

SINO-3393

022-27/04/2021



अरुणाचल प्रदेश ARUNACHAL PRADESH

A 085769

LEASE DEED

THIS INDENTURE OF LEASE made on this 27th April 2021 at Itanagar between Shri Marjom Nyorak s/o- Late Hemmar Nyoral age about 31 years, a resident of C Sector near AIR Station, Itanagar, District Papum Pare A. P (hereinafter referred to as LESSOR which expression shall, unless it is repugnant to the context or meaning thereof otherwise, be deemed to mean and include his heirs, legal representatives, successors and assigns) of the one part.

-AND-

The Marto Memorial Welfare Society a registered Society under Section 3 of the Society Registration Act 1860 (As modified by the Societies Registration(Extension of Arunachal Pradesh) Act 1987, having its registered office at C Sector Itanagar, near AIR station, Itanagar, A.P. That the above mentioned society is currently running the Eleazar English School, at C. Sector Itanagar A. P. (hereinafter referred to as LESSEE which expression shall, unless it is repugnant to the context or meaning thereof otherwise, be deemed to mean and include his successors and permitted assigns) of the other part.

WHEREAS the lessor is the absolute owner of a plot of land measuring an area of 40000/- Sq mts(Four thousand Square Mts) vide Govt. Land Allotment No. DC/CC/LRB-1471/14, Map sheet No. J/7, Dated Itanagar the 13th October 2015 (hereinafter referred to as the "premises") which has given in lease for running Eleazar English School to the Lessee.

AND WHEREAS the lessor has agreed to lease out the entire 4000 Sq mtst (Four thousand square Mts) of land for running Eleazar English School to the Lessee and also for construction of building and any other structure for the use of Eleazar English School and same has been agreed by the lessee at the rate and upon the terms and conditions hereinafter set out.

Self attested
 General Secretary
 MMWS, C-Sector
 Itanagar (A.P.)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

Executive Magistrate
Itanagar Capital
Arunachal Pradesh

भारत INDIA

INDIA NON JUDICIAL



अरुणाचल प्रदेश ARUNACHAL PRADESH

A 085770

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That the **lessor** doth hereby lease out the said premises (more specifically described in the schedule I herein under written) unto the **lessee** initially for a term of 30(Thirty Years) year subject to extendable from time to time.
2. That the monthly rental of the aforesaid Demised Floor has been fixed to Rs 50,000/- (Rupees Fifty Thousand) only per month and shall be payable by the **lessee** to the lessor on or before 10th January of every year.
3. That a refundable interest security deposit of Rs 10,00000(Rupees One Lakhs) only shall also be deposited by the **lessee** with the **lessor**.
4. That this **lease** shall be deemed to have commenced from 1st April 2021 and shall be valid for a term of thirty (30) years.
5. That the **lessee** shall to pay the appropriate authority all electricity charges, water charges, land tax in respect of the used of the aforesaid premises.
6. That the **lessee** shall be entitle to add, install or affix items of necessity in the aforesaid premises and shall have the rights to construct building and other structures.
7. That the **lessor** has reserved the right to enhance/increased the monthly of the aforesaid premises provided always that the **lessor** shall have intimate the lessee in three month time in advance.

Self attested
General Secretary
MMWS, C-Sector
Itanagar (A.P.)

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

भारत

FIFTY
RUPEES
Rs. 50

Executive
Itanagar Capital Complex
सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



अरुणाचल प्रदेश ARUNACHAL PRADESH

867076

8. That the lessor shall have the right to terminate this lease, by giving written notice of one month time to the lessee and the lessee shall also have same the right to terminate this lease, by giving written notice of one month time to the lessor.

9. That in case of default in payment of the monthly rental and electricity charges, water bills land taxes by the lessee in respect of the said use of the premises, the lessor may realize the equal rental amount from the refundable interest free security deposited by the lessee with the lessor.

It is expressly understood and undertaken by the lessee that control and possession of the premises shall always be the lessee and that the premises shall not be sublet and that is the sole responsibility of the lessee to hand over vacant position of the aforesaid premises to the lessor.

It is further expressly understood and undertakes by the lessee that the lessor shall have reserve the right to entry in the aforesaid premises and within the premises thereof by the lessor and his authorized agent's at all reasonable times and to enter upon the aforesaid premises and premises for all reasonable purposes.

IN WITNESSES WHEREOF, we set our signature unto this agreement on this day hereinabove mentioned.

Witnesses:

Shri. *Mariyam Nyorak*
(LESSOR)

Shri. *Mariyam Nyorak*
(LESSEE)

Sign./ swear/executed before me on this 27th day of April 2021

M A G I S T R A T E

Executive Magistrate
Itanagar Capital Complex
Arunachal Pradesh

27/4/2021

Identified by: *[Signature]*

[Signature]
27/04/21

TETOTABA
Advocate

Enrollment No.-D/1806/2007
Add. : Qtr. No. 49 - T - II
P-Sector, Halpud Road, Itanagar
Arunachal Pradesh
Mob. No. : 9436483688, 9815738007
Email : tete@rediffmail.com

Self attested
General Secretary
MMWS, C-Sector
Itanagar (A.P.)

27/04/2021

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

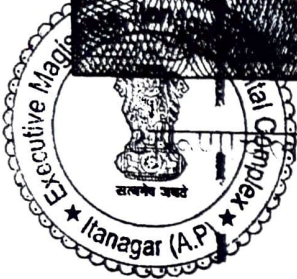
TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

प्रदेश ARUNACHAL PRADESH

01AA 056517

SCHEDULE-ISCHEDULE OF PREMISES

1. Govt. allotment order No. : DC/ICC/LRB-147/14
2. Purpose of allotment : Residential cum Commercial
3. Total allotted area : 4000 Sqmts.
4. Location of allotment : All India Radio Colony.
5. Bounded by: -

In North	: Plot of Marter Nyodu.
In South	: All India Radio Complex.
In East	: Plot of Mode Nyorak
In West	: Plot of Lt. Henmar Nyorak.

6. Structure constructed :

Identified by:  27/04/21

TETO TABA

Advocate

Enrollment No.-D/1806/2007

Add. : Qtr. No.- 49 - T - II


P-Sector, Helped Road, Itanagar

Arunachal Pradesh

Mob. No. : 9436683688, 9815738807

Email : tabateto@gmail.com

Self attested

 General Secretary
MWS, C-Sector
Itanagar (A.P.)

27/4/2021
Executive Magistrate
Itanagar Capital Complex
Arunachal Pradesh