



बिहार BIHAR

बिहार का प्रशासनिक दस्तावेज का हस्ताक्षर करने की जगह
प्रमाणित हूँ कि इस दस्तावेज का अर्थ

BC 719076

Mithilesh Prasad Singh
Stamp Vender

Lic No. 711/83

Registry Office Deed No. - 5390

Serial No. :- 3565

10 APR 2026



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

This document was presented for registration on 22/04/2026 by Sudhanshu Prasad Yadav. A Stamp Duty of Rs. 865300/-, Registration Fee of Rs. 294125/- 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. 5390 in Book No. 1 Volume No. 110 on pages from 374 to 387 and has been preserved in total 14 page in database.

Date : 22/04/2026

Application No. : 260500588366

Signature with Date
Dhananjay Kumar Rao
Registering officer, Hajipur

DEED OF LEASE

THIS INDENTURE BY WAY OF LEASE is made on this
21th day of April 2026.



Saket Kumar
Manager
Sharp Mind International School
Lalgani, Hajipur-844119

RAJ Kumar
Principal
Sharp Mind International School
Lalgani, Hajipur-844119

22/4/2026
Signature with Date
Dhananjay Kumar Rao
Registering officer, Hajipur
21/4/26

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 : Sudhanshu Prasad Yadav Sign & Date : 22/4/26								Name : Sudhanshu Prasad Yadav Date & Time : 22/04/2026 12:57 PM Aadhaar : *****6470
Party Type : Lessor (Property Owner) Name : Saket Kumar Sign & Date : 22-04-26								Name : Saket Kumar Date & Time : 22/04/2026 12:59 PM Aadhaar : *****0740
Party Type : Lessor (Property Owner) Name : Kumar Gaurav Sign & Date : 22.04.26								Name : Kumar Gaurav Date & Time : 22/04/2026 01:00 PM Aadhaar : *****6369
Party Type : Lease Holder Name : Sudhanshu Prasad Yadav Authorized By : Arunafoundation (Organization) Sign & Date : 22/4/26								Name : Sudhanshu Prasad Yadav Date & Time : 22/04/2026 12:57 PM Aadhaar : *****6470
Party Type : Identifier Name : Suman Kumar Singh Sign & Date : 22/4/26								Name : Suman Kumar Singh Date & Time : 22/04/2026 01:02 PM Aadhaar : *****6632
Party Type : Attesting Witness Name : Rahul Kumar Sign & Date : 22/4/26								

बसरा सो
 रोक से मुक्त
 नैन निमित्त का बला
 22-4-26



श्री - (सुधंशु) यदव
 22/4/26
Saket Kumar
 Manager
 Sharp Mind International School
 Lalgaon, Hajipur-844119

Raj Kumar
 Principal
 Sharp Mind International School
 Lalgaon, Hajipur-844119

BETWEEN

1. **SRI SUDHANSHU PRASAD YADAV** son of Late Anandi Prasad Mahto, Mob. No. 9931286484, Aadhar No.- 7460 2138 6470
2. **SRI SAKET KUMAR** son of Sri Sudhanshu Prasad Yadav, Mob. No.- 9334781684, Aadhar No.- 9675 8494 0740
3. **SRI KUMAR GAURAV**, son of Sri Sudhanshu Prasad Yadav, Mob. No.- 9386542461, Aadhar No.- 7513 4724 6369

both resident of Vill- Bingama, Po.- Jalalpur, Ps.- Mohanpur, Dist.- Samastipur, Pin Code- 848506, Present Address- 302, Ashirwad Enclave, Shivaji Nagar, Po.- Digha Ghat, Ps.- Digha, Dist.- Patna, Pin Code- 800011, State- Bihar, Indian Citizen, which terms and expression shall unless repugnant to the context include thereof their heirs, executors, administrators and assigns (herein after called the **LESSORS**) of the **ONE PART**.

AND

ARUNA FOUNDATION, Regd. Office- Jadhua, Hajipur, Dist.- Vaishali, 844101, through its Managing Trustee **SRI SUDHANSHU PRASAD YADAV** son of Late Anandi Prasad Mahto, Mob. No. 9931286484, Aadhar No.- 7460 2138 6470, resident of Vill- Bingama, Po.- Jalalpur, Ps.- Mohanpur, Dist.- Samastipur, Pin Code- 848506, Present Address- 302, Ashirwad Enclave, Shivaji Nagar, Po.- Digha Ghat, Ps.- Digha, Dist.- Patna, Pin Code- 800011, State- Bihar, Indian Citizen, which term and expression shall unless repugnant to context include thereof his heirs, executors, administrators and assigns (herein after called the **LESSEE**) of the **OTHER PART**.



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Lalganj, Hajipur-844119

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यह साकेत कुमार पीज लिखा
वै कागज पढ़कर समझ लिया
21/11/26

AND

WHEREAS, the Lessors are absolute owner and possessor of the property fully mentioned in Schedule 1 at the foot of this Deed which has been duly acquired and purchased by the Lessors out of their own earnings through different Deed of Absolute Sale executed and registered on different dates. and since date of above purchase the Lessors aforesaid, are expressing the right title and interest over the property fully mentioned in schedule at the foot of this deed.

AND WHEREAS the between Educational institution for teaching of Students in professional courses in the name and Higher secondary education, Graduation and Post Graduation education.

AND WHEREAS the lesser approached the I resorts to grant the property described in schedule I of this Deed on Lease and I essors in this context has agreed to grant the property on lease for a fixed a period of Ninety Nine Years on a Yearly rent of Rs. 12,00,000/- (Twelve Lakh only) per annum and with another option to renew the lease period after ten years per 10% increscent and expiry of **Ninety Nine Years (99 years)** with their mutual consent and with an increase in the rate of rent as mutually agreed between the parties and after execution and registration of another fresh Lease Deed

NOW THIS INDENTURE OF LEASE WITNESSES AS FOLLOWS:-

That in pursuance of the aforesaid agreement and in pursuance of covenant set forth hereinafter both the parties above named voluntarily of their own accord, with free will and pleasure without any pressure, persuasion fraud, undue influence or any kind from any quarter whatsoever and in full possession of their sense and in sound state of

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Saket Kumar
Manager
Sharp Mind International School
Lalganj, Hajipur-844119

Rao Kumar
Principal
Sharp Mind International School
Lalganj, Hajipur-844119



mind and body do hereby demise unto the lease and demised property for the use for running of School/College and for its all other advantages to and from the property fully described in schedule -I hereto hold the same unto lease for a fixed period of **Ninety Nine years (99 years)** as stated above on the terms and conditions as hereinafter mentioned.

THAT THE LESSEE DOES HEREBY COVENANT WITH THE LESSORS AS FOLLOWS:-

- (1) The Lessee shall pay the amount regularly to the Lessors.
- (2) The Lessors shall pay Govt. rent (Malgujari) of land under tax receipt and Lessee shall pay all other taxes of the premises which will be by Lessee to the Govt. or any authority concern under Tax Receipt from his own fund but all the tax receipt thereafter shall be handed over to the Lessors for their own future record.
- (3) The Lessee shall have right to take Electric and Telephone connection over the premises or to be from his own fund and shall pay charges for the electric energy and telephone calls consumption out of their own fund and Lessors shall not be liable for the same.
- (4) The Lessee shall repair, white washing, painting of Doors and windows etc. of the premises or to be over the property of Schedule -I at the foot of this Deed out of his own fund and the Lessors shall have no concern for the same.
- (5) The Lessee shall be at his own liberty to have on his own expenses such fixtures and furniture etc. as he may desire for the convenience and use of the Lessee and its concerned and authorized persons in the demised premises.



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Lalgarh, Hajipur-844119

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- (6) The Lessee shall hand over the premises to the Lessors in vacant position of the property leaving except the walls of the premises at the end of the terms and period of Lease as stipulated above.
- (7) The Lessee has agreed that after expiry of the Lease period shall vacate and give possession to the Lessors.
- (8) That Lessee shall be at his own liberty to affix or display name plates or sign boards etc. with regard to the said School in or upon any part of the premises.
- (9) The Lessee shall not be entitled to assign to sub let the whole or any part or parts of the premises to any persons or institutions, only after written consent of the Lessors.
- (10) The Lessee shall make his own arrangement for water etc. at his own expenses.
- (11) That if the Lessee decided to terminate the Lease within the Lease period he can do so only after a written notice of three months in advance to Lessors and handing over the premises in vacant possession to the Lessors.
- (12) The Lessee has agreed that after expiry of the Lease period the Lessee shall have vacate the premises and give vacant possession to the Lessors failing which the Lessee shall have to pay compensation at the rate of Rs. 100/- (Rupees One Hundred only) per day from the expiry of Lease period upto vacation of the premises.
- (13) If the Lessee is desirous to extend and renew the Lease for further period he can do so by giving three months prior notice to the Lessors and with mutual consent of the Lessors on mutually agreed new terms as shall be so settled and after execution and registration of new Lease Deed.



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21/4/28
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(14) The Lessee shall construct the premises over the premises and at the termination of lease period the Lessee shall vacate the premises but however the walls of premises only shall be treated as personal property of Lessors and Lessee shall have no right on the said premises, but however the Lessee shall carry out all the movable articles, fixtures, furniture and other articles like windows grills, gates, water pipe connection electricity fittings from the said building or premises.

(15) That the Lessee shall get the property mortgaged to any financial institutions to obtain loan after taking prior written permission from the Lessors and such loans shall be paid by the Lessee and the Lessors shall have no connection with the same.

THAT LESSORS DO HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:-

- (1) The Lessors will have no objection if the Lessee constructs buildings over the premises as described in Schedule -1 provided out of his own expenses.
- (2) The Lessors shall have no objections if the Lessee puts up its Notice Board, Sign Board etc. in on above and within the campus of said premises.
- (3) The Lessors do hereby stipulate agree and assure the said Lessee that the property leased hereby to him is free from all encumbrances and defects of title and in case this assurance of the Lessors are found incorrect and the title to the property hereby leased be found defective in any manner the Lessors do hereby further stipulate and agree to save harmless and keep indemnified the said Lessee against all losses, damages, costs and expenses besides interest which the said Lessee may sustained by reason



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of any claim or demand being made by any whosoever they may be to the property hereby leased.

- (4) That the Lessors shall and will from time to time and at all times upon request of said Lessee execute all and such acts, deeds or things whatsoever in respect of the property hereby leased in favor of said Lessee according to true intent and meaning of those presents as shall or may be required at the costs of the Lessee.

SCHEDULE-I

ALL THAT piece and parcel of Vacant agriculture land to be developed for the object & purpose described as above the land, measuring an area 205.75 Dec. situated at mauza Ghataro, P.S.- Kartahan, District- Vaishali (Lalganj), under the Jurisdiction of Sub and Sadar Registry and District- Hajipur (Vasihali), bearing Revenue Thana No. 300, Khata No.- 570 and Survey Plot No.- 1160 with its area is given below:-

Khata No.	Plot No.	Area	Amount
570	1160	67.25 Dec.	94,15,000/-
		13.00 Dec.	18,20,000/-
		26.00 Dec.	36,40,000/-
		39.30 Dec.	55,02,000/-
		55.70 Dec.	77,98,000/-
		4.50 Dec.	6,30,000/-

Total Area- 205.75 Dec. 831455 sq meters.



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Boundary

North:- Gramin Sarak
South:- Vinod Kumar Singh
East:- Binay Singh, Mukesh Singh Etc.
West:- State Highway

Total area 205.75 decimal land

Total Value Rs. 2,88,05,000/- as per commercial category

50% Rs. 1,44,05,000/- only

IN WITNESSES WHEREOF the both parties Lessors and Lessee have signed this **DEED OF LEASE** and this 21th day of April 2026 in presence of witnesses below:-



Saket Kumar
Manager
Sharp Mind International School
Lalganj, Hajipur-844119

Raj Kumar
Principal
Sharp Mind International School
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WITNESSES

1. (अमल अमल) हई
पिओ - सब लगे अमल हई
आधीन - वलर नाना मलई
जो वंशली - 21/4/26

SIGNATURE OF LESSORS

1. (अमल अमल) हई
21/4/26

2. साकेत कुमार
21/4/26

2. Rahul Kumar
S/o Late Ram Manoj Sharma
Wll-Jalalpur, P.O.-Jalalpur
Distt-Vaishali
21/4/26

3. कुमार गौरव
21/4/26

SIGNATURE OF LESSEE

- (अमल अमल) हई
21/4/26



Saket Kumar
Manager
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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. 864300
Addl. Stamp duty paid under Municipal Act. Rs. 0

Amt. Paid By N.J. Stamp Paper Rs. 1000
Amt. Paid Through Bank Challan Rs. 1158425

Registration Fee						LLR+Proc Fee	Service Charge
A1	288100 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	1000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 294125							

Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 294625

Date : 22/04/2026


Sd/-
Dhananjay Kumar Rao
Registering Officer
Hajipur (1800)

Endorsement under section 52

Presented for registration at Registration Office, Hajipur (1800) on Wednesday, 22nd April 2026 by Sudhanshu Prasad Yadav S/O Late Anandi Prasad Mahto by profession Business, Status - Lessor (Property Owner).


Signature/L.T.I of Presentant

Date : 22/04/2026


Sd/-
Dhananjay Kumar Rao
Registering Officer
Hajipur (1800)

Endorsement under section 58

Execution is admitted by Sudhanshu Prasad Yadav, Saket Kumar, Kumar Gaurav and Identified by the person (1. Name Suman Kumar Singh, Age 50, Sex Male, S/O Nand Kumar Singh, vil ghataro lalganj) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

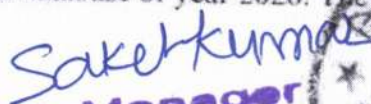
Date : 22/04/2026

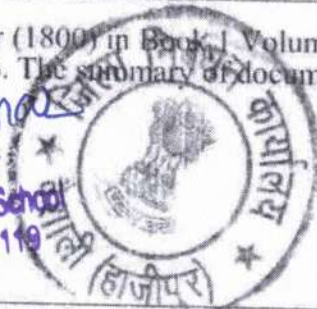

Sd/-
Dhananjay Kumar Rao
Registering Officer
Hajipur (1800)

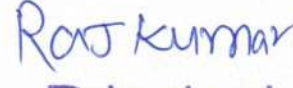
Endorsement of Certificate of Registration under section 60

Registered at Registration Office Hajipur (1800) in Book I Volume No. 110 on pages on 374 - 387 for the year 2026 and stored in database of year 2026. The summary of document No 5390/2026 is printed on the front page of the document.

Date : 22/04/2026


Manager
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Principal
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Sd/-
Dhananjay Kumar Rao
Registering Officer
Hajipur (1800)

Application No : 260500588366

Book No : 1

Year : 2026

S.No.5565

Deed No. : 5390



INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2600901345
Certificate Issue Date : 21-Apr-2026 12:57 PM
GRN No. :
Unique Doc Reference : EST-BR-1800-2600006358
Party Name : ARUNA FOUNDATION BY SUDHASHU PRASAD YADAV
Purchased by : ARUNA FOUNDATION BY SUDHASHU PRASAD YADAV
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)

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IN 2600904461



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.