

17012024 1204028

Serial No. 4673

Deed No. 4595



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

This document was presented for registration on **04/12/2024** by **Nand Kishor Singh**
A stamp duty of Rs. **49680/-** and other fees of Rs. **17060/-** 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. **4595** in Book No. **1**, Volume No. **66** on pages from **396** to
403 and has been preserved in total **8** pages in C.D. No. **11** / Year **2024**

Date: 04/12/2024

Scanned By
Token No: 4696/2024



Santosh Kumar Lohra
04 Dec '24

Signature with Date
(Santosh Kumar Lohra)
Registering Officer, Marhaura

T- 4696

GRN-SUCCESS
Santosh Kumar Lohra

LEASE DEED

THIS LEASE DEED ("Lease Deed") is made and executed at Marhowrah Saran, Bihar
on 4th day of December, 2024, by and amongst:

Sh. Nand Kishor Singh age 60 yrs Adhar no. 7834 2331 5658 Pan no. BGBPS2047F S/o
Late Sh. Sarbanand Singh R/o Village - Salakhuan, Post - Aphaar, Distt. - Saran, Bihar,
India (Which expression shall, unless it be repugnant to the context or meaning thereof
include its successors and permitted assigns) hereinafter referred to as "Lessor" of the
FIRST PART; G/S-142, MALIBU TOWN SOHNA ROAD GURGAON HARYANA-122018

Nand Kishor Singh

And

M/s. RSK Global Educational Society Pan no. AAATR7167H duly registered under the
provisions of Societies Registration Act, 1860 and re-registered under the Haryana
Registration and Regulation of Societies Act, 2012 having its registered office at 384P,
Sector 40, Gurugram, Haryana and acting through its authorized signatory, Sh. Rajnish
Kumar age 26 yrs Adhar no. 3585 3733 5755 S/O Sh. Ramesh Kumar Singh Village -
Sahnaura, Distt. - Bardh Patna - 803213, Bihar, India (hereinafter referred to as the
"Lessee", which expression shall, unless it be repugnant to the context or meaning
thereof include its successors and assigns) of the SECOND PART;

Nand Kishor Singh, I have read this lease deed and find it all correct,
04/12/2024

Sub District Registry Office, Marhaura

Token Number 4696

Reg. Year 2024

Serial Number 4673

Deed Number

Presented By Nand Kishor Singh

Lessee Name M/S RSK Global Educational Society (Rajnish Kumar)

Sig. Rajnish Kumar



Photo



Thumb



Index



Middle



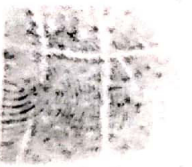
Ring



Little

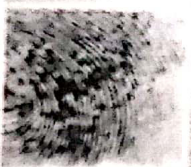
essor Nand Kishor Singh

Sig. Nand Kishor Singh



Identified By Anil Singh

Sig. Anil Singh



CORE Ver.4.0

Powered by ILSFS Technologies Ltd.

Biometric Captured By 1701sop009

Nand Kishor Singh
04/12/2024

Signature
04-12-24
BINDESHVAR KR MISHRA
ADHAR AUTHENTICATION OPERATOR
CURRAT INFO TECH LTD.

The Lessee an

The Lessee and the Lessor are hereinafter, collectively referred to as the "Parties", and individually as the "Party".

WHEREAS:

- A. Sh. Nand Kishor Singh S/o Late Sh. Sarbanand Singh R/o Village - Salakhuan, Post - Aphar, Distt. - Saran, Bihar, India (Lessor) is the legal owner and in possession of the property admeasuring 78.842 decimal as described in schedule I, situated in village Salakhuan adjacent to the Land of School in the Amnour Block, Madhaura Sub- Division, District - Saran, Bihar, India.
- B. The Lessor has agreed to lease out the above said land for the purpose of School, run by RSK Global Educational Society.
- C. The Lessor is, now, desirous of executing this Lease Deed and giving on lease the Land to the Lessee, and the Lessee is also desirous of taking the above said Land Leased Land) for a period of 29 year eleven months for a consideration of lease rent Rs. 5000/- in per year from the date of execution and registration of lease deed at the terms and conditions, as set forth in this Lease Deed.

Nand Kishor Singh
04/12/2024

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements contained herein, the Parties agree as follows:

Lease and Lease Rent

1. Grant of Lease

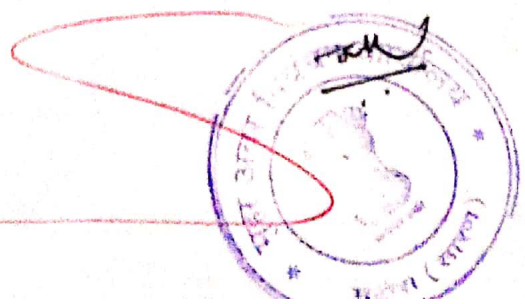
The Lessor, hereby, grants the lease of the land as described in **Schedule I** to the Lessee, and the Lessee, hereby, accepts the lease of the Leased land ("Lease") on the terms and conditions, as set out in this Lease Deed.

2. Rent of Lease

In consideration of the Lease granted hereunder by the Lessor, the Lessee shall pay a consideration as lease rent amounting to Rs. 5000/- per year from the date of execution and registration of lease deed with the Sub-Registrar of Government of Bihar.

Term

- 3.1 The term of this Lease Deed is 29 year and eleven months, and shall be effective from the date of execution and registration of this Lease Deed ("Term").
- 3.2 The Term may be renewed, on such terms and conditions, as may be mutually agreed by the Parties.



- 3.3 The Lessor, hereby, represents and covenants that the Lessee shall be entitled to be in absolute, vacant and physical peaceful possession of, and to unrestricted and uninterrupted use of, the Leased Premises throughout the Term and/ or any extensions or renewals thereof.

Nand Kishan Singh
04/12/2024

Compliance with Laws

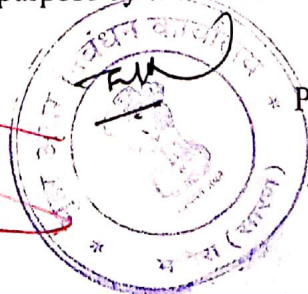
4. The Lessee shall use the Leased Land for imparting the education and educational activities. only.
5. The Lessee shall be using this land only for the purpose of school and will use it exclusively for school and educational purpose only. The Lessor shall ensure the compliance of laws and extend all required cooperation for smooth use of this land for its objective.

Terms of Lease

6. The Lessor shall co-operate with, support and assist the Lessee by signing and executing any and all documents, instruments, writings, agreements, and authorizations, as may be required by the Lessee from the Lessor, for purposes of obtaining Lessee Approvals.
7. The Lessor shall ensure all payments of all taxes (including income tax, property tax and other local bodies charges if any, etc.) and duties, cesses, fines, penalties, and other outgoings, that may be leviable in respect of or in connection with the Land.

Rights of the Lessee

8. The Lessee is, hereby, authorized and entitled to approach the concerned - Governmental Authorities, and obtain the requisite Lessee Approvals, and where necessary, the Lessor Approvals, on behalf of the Lessor, from the concerned Governmental Authorities, as and when required for running, operating and maintaining the School and educational activities for and on behalf of School i.e. RSK Global School.
9. The Lessee shall be entitled to assign, mortgage, under-lease, licenses or sub-lease the Leased land or any part thereof, and the Lessor, hereby, confirms and acknowledges its no-objection in perpetuity to any and all of the foregoing, and in this regard, the Lessor agrees, undertakes and oblige, to provide all necessary support to the Lessee, and to execute such documents, instruments, writings, as may be necessary and required for the aforesaid purpose by the lessee.



10. The lessee shall be entitled to make, create or build/construct proper infrastructure for school, educational activities including sports, for school.

Termination and Consequences

- 10 This Lease Deed cannot be terminated by the Lessor before expiry of Lease period i.e. 29 years and 11 months from the date of execution of this Agreement.

Governing Law and Arbitration

- 11 This Lease Deed shall be governed by and construed in accordance with the laws of India. The courts at Gurugram, Haryana shall alone have the jurisdiction in all matters arising out of/ touching and/ or concerning this Lease Deed.

12 Arbitration

Any dispute arising out of or in connection with this Lease Deed shall be referred to and finally resolved by arbitration. This Lease Deed and the rights and obligations of the Parties shall remain in full force and effect pending the award in such arbitration proceeding. The arbitration shall be conducted by a sole arbitrator appointed by the Parties, having an experience in the relevant field which is the subject matter of the dispute, failing which such sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996 of India. The arbitration proceedings shall be in the English language and shall be held in New Delhi. The sole arbitrator shall have the power and ability to grant and award specific performance of any dispute relating to or in connection with any matter under and in terms of this Lease Deed.

Miscellaneous

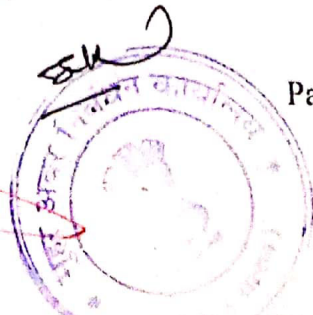
13 Amendments

No modification, alteration or amendment of this Lease Deed or any of its terms or provisions shall be valid or legally binding on the Parties, unless made in writing and duly executed by or on behalf of both the Parties.

14 Notices

All notices, requests, demands or other communication ("Notice"), required or permitted to be given under this Lease Deed and the provisions contained herein, shall be written in English, and shall be deemed to be duly sent by reputable overnight courier or transmitted by facsimile transmission, by one Party to the other, at the address indicated in the introduction part.

Nand Kishor Singh
04/12/2024



15 Severability

The invalidity, illegality or unenforceability of any provision of this Lease Deed, in whole or in part, under the Applicable Law, shall not affect the validity or enforceability hereof under the Applicable Law of any other jurisdiction. In the event that any terms or provisions of this Lease Deed shall, for any reason be held invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other term or provision of this Lease Deed, and the Parties shall endeavour, in good faith and on a best efforts basis, to replace such invalid provision with such provision as shall be, as nearly as possible, similar in its legal and commercial effect to the replaced provision, provided that the provisions pertaining to the lease-hold rights and interests in the Land, and the obligation of the Lessor to validly maintain the lease of the Land (in terms of the lease deed, to be signed and executed by the Lessor) in favour of Lessee, shall continue to constitute the fundamental understanding of the Parties.

Nand Kishor Singh
04/12/2024

16 Stamp Duty and Registration Charges

All costs in relation to the execution of this Lease Deed including stamp duty, registration charges and other taxes, if any, payable thereon, shall be borne by the Lessor and the Lessee in equal proportion. The original stamped version of the Lease Deed shall be kept with the Lessee and the counterpart of the Lease Deed shall be given to the Lessor.

17 Counterparts

This Lease Deed may be executed by the Parties in separate counterparts each of which, when so executed and delivered, shall be an original, but all such counterparts shall together constitute one and the same instrument.

IN WITNESS WHEREOF each of the Lessee, the Lessor and the Lessee, hereby, have caused this Agreement to be duly executed by its duly authorised representative, at the place and on the date, month and year first hereinabove written, in presence of the following witnesses:

For and on behalf of
(the Lessor)

Nand Kishor Singh
Nand Kishor Singh
Date: 04/12/2024

Witness

Name: Anil Singh

Address: Yamuna Singh

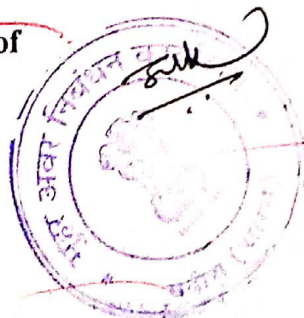
Date:

Shalakyam

Annou (Sharon)
Page 5 of 7

04.12.2024

For and on behalf of



RSK Global Educational Society (the Lessee)

Rajnish Kumar
(Authorized Signatory)
Date: 04/12/2024.

Witness

Name:

Address:

Date:

सुभाष कुमार सिंह
बत नराण सिंह
अपूर अमनौर
सारा
4/12/2024

Nand Kishor Singh
04/12/2024

Schedule - I

Details of the Leased Land

Land situated in village Salakhuan adjacent to the Land of School in the Amnour Block, Madhaura Sub- Division, District - Saran, Bihar, India which is as under:

The Land is bounded as under:

Jamabandi number : 96 or Computerized Jamabandi number :
218126100048982 Page number : 97, Part current : 1, Registered in
the name of LATE Shiv Lakhan Singh S/O Late Chulhai Singh

Mauja - SALKHUA, Thana No. - 256, Thana - Amnour, Tauji
No. - 2295, Khata No. - 383, Khesra No - 1774, Land
decimal - 5.764

CHAUDDHI AMOUNT - 4,04,000/-

NORTH- BACHCHA UPADHAYAY

SOUTH- RAMA TIWARAI

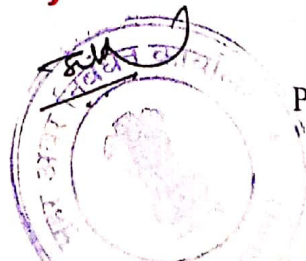
EAST- SARVE NO. 1885

WEST- BALDEV TIWARI

Mauja - SALKHUA, Thana No. - 256, Thana - Amnour, Tauji
No. - 2295, Khata No. - 383, Khesra No - 1885, Land
decimal - 73.078

CHAUDDHI AMOUNT - 51,16,000/-

NORTH- BACHCHA UPADHAYAY



SOUTH- SITA RAY ETC
EAST- PANKAJ PANDIT
WEST- SARVE NO. 1774

Total land value – $55,20,000 \times 15\% = 8,28,000/-$

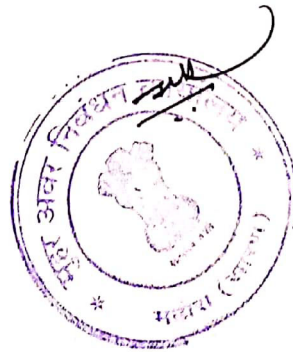
LESSOR

Nand Kishor Singh
04/12/2024

Nand Kishor Singh
04/12/2024

LESSEE

Rajwinder Kumar
04/12/2024



Endorsement of Certificate of Admissibility

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.

Stamp duty paid under Indian Stamp Act	Rs. 49680/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 66740/-

Registration Fee

LLR + Proc Fee

Service Charge

A1	16560	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									16560

LLR	0
Proc.Fee	0
Total	0

500

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 17060

FEE PAID

**Registering Officer
Marhaura**

Date: 04/12/2024

Endorsement under section 52

Presented for registration at Registration Office, Marhaura on Wednesday, 04th December 2024 by Nand Kishor Singh Sarbanand Singh. Lt by profession Agriculture. Status - Lessor

Signature/L.T.I. of Presentant

Date:04/12/2024

**Registering Officer
Marhaura**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anil Singh' age '46' Sex 'M', 'Jamuna Singh', resident of 'Salakhua, Ps- Amnour, Saran'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/12/2024

**Registering Officer
Marhaura**

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Marhaura in Book 1 Volume No. 66 on pages on 396 -403, for the year 2024 and stored in CD volume No. CD-11 year 2024 .The document no. Is printed on the Front Page of the document.



Date : 04/12/2024

Token No. : 4696

Year : 2024

S.No. :

4673

SCORE Ver.4.1

**Registering Officer
Marhaura**

Deed No. : d No. : 4595





बिहार BIHAR

Serial No. 2177

बिहार सरकार के अन्तर्गत निम्नलिखित विवरण के अनुसार...

पुस्तक संख्या 831282

दिनांक 31/07/2014 को, Nanda Kishor Singh निम्नलिखित विवरण के अनुसार, निम्नलिखित हेतु उपस्थापित किया गया 1 इंच से 80 82740 मुद्रांक मुद्रांक एवं 27720 निम्नलिखित रूप में भुगतान किया गया...

दिनांक 31/07/2014

SCORE 30

उमा शंकर मिश्रा

निर्वाहक पदाधिकारी

नाम अधिकारी: ...

नाम अधिकारी: ...

...



Sub District Registry Office, Marhaura

Token Number 2188 Reg. Year 2014 Serial Number 2177 Deed Number 2128

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented	Nand Kishor Singh						
By							
Sig.							
Lessor	Nand Kishor Singh	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
By							
Sig.							
Identified	Taraknath Singh						
By							
Sig.							
Lessee	Sangita Singh Sachiw (S.K Global E.)						
By							
Sig.							

SCORE
Ver.3.0

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Biometric Captured By 1701sop002



नन्द किशोर सिंह - 27/06/2018

मं ३५१-

बालू सिन्धु (विद नगर) ३१/०८/२०१८

संगीता सिंह

जतिव. ०९९८८ प्रमाण की गणना १९९९
रकम १०००/- का गणना १९९९ का प्रमाण
मजदूर व बचत खाते का प्रमाण
मोबाइल नं. ९९९९९९९९ का प्रमाण
मामाओ के १९९९. १९९९ का प्रमाण

२९/८/२०१८ - ३१-६-२०१८

To



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.

Stamp duty paid under Indian Stamp Act Rs. 82740/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 4000/-
Amt. paid through Bank Challan Rs. 106460/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	27580	C	0	H1b	0	K1a	0	LII	0	LLR	0	140
	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	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	LI	0					
	TOTAL:-												
													27580

Total amount paid (Reg. fee+LLR, Proc+Service Charge) In Rs. - **27720**

Registering Office
Marhaura

Date: 31/07/2014

Endorsement under section 52

Presented for registration at Registration Office, Marhaura on Thursday, 31st July 2014 by Nand Kishor Singh Sarvanand Singh by profession Agriculture. Status - Lessor

(Signature)
Signature/L.T.I. of Presentant

Date: 31/07/2014

Registering Office
Marhaura

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Taraknath Singh' age '27' Sex 'M', 'Ganesh Singh', resident of 'Salakhuwa, ps-Ampour, saran'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the Instrument.

Date: 31/07/2014

Registering Office
Marhaura

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Marhaura in Book 1 Volume No. 31 on pages on 254 -258 , for the year 2014 stored in CD volume No. CD-5 year 2014 .The document no. is printed on the Front Page of the document.

Date: 31/07/2014

Registering Office
Marhaura

Token No. : 2188

Year : 2014 . S.No. : 2177

SCORE Ver.3.0

Deed No. : 21