffarpur (Bihar), **THANA NO 428**  
**TYPE OF LAND - BHEETA**

Khata	Khesra	Area	Bounded By
		1 Acre 5 Decimals	North - Sri Mohanlal Kumar & Others South - New Purchaser Sri Shanti devi East - Road West - Sri Shrikanth Mishra
		1 Acre 5 Decimals	North - Sri Mohanlal Kumar & Others South - New Purchaser Sri Shanti devi East - New purchaser Laxmi Devi West - New purchaser Sri Shrikanth Mishra
Total:		2 Acres 10 Decimals	

Prinya Bhatia 14.5.10

For Vrit Educational Development Society

*श्री कुन्दन कौशिक*

(Mrs. Kundan) Trustee

Signature of Lessee

Witness:-

① *रूपाली*

पिता - स्व. राम नरेश सिंह

पता :- 47

ग्राम / गाँव - गुरन कपरा, महाराजी

ग्रामा - प्रहमपुरा • 14.5.2010

जिला - मुजफ्फरपुर

②

*श्री. किशोर कुमार (श्री. श्री. किशोर कुमार)*

रा. 20 राजग पकड़ी मार्ग 2/1/15/48

जिला मुजफ्फरपुर तारीख 12/05/10

*Prinya Bhatia*  
Signature of Lessor

*Rupali*  
Principal  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

*[Signature]*  
Manager  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur (Bihar)

*Deharn*  
कम्प्यूटर  
*Rupali*  
Principal  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

**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.

185

Stamp duty paid under Indian Stamp Act, 1899		Addl Stamp duty paid under Municipal Act, 1960		Registration Fee		Amt. paid by N.I. Stamp Paper		Amt. paid through Bank Cheque		Service Charge	
Rs.	Paise	Rs.	Paise	Rs.	Paise	Rs.	Paise	Rs.	Paise	Rs.	Paise
A1	1280	C	0	H1b	0	K1	0	L1	0	LLR - Process Fee	0
AB	0	D	0	H2	0	K1a	0	L1H	0	LLR	0
AD	0	DD	0	I	0	K1c	0	L1L	0	Penal Fee	0
A10	0	E	250	J1	0	K2	0	Mb	0	Total	120
B	0	H1a	0	J2	0	L1	0	Na	64		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				TOTAL		1554		1704			

Date: 14/05/2010

Registering Officer  
Muzaffarpur Sadar

**Endorsement under section 52**

Presented for registration at Registration Office, Muzaffarpur Sadar on Friday, 14th May 2010 by Priya Brat Singh s/o Deva Brat Singh by profession Agriculture, Status - Lessor

*Priya Brat Singh*  
Signature / L.T.I. of Presentant

Date: 14/05/2010

Registering Officer  
Muzaffarpur Sadar

**Endorsement under section 53**

Execution is admitted by those executants and identified by the person ( identified by Rupali age .... Sex F son/daughter of Ram Naresh Singh resident of Juran Chhadra Mahari (Ps-Bratiampura Muz. ) whose names, photographs, fingerprints and signatures are affixed as such on page 2 pages of the instrument

Date:

Registering Officer  
Muzaffarpur Sadar

**Endorsement of Certificate of Registration under section 50**

Registered in Book 1 of DSRC/ SRO Muzaffarpur having 5 pages, in the volume CD-50 and document no. of which is printed on the First Page of the document.

Date: 14/05/2010

Registering Officer  
Muzaffarpur Sadar

Token No. 13593 Year - 2010 Sl.No. 12440  
Token No. 13593 Year - 2010 Sl.No.

SCORE VER 2.0 Ver. 2.0 used T2009 NIC-BIHAR

*Priya Brat Singh*

*Rupali*

*Chalita*

*Rupali*  
Principal

**Manager**  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur (Bihar)

**Principal**  
Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119

Kids Camp International School  
Narauli Sen, Binda  
Muzaffarpur-843119