

1958

Sabajpura Farm

52.4

T.N.-10515 (2/12)
2006

180

SCANNED
Page No. 18

LEASE DEED

This indenture, made... 7th day of August of 2006... Between the Collector of Patna on Behalf of the Government of Bihar, which term unless there be anything repugnant in the context shall include his successors, representative and assigns... hereinafter called... LESSOR.

AND

Indian Council of Agricultural Research (An autonomous society under DARE, Ministry of Agriculture, Govt. of India), Krishi Bhawan, New Delhi-110001 through Secretary ICAR, which term unless there be anything repugnant in the context, shall include its executors, administrators, representatives and assigns hereinafter called... LESSEE.

Whereas the lessee has applied for permission to occupy for the purpose of establishment of Research Farm, the land specified in the first part of the Schedule hereunder written on token payment of Salami of Rs. 5/- and whereas the said application has received the sanction of the Government of Bihar vide Revenue and Land Reform Deptt., Letter No.-6/खा0म0 पटना-65/2003 568(6) dated 1/4/06.

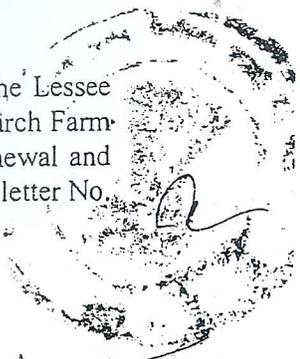
Now this indenture witnesseth that the Lessor doth hereby grant and the Lessee doth hereby accept a lease of 99 years for the purpose of establishment of Research Farm from the date of registration dated... and subject to the terms of renewal and condition set forth in the second part of the said schedule and in the Govt. order letter No. 6/खा0म0 पटना-65/2003 568(6) dated 1/4/06.

9/8/06
उप सहायक प्रभारी
राजस्व शाखा, पटना

ले
8/8/06
सहायक प्रभारी
पटना

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समाहर्ता
पटना

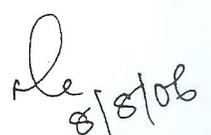
Director
ICAR Research Complex for Eastern Region
P.O. Phulwari Sharif, W&M Comd.
Patna-801 505 (Bihar)



In witness whereof the said parties have hereunto set their respective hands and seal on the day and year first above written.

Signed, sealed and delivered by the collector of Patna acting in the present premises for and on behalf of the Government of Bihar.


7/8/06
सचिव सभाहर्ता - भारती
संयोजक शाखा. पटना


8/8/06
सचिव सभाहर्ता
पटना


सभाहर्ता
Signature of the Collector
Patna

In presence of
Signed, sealed and delivered
By the above named

In presence of

(1) 
07.8.06
(Dr. Abhay Kumar)
Senior Scientist
ICAR Research Complex for Eastern Region, Patna

(2) 
7/8/06
(Ashish Rastogi)
Administrative Officer
ICAR RCER Patna.


Signature of Lessee.

Director
ICAR Research Complex for Eastern Region
P.O. Phulwari Sharif, WALMI Complex
Patna-801 505 (Bihar)

Secretary,
Indian Council of Agricultural Research,
OR
His/Her representative



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PART - I: DETAILS OF LAND (मौजा - सबजपुरा, थाना संख्या - 53)

खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
67	117	0.46
42	118	0.36
64	119	0.23
54	120	0.11
59	121	0.52
42	122	0.40
54	123	0.19
54	124	0.20
49	125	0.10
50	126	0.10
48	127	0.36
48	128	0.30
55	129	0.32
42	130	0.14
20	131	0.20
37	132	0.37
10	133	0.10
47	136	0.25
39	137	0.31
55	138	0.33
55	139	0.09
55	140	0.09
54	141	0.16
36	142	0.15
37	143	0.10
42	144	0.06
38	145	0.12
38	146	0.08
38	147	0.08
37	148	0.08
36	149	0.23
54	150	0.24
54	151	0.12
54	152	0.13
67	153	0.10
35	154	0.10
50	156	0.24
44	157	0.21
54	158	0.26
40	159	0.36
51	160	0.25
51	161	0.02
45	162	0.15




 28/06
 उप-सहायक प्रभारी
 म. अ. पटना


 8/8/08
 प्रभारी
 म. अ. पटना

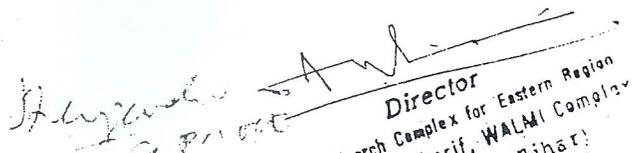

 7.5.2008
 सहायक
 पटना

Director
 ICAR Research Complex for Eastern Region
 P.S. Phulwari Sharif, WALMI Complex
 Patna-801 505 (Bihar)

खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
65	163	0.12
35	164	0.35
39	165	0.31
45	166	0.13
57	167	0.65
60	168	0.08
45	169	0.09
54	170	0.21
54	171	0.16
66	172	0.11
64	173	0.05
50	174	0.06
44	175	0.07
65	176	0.08
38	177	0.09
57	178	0.19
65	179	0.11
54	225	0.06
54	226	0.04
66	227	0.13
65	228	0.13
45	229	0.12
39	244	0.15
58	245	0.14
55	246	0.53
44	247	0.13
44	248	0.16
44	287	0.34
51	288	0.14
55	289	0.23
54	290	0.11
67	291	0.23
44	292	0.21
54	293	0.27
39	294	0.20
44	295	0.14
67	322	0.17
56	323	0.08
40	325	0.10
35	326	0.10
41	327	0.03
53	328	0.04
38	329	0.04
37	330	0.03
37	331	0.02


 ११/१०/०६
 ज. प्र. प्रशासक
 इ. ए. ए. पटना


 ११/१०/०६
 ज. प्र. प्रशासक
 इ. ए. ए. पटना


 ज. प्र. प्रशासक
 इ. ए. ए. पटना
 Director
 ICAR Research Complex for Eastern Region
 P.O. Phulwari Sharif, WALMI Complex
 Patna-801 595 (Bihar)

खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
55	332	0.69
47	333	0.03
54	334	0.03
45	180	0.11
55	181	0.16
45	182	0.06
37	184	0.22
71	185	0.12
39	186	0.16
67	187	0.50
54	188	0.19
49	201	0.08
50	202	0.38
44	203	0.11
40	204	0.48
62	205	0.62
34	206	2.53
34	207	0.24
67	208	0.13
44	209	0.11
67	210	0.22
62	211	0.72
49	212	0.25
50	213	0.06
39	214	0.08
50	215	0.25
45	216	0.20
43	217	0.42
43	218	0.14
43	219	0.09
54	220	0.07
54	221	0.05
44	222	0.25
39	223	0.23
36	224	0.23
54	335	0.03
37	336	0.10
40	337	0.03
62	338	0.04
51	339	0.07
59	340	0.07
46	341	0.10
62	342	0.23
35	343	0.06
58	344	0.05




 8/8/06
 उप सहायक निदेशक
 पटना


 8/8/06
 सहायक निदेशक
 पटना


 9/8/06
 सहायक निदेशक
 पटना
 Director
 ICAR Research Complex for Fodder
 P.O. Phulwari Sharif, W.A.
 Patna-801 505 (I)

खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
55	345	0.14
35	346	0.14
38	347	0.13
40	348	0.24
62	349	0.24
49	350	0.42
40	351	0.32
56	352	0.65
50	353	0.07
70	356	0.13
41	357	0.14
66	358	0.26
60	359	0.42
60	360	0.20
49	361	0.06
45	362	0.11
65	363	0.05
49	364	0.04
50	365	0.04
67	366	0.22
38	367	0.10
37	368	0.10
51	371	0.18
43	372	0.36
60	373	0.38
54	374	0.22
54	375	0.06
35	376	0.08
58	377	0.09
55	378	0.16
54	379	0.16
58	380	0.09
35	381	0.06
66	382	0.48
66	383	0.12
55	384	0.22
49	385	0.20
46	386	0.22
55	387	0.66
42	388	0.21
44	389	0.20
40	390	0.20
50	391	0.51
35	392	0.13
62	393	0.58

[Signature]
 18/06

उप निदेशक
 जल संसाधन विभाग
 पटना

[Signature]
 8/8/08
 पटना

[Signature]
 Director
 ICAR Research Complex for Eastern Region
 P.O. Pailwari Sharif, WALMI Complex
 Patna-801 505 (Bihar)



खाता संख्या	खेसरा संख्या	रकवा (एकड़ में)
55	394	0.09
55	395	0.11
40	396	0.14
40	397	0.14
62	398	0.54
55	399	0.23
58	400	0.07
35	401	0.14
58	402	0.06
45	403	0.28
65	404	0.33
55	405	0.24
55	406	0.24
40	407	0.22
62	408	0.20
57	409	0.50
54	410	0.28
54	411	0.25
55	412	0.22
4	454	0.22
19	455	0.10
16	456	0.10
15	457	0.13
18	458	0.10
30	459	0.10
30	460	0.10
6	461	0.10
16	462	0.10
15	463	0.04
9	464	0.06
19	465	0.06
28	466	0.04
30	467	0.04
30	468	0.28
30	469	0.24
TOTAL		42.57

7/8/04
 [Signature]
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8/8/06
 [Signature]
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[Circular Stamp]
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[Signature]
 Director
 ICAR Research Complex for Eastern Region
 Bulwarri Sharif, WALMI Compt
 501 505 (Bihar)

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RI-II Terms and conditions:-

- I That the Lessee shall pay Rs.5/- by token challan to the Collector, Patna as Salami.
- II That the lessee shall pay all rates taxes and assessment imposed or assessed under any law for the time being inforce upon the land thereon for period after execution of the lease deed and for the lease period.
- III That the lessee shall demarcate with the help of officials of lessor and fence the land and keep intact and well defined the boundaries thereof and shall when required so to do, point out the said boundaries to any other or person authorized by the Collector or Department of Agriculture, Govt. of Bihar, Patna to inspect them.
- IV That of the land leased out and or any portion thereof be at any time required by the Government of Bihar for any purpose declared by Government to be a Public purpose, the Collector may resume and on giving three months, notice in writing, may, through an officer or person authorized on that behalf, re-enter and take possession of the said land or portion thereof. The lessee shall there upon be entitled to compensation for standing crops and trees planted by him as well as for houses erected or other improvements made with the consent of the collector on the land resumed, the amount of such compensation to be fixed by the collector but in case of disagreement the matter shall be referred to the Commissioner whose decision shall be final.
- V That the lessee shall strictly obey and comply with any rules framed by the corporation or P.R.D.A.
- VI That the Indian Council of Agricultural Research will establish the Research Farm of ICAR Research Complex for Eastern Region, Patna on the said lease land.
- VII That the proposed ICAR Research Complex for Eastern Region would be free to utilize the lease hold land for creating research infrastructure as per its needs.
- VIII That the aforesaid land transferred to the lessee with a condition that if the aforesaid land (specified at scheduled Part I) will not be used by the lessee for the purpose for which land has been transferred then the land will automatically return to Department of Agriculture, Govt. of Bihar, Patna.

Magistrate
9.3.11
District Magistrate & Collector
Patna *समाहृता*
पटना

Secretary
Secretary,
Indian Council of Agricultural Research

OR

His/Her representative
Director

ICAR Research Complex for Eastern Region
P.O. Phulwari Sharif, WALMI Complex
Patna-801 505 (Bihar)

21/8/11
हर्षा जयसरी
हर्षा जयसरी
पटना

अपर
हर्षा
अपर
पटना

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : 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) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 130
 Addl. Stamp duty paid under RDA/Municipal Act Rs

Fee Paid

A1	40	I	40	K1c	0	Mb	25
A8	0	J1	0	K2	0	Na	54
A9	0	J2	0	Li	0	Scan	200
A10	0	Ka1	0	Lii	0		
E	250	K1b	0	Liii	0	Tot Reg Fee	609

Date :

11/8/06

Registering Officer

Endorsement under section 52

Presented for registration at 04:02 PM on the day Friday, 11th August 2006 at the Patna D. R. O/ Sub_Registry Office by Collector Of Patna son/wife of By Letter No-2913 by profession Service. (Executant or attorney for one of the executants or claimants under a power no. for 20..... authenticated by sub-registrar of)

Signature of Presentant

Registering Officer

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument. *Execution by the Collector, Patna and Director, ICAR, who are exempt from personal Date Appearance in the office u/s-88 of Act XVI of 1928 are proved by their seal and signature.*

Registering Officer

Endorsement of Certificate of Registration under section 60

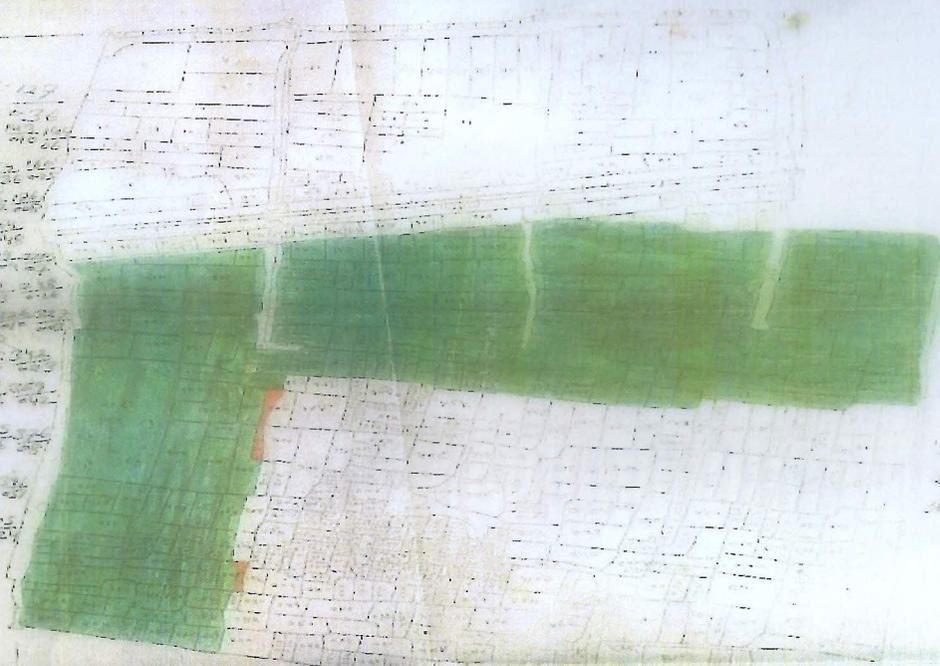
Registered in Book 1 of DSRO/SRO Patna having 10 pages in the volume CD-34 and document no. of which is printed on the page of the document.

Date :

Registering Officer

कृषि कार्ड के अधिन बड़े बाण भूमि खसरा, रकबा
 इंदरपुरा नं० ५३

117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127
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- सिद्धि
- 1- 200 से अधिक वर्ग फीट 28 2/3
 - 2- 100 से अधिक वर्ग फीट 28 2/3
 - 3- 50 से अधिक वर्ग फीट 28 2/3
 - 4- 25 से अधिक वर्ग फीट 28 2/3
 - 5- 10 से अधिक वर्ग फीट 28 2/3
 - 6- 5 से अधिक वर्ग फीट 28 2/3
 - 7- 2 से अधिक वर्ग फीट 28 2/3
 - 8- 1 से अधिक वर्ग फीट 28 2/3
- कुल
मालिक

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अधिकाधिक
 कागज ५३०

Sabazpura No 53
 मशहूर नाम सबजपुरा

धाना नम्बर ५३
 बालकरी रजिस्टर नाम
 बालकरी रजिस्टर नम्बर
 रजिस्टर की नाम शाहनाज़र मोहल
 रजिस्टर का नम्बर ५३

धाना दाजाहर
 लपटा
 परगना कुलनारी

जिला पटना

मालिक का नाम
 ५३ ५३ ५३

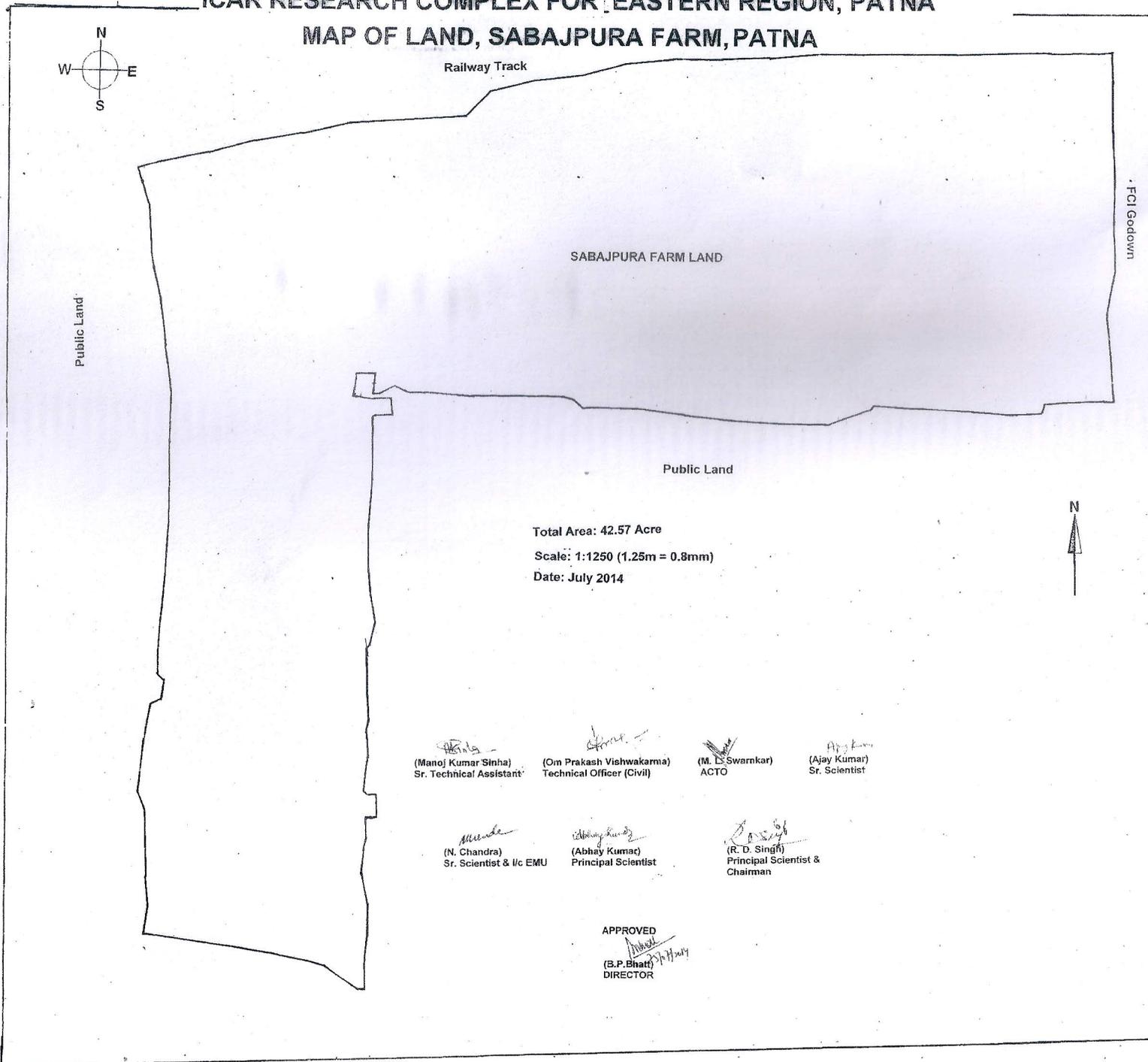
कुलनारी नं० ५३
 धाना कुलनारी



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ICAR RESEARCH COMPLEX FOR EASTERN REGION, PATNA

MAP OF LAND, SABAJPURA FARM, PATNA



SABAJPURA FARM LAND

Public Land

Railway Track

FCI Godown

Public Land

Total Area: 42.57 Acre
Scale: 1:1250 (1.25m = 0.8mm)
Date: July 2014

(Signature)
(Manoj Kumar Sinha)
Sr. Technical Assistant

(Signature)
(Om Prakash Vishwakarma)
Technical Officer (Civil)

(Signature)
(M. L. Swarnkar)
ACTO

(Signature)
(Ajay Kumar)
Sr. Scientist

(Signature)
(N. Chandra)
Sr. Scientist & I/c EMU

(Signature)
(Abhay Kumar)
Principal Scientist

(Signature)
(R. D. Singh)
Principal Scientist &
Chairman

APPROVED
(Signature)
(B.P. Bhatt)
DIRECTOR

**Details of Total Land Available with the Institute I/C its constituent units i.e. Regional Station/Research Station /
Research Farm/KVK's**

1. **Name of the Institute:** ICAR Research Complex for Eastern Region, Patna.
2. **Location:** Sabajpura Farm, Khagaul Road, Phulwari Sharif, Patna

Note: 1 Acre = 4046.86m²

Name of the unit place of land*	Area of land (Acre)	Khasra No./ Plot No as per revenue		Ownership Description as per revenue record	Possession as per revenue /municipal record	Whether land is freehold or leasehold	Whether title is clear in favour of ICAR or not	Is it free from encroachment /litigation? If not, details be given	Remarks
1	2	3		4	5	6	7	8	9
Sabajpura Farm Phulwari Sharif, Patna	Area (Acre)	Khasra No.	Plot No.	Secretary, ICAR	Secretary, ICAR (07 August 2006)	Leasehold (99 years)	Yes	Yes	
	0.46	117	67						
	0.36	118	42						
	0.23	119	64						
	0.11	120	54						
	0.52	121	59						
	0.40	122	42						
	0.19	123	54						
	0.20	124	54						
	0.10	125	49						
	0.10	126	50						
	0.36	127	48						

	0.30	128	48						
	0.32	129	55						
	0.14	130	42						
	0.20	131	20						
	0.37	132	37						
	0.10	133	10						
	0.25	136	47						
	0.31	137	39						
	0.33	138	55						
	0.09	139	55						
	0.09	140	55						
	0.16	141	54						
	0.15	142	36						
	0.10	143	37						
	0.06	144	42						
	0.12	145	38						
	0.08	146	38						
	0.08	147	38						
	0.08	148	37						
	0.23	149	36						
	0.24	150	54						
	0.12	151	54						
	0.13	152	54						
	0.10	153	67						
	0.10	154	35						
	0.24	156	50						
	0.21	157	44						
	0.26	158	54						
	0.36	159	40						
	0.25	160	51						
	0.02	161	51						
	0.15	162	45						
	0.12	163	65						
	0.35	164	35						
	0.31	165	39						
	0.13	166	45						
	0.65	167	57						

	0.08	168	60						
	0.09	169	45						
	0.21	170	54						
	0.16	171	54						
	0.11	172	66						
	0.05	173	64						
	0.06	174	50						
	0.07	175	44						
	0.08	176	65						
	0.09	177	38						
	0.19	178	57						
	0.11	179	65						
	0.06	225	54						
	0.04	226	54						
	0.13	227	66						
	0.13	228	65						
	0.12	229	45						
	0.15	244	39						
	0.14	245	58						
	0.53	246	55						
	0.13	247	44						
	0.16	248	44						
	0.34	287	44						
	0.14	288	51						
	0.23	289	55						
	0.11	290	54						
	0.23	291	67						
	0.21	292	44						
	0.27	293	54						
	0.20	294	39						
	0.14	295	44						
	0.17	322	67						
	0.08	323	56						
	0.10	325	40						
	0.10	326	35						
	0.03	327	41						
	0.04	328	53						

	0.04	329	38						
	0.03	330	37						
	0.02	331	37						
	0.69	332	55						
	0.03	333	47						
	0.03	334	54						
	0.11	180	45						
	0.16	181	55						
	0.06	182	45						
	0.22	184	37						
	0.12	185	71						
	0.16	186	39						
	0.50	187	67						
	0.19	188	54						
	0.08	201	49						
	0.38	202	50						
	0.11	203	44						
	0.48	204	40						
	0.62	205	62						
	2.53	206	34						
	0.24	207	34						
	0.13	208	67						
	0.11	209	44						
	0.22	210	67						
	0.72	211	62						
	0.25	212	49						
	0.06	213	50						
	0.08	214	39						
	0.25	215	50						
	0.20	216	45						
	0.42	217	43						
	0.14	218	43						
	0.09	219	43						
	0.07	220	54						
	0.05	221	54						
	0.25	222	44						
	0.23	223	39						

	0.23	224	36						
	0.03	335	54						
	0.10	336	37						
	0.03	337	40						
	0.04	338	62						
	0.07	339	51						
	0.07	340	59						
	0.10	341	46						
	0.23	342	62						
	0.06	343	35						
	0.05	344	58						
	0.14	345	55						
	0.14	346	35						
	0.13	347	38						
	0.24	348	40						
	0.24	349	62						
	0.42	350	49						
	0.32	351	40						
	0.65	352	56						
	0.07	353	50						
	0.13	356	70						
	0.14	357	41						
	0.26	358	66						
	0.42	359	60						
	0.20	360	60						
	0.06	361	49						
	0.11	362	45						
	0.05	363	65						
	0.04	364	49						
	0.04	365	50						
	0.22	366	67						
	0.10	367	38						
	0.10	368	37						
	0.18	371	51						
	0.36	372	43						
	0.38	373	60						
	0.22	374	54						

	0.06	375	54						
	0.08	376	35						
	0.09	377	58						
	0.16	378	55						
	0.16	379	54						
	0.09	380	58						
	0.06	381	35						
	0.48	382	66						
	0.12	383	66						
	0.22	384	55						
	0.20	385	49						
	0.22	386	46						
	0.66	387	55						
	0.21	388	42						
	0.20	389	44						
	0.20	390	40						
	0.51	391	50						
	0.13	392	35						
	0.58	393	62						
	0.09	394	55						
	0.11	395	55						
	0.14	396	40						
	0.14	397	40						
	0.54	398	62						
	0.23	399	55						
	0.07	400	58						
	0.14	401	35						
	0.06	402	58						
	0.28	403	45						
	0.33	404	65						
	0.24	405	55						
	0.24	406	55						
	0.22	407	40						
	0.20	408	62						
	0.50	409	57						
	0.28	410	54						
	0.25	411	54						

	0.22	412	55					
	0.22	454	4					
	0.10	455	19					
	0.10	456	16					
	0.13	457	15					
	0.10	458	18					
	0.10	459	30					
	0.10	460	30					
	0.10	461	6					
	0.10	462	16					
	0.04	463	15					
	0.06	464	9					
	0.06	465	19					
	0.04	466	28					
	0.04	467	30					
	0.28	468	30					
	0.24	469	30					
Total Area	42.57 Acre (172274.83 Sqm)							

*Information from Institute and its constituent units are required to be made separately. Complete revenue map certified by Patwari or equivalent revenue officials of the location shall also be attached. If the lands of the Institute or Constituents units are not contiguous and scattered at different locations, then location wise information shall be furnished as per the above proforma.

Patwari
Signature 05/10/08

Director of the Institute