



INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2400482188
Certificate Issue Date : 09-Apr-2024 02:04 PM
GRN No. : BHR20240400293295E
Unique Doc Reference : EST-BR-1400-2400019837
Party Name : PHULAR CONSTRUCTION COMPANY PVT LTD
Purchased by : PHULAR CONSTRUCTION COMPANY PVT LTD
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 1000 (One Thousand Only)
Reg. Fee (Rs.) : 0 (Zero Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 1000 (One Thousand Only)

IL No. 02-800K MUR

Date 01 APR 2025



IN 2400483784

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.



DEED OF LEASE

1. NAME OF LESSOR : (a) Phular Construction Company Pvt. Ltd.,
Road No.-3, Adarsh Nagar, Khabra, Ps- Sadar, Dist.-
Muzaffarpur-843113 (Pan No.- AABCP3599D, GST
No.- 10AABCP3599D1ZP) Through- **Director**
Umesh Prasad Singh aged-63 Years, S/o- Late

Umesh Prasad Singh



Nand Kishor Singh, Aadhar No.-3862 7540 2784
Mob. No.- 9955408586

2. NAME OF LESSEE :

Phular Educational Trust and Research Centre (PET&RC) Juranchapra Road No.-2, Muzaffarpur-842001 (Pan No.-AAFPT7182D) Through its Secretary **Dr. Tej Narayan**, age about 42 years S/o Umesh Prasad Singh Aadhar No.-5928 8143 8253, Mob. No.-08130791010

3. KIND OF DEED :

Lease deed for a fixed term 30 Year 1 Months.

4. REBT :

Commencing from 01/04/2025 Paying Term will start From 01/04/2025 to 30/04/2055 @ of 1,000/- (Rupees One Thousand) Per Year. with an increment of 5% on interval of every three years from 01/04/2028

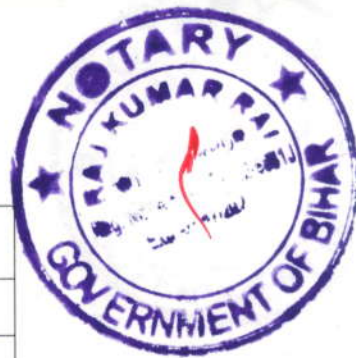
Umesh Prasad Singh.

5. DESCRIPTION OF LEASE

HEAE PROPERTY :

Area-1914.25 Dec. Situated at Mauza Bishunpur Aima, Thana No.-134, Ps-Karza, Anchal-Marwan, Dist.- Muzaffarpur bounded by

<u>Khata</u>	<u>Khesara</u>	<u>Area</u>
164	1465	7.5
17	1569	16
272	1357	4
57	1585	10
216	1467	22



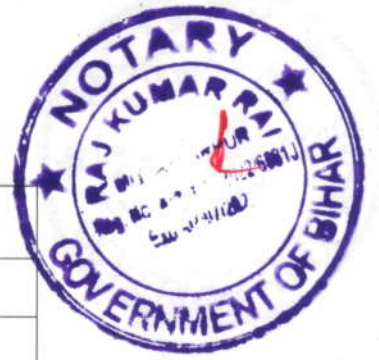
<u>Khata</u>	<u>Khesara</u>	<u>Area</u>
63	1458	17
250	1358	5
250	1360	6.5
222	1442	8.25
202	1354	22
37	1341	11
119	1344	14
52	1345	10
227	1351	4
19	1352	10
78	1359	6
52	1374/ 1841	11.25
266	1374/ 1841	6
134	1437	32
81	1438	11
230	1441	29
222	1442	8
222	1442	2.25
222	1442	7.5
230	1443	9
233	1444	8
277	1445	10
244	1446	10
130	1447	21
250	1449	14
78	1452	10
79	1578	18

Unad prasad singh



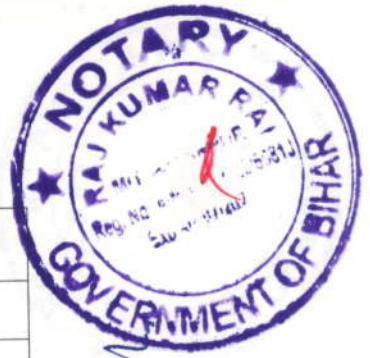
Unmesh prasad Singh

<u>Khata</u>	<u>Khesara</u>	<u>Area</u>
101	1579	29
101	1581	30
233	1582	44
190	1583	15
231	1586	8
277	1587	17
233	1589	12
233	1590	17
244	1591	9
244	1593	2
176	1594	43
52	1728	41
119	1730	32
111	1732	41
52	1733	44
119	1734	42
126	1456	22
194	1457	19
158	1460	11
68	1461	5
289	1463/ 1328	7
295	1464	16
187	1466	6
244	1467/ 1830	11
217	1570	18
217	1570	29
18	1571	12



<u>Khata</u>	<u>Khesara</u>	<u>Area</u>
266	1572	14
272	1573	10
250	1574	11
170	1575	8
216	1467	13
109	1443	75
128	1468	91.5
128	1468	44
192	1750	35
11	1596	18
11	1597	18
70	1435	12
25	1434	20.5
161	1727	43
272	1450	13
133	1454	22
88	1604	14
89	1608	20
227	1356	8
227	1451	14
156	1602	19
227	1576	7
195	1462	17
17	1569	56
230	1724	7.5
167	1747	8
16	1595	27

Umesh Prasad Singh.



<u>Khata</u>	<u>Khesara</u>	<u>Area</u>
16	1603	31
16	1722	27
16	1723	27
16	1729	18
133	1454	22
128	1468	133.5
88	1455	31
238	1463	17
Total		1914.25 Decimal or 19.1425 Acer

NORTH - Road
SOUTH - Phular Construction Company Pvt Ltd
EAST - Phular Construction Company Pvt Ltd
WEST - Phular Construction Company Pvt Ltd

This deed of lease is for a fixed term of Thirty Year One Month executed on First Day of April Two Thousand and Twenty Four between the Lessor described in Column (1) above of the one part and the Lessee described in Column (2) above of the Other Part.

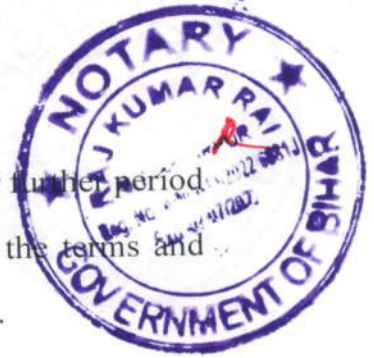
WHEREAS the Lessor owns and possesses the premises as described in column (5) above and has agreed to give the said property on lease to the LESSEE on the terms and conditions as per the lease deed being executed today; and



WHEREAS the LESSOR and the LESSEE thought it prudent to execute a lease deed for 30 years 1 Mont w.e.f. 01/04/2025 on the following terms and conditions:-

- 1) That in consideration of the payment of the rent as described in column (4) above and as agreed by the LESSEE to be paid to the LESSOR in the manner provided hereunder in respect of the said property particularly described in column (5) above and in consideration of the terms and conditions mentioned in this deed, the LESSOR hereby agree to given by way of lease the said premises unto the LESSEE for a fixed period of Thirty Years. However, any GST or any other tax paid by the LESSOR on the amount of rent will be reimbursed by the LESSEE along with the amount of rent. As discussed, in para-4 above, the charge of rent by the LESSOR would commence from First Day of April, 2024, however the LESSEE is being given the possession of demised property from today for the installation of necessary Furniture & Fixtures and equipments related to running of **Medical Collage & Research Centre**.
- 2) That the LESSOR shall pay and discharge all rates, taxes and cess hereinafter to be levied with regard to the demised property.
- 3) That the LESSEE shall during the term of the lease keep the demised property in good condition at their own cost and shall refrain from constructing any structure thereon or from digging holes and ditches in the demised property. The LESSEE would take all necessary Government Licenses and permissions for running the **Medical Collage & Research Centre** and would not carry out any other activities other than **Medical Collage & Research Centre**.

Handwritten signature: Jmed prasad sifl.



- 4) That on termination of the period of lease it may be renewed for further period of as per mutual consent by executing another lease deed on the terms and conditions mutually agreed between the LESSOR and LESSEE.
- 5) That in the event of forfeiture of lease by the LESSOR on account of any breach of the terms and conditions contained herein or determination of lease, the LESSEE shall deliver possession of the leasehold property to the LESSOR and shall also pay the amount of unpaid rent (if any).
- 6) That the LESSOR hereby covenants that the LESSEE shall have quiet and peaceful possession of the demised property for the period of lease without any let and hindrance or disturbances from the LESSOR.
- 7) That the LESSOR hereby declare that they have good and perfect title to the leasehold property demised hereby and that it is free from all defects of title. Encumbrance, mortgage, charge or lien of any kind and in future on account of any defect in title or existence of encumbrance, charge etc. the LESSEE is put to any loss, the same shall be borne by the LESSOR and the LESSOR shall be liable to indemnify and reimburse the LESSEE of all such losses. LESSEE is hereby permitted to take necessary Electricity, Water, Gas connection etc. in their own name in the demised premises.
- 8) That for clarifying the terms and conditions of this deed or for effectuating the terms of this agreement the LESSOR and LESSEE may enter into correspondence between themselves and such correspondences will be deemed to be part of the lease deed and the LESSOR and the LESSEE agree to abide by the decision taken from time on the basis of such correspondences.

Vinod Prasad Singh



- 9) That the terms "LESSOR" and "LESSEE" hereinafter mentioned shall be deemed to include the successor-in-interest thereto respectively in so far as the same is not repugnant or contrary to the terms or this deed.

IN WITNESS WHEREOF THE LESSOR AND THE LESSEE aforesaid have signed this lease deed in token of acceptance of the terms and conditions aforesaid in presence of witnesses.

LESSOR

Umesh Prasad Singh
01/04/2025



UMESH PD SINGH

WITNESS

1.

Rakesh Kumar

S/o - Nand Kishor Singh

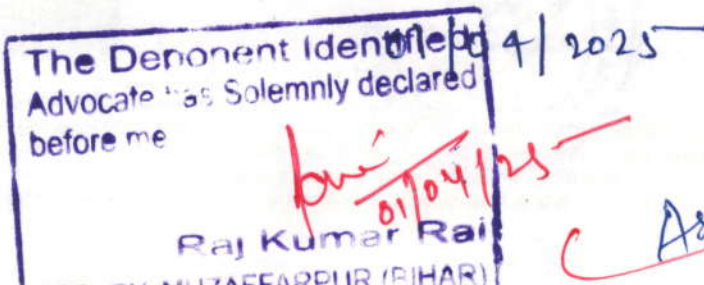
AT + P.O - Khebra

P.S - Shadar

Dist - Muzaffarpur

Ad No - 7376 2787 9761

Mob No - 9661312616



LESSEE

Pawan Kumar
01/04/2025



HITESTED

ROJ KUMAR RO
NOTARY MUJZ
REG NO 60811/25

2.

Pawan Kumar

S/o Badri Ray

Vill - Panapur Langa

P.S - Sadar Haripur

Dist - Vaishali

Adhar No - 61558171303

01/04/2025

Mob No - 8804018299