केन्द्रीय माध्यमिक शिक्षा बोर्ड
(मानव संसाधन विकास मंत्रालय, भारत सरकार के अधीन एक स्वायत्त संगठन)

CENTRAL BOARD OF SECONDARY EDUCATION

(An Autonomous Organisation under the Ministry of Human Resource Development, Govt. of India)

Appendix X

CERTIFICATE OF LAND

File No. 2300

Date: 16/09/26

Certified that the land measuring 8234 Sq.M (Area of land in **Square meters**) is owned by the NUTAN EDUCATIONAL AND WELFARE TRUST (Name of the School/Society/Trust/Company under Sections 8) fully described in the schedule mentioned hereinafter with the following details:

Sr.No.	Particulars	Details
1	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	KHASRA No. – 10 KHATA No. – 730 THANA – 35
2	Name of street//village, sub Division, District and State	VILL – SABOUR DISTT. – BHAGALPUR STATE – BIHAR
3	In terms of (give details of the document/deed i.e. Sale Deed/Conveyance Deed/Gift Deed/Lease Deed (with period in terms of no. of years)/Sub lease (with period in terms of no. of years) Allotment Letter etc.	– LEASE DEED – 40 yrs.
4	Registration details:	
	- Duly registered on	→ 11/11/2015
	- Executed by	→ REGISTRAR BHAGALPUR
	- Serial No.	→ 11661
	- Book no.	→ 01
	- Volume no. etc	→ 01 (Page 136 to 150)

Attested
19.09.26
Dr. Navjyoti Ranjan Verma
PRINCIPAL
Anand Public School, Sabour, Bhagalpur
Aff. No.-330774, Sch. No.-65770

It is certified that the said entire land comprise of a single plot of land. It is further certified that ANAND PUBLIC SCHOOL, KHANKITTA, SABOUR, BHAGALPUR, BIHAR, (Name of the School) is located on the above mentioned plot of land.

AFF No – 330774
SCH No – 65770

Digitally signed by Lap1
Date: 2021.06.28 21:26:24 +05:30
Reason: reason
Location: location

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THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 9.2.34 sq.M (Area of land in **Square meters**) is bounded as follows:

North	: SITARAM YADAV and others
East	: KAILASH YADAV
West	: KAMLA PRASAD YADAV
South	: SIMANA FARKA

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/ EQUIVALENT LAND AUTHORITY

17/01/

(Stamp and Signature)

(Name of Officer)

(Name of District)

श्री प्रियदर्शन
जिला अवर निबंधक
भागलपुर

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Serial No. 11661 Circle:-:Sabour Book No. :- 1 Deed No. 15

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

बिहार BIHAR 6969 नूतन एजुकेशनल एण्ड वेलफेयर ट्रस्ट 896713

Serial No. 11661 Deed No. 15

29 OCT 2015

कोषागार पदाधिकारी

Syed Md. Naqui
S. V. Court Compound
P.S.P.R.L. No 1/87-88

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

This document was presented for registration on **16/11/2015** by **Satyanarayan Pd. Yadav**
A Stamp Duty of Rs. **36660/-** and other Fees of Rs. **12665/-** 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. **15** in Book No. **1**, Volume No. **1** on pages from **136** to **150** and has been preserved in total **15** pages in C.D. No. **1** / Year **2015**

बिहार सरकार

Signature with Date
(**Satya Narayan Choudhary**)
Registering Officer, **Bhagalpur**

Date: 02/01/2016 Token No. 12345/2015

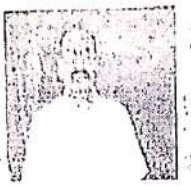
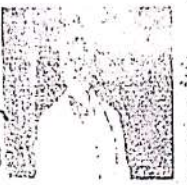
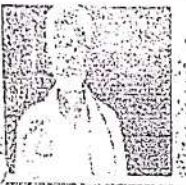
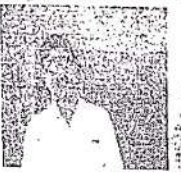
Anand Pal
Khankita, Sabour, Bhagalpur
Aff. No.-330774

SCROLL CHECKED

01. Name of the Executants Sri Satyanarayan Pd.Yadav
with full address

District Registry Office, Bhagalpur

Token Number 12345 | Reg. Year 2015 | Serial Number | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Nitan Educational And Welfare Trust						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Lessee Sig.	Ram Prakash Mahto (Settler Cum Chairman) 16/11						
Lessor Sig.	Satyanarayan Pd. Yadav						
Presented By	Satyanarayan Pd. Yadav						
Sig.	16/11/15						
Identified By	Navjyoti Ranjan						
Sig.	16/11/15						

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Labour, Bhagalpur
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2.

S/o Chandrika Pd.yadav

By faith Hindu by caste

Yadav by occupation -

Agriculturist, R/o

Village English, P.S. and

Anchel Sabour in the

District of Bhagalpur,

Nationality-Indian...

.. First party/lessor

ii. Nitan Educational and

Welfare Trust having its

registered office at-

Basant Vihar, P.S. Zero mile

within the town and district

of Bhagalpur through its

settler cum-chairman Ram

Prakash Mahto S/o late

Ramrup Mahto R/o Basant Vihar

Bahadurpur P.S. Zero mile,

town and District-Bhagalpur..

.. Second party/lessee.

02. Name of the person in whose favour executed : One party in favour of the other party.

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03. Nature of Document :- Deed of lease for Forty years i. e. from 1.11.2015 to 31.10.2055.

04. Consideration :- Rental of Rs. 30,000/- (Thirty thousand)per year (For the purpose of Stamp duty and registration fees.- The value of land comes to Rs. 12,21,000/- and stamp Duty & registration fees is paid on 50% of the said value).

05. Description of the leased premises :- 2.03½(Two acre three & half decimal) of agricultural land having Khesra-10(part)pertaining to Khata No. 730 Mouza Pannuchak, thana No.35, Jamabandi No - 1459, Touzi No.5154 in the Anchal & P.S.of Sabour in the district and Sub-Registry of Bhagalpur within the Zamindari of State of Bihar through Anchaladhikari

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Sabour and the boundaries of lot cut portion are as follows :-

North :- Sita Ram yadav & Others.

South :- Simana Farraka

East :- Kailash yadav

West :- Kamla Prasad yadav

For the Purpose of the Cultivation only

This indenture made the th day of Nov. in the year two thousand and fifteen(2015) between Satyanarayan Pd.yadav fully described and detailed in heading no.1 above and hereinafter called the lessor which expression shall mean and include the heirs, legal representative, successor-in-interest, executors, administrator, and assigns of one part and Nutan Educational and Welfare Trust fully described and detailed in heading no.1 above and hereinafter called the lessee which term or expression shall mean and include

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successor in office and legal representative of the other part.

Whereas the executant no.1 has come in possession of land by virtue of sale-deed dt. 16/9/05 executed by Narayan Pd. Dubey, Smt. Manorma Devi & Smt. Kusum Devi and thus is the owner of the land described and detailed in heading no.5 above, And Whereas the lessee aforesaid being desirous for agricultural land on lease for the aforesaid Trust approached the lessor for letting out the said land fully described and detailed in heading No.5 above to the lessee as the lessee considered the said land suitable for the said purpose and the lessor agreed to let out the said land to the lessee more fully described in heading no.5 of this deed from 01.11.2015 to 31.10.2055

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on a rental of Rs. 30,000/-(Thirty thousand) per annum the rent of every year being payable in the Ist week of every running year on the terms and condition in corporated in this deed.

Whereas in consideration of the rent herein contained the lessor as owner of the land described and detailed in heading no.5 this deed agreed with lessee for the grant of a lease of the aforesaid land, duly described in heading no.5 above of this deed to the lessee for Thirty five years i.e. for the period 01.11.2015 to 31.10.2055 on an annual rental mentioned above on the terms and conditions here-in-after appearing.

Now this deed witnessed as follows :-

In pursuance of aforesaid agreement the executants fully described in column no.

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1 above out of their own free will in their sound state of kind and body, without any fraud, coercion, undue influence have entered into this contract of lease in respect of land, fully described in column no.5 above for a fixed period from 1.11.2015 to 31.10.2055 on the annual rental of Rs.30,000/- (Thirty thousand) per year on the terms and conditions hereinafter appearing.

01. That the rent of every year shall be payable to lessor on the Ist week of every running year and in case of default in the payment of rent for any one year within the period as aforesaid the Lessee shall be liable for eviction.

02. That the annual rent of lease hold premises shall be Rs. 30,000/- (Thirty thousand).

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03. The rent receipt granted by the lessor shall be only evidence of payment of rent and the lessee shall not be entitled to claim payment of rent in any other manner.

04. That the Lessee shall not be entitled to continue or hold over the land premises after the expiry of the period of lease i.e. 31.10.2055 which is the essence of the contract and the lease will terminate automatically on the expiry of the said period and the lessee will have no right to claim any extension of time any account whatsoever and the Lessee shall make over the land at once to the lessor in the good condition as received.

05. That the Lessee has agreed to pay the rental hereby reserved as the same is

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very fair and equitable and reasonable in every respect and the lessee shall not be entitled to take any objection in regard to quantum and mode of payment of the said rental at any time.

06. That the lessee shall not be liable to pay any land revenue of the land leased-out.

07. That the lessee hereby undertake to hand over the land hereby leased out on the expiry of the period of lease as stated here-in-above i.e. on the expiry of 31.10.2055 or earlier in case of automatic termination on the terms and conditions stated herein.

08. The lessee shall not be entitled to induct anybody in the land in any manner and/or induct anybody as sub-tenant either in

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entire lease hold land or in any part thereof nor shall have any right to assign the tenancy right to any other person.

09. That the lessor shall have the right to eject the lessee on the breach of the terms and conditions herein mentioned without prejudice to the right to realise all affears of rent due.

10. That the lessee paying the rent reserved and observing and performing the covenants and conditions herein contained and on his part to be observed and performed shall and may peacefully and quietly possess and enjoy the said land hereby leased out without any

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let or hindrance from the lessor or any person rightfully claiming from or under him.

11. That the lessee will be entitled to surrender his lease even before the expiry of lease after giving one year written notice to the lessor or one year rent.

12. That, if the lessee desires for the renewal of lease the lessor shall be entitled to renew the lease for one term on the new terms and conditions as agreed between the parties

13. That the parties of this deed out of their own respective free will and consent executed this deed of lease after

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understanding the contents and significance of this indenture and in token thereof the parties have put their signature on the date, month and year first afore mentioned in the presence of

Witnesses.

Ranjeet Roy, Vkeel,
S/o Chandeshwar Pd. Verma,
Near Aerodrome, Tilkamajhia,
Bhagalpur 10/11/15

Witnesses

2. अजय कुमार यादव
पिता श्री गोपाल मुसाधर यादव
तिलकामांझी भागलपुर
10/11/15

Typed by: Akhouri

Drafted by :

सही
सत्यनारायण प्रसाद साह
पता नवगछिया रंजन वकील
10/11/15

Lessor

Accepted

Lessee 10/11/15

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