

Sl. NO- 06/2018



अंडमान व निकोबार ANDAMAN & NICOBAR
द्वीप समूह ISLANDS

00AA 263276

LEASE DEED

This Lease Deed is made on the ^{29th} day of ~~July~~ 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 Smti. 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, executor's, administrator's, 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.

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


उप-रजिस्ट्रार
Sub-Registrar
डिगलीपुर/Diglipur

(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)

Continue page-2




अंडमान व निकोबार ANDAMAN & NICOBAR
द्वीप समूह ISLANDS


00AA 263277

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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 hecets. 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.


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


Sub-Registrar
द्विगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)
Continue page-3



अंडमान व निकोबार ANDAMAN & NICOBAR
द्वीप समूह ISLANDS


00AA 263278

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.


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur




अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)


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


उप-पंजीयक
Sub-Registrar
द्विगलीपुर/Diglipur



(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)



अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)

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(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)




अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)


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(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur



(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)



अंडमान और निकोबार (केंद्रशासित प्रदेश) : ५ :
ANDAMAN & NICOBAR (U.T.)

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


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)



अंडमान और निकोबार (केंद्रशासित प्रदेश) : 8 :
ANDAMAN & NICOBAR (U.T.)

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


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur



(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)



अंडमान और निकोबार (केंद्रशासित प्रदेश) : १ :
ANDAMAN & NICOBAR (U.T.)

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


उप-पंजीयक
Sub-Registrar
दिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)



अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)

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


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)



अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)

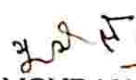
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(SMTI. SAGARIKA MONDAL)
(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)




अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)

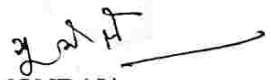
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(SMTI. SAGATIKA MONDAL)
(SCHOOL HEAD MISTRESS)
(SIGNATURE OF LESSEE)


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)




अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)


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(SMTI. SAGATIKA MONDAL)
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(SIGNATURE OF LESSEE)


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)




अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)


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


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)




अंडमान और निकोबार (केंद्रशासित प्रदेश)
ANDAMAN & NICOBAR (U.T.)

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


उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur


(SHRI SUSHIL MONDAL)
(SIGNATURE OF LEASER)

CERTIFICATE OF LAND

File No.....

Certified that land measuring 10,000sq.meters. Situated in Madhupur, Survey No. 115/2 at Madhupur, Diglipur, North & Middle Andaman fully described in the schedule mentioned hereinafter, is owned by Shri. Sushil Mondal (owner) in terms of Lease Deed dated 29/06/2018 executed by Sub Registrar, Diglipur, North Andaman. Duly Registered on 29/06/2018 at serial no. 06/2018 in book no. IV, Volume no. VI on page 87 to 102 in the office of the Sub Registrar, Diglipur. **It is certified that said entire land comprises of a single plot of land** (Compactness of Land)

It is further certified that the owner of the land has leased the said land to Smti.Sagarika Mondal, Headmistress, Bharatiya Vidya Bhavan, Mondal Public School vide lease deed dated 29/06/2018 for a period of 31 years duly Registered on 29/06/2018 at serial no. 06/2018 in book no. IV, Volume no.VI on page 87 to 102 in the office of the Sub-Registrar, Diglipur, North & Middle Andaman and the land still in possession of the lessee.

It is further certified that Bharatiya Vidya Bhavan Mondal Public School, Madhupur, Diglipur, North & Middle Andaman is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 10,000sq. mters. situated in Madhupur, Survey no. 115/2 at Madhupur, Diglipur, North & Middle Andaman and bounded as follows:-

North Police Quarter Complex

East CMS Hospital

West Sy.No.628

South Village Road.

EXECUTIVE MAGISTRATE/TEHASILDAR DIGLIPUR NORTH & MIDDLE ANDAMAN

Shri.N.Ummar
EXECUTIVE MAGISTRATE/ Tehasildar,
Diglipur, North Andaman
**Tehsildar
Diglipur**

CERTIFICATE OF LEASE DEED REGISTRATION

File No. 8-13/AC/DP/2017-18/

Date June, 2018

Certified that the leaser Sh. Sushil Mondal, S/o Late Madhusudhan Mondal, R/o Madhupur constructed a RCC Building on his own commercial land measuring 0.05 Hects. out of Sy. No. 115/2 total area measuring 1.00 Hects. situated at Madhupur village under Diglipur Tehsil in North & Middle Andaman District recorded in the name of the leaser.

That the ownder of the building has leased the building to Smt. Sagarika Mondal, Head Mistress of Bharatiya Vidya Bhavan Mondal Public School, Madhupur vide lease deed dated 29th June, 2018 duly registered on 29th June, 2018 at Serial No. 06/2018 in book No. 4, Volume No. VI on page 87 to 102 in the office of the Sub-Registrar of Diglipur Sub-Division under North & Middle Andaman District and the land is still in possession of the lessee.

It is further certified that the Bharatiya Vidya Bhavan Mondal Public School, Madhupur is located on the said plot of the land.

THE SCHEDULE OF ABOVE BUILDING REFERRED TO

The RCC building is located on the Sy. No. 115/2 area measuring 1.00 Hects. situated at village Madhupur village under Diglipur Tehsil, N&M Andaman District and bounded by:


North : Police Quarter Complex

South : Village Road

East : CMS Hospital

West : Sy. No. 628




Sub-Registrar (Diglipur)

उप-पंजीयक
Sub-Registrar
डिगलीपुर/Diglipur



IGCCDJC-76122019

Andaman & Nicobar Administration

Office of the Tehsildar

Page: 1 of 1

Diglipur

Form-F

(See Rule 132)

Dated: 18/03/2019

Time : 2:54:16 PM

Record of Holding Register

P.C.No: 2 RI.Circle No: 1 Village: Madhupur Tehsil: Diglipur District: N & M Andaman

Sl.No of the Holding	Name of Tenant with Father's/Husband's Name & address	Nature of Right	Survey No./Plot No.	Area (Hect.)	Land Revenue	Soil Classification	Nature of use	Other Rights if any	Details of change	Remarks
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268	SUSHIL MONDAL S/O LATE MADHUSUDAN MONDAL	Occupancy	115/2	1	10.94	Hilly	Agriculture		Dt:12/28/2011 9:45 47 AM	
									Computer No: 115/2	



Remarks: Sub Division allowed by the DCMs order dated 23/01/08 in his Rc NO 333/DCm/07, ACMs RC NO 17/ACM/08 and TDs RC NO 381/06 (Refer Khat No 76) Diversion of an area 0.0500 hecets out of Sy No.115/2 total area 1.00 hecets has been allowed into Commercial Site vide RC.No.314/SDO/DP/2012 order passed by SDO(Rev) on 07/09/2012. (Ref.OB.SI.No.2095 dt.26/06/2018).

Total	1	1	10.94
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Print Date and Time: 18/03/2019 2:54:16 PM

(Data Retrived from SDC Database):Last Updated Date: 17/01/2019

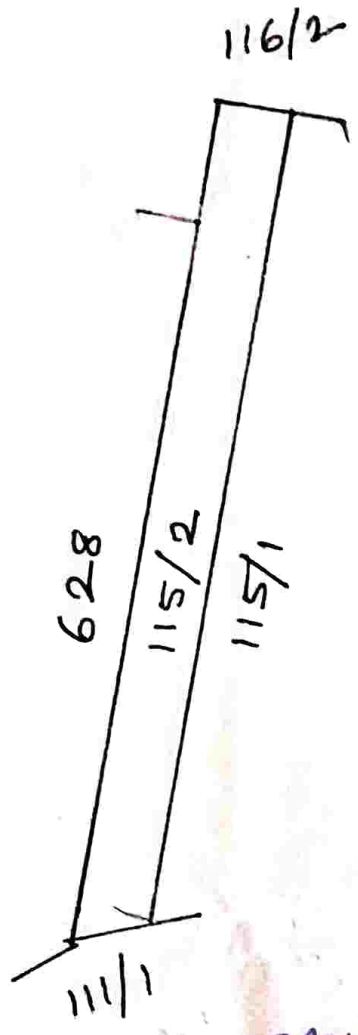
User Name: sranidutta CSC Village: Madhupur CSC Name: CSC MADHUPUR

Authorized Signatory With Date *Suffa* 18/03/19

VILLAGE:- MADHUPUR
TEHSIL:- DIGLIPUR
DISTRICT:- N & M ANDAMAN



SCALE:- 1 CM = 50 MTRS



TRUE EXTRACT

[Signature]
26/6/18
Patwari
Circle No. (2)
Diglipur Tehsil

Diglipur

Form - F

(See Rule 132)

Record of Holding Register

Date: _____

R.I. Circle No: 1

Village : Madhupur

Tehsil: Diglipur

District : N & M Andaman

Name of the Tenant with Father's / Husband's Name & address	Nature of right	Survey No./Plot No.	Area (Hect.)	Land Revenue	Soil Classification	Nature of Use	Other rights it any	Details of change	Remarks
NUSHIL MONDAL S/O LATE MADHUSUDAN MONDAL	Occupancy	115 /2	1.0000	4.94	Hilly	Agriculture			
*Computer Generated No. = 115/2									
Remarks: Sub Division allowed by the DCMs order dated 23/01/08 in his Rc NO 333/DCm/07, ACMs RC NO 17/ACM/08 and TDs RC NO 381/06 (Refer Khat No 76) Holding mortgaged to the state co-op bank vide letter no SCB/MTOP/08-09/1675 and TD/RD no 7348 dt 4-12-08.									
Total			1.0000	4.94					

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Tehsildar
DIGLIPUR

Revenue Inspector
REVENUE INSPECTOR
(Head Quarter)
Tehsil : Diglipur.

Patwari
PATWARI
No -

Computer Generated No. for generating unique Record of Holding Register for this survey number _____

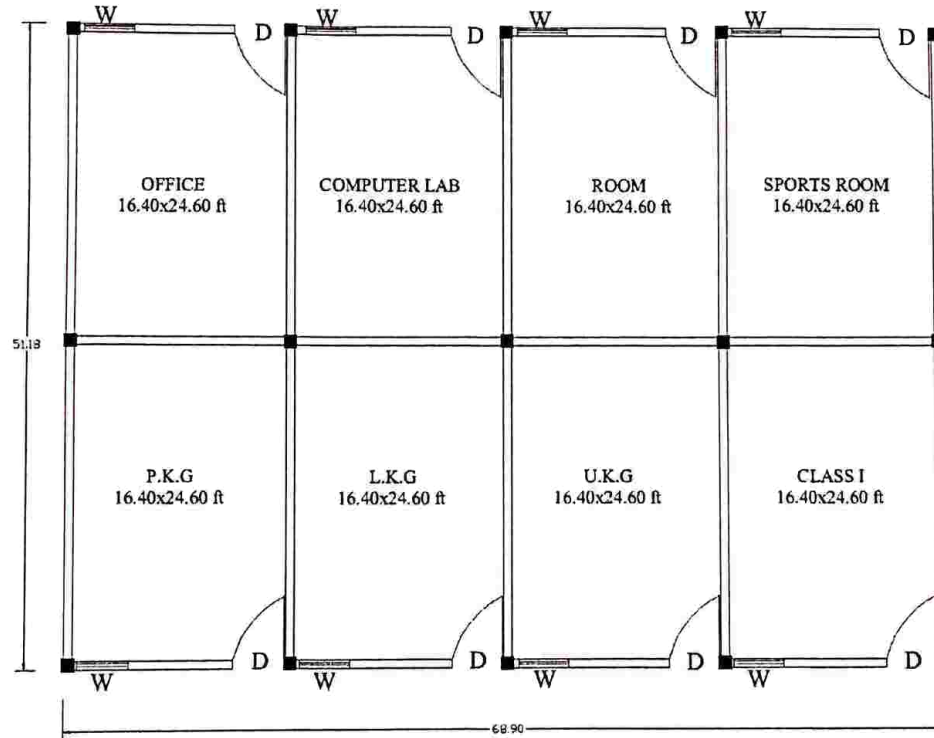
CERTIFIED COPY

26/6/18
Patwari
Cl. de No. (2)
Diglipur Tehsil

An area measuring 0.05 hec out of sy. no. 115/2 total area 1.00 hec has been diverted into commercial site. vide SDO/Rc/no. 314/SDO/DP/2012. O/B SL NO. 2096, order passed by SDO on 07/09/2012.

26/6/18
Page No: 1 of 1

Name Of Owner: Mr. Sushil Mondal
Name Of Building: Vidhya Bhavan Mondal Public School (School Building)
Survey No.: 115/2



BLOCK I (Semi R.C.C)

Approved by Pradhan

AK
ANUP KUMAR DUTTA
Civil Engineer
Subhash Gram, Diglipur
No: 9476074585

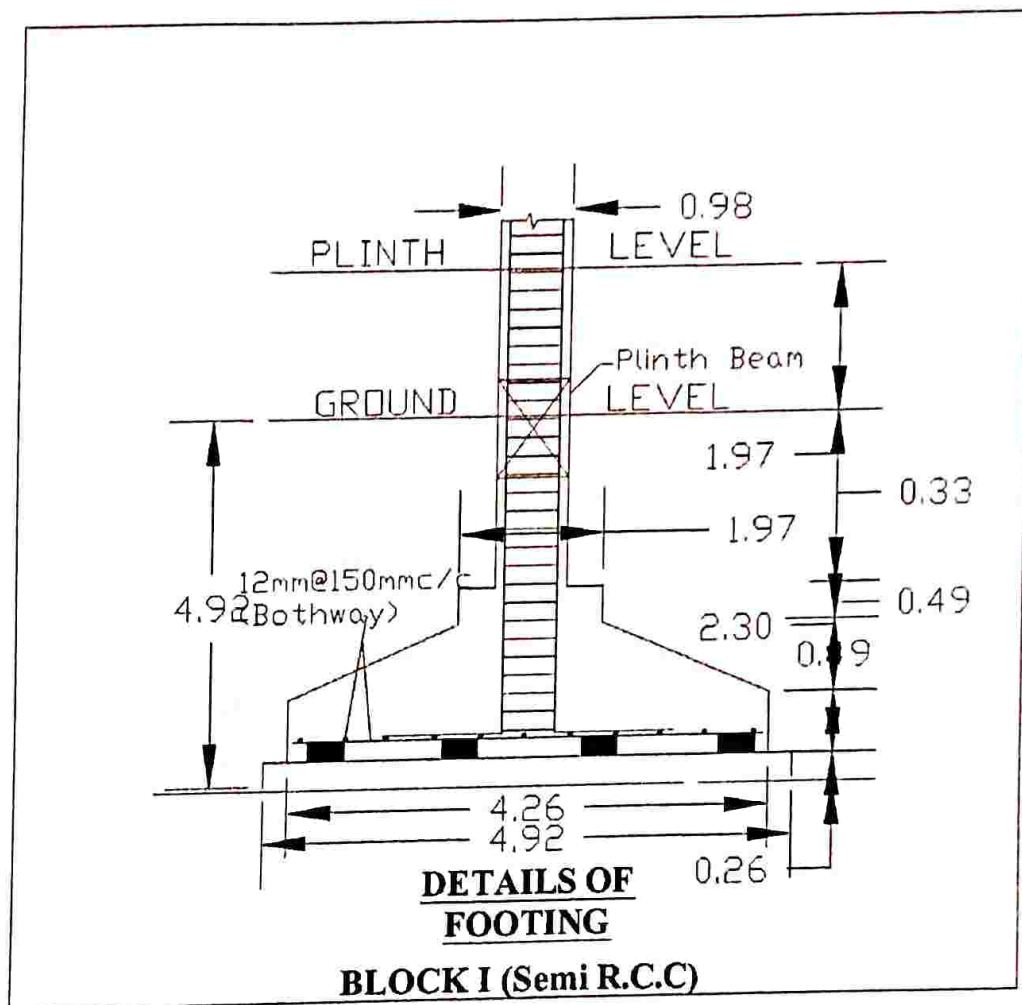
Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal

Name Of Building: Vidhya Bhavan Mondal Public School
(School Building)

Survey No.: 115/2



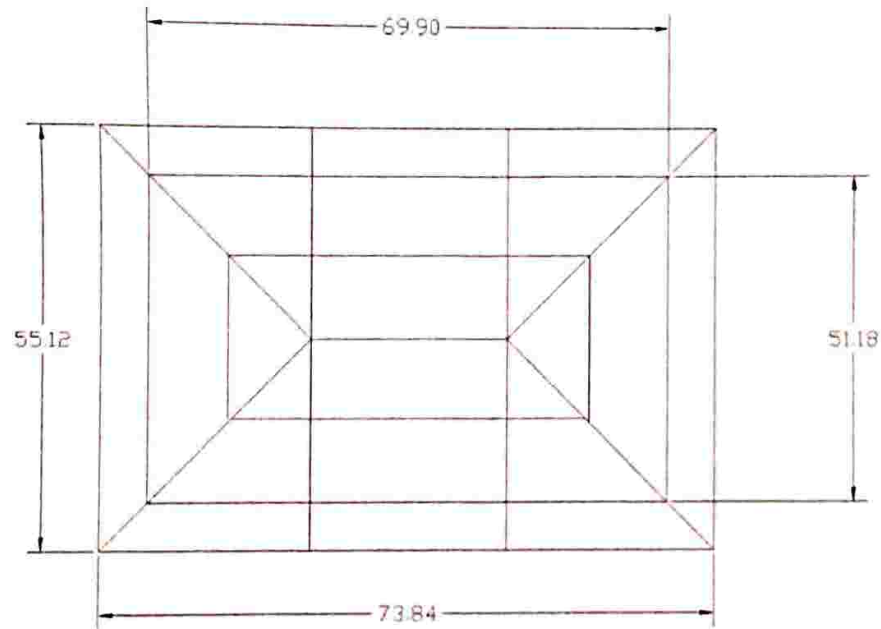
Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
Name Of Building: Vidhya Bhavan Mondal Public School (School Building)
Survey No.: 115/2



ROOF TRUSS

BLOCK I (Semi R.C.C)

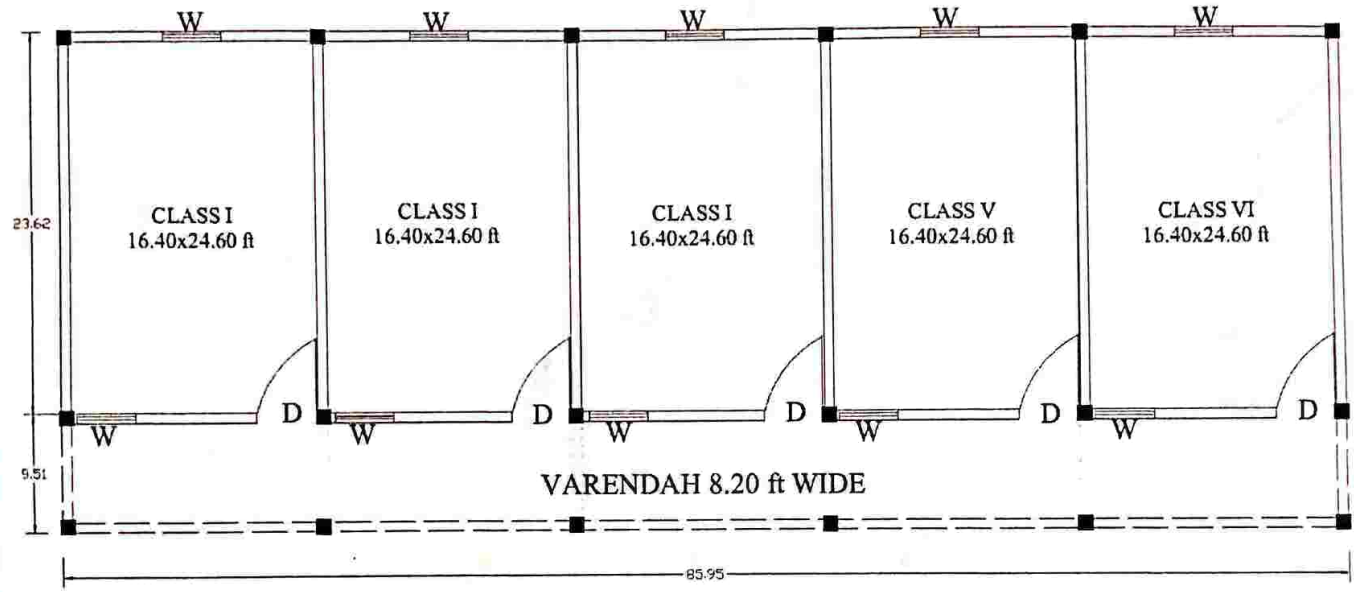
Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
Purpose Of Building: Vidhya Bhavan Mondal Public School (School Building)
Survey No.: 115/2



BLOCK II (Semi R.C.C)

Approved by Pradhan

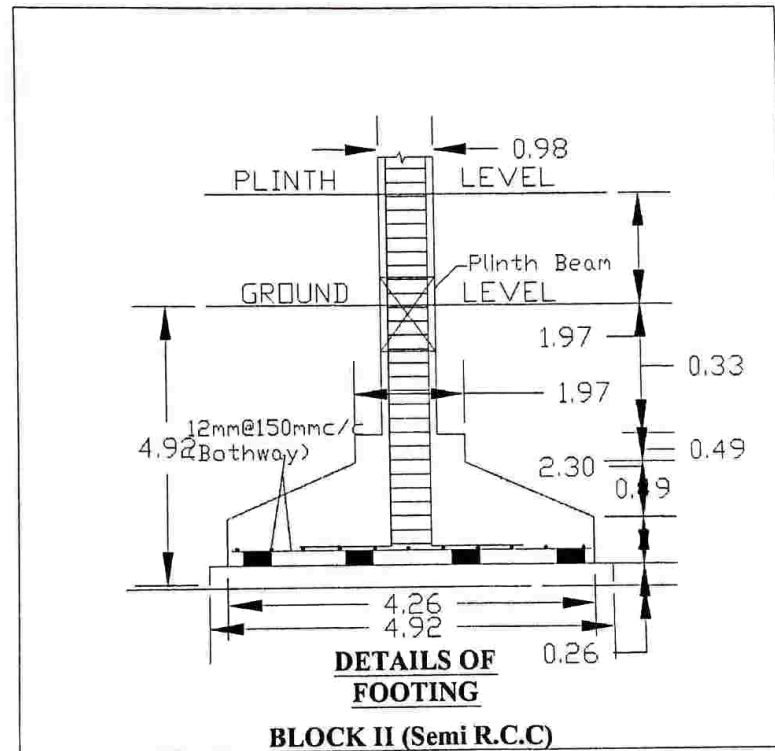

ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
Name Of Building: Vidhya Bhavan Mondal Public School
(School Building)

Survey No.: 115/2



Approved by Pradhan

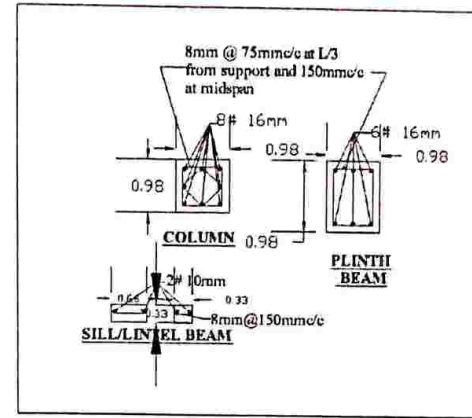

ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
 Name Of Building: Vidhya Bhavan Mondal Public School (School Building)
 Survey No.: 115/2

S.No.	Description of Items	Dimension
1	Fully Panelled Door (D)	1200 x 2100mm
2	Fully glazed window (W)	1000 x 1200mm
3	Ventilator (V)	900 x 600mm
4	Wall	200mm thick



BLOCK II (Semi R.C.C)

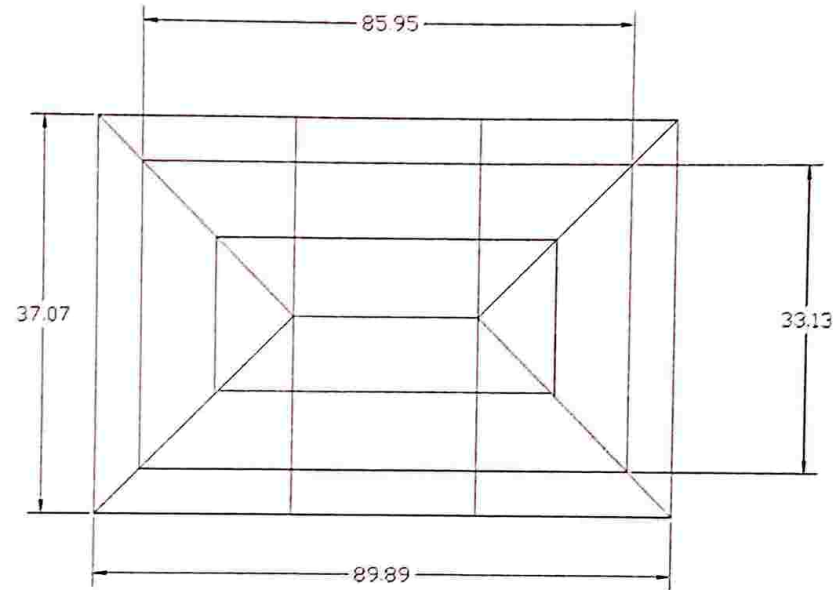
Approved by Pradhan

AS
ANUP KUMAR DUTTA
 Civil Engineer
 Subash Gram, Diglipur
 Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
Name Of Building: Vidhya Bhavan Mondal Public School (School Building)
Survey No.: 115/2



ROOF TRUSS

BLOCK II (Semi R.C.C)

Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

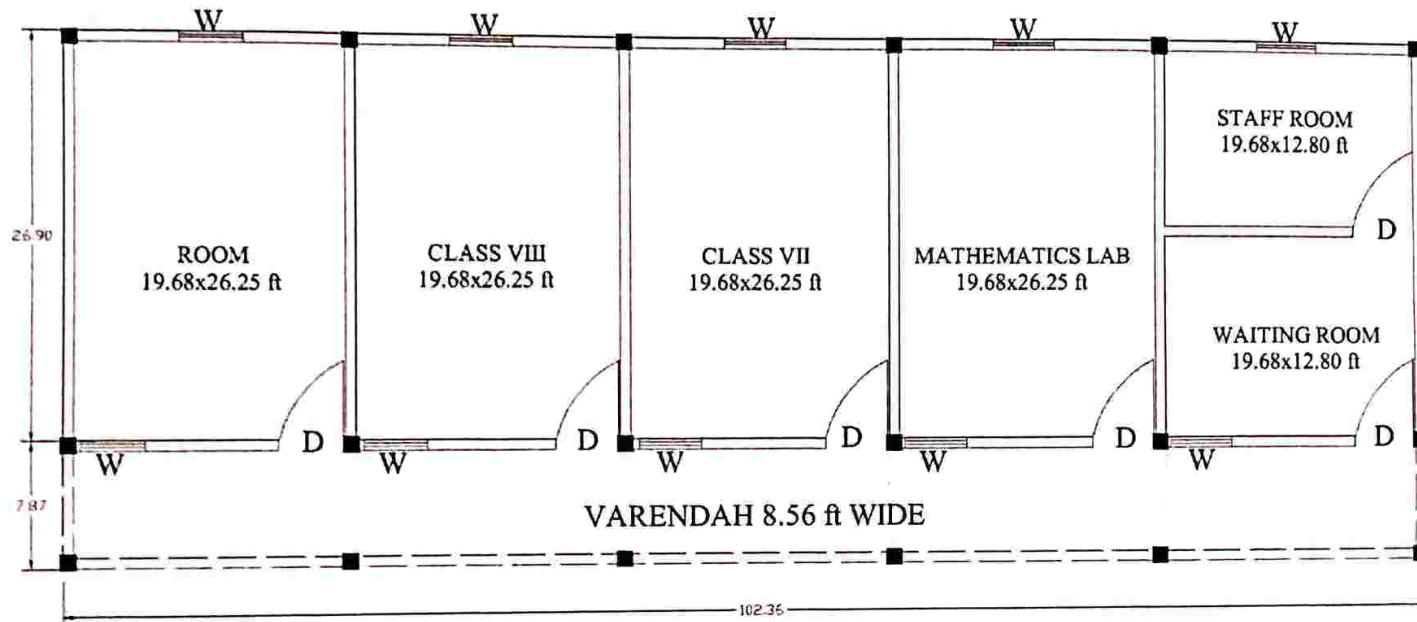
Sign. of Owner

NOTE: All dimensions are in Feet.

Name Of Owner: Mr. Sushil Mondal

Purpose Of Building: Vidhya Bhavan Mondal Public School (School Building)

Survey No.: 115/2



**BLOCK III (R.C.C)
GROUND FLOOR**

Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
☎: 9476074585

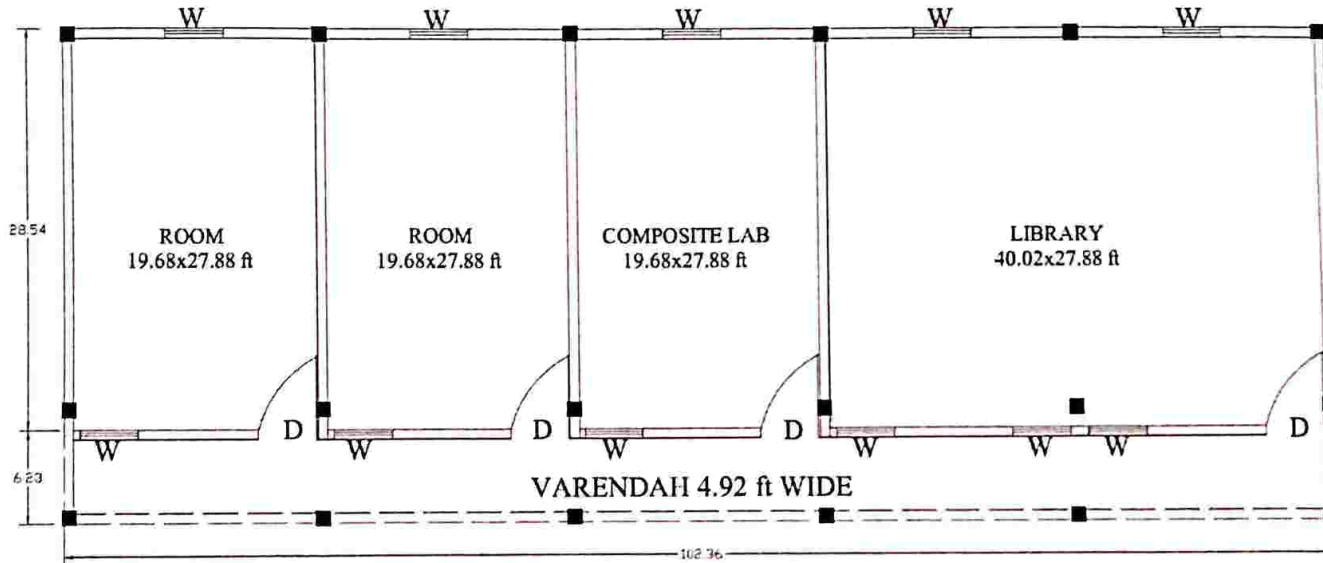
Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal

Purpose Of Building: Vidhya Bhavan Mondal Public School (School Building)

Survey No.: 115/2



**BLOCK III (R.C.C)
FIRST FLOOR**

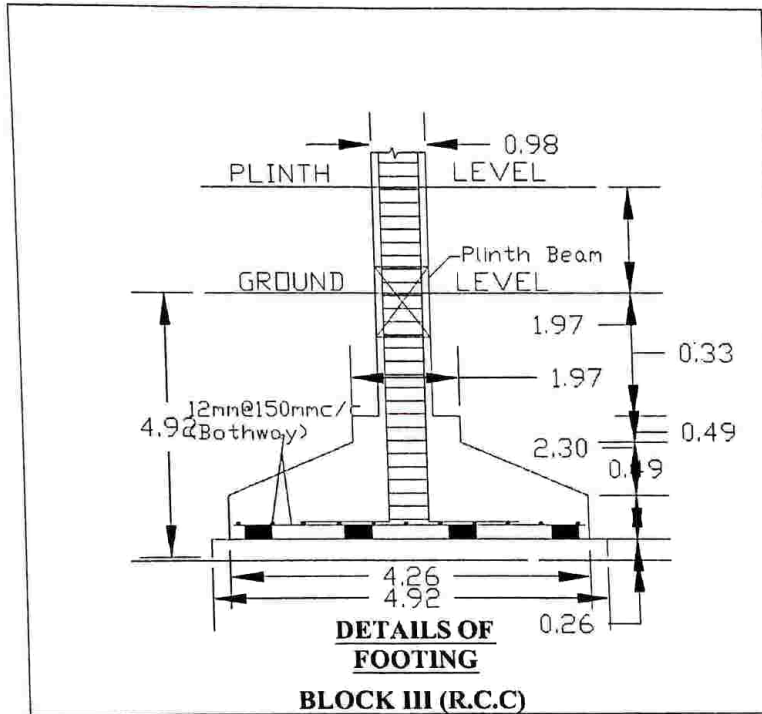
Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
Name Of Building: Vidhya Bhavan Mondal Public School
(School Building)
Survey No.: 115/2



Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

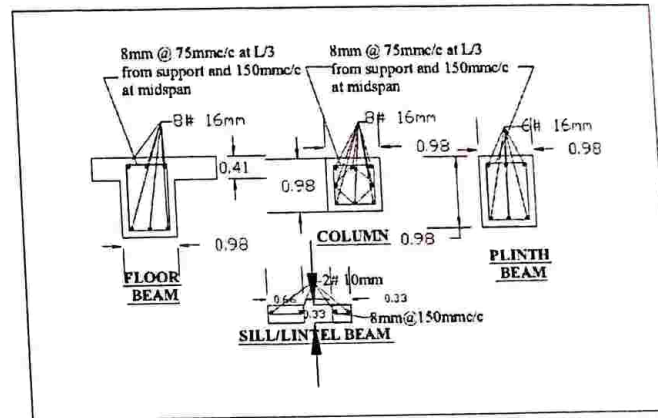
NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal

Name Of Building: Vidhya Bhavan Mondal Public School (School Building)

Survey No.: 115/2

S.No.	Description of Items	Dimension
1	Fully Panelled Door (D)	1200 x 2100mm
2	Fully glazed window (W)	1000 x 1200mm
3	Ventilator (V)	900 x 600mm
4	Wall	200mm thick



BLOCK III (R.C.C)

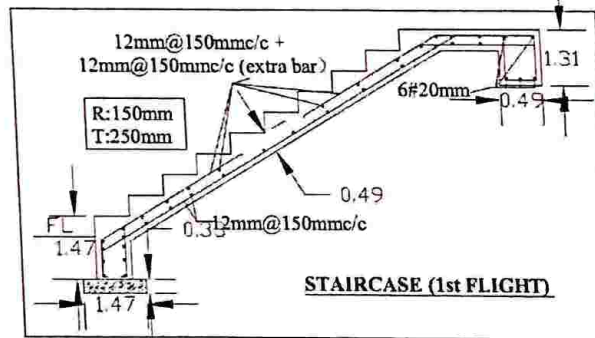
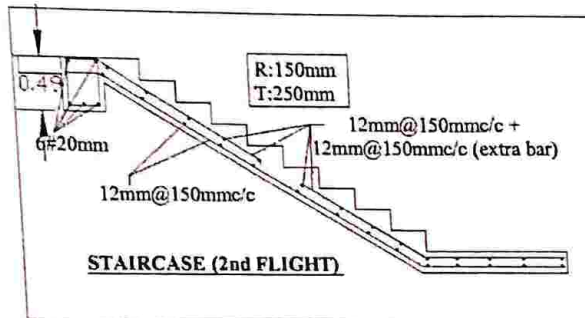
Approved by Pradhan

AK
ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
 Name Of Building: Vidhya Bhavan Mondal Public School
 (School Building)
 Survey No.: 115/2



BLOCK III (R.C.C)

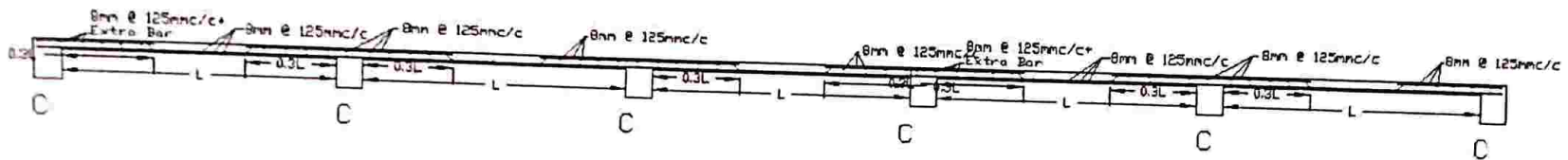
Approved by Pradhan

ANUP KUMAR DUTTA
 Civil Engineer
 Subash Gram, Diglipur
 Ph: 9476074585

Sign. of Owner

NOTE: All dimensions are in Feet

Name Of Owner: Mr. Sushil Mondal
Name Of Building: Vidhya Bhavan Mondal Public School (School Building)
Survey No.: 115/2



CROSS SECTION OF SLAB

BLOCK III (R.C.C)

Approved by Pradhan


ANUP KUMAR DUTTA
Civil Engineer
Subash Gram, Diglipur
Ph: 9476074585

Sign. of Owner

NOTE: All dimensions given in feet.