176 159

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c0102548f1eed7788d68
Receipt Date : 13-Jan-2025 02:20:52 pm
Receipt Amount : 4010/-
Amount In Words : Four Thousand Ten Rupees Only
Token Number : 202500004124
Office Name : SRO - Govindpur
Document Type : Lease
Payee Name : TALIMUDDIN ANSARI (Vendor)
GRN Number : 2500192656

For Office Use :-

...की धारा 35 के अधीन
... अनुच्छेद ... या 1 के ... के अधीन
न्यायालय स्टाम्प लगाया गया है। अथवा टिकट
नकदी से विमुक्त है या स्टाम्प – शुल्क से मोचित
नहीं है।

NIO 13/1/25 निबंधन पदाधिकारी 13/1/25

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Talimuddin Ansari
13/1/25

Deed of Lease 33 years Rent 10,000.00 per Annum.
ST. 6010=

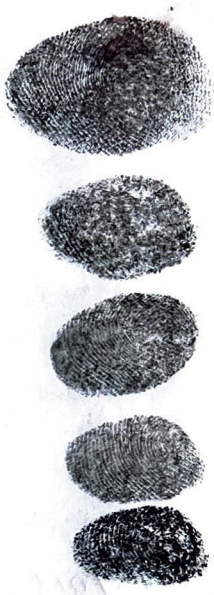
Payment is done of Rs. 6500
By GRN No. 2500192721 Dt. 13/1/25

Fee paid
AI - 3000.00
E 2000.00
5000.00
Ha
13.01.2025



ATTESTED
Advocate, Dhanbad

Talimuddin Ansari
13/1/25



LEASE DEED

THIS LEASE OF DEED was made and executed at Govindpur, Dhanbad on this 13th day of January 2025

Between

1. TALIMUDDIN ANSARI, (PAN Card No.ABUPA5216F), (UID No.-210850250862) S/O. Late Gokul Miyan, DOB-16/10/1956, by faith Muslim, by Category OBC, by occupation Business, resident of Barwa East, P.O. Barwa East, P.S. Govindpur, Dist. – Dhanbad-828205, Jharkhand (herein called the "LESSOR") which expression shall unless the context otherwise, requires, include his legal heirs, successors, representatives and assigns on the First Part.

AND

2. **TALEEM TRUST**, a registered trust having its registered office at Barwa East, P.O- Barwa East, P.S.- Govindpur, Dhanbad, Jharkhand-828205 represented by its founder Trustee MARIYAM BIBI, (PAN No.DXPPB5786P), (UID No.-230005912557) wife of Talimuddin Ansari, by faith Muslim, by Category OBC, by occupation social worker, resident of Barwa East, P.O. Barwa East, P.S. Govindpur, Dist. –Dhanbad-828205, Jharkhand authorised by the resolution passed by the Board of Trustees on

13/01/2025 10 बजे 1:00 अपराह्न

के कार्यालय गोविन्दपुर में लेखकबद्धकर्ता द्वारा प्रमाणीकृत पुष्टिकरण

लेख्यकर्त्रियों या करेदारों में से एक श्री तालिमुद्दीन अंसारी

पिता/पति का नाम स्व॰ गोकुल मियाँ

ग्राम बरवाडीह थाना गोविन्दपुर जिला धनबाद

आदि को भली भाँति समझाया गया।

हस्ताक्षर

पदाधिकारी का हस्ताक्षर

13/01/2025

अनुवादक का हस्ताक्षर

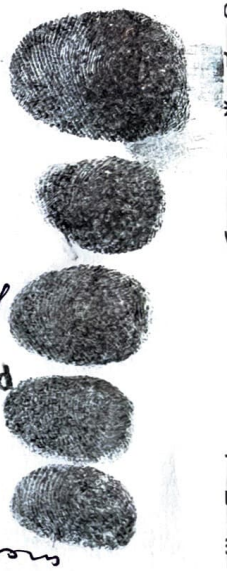


ATTESTED

Advocate, Dhanbad

Talimuddin Ansari

13/1/25





Talimuddin Ahmed
13/1/25

November 24,2019 (herein called the "LESSEE") which shall mean and include Board of Trustees/elected & nominated executor of the trust on the Second Part.

Whereas the said "LESSOR' is the absolute owner by virtue of Sale deed No.3206,4055,2647,9675,5129,7437,11396,3374,3602,7246 and 7247 with the possession and enjoyment of the LAND AND BUILDING AND PREMISES described hereunder in the Schedule A.

Whereas the "LESSEE" wants to take the property mentioned in the Schedule A which the LESSOR also has agreed for the purpose of setting up/or running school/ or educational institutions including playground, boys' and girls' hostels, Library, and other related things.

WHEREAS it is considered necessary and expedient to reduce in writing the terms and conditions of this LEASE AGREEMENT.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. In purpose of this agreement between "LESSOR" and the "LESSEE" and in consideration of the rent payable by the "LESSEE" and the mutual covenants hereinafter contained the "LESSOR" had already demised into the "LESSEE" the premises mentioned in the Schedule A and to hold the same for a period of 33 years commencing from 14.01.2025 and Lessee shall pay ANNUAL rent of Rs.10,000/- (Rupees Ten Thousand only) and "LESSOR" shall issue a cash receipt for the amount received.

2. The "LESSEE" shall pay the Annual rent to the "LESSOR" regularly till the full period of lease on or before the 5th day of January of English calendar of month of every year.

3. The Lease period may be extended on the expiry of the period of 33 years for the further period as may be determined by both the parties with their mutual consent and agreement in writing.

13/1/25

4. The "LESSEE" shall pay a sum of Rs.20,000/-(Rupees Twenty Thousand only) as interest free advance for the Lease and the same shall be with the "LESSOR" as a Security Deposit till the date of handling over the possession of premises to the "LESSOR" and "LESSOR" Shall issue a cash receipt for the above said amount.

5. The "LESSEE" shall pay directly charges for the consumption throughout the period including any other tax relating to their educational Purpose.

6. The "LESSOR" shall pay the property tax and other local taxes in respect of the demised premises.

7. The "LESSEE" shall obtain all necessary licenses and permits or permissions as may be required under various statutes for carrying on its educational and other charitable activities.

8. The "LESSEE" is hereby authorised by the "LESSOR" to carry out all construction work on the site for their purpose, in accordance with Indian law. The "LESSEE" may renovate the Leased structures, reconstruct, demolish the building, construct new building as per their own specification to carry out its obligation.

9. The "LESSEE" agreed to share all lawful details of approvals of building whenever necessary with the LESSOR and it is the duty of the "LESSEE" to obtain all the necessary building approvals from various Government authorities. "LESSOR" will coordinate in getting approval from competent authorities.

10. The "LESSEE" shall not sub-let either in whole or part of the Schedule Property and shall not part with the possession of the Schedule property to any third party without written approval of the "LESSOR". However, the "LESSEE" can allow and appoint & render right to any school management group to manage &/use the said property for the educational activities on behalf of the "LESSEE".

11. The "LESSEE" undertakes that when the Schedule property is no longer required by the "LESSEE" for the aforesaid purpose/project, the "LESSEE" shall forthwith relinquish and surrender the land and building in favour of the "LESSOR" and

in the event of such surrender, the "LESSOR" is not obligated to refund the cost of any construction /buildings/combination of buildings/blocks of buildings constructed by the "LESSEE".

12. In the event of cancellation of agreement for the Schedule property leased, the Lease advance made by the "LESSEE" shall stand forfeited, towards the use and occupation of the schedule property. All charges in respect of water, electrical power, drainage, sewage disposal, other utilities and related taxes, deposit and charges will be paid to and settled by the "LESSEE" with the concerned authorities.

13. Subject to the provision mentioned in the presence, if the "LESSEE" commits any default in payment of annual rent for three consecutive years or there is any breach of any of the terms of this agreement, the "LESSOR" shall be at liberty to determine the lease by giving three months' notice and take possession of the land building and the "LESSOR" is entitled to recover damages.

14. It is expressly hereby agreed between the PARTIES as the essence of this agreement that the "LESSEE" shall subject to the provision of this presence of land over this building of the demised on the "LESSOR" in good and tenantable conditions immediately on the expiry of the term of lease or any renewal thereof.

15. The "LESSEE" shall not use to said premises for any illegal or objectionable purposes violating any law of the land or subject to the same to any parties. The premises shall be used only for educational and charitable purpose.

16. The "LESSEE" shall attend to the maintenance of the said building including painting, whitewashing periodically and repairs if any at their own cost of keep the demised premise in good and tenantable conditions throughout the period of this agreement.

SCHEDULE OF PROPERTY

SCHEDULE 'A'

Gobindpur,chowki sadar registry office Dhanbad, sub registry office Gobindpur, District Dhanbad. MOUZA: BARWA EAST, MOUZA NO. 223.

(i). WHEREAS New Khata no 212 (Old khata no- 57) New plot no- 2915 (Old plot no1476) area 10 decimals land purchased by the Lessor from Jainul Ansari & others by virtue of registered Sale Deed being No. 3206 dated 11-09-2013 registered at Govindpur registry office, and enrolled his name in register -II, Volume No.1, page No.511.

(ii). WHEREAS New Khata no 16 (Old khata no- 58) New plot no- 2913 (Old plot no1465) area 7 decimals land purchased by the Lessor from Muslim Ansari by virtue of registered Sale Deed being No. 4055 dated 27-10-2016 registered at Govindpur registry office, and enrolled his name in register -II, Volume No.1, page No.511.

(iii). WHEREAS New Khata no 269 (Old khata no- 86) New plot no- 2910 (Old plot no1471) area 12 decimals land purchased by the Lessor from Mantosh Gorai by virtue of registered Sale Deed being No. 2647 dated 20-07-2013 registered at Govindpur registry office, and enrolled his name in register -II, Volume No.1, page No.486.

(iv). WHEREAS New Khata no 269 (Old khata no- 86) New plot no- 2927 (Old plot no1455) area 6 decimals & New Khata no 208 (Old khata no- 107) New plot no- 2932 (Old plot no- 1481 & 1460) area 1.33 decimals land purchased by the Lessor from Madhusudan Mandal by virtue of registered Sale Deed being No. 9675 dated 31-12-2012 registered at Dhanbad registry office, and enrolled his name in register -II, Volume No.1, page No.486.

(v). WHEREAS New Khata no 208 (Old khata no- 107) New plot no- 2932 (Old plot no1460) area 2.50 decimals & New Khata no 37 (Old khata no- 107) New plot no- 2940 (Old plot no- 1481) area 2.82 decimals land purchased by the Lessor from Suku Mandal & others by virtue of registered Sale Deed being No. 5129 dated 18-12-2012 registered at Govindpur registry office, and enrolled his name in register -II, Volume No.1, page No.486.

(vi). WHEREAS New Khata no 208 (Old khata no- 107) New plot no- 2932 (Old plot no- 1755) area 2 decimals & New Khata no 208 (Old khata no- 107) New plot no3306 (Old plot no- 1708) area 4.66 decimals & New Khata no 37 (Old khata no- 107) New plot no- 2940 (Old plot no- 1651) area 2 decimals land purchased by the Lessor from Anant Mandal by virtue of registered Sale Deed being No. 11396 dated 30-07-2011 registered at Dhanbad registry office, and enrolled his name in register -II, Volume No.1, page No.486.

(vii). WHEREAS New Khata no 212 (Old khata no- 53) New plot no- 2917 (Old plot no1466) area 13 decimals & New Khata no 401 (Old khata no- 53) New plot no- 2914 (Old plot no- 1475) area 14 decimals land purchased by the Lessor from Mathur Kumar & others by virtue of registered Sale Deed being No. 3374 dated 01-10-2013 registered at Govindpur registry office, and enrolled his name in register -II, Volume No.1, page No.486.

(viii). WHEREAS New Khata no 401 (Old khata no- 2) New plot no- 2925 (Old plot no1453) area 6.50 decimals & New Khata no 401 (Old khata no- 2) New plot no- 2918 (Old plot no- 1467) area 6 decimals land purchased by the Lessor from Hazi Samsuddin Ali & others by virtue of registered Sale Deed being No. 3602 dated 30-09-2016 registered at Govindpur registry office, and enrolled his name in register -II, Volume No.1, page No.498.

(ix). WHEREAS New Khata no 208 (Old khata no- 107) New plot no- 2932 (Old plot no- 1460 & 1481) area 6 decimals land purchased by the Lessor from Manu Mandal & others by virtue of registered Sale Deed being No. 7246 dated 15-10-2012 registered at Dhanbad registry office, and enrolled his name in register -II, Volume No.1, page No.498.

(x). WHEREAS New Khata no 37 (Old khata no- 107) New plot no- 2940 (Old plot no1460 & 1481) area 6 decimals land purchased by the Lessor from Yudhisthir Mandal & others by virtue of registered Sale Deed being No. 7247 dated 15-10-2012 registered at Dhanbad registry office, and enrolled his name in register -II, Volume No.1, page No.498.

(xi). WHEREAS New Khata no 208 (Old khata no- 107) New plot no- 3305 (Old plot no- 1481) area 4 decimals land purchased by the Lessor from Anant Mandal by virtue of

13/11/25

registered Sale Deed being No. 7437 dated 19-10-2012 registered at Dhanbad registry office, and enrolled his name in register -II, Volume No.1, page No.486.

Total Area- 105.81 Acre of land together with Ground Floor RCC Building 670 Sq.m, first floor RCC building 334 sq. m constructed therein built with all appurtenances thereon connected with all electrical installation.

Boundary of all plot:-

North:- Manash Bhattarjee

South:- Motilal Manjhi

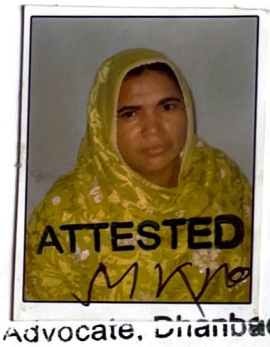
East:- Shivlal Manjhi

West:-Rasta

The above LEASE property situated under Barwa East, Panchayat, P.S.- Govindpur, Dhanbad.

Talimuddin Ansari
13/1/25

IN THE WITNESS WHERE OF THE LESSOR AND THE LESSEE HAVE TO PUT THEIR SIGNATURES IN THE PRESENCE OF THE UNDERSIGNED WITNESSES AT GOVINDPUR.



For TALEEM TRUST

मरियम बीबी
13/1/25

TALIMUDDIN ANSARI
LESSOR

Talimuddin Ansari
13/1/25

MARIYAM BIBI
(Founder Trustee)
LESSEE

WITNESS

Manish Kr Roy
Adv Dhanbad
Enrol: 1297/02
13/01/2025

1. Md Asif Iqubal
S/o Md Zakir Hussain Ansari
Add- Vill-Paroya, PO-Barora East
Govindpur Dhanbad

2. मणिद्र अंसारी
आप-इंदाडीह, पो० बरवा पूर्व,
गोविन्दपुर, धनबाद
13/1/25