



बिहार BIHAR

Serial No. :- 7466

कोषागार पदाधिकारी
सुपौल

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

This document was presented for registration on 08/10/2025 by Rameshwar Prasad Bhagat. A Stamp Duty of Rs. 181000/-, Registration Fee of Rs. 66125/- and other Fees of Rs. 500/- have 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.

This document has been registered as Deed No. 7424 in Book No. 1 Volume No. 142 on pages from 111 to 120 and has been preserved in total 10 page in database.

LEASE DEED

1. Mr. Rameshwar Prasad Bhagat, Age-76, S/O Mahadev Prasad Bhagat, Cast-Kalwar, Occupation-Business, At-simrahi ward no-08 Raghopur, Ps-Raghopur, Dist-Supaul, State-Bihar, Aadhar No-6186 3128 4190, Mobile No-9431247842, Pin-852111

Signature with Date
Rameshwar Prasad Bhagat
Registering officer, Supaul

2. Mr. Rohit Bhagat, Age-42, S/O Rameshwar Prasad Bhagat, Cast-Kalwar, Occupation-Business, At-simrahi ward no-08 Raghopur, Ps-Raghopur, Dist-Supaul, State-Bihar, Aadhar No-8734 2006 6452 Mobile No-9110166838, Pin-852111

First Party (Lessor)



Signature with Date
Rohit Bhagat
7/10/25

District Registry Office, Supaul (4200)

Application No	250501270258	Registration year	2025	Serial No	7466	Deed No	
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Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Lessor (Property Owner) Name : Rameshwar Prasad Bhagat Sign & Date 8/10/25								Name : Rameshwar Prasad Bhagat Date & Time : 08/10/2025 03:09 PM Aadhaar : *****4190
Party Type : Lessor (Property Owner) Name : Rohit Bhagat Sign & Date 8/10/25								Name : Rohit Bhagat Date & Time : 08/10/2025 03:11 PM Aadhaar : *****6452
Party Type : Lease Holder Name : Satish Kumar Jha Authorized By St Xavier S High School (Organization) Sign & Date 8/10/25								Name : Satish Kumar Jha Date & Time : 08/10/2025 03:12 PM Aadhaar : *****1281
Party Type : Attesting Witness Name : Navin Kumar Thakur Sign & Date								
Party Type : Identifier Name : Umakant Mehta Sign & Date 8/10/25								Name : Umakant Mehta Date & Time : 08/10/2025 03:13 PM Aadhaar : *****9360



रामेश्वर प्रसाद भगत
8/10/25

AND

St. Xavier's High School, At – Parsarma , P.O-Finglas , P.S- Raghapur , District–Supaul, Pin – 852111, (Bihar) a unit of "Xavier's Children Educational Trust" At – Ward No. – 10 ,Majhauiliya road , Lenin Chowk, Rasulpur Zilani, Muzaffarpur (Bihar) through its Secretary **Satish Kumar Jha**, Age-43, S/O–Shiv Shankar Jha, Cast-Brahman, Occupation-Business, At- Rasulpur Zilani, Majhauiliya road, Muzaffarpur, Ps-Kazi Mohammadpur, Dist-Muzaffarpur, (Bihar) Aadhar No-2730 5002 1281 Mobile No-9835692318, Pin-842001

Second Party (Lessee)

Type of Deed : Lease Deed
Period of Lease : 29years and 11 Months.
Mode of Rent : Monthly Rent Rs. 21000/-
(Twenty One Thousand Only)

Details of the hold property:

Situated , – At-Parsarma , Thana No-113, P.O-Finglas , P.S- Raghapur , District – Supaul , Pin – 852111 , (Bihar) appertaining to KhataNo. 8 & 9 Khesra No. 29 measuring a total area 2.30 Acres or 61.73 Katha or 229.6 Decimal or 100000- Sq. ft. bounded as follows-

North : NIJ

South : NIJ

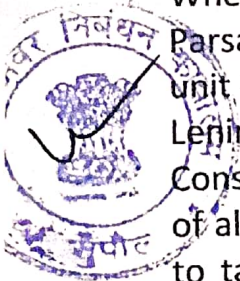
East : Road

West : NIJ

AND

Whereas the lessee which is private public school, St. Xavier's High School,– Parsarma , P.O-Finglas , P.S- Raghapur , District – Supaul , Pin – 852111 , (Bihar) a unit of "Xavier's Children Educational Trust " At – Ward No. – 10 Majhauiliya road, Lenin Chowk, Rasulpur Zilani, Muzaffarpur (Bihar)

Constituted of imparting and to promote the educational interest of the children of all caste, colors and creeds through its Secretary of Trust (Lessee) are desirous to talking on the property on lease, the property fully detailed above and the lessor has agreed for giving on lease and both the parties i.e. the lessor and Lessees have mutually agreed on the terms and conditions hereinafter:



24/8/2025
7/10/25

[Signature]
7/10/25

[Signature]
7/10/25



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 or I-A, No. '35'. Also admissible under section 26(a) or the B.T. Act.

Stamp duty paid under Indian Stamp Act Rs. 180000
Addl. Stamp duty paid under Municipal Act. Rs. 0

Amt. Paid By N.J. Stamp Paper Rs. 1000
Amt. Paid Through Bank Challan Rs. 246125

Registration Fee						LLR+Proc Fee	Service Charge
A1	61100 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	Rs.500
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	0 I	5000 K1c	0 Mb	25	Total Rs. 0	
A10	0 E	0 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 66125							

Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 66625

Date : 08/10/2025

✓ Sd/-
Kunal Goswami
Registering Officer
Supaul (4200)

Endorsement under section 52

Presented for registration at Registration Office, Supaul (4200) on Wednesday, 8th October 2025 by Rameshwar Prasad Bhagat S/O Mahadev Prasad by profession Business, Status - Lessor (Property Owner).

Signature/L.T.I of Presentant

Date : 08/10/2025

✓ Sd/-
Kunal Goswami
Registering Officer
Supaul (4200)

Endorsement under section 58

Execution is admitted by Rameshwar Prasad Bhagat, Rohit Bhagat and Identified by the person (1. Name Umakant Mehta, Age 57, Sex Male, S/O Kuseswar Mehta, RAGHOPUR PS-RAGHOPUR DIST-SUPAUL) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Date : 08/10/2025

✓ Sd/-
Kunal Goswami
Registering Officer
Supaul (4200)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Supaul (4200) in Book 1 Volume No. 142 on pages on 111 - 120 for the year 2025 and stored in database of year 2025. The summary of document No 7424/2025 is printed on the front page of the document.

Date : 08/10/2025

✓ Sd/-
Kunal Goswami
Registering Officer
Supaul (4200)

Application No : 250501270258 Book No : 1 Year : 2025 S.No.7466 Deed No. : 7424

- Stamp
1. This lease deed commences from the 1st May of 2026 for a total period of 29 years and 11 Months.
 2. That the Monthly rent of the lease of the hold property will be a sum of Rs. 21000/- (Twenty One Thousand Only.) payable to the lessor and his representative shall garant receipt in taken of the payment receiving by him . And after computation of every three years land rent will increase 10%.
 3. That on the expiry of the lease period of 29 years and 11 month the lessee shall be under obligation to vacant the lease hold premises and shall hand over the same to the lessor.
 4. That the lessee shall make any alteration or addition in the lease hold premises and shall also
Changed the physical feature of the premises according to convenient & requirement of above said school.
 5. That the lessee shall keep the lease hold premises and building in clean, hygienic, tenantable condition and shall also maintained and make minor repair such as electrical connection and any other item that deems necessary to the Lessee .
 6. That the Lessee shall run only their school in the building and hostel for borders and shall not do anything other than educational activies.
 7. That the premises shall not be used by the lessee for the any Hazardous occupation or for any unlawful purpose and purpose save and except for the school education.
 8. That all consumable expenditure such as Electric bill, provision of drinking water and sanitation shall be borne by the Lessee and not by the Lessor and that for this purpose. The Lessee shall be free to take a separate electric connection in their own name and for their own purpose under legal obligation to pay to electric supplier without involving the land owner or the land to pay for the Electric Supply.
 9. That shall be the responsibility of the lessor to make the payment of Civil and revenue rent but all other rates, rents,tax or charges shall be paid by Lessee on account of their occupancy on the Lease hold properly.
 10. That any tax or charges which is due on the Lease hold properly prior to the date of execution of this , shall be payable by the Tessor and shall be discharged by him alone.
 11. That the lessee shall be entitled to use the vacant position of the lease hold property as playground for the students.
 12. That after the expiry of the lease the lessee shall be free and entitled to remove their furniture and other materials at their own cost kept in the premises by them without causing damage raised by them to the basic structure.



21/10/25
7/10/25

[Handwritten signature]

[Handwritten signature]
7/10/25

229.60 X 80,000 + 10%
=2,00,00,000 X 15%
=30,00,000

IN WITNESS of the execution the parties above as mentioned and witness have signed this agreement in taken of acceptance of the terms above mentioned.

Lessor

Lessee

1. *[Signature]*
7/10/25
2. *[Signature]*
7/10/25
Witness

[Signature]
7/10/25

1. Umakant Mehta Age-57,
S/O-Kuseshwar Mehta. Cast-Baniya
At-raghopur
Ps-Raghopur, Dist-Supaul, Pin-852111
Aadhar No-8202 2201 9360, Mobile No-9431247842,

[Signature]
7/10/25

2. Navin Kumar Thakur, Age-44,
S/O-Late satish Chandra Thakur Cast-Bhumihar
At-Supaul ward no-13
Ps-supaul, Dist-Supaul Pin-852131
Aadhar No-7377 1495 8821, Mobile No-7992425147,

[Signature]
7/10/25

[Signature]
मेरे द्वारा तैयार किया गया है।

[Signature]
7/10/25

Application No. : 250501270258 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 7424 Serial No. : 7466 Book No. : 1 From Page : 111 To Page : 120

Scanned by
[Signature]
Signature



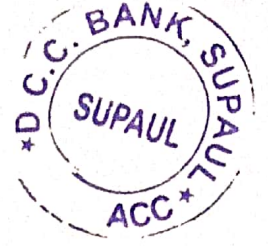
Sd/-
Registering Officer, Supaul (4200)



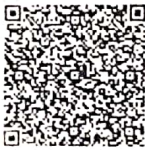


INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2501937520
Certificate Issue Date : 07-Oct-2025 03:16 PM
GRN No. :
Unique Doc Reference : EST-BR-4200-2500008872
Party Name : SATISH KUMAR JHA
Purchased by : SATISH KUMAR JHA
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 0 (Zero Only)
Reg. Fee (Rs.) : 0 (Zero Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 500 (Five Hundred Only)



IN 2501944888

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.
2. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

