

$T = 14000$

INDIA NON JUDICIAL



983V

✓ 8/9/99 दि कोठा वरत मा. एम. डी. शा. नं. १०३-२१६ मधील विद्यार्थ्यांना
मुनींद्र दीन बा. भा. शा. नं. १०३-२१६ मधील विद्यार्थ्यांना

E 305587

E 305587

जिला निबंधन कार्यालय, मुजफ्फरपुर

दिनांक 06/06/2011 को श्री/श्रीमती मो० सहनवाज

द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 4420/- मुद्रांक शुल्क एवं 3524/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकारियों में से एक इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, एगोरो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 12236 के रूप में पुस्तक सं० 1 की जिल्द सं० 187 को पृष्ठ सं० 9 तक CD 45 में आज निबंधित एवं कुल 5 पृष्ठों में संधारित किया गया।

Total Runs. 693803

Stamp - 4320

दिनांक 06/06/2011

५८

अशोक व

निबंधन पदाधिकारी

Name of the Lessers : (i) Mahammad Shahnawaz S/o of Md. Muniruddin (ii) Md. Muniruddin Son of Late Gonu (iii) Md. Afroj Son of Md. Muniruddin (iv) Mostakima Khatoon Wife of Md. Muniruddin all are resident of C/o Manir Manzil, Madarsa Chowk, Maripur, P.S.- Kazi Mohammadpur, Dist. – Muzafarpur, 842001 (Bihar)

सही मोहम्मद शाहनवाज व मोहम्मद जकीर
खातून २.०५/११/२०११ - चार डिग्रिज
विशयानामा तिला मजमून पढ़ कर समझ
लिया बा० मोह शाहनवाज सही मो० शाहनवाज
मोहम्मद किमा खातून निसान हरे सामने
खातून ०६/०६/२०११

Serial No :
Token No : 14000
Type & Status
of Party

Deed No :
of 2011
Name of Party

Photo

Thumb

Index

Middle

Ring

Little

Lessee

"Mostakima & Maniruddin
Edu."

सही मो. शाहनवाज
06/06/2011

Presented by
Self

Signature of Party

Md. Sahanwaz



Lessor

Signature of Party

Md. Sahanwaz

सही मो. शाहनवाज
06/06/2011

Lessor

Signature of Party

Md. Muniruddin



Lessor

Signature of Party

Md. Afroz



Lessor

Signature of Party

Mostakima Khatoon



Identifier

Signature of Party

Raj Kumar



सही मुस्तकीमा खतून कां राज कुमार
6.6.2011

Signature of Party

श्री राज कुमार
पिता श्री गंगा हाऊस
6.6.2011

3

सह्य मो० शाह-नवाज व
मो० तकिम शाह-नवाज
मो० शाह-नवाज ०६/०६/२०११

A graph of the function $y = \frac{1}{1 + e^x}$. The curve is a decreasing sigmoid shape, starting near $y = 1$ for negative x and approaching $y = 0$ as x increases. The curve passes through the point $(0, 0.5)$.

Mr. Murrudin
610611
No. 1000
C/1000

Muraddin
61096178
11/20/79
Nashville

he 

-
- Four fingerprints of a person, arranged vertically. The top fingerprint is labeled with the number '3'. The bottom fingerprint is labeled with the word 'Colgate' written vertically. The fingerprints show distinct ridge patterns.

१. भू-आश्वासन रुक
 पिता-बोध अनय
 दास-बसापु (नमिका)
 त्रिनाथ- ६. ७. ८. ९.

3. That the amount of ~~Annual~~ rent payable to Lesser for the initial period of five years will be at the rate of Rs. 100/- (Rupees : One Hundred Only) per decimal per annum. Thus on the basis of this per decimal rate annual rent payable to the lessers for the initial period of five years are calculated as under :

- (i) Mahammad Shahnawaz : Rs. 7800/- per annum
- (ii) Md. Muniruddin : Rs. 5800/- per annum
- (iii) Md. Afroj : Rs. 5800/- per annum
- (iv) Mostakima Khatoon : Rs. 1000/- per annum

The lease rent will increase at the rate of 5% rounded to nearest rupees at each five years' interval.

- 4. That the main motto of the subject lease is to run Educational Institutions under the Trust "MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL AND CHARITABLE TRUST" for the time being to set up a school as a first venture.
- 5. The annual lease rent of a financial year beginning 1st April each year shall be payable in advance at the beginning of the year in the month of April each year.
- 6. The trust will be at liberty to construct a school building hostel and other infrastructure on the subject plot and alteration and modification of the building will be done during the period of lease as per requirement from time to time.
- 7. The area of land which are being leased out to the trust are is 2.04 Acres (i.e. 8255.59 Square meters) as detailed in the schedule of property annexed at the end of this covenant.
- 8. The subject lease agreement will stand automatically cancelled if the trust fails to make payment of the annual rent for a continuous period of one year or such extended period as the Lesser may allow in writing to the lessee and consequently the land owner shall take possession of the subject land.
- 9. That the subject lease agreement will also be nullified through mutual understanding & agreement.
- 10. After termination of the lease on expiry of the lease period of Thirty years the civil structure on the land i.e. buildings and sheds shall become the property of the Lesser unless otherwise agreed to renew the lease for a further period on the terms and conditions to be mutually agreed afresh.

Handwritten notes in right margin:
- सहेर सा. 2111 एन वी 17 द
सा. 2111 एन वी 17 द
सा. 2111 एन वी 17 द 06/06/2011

Handwritten notes in right margin:
Md. Muniruddin
06/06/11
Md. Muniruddin
06/06/2011

Handwritten notes in right margin:
Witnes by
Kandhir Karmay
Golote Rayeshwar Prater
ed. Rakesh S.S. Karmay mun. 6.6.11

11. On termination of the lease before the expiry of the lease period of Thirty years in terms of this covenant, the lessee shall remove the civil structure on the land i.e. buildings and sheds within a period of one year failing which the civil structure on the land i.e. buildings and sheds shall become the property of the Lesser after the expiry of one year.

12. The lessee shall be at liberty to take loan from a Bank and financial institutions for the purpose of school by mortgaging the leased land.

13. All the tax, rates and cess etc. relating to the land leased out for the period of lease shall be paid by the lessee.

15.. 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.

For MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL
AND CHARITABLE TRUST

(MOHAMMAD SHAHNAWAZ) Managing Trustee

For and on Behalf of the Lessee

सही मो. शाहनवाज

1. Mohammad Shahnawz

2. Mohammad Munirruddin

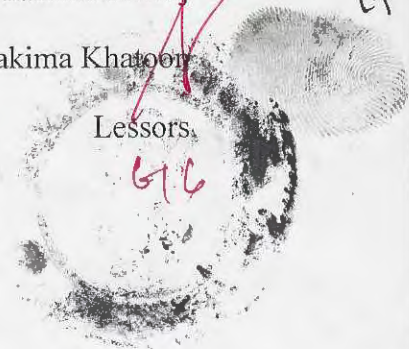
3. Mohammad Afroj

4. Mostakima Khatoon

Lessor's

सही मो. शाहनवाज व
मो. मुनिरुद्दीन खातून
मो. शाहनवाज 06/06/2011

मो. मुनिरुद्दीन,
06/06/11
मो. शाहनवाज, 06/06/2011



SCHEDULE OF PROPERTY LEASED OUT

Land plots measuring 2.04 Acres (8255.59 Sq Metres) situated at Mauza – Sonbarsa alias Barkagaon Nayatola, Thana No. 129 Pargana- Bisara, P.S. – Karja, Anchal – Kanti, Registry – Muzaffarpur, Dist – Muzaffarpur (Bihar)

Land Owner's Name	Khata & Khesra No.	Area	Bounded by
Mohammad Shanawaz	Khata No. 1118 Khesra No. 6076	58 Decimal i.e 0.58 Acres	North : Mohammad shahnwaz South : Road East : Mohammad Munisruddin West : Mostakima Khatoon
	Khata No. 1014 Khesra No. 6036	20 Decimal i.e 0.20 Acres	North : Mokir Allah & others South : Mohammad Shahnwaz & others East : Sri Sonelal Mahto West : Sri Sukdeo Mahto
Mohammad Muniruddin	Khata No. 1118 Khesra No. 6076	58 Decimal i.e 0.58 Acres	North : Sri Mukund Thakur South : Road East : Mohammad Afroj West : Mohammad Shanawaz
Mohammad Afroj	Khata No. 1118 Khesra No. 6076	58 Decimal i.e 0.58 Acres	North : Sri Mukund Thakur South : Road East : Sri Ramesh Thakur West : Mohammad Muniruddin
Mostakima Khatoon	Khata No. 1089 Khesra No. 6035	10 Decimal i.e 0.10 Acres	North : Mohammad shahnwaz South : : Mostakima Khatoon East : Mohammad shahnwaz West : Sri Mukeshwar Sahi
	Total :	204 Decimal i.e. 2.04 Acres	

For MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL
AND CHARITABLE TRUST

मो० शाहनवाज

(MOHAMMAD SHAHNAWAZ) Managing Trustee

For and on Behalf of the Lessee

मो० शाहनवाज

1. Mohammad Shahnawaz

मोस्तकिमा खातून बा०

मो० शाहनवाज

2. Mohammad Muniruddin

मो० मुनिरुद्दीन

3. Mohammad Afroj

मो० अफ्रोज

4. Mostakima Khatoon

Lessors

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.	4420	Amt. paid by N.J. Stamp Paper -		Rs. 500
Addl. Stamp duty paid under Municipal Act					Rs.		Amt. paid through Bank Challan -		Rs. 7441
Registration Fee							LLR + Process Fee		Service Charge
A1	2880	C	0 H1b	0 Ka1	0 Lii	0	LLR	0	180
A8	0	D	0 H2	0 K1b	0 Lihi	0	Proc. Fee	0	
A9	0	DD	0 I	150 K1c	0 Mb	25	Total-	0	
A10	0	E	250 J1	0 K2	0 Na	36			
B	0	H1a	0 J2	0 Li	0				
TOTAL-						3341			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .						3521			
Date : 06/06/2011					Registering Officer Muzaffarpur Sadar				

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Monday, 06th June 2011 by Shri/Smt. Md. Sahanwaz s/w of Md. Maniruddin by profession Agriculture Status - Lessor

सहरी मो. शाहनवाज
Signature / L.T.I. of Presentant Date : 06/06/2011

Registering Officer
Muzaffarpur Sadar
6.6

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Raj Kumar age Sex M son/daughter of Ganga Thakur resident of Chandpura, Ps- Goraul, Dist- Muzaffarpur.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date :

Registering Officer
Muzaffarpur Sadar
6.6

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Muzaffarpur having 9 pages, in the volume CD-45 and document no. of which is printed on the First Page of the document.

Date : 06/06/2011

Registering Officer
Registering Officer
Muzaffarpur Sadar
6.6

Token No. 14000 Year 2011 Sl. No. 13842 SCORER Ver 02.0 Deed No. 12233 N.O. Bihar

Scanned by
Jyoti Kumar



बिहार BIHAR

Serial No. 17336

न० १७३३
०६/०६/२०१२

हस्ताक्षरित दस्तावेज को ०७/०६/२०१२ को मुजफ्फरपुर जिल्ला कार्यालय, मुजफ्फरपुर में दर्ज किया गया।
 H 161018
 Deed No. 15346

Govt. of Bihar
 District Registry Office, Muzaffarpur
 Summary of Endorsement

This document was presented for registration on 07/06/2012 by Md. Shahnawaz
 A Stamp Duty of Rs. 1120/- and other Fees of Rs. 1141/- 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. 15346 in Book No. 1, Volume No. 243 on pages
 from 85 to 94 and has been preserved in total 10 pages in C.D. No. 51 / Year 2012

Total Amt. - 163255

Date: 07/06/2012 Stamp Token No: 17838 / 2012

Signature with Date
 (Raj Krishna Jha)
 Registering Officer, Muzaffarpur

1020
 150
 1120
 440
 200
 35
 726

यदि १० = 6-106
 7/6/2012
 A. K. Singh
 716

LEASE AGREEMENT

Name of Lesser :

Mohammad Shahnawaz, S/o Md. Muniruddin,
 resident of C/o Manir Manzil, Madarsa
 Chowk, Maripur, P. S. - Kazi Mohammadpur,
 District - Muzaffarpur - 842001 (Bihar)
 hereinafter referred to as the Lesser (which
 includes his successors), hereby solemnly
 affirm and declare as under : Age - 38 years

हस्ताक्षरित दस्तावेज को ०७/०६/२०१२ को मुजफ्फरपुर जिल्ला कार्यालय, मुजफ्फरपुर में दर्ज किया गया।
 H 161018
 Deed No. 15346

District Registry Office, Muzaffarpur

Token Number 17838

Reg. Year 2012

Serial Number

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented	Md. Shahnawaz						
By	सह मी० शाहनवाज						
Sig.	07/06/2012						
Lessor	Md. Shahnawaz	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	86						
Identified	Md. Kamaluddin						
By	सह मी० कामाबुद्दीन						
Sig.	मि० २१० मी० सामबुद्दीन 7-6-12						
Lessee	Md. Shahnawaz(M.T)						
Sig.	सह मी० शाहनवाज 07/06/2012						

SCORE Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 1400sop004

सह मी० शाहनवाज
07/06/2012

2.

Name of Lessee : MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL AND CHARITABLE TRUST, a trust created by a trust deed dated 04.01.2011 as Document No. 14 presently having its office at Madarsa Chowk, Mohalla - Maripur, P. S. - Kazi Mohammadpur, Muzaffarpur (Bihar) PIN - 842001 represented by its Managing Trustee Mohammad Shahnawaz, Son of Mohammad Muniruddin, resident of Madarsa Chowk, Mohalla - Maripur, P. S. - Kazi Mohammadpur, Muzaffarpur (Bihar) PIN - 842001 duly authorized by the trust in its meeting of the Board of Trustees on 31.03.2012 to execute this agreement on behalf of the Trust.

Nature of Deed : Lease Agreement.

Period of Lease : The period of lease will be for 30 (Thirty) years commencing from the First day of April Two Thousand Twelve.

BACKGROUND OF THE PROPERTY : The land as fully described in the schedule of property at the end of this covenant belongs to the lesser - Mahammad Shahnawaz

That I have leased out the property described in the schedule of property annexed hereto to MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL AND CHARITABLE TRUST, a Public Charitable Trust, Registered on dated 04.01.2011 at S.R.O. Muzaffarpur to enlarge the premises of the school named "ACME PUBLIC SCHOOL" on the terms and conditions laid down as under :

1. Representation of the Lessee : That the said trust is being represented by the Managing Trustee Mohammad Shahnawaz, Son of Mohammad Muniruddin, resident of Madarsa Chowk, Mohalla - Maripur, P. S. - Kazi Mohammadpur, Muzaffarpur (Bihar) PIN - 842001 duly authorized by the trust in its meeting of the Board of Trustees on 04.05.2012 to execute this agreement on behalf of the Trust.



Handwritten notes in Hindi on the right margin, including dates and names, and a large signature at the bottom.

88

- 3.
2. Period of Lease : That the lease period of the subject plot owned & possessed by Lesser without any litigation will be for a period of 30 (Thirty) years from the 1st day of April Two thousand Twelve.
3. That the amount of Annual rent payable to Lesser for the initial period of five years will be at the rate of Rs. 100/- (Rupees One Hundred only) per decimal per annum. Thus on the basis of this per decimal rate annual rent payable to the lesser for the initial period of five years are calculated as under :

Mahammad Shahnawaz : Rs. 4800 per annum

The lease rent will increase at the rate of 5% rounded to nearest rupees at each five years interval.
4. That the main motto of the subject lease is to run Educational Institutions under the Trust "MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL AND CHARITABLE TRUST" for the time being to set up a school as a first venture.
5. The annual lease rent of a financial year beginning 1st April each year shall be payable in advance at the beginning of the year in the month of April each year.
6. The Trust will be at liberty to construct a school building hostel and other infrastructure on the subject plot and alteration and modification of the building will be done during the period of lease as per requirement from time to time.
7. The area of land which are being leased out to the trust are 48 decimal (1942.49 Square meters) as detailed in the schedule of property annexed at the end of this covenant.
8. The subject lease agreement will stand automatically cancelled if the trust fails to make payment of the annual rent for a continuous period of one year or such extended period as the Lesser may allow in writing to the lessee and consequently the land owner shall take possession of the subject land.
9. That the subject lease agreement will also be nullified through mutual understanding & agreement.

सही मो. शाह नवाज
07/06/2012



गो. राज कुमार
सिमा लाल गोसा दाल
सा. चान्दपुरा
भा. गोसा
जि. वेवाली
7-6-2012

(Handwritten signature)

4.

10. After termination of the lease on expiry of the lease period of Thirty years the civil structure on the land i.e. buildings and sheds shall become the property of the Lesser unless otherwise agreed to renew the lease for a further period on the terms and conditions to be mutually agreed afresh.
11. On termination of the lease before the expiry of the lease period of Thirty years in terms of this covenant, the lessee shall remove the civil structure on the land i.e. buildings and sheds within a period of one year failing which the civil structure on the land i.e. buildings and sheds shall become the property of the Lesser after the expiry of one year.
12. The lessee shall be at liberty to take loan from a Bank and financial institutions for the purpose of school by mortgaging the leased land.
13. All the tax, rates and cess etc. relating to the land leased out for the period of lease shall be paid by the lessee.
14. 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.

Handwritten note: 21/12/2012
07/06/2012

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..



For MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL
AND CHARITABLE TRUST

(MOHAMMAD SHAHNAWAZ)
MANAGING TRUSTEE
For and on behalf of the Lessee

Mohammad Shahnawaz
Lesser.

Handwritten signature of Mohammad Shahnawaz

SCHEDULE OF PROPERTY LEASED OUT

Land plot measuring 48 decimals (1942.49 Sq. Meters) situated at Mauza – Sonbarsa alias Barkagaon Nayatola, Thana No. 129, Pargana – Bisara, P. S. – Karja, Anchal – Kanti Registry – Muzaffarpur, District – Muzaffarpur (Bihar)

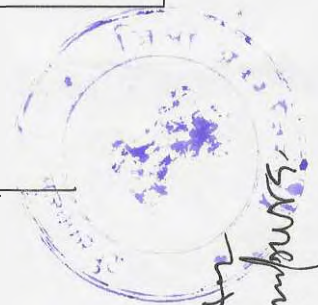
Land Owner's Name	Khata & Khesra No.	Area	Bounded by
Mohammad Shahnawaz	<u>NEW</u> Khata No. 1184 Khesra No. 6074 <u>OLD</u> Khata No. 294 Khesra No. 5262, 9188	48 decimal	North – Mahabir Mahato South – Md. Afroz East – Basudeo Mahto West – Baidh Nath Tiwari

For MOSTAKIMA AND MUNIRUDDIN EDUCATIONAL AND CHARITABLE TRUST

सह म० शाह-नवाज

(MOHAMMAD SHAHNAWAZ)
MANAGING TRUSTEE
For and on behalf of the Lessee

Mohammad Shahnawaz
Lesser.



Draft by
Randhir Kumar
11.02

Draft by
Randhir Kumar
Deed writer
2/11- 11.02 Bhabharsa,
Muzaffarpur

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. 1120/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1261/-

Registration Fee										LLR + Proc Fee	Service Charge
A1	480	C	0	H1b	0	K1a	0	Lii	0	LLR	0
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0
A9	0	DD	0	I	150	K1c	0	Mb	25	Total	0
A10	0	E	250	J1	0	K2	0	Na	36		
B	0	H1a	0	J2	0	Li	0				
TOTAL-									941		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1141

Date: 07/06/2012

91-99
Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Thursday, 07th June 2012 by Md. Shahnawaz of Md. Muniruddin by profession Agriculture. Status - Lessor

Signature/L.T.I. of Presentant

Date:07/06/2012

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Md. Kamaluddin' age '39' Sex 'M', 'Md. Samtulla', resident of 'Hamza Colony,maripur,ps-Kazi Mdpur,muz'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 07/06/2012

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 243 on pages on 85 -94 , for the year 2012 and stored in CD volume No. CD-51 year 2012 .The document no. is printed on the Front Page of the document.

Date : 07/06/2012

Registering Officer
Muzaffarpur

Token No. : 17838

Year : 2012 S.No. : 17336

SCORE Ver.3.0

Deed No. : 15346