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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

PAID

Signature

असम ASSAM

KRM(M) 4/2017/47214 dt 5/12/2016 A 648394
47214Admissible under Act XVI of 1908 Correctly
Stamped (or exempted from stamp duty)
under the Indian Stamp Act, 1899 (Act II of
1899) (Assam Amendment) Act 2004 Schedule
No. 1 Fees Paid 35A=130000
Sr. Sub-Registrar
Kamrup Metro, Guwahati
16.6.2017

DEED OF LEASE

Narayan Deka

Manoni Deka
Purabi DasTHIS DEED OF LEASE is made on this the 07th day of June, 2017
at Guwahati.

-BETWEEN-

(1) **SRI NARAYAN DEKA**, son of Late Nabin Chandra Deka, aged about 50 years, and (2) **SMTI. MAMONI DEKA**, wife of Sri Narayan Chandra Deka, aged about 39 years, both are by religion Hindu, residents of House No.148, Sourav Nagar, Beltola, P.S.- Basistha, Guwahati-781028, in the District of Kamrup(Metro), Assam, hereinafter called the "**LESSORS**" (which expression shall be deemed to mean and include their legal heirs, successors, executors, administrators, representatives and assigns) of the ONE PART;

-AND-

SMTI. PURABI DAS, wife of Rameswar Das, aged about years, by religion Hindu, Secretary of **N R EDUCATION FOUNDATION**, having its office at Sarusojai, P.S.- Basistha, Guwahati-781034, in the District of Kamrup(Metro), Assam, hereinafter called as the "**LESSEE**" (which expression shall be deemed to mean and include its heirs, successors, executors, administrators, representatives, attorneys and assigns) of the OTHER PART;





असम ASSAM

A 648395

WHEREAS, the Lessors are the lawful owners of a plot of land measuring **04 Bigha 03 Katha 03 Lecha [62.02 Are]**, covered by Dag No.237 of K.P. Patta No.286 of revenue Village- Sarusajai, under Mouza- Beltola, in the District of Kamrup(Metro), Assam, more fully described in the **SCHEDULE** to this deed (hereinafter referred to as the said plot of land).

AND WHEREAS, the Lessee herein is a society formed for the purpose of promoting and upliftment of education etc. and for that purpose, have approached the Lessors herein for taking on lease the scheduled land for the purpose of setting up a school.

AND WHEREAS, the Lessors have agreed to lease out the said plot of land, hereinafter referred to as "Leased Premises" to the Lessee and the Lessee has agreed to take the aforesaid plot of land from the Lessors on Lease on a yearly rent to be used for the purpose of setting up a school with a view to promoting and upliftment of education, etc. under the brand name of **N R EDUCATION FOUNDATION** for **30** years each on the terms and conditions mentioned herein below.

NOW, THEREFORE, THIS DEED OF LEASE IS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS HEREUNDER :-

1. TERMS OF THE LEASE :-

1.1 In consideration of the yearly rent hereinafter reserved and the other covenants contained, the Lessors hereby agreed to grant to the Lessee, a lease in respect to the leased premises, together with the rights to use the entrance and other common and open areas etc. pertaining to leased premises for a period of **30** years.

Navayan Dene
Manoni Deka
Purabi Das.





असम ASSAM

A 648396

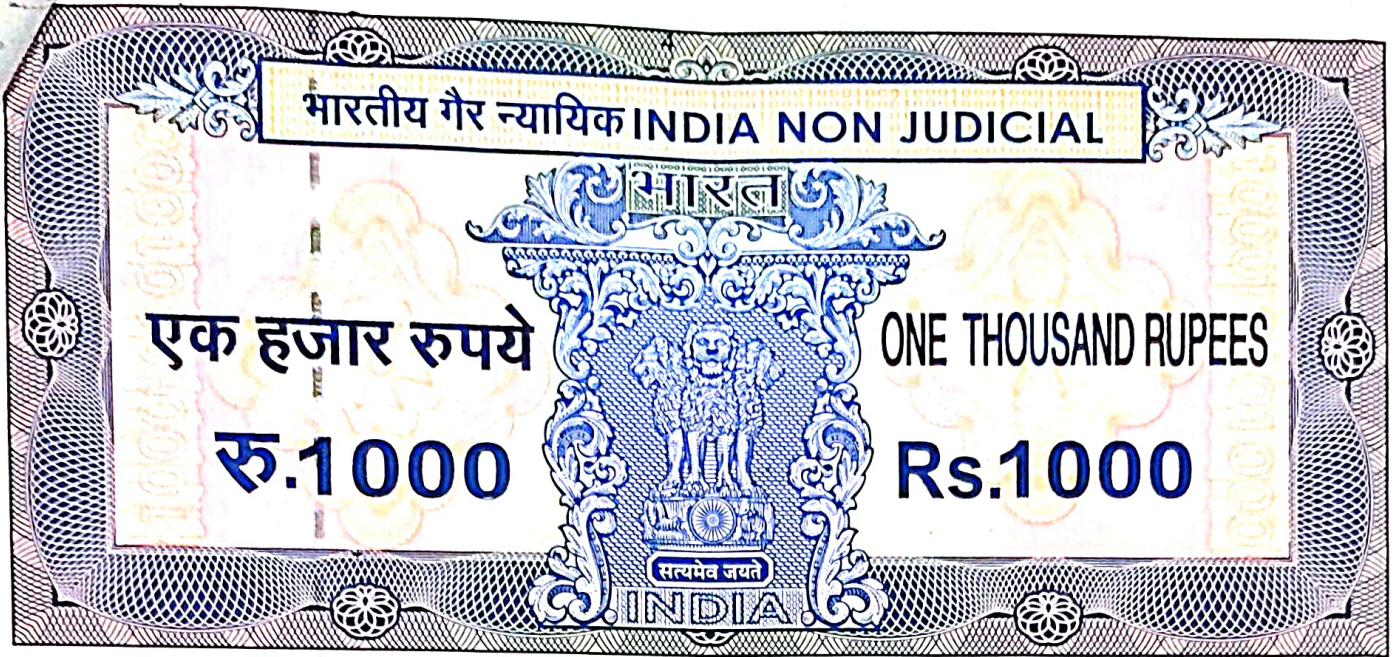
1.2(i) It is further agreed between the parties that after the expiry of the aforesaid 30 years, the lease may further be renewed by the parties upon mutually agreed terms and conditions by entering into a new/fresh lease deed.

(ii) That it is made clear that the present lease cannot be terminated by the lessee for any reason whatsoever before expiry of 30 years (starting from 01-04-2017 upto 31-03-2047) inclusive of three months' Notice period from the date of commencement of lease and such period shall be treated as "Lock-in period". In case the lessee vacates the leased premises/terminates the lease during the lock-in-period, then in such an event, the lessee shall be liable to pay to the lessors, the rent for the remaining months of the lock-in period, i.e. upto the last day, of the lock-in period.

(iii) That the Lessors shall not be entitled to terminate the lease as long as lessee is in compliance with this deed.

(iv) That in case Lessee intends to terminate the lease immediately upon the expiry of lock in period, the lessee shall give at least three (3) months written notice to the lessor prior to the expiry of said lock in period. It is further agreed that in case the lessee intends to terminate the present lease after the expiry of the lock-in period, the lessee shall give at least three (3) months written notice to the lessors and upon the expiry of the term of lease or its earlier termination, lessee shall handover the vacant and peaceful & harmless possession of the leased premises to the lessors.

Navayan Doo
Hamen Das
Birabi Das.



असम ASSAM

A 648397

Narayan Das

Manoj Das

Birabi Das

(v) That the Lessor shall handover the leased premises to the lessee for the purpose of remodeling the tenanted premises and for Fit Outs immediately on the date of signing this deed.

(vi) The Lessors shall have a right to terminate the lease only in case when the Lessee fails to pay the rent for a continuous period of two (2) years.

(vii) The Lessors shall handover the leased premises to the lessee and all the cost for the Fit-Outs and interiors shall be borne by the lessee only.

2. RENT :-

2.1 The lessee shall pay to the lessor the yearly rent, as calculated below (i.e. Rs.1,00,000.00), in such a manner so that the rent credited to his account on the first week of April every English Calendar year and the lessee will deposit the rent to the lessor's bank account through RTGS/Cheque/Demand Draft or any other suitable manner during the term of lease without any formal demand by the lessors, subject to deduction of applicable taxes deduction at source as is required under the Income Tax Act, 1961. The lessee shall provide the Certificate of such tax deduction at source to the lessor within 2 months after the end of each financial year for the preceding 12 months. The TDS will be deducted from the rent as per the government norms and for the purpose the lessors shall provide PAN number to the lessee. The lessors shall raise the invoice for payment of service tax as per the rules of the Finance Tax Act, 1994. The parties to this deed hereby agreed that in case the lessee fails to pay the rent, then in such circumstances, the lessee shall be liable to pay to the lessors, interest at the rate of 5.1% per annum upon such amount from the date on which the lease rent amount due till the date of payment.



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A 648398

Narayan Dima
Mamoni Dima
Borabi Dima

2.2 That it is agreed that after two years the rent shall be fixed mutually in between the parties and which may be varied according to market rate in the state.

2.3 If the lessors erect/construct any permanent construction viz. class room/auditorium/sports area etc. in the interest of lessee, then the lessee have to pay the rent thereon.

3. **PAYMENT OF STATUTORY LEVIES / TAXES :-**

That all Government/Municipal taxes, charges, levies, house tax, property tax, in relation to ownership of the leased premises, applicable presently and/or which may become applicable in future during the existence of the lease period shall be borne by the Lessee. However, all the Government/Municipal taxes, levies, charges in relation to conducting of the business in the leased premises, applicable and/or which may become applicable in future during the existence of the lease period shall be borne by the lessee. The lessee in addition to the monthly rent shall pay the service tax as actual payable thereon, as may be applicable before the due date, to the lessor who shall then deposit the same with the concerned authority and shall provide the copy of the receipts of the same to the lessee.

4. **SUBLETTING AND USE OF PREMISES :-**

4.1 Subject to the Municipal laws and byelaws, the lessee shall use the leased premises for setting up a School with a view to promoting and upliftment of education, etc. under the brand name of **N R EDUCATION FOUNDATION.**



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Narayan Das
Hamen Das
Purabi Das

4.2 That the lessee undertakes not to do or cause to be done in or upon the aforesaid leased premises any act, matter or thing that is illegal or unauthorized and/or shall need any interference by the police or local authorities.

4.3 The lessee shall not sublet, assign or otherwise part with the possession of the leased premises in favour of any of the third party. The lessee shall not be entitled to create a third party interest of any nature in whole or part of the leased premises. The lessee shall not be entitled to raise any loan with regard to any loan with regard to any claims of ownership of the leased premises.

4.4 Subject to the Municipal laws and byelaws, the lessee shall have the right to place signage on the façade of the leased premises as per the building/local signage norms after obtaining the necessary approvals, permissions and licenses from the competent Municipal/Statutory authorities and the municipal/other statutory taxes relating to the signage's shall also be borne by the lessee only.

4.5 The lessee has informed that the outlet shall always remain open on Sundays and Public Holidays.

5. REPAIRS, ALTERATIONS AND MAINTENANCE OF PREMISES

5.1 The lessee shall carry out the day to day maintenance of the leased premises and fixtures and fittings installed therein including the painting and polishing inside the leased premises at its own expense during the period of its occupation of the leased premises after giving written intimation to the lessors.



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5.2 The Lessee shall deliver back the peaceful possession of the demised premises upon expiry of lease or its termination only to the lessors.

6. INSPECTION OF THE DEMISED PREMISES :-

That the lessor and/or their representative, with or without workmen to enter into or upon the leased premises and to inspect the same, during working/business hours, for the purpose of examining the state, and condition, and if necessary for repairing and to keep the leased premises and all the services, drains, pipes, cables and other convenience belonging to or used for the building in good order and condition.

7. PEACEFUL AND VACANT POSSESSION/ENJOYMENT :-

7.1 The lessor has represented to the lessee that it shall enjoy uninterrupted, quiet, peaceful, physical, vacant and legal possession of the leased premises without any interference whatsoever, subject to timely payment of rent.

7.2 The lessor hereby confirm that the lessee, subject to payment of the agreed rent and compliance of the terms and conditions herein, shall be entitled to peaceful possession and quiet enjoyment of the leased premises during the period of the lease deed, free from any interference, objections, eviction, claim, interruption and demand whatsoever by the lessor and/or any Government Authority or any person lawfully or equitable claiming by/of/from/under or in trust for the lessor and/or any Government Authority.

Narayan Dero
Manoj Dero
Bisabi Das.



असम ASSAM

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8. **FORCE MEASURE :-**

If in event the leased premises are destroyed and/or damaged, either wholly or partially, by any force measure event like fire, accident, riots, flood, earthquake, storm, terrorist activities, war or by any Act of God, whereby the Lessee is prevented from using the leased premises or any part thereof, then in such circumstances, the lessor shall endeavor to restore the leased premises to as good condition as it was at the time of execution of this deed and its own cost and expenses, within a reasonable period and during such period or restoration, the lessee shall not be liable to pay the rent of the lease premises to the lessors. It is further agreed between the parties that if the lessors are not able to restore the leased premises within a reasonable period as aforesaid, then in such circumstances, the lessee shall have the sole discretion to terminate this deed after giving a 15 days written notice to the lessors and the lessors shall refund the amount of the security deposit to the lessee, as provided hereinabove or if some portion is suitable to run the business then the lessee have to pay for the same.

9. **INDEMNIFICATION :**

Notwithstanding anything to the contrary, the lessor and the lessee hereby undertake to indemnify and keep indemnified each other and their directors, employees, agents and successor-in-interest against all claims, demands, damages, penalties, costs and expenses of any kind whatsoever, which may arise against or be incurred by their employees in connection with any action/omission on their part pursuant to or in connection with this lease deed and/or arising out of running their respective business or otherwise caused by an act, default or neglect of any party or any of their employees or otherwise arising out of any breach of any of the provisions, undertakings, representations and warranties and covenants of this lease deed.

Narayan Duro
Manen' Sels
Rurabi Das.



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Navayon Duro
Manon Das
Purabi Das

The lessors shall not be responsible for any theft, loss of Life, Goods or anything, which may cause harm to anybody/anything during the leased period, which may directly or indirectly be caused due to the leased premises.

10. **MISCELLANEOUS :-**

10.1 If any of the provisions of this agreement or any part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legally and enforceability of the remaining provisions shall not any way be affected or impaired thereby.

10.2 Save as otherwise expressly provided no modification, amendment or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this lease deed and duly signed by both of the parties hereto.

10.3 That any delay in enforcement by any party or indulgence shown by any party in enforcement of terms of this deed to lease shall not be considered as waiver of any breach or non-compliance of terms and conditions of this agreement to lease. Such indulgence shown by any party shall not prejudice the rights of such party conferred by virtue of this agreement to lease.

10.4 That both the parties hereby agree that the management of the leased premises will only be of lessee or its authorised person and the lessee will be solely responsible for any mishappening or accident which may occur on account of any mis-management, lack of due diligence and on of any willful act or omission on the part of the lessee or its agents, employees or servants.

10.5 The parties recognize and agree that nothing contained in this lease deed shall be construed to constitute a transfer of title of property in the leased premises in favour of the lessee. Anything contained herein shall not be deemed to mean or include and shall not construe or create any right, title and interest in favour of the lessee in respect of the leased premises or any part of it and lessee does hereby specifically covenant with lessor that it shall not, at any time and under any circumstances, claim any right, title or interest in respect of the leased premises and this is made the essence of this lease deed.

10.6 Lessee at its own cost, obtain all necessary approvals, licenses, registrations, etc. as required under the law of the land to carry out its business from the demised premises before the commencement date.

10.7 The Lessors have conveyed an absolute right to the Lessee to create mortgage, charge or any other interest in favour lenders of the Lessee for the purpose of securing loans from bank/financial institution that may be required from time to time for the purpose of setting up of the school and for purpose ancillary and incidental thereto.

11. JURISDICTION AND ARBITRATION :

That in case of any dispute arising in respect of this lease deed or any clause thereof, only the courts at Guwahati shall have the jurisdiction over the matter.

12. ISSUANCE OF RECEIPT :

That the lessors shall acknowledge and give duly stamped receipts for each and every payment to the lessee within seven days from the date of receipt of such payment.

13. SERVICE OF NOTICE/COMMUNICATION : -

All approvals, consent and notices to be given under these presents shall be in writing, signed by the party giving it and shall be considered by served if the same shall have been left/delivered or posted by Registered A/D at the address mentioned herein.

That the parties have obtained necessary approval/permission/ NOC for leased out the scheduled premises from the office of the Deputy Commissioner, Kamrup(Metro) District, Guwahati vide No. **KRM(M).4/2012/47214 dated 05-12-2016.**

Navayam Dute
Klaman' sets
Burabi Das.

SCHEDULE - A

All that piece and parcel of a plot of land measuring **04 Bigha 03 Katha 03 Lecha [62.02 Are]**, covered by Dag No.237 of K.P. Patta No.286 of revenue Village- Sarusajai, under Mouza- Beltola, in the District of Kamrup(Metro), Assam which is bounded on the;

North :- Land of H. Nath and others.

South :- Road.

East :- Road.

West :- Land of D. Bora.

Land class - 1st class trade

IN WITNESSES WHEREOF, both the parties hereto have put their respective hands unto this Deed of Lease in sound mind and good health without any coercion from any corner(s) on the day, the month and the year first above written.

WITNESSES:-

1. *Abdus Salam Khan*
Advocate's clerk
ghey

1. *Navayam Das*
2. *Manoni Beka*

Signature of the LESSORS

2. *Abizun Khan*
Director
Ge B/1

Purabi Das

Signature of the LESSEE

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भारतीय गैर न्यायिक

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FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

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Admissible and
exempted from stamp duty
under the Indian Stamp Act, 1899 (Act II of
1902) (Assam Amendment) Act 2004 Schedule
Fee Paid

10/10/2017
Sr. Sub-Registrar
Kamrup Metro., Guwahati

DEED OF RECTIFICATION
OF DEED OF LEASE BEARING SERIAL NO.7096,
DEED NO.5238 DATED 16-06-2017

THIS DEED OF RECTIFICATION is made on this the 31st day
of October, 2017 at Guwahati.

-BY-

(1) **SRI NARAYAN DEKA**, son of Late Nabin Chandra Deka, aged
about 50 years, and (2) **SMTI. MAMONI DEKA**, wife of Sri Narayan
Chandra Deka, aged about 39 years, both are by religion Hindu, residents
of House No.148, Sourav Nagar, Beltola, P.S.- Basistha, Guwahati-
781028, in the District of Kamrup(Metro), Assam, hereinafter called and
referred to as the **FIRST PARTY/LESSORS** (which expression shall
unless repugnant to the context be deemed to include their heirs,
successors, executors, assigns and legal representatives, etc.) of the One
Part;



Purabi Das
Mamoni Deka
Narayan Deka

-IN FAVOUR OF-

N R EDUCATION FOUNDATION, having its office at Sarusojai, P.S.- Basistha, Guwahati-781034, in the District of Kamrup(Metro), Assam, Represented by its Secretary, **SMTI. PURABI DAS**, daughter of Rameswar Das, hereinafter called and referred to as the **SECOND PARTY/LESSEE** (which expression unless repugnant to the context be deemed to include its successors, executors, assigns and legal representatives, etc.) of the Other Part.

WHEREAS, the above named First Party as Lessors had executed a **Deed of Lease bearing Serial No.7096, Deed No.5238 dated 16-06-2017**, registered before the Sr. Sub-Registrar, Kamrup(Metro) at Guwahati, hereinafter called the 'said Principal Deed', in favour of the above named Second Party as Lessee.



AND WHEREAS, in Page No.1 of the said Principal Deed bearing Serial No.7096, Deed No.5238 dated 16-06-2017 inadvertently due to oversight the name of the Lessee has been recorded as "**SMTI. PURABI DAS, wife of Rameswar Das**, aged about years, by religion Hindu, Secretary of **N R EDUCATION FOUNDATION**, having its office at Sarusojai, P.S.- Basistha, Guwahati-781034, in the District of Kamrup(Metro), Assam" instead of "**N R EDUCATION FOUNDATION**, having its office at Sarusojai, P.S.- Basistha, Guwahati-781034, in the District of Kamrup(Metro), Assam, Represented by its Secretary, **SMTI. PURABI DAS**, daughter of Rameswar Das", which both the parties have now agreed to rectify/modify in the manner hereinafter appearing.

Narayan Deo

Purabi Das. Manani Deo

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FLOOWS:-

1. That by this Deed of Rectification both the parties have rectified/modified the name of the Lessee as "**N R EDUCATION FOUNDATION**, having its office at Sarusojai, P.S.- Basistha, Guwahati-781034, in the District of Kamrup(Metro), Assam, Represented by its Secretary, **SMTI. PURABI DAS**, daughter of Rameswar Das" in Page No.1 of the said Principal Deed bearing Serial No.7096, Deed No.5238 dated 16-06-2017.
2. That this Deed of Rectification will be treated as a part and parcel of the said Deed of Lease bearing Serial No.7096, Deed No.5238 dated 16-06-2017.
3. That as rectified and modified, as aforesaid, the said Deed of Lease bearing Serial No.7096, Deed No.5238 dated 16-06-2017 shall remain full in force and effect.

IN WITNESS WHEREOF, both the parties hereto have put their respective hands unto this Deed of Rectification in sound mind and good health without any duress, coercion from any corner on the date, the month and the year first above written.

WITNESSES:-

1. *Narayan Beishya.*
Stamp Vendor.
Guwahati
2. *Himani Dwi*
Advocate
Guwahati

Narayan Deme
Hamani Deme
Signature of First Party

Purabi Das
Signature of Second Party



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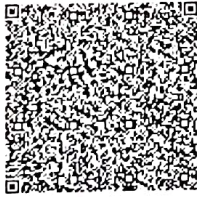
INDIA NON JUDICIAL

Government of Assam

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e-Stamp

Certificate No. : IN-AS51277393811829V
 Certificate Issued Date : 25-Aug-2023 02:48 PM
 Account Reference : SHCIL (FI)/ as-shcil01/ SRO DCKAM/ AS-KM
 Unique Doc. Reference : SUBIN-ASAS-SHCIL0195630586286242V
 Purchased by : N R EDUCATION FOUNDATION REP BY MAMONI DEKA
 Description of Document : Article 35 Lease
 Property Description : LAND-2 BIGHA 1 KATHA 1 LECHA,DAG-238,237,PATTA-534,286,VILL-SARUSAJAI,MOUZA-BELTOLA,CIRCLE-DISPUR
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SRI NARAYAN DEKA SO LT NABIN CHANDRA DEKA
 Second Party : N R EDUCATION FOUNDATION REP BY MAMONI DEKA
 Stamp Duty Paid By : N R EDUCATION FOUNDATION REP BY MAMONI DEKA
 Stamp Duty Amount(Rs.) : 90,000
 (Ninety Thousand only)



Please write or type below this line

Admissible under Act XVI of 1908 Correctly
 Stamped (or exempted from stamp duty)
 under the India Stamp Act, 1899 (Act II of
 1899 (Assam Amendment) Act 2404 Schedule
 No. 1 Fees Paid 23

Sr. Sub Registrar
 Kamrup Metro, Guwahati
 28.8.2023

✓ A = 5400
 MO = 1000

Narayan Deka
 Mamoni Deka

HE 0011622277

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.com' or using e-Stamp Mobile App of Stock Holding.
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.
3. In case of any discrepancy please inform the Competent Authority.



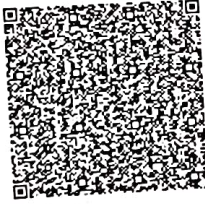
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Assam

e-Stamp

Certificate No. : IN-AS51487460781167V
Certificate Issued Date : 28-Aug-2023 02:15 PM
Account Reference : SHCIL (FI)/ as-shcil01/ SRO DCKAM/ AS-KM
Unique Doc. Reference : SUBIN-ASAS-SHCIL0196087705731949V
Purchased by : N R EDUCATION FOUNDATION REP BY MAMONI DEKA
Description of Document : Article 4 Affidavit
Property Description : LAND-2 BIGHA 1 KATHA 1 LECHA,DAG-238,237,229,PATTA-534,286,138,VILL-SARUSAJAI,MOUZA-BELTOLA,C-DISPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : SRI NARAYAN DEKA SO LT NABIN CHANDRA DEKA
Second Party : N R EDUCATION FOUNDATION REP BY MAMONI DEKA
Stamp Duty Paid By : N R EDUCATION FOUNDATION REP BY MAMONI DEKA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

Narayan Deka
Mamoni Deka

INE 0011622198

Statutory Alert:

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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

THIS DEED OF LEASE is made at Guwahati on this ^{28th} day of AUGUST, 2023 at Guwahati.

- BETWEEN -

SRI NARAYAN DEKA, son of Late Nabin Chandra Deka, resident of House No.148, Sourav Nagar, Beltola, P.S.- Basistha, Guwahati-781028, in the district of Kamrup (Metro), Assam, hereinafter called the "**LESSOR**" which expression shall mean and include her heirs, successors, executors, administrators and assigns) of the ONE PART.

Narayan Deka

- AND -

N R EDUCATION FOUNDATION, having its office at Sarusajai, P.S.- Basistha, Guwahati-781034, in the district of Kamrup (Metro), Assam, represented by its Secretary - **MAMONI DEKA**, daughter of Rameswar Das, hereinafter called the "**LESSEE**" which expression shall mean and include its/his heirs, successors, executors, administrators and assigns) of the OTHER PART.

The expressions LESSOR and LESSEE appearing here in above shall mean and include their respective successors, in interest, administrators, executors, liquidators, heirs, legal representatives and assignee(s).

WHEREAS the LESSOR is the owner and possessor of three plots of land (i) land measuring **1 (One) Bigha 2 (Two) Katha 10 (Ten) lechas (2006.71 Sq.Meter)**, covered by Dag No. 238 of KP. Patta No. 534 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam and (ii) land measuring **1 (One) Katha 1 (One) Lechas (280.94. Sq.Meter)**, covered by Dag No. 237 of KP. Patta No. 286 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam, and (iii) land measuring **2 (Two) Katha 10 (Ten) Lechas (668.90 Sq. meter)** covered by Dag No. 229 of K.P Patta No. 138 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam, more specifically described in the schedule - A , B & C below and LESSOR IS Entitled to lease out the said land in favour of the LESSEE.

Mamoni Deka

AND WHEREAS, the Lessor has already leased **4 (Four) Bighas 3 (Three) Katha 3 (Three) Lechas (6194.03Sq.Meter)** of his land covered by Dag No. 237 of KP. Patta No. 286 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam to the Lessee vide Deed of Lease dated 16.06.2017, Sl. No. 7096, Deed no. 5238 which will continue as per the previous Deed.

AND WHEREAS the LESSOR based on the representation made by the LESSEE, has agreed to lease the aforesaid land on the terms and conditions herein below contained.

NOW THIS DEED OF LEASE AS MUTUALLY AGREED BY AND BETWEEN THE PARTIES WITNESSETH AS FOLLOWS:

1. That in consideration of rent of **Rs. 50,000/- (Rupees Fifty Thousand) only** per month and the lessee's covenant hereinafter mentioned and contained the Lessor hereby demise and lease unto the Lessee and the Lessee hereby takes the said scheduled -A and B land for a period of **24 (Twenty-Four) years i.e., up to the year 2047**, from the date of commencement of this Present Indenture of Lease.
2. That the LESSOR assures the LESSEE that the leased land is free from all encumbrances, charges, lien etc. whatsoever from any corner and further undertakes that she has not encumbered the leased land, by way of sale, gift, lease, mortgage, ex-change or any other mode of transfer earlier.
3. That the LESSEE shall continue an **INTERNATIONAL SCHOOL GUWAHATI AFFILIATED to CBSE (New Delhi)** under affiliation Number **230174** as per their previous lease deed, over the new scheduled lease land hereby additionally taken and the LESSEE shall be at liberty to construct, modify and alter any kind of structure over the said leased land as per their sole discretion.
4. That the LESSEE shall pay the electricity charges consumed in the premises over the said leased land per the meter reading. It is also mutually agreed upon that the LESSEE shall be at liberty to install

Narayan Deka

Namoni Deka

separate electricity connection to the premises over the said leased land as per his own discretion.

5. That the LESSOR hereby agreed to deliver all deeds, documents, evidence of the leased land which is in her possession and custody relating to the title of the LESSOR.
6. That the LESSOR and all persons claiming under her do hereby further agree with the LESSEE at all times hereafter and upon any reasonable request to do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever.
7. That all necessary taxes i.e. G.M.C., Pollution etc. of the leased land shall be paid by the LESSEE.
8. That the LESSEE shall not perform any illegal, illicit acts over the said leased land, and if somehow, the LESSEE performs such acts, deeds over the same, the Lessor shall not be liable for legal consequences thereof.
9. That the rent shall be increased @ 20% after every three years and on the expiry of the lease or its termination for any cause whatsoever, the parties reserve the right to renew the lease on the conditions and terms as per law that may then be mutually agreed upon. That the LESSEE shall on the expiry of his lease or its determination take down, remove and take away all the said rights, equipment, installations, switches, meters etc.
10. That any terms violated by any of the parties, the parties shall be entitled to approach the appropriate court having jurisdiction, as per law as the party deem fit and proper.

Narayan Deka

Haman Deka

SCHEDULE-A

A plot of land measuring 2 (Two) Bighas (2006.71 Sq.Meter), covered by Dag No. 238 of KP. Patta No. 534 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam

SCHEDULE-B

A plot of land measuring 1 (One) Katha 1 (One) Lechas (280.94. Sq.Meter), covered by Dag No. 237 of KP. Patta No. 286 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro),

SCHEDULE-C

A plot of land measuring 2 (Two) Katha 10 (Ten) Lechas (668.90 Sq. meter) covered by Dag No. 229 of K.P Patta No. 138 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam

IN WITNESS WHEREOF the parties of the LESSOR and the LESSEE have signed and set their hands at Guwahati day, month and year first above written.

WITNESSES:

1. Deep Jyoti Kalita

SoI Utsab Kalita

po/ Balikuchi (Kurebahi)

2. Dist = Nalbari

Ranjan Sarma

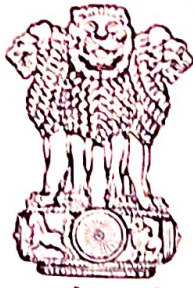
Advocate
Guw.

SIGNATURE OF THE LESSOR



SIGNATURE OF THE LESSEE





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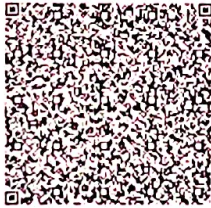
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Certificate Issued Date : 27-Oct-2023 04:05 PM
Account Reference : SELFPRINT (PU)/ as-self/ SRO Kamrup Metro/ AS-KM
Unique Doc. Reference : SUBIN-ASAS-SELF11734650951678V
Purchased by : NARAYAN DEKA
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : GOVERNMENT FEES FOR EXECUTION OF DEED OF RECTIFICATION
Consideration Price (Rs.) : 0
(Zero)
First Party : NARAYAN DEKA
Second Party : N R EDUCATION FOUNDATION
Stamp Duty Paid By : N R EDUCATION FOUNDATION
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



₹100

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1899 (Assam Amendment) Act 2004 Schedule
No. Fees Paid 4

Sr. Sub Registrar
Kamrup Metro, Guwahati

3.11.2023

Narayan Deka
Mamoni Deka

Statutory Alert:

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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.

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DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made on this ~~1st~~ day of ~~NOVEMBER~~, 2023 at Guwahati.

- BETWEEN -

 **SRI NARAYAN DEKA**, son of Late Nabin Chandra Deka, resident of House No.148, Sourav Nagar, Beltola, P.S.- Basistha, Guwahati-781028, in the district of Kamrup(Metro), Assam, hereinafter called the "**FIRST PARTY/LESSOR**" which expression shall mean and include his heirs, successors, executors, administrators and assigns) of the ONE PART.

- AND -

 **N.R. EDUCATION FOUNDATION**, having its office at Sarusajai, P.S.- Basistha, Guwahati-781034, in the district of Kamrup (Metro), Assam, represented by its Secretary - **SMTI. MAMONI DEKA**, wife of Sri Narayan Deka, hereinafter called the "**SECOND PARTY/LESSEE**" which expression shall mean and include its heirs, successors, executors, administrators and assigns) of the OTHER PART.

WHEREAS FIRST PARTY had executed a registered a Deed of Lease, being Sl.No. 22213, Deed No. 17641, dated 28.08.2023 in favour of the SECOND PARTY for lease out of three plots of land (i) land measuring land measuring 1 (One) Bigha 2 (Two) Katha 10 (Ten) lechas (2006.71 Sq.Meter), covered by Dag No. 238 of KP. Patta No. 534 of revenue village - Sarusajai, Mouza - Beltola

Contd.....

Narayan Deka

Mamoni Deka

under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam and (ii) **land measuring 1 (One) Katha 1 (One) Lechas (280.94. Sq.Meter)**, covered by Dag No. 237 of KP. Patta No. 286 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam, and (iii) land measuring **2 (Two) Katha 10 (Ten) Lechas (668.90 Sq meter)**, covered by Dag no 229 of K.P patta no 138 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam.

AND WHEREAS due to some typographical mistake, in Page No.4 in Schedule-A, land measuring had been wrongly quoted as "**land measuring 2 (Two) Bighas (2006.71 Sq. Meter)**" in place of "**land measuring 1 (One) Bigha 2 (Two) Katha 10 (Ten) Lechas (2006.71 Sq. Meter)**" and as such to avoid the future dispute, anomalies, differences between the parties in respect of the schedule -A plot of land, the parties hereto have decided to rectify the area of land in the Schedule-A land and execute this Deed of Rectification.

So, by this Deed of Rectification, the parties of the Deed have hereby rectify the said error as mentioned above and further, this Deed of Rectification shall be treated as a part of the original registered Deed Lease, which was duly registered vide **Sl.No. 22213, Deed No. 17641, dated 28.08.2023**, before the Office of the Sub-Registrar, Kamrup (Metro) at Guwahati and the both the Deeds shall be one and remain in full force and effect.

Contd.....

Naxayon Dine

Namoni Bala

RECTIFIED SCHEDULE-A

A plot of land measuring **1 (One) Bigha 2 (Two) Katha 10 (Ten) lechas (2006.71 Sq.Meter)**, covered by Dag No. 238 of KP. Patta No. 534 of revenue village - Sarusajai, Mouza - Beltola under Dispur Revenue Circle, in the district of Kamrup (Metro), Assam.

IN WITNESS WHEREOF both the parties have put their respective seal and signature on this Deed of Rectification on this ~~1st~~ day of ~~NOVEMBER~~, 2023 in presence of the following two witnesses.

Witnesses :

1.

Deep Jyoti Kalita

Utsab Kalita

Balikhuchi (Kurabahi) Narayan Sino

Signature of the First Party

2. Ranjan Sarma
Advocate

Mamoni Deka

Signature of the Second Party