



Leave for 20 years & 20% delay of interest / month of 6000/-

बन्धन 21 से नवीन राज्य न्यायालय न्यायालय
 अधिकारिता - नवीन राज्य न्यायालय 1009 से
 अनुच्छेद 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 198 - 199 - 200 - 201 - 202 - 203 - 204 - 205 - 206 - 207 - 208 - 209 - 210 - 211 - 212 - 213 - 214 - 215 - 216 - 217 - 218 - 219 - 220 - 221 - 222 - 223 - 224 - 225 - 226 - 227 - 228 - 229 - 230 - 231 - 232 - 233 - 234 - 235 - 236 - 237 - 238 - 239 - 240 - 241 - 242 - 243 - 244 - 245 - 246 - 247 - 248 - 249 - 250 - 251 - 252 - 253 - 254 - 255 - 256 - 257 - 258 - 259 - 260 - 261 - 262 - 263 - 264 - 265 - 266 - 267 - 268 - 269 - 270 - 271 - 272 - 273 - 274 - 275 - 276 - 277 - 278 - 279 - 280 - 281 - 282 - 283 - 284 - 285 - 286 - 287 - 288 - 289 - 290 - 291 - 292 - 293 - 294 - 295 - 296 - 297 - 298 - 299 - 300 - 301 - 302 - 303 - 304 - 305 - 306 - 307 - 308 - 309 - 310 - 311 - 312 - 313 - 314 - 315 - 316 - 317 - 318 - 319 - 320 - 321 - 322 - 323 - 324 - 325 - 326 - 327 - 328 - 329 - 330 - 331 - 332 - 333 - 334 - 335 - 336 - 337 - 338 - 339 - 340 - 341 - 342 - 343 - 344 - 345 - 346 - 347 - 348 - 349 - 350 - 351 - 352 - 353 - 354 - 355 - 356 - 357 - 358 - 359 - 360 - 361 - 362 - 363 - 364 - 365 - 366 - 367 - 368 - 369 - 370 - 371 - 372 - 373 - 374 - 375 - 376 - 377 - 378 - 379 - 380 - 381 - 382 - 383 - 384 - 385 - 386 - 387 - 388 - 389 - 390 - 391 - 392 - 393 - 394 - 395 - 396 - 397 - 398 - 399 - 400 - 401 - 402 - 403 - 404 - 405 - 406 - 407 - 408 - 409 - 410 - 411 - 412 - 413 - 414 - 415 - 416 - 417 - 418 - 419 - 420 - 421 - 422 - 423 - 424 - 425 - 426 - 427 - 428 - 429 - 430 - 431 - 432 - 433 - 434 - 435 - 436 - 437 - 438 - 439 - 440 - 441 - 442 - 443 - 444 - 445 - 446 - 447 - 448 - 449 - 450 - 451 - 452 - 453 - 454 - 455 - 456 - 457 - 458 - 459 - 460 - 461 - 462 - 463 - 464 - 465 - 466 - 467 - 468 - 469 - 470 - 471 - 472 - 473 - 474 - 475 - 476 - 477 - 478 - 479 - 480 - 481 - 482 - 483 - 484 - 485 - 486 - 487 - 488 - 489 - 490 - 491 - 492 - 493 - 494 - 495 - 496 - 497 - 498 - 499 - 500 - 501 - 502 - 503 - 504 - 505 - 506 - 507 - 508 - 509 - 510 - 511 - 512 - 513 - 514 - 515 - 516 - 517 - 518 - 519 - 520 - 521 - 522 - 523 - 524 - 525 - 526 - 527 - 528 - 529 - 530 - 531 - 532 - 533 - 534 - 535 - 536 - 537 - 538 - 539 - 540 - 541 - 542 - 543 - 544 - 545 - 546 - 547 - 548 - 549 - 550 - 551 - 552 - 553 - 554 - 555 - 556 - 557 - 558 - 559 - 560 - 561 - 562 - 563 - 564 - 565 - 566 - 567 - 568 - 569 - 570 - 571 - 572 - 573 - 574 - 575 - 576 - 577 - 578 - 579 - 580 - 581 - 582 - 583 - 584 - 585 - 586 - 587 - 588 - 589 - 590 - 591 - 592 - 593 - 594 - 595 - 596 - 597 - 598 - 599 - 600 - 601 - 602 - 603 - 604 - 605 - 606 - 607 - 608 - 609 - 610 - 611 - 612 - 613 - 614 - 615 - 616 - 617 - 618 - 619 - 620 - 621 - 622 - 623 - 624 - 625 - 626 - 627 - 628 - 629 - 630 - 631 - 632 - 633 - 634 - 635 - 636 - 637 - 638 - 639 - 640 - 641 - 642 - 643 - 644 - 645 - 646 - 647 - 648 - 649 - 650 - 651 - 652 - 653 - 654 - 655 - 656 - 657 - 658 - 659 - 660 - 661 - 662 - 663 - 664 - 665 - 666 - 667 - 668 - 669 - 670 - 671 - 672 - 673 - 674 - 675 - 676 - 677 - 678 - 679 - 680 - 681 - 682 - 683 - 684 - 685 - 686 - 687 - 688 - 689 - 690 - 691 - 692 - 693 - 694 - 695 - 696 - 697 - 698 - 699 - 700 - 701 - 702 - 703 - 704 - 705 - 706 - 707 - 708 - 709 - 710 - 711 - 712 - 713 - 714 - 715 - 716 - 717 - 718 - 719 - 720 - 721 - 722 - 723 - 724 - 725 - 726 - 727 - 728 - 729 - 730 - 731 - 732 - 733 - 734 - 735 - 736 - 737 - 738 - 739 - 740 - 741 - 742 - 743 - 744 - 745 - 746 - 747 - 748 - 749 - 750 - 751 - 752 - 753 - 754 - 755 - 756 - 757 - 758 - 759 - 760 - 761 - 762 - 763 - 764 - 765 - 766 - 767 - 768 - 769 - 770 - 771 - 772 - 773 - 774 - 775 - 776 - 777 - 778 - 779 - 780 - 781 - 782 - 783 - 784 - 785 - 786 - 787 - 788 - 789 - 790 - 791 - 792 - 793 - 794 - 795 - 796 - 797 - 798 - 799 - 800 - 801 - 802 - 803 - 804 - 805 - 806 - 807 - 808 - 809 - 810 - 811 - 812 - 813 - 814 - 815 - 816 - 817 - 818 - 819 - 820 - 821 - 822 - 823 - 824 - 825 - 826 - 827 - 828 - 829 - 830 - 831 - 832 - 833 - 834 - 835 - 836 - 837 - 838 - 839 - 840 - 841 - 842 - 843 - 844 - 845 - 846 - 847 - 848 - 849 - 850 - 851 - 852 - 853 - 854 - 855 - 856 - 857 - 858 - 859 - 860 - 861 - 862 - 863 - 864 - 865 - 866 - 867 - 868 - 869 - 870 - 871 - 872 - 873 - 874 - 875 - 876 - 877 - 878 - 879 - 880 - 881 - 882 - 883 - 884 - 885 - 886 - 887 - 888 - 889 - 890 - 891 - 892 - 893 - 894 - 895 - 896 - 897 - 898 - 899 - 900 - 901 - 902 - 903 - 904 - 905 - 906 - 907 - 908 - 909 - 910 - 911 - 912 - 913 - 914 - 915 - 916 - 917 - 918 - 919 - 920 - 921 - 922 - 923 - 924 - 925 - 926 - 927 - 928 - 929 - 930 - 931 - 932 - 933 - 934 - 935 - 936 - 937 - 938 - 939 - 940 - 941 - 942 - 943 - 944 - 945 - 946 - 947 - 948 - 949 - 950 - 951 - 952 - 953 - 954 - 955 - 956 - 957 - 958 - 959 - 960 - 961 - 962 - 963 - 964 - 965 - 966 - 967 - 968 - 969 - 970 - 971 - 972 - 973 - 974 - 975 - 976 - 977 - 978 - 979 - 980 - 981 - 982 - 983 - 984 - 985 - 986 - 987 - 988 - 989 - 990 - 991 - 992 - 993 - 994 - 995 - 996 - 997 - 998 - 999 - 1000

*Rs 4000/-
 Rs 6500/-
 404500*



Ashok Khaniwala

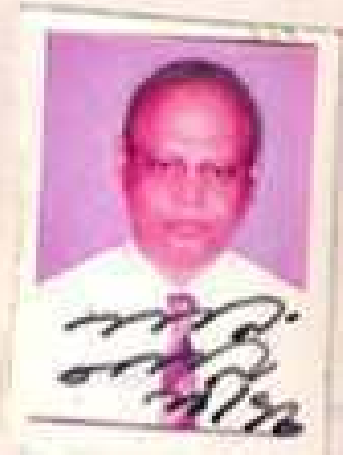
THIS DEED OF INDENTURE (LEASE) MADE ON THE 29th DAY OF NOVEMBER 2007 BETWEEN :-

1. Sri Ashok Khaniwala S/o Late Gopi Lal Khaniwala aged about 50 years by faith- Hindu, by profession business, by nationality Indian, Resident of Jhumri, Telaiya, under Municipality Jhumri Telaiya, ward No: 6, P.O. Jhumri Telaiya, P.s Jhumri Telaiya, Dist. Koderma Jharkhand here in after called the Lessor (which expressions include his successor Administrator heirs executors, and assign) of ONE PART :

Ashok Khaniwala

100000 4 4000 2547 to 2550

श्री. क. कुमर सिन्हा
Smt Kumar Sinha
STAFF VENDOR
BODENRA
No. No- 1488



कर्मचारी खातुबाण
वीपीएल अकाउंट
कुमारी विद्या - दिल्ली

आवधिकारी 90
25-99-06
श्री. कुमर सिन्हा

Handwritten signature
Circular stamp with text and a central emblem



279/10/12 2011/02

आवधिकारी (वेतन) व अतिरिक्त वेतन
विद्या कुमर सिन्हा

240/10/12 2011/02

Handwritten signature
2011/02

241/10/12 2011/02

Handwritten text at the bottom of the page



AND

The Grizzly College of Education, situated in mouza Badki Dhamray, P.O. Telaiya Dam, P/s-Jainagar, Dist. Koderma through secretary, Grizzly College of Education Sri Avinash Kumar Seth S/o Sri Ramchandra Prasad Seth, aged about 40 Years, by caste Mahuri Vaishya, by profession business, by nationality Indian, Resident of Jhumri Telaiya, under Municipality Jhumri Telaiya, ward No. 4 P.o Jhumri Telaiya, P/s Jhumri Telaiya, Dist. Koderma, Jharkhand, here in after called the Lessee (which expressions include his successor administrator heirs executors, and assign of the
OTHER PART ;

Where as the Lessors is absolute owner of all that piece and parcel of land measuring area 60 decimal along with double storied building constructed on area 1526.52 Sq. mtr. Bearing khata no. 2086, plot no.- 105, which is situated at Mauza Asnabad, P.S- Koderma, P.s no.- 245, bearing holding no.- 374, under Municipal Ward no.-3, registration and district Koderma, which is more fully described in schedule of this lease deed which is mark as annexure A (herein after called the demised premises).

Handwritten signature

Handwritten signature

Handwritten signature



AND WHEREAS the lessee has agreed to take a lease of the said land along with double storied building from the lessors for a period of 30 years upon terms and condition hereinafter mentioned for the purpose of Grizzly College of Education.

Whereas the Lessor have marketable and valid title to lease the aforesaid acquired land along with double storied building.

In consideration of the rent hereinafter reserved and the covenants and conditions hereinafter contained to be observed and performed on the part of the lessee, the lessor do hereby grant, transfer, demise by way of lease to the lessee ALL THAT piece of parcel of the land along with building described in the schedule below to have and to hold the same unto to the use of the lessee for the term of 30 years commencing from 29th day of November 2007 at the annual rent of 20,000/- Twenty thousand yearly.

Handwritten signature
20/11/07

Handwritten signature
20/11/07



Whereas the Lessors hereby covenant with lessee as follows:-

- (a) The lessor have full power and absolute authority to grant the lease to the lessee.
- (b) The demised premises are free from all encumbrances and charges and ceiling and the lessor is holding valid and marketable title to the same.
- (c) That the period of lease will be thirty years from its execution i.e. from 29 of Nov, 2007 to 28 Nov of 2037.
- (d) That the annual ~~premium~~ of the lease land will ^{Twenty} 20,000/- (Fifteen thousand Rupees Only) yearly which will be paid by the lessee annually, the receipts of which will get from the lessor.
- (e) That from the day, month and year mentioned above the lessor has delivered all the land with double storied building and possession within lease period to the lessee but not the title.

Handwritten signature

Handwritten signature

Handwritten signature

with all assessment, rents, taxes and charges of every description now or hereafter assessed or imposed on the lessor or lessee in the respect there of.

(g) It is being agreed that after the lapse of the period of 30 years even, the lessors shall permit / allow the lessee to renew the lease on the same terms and conditions as are being contained except the covenant for renewal and subject to such variations as may be mutually agreed.

(h) That this lease deed will renewed before six months from the expiration of this term period with the consent of the lessors and lessee if it be found necessary.

(i) That no transfer or sub lease will be made by the lessor to any third party during this period.

(j) That the lessee shall make necessary arrangement for the running of the said college.

(k) Upon the lessee paying the rent hereby and hereunder reserved and observing and performing the covenants and conditions herein contained the lessee shall quietly and peaceably hold, possess and enjoy the said land during the said term without any claim, interruption or disturbance by the lessors or any person claiming under or in trust for him.

(l) The lessors by way of the instant instrument gives right and authority to the lessee to construct structure or structures, building/buildings, for the purpose of Grizzly college of education for which it will may make its own investments. The lessors also give right and authority to the lessee to sub lease the leased hold property in favor of any other person but the stipulation of such lease shall be strictly in terms of the present instrument and there shall be no clause for renewal of sub lease after the lapse of the present

Aswini Choudhary
20/11/20

Advint Desai
20/11/20

tenancy hereby created the lessee shall have authority and permission of the lessors to take any sort of loan from any agency for the purposes of Grizzly college of education or for the purposes construction or development in the premises and for the same the lessee will have a right also to mortgage its own assets / assets created/ constructed on the leased hold land and building.

Whereas the lessors give right to the lessee to use the said premises along with double storied building, easement, structure etc. for the lease period.

2. The lessee hereby covenants with the lessors as follow:-

- (a) The lessee shall pay the said rent yearly without abatement or deductions every year.
- (b) The lessee shall bear and pay all rates, taxes and other assessment and outgoings which are now or may hereafter be imposed or assessed on the said land except those which are payable in law by the lessors.

Now it mutually agreed between the lessor and the lessee as follows:-

- (a) In the event of the Demised Premises being acquired by government or any public body for a public purpose the lease shall terminate and neither party shall have any claim or right against the other in respect of the terms and conditions stated herein, PROVIDED THAT the parties hereto shall be respectively entitled to such compensation as may

As per attached
will be

Adv. K. S. S. S.
20/11/16

purchasing the Demised Premises at the fair market price than prevailing, in the event of the lessors deciding to sell the same for which the lessors shall make out a marketable title free from encumbrances and doubts.

(c) The lessors hereby undertake that during the said lease period, the lessors shall not sell, sub-let, transfer, charge, mortgage, alienate, part with or deal with the said Demised Premises or any part thereof or give on leave and licence basis or create any third party interest in favour of any person/persons. The lessors also undertakes not to create any charge or encumbrance of any nature whatsoever on the Demised Premises, without the written consent of the lessee.

SCHEDULE - A

Details of lease area

Mouza - Asnabad, P.s- Telaiya, P.S. No. -245, Registry Office Koderma, Dist. Koderma, Khata No. 2086, Plot No. 105 lease area 60 decimals along with double storied building which is constructed on an area 1526.52 Sq. Met. (One thousand five hundred twenty six decimal. five two Sq. meet with its all structure or easement attached with its), which is bounded as follows:-

by North- Niz Lessors

by South- Pradeep Khatuwala and Road.

by East- Road and Sankat Mochan Mandir.

[Handwritten signature]

Asnabad, P.S. Telaiya
29/11/12

Pradeep Khatuwala
29/11/12

IN WITNESS WHEREOF the parties have hereunto

at Koderma Signed and sealed the day and the year first above mentioned.

The lease land is out of section 6,8,38,10 & 11 of ceiling Act.

It is, certified that original and duplicate is true and exact of each other.

Drafted by:- Nageswar Mehta L.No.- 21/98 I, Nageswar Mehta certified that the lessor and lessee have put their respective sign and impression of all fingers of left hand in my presence.

Nageswar Mehta
L.No.- 21/98
29/11/07

Lessor

Ashok Khatauwala

Ashok Khatauwala

29/11/07

Lessee

Avinash Kumar Seth
The Grizzly College of

Education

through its Secretary,

Avinash Kumar Seth

