

**OFFICE OF THE COLLECTOR, BALASORE
(REVENUE SECTION)**

Order No. 186.../Rev.

Dated... 12.6.15.../

In pursuance of powers conferred under Rule-11, Serial No. 4 of Schedule-II of the O.G.L.S. Rules, 1983, Government land scheduled below is leased out in favour of Chairman, Radhakrishna Gou Seva Samiti, Vivekananga Marg, Balasore for establishment of Goshala in Mouza- Gudu under Sadar Tahasil of Balasore District Subject to the following terms and conditions:-

LAND SCHEDULE

Tahasil	Mouza	Khata No	Plot No	Area	Kisam
Balasore Sadar	Gudu	1623(Rakhit)	2101/7492	Ac.0.990 dec.	UJJ

TERMS & CONDITIONS

1. The lease is sanctioned on payment of Premium of Rs.5, 40,540.00 @ Rs.5,460.00 per dec, Annual Rent @ 1% of the Premium Rs.5,406/- Cess @ 75% of the Rent Rs.4,055/-, Incidental Charge @ 10% of the Premium Rs.54,054/-.
2. The lessee will have only surface right over the land for which lease is sanctioned.
3. The land shall be utilized for the purpose for which it is sanctioned and shall not be transferred/sub-leased/sublet to any other Government/Institutions/ Person(s) or organization or otherwise disposed of.
4. The land shall be resumed to Government in Revenue and Disaster Management Department free from all encumbrances if the land or any portion thereof is not utilized within six months from the date of this order for the purpose it is leased out.
5. The lessee shall take all possible steps to keep the land free from encroachment.
6. That, the sanction order shall remain valid for a period of six months from the date of issue of this order during which the lease deed be executed by the lessee in the prescribed form incorporating terms and conditions and registered at the cost of the lessee failing which the sanction order stands automatically cancelled.
7. That, any infringement of the conditions shall result immediate reversion of the leased out land in favour of Government in Revenue and Disaster Management Department free from all encumbrances without payment of any compensation for the land or surface if any improvement that might have been made there-to/there-in.

[Signature]
12/6/15
COLLECTOR, BALASORE

Memo No. 1310.../Rev Dated 12.06.2015...
Copy forwarded to the Tahasildar, Sadar, Balasore for information and necessary action. The Lease Case Record bearing No.1/14 and De-Reservation Case Record bearing No.3/13 are returned herewith for taking further follow up action.

[Signature]
12/6/15
COLLECTOR, BALASORE

Memo No. 1311.../Rev Dated 12.06.2015...
Copy forwarded to the Sub-Collector, Balasore for information and necessary action with reference to his letter No.440/Rev Dated 13.5.2015.

[Signature]
12/6/15
COLLECTOR, BALASORE

Memo No. 1312.../Rev Dated 12.06.2015...
Copy forwarded to Chairman, Radhakrishna Gou Seva Samiti, At, Vivekananda Marg Balasore for information and necessary action.
Copy to Order Book

[Signature]
12/6/15
COLLECTOR, BALASORE

OFFICE OF THE TAHASILDAR, BALASORE.

Letter No. 4238 Date 19.6.15

To

Sri Dwarka Prasad More S/o- late Radhakrishna More,
Vivekananda Marg, Balasore, Chairman Sri Radhakrishna
Gou Seva Samiti, Balasore.

Sub: - Regarding execution of lease deed & deposit of premium in
respect of lease of Govt. land for establishment of "Gou
Shala".

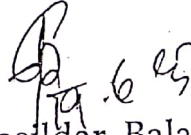
Ref: - Dist. Office letter Memo No 1312/Rev. dated 12.06.2015 of the
Collector, Balasore to your address.

Sir,

In inviting kind reference to the subject cited above, I am to
say that an area of A0.99dec plot no 2101/7492 under khata no
1623(Rakhita) of Mouza- Gudu has been sanctioned in favour of
Radhakrishna Gou Seva Samiti for construction of "Gou Shala".

Hence you are intimated the deposit the Premium amount &
take step for execution of the lease deed at an early date.

Yours faithfully,


Tahasildar, Balasore.

es.

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भारत NONJUDICIAL STAMP



INDIA

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D.S.R. BALASORE

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AA) 12649 = w

G-Registration No. 6325
E-Registration No. 6306
Book No. 22/9/15

12649 =
ve 270 =

Rs. 12919 = 00

Registering Officer
Balasore

Collector
BALASORE

Rashmika Pradhan
TAKASILDAR
BALASORE
22.9.15

LEASE DEED

This Lease Deed made on the 22nd day of September month of 2015.

BETWEEN

THE GOVERNOR OF ODISHA, represented by the Collector, Balasore (hereinafter called the LESSOR) of the ONE PART.

AND

Radhakrishna Gou Seva Samiti, represented by Dwarika Prasad More, s/o. Late Radhakrishna More, Chairman Radhakrishna Gou Seva Samiti, At-Vivekananda Marg, Po- Balasore P.s. Town Dist. - Balasore (herein after called the LESSEE) which expression shall unless excluded or repugnant to the context includes its Successors & assigns of the other part witnesseth that

For Radhakrishna Gou Seva Samiti
Dwarika Prasad More
Chairman

91640 - M. Indr

RANKING NO. 1122519214

SL. NO. 563 DT. 22.9.15

Name: Dhanika Prasad More

Address: At: Virvananda, More

To/Dist: Balasore

Ranking amount: 221640/- (Rupees thirty one thousand six hundred forty only)

Dhanika Prasad More

Signature of Party

Signature of Proprietor

22/9/15



Registering Officer,
Balasore



Dhanraj Kumar Reddy
(2)

Siddappa
[Signature]
COLLECTOR
BALASORE

Whereas the lessee has applied to the lessor for establishment of Goshala with a view to preserve & serve the cows & rescue the life of other community of the cows & also to take care of the cows through "Goshala" & where as the Lessor has agreed to demise to the Lessee the land described in the schedule appended here to for the purpose aforesaid upon terms & conditions hereinafter contained.

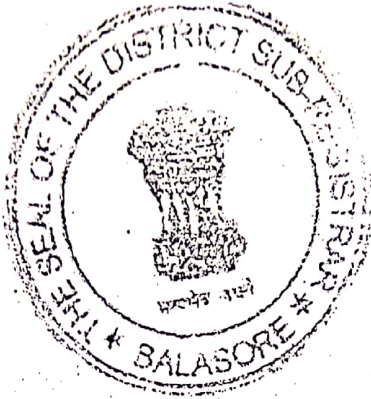
[Signature]
22-9-15

Rashminakha
TAHASILDAR
BALASORE

Now this deed witnesses & it is hereby agreed as follows:

1. In pursuance of the sanction order contained in order No. 168/Rev. dated 12.06.2015 issued from the office of the Collector Balasore & addressed to the lessee in their Memo No. 1312/Rev. dated 12.06.2015 & in consideration of the premium hereinafter reserved & of the covenants on the part of the Lessee hereinafter after contained the Lessor here by demises to the Lessee all the Govt. land measuring Ac.99dec & particularly described in the schedule hereunder (hereinafter referred to be demised land) together with all rights, easements & appurtenance whatsoever belonging to or in any way appurtenant thereto to hold the said demised land to the lessee from the 22nd.....day of September 2015 for a term of 99 (ninety nine) years paying therefore a total premium of Rs.5,40,540/- @ Rs.5,460/- per decimal. Annual Rent @ 1% of the premium Rs. 5,406/- - Cess @ 75% of the Rent Rs.4, 055/- - Incidental charge @ 10% of the premium Rs.54, 054/-, the aggregate sum of Rs.6, 04,055/- the receipt of which the Lessor hereby acknowledges-comprises of premium, Cess &

For Radhakrishna Gou Seva Samiti
[Signature]
Chairman/Secretary/Treasurer
22-9/15



[Signature]
Registering Officer
Balasore



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 35(b) Fees Paid : A5(c)-12649 ,, User Charges-270 ,Total 12919

Date: 22/09/2015

[Signature]
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the District Sub-Registrar BALASORE between the hours of 10:30 AM and 2:30 PM on the 22/09/2015 by RADHAKRISHNA GOU SEVA SAMITI REPRESENTED BY DWARIKA PRASAD MORE , son/wife of , of AT-VIVEKANANDA MARG, BALASORE , by caste GENERAL , profession and finger prints affixed.

[Signature]

Signature of Presenter / Date: 22/09/2015

[Signature]
Signature of Registering officer

(3)

rent towards the capitalized value of land revenue in respect of Ac0.99dec of the demised land as shown in the schedule hereunder and delineated in the map having the boundary in red colour and also paying during the said term the yearly rent of Rs. 5406/- respectively one percent of market value besides the cost of the trees standing on the demised land. The rent shall be paid to the Revenue Inspector concerned of the circle on the last kisti date namely the 1st day of March each year. The lessor reserves the right to the mineral wealth including the minor minerals on, in or under the area covered by the lease and the lessee will have only the surface right over the land.

2. It is hereby agreed and declared that the said land has been made over to or placed under the control of the lessee for aforesaid public/religious purpose only and it is hereby further expressly agreed and declared as follows i.e. to say,

1. that, the lessee shall not use the land hereby demised for any purpose other than the specific purpose for which the land is granted namely for establishment of "GO SHALA" with a view to preserve & serve the cows & also to take care of the cows through "GO SHALA".

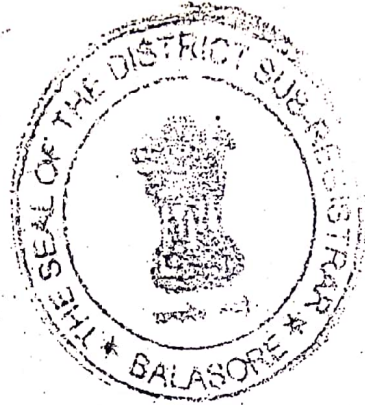
2. That should the land or any part of thereof be at any time required by Govt. of Odisha for any purpose declared by the said Govt. to be public purpose, the lessor be entitled to resume the land or such part thereof and on giving six months notice in writing and on the

51.6.15
22.9.15

[Signature]
COLLECTOR
BALASORE

Rashmikesha Pradhan
22.9.15
TAHASILDAR
BALASORE

For Radhakrishna Gou Serya Samiti
[Signature]
22.9.15
Chairman/Secretary/Treasurer



*Registering Officer,
Balasore*

Endorsement under section 58

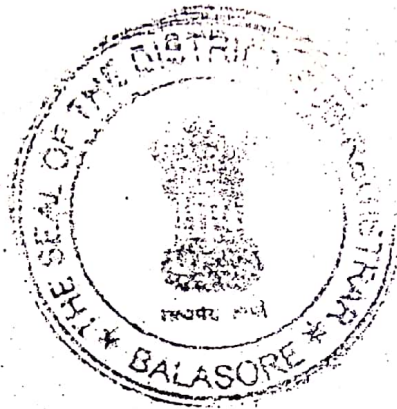
Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
THE GOVERNOR OF ODISHA REPRESENTED BY THE COLLECTOR BALASORE(GOVT)	Execution By THE GOVERNOR OF ODISHA REPRESENTED BY THE COLLECTOR BALASORE(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By THE GOVERNOR OF ODISHA REPRESENTED BY THE COLLECTOR BALASORE(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By THE GOVERNOR OF ODISHA REPRESENTED BY THE COLLECTOR BALASORE(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by Signature of the Registering officer	-----
KADHAKRISHNA GOU SEVA SAMITI REPRESENTED BY DWARIKA PRASAD MORE		 240255798		22-Sep-2015



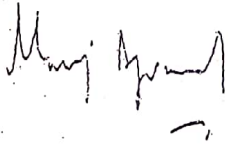
Identified by MANOJ AGARWAL Son/Wife of BASUDEV PRASAD AGARWAL of SAHADEVKHUNTA, BALASORE by profession Cultivation

Date of Admission of

Print Endorsement



Registering Officer,
Balasore

Name	Photo	Thumb Impression	Signature	Execution
MANOJ AGARWAL		 30912669		22-Sep-2015

Date: 22/09/2015

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, BALASORE

Book Number : 1 || Volume Number : 127

Document Number : 10061506306

For the year : 2015

Seal :

Signature of Registering officer

Date: 22/09/2015

Print

(5)


5. That the lessee shall not in any way, mortgage, transfer, assign or part with the possession of the demised land or any portion thereof except as authorised by the lessor in writing.

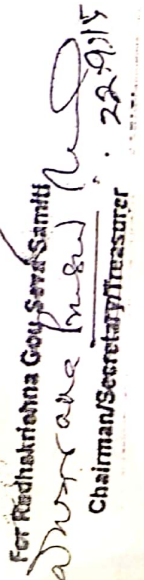
6. The lessee shall pay all principal and other local rates and taxes which may be assessed upon the demised premises under any law in force whether the same is payable by the owner or occupier.

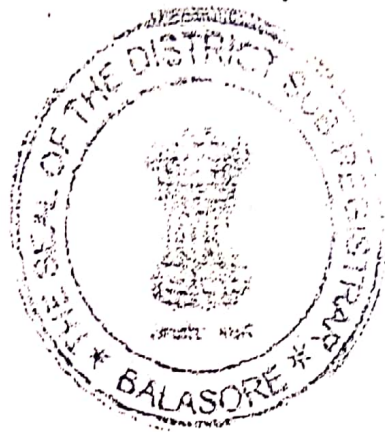
7. That on breach or non observance of any of the aforesaid condition no-1, 3, 4, 5 and 6 of this indenture, the lessor may declare that the lease has been determined and that on the expiry of one month from the date of such order, the lessor or any officer or person appointed by him in that behalf shall be entitled to re-enter in take khas possession of the land hereby demised and of the buildings and other structures etc. erected thereon.

Provided that in case the land is so resumed the lessee shall not be entitled to any compensation whatsoever for the land for the buildings or other structures etc. erected by him on the land but he will be at liberty to remove the materials of such buildings or structures etc. within a month from the date of determination of the lease falling which the lessor shall be entitled to cause such materials or constructions removed at the cost of the lessee and sell the same by public auction. The lessee will in that event be entitled to the balance of the sale proceeds after deduction of arrear cost and arrear rents, if any.


22.9.15
COLLECTOR
BALASORE


Rashminetra Pradhan
22.9.15
TAHASILDAR
BALASORE


For Radhakrishna Goy Sava Samiti
Chairman/Secretary/Treasurer
22.9.15



J
Registering Officer,
Balasore

(6)

Provided however that before such determination the lessor shall give to the lessee written notice of his intention to do so and the lessee shall have the right to remedy the breach or non-observance compliance of within three months from the date of such notice in which event the lessor shall not be entitled to re-enter or take possession.

8. That any demand for payment or notice required to be made or given to the lessee shall be deemed to be sufficiently made or given if sent by the lessor through the post by register letter to the lessee and that any notice required to be given to the lessor shall be deemed to be sufficiently given if sent by the lessee through the post by registered letter addressed to lessor and that any demand or notices so sent shall be presumed to have been delivered in usual course of post.

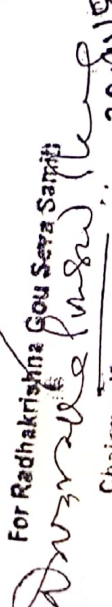
9. That on the question of a breach or non observance of any of the terms or conditions of this indenture, the lessor shall be sole judge and an order of the lessor declaring that there has been such breach or non observance shall be final and conclusive proof of such breach or non observance as between the parties thereto.

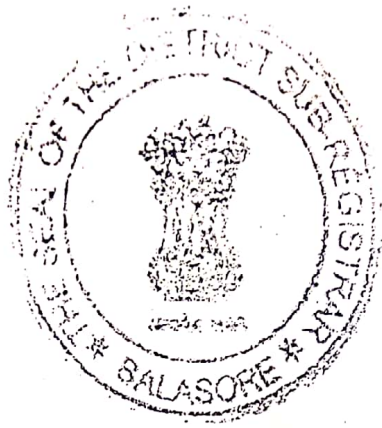
10. That the said lessor agrees to let and the said lessee agrees to take the demised lands specifically mentioned in the schedule below for a term of ninety nine years commencing from the _____ day

Sub-2


COLLECTOR
BALASORB

Rashmirakha Pradhan
22-9-15
TAKASILDAR
BALASORB

For Radhakrishna Gou Sava Samiti

Chairman/Secretary/Treasurer
22-9-15



Registering Officer,
Balasore

(7)

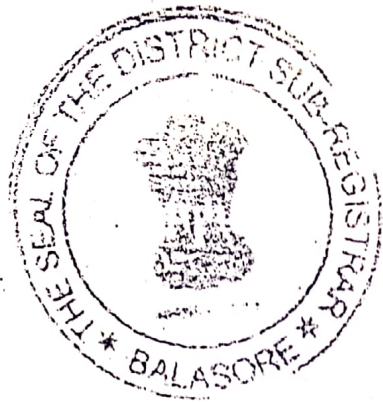
of at an annual, it an annual rent of Rs.5,406/- (Rupees five thousand four hundred six) only. Provided that yearly rent shall be liable to revision at each revision settlement and resettlement operation during the period of lease. That the lessee has paid the premium of Rs.6,04,055/- (Rupees six lakh four thousand fifty five) only standing on the land to the lessor for the lease of the land.

11. That if the annual rent hereby reserved or any part thereof shall at any time be in arrear and remains unpaid for three calendar months after the same shall become due whether demanded or not then and in such case, the lessee shall in addition to the arrear, pay interest at the rate of 10% per annum on such arrears and all such dues shall be recoverable is arrears of land revenue.

12. And the lessee agrees at the expiration of the said period of tenancy to deliver to the lessor all that piece and parcel of the premises hereby let out in as good a condition as the same are now in reasonable weir and tear being executed. It is also agreed that the lessee will pay all the rate, taxes and assessment, which are now or during the said term will be demanded or assessed on the said premises by the authority of Govt. or otherwise.

13. One expiry of the term of the lease, the lessee shall if he has duly observed all the terms and conditions thereof, it the discretion of the lessor, be eligible for a renewal for a further period of 99 years on the same terms and conditions except as the rent which shall be liable at

51.6.22
Collector
BALASORE
Rashminika Pradhan
22.9.15
BALASORE
For Radhakrishna Gou Swa Samiti
D. Swaraj
22.9.15
Chairman/Secretary/Trustee



Registering Officer,
Balasore

(8)

such renewal to enhancement by such as would be justified according to the circumstances that prevailing.

14. Terms and Conditions as per lease sanction order.

- i. The lease is sanctioned on payment of premium of Rs. 5,40,540/- @ Rs. 5,460/- per dec., Annual Rent @ 1% of the premium Rs. 5,406/- Cess @ 75% of the Rent Rs 4,055/- incidental charge @ 10% of the premium Rs. 54,054/-.
- ii. The lessee will have only surface right over the land for which lease is sanctioned.
- iii. The land shall be utilised for the purpose for which it is sanctioned and shall not be transferred/Sub-leased/Sublet to any other Govt./Institution/Persons or organisation or otherwise disposed of.
- iv. The land shall be resumed to Govt. in Revenue and Disaster Management Department free from all encumbrances if the land or any portion thereof is not utilised within six months from the date of this order for the purpose it is leased out.
- v. The lessee shall take all possible steps to keep the land free from encroachment.
- vi. That, the sanction order shall remain valid for a period of six months from the date of issue of this order during which the lease deed be executed by the lessee in the prescribed form incorporating terms and conditions and registered at the cost of the lessee failing which the sanction order stands automatically cancelled.
- vii. That, any infringement of the conditions shall result immediate reversion of the leased out land in favour of Govt. in Revenue & Disaster Management Department free from all encumbrances without payment of any compensation for the land or surface if any improvement that might have been made there to/there in.

5/16/22

[Signature]

COLLECTOR
BALASORE

///

Rashmishtha Anandan
22/9/15
TALUKA BALASORE
BALASORE

For Radhakrishna Gopi Seva Samithi
[Signature]
Chairman/Secretary/Treasurer



[Signature]
Registering Officer
Balasore

(9)

15. In witness whereof the parties to these presents do herein to set their respective hands and seals the month and the year first above written.

LAND SCHEDULE

	Mouza-Gudu	P.S.-Chandipur	
<u>Khata No.</u>	<u>Plot No</u>	<u>Area</u>	<u>Kisam</u>
1623(Rakhita)	2101/7492	Ac0.99dec	U.J.J.

BOUNDARY DESCRIPTION

NORTH PLOT: Some portion of plot No. 2101
SOUTH PLOT: Road to Ranasahi
EAST PLOT: Some portion of plot No.2101
WEST PLOT: Road to Saipur from Sunhat

5.10.2020
[Signature]
COLLECTOR
MALASORB

[Signature]
Rakmurekha Pradhkar
22/9/20
T.H. MALASORB
MALASORB

For Radhakrishna Gudu Seva Samiti
[Signature]
Chairman/Secretary/Treasurer
22/9/20



J
Registrar of Companies,
Balasore

(10)

In the presence of witness

1. Rasmonecha Pradhan.
22-9-15

TAHASILDAR
BALASORE

2. Dayanidhi Patra.
H.C.
Balasore Tahasil
22-9-15

Signature of the lessor
Collector, Balasore
Representing the State
COLLECTOR
of Odisha BALASORE

For Radhakrishna Gou Seva Samiti
Chairman/Secretary/Treasurer
22-9-15

In the presence of witness

1.

Signature of the Lessee,
Chairman, Radhakrishna
Gou Seva Samiti, Vivekanada

(Manoj Prasad)
22-9-15
Son of Kati Prasad Prasad
Sahadarchund
Balasore 22-9-15

For Radhakrishna Gou Seva Samiti
Chairman/Secretary/Treasurer
22-9-15

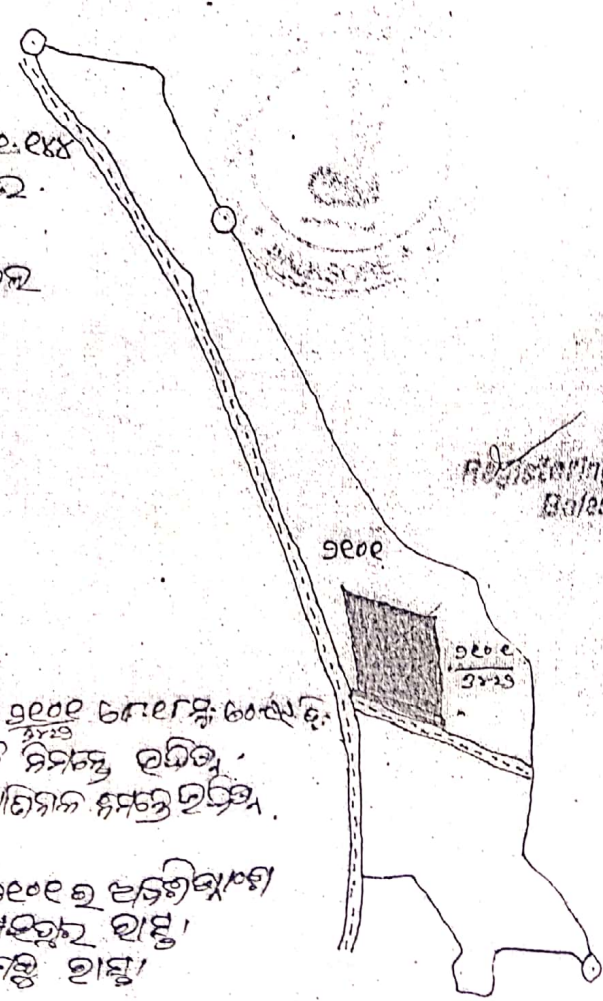
2. Prakash Lodhan.
Son of Kati. Babi Prasad
Batalasore
Balasore 22-9-15



J
Registering Officer,
Balasore

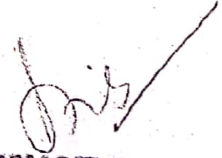
Registration No. 6375
Registration District No. 6306
Date: 22/9/2011
J
22/9/11
Registering Officer
Balasore

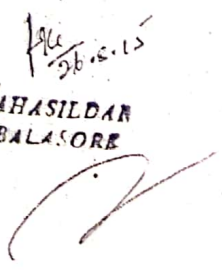
ମୋତି. ଭୂ. କ୍ର. ୧୫୩୦.୧
 ଥାନା: ବ୍ରାହ୍ମପୁର ମନ୍ତ୍ରାଳୟ. ୧୫୫
 ଦେସ: ବ୍ରାହ୍ମପୁର ମନ୍ତ୍ରାଳୟ.
 ଜିଲ୍ଲା: ବ୍ରାହ୍ମପୁର
 କ୍ଷେତ୍ର: ୧୫୫୫. ୧୫
 ମ. ୧୫୫୫-୧୫



Registering Officer
Balasore

ମାଟି ଭିତ୍ତି ଥାନା କ୍ର. ୧୫୩୦.୧ ଥାନା: ବ୍ରାହ୍ମପୁର ମନ୍ତ୍ରାଳୟ.
 ବ୍ରାହ୍ମପୁର ମୋତି ମନ୍ତ୍ରାଳୟ ଭିତ୍ତି.
 ମନ୍ତ୍ରାଳୟ ଥାନା ଚାନ୍ଦିନୀ ନଗର ଭିତ୍ତି.
 କୋର୍ଟ - ଉ. ୧୫୩୦.୧ ଥାନା: ବ୍ରାହ୍ମପୁର ମନ୍ତ୍ରାଳୟ
 ଠା. ବ୍ରାହ୍ମପୁର ମନ୍ତ୍ରାଳୟ ଥାନା
 ନ. ବ୍ରାହ୍ମପୁର ମନ୍ତ୍ରାଳୟ ଥାନା


 COLLECTOR
 BALASORE


 TAHASILDAR
 BALASORE