

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

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Mo. 91 4696/2024



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

GRN-SUCCESS
21/12/24

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 - Aphar, 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**; GS-142, MALIBU TOWN SONNA ROAD GURGAON HARYANA-122018

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**;

AKHIL
Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)

MANAGER
RSK Global School
Salakhuan, Amnour (Saran)

Page 1 of 7

Sub District Registry Office, Marhaura

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Reg. Year 2024

Serial Number 4673

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issee M/S RSK Global Educational Society (Rajnish Kumar)

Rajnish Kumar



esented By Nand Kishor Singh



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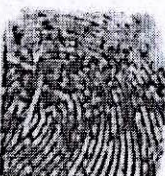
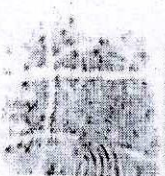
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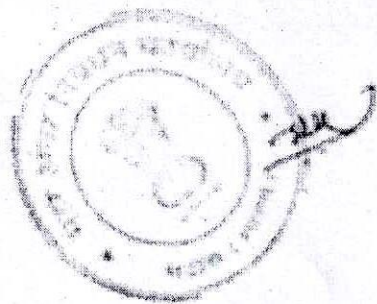
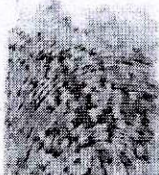
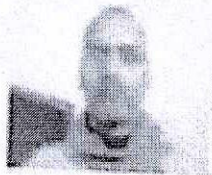
or Nand Kishor Singh

Nand Kishor Singh



ified By Anil Singh

Anil Singh



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AKHILSH

Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)

[Signature]
MANAGER

RSK Global School
Salakhuan, Amnour (Saran)

Nand Kishor Singh
04/12/2024

[Signature]
04-12-24

BINDESHVAR KR MISHRA
ADHAR AUTHENTICATION OPERATOR
GUJRAT INFO TECH LTD.

The Lessee an
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- 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.

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.

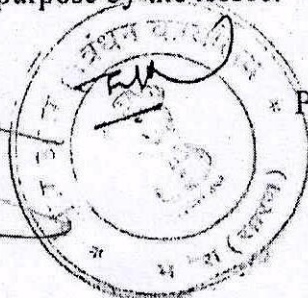
Rights of the Lessee

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.

Nand Kishor Singh
04/12/2024

AKL
Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)

MANAGER
RSK Global School
Salakhuan, Amnour (Saran)



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.

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

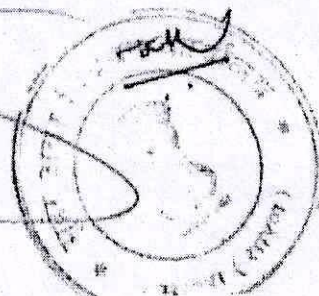
In consideration of the Lease granted hereunder by the Lessor, the Lessee shall pay a consideration as lease rent amounting to Rs. 5000/- per year from the date of execution and registration of lease deed with the Sub-Registrar of Government of Bihar.

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.

AKHIL
Principal
RSK GLOBAL SCHOOL.
Salakhuan, Amnour (Saran)

MANAGER
RSK Global School
Salakhuan, Amnour (Saran)



Nand Kishor Singh
04/12/2024

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

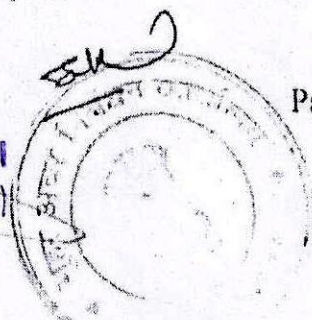
No modification, alteration or amendment of this Lease Deed or any of its terms or provisions shall be valid or legally binding on the Parties, unless made in writing and duly executed by or on behalf of both the Parties.

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.

AKW/SL
Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)

MANAGER
RSK Global School
Salakhuan, Amnour (Saran)



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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

Date:

Jaynema Singh

Shalakyam

Amnour (Sharan)

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04.12.2024

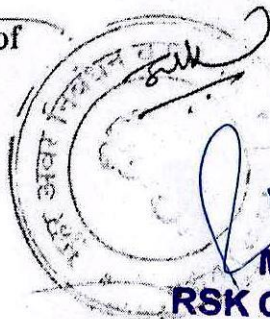
For and on behalf of

AKHILESH

Principal

RSK GLOBAL SCHOOL

Salakhuan, Amnour (Saran)



MANAGER

RSK Global School

Salakhuan, Amnour (Saran)

RSK Global Educational Society (the Lessee)

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

Witness

Name:

Address:

Date:

सुधीर कुमार सिंह
बच नारायण सिंह
अपूर अमनौर
सारना
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 Chulahai Singh

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

CHAUDHAI AMOUNT - 4,04,000/-

NORTH- BACHCHA UPADHAYAY

SOUTH- RAMA TIWARAI

EAST- SARVE NO. 1885

WEST- BALDEV TIWARI

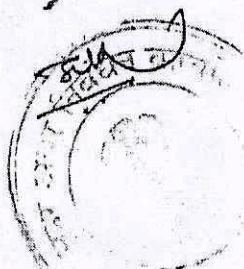
Mauja – SALKHUA, Thana No. – 256, Thana – Amnour, Tauji No. – 2295, Khata No. – 383, Khesra No - 1885, Land decimal – 73.078

CHAUDHAI AMOUNT - 51,16,000/-

NORTH- BACHCHA UPADHAYAY

Akhilesh
Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)

MANAGER
RSK Global School
Salakhuan, Amnour (Saran)



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

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

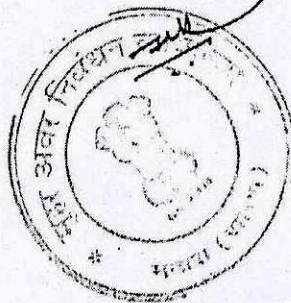
LESSOR

Nand Kishor Singh
04/12/2024

Nand Kishor Singh
04/12/2024

LESSEE

Rajwinder Kumar
04/12/2024



[Signature]
MANAGER
RSK Global School
Salakhuan, Amnour (Saran)

Akhil
Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)


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/-
Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper Rs. 0/-
Amt.paid through Bank Challan Rs. 66740/-

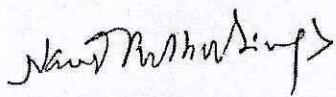
Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	16560	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									16560			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										17060			


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



Deed No. : d No. : 4595


Principal
RSK GLOBAL SCHOOL
Salakhuan, Amnour (Saran)


MANAGER
RSK Global School
Salakhuan, Amnour (Saran)