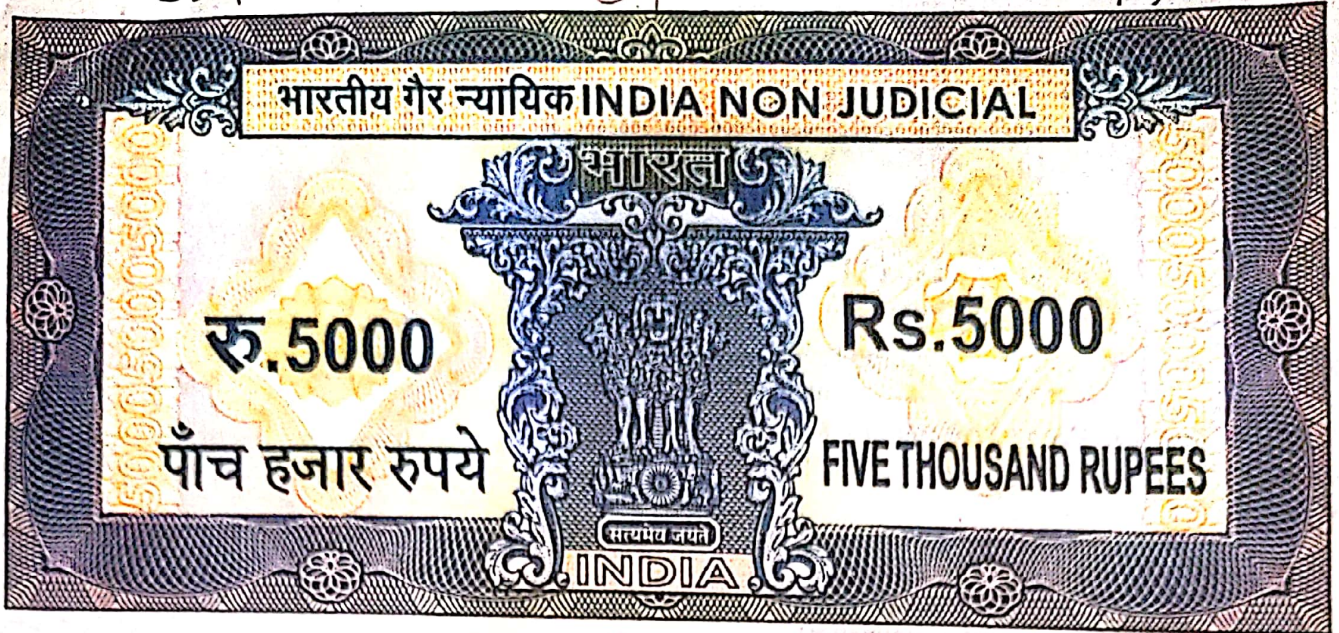


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A/19500 cc

Admissible under Act XVI of 1908 (formerly stamped (or exempted from stamp duty) under the Indian Stamp Act, 1899 (Act II of 1899) (Assam Amendment) Act 2004 Schedule.....No.....

Admissible and Fees Paid of 1999, correctly stamped (or exempted from stamp duty) under the Indian Stamp Act, 1899 (Act II of 1899) (Assam Amendment) Act 2004 Schedule No. 35(a) Fees paid

Sub-Registrar, (Sadar)
Kamrup, Guwahati

Sr. Sub-Registrar,
Kamrup, Guwahati

DEED OF LEASE

Prasanta Choudhury
Prasanta Choudhury
Monti Gogoi Choudhury

THIS DEED OF LEASE is made and executed on this 31st day of December, 2009 at Guwahati

BETWEEN

1. Mr. Prasanta Choudhury, S/O (L) Ghanashyam Choudhury, aged about 46 years, R/O Maidamgaon, Mouza - Beltola, P.S. - Basistha, District - Kamrup(M), Guwahati, Assam, 2. Mrs. Monti Gogoi Choudhury, W/O Mr. Prasanta Choudhury, aged about 42 years, R/O Maidamgaon, Mouza - Beltola, P.S. - Basistha, District - Kamrup(M), Guwahati, Assam

Contd.....P/2.

Prasanta Choudhury
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Survey, Beltola, Guwahati-28

Presented for Registration
 date 18th Jan 2010
 Sl. No. 0985
 Registrar Prasanla Choudhury
 08 JAN 2010

08 JAN 2010
 TREASURY OFFICER KAMRUP
 GUWAHATI

Presented for Registration at.....M.....on the day.....of 200.....in the Sub-Registrar (Sadar) Kamrup office (or elsewhere) by.....excellent (Chaiments)

Sub-Registrar, (Sadar) Kamrup, Guwahati

Prasanla Choudhury

Execution admitted by

Prasanla Choudhury

Identified by.....
 Son of.....
 Village.....
 P.S.....
 Profession.....
 Sr. Sub-Registrar Kamrup, Guwahati

Sub-Registrar, (Sadar) Kamrup, Guwahati

1) Prasanla Choudhury
 2) Monti Gogri

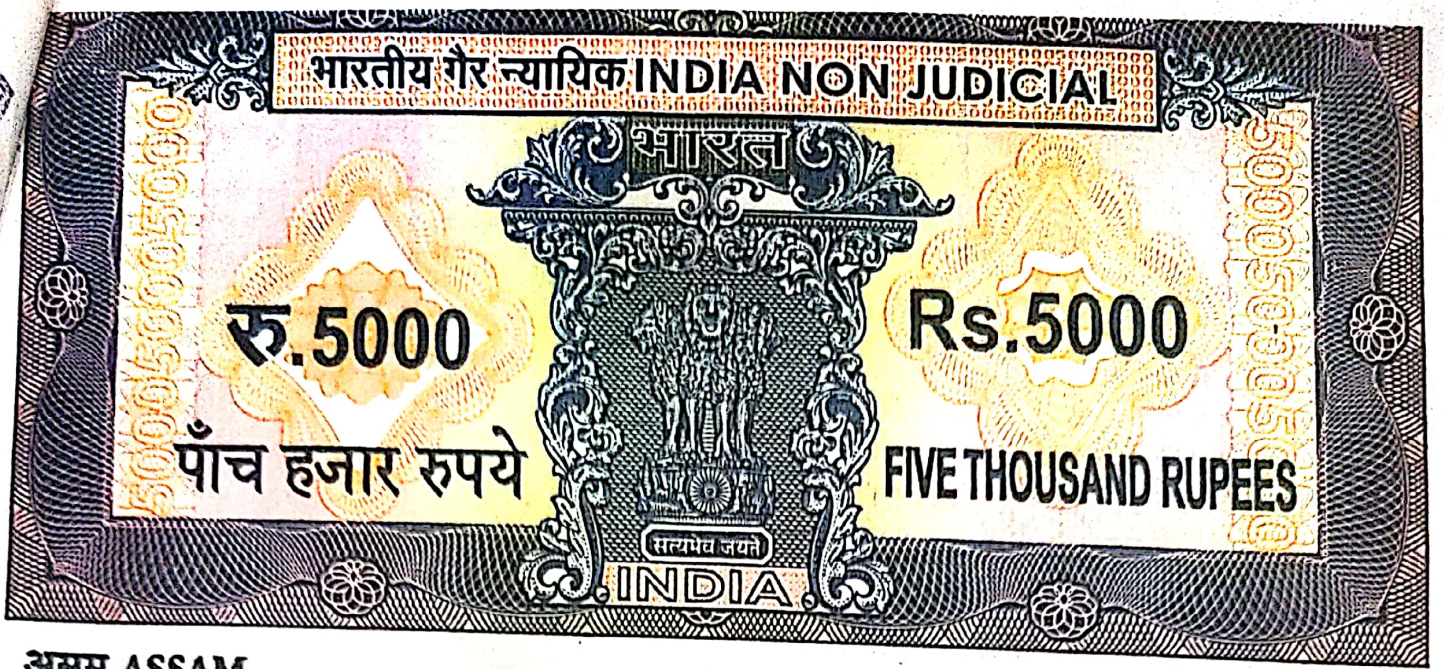
Choudhury

Prasanla Choudhury

Monti Gogri Choudhury

Prasanla Choudhury
 AXEL PUBLIC TRUST (SOCIETY)
 Survey, Beltola, Guwahati-28

Identified by:
 Neena Goswami
 Advocate



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(2)

Prasanta Choudhury
Monti Gogoi Choudhury

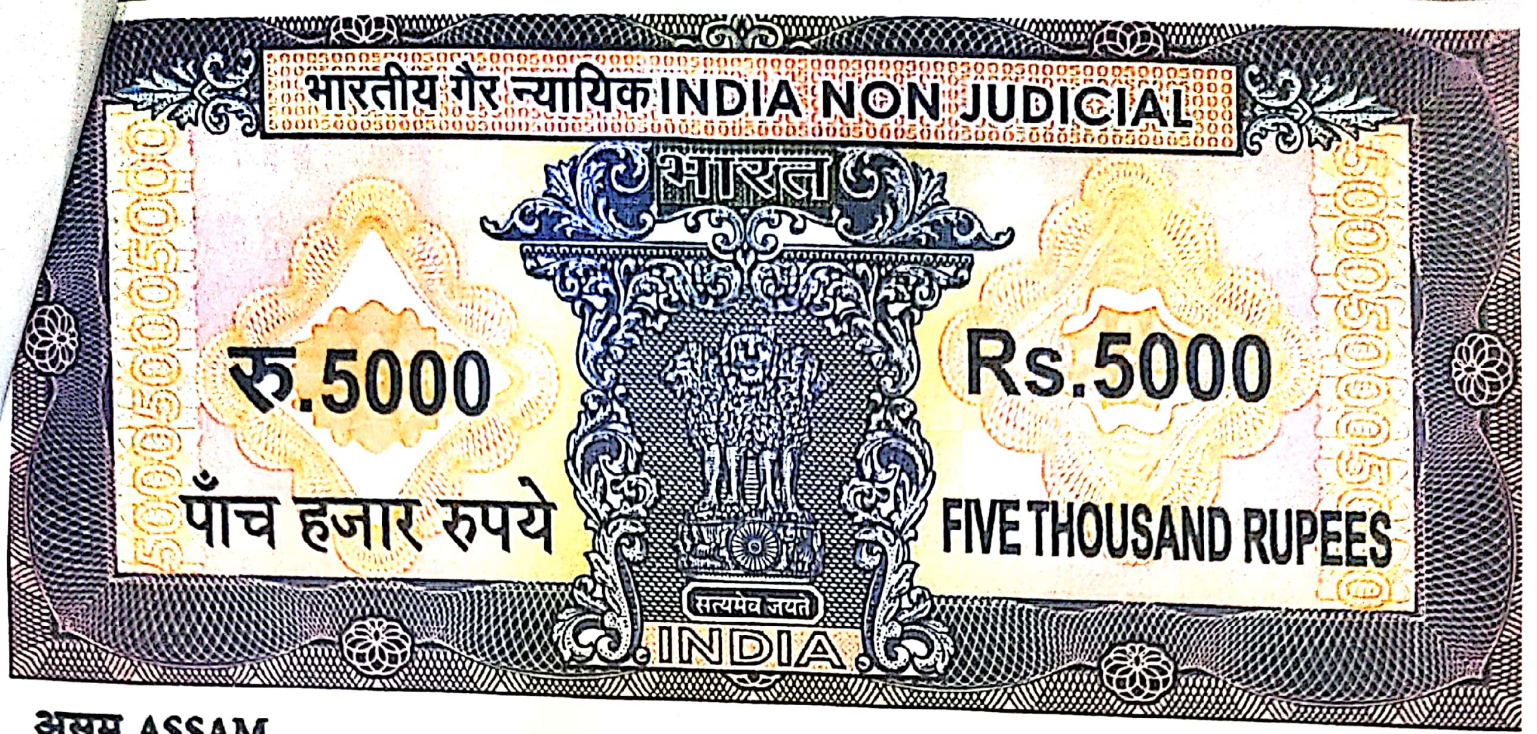
hereinafter referred to and called as LESSORS of the one part

- AND -

Axel Public Society (registered under Societies Registration Act 1860 vide Regd No. RS/KAM/240/A-9/714 of 2007 represented by its secretary Mr. Prasanta Choudhury, S/O (L) Ghanashyam Choudhury, aged about 46 years, R/O Maidamgaon, Mouza - Beltola, P.S. - Basistha, District - Kamrup(M), Guwahati, Assam, hereinafter referred to and called as LESSEE of the other part.

Contd.....P/3.

Prasanta Choudhury -
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Survey, Beltola, Guwahati-28



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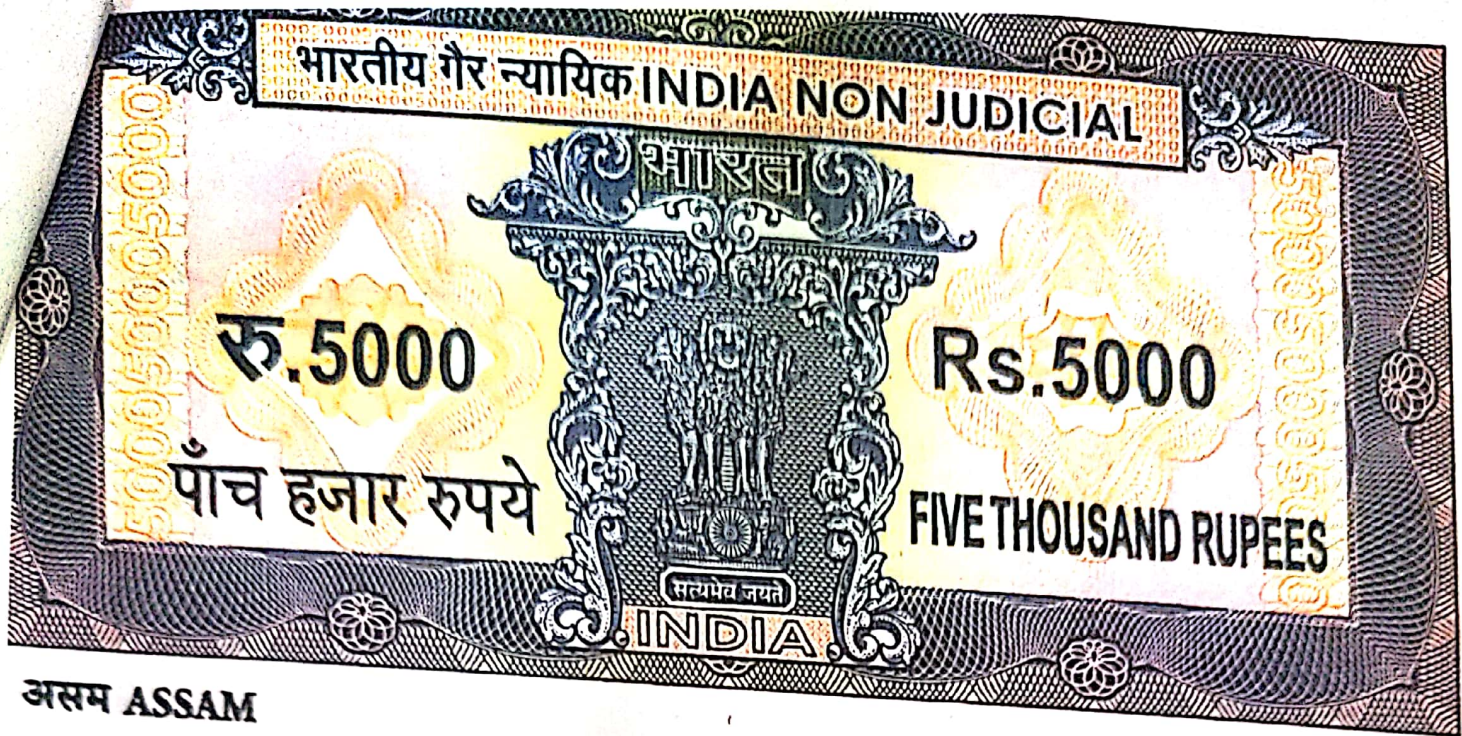
Prasanta Choudhury
Monti Gogoi Choudhury

(3)

WHEREAS, the above named LESSORS are the absolute owners and in possession of a plot of land measuring total of 6 Bighas(80.28 Are) covered by Patta No. 7,Dag No. 32 and Patta No. 9, Dag No. 33 both in the name of Mr. Prasanta Choudhury and Patta No. 9, Dag No. 33 in the name of Mrs. Monti Gogoi Choudhury, situated in Revenue Village – Lokhra under Mouza – Rancha Guwahati, District – Kamrup (M), Assam, description of which is given in detail in the Schedule-A and Schedule-B below and description of the total plot of land to be LEASED is given in Schedule-C below.

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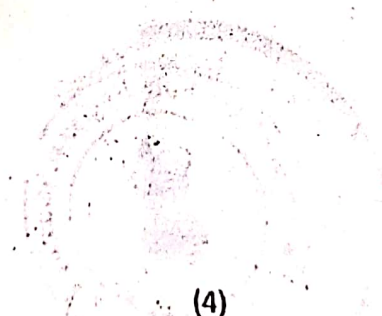
Prasanta Choudhury
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Survey, Bellola, Guwahati-28



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Prasanta Choudhury
Manti Syahi Choudhury



(4)

And whereas the LESSEE has agreed to take a lease of the said land from the LESSORS for a period of 30 years upon terms and conditions hereinafter mentioned.

NOW THIS LEASE WITNESSETH AS FOLLOWS :

1. The LESSOR hereby demises to the LESSEE all that etc. TO HOLD the premises hereby demised to the LESSEE for the purpose of the said Axel Public Society from the day of execution of the said Deed for the term of 30 years , paying therefore during the said term the yearly rent of Rs. 1,00,000/- (Rupees One Lakh) only which shall be paid monthly on equal instalments on or before the 10th of every month.

Contd.....P/5

Prasanta Choudhury
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Survey, Bellola, Guwahati-28



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Prasanta Choudhury
Monsi Gopin Choudhury

(5)

2. The LESSEE hereby covenants with the LESSOR as follows :

- (i) That the LESSEE will during the said term pay to the LESSOR the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.
- (ii) That the LESSEE will pay all rates, taxes and other charges (except land tax) now chargeable or hereafter to be chargeable in respect of the demised premises.

Contd.....P/6.

Prasanta Choudhury
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Survey, Bellola, Guwahati-28

(6)

- (iii) That the LESSEE will use the said land mentioned in the Schedule below only for the purpose of construction of AXEL PUBLIC SCHOOL and for this purpose the LESSEE may take loan by mortgaging the aforesaid land and the LESSOR shall not have any objection in this regard and the land shall not be used for any other purpose other than the construction of infrastructure for the school .
- (iv) That the LESSEE will with the previous consent of the LESSOR erect any building or develop the demised land mentioned in the Schedule below for the purpose of construction AXEL PUBLIC SCHOOL.
- (v) That the LESSEE shall not transfer or sublet his rights under this lease without the consent in writing of the LESSOR.

3. Immediately on the execution of this LEASE DEED or as soon as possible, the LESSEE shall commence and complete with all possible expedition of erecting suitable building or buildings and other structures on the land hereby demised and such buildings shall be used for the purpose of school by the AXEL PUBLIC SOCIETY and such buildings shall at all times remain the property of the LESSEE during the term of tenancy but immediately on the expiry of 30 years from the date hereof the same shall vest in and become the absolute property of the LESSORS who shall be entitled to enter upon and take possession of the same and shall in the meantime have and possess a vested interest therein, it being agreed that during the continuance of the tenancy hereby created the LESSEE shall not sell or mortgage or otherwise alienate the buildings and/or the structures or the materials thereof.
4. The LESSEE shall insure and shall at all times during the continuance of this LEASE keep insured all the buildings that may be erected on the said demised land against loss or damages by fire or any other cause, the amount of which shall be agreed between the LESSOR and the LESSEE.
5. In the event of loss by fire or any other cause of the aforesaid building to be constructed on the demised land, the insurance money received from the insurance company shall be applied in re-building or re-storing the buildings as in their previous condition unless otherwise agreed to in writing between the LESSORS and the LESSEE. And if the insurance company refuses to pay the said amount because of any belief that the fire was intentionally caused by the LESSEE or his agent or servant, then the LESSEE shall be liable to compensate the LESSORS for the loss on such ground.

Prasanna Choudhury.
Masti Jaggi Choudhury

Prasanna Choudhury.
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Survey, Beltola, Guwahati-28

Contd.....P/7.

(7)

6. Subject to fulfilment of the terms and conditions of this LEASE DEED , the LESSEE will have the option to extend the LEASE of the said land and buildings and structures erected thereon for a further period as may be decided between the LESSOR and the LESSEE , on the expiry of the LEASE hereby granted provided he gives a notice to the effect in writing to the LESSORS of his intention to do so at least three calendar months before the termination of the present LEASE. And the rent payable by the LESSEE to the LESSORS during the extended term of the LEASE shall be decided by the LESSORS.
7. That the LESSEE shall be entitled to proceed with the construction of the buildings and/or structures on the land hereby demised immediately after the registration hereof and the LESSORS shall allow the LESSEE all facilities in that behalf and on the failure of which the LESSEE shall be duly compensated.

SCHEDULE-A

A plot of land measuring 1 Bigha 3 Katha 18 Lechas ,covered by Patta No. 7 & Dag No. 32 and Patta No. 9 & Dag No. 33 of Revenue Village-Lokhra, Mouza- Ramcharani, Guwahati, District- Kamrup(M.), Assam, and is bounded by :

East : Leasers own land
West : Land of Monti Gogoi
North : V.I.P Road
South : Leasers own land.

SCHEDULE-B

A plot of land measuring 4 Bighas , 1 Katha, 2 Lechas, covered by Patta No. 9 & Dag No.33 of Revenue Village-Lokhra, Mouza-Ramcharani, Guwahati, District- Kamrup(M.), Assam, and is bounded by :

East : Land of Prasanta Choudhury
West : Land of L. P. Gogoi
North : V.I.P Road
South : Leasers own land.

SCHEDULE-C

The total plot of land to be leased measuring 6 Bighas covered by Patta No. 7 , Dag No.32 and Patta No. 9 , Dag No. 33 of Revenue Village-Lokhra, Mouza-Ramcharani, Guwahati, District- Kamrup(M.), Assam, and is bounded by :

*Prasanta Choudhury -
Monti Gogoi Choudhury*

Prasanta Choudhury
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Sunvey, Bellola, Guwahati-28

Contd.....P/8.



East : Leasers own land
West : Land of L.P. Gogoi
North : V.I.P Road
South : Leasers own land.

IN WITNESS WHEREOF the said LESSORS and the said LESSEE have put their respective signatures hereunder the day, month and year first above written.

WITNESS :

1. Gouram Aka.
No. Baneswar Deka
vill :- Samala
P.O. Bhurazagarh
P.S. - Kabeigaon

2. Neena Goswami
Advocate
Gauhati High Court

1. Prasanta Choudhury -

2. Monti Goswami Choudhury

Signature of Lessors.

Prasanta Choudhury
Secretary
AXEL PUBLIC TRUST (SOCIETY)
Signature of Lessee
Survey, Bellola, Guwahati-28

Drafted by :

Neena Goswami (Advocate)
Gauhati High Court.