

Sl. No- 00/2018

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

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RUP

INDIA

INDIA NON JUDICIAL

अंडमान व निकोबार ANDAMAN & NICOBAR

00AA 263276

मधुपुर

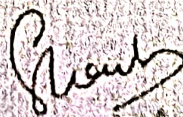
ISLANDS

LEASE DEED

This Lease Deed is made on the ^{29/11} day of ^{Nov} 2018 between Shri Sushil Mondal, S/o Late Madhusudhan Mondal, R/o Madhupur village under Diglipur Tehsil, North and Middle Andaman District (herein after called the Leaser and the first party of the one part) and Smt. Sagarika Mondal (Head Mistress) of Bharatiya Vidya Bhavan, Mondal Public School, Madhupur village, under Diglipur (herein after called the lessee and second party of the other part). The expression of both the parties whenever they occurred in the body of this deed shall mean and include their respective heirs, executors, administrators, nominees and assign.

Whereas, the Leaser constructed a Pucca and RCC building on his own commercial land measuring an area 0.05 hectrs. out of Sy. No. 115/2 total area measuring 1.00 hectrs., situated at Madhupur village under Diglipur Tehsil, in North Andaman. That the lessee approached the Leaser for his recorded portion of land bearing Sy. No. 115/2 total area measuring 1.00 hectrs. situated at Madhupur village under Diglipur Tehsil along with the constructed building for running a school in the name of Bharatiya Vidya Bhavan, Mondal Public School and for play ground and other activities of the School. On the request of Lessee the leaser agreed to lease out his land and building to the lessee for running the above said school.

(SMT. SAGARIKA MONDAL)
(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)



(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)

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दस्तावेज

ISLANDS

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1. Whereas both the party agreed for lease out the land alongwith building bearing Sy. No. 115/2 total area measuring 1.00 hec. situated at Madhupur village under Diglipur Tehsil for a period of thirty one (31) years w.e.f. 29th June, 2018 to 28th May 2049 for Bharatiya Vidya Bhavan, Mondal Public School, play ground and other activities of the School.
2. That the yearly rent of the premises of Rs. 20,000/- (Rupees Twenty Thousand only) per year and the same is payable on or before of every financial year. Every three consecutive year 5% rent will be increased. Whereas it is a non-profitable institution.
3. That no addition / alteration of any kind will be done in the lease portion by lessee without prior permission of leaser in writing. Whereas the leaser has right to construction, modification etc. over the land without any interruption by the lessee.
4. That the lessee shall permit the leaser or his authorized representatives to enter upon the said land and premises as and when necessary.
5. During the lease period of the lessee shall pay electricity charges of the premises regularly as per meter reading to the concern authorities.
6. That the lessee shall liable for damages or loss caused to the premises or part thereof or the building and land of the lesser, then the lessee repair itself with the concern of the leaser.
7. Whereas, from the part of lessee if any omission, negligence, illegal activities or try to modification of land and building without any valid concern of the leaser, then the leaser will be free to eviction of the lessee from the premises, and the lease deed or agreement will be treated as cancelled.

(SMT. SAGARIKA MONDAL)
(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)

Sub-Registrar
Diglipur/Diglipur

(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)
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8. That the lessee shall hand over for peaceful vacant of possession of the premises and the land to the leaser on termination of the lessee or after expiry of notice period of three months.

9. If the leaser expired during the thirty one years of lease period the lease deed will be treated as cancelled from the date of death of the leaser for the benefit of his legal heirs/ successors and the lessee should not have any right over the aforesaid lease property from the death of the leaser.

10. Subject to the observation of these conditions, the lessee shall peacefully occupy and enjoy the premises and land but shall be liable to be evicted there form if the lessee failed to paid rent continuously of three consecutive years and violation of the above conditions.

IN witness where of the parties here to have respectively signed on the day and year first above written.

(SMTI. SAGARIKA MONDAL)
(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)

(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)

SIGNATURE OF THE WITNESSES:-

1. Smti Nilima Halder
W/o Ranendra Nath Halder,
R/o Navin Nagar, Diglipur.

2. Shri Suresh Bepari
S/o Shri Umesh Bepari
R/o Madhupur, Diglipur.

Sub-Registrar
Diglipur