

Serial No. :- 11026 Chief :- Narsarai (Nalanda) Book No. :- 1 Deed No. :- 10919

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

335 वी 10/07/26 विना फरि विरिज्जु गुणाल साह वसुधो श्रवाही श्री गैरी 3 मय 2026
 1/1 पानिजामागु गीगिना परना वे गिरो second काज C 024103

Serial No. :- 11026 Deed No. :- 10919

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

This document was presented for registration on 17/07/2026 by Sweta. A Stamp Duty of Rs. 53320/-, Registration Fee of Rs. 164520/- 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. 10919 in Book No. 1 Volume No. 208 on pages from 547 to 556 and has been preserved in total 10 page in database.

Date :- 17/07/2026 Application No. : 260501029114

Signature with Date
 Ajay Kumar Jha
 Registering officer, Nalanda

Pishpa Kumar
 15/7/26

Sr. Treasury Officer
 Nalanda



Sweta
 15.7.2026

Sweta
 MANAGER
 LOYOLA CONVENT SCHOOL



Kpandey

Principal
 LOYOLA CONVENT SCHOOL
 Nari More Bihar Sharif-803101

15/7/26

15/7/26
 21/8/26

District Registry Office, Nalanda (2700)

Application No	260501029114	Registration year	2026	Serial No	11026	Deed No	10919
Details Captured By Office						Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo
Party Type : Lessor (Property Owner) Name : Sweta Sign & Date 17-7-26							Name : Sweta Date & Time : 17/07/2026 01:34 PM Aadhaar :4957
Party Type : Lessor (Property Owner) Name : Pushpa Kumari Sign & Date 17/7/2026							Name : Pushpa Kumari Date & Time : 17/07/2026 01:31 PM Aadhaar :4773
Party Type : Lessor (Property Owner) Name : Dharamshila Devi Sign & Date 17/07/2026							Name : Dharamshila Devi Date & Time : 17/07/2026 01:47 PM Aadhaar :1883
Party Type : Lessor (Property Owner) Name : Girija Devi Sign & Date 17/07/2026							Name : Girija Devi Date & Time : 17/07/2026 01:32 PM Aadhaar :2641
Party Type : Lease Holder Name : Sewta Authorized By Loyola Educational Trust (Organization) Sign & Date 17-7-26							



INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No. : IN-BR-2601516783
Certificate Issue Date : 13-Jul-2026 04:18 PM
GRN No. : BHR20260710111742961749E
Unique Doc Reference : EST-BR-2700-2600024501
Party Name : SWETA
Purchased by : SWETA
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 568320 (Five Lakh Sixty Eight Thousand Three Hundred Twenty Only)
Reg. Fee (Rs.) : 164520 (One Lakh Sixty Four Thousand Five Hundred Twenty Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 733340 (Seven Lakh Thirty Three Thousand Three Hundred Forty Only)

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

Kpandey
Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-803101



Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Statutory Alert.

1. The authenticity of this Stamp certificate should be verified at <https://enbandhan.bihar.gov.in> or <https://enbandhan.bihar.gov.in> Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App rendered 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.

Sd/-

Registering Officer, Nalanda (2700)

Party Type : Attesting Witness Name : Manoj Kumar Sign & Date	N/A	 N/A	 N/A	 N/A	 N/A	 N/A	3 N/A
--	-----	---	---	---	--	---	----------

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

K. Pandey
Principal
LOYOLA CONVENT SCHOOL
 Nari More Bihar Sharif-803101



LEASE DEED OF LAND

1. Name and Address of Lessor (First Party) : This Deed of Lease made on 14th days of July 2026 between

(1) Sweta, age- 39 years, W/o Dharendra Kumar, Caste- Kurmi, Address- Chhatrapati Shivajee Greenary Apartment, Block-C, Flat No- 606, Bhogipur, Ward No- 14, Post Office- Mittanchak, Police Station- Gopalpur, Dist- Patna, Bihar Pin code- 804453, Aadhar No- 4959 6966 4957. PAN No.- EMBPS7444M. Mobile No.- 8102577975.

(2) Smt. Pushpa Kumari Age 37. W/o Mritunjay Bharti, Caste- Kurmi, Address- Raj Complex (202) 90 ft Marg Malahi Pakri, Patna, Kankarbagh, Bihar, Pin Code- 800020, Aadhar No- 3617 8555 4773. PAN No.- BWDPK7645D. Mobile No.- 8521237909.

(3) Smt. Dharmshila Devi, Age- 63 years W/o Raj Kishore Singh, Caste- Kurmi, Address- Flat- 159, P.C. Colony, near Ashirwad Commity Hall, Kankarbagh, Patna, Bihar, Pin Code- 800020, Aadhar No- 5822 6246 1883. PAN No.- AOHPD4325C. Mobile No.- 8252808118.

(4) Smt. Girija Devi, Age- 78 years, W/o Rambhawan Prasad, Address- Giriyakunj, Sarswati Lane, West Lohanipar, Kadamkuan, Phulwari Sharif, Patna, Bihar, Pin code- 800003, Aadhar No- 5035 1167 2641. PAN No.- BMGPD0956H.

Mobile No.- 9931059199.

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

Kpandey
Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-80310



Sd/-
Registering Officer, Nalanda (2700)

Sweta
15/7/26

Pushpa Kumari
15/7/26

Dharmshila Devi
15/7/26

Girija Devi
15/7/26

16 Sept 2026, 10:30 AM

2. NAME AND ADDRESS OF LESSEE
(SECOND PARTY) : LOYOLA
EDUCATIONAL TRUST
through its Settler/President

- (1) Sweta, age- 39 years, W/o Dharendra Kumar, Caste- Kurmi, Address- Chhatrapati Shivajee Greenary Apartment, Block-C, Flat No- 606, Bhogipur, Ward No- 14, Post Office- Mittanchak, Police Station- Gopalpur, Dist- Patna, Bihar Pin code- 804453, Aadhar No- 4959 6966 4957. PAN No.- EMBPS7444M. Mobile No.- 8102577975.
- (2) Vikas Raj Age- 42, S/o- Late Raj Kishor Singh, Address Flat- 159, P.C. Colony, near Ashirwad Commity Hall, Kankarbagh, Patna, Bihar, Pin Code- 800020, Aadhar No- 3720 4806 8631. PAN No.- ANEPR5619M. Mobile No.- 9386874632.
- (3) Sanjay Bharati age 50 years, S/o Rambhawan Prasad, Address Flat No- 13C, Tower No- 8, Dimond City, West, 18 Hochi Minh Sarani, Sarsuna, P.O- Sarsuna, Dist- South 24 Parganas, West Bengal, Pin Code- 700061, Aadhar No- 6618 5413 3070, The above mentioned Loyola Educational Trust is registered under Association Registration Act 21 of 1961, and the Trust is situated at Flat- 159, P.C. Colony, near Ashirwad Commity Hall, Kankarbagh, Patna, Bihar, Pin Code- 800020. PAN No.- AHQPB5697P. Mobile No.- 9883590811.

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

K. Pandey
Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-803101

Sd/-
Registering Officer, Nalanda (2700)

3. Type of Deed : Lease for 29 Years.
4. TOTAL M.V.R. VALUE OF LAND AND CONSTRUCTION :
LAND VALUE 1,00,01,000 OR
CONSTRUCTION VALUE 4,40,00,000 OR
BOUNDARY 5,00,000 TOTAL 5,45,01,000
Rupees Only) @ 15% 81,76,000 for stamp & Fee

5. AREA OF LEASED PROPERTY : 152 Decimals
Constructed built up area 20,000 Square Feet
(Ground and 1st floor) (152 decimals)
Commercial Land, Mauza- Nari, Thana No- 75,
Halka- Jagdishpur Tiaryi, Thana- Noorsarai, Sub
Registration Office- Bihar Sharif, Dist- Nalanda,
Bihar (803114)

Boundary : 1

Deed No : 1110

Dated 06.02.2020

Area : 60.001 Decimals

Khata No : 320

MVR- 40,01,000/-

Khesra No- 399
209138700059608

jamabandi

No-

North : Vashist Singh

South : Nij

East :- Alang

West- Girija Devi

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

K Pandey
Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-803114



Sd/-
Registering Officer, Nalanda (2700)

Boundary :2

Deed No :974

Dated 05.02.2020

Area :53.75 Decimals

KhataNo : 320

MVR- 35,00,000/-

Khesra No- 399

jamabandi

No-

209138700057527

North :Mahesh Singh

South :Shaila Kumari (Devendra Singh)

East :- Alang

West- Alang

Boundary :3

Deed No :1977

Dated 21.02.2022

Area :38.249 Decimals

KhataNo : 320

MVR- 25,00,000/-

Khesra No- 399

jamabandi

No-

209138700062659

North : Vashist Singh

South :Sweta, Dharmshila, Pushpa

East :- Sweta, Dharmshila, Pushpa

West- Alang

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

Kpandey

Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-803101

Sd/-
Registering Officer, Nalanda (2700)

16 Sept 2026, 1:03 pm

NOW THIS DEED WITNESSETH AS FOLLOWS :

- (A) That the period of lease shall be for a period of 29 years beginning from 14.02.2024 and expiring on 11.06.2055.
- (B) That the LESSEE shall be liable to vacant the land and building after the expiry of the period of lease and in case the LESSEE would require the premises for further period, he shall give a prior Notice expressing his intention to continue the same and LESSOR shall extend the period of lease on the terms and condition agreed upon by them at that time and on getting a fresh lease executed.
- (C) That the LESSEE shall be entitled to construct building for the purpose of the school, college, other Institution or as per registered society memorandum.
- (D) The LESSOR will have no objection if the LESSEE will apply for loan from any Bank for construction of School, College, other Institutions buildings. Must be need permission from LESSORS for any kind of loan amount on land. If Trustee members changed in any condition except next of kin then lease will be end or not valuable for further.
- (E) The LESSOR will have no objection if LESSEE contracts building over the premises as described above, provided that the LESSEE shall get the map or plan duly sanctioned by the Govt.
- (F) The LESSOR will have no objection if the LESSEE puts up its notice Board, Sign Board

Sueta 15/7/26

Pushpa Kumar 15/7/26

15/7/26
15/7/26
15/7/26
15/7/26

15/7/26
15/7/26
15/7/26
15/7/26

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sueta
MANAGER
LOYOLA CONVENT SCHOOL

K Pandey
Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-803101

Sd/-
Registering Officer, Nalanda (2700)

etc. In above and within the canons of the said premises.

- (G) The LESSOR will have No objection if the LESSEE will construct buildings over the premises described above of this deed under rules and regulations as formed by government for running a School, College and other Institution. The cost of construction will be borne by the LESSEE.
- (H) The LESSEE shall not be entitled to assign or sublet the whole or any part of the premises to any person or institution without consent of LESSOR.
- (I) That the rent for the lease holds shall be Rs. 12,00000/- (Twelve Lakh) per annum, and 10% increment every 3 years.
- (J) That the rental and revenue is respect of land and building payable to the State Govt. If any, shall be responsibility of the LESSOR and in the event of non payment by the LESSOR the LESSEE will/may make payment and adjust the same in annual rent of the lease hold.
- (K) The parties have agreed to the terms and conditions as aforesaid out of free and voluntarily without any pressure and influence, from any other and have put their signatures in the presence of the witness.
- (L) In case the Society dissolves or the School, College, Institution is closed down, the LESSOR will be entitled to restore his ownership on all the assets and properties of the school.

Sweta
15/7/26

Pushpa Kumari
15/7/26

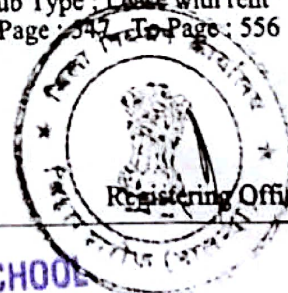
15/7/26
15/7/26

15/7/26
15/7/26

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 542 To Page : 556

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

Principal
LOYOLA CONVENT SCHOOL
Nari More Bihar Sharif-803101



Sd/-
Registering Officer, Nalanda (2700)

WITNESS

Signature of LESSOR/First party

Sweta *Sweta*
15/7/26

Pushpa Kumari *Pushpa Kumari*
15/7/26

Dharmshila Devi *धर्मशिला देवी*
15/7/26

Girija Devi *गिरिजा देवी*
15/7/26

Signature of witness No. (1) *विजय कुमार*
15/7/26

Signature of witness No- (2) *मनोज कुमार*
15/7/26

Signature of LESSEE/Second Party

Sweta *Sweta*
15/7/26

Vikas Raj *Vikas Raj*
15/7/26

Sanjay Bharati *Sanjay Bharati*
15/7/26

Signature of witness No. (1) *पद्मान - विजय कुमार पिता कोटि प्रसाद*
आप वेगो सराय पोस्टमहल आना दीपक
जिला - नालंदा पिनकोड - 803101
आधार.नं. 23 4490093107
mob - 9905271004
कुशीनर नं. 15/7/26

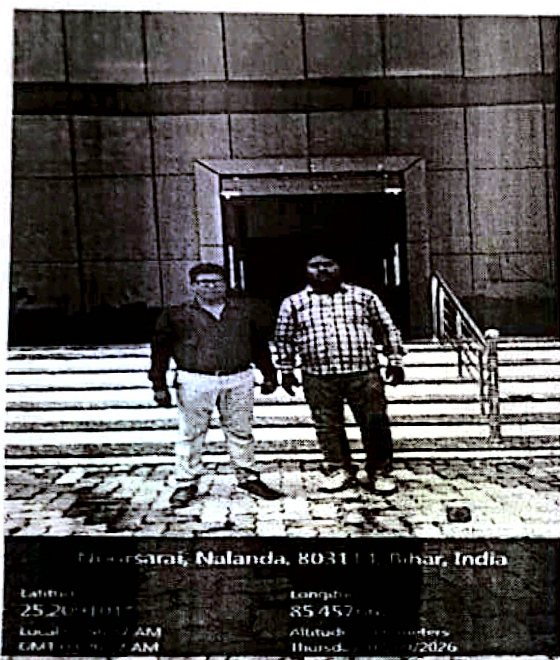
Signature of witness No. (2)

आना - मनोज कुमार पिता रामगोपाल रामलाल महरा
आम. माका पोखरामाका आना - मेकुहा
जिला शोखपुरा पिन को 811102
आधार नं. 8555 9125 0852
मो 9430075080
नं. 15/7/26

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sd/-
Registering Officer, Nalanda (2700)

ASTHAL IANCH
MAUJA NARI THANA NO-75
KHATA NO-320 KHASHRA NO-399 AREA 125 DISMIL



पट्टाकार के द्वारा दिखाया गया खुदा
 आवस्यार्थिक कच्ची रास्ता पर स्थित है,
 जिसपर ग्राउंड फ्लोर पर 10,000 वर्गफिट
 एवं प्रथम तल पर 10,000 वर्गफिट डिस्मिल
 संरचना बनाया गया है। भोजा - नारी
 थाना नं० - 75 हल्का नं० - 3 में स्थित है।
 खुदा का मूल्य - 1,00,01,000/-
 ग्राउंड फ्लोर संरचना का मूल्य -
 10,000 वर्गफिट x 2200 - 2,20,00,000/-
 प्रथम तल संरचना का मूल्य -
 10,000 वर्गफिट x 2200 - 2,20,00,000/-
 ब्रोडरी का मूल्य - 5,00,000/-
 कुल मूल्य - 5,45,01,000/-

Sweta
 15/1/26

R
 15/1/2026

Application No. : 260501029114 Deed Type : Lease Deed Sub Type : Lease with rent
 Deed No. : 10919 Serial No. : 11026 Book No. : 1 From Page : 547 To Page : 556

Sweta
MANAGER
LOYOLA CONVENT SCHOOL

Kpandey

Principal
LOYOLA CONVENT SCHOOL
 Nari More Bihar Sharif-803101

Sd/-
 Registering Officer, Nalanda (2700)

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. 568320
Addl. Stamp duty paid under Municipal Act. Rs. 0

Amt. Paid By N.J. Stamp Paper Rs. 5000
Amt. Paid Through Bank Challan Rs. 0

Registration Fee						LLR+Proc Fee	Service Charge
A1	163520 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	0 K1c	0 Mb	0	Total Rs. 0	
A10	0 E	1000 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 164520							

Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 165020

Date : 17/07/2026

Sd/-
Ajay Kumar Jha
Registering Officer
Nalanda (2700)

Endorsement under section 52

Presented for registration at Registration Office, Nalanda (2700) on Friday, 17th July 2026 by Sweta W/O Dharendra Kumar by profession Others, Status - Lessor (Property Owner).

Sweta 17.7.26
Signature/L.T.I of Presentant

Date : 17/07/2026

Sd/-
Ajay Kumar Jha
Registering Officer
Nalanda (2700)

Endorsement under section 58