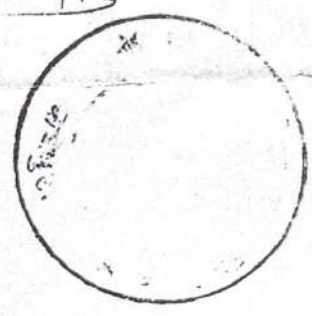


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19/11/12



Accepted
 Principal
 Def Gratta International School
 Sukhasan Main Road, P.O-Tuniyahi
 Madhepura (Bihar)-852113

T- 9888



1038

बिहार BIHAR

NO. A 870135



बिहार सरकार

जिला निबंधन कार्यालय, मधेपुरा



16/11/2010 को श्री/श्रीमती Krishna Kumar द्वारा यह दस्तावेज... 3376/- मुद्रांक शुल्क एवं रुं 2096/- निबंधन शुल्क... 9746 के रूप में पुस्तक सं. 1 की बिस्तर सं. 89 के तहत... 10 पृष्ठों में संयोजित किया गया।

DEED OF LEASE

Date : 16/11/2010 THIS INDENTURE BY WAY OF LEASE is made on this 6th day of November 2010,

BETWEEN

SRI KRISHNA KUMAR s/o LATE RANKE BIHARI YADAV resident of Tuniyahi P.S. and Distl. Madhepura, which terms and expression shall unless repugnant to the context include thereof his heirs, executors, administrators and assigns (herein after called the LESSOR) of the ONE PART.

AND



Executed and signed by lessor Krishna Kumar on 16/11/2010

Principal - Dei Gratia International School Sukhasan Main Road, P.O-Tuniyahi Madhepura (Bihar)-352113

T- 9888



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बिहार BIHAR

1000/- 1000/- 1000/- 1000/- 1000/- 1000/- 1000/- 1000/- 1000/- 1000/-

A 870135



बिहार सरकार
जिला निबंधन कार्यालय, मधेपुरा



दिनांक 16/11/2010 को श्री/श्रीमती Krishna Kumar द्वारा यह दस्तावेज
निबंधन किया गया। इसमें रु० 3376/- मुद्रांक शुल्क एवं रु० 2096/- निबंधन तथा
मुद्रांक का भुक्तान किया गया। दस्तावेज जहाँ दर्ज था वहाँ जिन संस्थाकारियों के नाम समझ इसका
निर्माण किया गया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर
इस दस्तावेज सं० 9746 के रूप में पुस्तक सं० 1 की बिल्ड सं० 89 के पृष्ठ सं
34 तक CD 14 में आज निबंधित एवं कुल 10 पृष्ठों में संधारित किया गया।
(E825-2834)

Date : 16/11/2010 **DEED OF LEASE** (Mithlesh Kumar)
THIS INDENTURE BY WAY OF LEASE is made on this 6th day of November 2010. निबंधन पदाधिकारी

BETWEEN
SRI KRISHNA KUMAR s/o LATE BANKE BINARI YADAV resident of Tuniyahi P.S. and Distt. Madhipura, which terms and expression shall unless repugnant to the context include thereof his heirs, executors administrators and assigns (herein after called the LESSOR) of the ONE PART.

AND

Executed deed of lease
Krishna Kumar
16/11/2010



19/11/13

Principal
Dei Gratta International School
Sukhasan Main Road, P.O.-Tuniyahi
Madhepura (Bihar)-352113

DIE GRATIA INTERNATIONAL SCHOOL AN INSTITUTION OF BANKE BINARI EDUCATION ORGANISATION, PATNA through its SECRETARY Smt. URVASNI wife of SRI K. KUMAR resident of Vatikapuri Ambedkar path Rukunpura, Beli Road, Patna-14 P.S.-Danapur Distt.- Patna which terms and expression shall unless repugnant to the context include thereof his heirs, executors administrators and assigns (herein after called the LESSEE) of the OTHER PART.

AND

WHEREAS, the lessor is ceased and possessed the land measuring 2.38 acres equivalent to 9554.22 sq. mtr. more particularly and precisely described in schedule- 1 and 2 at the foot of this deed.

AND WHEREAS, the Lessee is an Educational organization for teaching of Student up to Class -xii in the name and style of DIE GRATIA INTERNATIONAL SCHOOL, TUNIYAH, MADHIPURA.

AND WHEREAS, the lessee approached the Lessor to grant the property described in schedule -1 and 2 of this Deed on lease and Lessor has agreed to grant the property on lease for a fixed a period of thirty years commencing upon the date of execution on a yearly rent of Rs.10,000/(ten thousand) only with an option to increase rent @10% at the end of every five years and with an another option to renew the lease period after expiry of thirty years with mutual consent and with an increase in the rate of rent as mutual agreed between the parties.

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 above named voluntarily of their own accord free will and pleasure without any pressure, persuasions, coercion, fraud, undue influence or any thing of the kind from any quarter whatsoever and in full possession of his sense and in sound state of mind and body does hereby demise unto the lease and demised property for the use for running of school and for its all other advantages to and from the property fully described in schedule -1 and 2 hereto hold the same unto lease for a fixed period of thirty years as stated above on the terms and conditions as hereinafter mentioned.

THAT THE LESSEE DOYH HEREBY COVENANT WITH THE LESSOR AS FOLLOWS:-



Handwritten signature and date: 29/11/13

Handwritten signature in green ink: A. Chandra

Principal
Dei Gratia International School
Sukhasan Main Road, P.O.-Tuniyahi
Madhepura (Binar)-852113

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DWT 60/11/2010
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- (1) The lessee will pay to the lesser Rs.10,000/-Rupees ten thousand only in advance as monthly rent from execution date regularly every month.
- (2) The Lessee shall be entitled to construct School building over the premises described in schedule 1 and 2 of this deed under rule and regulations as framed by Concern Local Authority for running of said School for which the Lessor shall have no objection.
- (3) The Lessor shall pay Govt. rent 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 concern under Tax Receipt from his own fund but all the tax receipt thereafter shall be handed over to the lesser 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 floors and windows etc. of the building constructed or to be constructed over the property of schedule -1 and 2 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 persons in the demised premises.
- (7) The Lessee shall hand over the premises to the Lessor in vacant possession 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 vacant possession to the Lessor failing which the Lessee shall have to pay compensation at the rate of Rs.1000/(one thousand) only per day from the last date of stipulated lease period according to the Deed of Lease.



29/11/13

Principal
 Del Gratta International School
 Sukhasan Main Road, P.O.-Tuniyahi
 ura (Bihar)-852113

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DWT Bm 2/11/2010

- (1) The lessee will pay to the lesser Rs.10,000/-Rupees ten thousand only in advance as monthly rent from execution date regularly every month.
- (2) The Lessee shall be entitled to construct School building over the premises described in schedule 1 and 2 of this deed under rule and regulations as framed by Concern Local Authority for running of said School for which the Lessor shall have no objection.
- (3) The Lessor shall pay Govt. rent 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 concern under Tax Receipt from his own fund but all the tax receipt thereafter shall be handed over to the lesser 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 of schedule -1 and 2 of 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 persons in the demised premises.
- (7) The Lessee shall hand over the premises to the Lessor in vacant possession 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 vacant possession to the Lessor failing which the Lessee shall have to pay compensation at the rate of Rs.1000/(one thousand) only per day from the last date of stipulated lease period according to the Deed of Lease.



29/11/13

A. K. Singh
Principal
Dei Gratia International School
Sukhasan Main Road, P.O-Tuniyahi
Madhepura (Bihar)-852113

- (9) That Lessee shall be at his own liberty to affix or display name plates or signboards 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.
- (11) The Lessee shall make his own arrangement for water etc. at his own expenses.

THAT LESSOR BOTH HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:-

- (1) The Lessor will have no objection if the Lessee constructs buildings over the premises described in schedule -1 and 2.
- (2) The Lessor will have no objections if the Lessee puts up its Notice Board, Sign Board etc. in or above and within the campus of said premises.
- (3) The Lessor does 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 is found incorrect and the title to the property hereby leased be found defective in any manner the Lessor does 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 made by any whosoever he may be to the property hereby leased.
- (4) That the Lessor shall and will from 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.
- (5) If the Lessee shall be desirous to continue the term hereby granted for further period the Lessee can do so with mutual consent of the Lessor and with an increase in the rate of rent in writing and shall pay monthly rent as shall be so settled.



Aswani
VA
Principal
Dei Gratia International School
Sukhasan Main Road, P.O. Tuniyahi
Madhepura (Bihar)-852113

7
No
29/11/13

2880

District Office
8/11/2010

SCHEDULE-1

ALL THAT piece and parcel of land measuring an area 1 Acre 39.930 decimal which is equivalent to 5664.82 sq.mtrs. situated at Mauza- Tuniyahi, Pargana-Nishankhpur kudha Thana, Anchal, District Sub Registry and District-Madhipura Thana NO.-67, Tauzi NO.-518 Part annual rent Rs. 18/- Only payable to the Govt. of Bihar Through the Circle Officer Madhipura.

Khata (Old)	Khata (New)	Survey plot NO. (old)	Survey plot NO. (New)	Area Acr. - Dec.
11-	129-	1235-	1954-	0 -50.079
9-	129-	1234-	1953-	0 -43.868
110-	129-	1233-	1951 and 1952-	0 -38.183
				1 -39.930

BOUNDARY

NORTH:- New Survey Plot NO. 1922, 1946 and 1950
SOUTH:- Boundary line of Mauza Tuniyahi Thana NO. 72
EAST:- New Survey Plot NO. 1955 and 1956
WEST:- New Survey Plot NO. 1920 and 1921

SCHEDULE-2

ALL THAT piece and parcel of land measuring an area 96.070 decimal which is equivalent to 3889.411 sq.mtrs. situated at Mauza- Tuniyahi, Pargana-Nishankhpur kudha Thana, Anchal, District Sub Registry and District-Madhipura Thana NO.-72, Tauzi NO.-520 Part annual rent Rs. 12/- Only payable to the Govt. of Bihar Through the Circle Officer Madhipura.

Khata (Old)	Khata (New)	Survey plot NO. (old)	Survey plot NO. (New)	Area Acr. - Dec.
9-	151-	1447-	1964 to 1969-	0 -74.236
9-	151-	1448-	1970-	0 -21.834



Principal
Principal
Del Gratta International School
Sukhasan Main Road, P.O.-Tuniyahi
Madhipura (Bihar)-852113

99/11/13

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Duniya 8/11/10

0 - 56.870

BOUNDARY

NORTH:- Boundary line of Muza Tuniyahi Thana NO.67

SOUTH:- Road

EAST:- New Survey Plot NO.1971

WEST:- New Survey Plot NO. 1963 and 1966

IN WITNESSES WHEREOF the both parties Lessor and Lessee have signed this DEED OF LEASE on the day, month and Year as written above.

Aravashi
8/11/10



Aravashi
8/11/10



Aravashi
8/11/10

8/11/10

Principal
Dei Grata International School
Sukhasan Main Road, P.O-Tuniyahi
Madhepura (Bihar)-852113

2834

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 28(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	3376	Amnt. paid by N.J. Stamp Paper -	Rs. 1000
Addl Stamp duty paid under Municipal Act	Rs.		Amnt. paid through Bank Challan -	Rs. 4472
			LLR + Process Fee	Service Charge
FEE PAID				
A1	1560 C	0 H1b	0 Ka1	0 Li
A8	0 D	0 H2	0 K1b	0 Li
A9	0 DD	0 I	0 K1c	0 Mb
A10	0 E	250 J1	0 K2	0 Na
B	0 H1a	0 J2	0 Li	0
			TOTAL	1846
				2096
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.				
Date : 16/11/2010				

20/11/10
 Registering Officer
 Madhepura

Endorsement under section 52

Presented for registration at Registration Office, Madhepura on Tuesday, 16th November 2010 by Krishna Kumar s/o Late Banke Bihari Yadav by profession Agriculture. Status - Lessor

DWT
 16/11/2010

Signature / L.T.I. of Presentant Date : 16/11/2010

20/11/10
 Registering Officer
 Madhepura

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Anand Kumar age ... Sex M son/daughter of Nageshwar Yadav resident of tuniyahi utarbari madhepura.) whose names, photographs fingerprints and signatures are affixed as such on back page / pages of the instrument

Date : 16/11/2010

20/11/10
 Registering Officer
 Madhepura

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Madhepura in Book No. 1 Volume No. 89 on page no. 295 - 304 for the year 2010 and stored in CD Volume No. CD-14 year 2010. The document no. is printed on the front Page of the document.

Date : 16/11/2010

20/11/10
 Registering Officer
 Madhepura

Token No. 9888 Year - 2010 Sl.No. 9906 SCORE Ver. 2.0 Deed No. 9746 NIC-Bihar

एक प्रतः मूल दस्तावेज पर ;

16/11/10

Handwritten signatures and dates: 29/11/13

Handwritten signatures and dates: 19/11/13

Principal
 Dei Grata International School
 Sukhasan Main Road, P.O-Tuniyah
 Madhepura (Bihar)-852113