



बिहार BIHAR

बुक 4503 ताल 13/5126 विजय भस्कर AZ 056113

रसद दे यादा हिलसा (पालन्दा)

नॉटरी लीड

1000x1 = 1000/-

Deed No. :- 5969



Govt. of Bihar
Sub-Registry Office, Hilsa
Summary of Endorsement

सुरेन्द्र कुमार वर्मा, मुद्राक विलेख
निबन्धन कार्यालय, हिलसा (पालन्दा)
लाठ नं०-8/84

This document was presented for registration on 14/05/2026 by Vijay Bhaskar. A Stamp Duty of Rs. 603760/-, Registration Fee of Rs. 201920/- 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. 5969 in Book No. 1 Volume No. 93 on pages from 94 to 104 and has been preserved in total 11 page in database.

Date : 14/05/2026

Application No. : 260500691294

Signature with Date
Arvind Kumar Yadav
Registering officer, Hilsa

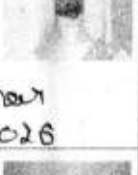
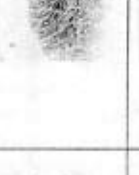
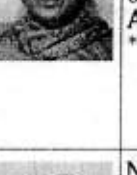


रसद दे यादा हिलसा

नॉटरी लिफित

Vijay Bhaskar
14.05.2026
Smita Kumar
14.05.2026

Sub-Registry Office, Hilsa (2701)

Application No	260500691294	Registration year	2026	Serial No	6003	Deed No	5969	
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 : Vijay Bhaskar Sign & Date <i>Vijay Bhaskar</i> <i>14.05.2026</i>								Name : Vijay Bhaskar Date & Time : 14/05/2026 05:06 PM Aadhaar : *****0497
Party Type : Lessor (Property Owner) Name : Sunita Kumari Sign & Date <i>Sunita Kumari</i> <i>14.05.2026</i>								Name : Sunita Kumari Date & Time : 14/05/2026 05:04 PM Aadhaar : *****2685
Party Type : Lease Holder Name : Vijay Bhaskar Authorized By Deen Bandhu Educationl Foundation (Organization - POA Holder) Sign & Date <i>Vijay Bhaskar</i> <i>14.05.2026</i>								Name : Vijay Bhaskar Date & Time : 14/05/2026 05:06 PM Aadhaar : *****0497
Party Type : Lease Holder Name : Sunita Kumari Authorized By Deen Bandhu Educationl Foundation (Organization - POA Holder) Sign & Date <i>Sunita Kumari</i> <i>14.05.2026</i>								Name : Sunita Kumari Date & Time : 14/05/2026 05:04 PM Aadhaar : *****2685
Party Type : Identifier Name : Vimal Prasad Sign & Date <i>Vimal Prasad</i> <i>14/05/2026</i>								Name : VIMAL PRASAD Date & Time : 14/05/2026 05:07 PM Aadhaar : *****2739
Party Type : Attesting Witness Name : Shiv Kumar Prasad Sign & Date	N/A							

Vijay Bhaskar
14.05.2026

LEASE AGREEMENT

This Memorandum of Lease Agreement made and Executed on

13-05- 2026 at Sub registry office Hilsa (Nalanda)

BETWEEN

1. **Name of the Lessor:** Vijay Bhaskar, aged about 39 years, son of Late Devendra Prasad Sinha, Aadhaar Numbers: 717286960497, PAN Numbers: AUJPB8592K, and Sunita Kumari, aged about 63 years, wife of Late Devendra Prasad Sinha, Aadhar No- 391706612685, , PAN Numbers: BEEP K3877E, both residents of Hilsa, P.O. & P.S. Hilsa, District Nalanda, Bihar, PIN 801302, Indian citizens, hereinafter called the Lessor (which includes his/ her/ their heirs, Successors, successor – in – office and legal representatives, executors, administrators and assigns etc.) Mobile Numbers: 7070152088, 8294683416

AND

2. **Name of the Lessee:** Deen Bandhu Educational Foundation, having its registered office at D.P.S. Colony, Hilsa, P.O. & P.S. Hilsa, District Nalanda, PIN 801302, represented by its authorized signatory and Director Mr. Vijay Bhaskar, aged about 39 years, son of Late Devendra Prasad Sinha, and Sunita Kumari, aged about 63 years, wife of Late Devendra Prasad Sinha, both residents of Hilsa, P.O. & P.S. Hilsa, District Nalanda, Indian citizens. Hereinafter Called the Lessee, (which include his/ her/their heirs, successors, successor – in – office and legal representatives, executors, administrators, and assigns etc.)

Vijay Bhaskar
14.05.2026
Sunita Kumari
14.05.2026

LESSOR
Mr. Vijay Bhaskar
Sunita Kumari

Bhaskar
14.05.2026
Sunita Kumari
14.05.2026

LESSEE
Deen Bandhu Educational Foundation
Director Mr. Vijay Bhaskar.



Vijay Bhaskar lease deed 14.05.2026
Sunita Kumari 14.05.2026

Sunita Kumari
14.05.2026

Pan No. – AAICD8339G

TAN No. – PTND05114E

CIN – U80902BR2021NPL054710

Mobile No. 7070152088, 8294683416

Adhar No. 717286960497, 391706612685

3. Nature of Deed

Memorandum of fixed term lease for a period of 29 years and six months commencing from 09-05-2026 and terminating on 08-11-2055 renewable with the consent of both parties by executing a fresh lease deed.

4. Amount of rent :-

Rs. 40,000/- (Rupees Forty Thousand only), per year with increase of 15%. Rent in every three years.

Total MVR Cost of leased property is Rs. **66944000/=** (Six Crore Sixty Nine Lakh Forty four Thousand Rupees only) of 15% is Rs. **10042000/=** (One Crore Forty two thousand rupees only).

Vijay Bhaskar
14.05.2026
LESSOR
Mr. Vijay Bhaskar
Sunita Kumari
14.05.2026

Bhaskar
14.05.2026
LESSEE
Sunita Kumari
14.05.2026
Deen Bandhu Educational Foundation
Director Mr. Vijay Bhaskar.



5. Description of the Lease hold Property:-

A vacant land measuring 150.427 (One Hundred fifty decimal Four Two Seven decimal, situated at Rajasawa, Halka-Mauja: - Kamta, Tola-Gosaimath, Ward No-06, P.S – Hilsa, Distt - Nalanda, Bearing Thana No. 60, Tauji No. 38C (Bihar Government), within the limits of Anchal Office Hilsa, Sub-Registry Office Hilsa, and District Sub Registry Office Bihar sharif Nalanda, situated within Hilsa Nagar Parishad commercial vacant area, Halka No. 06. The details of Khata, Plot Numbers, Areas, Value and Boundaries are as follows:

Khata No.	Plot/ Khasra No.	Area (Decim al)	Value (Rs)	Boundaries
306	1824	6.250	1750000/=	North: Neej South: Shanti Devi East: Shakha sadak West: Jyoti Kumari
313	1825	15.625	4375000/=	North: Neej South: Jyoti Kumari East: Neej West: Chandrakanti Devi
Construction Delux	20'x42.6'= 850sqft x 4 floor	3400 sqft.@2 700/=	9180000/=	
Delux	19'x15'=	285 sqft@ 2700/=	770000/=	
307	1854	38.616	10812480/=	North: Number Haja South: Neej East: Shakha Sadak West: Neej
Construction Delux	60'x24'= 1440sqft x 3 floor	4320 Sqft @ 2700/=	11664000/=	
Stair Delux	12'x12'=14 4 sqft x 4 floor	576sqft @2700/ =	1556000/=	

Smita Kumari
14.05.2016

Rajay Bhaskar
14.05.2016



Khata No.	Plot/ Khasra No.	Area (Decim al)	Value (Rs)	Boundaries
G.F. RBC & Karkat	49'x20=	980sqft @1200/ =	1176000/=	
307	1831	89.936	25182080/=	North: Siya sharan Yadav South: Neej East: Neej West: Siyasharan yadav
	Total	150.427 dismil	42120000/=	

Main Road Commercial Nagar Parishad, Hilsa (Nalanda)

Boundaries:

North: Krishna Gope, Siya sharan Yadav and others.

South: Jyoti Kumari, Shanti devi and others.

East: Shaakha Sadak

West: Krishna Gope, Siya Sharan Yadav and others.

Total value of construction= Rs 24346000/=

Value of Land: Rs. 42120000 /=

Boundary value: Rs. 478000/=

Total value: Rs. 66944000/=

15% of Total value is Rs. 10042000/=

Stamp duty 6% and Registry charge 2% is payable.

1824 1825 1854 1831
अवकाश
अवकाश के अन्तर्गत यह भूखण्ड
अवकाश के अन्तर्गत लिया और सही पाद

14/5
जॉय विजय का हस्ताक्षर
सुनिता कुमारी का हस्ताक्षर

Vijay Bhaskar
14.05.2026
LESSOR
Mr. Vijay Bhaskar
Sunita Kumari

Vijay Bhaskar
14.05.2026
LESSEE
Deen Bandhu Educational Foundation
Director Mr. Vijay Bhaskar.



Now the Lessor and Lessee WITNESSETH AS HEERE UNDER :-

1. That the lessor mentioned above is the owner and landlord of the vacant land described in column no. 5 above.
2. That the Lessee aforesaid approached the Lessor aforesaid for letting out the vacant land described in column no. 5 above for the purpose of running an educational institution. Accordingly, both the lessor and lessee finalized the negotiations and, by mutual agreement, the lessor agreed to let out the said land to the lessee, aforesaid and the lessee agreed to take the lease of the land on the following terms and conditions. The lessee willingly agreed to these terms without any pressure, and the lessor has already verbally let out the premises to the lessee and put him in possession as tenant under the following terms and conditions. Both parties have agreed to execute this document as a memorandum of the previously agreed lease.

Terms and Conditions :-

- I. The lessee aforesaid has been put in physical possession of the land as tenant as stated above, and the lessee shall not be entitled to deny the title of the lessor to the premises or set up his own title or the title of any third person. Breach of this condition alone would entitle the lessor to evict the lessee from the premises. Moreover, the lessee cannot stop payment of annual rentals or terminate the tenancy on the ground of denial of the lessor's title, and if such a plea is taken, it shall not be acceptable by any court. The lessee shall in any case be bound to pay the rentals and enhanced rentals for the entire period of 29 years and Six months.

Vijay Bhaskar
14.05.2026
Sunita Kumari
14.05.2026
LESSOR
Mr. Vijay Bhaskar
Sunita Kumari

Vijay Bhaskar
14.05.2026
Sunita Kumari
14.05.2026
LESSEE

Deen Bandhu Educational Foundation
Director Mr. Vijay Bhaskar.



- II. The lease agreed between the lessor and lessee aforesaid shall be a fixed term lease for twenty nine (29) years and Six months commencing from this 09-05-2026 and terminating on 08-11-2055 unless the terms of lease is extended by mutual written consent of both the parties for the period agreed between them and the lessee desiring for extension of lease, shall informs the lessor by registered notice at least one month prior to the expiry of this lease term and get the matter mutually settled within one month about the extension of the terms of lease on fresh terms and condition.

However, this shall not be the right and option of the lessee only to get the lease extended without the written consent and agreement of lessor.

- III. The rent shall be payable by the lessee each year in the first month of each English calendar year, either by A/C payee cheque or D.D./R.T.G.S., or by hand to hand, evidenced by a rent receipt signed by the lessor on behalf of the lessors and by the lessee himself on behalf of the lessee. No statement of oral payment shall be recognized.

- IV. In case the lessor and lessee do not mutually agree for renewal or extension beyond the original period as provided in the deed, the lessee shall vacate the premises on termination of the lease period of 29 years and Six months. Otherwise, the lessee shall be liable to be evicted and for payment of damages.

- V. The lessee shall be entitled to vacate and hand over possession of the demised premises at any time during the initial fixed or renewed terms if there be renewal by serving two months' prior notice upon the lessor. But in such case the lessee shall be bound to pay the agreed rentals and enhanced rentals as per the terms settled in the agreement for the remaining period till expiry.

Vijay Bhaskar
14.05.2026
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Sunita Kumari

Deen Bandhu
14.05.2026
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Sunita Kumari
Director Mr. Vijay Bhaskar.



VI. The lessee may erect permanent structures, partitions for making any cabins, rooms, fitments, or any heating or cooling equipments etc. and may remove or alter wall, fittings, doors and windows etc. at their own costs. However, all these construction and developments made on the demised premises shall become the property of the lessor without payment of any price/ sums on account of investment made by the lessee in developing the demised premises and the lessee shall be entitled to take its possession its owner simultaneously with vacation of the demised premises by the lessee. At the time of vacating the premises, the lessee shall not be entitled to demolish/ remove any structures from the demised premises and shall not demand any price by way of compensation etc.

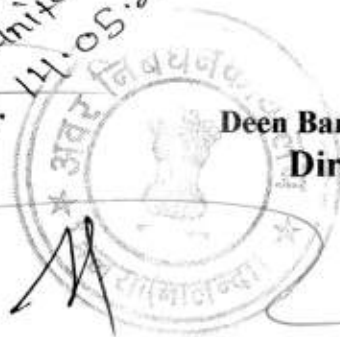
VII. There is electric installation and connection in the premises, and the electric meter is in the name of the lessor or lessee. The electric consumption recorded in the said meter after commencement of the lease shall be payable by the lessee according to the bills of the department until the premises is legally vacated by the lessee, who shall hand over the electricity bills to the lessor every month without fail.

Any default in payment of the electric bills, etc., may entail the lessee to pay penalty, interest, etc. whatever shall be realizable.

VIII. To permit the lessor's workmen to enter the demised premises at all reasonable times for the purpose of inspection or repair of the demised premises at all reasonable times for the purpose of either inspection or repair of the demised premises.

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- IX. That whereas day to day minor repairs such as fuses, leakage of water taps, washbasins, and other fitments or utilities in the bathroom, etc., shall be done by the lessee at his own cost. It shall not be the duty of the lessor to upkeep the premises in good condition or to replace any broken items or fixtures which are part of the building. Major repairs such as leakage in electricity and sanitary water pipes or cracks, etc., will be attended to by the lessor at his own cost within seven days of such defects being notified to the lessor by the lessee.
- X. This lease shall be effective from the 13-05-2026.

Therefore, both parties have executed this lease (Rent Agreement) after fully reading and appreciating the terms thereof by putting their signatures on this deed.

In WITNESSESS WHEREOF, the Lessor and Lessee have executed this lease (Rent Agreement) which shall be binding on them and their successor in - interest.

WITNESSES :-

1. विमल पसाह

स्व. शिवनन्दन पसाह
आठ-सैदन, डी. हिलमी गामगा
14/05/26

2.

दीनकृष्ण
S/O Loro Ram Yaras

Drafted by :-

At - P.O - Chakachya
मि. १५ - देवगा
नामगा
14/05/26

Lijay Bhaskar Sunita Kumari
14.05.2026 14.05.2026
Signature of the Lessor

Bhaskar Sunita Kumari
14.05.2026 14.05.2026
Signature of the Lessee





INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2601029863
Certificate Issue Date : 12-May-2026 01:43 PM
GRN No. : BHR20260505145737703325E, BHR20260511143130954758E
Unique Doc Reference : EST-BR-2701-2600006530
Party Name : VIJAY BHASKAR (DIR)
Purchased by : VIJAY BHASKAR (DIR)
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 602760 (Six Lakh Two Thousand Seven Hundred Sixty Only)
Reg. Fee (Rs.) : 201920 (Two Lakh One Thousand Nine Hundred Twenty Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 805180 (Eight Lakh Five Thousand One Hundred Eighty Only)



IN 2601033399

Statutory Alert:

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

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. 602760**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 1000**
Amt. Paid Through Bank Challan **Rs. 0**

Registration Fee						LLR+Proc Fee	Service Charge
A1	200920 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	0 K1c	0 Mb	0	Total Rs. 0	
A10	0 E	1000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 201920							

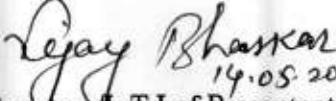
Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 202420


Sd/-
Arvind Kumar Yadav
Registering Officer
Hilsa (2701)

Date : 14/05/2026

Endorsement under section 52

Presented for registration at Registration Office, Hilsa (2701) on Thursday, 14th May 2026 by Vijay Bhaskar S/O Late Devendra Prasad Singh by profession Business, Status - Lessor (Property Owner).


Signature of L.T.I of Presentant

Date : 14/05/2026


Sd/-
Arvind Kumar Yadav
Registering Officer
Hilsa (2701)

Endorsement under section 58

Execution is admitted by Vijay Bhaskar, Sunita Kumari and Identified by the person (1. Name Vimal Prasad, Age 58, Sex Male, S/O Shivnandan Prasad, vil- yogipur ps- hilsa nalanda) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

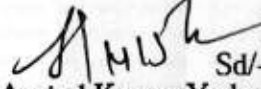
Date : 14/05/2026


Sd/-
Arvind Kumar Yadav
Registering Officer
Hilsa (2701)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Hilsa (2701) in Book 1 Volume No. 93 on pages on 94 - 104 for the year 2026 and stored in database of year 2026. The summary of document No 5969/2026 is printed on the front page of the document.

Date : 14/05/2026


Sd/-
Arvind Kumar Yadav
Registering Officer
Hilsa (2701)

Application No : 260500691294 Book No : 1 Year : 2026 S.No.6003 Deed No. : 5969