

State. 835 F

Deed. 581



असम ASSAM

NOC 2051285361213 - 15/12/2022 A 714927

25/12/2022

Stamp: Assam under Act. XVI of 1908 (excepted from Stamp duty) under Assam stamp Act, 1908 Schedule No. 35 (a)

Sub-Registrar Palonghat

Manoda Sangma, Salesian Sisters of Northern India, Auxilium Convent, Nongthymmai, Shillong 783014, represented by authorised persons.

Angelina Thyrniang, Secretary, Auxilium School, Mahadevpur, Dholai - 788114, Cachar District, Assam

DEED OF LEASE

This DEED OF LEASE is made on this 15th Day of December 2022,

BY and BETWEEN

~~MANODA SANGMA~~ on behalf of the SALESIAN SISTERS OF NORTHERN INDIA, Auxilium Convent, Nongthymmai, Shillong, Meghalaya, Society Registration No. SR/SSNI-30/73 of 1972-73, hereinafter referred to as the "Lessor/1st (First) Party", (which expression unless repugnant to the context shall mean and include the said Lessor/1st (First) Party, his/their heirs, successors, executors, administrators and assigns) of the ONE PART.

AND

AUXILIUM SCHOOL, situated at Mahadevpur, Dholai, District - Cachar, Assam represented by its secretary Angelina Thyrniang, resident of vill- Mahadebpur,

Contd. (2)



अजम असम ASSAM

[Handwritten signature]

[Handwritten signature]
Mandira Sangma
Salesian Sisters of Northern India
Auxilium Convent, Nongthymmai
Shillong-793014
Represented by authorized Person
Mandira Sangma

34AA 134524

[Handwritten signature]
Secretary
Auxilium School
Badeupur, Dholai - 788011
Cachar District, Assam

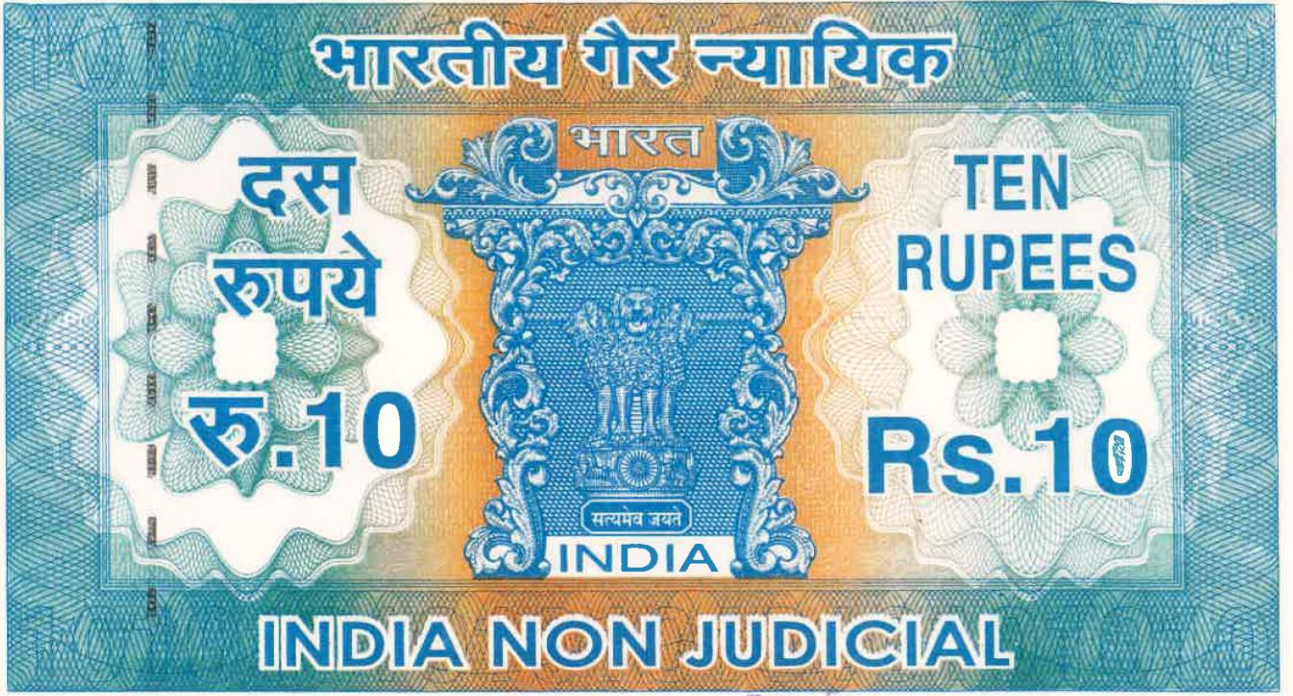
(2)

Porgona- Davidsonabad, P.S- Dholai, District-Cachar, PIN-788114, State- Assam, here-in-after referred to as the "Lessee/2nd (second) Party", (which expression unless repugnant to the context shall mean and include the said Lessee/2nd (Second) Party, her/their heirs, successors, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Lessor is absolutely seized and possessed of and otherwise well and sufficiently entitled to a land, situated at Pargona- Davidsonabad, Mouza – Mahadebpur, District – Cachar, Assam, which is more particularly described in the schedule hereunder written.

AND WHEREAS the Lessor has agreed to demise and the Lessee to take on lease the said land at the rent and subject to the terms, covenants and agreements hereafter reserved and contained.

Contd. (3)



অসম অসম ASSAM

[Handwritten signature]

Manoda Sangma

salesian Sisters of Northern India
Auxilium Convent, Nongthymmai
Shillong-789014
represented by authorised Person
Manoda Sangma

34AA 134523

Angelina Thyrucary

Secretary
Auxilium School
Dolepur, Dholai - 788114
Jorhat District, Assam

(3)

NOW THIS DEED OF LEASE WITNESSTH AS UNDER:

1. The Lessor hereby demise and lease unto the Lessee the schedule land for a term of 30 (Thirty) years commencing for 15-12-2022.
2. The Lessor has put the Lessee in actual, physical, peaceful, vacant and exclusive possession of the demised land on the execution of this Lease Deed.
3. The monthly rent of the schedule land is determined at Rs 5,000/- (Rupees Five thousand) only till the expiry of this agreement to be paid within seven days of the following month to the Lessor by the Lessee.
4. The Lessee shall use the schedule land for educational purpose (affiliation to CBSE). The Lessor shall not raise any objection in this regard.

Contd. (4)



असम असम ASSAM

(Handwritten mark)

Manoda Sangma

Malesian Sisters of Northern India
Auxilium Convent, Nongthymmai
Shillong-793014
Represented by authorised person
Manoda Sangma

38AA 381427

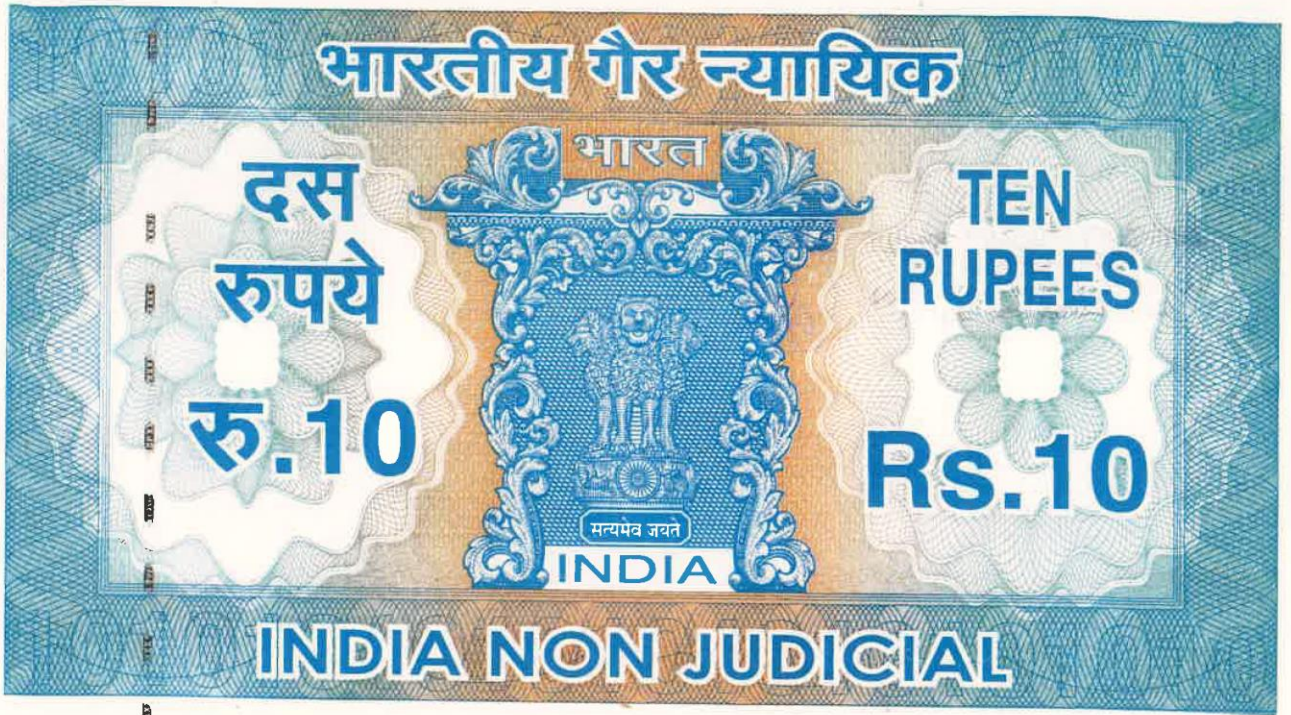
Angelina Thymnang

Secretary
Auxilium School
Thadeppur, Dholai - 7881
Cachar District, Assam

(4)

5. The Lessee has a right to construct house building and structures on the schedule land for their educational purpose at their own cost, the Lessor shall not raise any objection in this regard.
6. The Lessee shall, in executing the works aforesaid and at all times during the continuance of this demise, observe and conform to all rules and regulations of the Municipal Corporation and or all other authorities, as may be required for the time relating to building.
7. The Lessee shall be entitled to apply for necessary electric connection, water connection etc. as per requirement in their name and for which the Lessor has no objection.
8. The Lessee shall directly pay to the concerned authority all charges for electricity, water and others services consumed at the demised land.

Contd. (5)



অসম অসম ASSAM

[Handwritten mark]

Manoja Sangma

Salesian Sisters of Northern India
Auxilium Convent, Nongthymmai
Shillong-792014
Represented by authorised Person
Manoja Sangma

37AA 069933

Angelina Thyring

Secretary
Auxilium School
Jadeupur, Dholai - 788111
Jorhat District, Assam

(5)

9. That the Lessee shall use the schedule land for all lawful purposes for running the school/ educational purpose and affiliation to CBSE.
10. The Lessor or her authorized representatives shall have the right to inspect the Leased Land at all reasonable times after informing the Lessee and the Lessee shall never raise any objection to such inspections.
11. The Lessee shall be entitled to do all such acts, deeds, matters and things as may be required and or deemed fit by the Lessee in order to enable the Lessee to run the school activities upon the demised land and the Lessee shall be entitled to use and enjoy the demised land in any manner whatsoever, as the Lessee may deem fit and proper.
12. The Lessor hereby declares that by virtue of this Deed of Lease, the Lessor has given a specific written permission and / or do objection in favour of the Lessee for applying for such license, permission etc. as may be required for educational purpose (affiliation to CBSE).

Cont. (6)



असम असम ASSAM

37AA 069932

Manoda Sangma

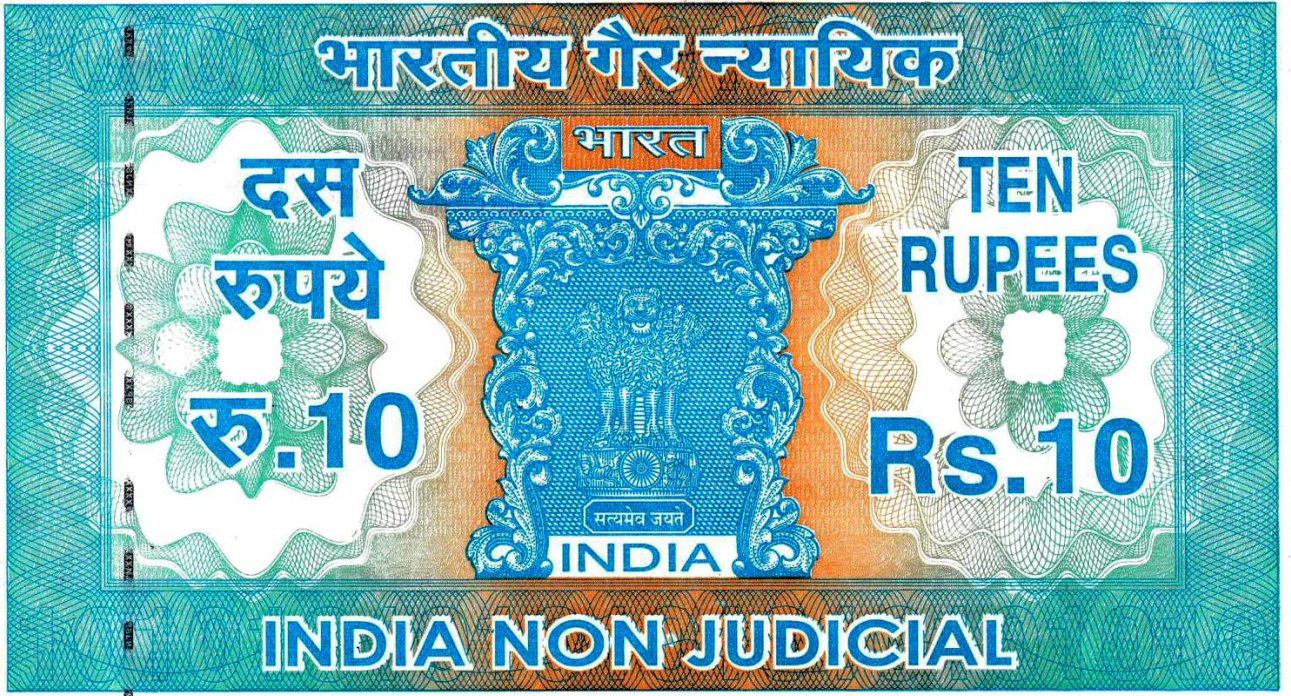
Angelina Shymant
Secretary
Auxilium School
Mahadeepur, Dholai - 78114
Cachar District, Assam

(6)

13. That the parties hereto agrees to abide by the rules and regulation of the existing law so far the Leased Land is concerned.
14. That the parties hereto as well as their heirs, successor, executors, representatives, nominees and assigns would be bound by the terms and conditions hereby covenanted by the parties.
15. That the Lessor shall renew the Lease Deed by executing a fresh lease deed for another period after the expiry of this Deed of Lease on the terms and conditions as mutually agreed with the Lessee.

IN WITNESS WHEREOF, the Lessor and the Lessee hereto have signed and executed this Deed of Lease in sound state of health and mind without any coercion, undue influence etc. in presence of the following witnesses, on this day, month and year first above written.

Contd. (7)



अजम असम ASSAM

36AA 384741

(Handwritten mark)

(7)

Manoda Sengupta
Salesian Sisters of Northern India
Auxilium Convent, Nongthymmai
Shillong-793014
Represented by authorised Person
Manoda Sengupta

Angelina Shyrciang
Secretary
Auxilium School
Mahadevpur, Dholai - 788114
Cachar District, Assam

SCHEDULE OF THE LAND

Land measuring 7 Bighas 12 Khatta, 4 Chattak covered by Patta No.16, 102, 25, Dag No.68, 67, 227, 246 of Mouza- Mahadebpur, Ph- Davidsonabad, P.S:- Dholai, District-Cachar, Assam.

And the said plot is bounded by:

East:- Gopendra Das & Parul Das.

West: P.W.D. Road.

North: Sri Paresh Biswas.

South: Sri Ranjan Purkayastha & Sri Sanjan Purkayastha

Contd.(8)

Signature of the witnesses -

1. Anand Barua
Des-pr; Daul. Cach.
ASr.
2. Dakyamen Sakhket
Mahadevp. Cachr, Assa.

Signature of the Lessor

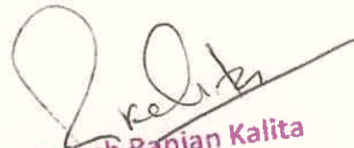
~~Manoda Sangma~~
Salesian Sisters of Northern India
Auxilium Convent, Nongthymmai
Shillong-793014
Represented by authorised Person
Manoda Sangma

Signature of the Lessee





































~~Angelina Thyraniang~~
Secretary
Auxilium School
Mahadevpur, Dholai - 788114
Cachar District, Assam

Drafted & Prepared by,


Sub-Registrar
Palonghat
15/12/2022


Rajesh Ranjan Kalita
B.Com., LL.B, Advocate
Dholai, Cachar - Assam

Document Deed Type: Lease
 Document Registration: Office
 Document Reference No. 835/22

Picture	Name	Party/ Witness Type	Thumb	Index	Middle	Ring	Little
	Rajesh Ranjan Kalita	Drafter					
	Robi Kujur	Identifier					
	Angelina Thymiang Secretary	Lessee					
	Manoda Sangma Salesian Sisters of Northern India	Lessor					
	Anand Barman	Witness					
	Dakymen Sohkhlet	Witness					

[Handwritten Signature]
 15/11/2022
 Sub-Registrar
 Palonghat