



① Akeisam Siten ② W. Biren Sub ③ L. Jolly Singh  
मणिपुर MANIPUR

02AA 352859

### DEED OF LEASE

This deed of lease made this 17<sup>th</sup> April 2023 between Smt. Huidrom Thoibi Devi, C/O, (L) Huidrom Apabi Devi Thoubal Achouba, Pakhangkhong Leirak, PO & PS Thoubal-795138, Manipur by profession cultivator (here in after called the LESSOR) on the other part and Shri T. Kenedy Singh, S/O, (L) T. Mukesh Singh, Secretary, Community Development Programme Centre, Thoubal Manipur an inhabitant of Thoubal Achouba, PO & PS Thoubal by profession Social Worker (herein after called the Lessee) of the other part witness as follows:-

Whereas, the Lessor is the absolute owner of the land render Patta No. 416/810(N) loved by C.S. Dage No. 520/915, comprising an area of 0.64 acres of Non-agricultural and situated out of Thoubal Achouba, Thoubal District Head Quarter at 15, Ground, near Community Hall, Thoubal Pakhangkhong, Manipur which is mostly described in the Scheduled below:-

And Whereas, the Lessee desirous to hire a semi-pucca, permanent building measuring of ...6.6 metre.....length and pu 5.5 m in breadth C.G.I. roofing having .....21.....rooms and pucca floor of 3.5m height fencing on surrounding side constructed on the patta land for a term of 10(ten) years as a continuation only commencing from the date of 17/04/2023 of this lease deed at a monthly rent of Rs. 18,000/- (Rupees Eighteen Thousand)only per month subject to negotiated rate against fixation of rent Rs. 20,000/- (Rupees Twenty Thousand)only per month and condition in the market, the rent of the said rooms may be increased from time to time. The Lessee will bear electric bill as per point/metre/prepaid voucher.

That, the Lessee hereby convents with Lessor as follows:-

- a) That the Lessee shall pay the rent of Rs. 18,000/- (Rupees Eighteen Thousand)only per month according to English Calendar and shall pay each month the rent to the Lessor on the 10<sup>th</sup> day of every month without deduction.

Authenticated  
17/04/2023  
L. Sureshkumar Singh  
Oath Commissioner  
Manipur at Thoubal  
Regd. No. 527/2023 (JUDICIAL)



① Akorjam Seten

② W. Biken Sunk

③ L. Jolly Singh

मणिपुर मणिपुर MANIPUR

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- b) That the Lessee shall neither cause any damage to property nor transfer, sell, assign or letout the same or any part thereof without the previous consent in writing from the Lessor and shall at all reasonable time allow the Lessor or his representative to inspect the demised and building and property.

The Lessor hereby convents with the Lessee as follows:-

- a) That, the Lessee paying the rent hereby reserver and performing and observing the consents and conditions hereto for contained shall peacefully, hold, posses and enjoy the Leased building for the proposed of the Office/Organization works during the term of lease without any disturbance of interruption from the Lessor without serving the lease of any notice and there upon it shall be lawful for the Lessor to enter into the demised/building and false possession of the said building without any prejudice to the Lessor's right to recover the rent in greater of damage from any breach of condition.
3. That, the Lessor and Lessee shall be entitled to terminate to the lease by giving 2(two) month's notice to either party even before the expiry of the period of the lease, the lease shall deliver upto the vanet and peaceful possession of the demised land/building to the Lessor.

That, the Lessee shall not carry on any trade or other than Office for CDPC works inside to demised land and building without the consent in writing to the Lessor.

Authenticated  
by:-  
21/04/2023

L. Sureshkumar Singh  
Oath Commissioner  
Manipur at Thoubal  
Regd. No. 527/2023 (JUDICIAL)



① Ahoijam Seten ② W. Biren Smit ③ L. Jetly Singh  
मणिपुर, MANIPUR 02AA 352858

In witness whereof the parties here to set and subscribe their respective signature/thumb impression regarding to occupy room for Drug De-Addiction cum Rehabilitation Centre, by CDPC, M.I. Road, Thoubal Achouba, PO & PS Thoubal-795138, Manipur through Ministry of Social Justice & Empowerment, Govt. of India, New Delhi commencing on the date month and year given below:

Witness:-

1. Ahoijam Seten 17/04/2023
2. W. Biren Smit 17.4.23
3. L. Jetly Singh 17/04/2023

Signature of Lessor

H. Thoibi Devi  
17/4/2023

(Smt. H. Thoibi Devi)  
Owner of the Building

Drawn up and settled by:-

Signature of Lessee

Secretary  
Community Development  
Programme Centre,  
M.I. Road, Thoubal Achouba,  
Thoubal, Manipur

(T. Kenedy Singh)  
Secretary  
Community Development Programme  
Centre, M.I. Road, Thoubal Achouba,  
PO & PS, Thoubal-795138, Manipur

#### Schedule of the Patta Land

A piece of land measuring 66m length and 5.5m wide with a semi-pucca permanent building constructed on it having 21 room ground floor constructed under patta No. 416/810(N) covered by C.S. Dag No 520/915-comprising an area of 0.64 acres of non-agricultural land at 15, Ground, Community Hall, Thoubal Pakhangkhong, PO & PS Thoubal-795138, Manipur is bounded on the

North -	by the residential House of Ak. Lokhon Singh
South -	by the inter village road
East -	by the resident of S. Tomba Singh
West -	by the State Highway

Authenticated  
17/04/2023  
L. Sureshkumar Singh  
Oath Commissioner  
Manipur at Thoubal  
Regd. No. 527/2023 (JUDICIAL)

  
**GOVERNMENT OF MANIPUR**  
**OFFICE OF THE SUB-DEPUTY COLLECTOR**  
**THOUBAL, MANIPUR**

Pt. No. 61/SDC/TBL/09

Dated 16<sup>th</sup> July 2009

**CERTIFICATE**

This is to certify that the Organization namely "Community Development Programme Centre, CDPC", M.I. Road, Thoubal Achouba, P.O. & P.S. Thoubal -- 795138. Thoubal, Manipur is running a pilot scheme on "Integrated Rehabilitation Centre (IRCA)" earlier known as Prevention of Alcoholism & Substance (Drugs) Abuse at Thoubal Pakhangkhong, Thoubal under the Grant-in-aid of Ministry of Social Justice & Empowerment (DP - I), Govt. of India, New Delhi since 2000 hitherto. The IRCA Centre above mentioned is located in rural area of Thoubal sub-division and functioning properly and qualitatively. All the facilities available in the provision (GoI) may consider as per rule & regulation of the Central Ministry in the Interest of the Centre as well as beneficiaries.

The Organization is not related to me.

*Sub-Deputy Collector*  
*10/7/09*

**Name of the Signatory: (M. POULARUNG KABUT)**

**Designation: SDC/Thoubal, Manipur.**

**Sub-Deputy Collector**  
**Thoubal**

**Place: Thoubal/ Manipur State.**

**Seal:**

*Verified by*

*Lanafan*

Deputy Inspector of Schools, Thoubal  
000-Zone III  
Government of Manipur

*7.09.*