



असम ASSAM

Admissible under Act XVI of 1908 correctly.  
(or exempted from stamp duty) under the  
Assam State Amendment Act of 1950 Schedule.  
No. 35

Sr. Sub-Registrar, Dhubri

A 805355

Abul Taher Ali  
Director  
North East Global School  
Dhubri, Assam

### LEASE DEED

THIS DEED OF LEASE is made on this 28th day of August, 2019 at Dhubri.

### BETWEEN

ABDUL JABBAR ALI, aged about 51 years, son of Anowar Hussain, resident of Ward No.2, Matiabug, Gauripur, P.O.- Gauripur, P.S.- Gauripur, Dist.- Dhubri (Assam), (here-in-after called the LESSOR which terms shall include his heirs, successors, executors, administrators and assign) of the one part.

### AND

NORTH EAST GLOBAL SCHOOL, Jhagarpar Pt-III, Behind Dhubri Civil Hospital, represented by its Director namely ABU TAHER ALI, S/o.- Abdul Jabbar Ali, a resident of Ward No.- 2, Matiabug, Gauripur, P.O.- Gauripur, P.S.- Gauripur, Dist.- Dhubri (Assam) (hereinafter called the LESSEE which terms shall include his heirs, successors, executors, administrators and assign) of the other part.

**WHEREAS** the LESSOR is the exclusive owner of a plot of land measuring 6B-1K-19 $\frac{1}{4}$ L i.e. (1B-1K-0L covered by Dag No.-617, Khatian No.-43, land measuring 1B-0K-9 $\frac{1}{4}$ L covered by Dag No.-1085(N), Khatian No.-159, land measuring 0B-3K-17 $\frac{1}{2}$ L covered by Dag No.- 1086(N), K.M. Patta No.-534, land measuring 1B-1K-0L covered by Dag No.-616/744 of Patta No.-106/49, land measuring 2B-0K-12L covered by New M Patta No. 140, Dag No. 635 having 1B-OK-10L and same land measuring Patta No. 661 having 1B-OK-2L) and the said land situated at Vill.- Jhagra Pt-III under Revenue Circle - Dhubri, Dist.- Dhubri (Assam) which is shown in scheduled below :-

**AND WHEREAS** the LESSEE has agreed to take lease of the said land mentioned in scheduled below from the lessor for a period of 20 years upon terms and conditions here-in-after mentioned and the Lessor is agreed to lease the scheduled lands to the Lessee and in this regard both the parties enter into this agreement of Lease on the following terms and conditions as mentioned below :

Contd.....2

A-5280'00  
MA 50'00



Sl. No. 38

DATE 22/8/19

SOLD TO North East Global School

VILL/TOWN Dhubri

VALUE OF Rs One Thousand only

UTTAM KR. SIL

Stamp Dhubri, Dhubri Com



Presented for registration at on the 28/8/2019

at the Sr Sub-Registry Office, by Abdal Jabbar Ali, Executant of claimant Son of Anwar Hussain, Mahabir Singh, Dhubri, Dist., Dhubri, Assam, by Profession

*[Signature]*

Admission under Act XI of 1908 (to be exempted from stamp duty) (under the Assam Stamp Act of 1908) (under the Assam Stamp Act of 1908)

Sr Sub-Registrar, Dhubri

*[Signature]*

1303

*[Signature]*

1304

Abu Taher Ali  
Director  
North East Global School  
Dhubri, Assam

1305

- Duffur Rahman

Emuntion is admitted in the above Abdul Jabbar Ali (decease) and Abu Taher Ali (decease) who are identified by Duffur Rahman s/o Sarwar Ali s/o D. Jassanpur PT-10 under Dhubri Rs.

*[Signature]*  
28/8/19

ISSUED ON

6 AUG 2019

Approved by Treasurer  
*[Signature]*





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

असम ASSAM



A 805619

Atan Rahman Ali  
Director  
North East Global School  
Dhubri, Assam

माधुसूदन झा  
A 805619

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**NOW THIS LEASE** witnessed as follows :

In consideration of yearly rent of Rs. 48,000/- (Rupees forty eight thousand) (i.e. Rs. 4,000/- per month) the Lessee's covenants hereinafter mentioned and contained the lessor hereby demise and lease unto the lessee and the lessee hereby takes on rent the plot of land measuring 6B-1K-19<sup>1</sup>/<sub>4</sub>L shown in scheduled below from the Lessor for a period of 20 (Twenty) years from the date there of.

2) Immediately on the execution of this presents the LESSEE shall complete with all possible expedition for the educational / business purpose (i.e. Name & Style of the School - **NORTH EAST GLOBAL SCHOOL**, Jhagrarpur Pt-III, Behind Dhubri Civil Hospital) in conformity with the education purpose. During the continuance of the tenancy hereby created the lessee shall not sell or mortgage or otherwise alienate the land.

3) All taxes which are now payable by the lessors such as land revenue property tax shall be paid by the lessor but all other taxes which may hereafter be levied by any authority as patable in respect of the lease land shall be paid by the lessee.

4) Rent payable here under shall be paid in advance every year by the lessee to the lessor before the 10th day of January of every calendar year and the receipt of lessor shall be a complete discharge in respect of the same on behalf of lessor. It is mentioned here that both parties are agreed that soon after the completion of all structure and starting the business on the lease land the rent of the land shall be effect and till date the lessor shall not be demanded the consideration rent amount.

5) The lessee shall keep in deposit with the lessor a sum of Rs. 50,000/- as security deposit. It is agreed upon then that if the lessee shall not start the business on the lease land on some unavoidable circumstances then the said security amount shall be refunded at least 50% to the lessee on his demand.

Contd.....3



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

असम ASSAM

A 161779

Director  
North East Global School  
Dhubri, Assam

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6) The lessee shall made payment the rent regularly after starting the business on the lease land and if default is made for continuance 3 (three) years than it shall be lawful for the lessor to eject the lessee from the land hereby demised and to take possession thereof as ful and absolute owner, a notice in writing shall be given by the lessor to the lessee of his intention to take possession of the same but if the arrear of the rent are paid within 15 days from the receipt of such notice than the lessor shall not be entitled to take possession of the said land.

Provided that of the lessor nevertheless exercise his right to take possession as provided here in than the lessee shall not be liable to pay to the lessor the full rent hereby agreed to be paid for the whole or remaining period of tenancy.

7) All times during the terms of lease to keep and maintain the land useful and permit the lessor, his servant or representatives at all reasonable hours to visit his land to inspect all conditions of land.

8) At all times during the said terms of lease, lessee shall not carried on any offensive or prohibited busines in the said land.

9) On the expiration or earlier determination the lease to yield and deliver peaceful possession with all improvement if any done thereto without any claim; for compensation on that account.

10) The lessee shall entitled to proceed with any construction for the business and the lessor shall allow the lessee all facilities in that behalf.

11) That, the term of lease for 20 years with effect from execution of this deed and after expiry both the parties may be renewed subject to enhancement of rent.





असम ASSAM

A 161780

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IN WITNESS WHEREOF of the said lessor and the said lessee have put their respective signature here under the day month and year first above written.

**:-SCHEDULE OF THE LAND :-**

Plot of land measuring 6B-1K-19<sup>1</sup>/<sub>4</sub>L i.e. (1B-1K-0L covered by Dag No.-617, Khatian No.-43, land measuring 1B-0K-9<sup>1</sup>/<sub>4</sub>L covered by Dag No.-1085(N), Khatian No.-159, land measuring) 0B-3K-17<sup>1</sup>/<sub>2</sub>L covered by Dag No.- 1086(N), K.M. Patta No.-534, land measuring 1B-1K-0L covered by Dag No.-616/744 of Patta No.-106/49, land measuring 2B-0K-12L covered by New M Patta No. 140, Dag No. 635 having 1B-OK-10L and same land measuring Patta No. 661 having 1B-OK-2L) and the said lands situated at Vill.- Jhagra Pt-III under Revenue Circle - Dhubri, Dist.- Dhubri (Assam).



Witness :-

1. Kuddus Rahman.  
S/o Sonlash Ali sh  
Vill Jhagrapur Pt. III
2. P.S. Dhubri



- Robiqul Islam  
S/o Somse Ali sh  
vill - matrabag, memo: 2  
P.S. Dhubri

*[Signature]*  
Signature of the Lessor

*[Signature]*  
Signature of the Lessee  
Director  
North East Global School  
Dhubri, Assam