6108/2024

I-05383/24

भारतीय गैर न्यायिक

बीस रुपये

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भारत

Rs.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

ABA II

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2110129491/24

31AA 535987

11-29
25/04/24
ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part

Additional Registrar of Assurances-II, Kolkata

26 APR 2024

LEASE DEED

THIS LEASE DEED is made on 25th day of April Two Thousand and Twenty-four (2024);

BETWEEN

SRI ALOK BHATTACHARJEE (PAN: AEBPB7225B, AADHAAR:3321 2803 9875, DOB:05/01/1961), son of Late Nitya Ranjan Bhattacharjee, residing at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata-700053, hereinafter called and referred to as the "**LESSOR**" (which expression shall include the their and each of their respective heirs, successors in interest, Legal representatives and/or assigns) of the **ONE PART**.

AND

AALOKE BHARTI MODEL SCHOOL, A Co-educational English medium School, run by **Aloke Bharti Education And Welfare Society** (PAN:AABTA1490K), having its office at 'RANA PARK' Aatghara, P.O. Dalua, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata-700152, being represented by its Authorised Signatory **SMT. MANJUSREE NAG** (PAN:AETPN2266E,AADHAAR:5492 9621 9560,DOB:06/03/1953), daughter of Late Benoy Bhusan Guha Roy, residing at 19, Parnasree, P.O. and P.S. Parnasree Pally, Kolkata, West Bengal-700060, hereinafter called and referred to as the "**LESSEE**" (Which expression shall include his successors in office and/or assigns") of the **OTHER PART**.

Manjusree Nag.

W H E R E A S :

A. The property originally belonged SRI ALOK BHATTACHARJEE, the LESSOR herein, who purchased ALL THAT piece and parcel of Agricultural Land, admeasuring an area about **36 Kathas 15 Chataks** (more or less), lying and situated at Mouza-Atghara, Pargana Kalikata, J.L.No.221, corresponding to Sabek Dag No.97/106(part), R.S.Plot No.132, presently L. R. Plot No.204, within P.S. and Sub Registry office Sonarpur, and local jurisdiction of **Kheyada Gram panchayet** together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements, hereinafter called and referred to as the SAID PROPERTY which is clearly mentioned in the SCHEDULE OF THE SAID PROPERTY hereunder written and became the absolute owner by virtue of 5 separate Deeds of Sale all registered in between the year 2000-2008 which are as under:

1) 3 Cottahs 4 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.01019 for the year 2006, registered at the office of the DSR - IV, Alipore, South 24 Parganas.

2) 2 Cottahs 9 Chittacks. agricultural landed property by virtue of a Deed of Sale, Being no.02683 for the year 2006, registered at the office of the DSR - IV, Alipore, South 24 Parganas.

3) 13 Cottahs 2 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.02380 for the year 2006, registered at the office of the DSR - IV, Alipore, South 24 Parganas.

4) 10 Cottahs 7 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.01081 for the year 2005, registered at the office of the DSR IV, Alipore, South 24 Parganas.

5) 7 Cottahs 9 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.02452 for the year 2008, registered at the office of the DSR - IV, Alipore, South 24 Parganas.

B. The Lessee herein have their own school building beside the demised Land and the School is eager to take lease of the demised property for a term of 30 (Thirty) years with renewal clause to make extension of the existing school building, to make new school building, Library, workshop etc. for which she proposed the Lessor of her intension to take lease of the demised property or the said property. If renewed a fresh Deed of Renewal of lease will be executed and registered by the parties herein to that effect.

C. The Parties hereto intended to make a fresh Deed of Lease for a term of 30 (Thirty) years with renewal clause and with accurate and correct covenants and the parties herein are agreed mutually to execute this Deed of Lease under the following terms and conditions.

NOW THIS INDENTURE WITNESSETH: -

1. That the Lessor hereby granted Lease of the said property Unto the Lessee herein for a term of 30 (thirty) years commencing from 1st. March, 2024 which will be required by the school/Lessee which is admitted by the Lessor.

2.That in pursuance to the agreement between the parties herein and in consideration of the premium of Re. 1/- (Rupee One) Only with the yearly rent of Rs. 15,000/- (Rupees Fifteen Thousand) only payable by the Lessee to the Lessor within 15th day of the next succeeding year to be paid as per English Calendar year.

3.The Lessee shall regularly and punctually pay the Taxes rates and other charges payable in the office of the B.L.& L.RO and Panchayets in respect of the said property along with annual rent reserved in favour of the Lessor.

4.That the Lessee shall have the right to mutate its name in all official records as Lessee of the Local authority/Panchayats in respect of the demised or the said property, more fully and clearly mentioned in the Schedule the said property hereunder written.

5.That the Lessee may sub-Let or assign said property for the remaining term of this lease period of 30 years subject to the prior consent of the Lessor In writing.

6.The Lessee shall have the right to install energy line/electric line, Telephone Line, water, gas or such other connection on the demised Portion at their own costs for their need or any other purpose.

7.That after the expiry of the lease period the Lessee shall hand over the land as it was at the time of the Lease but the Lessee shall have the option for renew the said period of another like period in the similar terms for another like period after expiry of the terms of the lease hereby granted subject to the registration of fresh lease agreement. Be it mentioned herein this context that the parties herein reserve the right to addition or alternate any terms and condition as the will demand after the expiry of this term of the lease.

8.That the lessee shall have the right to construct a building and in the said demised portion of the said property without the written consent from the Lessor for the promotion of education in the society and use the land for the benefit of the same object and nay do every Act to run his activities most successfully.

9.That the Lessee may take financial Assistance from any Financial assistance for their own cause subject to prior written consent from the Lessor.

SCHEDULE OF THE SAID PROPERTY

ALL THAT piece and parcel of Shali land measuring an area about 36 Kathas 15 Chataks 00 sq. ft. more or less, lying and situated at Mouza Atghara, Pargana Kalikata, JL No.5, District Collectorate TouziNo.39, RS No.184, comprised in Sabek Khatian No.72 and 74, LR Khatian No.221, corresponding to Sabek Dag(Plot) No.97/106(Part), RS Plot No.132, presently LR Plot No.204, within P.S and Sub Registry office Sonarpur, and local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user, the road to the said property as well as all kinds of rights, privileges facilities, easements.

Acon Bhowmick Manjusree Nag

IN WITNESS WHEREOF all the parties put their respective hands and seals on the day, month and year above written.

SIGNED SALED AND DELIVERED
in presence of WITNESSES: -

Acon Bhowmick

LESSOR

1. Aloke Roy.
Alipore Police
Court, Kolkata-700027.

Manjusree Nag.
LESSEE

2. Biswajit Bhowmik
8/2, K.S. Roy Road
Kol-1

Drafted by :

Aloke Roy. (Adv.)

Aloke Roy
Alipore Police Court,
Kolkata-700027.
WB 183A/2013-



	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ....ALOK BHATTACHARJEE

Signature ....Alok Bhattacharjee

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name ....MANJUSREE NAG.

Signature ..Manjusree Nag

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature .....

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature .....

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

192024250027953728

GRN Details

GRN:	192024250027953728	Payment Mode:	SBI Epay
GRN Date:	25/04/2024 17:47:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8048293555013	BRN Date:	25/04/2024 17:49:17
Gateway Ref ID:	IGAREHCHP1	Method:	State Bank of India NB
GRIPS Payment ID:	250420242002795371	Payment Init. Date:	25/04/2024 17:47:10
Payment Status:	Successful	Payment Ref. No:	2001012949/8/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Biswajit Bhunia
Address:	High court
Mobile:	8348864005
Contact No:	8348864005
Depositor Status:	Solicitor firm
Query No:	2001012949
Applicant's Name:	Mr S S
Address:	A.R.A. - II KOLKATA
Office Name:	A.R.A. - II KOLKATA
Identification No:	2001012949/8/2024
Remarks:	Lease, Lease Payment No 8
Period From (dd/mm/yyyy):	25/04/2024
Period To (dd/mm/yyyy):	25/04/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001012949/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	1360
2	2001012949/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	84
			Total	1444

IN WORDS: ONE THOUSAND FOUR HUNDRED FORTY FOUR ONLY.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

19202425002676181 8

GRN Details

GRN:	192024250026761818	Payment Mode:	SBI Epay
GRN Date:	24/04/2024 20:47:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5864751530723	BRN Date:	24/04/2024 20:47:11
Gateway Ref ID:	411570395047	Method:	State Bank of India UPI
GRIPS Payment ID:	240420242002676180	Payment Init. Date:	24/04/2024 20:47:02
Payment Status:	Successful	Payment Ref. No:	2001012949/2/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr Biswajit Bhunia
Address:	high court
Mobile:	8348864005
Period From (dd/mm/yyyy):	24/04/2024
Period To (dd/mm/yyyy):	24/04/2024
Payment Ref ID:	2001012949/2/2024
Dept Ref ID/DRN:	2001012949/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001012949/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	314
			Total	314

IN WORDS: THREE HUNDRED FOURTEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-05383/2024	Date of Registration	26/04/2024
Query No / Year	1902-2001012949/2024	Office where deed is registered	
Query Date	22/04/2024 6:02:33 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S S 6,old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8348864005, Status :Solicitor firm		
Transaction		Additional Transaction	
[0403] Lease, Lease		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 3,39,04,329/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,380/- (Article:35)		Rs. 398/- (Article:A(1), E)	
Remarks	Lease Period 30 Years s Advance/Premium Rs 1/- Average annual Rent Rs 15,000/-		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-II, Mouza: Atghara, Jl No: 5, Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-204 (RS :-)	LR-221	Bastu	Bastu	36 Katha 15 Chatak		3,39,04,329/-	Property is on Road Adjacent to Metal Road,
	Grand Total :				60.9469Dec	0 /-	339,04,329 /-	

Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Alok Bhattacharjee Son of Late Nitya Ranjan Bhattacharjee Executed by: Self, Date of Execution: 25/04/2024 , Admitted by: Self, Date of Admission: 25/04/2024 ,Place : Office	 25/04/2024	Captured LTI 25/04/2024	25/04/2024
	, 25/1,shapur Colony, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: aexxxxxx5b, Aadhaar No: 33xxxxxxxx9875, Status :Individual, Executed by: Self, Date of Execution: 25/04/2024 , Admitted by: Self, Date of Admission: 25/04/2024 ,Place : Office			

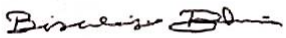
Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AALOKE BHARTI MODEL SCHOOL** Rana Park, Aatghara, City:- Not Specified, P.O:- DALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs MANJUSREE NAG (Presentant) Daughter of Mr BENOY BHUSAN NAG Date of Execution - 25/04/2024, , Admitted by: Self, Date of Admission: 25/04/2024, Place of Admission of Execution: Office	 Apr 25 2024 5:44PM	 Captured LTI 25/04/2024	 25/04/2024
	19, Parnasree Pally, City:- Not Specified, P.O:- Parnasree Pally, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx6E, Aadhaar No: 54xxxxxxxx9560 Status : Representative, Representative of : AALOKE BHARTI MODEL SCHOOL (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT BHUNIA Son of Mr SUDHIR BHUNIA Village:- BATNAN, P.O:- GOPINATHPUR, P.S:-Chandipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721633		 Captured	
	25/04/2024	25/04/2024	25/04/2024
Identifier Of Mr Alok Bhattacharjee, Mrs MANJUSREE NAG			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-II, Mouza: Atghara, Jl No: 5, Pin Code : 700053

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 204, LR Khatian No:- 221	Owner:অলোক ভট্টাচার্য্য, Gurdian:নিতা রঞ্জন, Address:26/1, সাহাপুর কলোনী, ফ্লট-254, নিউ আলিপুর, কলিকাতা-700 053 , Classification:বিল, Area:0.31000000 Acre,	Mr Alok Bhattacharjee

Endorsement For Deed Number : I - 190205383 / 2024

On 25-04-2024

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:29 hrs on 25-04-2024, at the Office of the A.R.A. - II KOLKATA by Mrs MANJUSREE NAG ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,39,04,329/-.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 25/04/2024 by Mr Alok Bhattacharjee, Son of Late Nitya Ranjan Bhattacharjee, , 25/1,shapur Colony, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Professionals

Indetified by Mr BISWAJIT BHUNIA, , , Son of Mr SUDHIR BHUNIA, P.O: GOPINATHPUR, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 25-04-2024 by Mrs MANJUSREE NAG, Authorised Signatory, AALOKE BHARTI MODEL SCHOOL (Association of persons / Body of Individuals), Rana Park, Aatghara, City:- Not Specified, P.O:- DALUA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr BISWAJIT BHUNIA, , , Son of Mr SUDHIR BHUNIA, P.O: GOPINATHPUR, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 398.00/- (A(1) = Rs 300.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 314/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2024 8:47PM with Govt. Ref. No: 192024250026761818 on 24-04-2024, Amount Rs: 314/-, Bank: SBI EPay (SBIePay), Ref. No. 5864751530723 on 24-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,370/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2024 8:47PM with Govt. Ref. No: 192024250026761818 on 24-04-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 5864751530723 on 24-04-2024, Head of Account

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 26-04-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 398.00/- (A(1) = Rs 300.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 84/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2024 5:49PM with Govt. Ref. No: 192024250027953728 on 25-04-2024, Amount Rs: 84/-, Bank: SBI EPay (SBIePay), Ref. No. 8048293555013 on 25-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,370/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 1,360/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8275, Amount: Rs.20.00/-, Date of Purchase: 10/04/2024, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 5:49PM with Govt. Ref. No: 192024250027953728 on 25-04-2024, Amount Rs: 1,360/-, Bank: SBI EPay (SBIePay), Ref. No. 8048293555013 on 25-04-2024, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

17806/2022 I 15946/22



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

ARA II W 303826

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1
12-40
27/12/22
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement are the part of this document

Additional Registrar of Assurances-II Kolkata

27 DEC 2022

LEASE DEED

THIS AGREEMENT FOR LEASE is made on 27TH day of December Two Thousand and Twenty-two (2022);

BETWEEN



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL N 556418

SRI ALOK BHATTACHARJEE (PAN: AEBPB7225B), son of Late Nitya Ranjan Bhattacharjee, residing at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata- 700053, hereinafter called and referred to as " the **LESSOR**" (which expression shall include the their and each of their respective heirs, successors in interest, Legal representatives and/or assigns") Of the ONE PART.

AND

AALOKE BHARTI MODEL SCHOOL, A Co-educational English medium School, having its office at "RANA PARK" Aatghara, P.O. Dalua, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata-700152, being represented by its Authorised Signatory **SMT. SWARNALI BHATTACHARJEE** (PAN: AGRPB1409P), wife of Sri Alok Bhattacharjee, residing at 25/ 1, Shapur, colony, Plot No. 254, P.O.& P.S. New Alipore, Kolkata — 700053, hereinafter called and referred to as the "LESSEE" (Which expression shall include his successors in office and/or assigns") of the OTHER PART.

WHEREAS:

A. The property originally belonged SRI ALOK BHATTACHARJEE, the LESSOR herein, who purchased ALL THAT piece and parcel of Agricultural Land, admeasuring an area about 31 Cottahs 9 Chittack (more or less), lying and situated at Mouza-Atghara, Pargana Kalikata, J.L.No.221, corresponding to Sabek Dag No.97/ 106(part), R.S.Plot No.132, presently L.R.Plot No.204, within P.S. and Sub Registry office Sonarpur, and local jurisdiction of Kheyada Gram panchayet together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements, hereinafter called and referred to as the SAID PROPERTY

which is clearly mentioned in the SCHEDULE OF THE SAID PROPERTY hereunder written and became the absolute owner by virtue of 5 separate Deeds of Sale all registered in between the year 2000-2008 which are as under:

1) 2 Cottahs 8 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.01019 for the year 2006, registered at the office of the DSR ¬IV, Alipore, South 24 Parganas.

2) 2 Cottahs 5 Chittacks. agricultural landed property by virtue of a Deed of Sale, Being no.02683 for the year 2006, registered at the office of the DSR ¬IV, Alipore, South 24 Parganas.

3) 10 Cottahs 8 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.02380 for the year 2006, registered at the office of the DSR ¬IV, Alipore, South 24 Parganas.

4) 9 Cottahs 8 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.01081 for the year 2005, registered at the office of the DSR IV,Alipore, South 24 Parganas.

5) 6 Cottahs 12 Chittacks agricultural landed property by virtue of a Deed of Sale, Being no.02452 for the year 2008, registered at the office of the DSR ¬IV, Alipore, South 24 Parganas.

B. The Lessee herein have their own school building beside the demised Land and the School is eager to take lease of the demised property for

a term of 30 (Thirty) years with renewal clause to make extension of the existing school building, to make new school building, Library, workshop etc. for which she proposed the Lessor of her intension to take lease of the demised property or the said property. If renewed a fresh Deed of Renewal of lease will be executed and registered by the parties herein to that effect.

C. The Parties hereto intended to make a fresh Deed of Lease for a term of 30 (Thirty) years with renewal clause and with accurate and correct covenants and the parties herein are agreed mutually to execute this Deed of Lease under the following terms and conditions.

NOW THIS INDENTURE WITNESSETH: -

1. That the Lessor hereby granted Lease of the said property Unto the Lessee herein for a term of 30 (thirty) years commencing from 1St. December, 2022 which will be required by the school/Lessee which is admitted by the Lessor.

2.That in pursuance to the agreement between the parties herein and in consideration of the premium of Re. 1/- (Rupee One) Only with the yearly rent of Rs. 15,000/- (Rupees Fifteen Thousand) only payable by the Lessee to the Lessor within 15th day of the next succeeding year to be paid as per English Calendar year.

3.The Lessee shall regularly and punctually pay the Taxes rates and other charges payable in the office of the B.L.& L.RO and Panchayets in respect of the said property along with annual rent reserved in favour of the Lessor. 4.That the Lessee shall have the right to mutate its name in all official records as Lessee of the Local authority/Panchayats in respect of the demised or the said property, more fully and clearly mentioned in the Schedule the said property hereunder written.

5.That the Lessee may sub-Let or assign said property for the remaining term of this lease period of 30 years subject to the prior consent of the Lessor In writing.

6.The Lessee shall have the right to install energy line/electric line, Telephone Line, water, gas or such other connection on the demised Portion at their own costs for their need or any other purpose.

7.That after the expiry of the lease period the Lessee shall hand over the land as it was at the time of the Lease but the Lessee shall have the option for renew the said period of another like period in the similar terms for another like period after expiry of the terms of the lease hereby granted, Be it mentioned herein this context that the parties herein reserve the right to addition or alternate any terms and condition as the will demand after the expiry of this term of the lease.

Subject to the Registration of fresh Lease agreement

Swarnali Bhattacharya

Alok Bhattacharya

8.That the lessee shall have the right to construct a building and in the said demised portion of the said property without the written consent from the Lessor for the promotion of education in the society and use the land for the benefit of the same object and nay do every Act to run his activities most successfully.

9.That the Lessee may take financial Assistance from any Financial assistance for their own cause subject to prior written consent from the Lessor.

SCHEDULE OF THE SAID PROPERTY

ALL THAT piece and parcel of Shah land measuring an area about 31 Cottahs 9 Chittacks 00 sq. ft. more or less, lying and situated at Mouza Atghara, Pargana Kalikata, JL No.5, District Collectorate TouziNo.39, RS No.184, comprised in Sabek Khatian No.72 and 74, LR Khatian No.221, corresponding to Sabek Dag(Plot) No.97/ 106(Part), RS Plot No.132, presently LR Plot No.204, within P.S and Sub Registry office Sonarpur, and local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user, the road to the said property as well as all kinds of rights, privileges facilities, easements.

IN WITNESSES WHEREOF the parties herein have set and subscribed their hands on the day month and year first above written.

SIGNED SEALED & DELEVERED In the presence of witnesses: -

1. Biswajit Bhuia
   3/2, R. S. Roy Road
   Kol-1

Alen Bhowmick
SIGNATURE OF THE LESSOR

2. Alok Kumar Roy
   Alipore Police Court,
   Kolkata - 700027.

Swarnali Bhattacharjee
SIGNATURE OF THE LEESSEE

Drafted by me

Alok Kumar Roy.
Advocate
Alipore Police Court,
Kolkata - 700027
WB-1830/2013

SPECIMEN FORM FOR TEN FINGERPRINTS



Arun Bhattacharya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Swapali Bhattacharjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

केन्द्रीय माध्यमिक शिक्षा बोर्ड
Central Board of Secondary Education
संबद्धता - School Affiliation Re-engineered Automation System (SARAS) 3.0
(Session : 2023-24) (For Class 9th & 11th)

Details OF SCHOOL AFFILIATED TO
Central Board of Secondary Education

Details Of The School Filled up AFFILIATION/OASIS

Name of Institution	AALOKE BHARTI MODEL SCHOOL
Affiliation Number	2430178
State	WEST BENGAL
District	KOLKATA
Postal Address	RANA PARK AATGHARA, DALUA, SONARPUR, KOLKATA
Pin Code	700152
Website	aalokebhartimodelschool.org
Year of Foundation	2003
Date of First Opening of School	7/13/2003 12.00.00 AM
Name of Principal/ Head of Institution	ANJANA SARKAR
Gender	Female
Principal's Educational/Professional Qualifications:	MA, B ED
No of Experience (in Years):	
Administrative:	20
Teaching:	10
Status of The School	Senior Secondary Level
Affiliation Period	From : 01/04/2022 To : 31/03/2027
Name of Trust/ Society/ Managing Committee	Aaloke Bharti Education & Welfare Society

ভারত সরকার

Government of India



আলোক ভট্টাচার্য

Alok Bhattacharjee

পিতা : নিত্য রঞ্জন ভট্টাচার্য

Father : Nitya Ranjan Bhattacharjee

জন্মতারিখ/DOB: 05/01/1981

পুরুষ / Male

3321 2803 9875

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

Unique Identification Authority of India

ঠিকানা: কে /, সাহাপুর কলোনী
পি:, নিউ আলিপুর, নিউ আলিপুর
কোলকাতা, পশ্চিম বঙ্গ,

Address: K/8, SAHAPUR COLONY, P-319, New Alipore, Kolkata, New Alipore, West Bengal 700053

3321 2803 9875

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOK BHATTACHARJEE

N R BHATTACHARJEE

05/01/1961

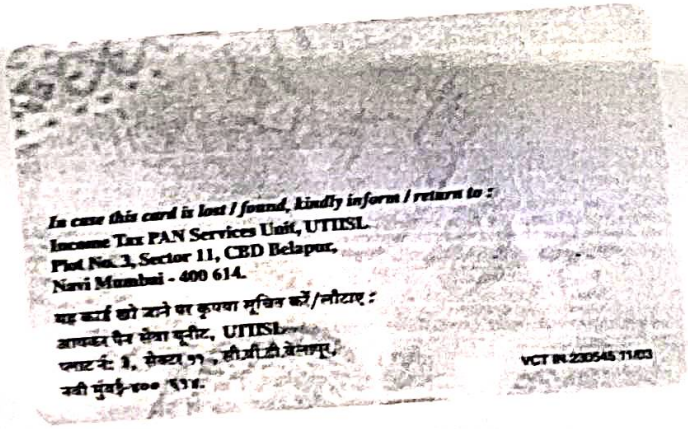
Permanent Account Number

AEBPB7225B

Signature







ভারত সরকার
Government of India

স্বর্ণালী ভট্টাচার্য
Swarnali Bhattacharjee
পিতা : পীযূষ কান্তি চট্টোপাধ্যায়
Father : Piyush Kanti Chatterjee



জন্মতারিখ/DOB: 05/12/1974
মহিলা / Female

3096 7860 1687

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা: কে /, সাহাপুর কলোনী
পি:, নিউ আলিপুর, নিউ আলিপুর
কোলকাতা, পশ্চিম বঙ্গ

Address: K/8, SAHAPUR
COLONY, P-319, New
Alipore, New Alipore.
Kolkata, West Bengal
700053

3096 7860 1687

1947

help@uidai.gov.in

www

Swarnali Bhattacharjee.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGRPB1409P



नाम NAME

SWARNALI BHATTACHARJEE

पिता का नाम FATHER'S NAME

PIJUSH KANTI CHATTERJEE

जन्म तिथि DATE OF BIRTH

06-12-1974

हस्ताक्षर SIGNATURE

Swarnali Bhattacharjee

आयकर आयुक्त (अनु. अन.) का
COMMISSIONER OF INCOME-TAX(I. & T.)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी)
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Swarnali Bhattacharjee

Major Information of the Deed

Deed No :	I-1902-15946/2022	Date of Registration	27/12/2022
Query No / Year	1902-2003621161/2022	Office where deed is registered	
Query Date	23/12/2022 11:19:09 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ALOKE KUMAR ROY Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330032689, Status :Advocate		
Transaction		Additional Transaction	
[0403] Lease, Lease		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,95,79,839/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,500/- (Article:35)		Rs. 398/- (Article:A(1), E)	
Remarks	Lease Period 30 Years s Average annual Rent Rs 15,000/-		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-II, Mouza: Atghara, JI No: 5, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-204 (RS :-)	LR-221	Bastu	Shali	31 Katha 9 Chatak		1,95,79,839/-	Property is on Road
	Grand Total :				52.0781Dec	0 /-	195,79,839 /-	

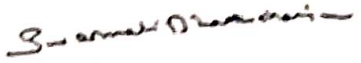
Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ALOK BHATTACHARJEE (Presentant) Son of Late NITYA RANJAN BHATTACHARJEE Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office	 27/12/2022	 LTI 27/12/2022	27/12/2022
	25/1, Sahapur Road, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office			

Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AALOKE BHARTI MODEL SCHOOL Block/Sector: RANA PARK, City:- Not Specified, P.O:- DALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name	Photo	Finger Print	Signature
1	Smt SWARNALI BHATTACHARJEE Wife of ALOK BHATTACHARJEE Date of Execution - 27/12/2022, , Admitted by: Self, Date of Admission: 27/12/2022, Place of Admission of Execution: Office	 Dec 27 2022 5:50PM	 LTI 27/12/2022	 27/12/2022
	25/1, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AALOKE BHARTI MODEL SCHOOL (as SECRETARY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Bhunia Son of Mr Sudhir Bhunia Batnan, City:- Not Specified, P.O:- Gopinathpur, P.S:-Chandipur, District:- Purba Midnapore, West Bengal, India, PIN:- 721633			
	27/12/2022	27/12/2022	27/12/2022
Identifier Of Mr ALOK BHATTACHARJEE, Smt SWARNALI BHATTACHARJEE			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-II, Mouza: Atghara, JI No: 5, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 204, LR Khatian No:- 221	Owner:অলোক ভট্টাচার্য্য, Gurdian:নিত্য রঞ্জন, Address:26/1, শ্যামপুর কলোনী, প্লট-254, নিউ আলিপুর, কলিকাতা-700 053 , Classification:বিল, Area:0.31000000 Acre,	Mr ALOK BHATTACHARJEE

Endorsement For Deed Number : I - 190215946 / 2022

On 27-12-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:39 hrs on 27-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr ALOK BHATTACHARJEE ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,95,79,839/-.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 27/12/2022 by Mr ALOK BHATTACHARJEE, Son of Late NITYA RANJAN BHATTACHARJEE, 25/1, Road: Sahapur Road, , P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr Biswajit Bhunia, , , Son of Mr Sudhir Bhunia, Batnan, P.O: Gopinathpur, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 27-12-2022 by Smt SWARNALI BHATTACHARJEE, SECRETARY, AALOKE BHARTI MODEL SCHOOL (Association of persons / Body of Individuals), Block/Sector: RANA PARK, City:- Not Specified, P.O:- DALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Biswajit Bhunia, , , Son of Mr Sudhir Bhunia, Batnan, P.O: Gopinathpur, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 398.00/- (A(1) = Rs 300.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 398.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,370/- and Stamp Duty paid by Stamp Rs 1,500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 153235, Amount: Rs.1,500.00/-, Date of Purchase: 27/12/2022, Vendor name: S DEY

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

I 08287 I 8613/11

भारतीय गैर न्यायिक

दस रुपये रु.10 TEN RUPEES Rs.10

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 46AA 238793

certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document

2 DEC 2011

DEED OF LEASE

THIS AGREEMENT FOR LEASE *is made this* 2nd *day of* December *,in the year Two Thousand and Eleven (2011)* ***BETWEEN AALOKE BHARATI EDUCATION & WELFARE SOCIETY,*** *a society registered under Society Registration Act, West Bengal Act XXXVI of 1961, Society Registration No. S/IL/13721 OF 2002-2003, having its registered office at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata – 700053, being represented by its Present President Mr. Gautam Bhattacharjee, son of Late Nitya Ranjan Bhattacharjee, called and referred to as "the* ***LESSOR"*** *(Which expression shall include the their and each of their respective heirs, successors in interest, Legal representatives and/or assigns") of the* ***ONE***

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08287 / 2011, Deed No. (Book - I , 08615/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Alok Bhattacharjee	 02/12/2011	 LTI 02/12/2011	Alok Bhattacharjee 02/12/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gautam Bhattacharjee Address -25/1 Sahapur Colony, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053	Self	 02/12/2011	 LTI 02/12/2011	Gautam Bhattacharjee.
2	Alok Bhattacharjee Address -25/1 Shapur Colony Plot No 319, , , Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053	Self	 02/12/2011	 LTI 02/12/2011	Alok Bhattacharjee

Name of Identifier of above Person(s)
Dibakar Halder
Tentiberia, Thana:-Mandirbazar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date
Dibakar Halder 2-12-11

Dist. Sub-Registrar -IV, South 24 Pgs, Alipore

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS

Government Of West Bengal

Office Of the D.S.R.-IV SOUTH 24-PARGANAS

District:-South 24-Parganas

Endorsement For Deed Number : I - 08615 of 2011

(Serial No. 08287 of 2011)

On

Payment of Fees:

On 02/12/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35(a),35(b) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 463/-, on 02/12/2011

(Under Article : A(1) = 2/- ,A2(a) = 429/- ,H = 28/- ,M(b) = 4/- on 02/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 4000/- is paid, by the draft number 141761, Draft Date 02/12/2011, Bank Name State Bank of India, KHIRODE GHOSH MARKET, received on 02/12/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.25 hrs on :02/12/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Alok Bhattacharjee ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 02/12/2011 by

1. Gautam Bhattacharjee
   President, Aaloke Bharati Education & Welfare Society, 25/1 Sahapur Colony, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053 .
   , By Profession : ----

2. Alok Bhattacharjee
   Secretary, Aaloke Bharti Model School, Rana Park Aatghara, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700152 .
   , By Profession : Business

   Identified By Dibakar Halder, son of Jaganath Halder, Tentiberia, Thana:-Mandirbazar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

02/12/2011 16:47:00

AND

AALOKE BHARTI MODEL SCHOOL, A Co-Educational English Medium School, having its office at 'Rana Park'- Aatghara, P.O. – Dalha, P.S. – Sonarpore, Dist. 24 Parganas(south), Kolkata-700152, being represented by its Secretary Mr. Alok Bhattacharjee, residing at 25/1, Shapur, colony, Plot No. 319, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as the **"LESSEE"** (Which expression shall include his successors in office and/or assigns") of the **OTHER PART.**

W H E R E A S:-

A) AALOKE BHARATI EDUCATION & WELFARE SOCIETY, a society registered under Society Registration Act, West Bengal Act XXVI of 1961, Society Registration No. S/IL/13721 OF 2002-2003, having its registered office at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as **"THE SOCIETY"** the LESSOR herein, who purchased **ALL THAT** piece and parcel of **Bill at present Sall land** measuring an area about **12 Cottahs 18 Sq.**feet including 6'ft wide common passage (3 Cottahs 3 Chattaks 12 Sq.ft. of R.S. Dag No. 132 , 3 cottahs 9 Chattaks 18 Sq.ft. of R.S. Dag No. 146 and 5 Cottahs 5 Chattaks 33 Sq. Ft. of R.S. Dag No.151 **Mouza- Atghara**, Pargana- Kalikata, **J.L. NO. 5**, District Collectorate Touzi No. 39, R.S. No.184, , within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements together with all easement rights of the said wide 12' ft wide Common passage, hereinafter called and referred to as **"The Said Property"** which is clearly mentioned in the **SCHEDULE OF THE SAID PROPERTY** hereunder written and became the absolute owner by virtue of a Deed of Conveyance, registered at the office of A.D.S.R. , Sonarpur, South 24 Parganas and recorded in their Book No. I, Being No. 3707 8457 for the year 2009.

B) The Lessee herein have their own school building beside the demised land and the School is eager to take lease of the demised property for a term of **35 (Thirty Five years)** with renewal clause to make extension of the existing school building, to make new school building, Library, workshop etc. for which she proposed the Lessor of her intension to take lease of the demised property or the said property. If renewed a fresh Deed of Renewal of Lease will be executed and registerred by the parties herein to that effect.

C) The parties hereto intended to make a fresh Deed of Lease for a term of 35 (Thirty Five) years with renewal clause and with accurate and correct covenants and the parties herein are agreed mutually to execute this Deed of Lease under the following terms and conditions.;

NOW THIS INDENTURE WITNESSETH:-

1. That the Lessor hereby granted Lease of the said property unto the Lessee herein for a term of 35 (thirty five) years commencing from 1st December, 2011 which will be required by the school/Lesee which is admitted by the Lessor.
2. That in pursuance to the agreement between the parties herein and in consideration of the premium of Re.1/- (Rupee One) Only with the yearly rent of Rs. 20,000/-(Rupees Twenty Thousand) Only payable by the Lessee to the Lessor within 15th day of the next succeeding year to be paid as per English Calendar year.
3. The Lessee shall regularly and punctually pay the Taxes rates and other charges payable in the office of the B.L.& L.R.O and Panchayets in respect of the said property along with annual rent reserved in favour of the Lessor.
4. That the Lessee shall have the right to mutate its name in all official records as Lessee of the Local authority/Panchayets in respect of the demised or the said property, morefully and clearly mentioned in the Schedule of the said property hereunder written.

5. That the Lessee may sub-Let or assign said property for the remaining term of this lease period of 35 years subject to the prior consent of the Lessor in writing.
6. The Lessee shall have the right to install energy line/electric line, Telephone Line, water, gas or such other connection on the demised portion at their own costs for their need or any other purpose.
7. That after the expiry of the lease period the Lessee shall hand over the land as it was at the time of the Lease but the Lessee shall have the option for renew the said period of another like period in the similar terms for another like period after expiry of the terms of the lease hereby granted. Be it mentioned herein this context that the parties herein reserves the right to addition or alternate any terms and condition as the situation will demand after the expiry of this term of the lease.
8. That the lessee shall have the right to construct a building and office in the said demised portion of the said property without the written consent from the Lessor for the promotion of education in the society and use the land for the benefit of the same object and may do every Act to run his activities most successfully.
9. That the Lessee may take financial Assistance from any Financial assistance for their own cause subject to prior written consent from the Lessor.

SCHEDULE OF THE SAID PROPERTY

ALL THAT *piece and parcel of* ***Bill at present Sali land*** *measuring an area about* ***12 Cottahs 18 Sq.****feet including 6'ft wide common passage (3 Cottahs 3 Chattaks 12 Sq.ft. of R.S. Dag No. 132 , 3 cottahs 9 Chattaks 18 Sq.ft. of R.S. Dag No. 146 and 5 Cottahs 5 Chattaks 33 Sq. Ft. of R.S. Dag No.151,* ***Mouza-Atghara****, Pargana- Kalikata,* ***J.L. NO. 5****, District Collectorate Touzi No. 39, R.S. No.184, , within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with*

usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements together with all easement rights of the said wide 12' ft wide Common passage.

IN WITNESSESS WHEREOF the parties herein have set and subscribed their hands on the day month and year first above written.

SIGNED SEALED & DELEVERED
In the presence of :
WITNESS : -
1)

Adolfo Dhanni Education & Welfare Society
Goutam Bhattacharjee.
President.

SIGNATURE OF THE LESSOR

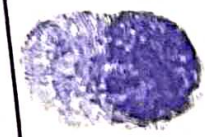
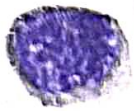
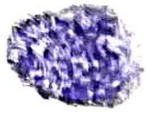
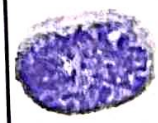
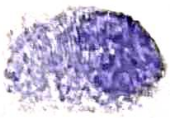
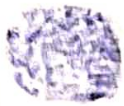
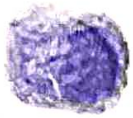
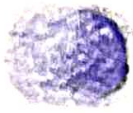
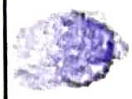
2) Debankar Halder
vill- Tentiberia
Po- Bidyadharpur
Pin- 24 P.G.S (S)

SIGNATURE OF THE LESSEE

Secretary
Managing Committee
Adolfo Dhanni Modal School

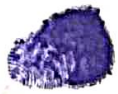
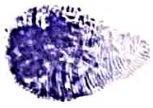
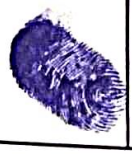
Drafted by

RAJU RAY.
ADVOCATE
A/97, Baghajatin, Kolkata – 700092.

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name GOUTAM BHATTACHARJEE

Signature Goutam Bhattacharjee.

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	left hand					
	right hand					

Name ALOK BHATTACHARJEE

Signature Alok Bhattacharjee

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

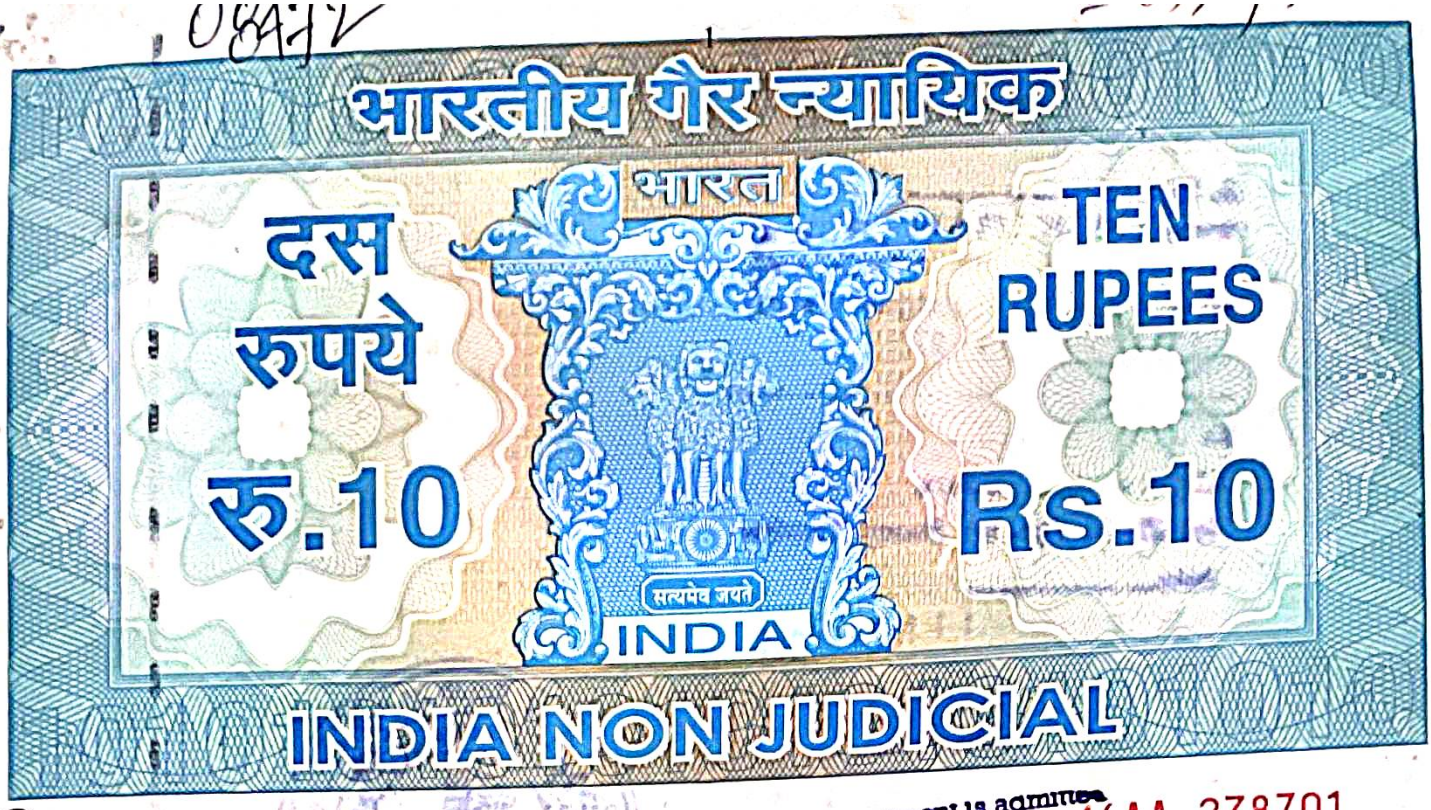
Name .....

Signature .....

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature .....



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document

46AA 238701

DEED OF LEASE FOR THE PERIOD OF 35 YEARS.

THIS AGREEMENT FOR LEASE *is made this 9th day of December ,in the year Two Thousand and Eleven (2011)* ***BETWEEN*** *son of* ***SRI ALOK BHATTACHARJEE,*** *Son of Late Nitya Ranjan Bhattacharjee, by Faith – Hindu, by occupation – Teacher, by Nationality – Indian, at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as "the* ***LESSOR"*** *(Which expression shall include the hir and each of hir respective heirs, successors in interest, Legal representatives and/or assigns") of the* ***ONE PART.***

9 DEC 2011

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08472 / 2011, Deed No. (Book - I , 08792/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Alok Bhattacharjee	Alok Bhattacharjee 09/12/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Alok Bhattacharjee Address -25/1 Shapur Colony Plot No 254, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053	Self	 09/12/2011	 LTI 09/12/2011	Alok Bhattacharjee 09/12/11
2	Swarnali Bhattacharjee Address -District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 09/12/2011	 LTI 09/12/2011	Swarnali Bhattacharjee

Name of Identifier of above Person(s)
Raju Ray
Alipore Police Court, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700027

Signature of Identifier with Date
Raju Ray 09/12/11

District Sub-Registrar-IV, South 24 Pgs, Alipore, West Bengal

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS

09/12/2011

Government Of West Bengal

Office Of the D.S.R.-IV SOUTH 24-PARGANAS

District:-South 24-Parganas

Endorsement For Deed Number : I - 08792 of 2011

(Serial No. 08472 of 2011)

On

Payment of Fees:

On 09/12/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35(a),35(b),4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 470/-, on 09/12/2011

(Under Article : A(1) = 2/- ,E = 7/- ,A2(a) = 429/- ,H = 28/- ,M(b) = 4/- on 09/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 4010/- is paid, by the draft number 653031, Draft Date 08/12/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/12/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.30 hrs on :09/12/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Alok Bhattacharjee ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 09/12/2011 by

1. Alok Bhattacharjee, son of Lt. Nitya Ranjan Bhattacharjee , 25/1 Shapur Colony Plot No 254, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053 , By Caste Hindu, By Profession : Others

2. Swarnali Bhattacharjee
   Authorised Signatory, Aaloke Bharti Model School, Aatghara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .
   , By Profession : ----

Identified By Raju Ray, son of . , Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

AND

AALOKE BHARTI MODEL SCHOOL, *A Co-Educational English Medium School, having its office at Aatghara, P.O. – Dalua, P.S. – Sonarpore, Dist. 24 Parganas(south), Kolkata- 700152, being represented by its Authorised Signatory Mrs. Swarnali Bhattacharjee, residing at 25/1, Shapur, colony, Plot No. 319, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as the* ***"LESSEE"*** *(Which expression shall include his successors in office and/or assigns") of the* ***OTHER PART.***

W H E R E A S:-

A) *The property originally belonged* ***SRI ALOK BHATTACHARJEE,*** *the LESSOR herein, who purchased* ***ALL THAT*** *piece and parcel of* ***Agricultural Land,*** *admeasuring an area about* ***23 Cottahs 00 Chittaks and 00 Square feet,*** *more or less, lying and situated at* ***Mouza- Atghara,*** *Pargana- Kalikata,* ***J.L. NO. 5,*** *District Collectorate Touzi No. 39, R.S. No.184 , comprised in Sabek Khatian No. 72 & 74* ***L.R. Khatian No. 221,*** *corresponding to. Sabek. Dag (Plot) No. 97/106(Part), R.S. Plot No. 132, Presently* ***LR Plot No. 204,*** *within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements, hereinafter called and referred to as* ***"The Said Property"*** *which is clearly mentioned in the* ***SCHEDULE OF THE SAID PROPERTY*** *hereunder written and* ***became the absolute owner by virtue of 5(Five) Separate Deeds of Sale all registered in between the year 2000-2008*** *which are as under:*

I) **2 Cottahs 8 Chittacks** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 01019 for the year 2006,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

II) **2 Cottahs 5 Chittacks 31 Sft.** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 02683 for the year 2006,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

III) **10 Cottahs 8 Chittacks** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 02380 for the year 2006,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

IV) **2 Cottahs 8 Chittacks** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 01081 for the year 2005,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

V) **4 Cottahs 12 Chittacks** *agricultural landed property by virtue of a Deed of Sale,* ***Being No.*** 02452 ***for the year*** 2008 *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

B) *The Lessee herein have their own school building beside the demised land and the School is eager to take lease of the demised property for a term of* ***35 (Thirty Five years)*** *with renewal clause to make extension of the existing school building, to make new school building, Library, workshop etc. for which she proposed the Lessor of her intension to take lease of the demised property or the said property. If renewed a fresh Deed of Renewal of Lease will be executed and registered by the parties herein to that effect.*

C) *The parties hereto intended to make a of Lease for a term of 35 (Thirty Five) years with renewal clause and with accurate and correct covenants and the parties herein are agreed mutually to execute this Deed of Lease under the following terms and conditions.;*

NOW THIS INDENTURE WITNESSETH:-

1. That the Lessor hereby granted Lease of the said property unto the Lessee herein for a term of 35 (thirty five) years commencing from 1st December, 2011 which will be required by the school/Lesee which is admitted by the Lessor.
2. That in pursuance to the agreement between the parties herein and in consideration of the premium of Re.1/- (Rupee One) Only with the yearly rent of Rs. 20,000/-(Rupees Twenty Thousand) Only payable by the Lessee to the Lessor within 15th day of the next succeeding year to be paid as per English Calendar year.
3. The Lessee shall regularly and punctually pay the Taxes rates and other charges payable in the office of the B.L.& L.R.O and Panchayets in respect of the said property along with annual rent reserved in favour of the Lessor.
4. That the Lessee shall have the right to mutate its name in all official records as Lessee of the Local authority/Panchayets in respect of the demised or the said property, morefully and clearly mentioned in the Schedule of the said property hereunder written.
5. That the Lessee may sub-Let or assign said property for the remaining term of this lease period of 35 years subject to the prior consent of the Lessor in writing.
6. The Lessee shall have the right to install energy line/electric line, Telephone Line, water, gas or such other connection on the demised portion at their own costs for their need or any other purpose.
7. That after the expiry of the lease period the Lessee shall hand over the land as it was at the time of the Lease but the Lessee shall have the option for renew the said period of another like period in the similar terms for another like period after expiry of the terms of the lease hereby granted. Be it mentioned herein this context that the parties herein reserves the right to addition or alternate any terms and condition as the situation will demand after the expiry of this term of the lease.

8. That the lessee shall have the right to construct a building and office in the said demised portion of the said property without the written consent from the Lessor for the promotion of education in the society and use the land for the benefit of the same object and may do every Act to run his activities most successfully.
9. That the Lessee may take financial Assistance from any Financial assistance for their own cause subject to prior written consent from the Lessor.

SCHEDULE OF THE SAID PROPERTY

ALL THAT *piece and parcel of* ***Agricultural Land,*** *admeasuring an area about* ***23 Cottahs 00 Chittaks and 00 Square feet,*** *more or less, lying and situated at* ***Mouza- Atghara,*** *Pargana- Kalikata,* ***J.L. NO. 5,*** *District Collectorate Touzi No. 39, R.S. No.184 , comprised in Sabek Khatian No. 72 & 74* ***L.R. Khatian No. 221,*** *corresponding to. Sabek. Dag (Plot) No. 97/106(Part), R.S. Plot No. 132, Presently* ***LR Plot No.. 204,*** *within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements,*

IN WITNESSESS WHEREOF the parties herein have set and subscribed their hands on the day month and year first above written.

SIGNED SEALED & DELEVERED
In the presence of :
WITNESS : -

1) Nabaidombakundu.
2 Ramanath Majumdar
Kolkata- 7000 9.

Alok Bhattacharjee

SIGNATURE OF THE LESSOR

2) Raju Ray
Advocate
Alipore Police Court

Swarnali Bhattacharjee

SIGNATURE OF THE LESSEE

Authorised Signatory
AALOKE BHARTI MODEL SCHOOL
'Rana Park' - Ashighara, P.O.- Dalua
P.S. Sonarpore, 24 Parganas (S)
Kolkata - 700152

Drafted by
Raju Ray
RAJU RAY.
ADVOCATE
A/97, Baghajatin,Kolkata – 700092.



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left hand					
right hand					

Name ..... SWARNALI BHATTACHARJEE

Signature ..... Swarnali Bhattacharjee



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left hand					
right hand					

Name ..... ALOK BHATTACHARJEE

Signature ..... Alok Bhattacharjee

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature .....

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature .....

08293 ± 8618/11

भारतीय गैर न्यायिक

दस रुपये रु.10

भारत INDIA सत्यमेव जयते

TEN RUPEES Rs.10

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

46AA 238794

certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

1:23

S. No. 19442/11 dt. 2/12/11

2 DEC 2011

DEED OF LEASE

THIS AGREEMENT FOR LEASE is made this 2nd day of December, in the year Two Thousand and Eleven (2011) **BETWEEN** son of **SMT. SUVRA BHATTACHARYA**, Wife of Sri Debotosh Bhattacharya, by Faith – Hindu, by occupation – House wife, by Nationality – Indian, at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as "the **LESSOR**" (Which expression shall include the hir and each of hir respective heirs, successors in interest, Legal representatives and/or assigns") of the **ONE PART.**

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08293 / 2011, Deed No. (Book - I , 08618/2011)

. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Alok Bhattacharjee	 02/12/2011	 LTI 02/12/2011	Alok Bhattacharjee 02/12/11

I . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suvra Bhattacharjee Address -25/1 Shapur Colony Plot No 254, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053	Self	 02/12/2011	 LTI 02/12/2011	Suvra Bhattacharjee
2	Alok Bhattacharjee Address -25/1 Shapur Colony Plot No 254, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053	Self	 02/12/2011	 LTI 02/12/2011	Alok Bhattacharjee

Name of Identifier of above Person(s)
Dibakar Halder
Tentiberia, Thana:-Mandirbazar, District:-South
24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date
Dibakar Halder
2.12.11



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS

AND

AALOKE BHARTI MODEL SCHOOL, *A Co-Educational English Medium School, having its office at 'Rana Park', Aatghara, P.O. – Dalua, Pl.S. – Sonarpore, Dist. 24 Parganas(south), Kolkata- 700152, being represented by its Secretary Mr. Alok Bhattacharjee, residing at 25/1, Shapur, colony, Plot No. 254, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as the* ***"LESSEE"*** *(Which expression shall include his successors in office and/or assigns") of the* ***OTHER PART.***

W H E R E A S:-

A) SMT. SUVRA BHATTACHARYA*, the LESSOR herein, who purchased* ***ALL THAT*** *piece and parcel of* ***Agricultural Land****, admeasuring an area about* ***2 Cottahs 02 Chittaks and 30 Square feet****, more or less, lying and situated at* ***Mouza- Atghara****, Pargana- Kalikata,* ***J.L. NO. 5****, District Collectorate Touzi No. 39, R.S. No.184, R.S. No. 184, comprised in Khatian No. 72 & 74, corresponding to.* ***Plot No.No. 151,*** *within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together*

with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements, hereinafter called and referred to as **"The Said Property"** which is clearly mentioned in the **SCHEDULE OF THE SAID PROPERTY** hereunder written and became the absolute owner by virtue of a registered Deed of Conveyance, which was registered at the office of A.D.S.R. , sonarpur, South 24 Parganas and recorded in their Book No. I, Being No. 3707 for the year 2003.

B) The Lessee herein have their own school building beside the demised land and the School is eager to take lease of the demised property for a term of **35 (Thirty Five years)** with renewal clause to make extension of the existing school building, to make new school building, Library, workshop etc. for which she proposed the Lessor of her intension to take lease of the demised property or the said property. If renewed a fresh Deed of Renewal of Lease will be executed and registerred by the parties herein to that effect.

C) The parties hereto intended to make a fresh Deed of Lease for a term of 35 (Thirty Five) years with renewal clause and with accurate and correct covenants and the parties herein are agreed mutually to execute this Deed of Lease under the following terms and conditions;

NOW THIS INDENTURE WITNESSETH:-

1. That the Lessor hereby granted Lease of the said property unto the Lessee herein for a term of 35 (thirty five) years commencing from 1st December,

2011 which will be required by the school/Lesee which is admitted by the Lessor.

2. That in pursuance to the agreement between the parties herein and in consideration of the premium of Re.1/- (Rupee One) Only with the yearly rent of Rs. 16,000/-(Rupees Sixty Thousand) Only payable by the Lessee to the Lessor within 15th day of the next succeeding year to be paid as per English Calendar year.
3. The Lessee shall regularly and punctually pay the Taxes rates and other charges payable in the office of the B.L.& L.R.O and Panchayets in respect of the said property along with annual rent reserved in favour of the Lessor.
4. That the Lessee shall have the right to mutate its name in all official records as Lessee of the Local authority/Panchayets in respect of the demised or the said property, morefully and clearly mentioned in the Schedule of the said property hereunder written.
5. That the Lessee may sub-Let or assign said property for the remaining term of this lease period of 35 years subject to the prior consent of the Lessor in writing.
6. The Lessee shall have the right to install energy line/electric line, Telephone Line, water, gas or such other connection on the demised portion at their own costs for their need or any other purpose.
7. That after the expiry of the lease period the Lessee shall hand over the land as it was at the time of the Lease but the Lessee shall have the option for renew

the said period of another like period in the similar terms for another like period after expiry of the terms of the lease hereby granted. Be it mentioned herein this context that the parties herein reserves the right to addition or alternate any terms and condition as the situation will demand after the expiry of this term of the lease.

8. That the lessee shall have the right to construct a building and office in the said demised portion of the said property without the written consent from the Lessor for the promotion of education in the society and use the land for the benefit of the same object and may do every Act to run his activities most successfully.

9. That the Lessee may take financial Assistance from any Financial assistance for their own cause subject to prior written consent from the Lessor.

SCHEDULE OF THE SAID PROPERTY

ALL THAT *piece and parcel of* ***Agricultural Land,*** *admeasuring an area about* **2 Cottahs 02 Chittaks and 30 Square feet**, *more or less, lying and situated at* **Mouza- Atghara**, *Pargana- Kalikata,* **J.L. NO. 5**, *District Collectorate Touzi No. 39, R.S. No.184, R.S. No. 184, comprised in Khatian No. 72 & 74, corresponding to.* **Plot No.No. 151,** *within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user the road*

to the said property as well as all kinds of rights, privileges facilities, easements.

IN WITNESSESS WHEREOF the parties herein have set and subscribed their hands on the day month and year first above written.

SIGNED SEALED & DELEVERED
In the presence of :
WITNESS : -
1)
সেবাব্রতী ভট্টাচার্য
হরিপুরুর কলকাতা -১০৪

Suvra Bhattacherjee
SIGNATURE OF THE LESSOR

2) Debakar Halder
vill — Fenti Berria
P. O - Bidya dharpur
Des - 24 P.G.S (S)

SIGNATURE OF THE LESSEE
Secretary
Managing Committee
Aaloke Bharti Model School

Drafted by
RAJU RAY.
ADVOCATE
A/97, Baghajatin, Kolkata – 700092.



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left hand					
right hand					

Name SUVRA BHATTACHARJEE

Signature Suvra Bhattacharjee



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left hand					
right hand					

Name ALOK BHATTACHARJEE

Signature Alok Bhattacharjee

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Name .....

Signature .....

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भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL AM 238799

Certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

1223 D.N. 12781/11

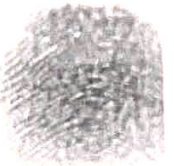
9 DEC 2011

DEED OF LEASE FOR THE PERIOD OF 35 YEARS.

THIS AGREEMENT FOR LEASE *is made this 9th day of December, in the year Two Thousand and Eleven (2011)* ***BETWEEN*** ~~Smt.~~ ***SMT. SWARNALI BHATTACHARYA,*** *Wife of Sri Aloke Bhattacharjee, by Faith – Hindu, by occupation – Teacher, by Nationality – Indian, at K-8, Shapur, colony, Plot No. 319, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as "the* ***LESSOR"*** *(Which expression shall include the her and each of her respective heirs, successors in interest, Legal representatives and/or assigns") of the* ***ONE PART.***

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08473 / 2011, Deed No. (Book - I , 08793/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Alok Bhattacharjee	 09/12/2011	 LTI 09/12/2011	Alok Bhattacharjee 9/12/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swarnali Bhattacharya Address -K-8 Shapur Colony Plot No 319, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053	Self	 09/12/2011	 LTI 09/12/2011	Swarnali Bhattacharya
2	Alok Bhattacharjee Address -District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 09/12/2011	 LTI 09/12/2011	Alok Bhattacharjee 9/12/11

Name of Identifier of above Person(s)
Raju Ray
Alipore Police Court, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700027

Signature of Identifier with Date
Raju Ray 09/12/11

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS

Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08793 of 2011
(Serial No. 08473 of 2011)

On

Payment of Fees:

On 09/12/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35(a),35(b),4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 470/-, on 09/12/2011

(Under Article : A(1) = 2/- ,E = 7/- ,A2(a) = 429/- ,H = 28/- ,M(b) = 4/- on 09/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 4010/- is paid, by the draft number 653030, Draft Date 08/12/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 09/12/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.23 hrs on :09/12/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Alok Bhattacharjee ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 09/12/2011 by

1. Swarnali Bhattacharya, wife of Aloke Bhattacharya , K-8 Shapur Colony Plot No 319, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053 , By Caste Hindu, By Profession : Others

2. Alok Bhattacharjee
Managing Director, Aaloke Bharti Model School, Aatghara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .
, By Profession : ----

Identified By Raju Ray, son of . , Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



09/12/2011 15:44:00

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

AND

AALOKE BHARTI MODEL SCHOOL, *A Co-Educational English Medium School, having its office at Aatghara, P.O. – Dalua, P.S. – Sonarpore, Dist. 24 Parganas(south), Kolkata- 700152, being represented by its Secretary Mr. Alok Bhattacharjee, residing at 25/1, Shapur, colony, Plot No. 319, P.O. & P.S. New Alipore, Kolkata – 700053, hereinafter called and referred to as the* ***"LESSEE"*** *(Which expression shall include his successors in office and/or assigns") of the* ***OTHER PART.***

W H E R E A S:-

A) *The property originally belonged* ***SMT. SWARNALI BHATTACHARYA****, the LESSOR herein, who purchased* ***ALL THAT*** *piece and parcel of* ***Agricultural Land****, admeasuring an area about* ***22 Cottahs 13 Chittaks and 36 Square feet****, more or less, lying and situated at* ***Mouza- Atghara****, Pargana- Kalikata,* ***J.L. NO. 5****, District Collectorate Touzi No. 39, R.S. No.184 , comprised in Sabek Khatian No. 72 & 74* ***L.R. Khatian No. 223****, corresponding to. Sabek. Dag (Plot) No. 97/106(Part), R.S. Plot No. 132, Presently* ***LR Plot No. 204,*** *within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements, hereinafter called and referred to as* ***"The Said Property"*** *which is clearly mentioned in the* ***SCHEDULE OF THE SAID PROPERTY*** *hereunder written and* ***became the absolute owner by virtue of 5(Five) Separate Deeds of Sale all registered in between the year 2000-2006 which are as under:***

a. ***12 Cottahs 9 Chittacks*** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 02651 for the year 2006,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

b. ***3 Cottahs 00 Chittacks 00 Sft.*** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 04044 for the year 2003,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

c. ***02 Cottahs 8 Chittacks*** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 03385 for the year 2003,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

d. ***2 Cottahs 7 Chittacks 9 sft.*** *agricultural landed property by virtue of a Deed of Sale,* ***Being No. 04043 for the year 2003,*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

e. ***2 Cottahs 5 Chittacks 27 sft*** *agricultural landed property by virtue of a Deed of Sale,* ***Being No.03640 for the year 2003*** *registered at the office of the D.S.R – IV, Alipore, South 24 Parganas.*

B) *The Lessee herein have their own school building beside the demised land and the School is eager to take lease of the demised property for a term of* ***35 (Thirty Five years)*** *with renewal clause to make extension of the existing school building, to make new school building, Library, workshop etc. for which she proposed the Lessor of her intension to take lease of the demised property or the said property. If renewed a fresh Deed of Renewal of Lease will be executed and registered by the parties herein to that effect.*

C) *The parties hereto intended to make Deed of Lease for a term of 35 (Thirty Five) years with renewal clause and with accurate and correct covenants and the parties herein are agreed mutually to execute this Deed of Lease under the following terms and conditions.;*

NOW THIS INDENTURE WITNESSETH:-

1. That the Lessor hereby granted Lease of THE SAID PROPERTY unto the Lessee herein for a term of 35 (thirty five) years commencing from 1st December, 2011 which will be required by the school/Lesee which is admitted by the Lessor.
2. That in pursuance to the agreement between the parties herein and in consideration of the premium of Re.1/- (Rupee One) Only with the yearly rent of Rs. 20,000/-(Rupees Twenty Thousand) Only payable by the Lessee to the Lessor within 15th day of the next succeeding year to be paid as per English Calendar.
3. The Lessee shall regularly and punctually pay the Taxes rates and other charges payable in the office of the B.L.& L.R.O and Panchayets in respect of the said property along with annual rent reserved in favour of the Lessor.
4. That the Lessee shall have the right to mutate its name in all official records as Lessee of the Local authority/Panchaye4ts in respect of thedemised or the said property, morefully and clearly mentioned in the Schedule of the said property hereunder written.
5. That the Lessee may sub-Let or assign said property for the remaining term of this lease period of 35 years subject to the prior consent of the Lessor in writing.
6. The Lessee shall have the right to install energy line/electric line, Telephone Line, water, gas or such other connection on the demised portion at their own costs for their need or any other purpose.
7. That the Lessee shall have the option for renew the said period of another like period in the similar terms for another like period after expiry of the terms of the lease hereby granted. Be it mentioned herein this context that the parties herein reserves the right to addition or alternate any terms and condition as the situation will demand after the expiry of this term of the lease.

8. That the lessee shall have the right to construct a building and office in the said demised portion of the said property without the written consent from the Lessor for the promotion of education in the society and use the land for the benefit of the same object and may do every Act to run his activities most successfully.
9. That the Lessee may take financial Assistance from any Financial assistance for their own cause subject to prior written consent from the Lessor.

SCHEDULE OF THE SAID PROPERTY

ALL THAT piece and parcel of **Agricultural Land**, admeasuring an area about **22 Cottahs 13 Chittaks and 36 Square feet**, more or less, lying and situated at **Mouza- Atghara**, Pargana- Kalikata, **J.L. NO. 5**, District Collectorate Touzi No. 39, R.S. No.184 , comprised in Sabek Khatian No. 72 & 74 **L.R. Khatian No. 223**, corresponding to. Sabek. Dag (Plot) No. 97/106(Part), R.S. Plot No. 132, Presently **LR No. 204,** within P.S. and Sub-Registry Office Sonarpur, and Local jurisdiction of Kheyada Gram Panchayet together with usual easements, rights and liberties of unobstructed user the road to the said property as well as all kinds of rights, privileges facilities, easements.

IN WITNESS WHEREOF *the parties hereunto have put their respective hands and seals and signatures on the day of month and year first written above.*

WITNESSES:-

1. Netai Chandra Kundu.
9, Ramanath Majumdar St.
Kolkata - 700 009.

2. Rajib Roy
Advocate
Alipur Police Court.

Swarnali Bhattacharjee
SIGNATURE OF THE LESSOR

Drafted by
Rajib Roy
Advocate
Alipur Police Court.

Alok Mallick
SIGNATURE OF THE LESSEE
Secretary
Managing Committee
Aaloke Bharti Model School



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left hand					
right hand					

Name SWARNALI BHATTACHARJEE

Signature Swarnali Bhattacharjee



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right hand					

Name ALOK BHATTACHARJEE

Signature Alok Bhattacharjee

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	right hand					

Name .....

Signature .....

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PHOTO	left hand					
	right hand					

Name .....

Signature .....

SSE 2 INVIGILATOR

	SUBJECT	NAME
TE 05/26	MATHEMATICS (041/241)	SUPARNA DEB BARMA (PGT)
16/05/26	(184) ENGLISH LANG & LIT	SABI (T
5	(086) SCIENCE	