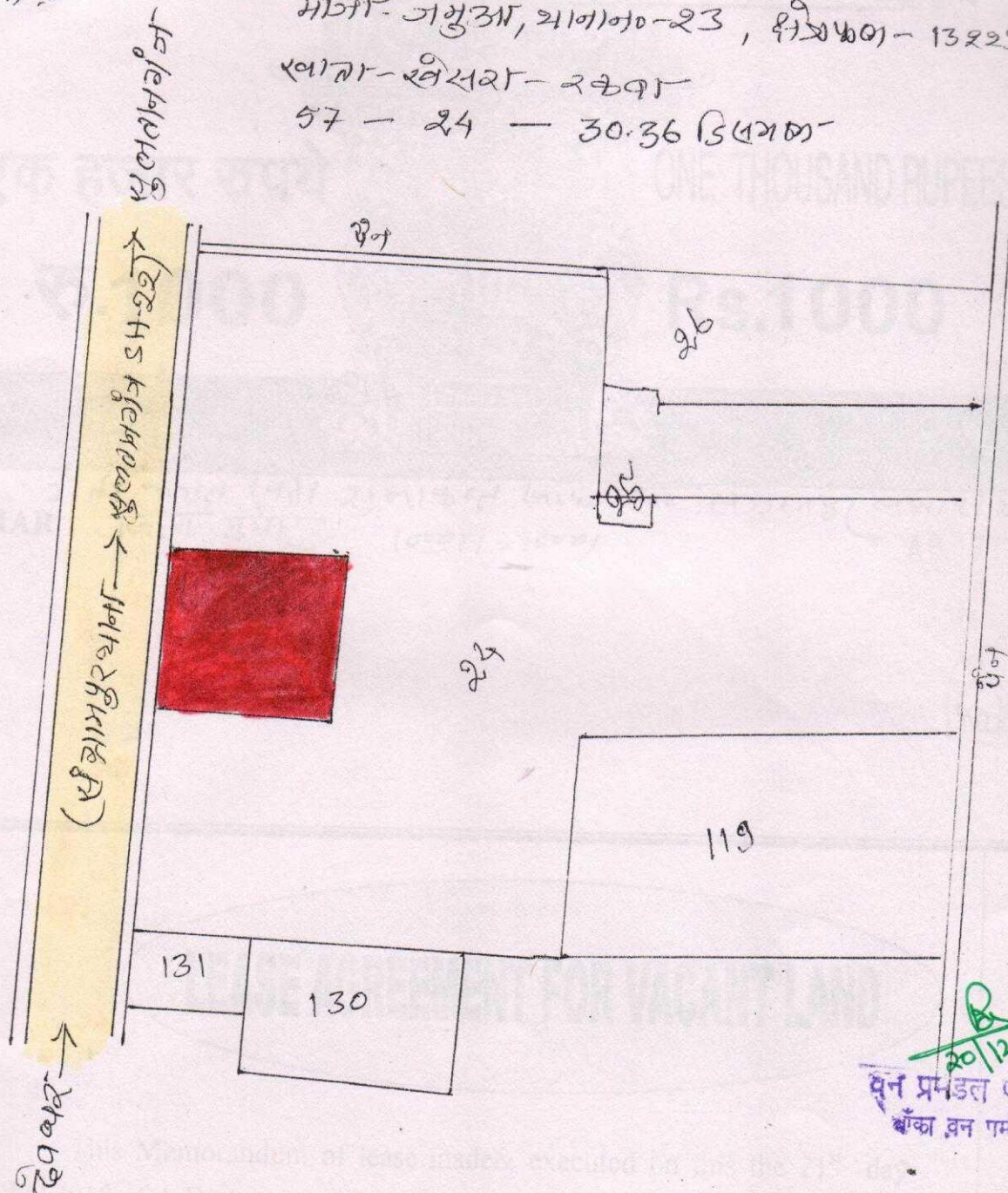


संभ्रामपुर थाना से 4 चार किलोमीटर के दायरे सुलतानगंज की ओर SH-22 सुलतानगंज देवपुर रोड पर बाँका जिला अन्तर्गत बिहार राज्य में पट्टी न पम्प के लिए प्रस्तावित भूमि का नजरी नक्शा बौजभीन का क्षेत्र का एम्बेस्काईडिंग में :-

मौजा - जमुआ, थाना नं०-23, सी.डी.ब्लॉक - 13225 वर्ग फीट

खाना - खेसरा - रकबा

57 - 24 - 30.36 डिगल



1) संभ्रामपुर से सुलतानगंज SH-22 से 0 शुन्य किलोमीटर की दूरी पर प्रस्तावित भूमि।

2) उत्तर से दक्षिण जमीन की लं० - 115'0" (35 मीटर)

पूरब से पश्चिम जमीन की लं० - 115'0" (35 मीटर)

3) प्रस्तावित भूमि का कुल रकबा - 30.36 डिगल

4) जमीन की चौड़ाई -


उत्तर - 36 मीटर वर्ग 20 - नीजलीज करी


दक्षिण - 30 मीटर वर्ग

40 - P.W.D पक्की बडक

Rasta Pshesat SH-22

संकेत

प्रस्तावित भूमि -  लागू

सुलतानगंज देवपुर मुख्य मार्ग - 

सुलतानगंज देवपुर

प्रांतीय मंत्री  
रामदेव मन्ना  
08-06-2019



2-19514

20422 Deed no-19355

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

बिहार BIHAR

21/12/2018 (21/12/2018) 21/12/2018 (21/12/2018) 21/12/2018 (21/12/2018)  
जिला मुंगेर (1000x) = 10000

AB 917547

Rajay

## LEASE AGREEMENT FOR VACANT LAND

This Memorandum of lease made & executed on this the 21<sup>st</sup> day  
DEC 2018 of A.D., by and;

BETWEEN

1. Name of the Executant (Lessor) :-

Sri MEERA LAL BHAGAT (aged about 40 years) son/of Sri  
Basuki Prasad, resident of Chandania, P.O.- Sangrampur, PIN- 813212.,  
P.S.- Sangrampur, Distt.- Munger, Indian Citizen, hereinafter called the

Sign of Lessor

Reeta Bhagat



Lessor (which include his/her/their heirs, successors, successor-in-office and legal representatives, executors, administrators and assigns etc.).  
Mobile no. 9546941418 AadharNo. 274437301631

AND

2. Name of the Executantee (Lessee) :-

SMT, REETA BHAGAT (aged about 52 years) D/O of  
KAMAKANT SAH, resident of Nawab colony Police Line Road  
Tilkamanjhi, P.O.- Tilkamanjhi, Bhagalpur PIN- 812001., P.S.-  
Tilkamanjhi, Dist- Bhagalpur presently residing at vill-sagarampur po-ps  
anchal- sagarampur Dist-munger

(Indian Citizen) hereinafter called the Lessee.

Mobile no 9572394222 AadharNo 845403922520

3. Nature of Deed:-

Memorandum of fixed term lease for the period of 300 Months i.e  
(25 years) commencing from 21st December 2018 and terminating on 24  
th December 2043 renewable with consent of both parties by executing a  
fresh lease deed.

4. Amount of rent reserved:-

(Rupees 23000 Rupees ) monthly only has been paid

The amount shall be enhanced by 5 % after Five every year or as  
mutually decided.

5. Description of the leasehold property:-

A vacant land situated at Mohalla- Jamua Mauza- Jamua P.S.-  
Belhar, Distr. Banka, bearing Thana no.- 23, Tauzi no 445 within the limits  
of Sub Registration Office Banka & District Registration Office Banka

Khata no.

57

(Fifty seven)

Plot no..

24

(twenty four)

Area

30.36 Decimals

(thirty point three six dec. only)

115feet x 115feet equal to little

(35 meters into 35 meters)

North to South - 115'

East to West - 115'

Jamabandi  
146 (10)

Reeta Bhogal

Sign. of Identifier  
12/12/2018

Sign. of Lessor  
12/12/2018



which is

Bounded as follows:-

North:- Uday Bhagat & Brothers

South:- Shambhu Sharan

East:- Nij Lessor

West:- P.W.D. Road State Highway 22

### WITNESSETH AS HEREUNDER :-

1. That the Lessor aforesaid is the owner and land lord 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 aforesaid for commercial/Industrial/Cultivation purpose and for establishing the petrol pump by mutual agreement of both the parties the Lessor aforesaid agreed to let out the said land to the Lessee aforesaid and the Lessee aforesaid agreed to take the lease of the land aforesaid on the following terms and conditions and the Lessee aforesaid agreed to the terms willingly and without any pressure and accordingly the Lessor aforesaid has already verbally let out the premises the Lessee aforesaid and have put him in possession of the premises as tenant on the following terms and both parties have agreed to execute this document by way of memorandum of the said previously agreed lease.

### TERMS AND CONDITIONS:-

The Lessee aforesaid has been put in physical possession of the land aforesaid as tenant as said above and the Lessee aforesaid shall not be entitled to deny the title of the Lessor to the premises aforesaid or either set up his own title or the title of any third person and the breach of this condition alone would be entitled the Lessor aforesaid to evict the Lessee from the premises aforesaid without any other consideration such a plea of denial of title by the Lessee cannot be acceptable by a court of justice.

ii. The Lease agreed between the Lessor and the Lessee aforesaid shall be a fixed term lease for 300 months i.e 25 years only commencing from this 21st December and terminating 24th December 2043 and it shall be effective from the day when the HPCL accepted the petrol pump for the

Reeta Bhagat

Sign. of Witness

Sign. of Lessor

21/12/2019



lessee and if not accepted by the HPCL the petrol pump then this lease deed will be stand canceled unless the term 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. Both the party also agreed that if the lessor wants then he may transfer his business on any other land and may also cancel this lease after giving three months prior notice to the lessor.

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 month in the first week of each month of English Calendar either by A/c payee CHEQUE/D.D./RTGS or hand to hand evidenced by rent receipt signed by Lessor on behalf of Lessors and the Lessee himself on behalf of Lessee and no statement of oral payment shall be recognized.

iv) The Lessee shall in case the Lessor and Lessee do not mutually agree/opt for renewal or extension beyond the original period as provided in the deed vacate the premises on the termination of the lease period of 300 months i.e. 25 years and 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 or renewed terms if there be renewal by serving two months prior notice upon the Lessor.

vi) the lessee will be able to make structures, addition or alteration in the demised premises without the written consent of the Lessor and may construct partitions for making any cabin, fitments or weather heating/cooling equipments etc. and/or may remove or alter wall fittings, door and windows etc. at their own cost.

vii) There is electric installation and connection in the premises aforesaid and the electric meter is in the name of Lessor/Lessee and the electric consumption read in the said meter since after the commencement of the lease shall be payable by the Lessee according to the bills of the Department till the premises is legally vacated by the Lessee, and hand over the electricity bills to the Lessor every month without fail.

Sign. of Witness

Sign. of Lessor

Reeta Bhargava

21/11/18  
21/11/18



2012 22 March 1935

From 10/10/1935

Year: 201  
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- viii) To permit the Lessor. workmen to enter into the demised premises at all reasonable times for the purpose of either inspection or repair of the demised premises at all reasonable times for the purpose of either inspection or repair of the demised premises.
- ix) That whereas day to day minor repair such as fuses, leakage of water tap, wash basins other fitments/utilities in the bath room 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 and to replace any broken item/fixtures which are the part of the building and also carry out the major repairs such as leakage in electricity and sanitary water pipes or cracks etc. These will be attended to by the Lessor at his own cost within seven days of such defects are notified to the Lessor by the Lessee.
- x) That the Lessee will have right and able to make any agreement with APCL or with any other Government institution and also able to sublet it to the government, corporation or to any private firms and for such subletting the lessor shall not make.
- x) That the maintenance charge of the society will be paid by the Lessee.

### DETAILS CALCULATION CHART FOR FEE & STAMP DUTY

1. Total rent to be paid by the Lessee to the Lessor on the Monthly Basic for entire lease period 25 years subject to yearly increment.
2. Total MVR cost of leased property 6,40,000 Rs.
3. 15% of 6,40,000 (Commercial value) 96,000 Rs.
4. In round figure stamp duty is paid on 1,00,000 Rs.

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

IN WITNESS WHEREOF the Lessor and the Lessee have executed this Lease (Rent Agreement) which shall be binding on them and their successor's in-interest.

Reeta Bhoj



WITNESSES :-

कैलाश थापेव  
रन उतरवा थापेव  
गाम - मन्दिनी  
पिता - मंगल मडल  
जिला - मुंगेर  
संजय कुमार मिश्रा  
खर श्याम चरण मिश्रा  
कौशिक

Signature of the Lessor

हार लाल भगत

21/12/18

Signature of the Lessee

Reeta Bhagat

प्रतिपक्ष  
हार लाल भगत  
21/12/18

Reeta Bhagat





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## जमाबदा का विवरण:

भाग वर्तमान 4

पृष्ठ संख्या 2

जिला का नाम- Banka अनुमंडल नाम- Banka  
अंचल का नाम- Belhar हलका का नाम-  
डुमरिया मौजा का नाम- जमुआ थाना नम्बर- 23

## जमाबंदी रैयत का नाम:

रैयत का नाम- HIRALAL BHAGAT, पिता/बाप/अबू -BASHUKI PRASAD BHAGAT जाति- कलवार

## भूमि का विवरण :

खाना नम्बर	जमीन संख्या	रकबा	घोसदी उतर	हमिण	पूरब	पश्चिम
57	127	0 ए 59.25 डि 0 सेमी				
	24	0 ए 74.5 डि 0 सेमी				
	कुल पश्चिम	0 ए 133.75 डि 0 सेमी				

## अंतिम लगान का विवरण :

तारीख	प्राप्ति का संख्या	साल में	साल तक	नागत रकबा	नागत पातु साल	रैयत सेस बकाया	रैयत सेस पातु साल	रैयत सेस बकाया	रैयत सेस पातु साल	रैयत सेस बकाया	रैयत सेस पातु साल	रैयत सेस बकाया	रैयत सेस पातु साल
2019-11-05 20:54:52.0	0802138762	2019-2019	2020-2020	0	60	0	15	0	30	0	30	0	12
2019-11-05 15:05:02.0	0245602505	2019-2019	2020-2020	0	60	0	15	0	30	0	30	0	12
2020-08-12 18:13:51.0	0561150654	2020-2020	2021-2021	0	60	0	15	0	30	0	30	0	12
2021-04-09 09:35:42	09042021093243479971	2021-2021	2022-2022	0	60	0	15	0	30	0	30	0	12

प्रमाणित किया जाता है कि राजस्व अभिलेखों के आधार पर उपरोक्त वर्णित भूमि/ भू-खंड पर आवेदक श्री/श्रीमती HIRALAL BHAGAT, पिता/बाप/अबू -BASHUKI PRASAD BHAGAT, जाति- कलवार ग्राम/मोहल्ला/वार्ड/ मौजा का नाम जमुआ पंचायत/नगरक्षेत्र/हलका का नाम डुमरिया अंचल का नाम Belhar जिला Banka राज्य बिहार के शांति पूर्ण दखल-कब्जा में है

हउ अंचल अधिकारी  
NAGENDRA PRASAD

Reeta Bhagat