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08/9
As



29786-1000/- 3.9.21 AL 783049

Serial No. 12939 Deed No. 12786

MANINDRA SHARMA
STAMP-VENDOR
L.N/187
AURANGABAD (BIHAR)

Govt. of Bihar

District Registry Office, Aurangabad

Summary of Endorsement

This document was presented for registration on 06/09/2021 by Maa Kalawati Development Foundation (Auth. Sig. Shambhunath Pandey (President))

A Stamp Duty of Rs. 401160/- and other Fees of Rs. 134220/- has been paid in it.

The document was found admissible. The Names, Photographs, 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. 12786 in Book No. 1 Volume No. 187 on pages from 568 to 563 and has been preserved in total 16 pages in C.D. No. 297 Year 2021

Date: 06/09/2021 Token No. 13127/2021

SCORE 4.1

Registering Officer, Aurangabad

Signature with Date
Ravi Ranjan
6/9/21

Lease Deed

Checked By Me
Amel K. K.
6.9.21

This Lease Agreement is made on the 15th day of August 2021
at Aurangabad (Bihar) by and between

13127
2021

41 M/V...
6-9-21
Ranjan Nath Pandey
6/9/2021
Chakrabarti Pandey
6/9/21

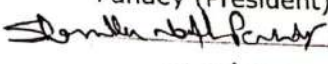
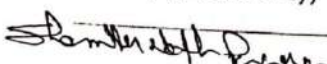
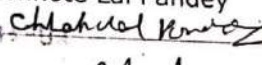
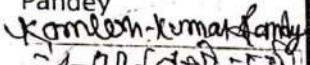
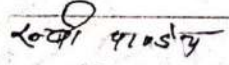
District Registry Office, Aurangabad

Token Number 13127

Reg. Year 2021

Serial Number 12939

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring
Presented By	Maa Kalawati Development Foundation (Auth. Sig. Shambhunath Pandey (President))					
Sig.	 6/9/21					
Lessee	Maa Kalawati Development Foundation (Auth. Sig. Shambhunath Pandey (President))					
Sig.	 6/9/21					
Lessor	Anita Pandey					
Sig.	अनीता-पाण्डेय 6/9/21					
Lessor	Chhote Lal Pandey					
Sig.	 6/9/21					
Lessor	Kalawati Devi					
Sig.	 6-9-21 Kamlesh Kumar Pandey					
Lessor	Kamlesh Kumar Pandey					
Sig.	 6-9-21					
Lessor	Kanchan Pandey					
Sig.	कंचन पाण्डेय 6-9-21					
Lessor	Ruby Pandey					
Sig.	 6-9-21					

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 3400sop062



First Party

- (1) **Kalawati Devi W/o Late Ram Nandan Pandey**
Permanent resident of Vill- Dhanibar, Post- Deshpur,
Amba, Distt-Aurangabad, Bihar 824111 aged about 91
yrs, Aadhar No. 5073 2507 7464 Mob No. 9431474012,
1st member of First party.
- (2) **Shri Shambhu Nath Pandey S/o Late Ram Nandan**
Pandey Permanent resident of Vill- Dhanibar, Post-
Deshpur, Amba, Distt-Aurangabad, Bihar 824111 aged
about 52 yrs. Aadhar No. 5073 9409 1870, PAN No-
ADBPP9518N, Mob No. 9431417084, 2nd member of
First party.
- (3) **Shri Chhote Lal Pandey S/o Late Ram Nandan Pandey**
Permanent resident of Vill- Erka, Post-Amba, Distt-
Aurangabad, Bihar 824111 aged about 49 yrs. Aadhar
No. 2519 2845 1809, PAN No- ADBPP9519P, Mob No.
9934935796, 3rd member of First party.
- (4) **Shri Kamlesh Kumar Pandey S/o Late Ram Nandan**
Pandey Permanent resident of Vill- Dhanibar, Post-
Deshpur, Amba, Distt- Aurangabad, Bihar 824111 aged
about 46 yrs. Aadhar No. 3992 7586 8315, PAN No-
ADBPP9541R, Mob No. 9430568990, 4th member of
First party.
- (5) **Smt. Anita Pandey, W/o- Shri Shambhu Nath Pandey,**
Resident of At- Vir Kunwar Singh Path, Behind V-
Mart, New Area, Distt-Aurangabad, Bihar 824101 aged
about 48 yrs. Aadhar No. 2873 7154 7137 , PAN No-



District Registry Office, Aurangabad

Token Number 13127

Reg. Year 2021

Serial Number 12939

Deed Number

PresType
Lessor Name

Sig. *Shambhu Nath Pandey*
6/9/21

Identified By Alakh Kumar Sinha

Sig. *Alakh Kumar Sinha*
6/9/21

Photo



Thumb



Index



Middle



Ring



SCORE Ver.4.0

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Biometric Captured By 3400s



BCTPP3175P, Mob No. 9504759595, 5th member of First party.

(6) Smt. Kanchan Pandey W/o- Sri Chhote Lal Pandey
Resident of Vir Kunwar Singh Path, Behind V-Mart,
New Area, Distt- Aurangabad Bihar 824101 aged about
49 yrs. Aadhar No. 7402 3710 0403, PAN No-
BCTPP3153R, Mob No. 7004895052, 6th member of
First party.

(7) Smt. Ruby Pandey W/o Sri Kamlesh Kumar Pandey
Resident of Vir Kunwar Singh Path, New Area, Distt-
Aurangabad Bihar 824101 aged about 37 yrs. Aadhar
No 8306 7402 5312, PAN No-BCTPP3152Q, Mob No.
9852001385, 7th member of First party.

Hereinafter called the "Lessor" (which expression shall
mean and include his/her heirs, legal representatives,
administrators, executors, successors and assigns etc.),
member of the First Party and

SECOND PARTY.

MAA KALAWATI DEVELOPMENT
FOUNDATION, incorporated under Companies Act,
2013 as Non-Profit Making Section 8 Company Act, as
on dated 19th day of March 2016, [CIN No-
U80900BR2016NPL026347], from Ministry of
Corporate Affairs Registered Office- "Govind
Bhawan, Veer Kunwar Singh Path, M.G Road, New
Area, Aurangabad, P.S. Aurangabad Town, P.O. and
District- Aurangabad, Bihar-824101", through its



रजिस्ट्रार ऑफ़ कंपनियों
औरंगाबाद बिहार
6/9/2021
SD Ranthan Notary Public
मजबूत पदक सहित सिग्नेचर

Authorized Signatory **Sri Shambhu Nath Pandey**
(President) S/o Late. Ram Nandan Pandey, Aadhar No.
5073 9409 1870, PAN No- ADBPP9518N Resident of
Village- Dhanibar, P.O.-Deshpur, P.S.-Amba (Kutumba)
Dist.-Aurangabad Bihar, PIN 824111, 1st member of
Second party. (Refer as Lessee)

The Lessee having agreed to take on Lease (as defined hereinafter) and the Lessor having agreed to give on Lease the Leased Property (as defined hereinafter) to the Lessee, the Parties are executing this Lease Deed for grant of Lease in respect of the Leased Property and to specify terms of such Lease as agreed among them.

NOW THEREFORE, in consideration of the terms and conditions to be complied by the Parties and covenants herein set forth and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the Parties mutually agree as follows.

Now these presents witnesses and it is hereby agreed as follows:

1. The Lessor has given the said property on long term basis lease and the Lessee has taken the same on rent at a yearly rent of **Rs. 1,20,000/- (Rupees One lakhs twenty thousand only per annum)**. The said rent shall be paid without any deduction or reduction but subject to Taxes Deducted at Source (TDS) under the provision of the Income Tax Act. This Lease is what is commonly called a gross lease i.e., the operating costs such as governments taxes, cess,



Chakradhar Pandey
6/9/21

insurance charges, property tax etc. are incurred by the lessor as described in this agreement. The Lessor shall receive the rent set forth in para.

2. ~~The Lessee shall~~ pay the said yearly rent to the Lessor, in the last week of September month every year, in due basis without any delay or default. The rent shall be deposited either in cash, by cheque or electronically in the Lessor's bank account,
3. Yearly Lease Rent is subject to increase by 5 % (Five) after expiry of every 5 (Five) years and the said rent shall be paid per annum on due basis.

COMMENCEMENT, DURATION AND TERMINATION OF LEASE

4. **Lease Period:** The Lease has been granted for a period of 90 [Ninety Years] (hereinafter referred to as "Lease Period"), with effective from 1st day September, 2021 (commencement date) to 31st day of August, 2111 (termination date). However, the said period can be further extended as mutually agreed between the parties otherwise the premises shall be vacated as it is condition by the Lessee after the expiry of the said lease period. In case, if the period of lease is extended for a further period as mutually agreed between the parties on the terms and conditions as per this deed, then a fresh Lease Agreement shall be executed.
5. **Termination Notice by Lessee:** The Lessee shall have no right to terminate the Lease any time before the lease period to the Lessor of its intention to terminate.



सी. डी. कमलेश कुमार पाण्डेय इज्जतमान निज स्क्रिप्ट निष्ठा से रखा है। पञ्चगुन पद कर २.५% निमा योग्य है।
Kamlesh Kumar Pandey
6/9/21

6. **Written Notice:** Any notice which may be required to be served upon the Lessor and the Lessee shall be sufficiently served to expedite the process. For the purpose of written notices permanent address mentioned in this deed shall only be considered legally valid as per the terms of this deed.
7. **Lessor's Right to Terminate Lease:** If the Lessee fails to pay the Lease Rent for 2 [Two] consecutive complete years or violates any of the terms stated herein and does not remedy such breach within 60 days of receiving written notice / intimation in that behalf from the Lessor, the Lessor shall be entitled to sale / dispose off all or any of the belongings, goods, movables, furniture, fixture, interior of the Lessee that remain in the said property in custody of the Lessor to recover the out-standings towards the agreed amounts payable by the Lessee under the said agreement.
8. The Lessee shall be entitled to sublet or underlet the said property/schedule property or part thereof or part with possession thereof exclusive for Educational Purpose and any other similar related purpose only and shall create any charge through financial institute or/and Bank, mortgage, lien or otherwise deal with the said/schedule property or any part thereof. However, the Lessee shall subject to rules and regulations of the bye laws, be entitled to use the said/schedule property for commercial / business purposes for itself or educational purposes related to University, Dental College, Polytechnic College, Engineering College, any other college subject to approval by AICTE,



सही उमरी ना- पाउंडर इजामान मिज एगरी मे बट मिरवा सो सही-हो
मजमुन- पटकार समम मिम- सही-हो 6-9-21

deviations or violations as are committed by the Lessee of any of such bye laws, rules and

12. **Municipal or/and any other Property Tax:** The Lessor shall right to pay Property Tax charged by Municipal body and any such taxes charged by any other government or public body during the tenor of Lease Period.

13. **Personal Property Taxes:** Lessee shall pay all taxes assessed against and levied upon leasehold improvements, trade fixtures, furnishings, equipment and other personal property of Lessee contained in the said property as per schedule.

14. Any dispute or difference arising between the Parties hereto in any of the matters under this Lease Agreement or interpretation or implementation of any of the terms and conditions herein shall be subject to the jurisdiction of the Court at Aurangabad (Bihar) Only.

15. No variation of, or addition or agreed cancellation to this Agreement shall be of any force or effect unless it is reduced to writing and signed by or on behalf of the Parties.

16. Stamp Duty and any other cess, duty, charges, taxes payable on this Lease Agreement and registration charges have been borne by Lessee only.

In witness whereof the Lessor and the Lessee have executed this Lease Agreement at the place, day, month and year as first above written in the presence of the witnesses.



सही बरकी पासदय स्थित ऐवकीमेट इज मायन लिखन सही है। राजगुरु पदवसे राजगुरु
सही है। 6.9.21

SCHEDULE OF PROPERTY

Govt. Valuation as per circle rate of Rs. 66,000 per decimal.
(Rupees. Sixty-Six Thousand per decimal).

- Total value of land of 202.595 decimal is equivalent to
Rs 1,33,71,270/- (Rupees one crore thirty-three lakhs
seventy-one thousand and two hundred seventy only.)
- 50 % of the value of land is Rs. 66,85,635/- (Rupees
Sixty-six lakhs eighty-five thousand and six hundred and
thirty-five Only).



Detail of Land Property

Khata	Plot	Area	Deed no. & its Date	Chauhadi Details
3 Three	316 Three Hundred Sixteen	08.66 decimal	Deed No. 6987 dated 08.06.2004	N-nij raasta S-nij raasta E-nij pattakarta W-nij pattakarta
3 Three	316 Three Hundred Sixteen	08.66 decimal	Deed No. 6988 dated 08.06.2004	N-nij raasta S-nij raasta E-nij pattakarta W-nij pattakarta
49 Forty Nine	321 Three Hundred Twenty One	7.8125 decimal	Deed No. 9870 dated 05.09.2007	N-nij raasta S-nij raasta E-NH 139, road W-nij pattakarta

रफ्तार 410521
6/9/21

317/21-410521
6-9-21
अप्रेत 410521

Chakrad Pandey
6/9/21
Kamlesh Kumar Pandey
6/9/21

विश्ववर्षी
6-9-21
Shankar Nath Pandey
6/9/2021



49 Forty Nine	321 Three Hundred Twenty One	10.1875 decimal	Deed No. 10049 dated 10.09.2007	N-nij raasta S- nij raasta E-NH 139, road W-nij pattakarta
63 Sixty Three	315 Three Hundred Fifteen	13 decimal	Deed No. 11491 dated 07.11.2008	N-nij pattakarta S- nij raasta E-nij pattakarta W-nij raasta
63 Sixty Three	325 Three Hundred Twenty Five Five	6.25 decimal	Deed No. 9929 dated 07.04.2013	N-raasta S- nij pattakarta E- birendra kumar singh W-nij raasta
49 Forty Nine	321 Three Hundred Twenty One	18 decimal	Deed No. 5413 dated 11.04.2013	N-nij raasta S- nij raasta E-NH 139, road W-nij pattakarta

र-बी- 6/9/21

Kamlesh Kumar Pandey
6/9/21

6/9/21

Shankar Singh Pandey
6/9/21

6/9/21



30 Thirty	322 Three Hundred Twenty Two	12.5 decimal	Deed No. 5413 dated 11.04.2013	N-birendra kumar singh S- nij raasta E-nij pattakarta W-nij pattakarta
9 Nine	324 Twenty Hundred Twenty Four	3.125 decimal	Deed No. 269 dated 08.01.2015	N-nij pattakarta S- nij pattakarta E- nij raasta W-nij raasta
30 Thirty	322 Twenty Hundred Twenty Two	36.4 decimal	Deed No. 10576 dated 19.07.2018	N-birendra kumar singh S- nij raasta E-nij pattakarta W-nij pattakarta

12/9/21
25/9/21 - 410521

12/9/21
Kambhar: Kumar Pandey
25/9/21 - 410521 - 6.9.21
अचल 110521

12/9/21
Kambhar: West Pandey
25/9/21 - 410521
अचल 110521



55 Fifty Five	317 Three Hundred Seventeen	15 decimal	Deed No. 4678 dated 09.06.2020	N-nij pattakarta S- nij pattakarta E-NH 139, road W-Abhilakh singh
3 Three	316 Three Hundred Sixteen	63 decimal	Deed No. 8451 Dated 02.07.2021	N-nij raasta S- nij pattakarta E-nij pattakarta W-nij pattakarta

रमेश चन्द्र
6/9/21

Kamlesh kumar Pandey
6/9/21
34.7.21-41.5.21-6.9.21
बचत 41.5.21

Total Area- 02 Acres, 2.595 decimal.

The Lease Property Is Situated At,

Village-Erka, Thana No-531, P.O- Kutumba (Amba), PIN-

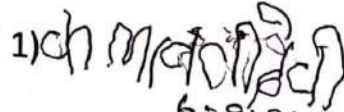
824111, Dist.- Aurangabad, Bihar

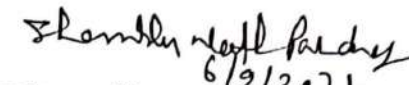
चिन्मयी देवी 6/9/21
Shambhu Nath Pandey
6/9/2021
Chale dal Koneg 6/9/21



Deed of Execution

Signature of Lessors

- 1) 
6-9-21
- 2) ~~Shambhu Nath Pandey~~
6/9/2021
- 3) Chhale Lal Pandey
6/9/21
- 4) Kamlesh Kumar Pandey
6/9/21
- 5) उमरी 21- पाण्डेय
6-9-21
- 6) कंचन पाण्डेय
- 7) रत्ना पाण्डेय
6/9/21


Signature of Lessee 6/9/2021

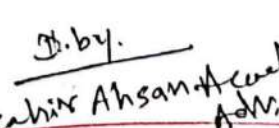
Signature of Witnesses

- 1) Karunanidhi Kumar, S/o - Shambhu Nath Pandey,
Gobind Bhavan, reer Kunwar Singh Path, New Area, Aurangabad,
BIHAR-824101.
- 2) ~~Alok Kumar Sinha S/o Late. Anup Narayan~~
~~M. Chitragupt Narayan~~ ~~Ward No. 19 Aurangabad~~
PS + Post Office - Aurangabad

6/9/21



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Computer Operator


Zahir Ahsan Akmal
E.No. 7138/46
6/9/21

Endorsement of Certificate of Admissibility

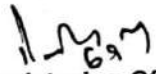
Further Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. '35'. ']]' Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 401160/-
Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 1000/-
Amt. paid through Bank Challan Rs. 534380/-

Registration Fee										LLR + Proc Fee	Service Charge
FEE PAID	A1	133720	C	0	H1b	0	K1a	0	Lii	0	500
	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-									133720	

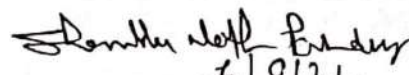
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 134220


Registering Officer
Aurangabad

Date: 06/09/2021

Endorsement under section 52

Presented for registration at Registration Office, Aurangabad on Monday, 06th September 2021 by Maa Kalawati Development Foundation (Auth. Sig. Shambhunath Pandey (President)) Late Ramnandan Pandey by profession Business. Status - Lessee


Signature/L.T.I. of Presentant

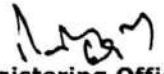
Date: 06/09/2021


Registering Officer
Aurangabad

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Alakh Kumar Sinha' age '51' Sex 'M', 'Anup Narayan', resident of 'Vill-Chitrugupta Nagar, Aurangabad'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

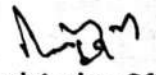
Date : 06/09/2021


Registering Officer
Aurangabad

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Aurangabad in Book 1 Volume No. 187 on pages on 548 -563, for the year 2021 and stored in CD volume No. CD-29 year 2021 .The document no. is printed on the Front Page of the document.

Date : 06/09/2021


Registering Officer
Aurangabad

Token No. : 13127 Year : 2021 S.No. : 12939

Deed No. : d No. : 12786

