

रुपये

RUPEES

रु.50

Rs.50



INDIA NON JUDICIAL

LEASE DEED

B 400210

This deed of lease is made on this the 5th day of January 2020 (Two Thousand Twenty) BETWEEN :-

Smt. Sushama Das, aged about 51 years, W/o Sri Sukharanjan Das, resident of Vill- Old SBI Road, Umerkote, Po/Ps.- Umerkote in the district of Nabarangpur (herein after called the LESSOR) of the one part.

AND

Gurukrupa Educational and Charitable Trust., at Umerkote, Dist- Nabarangpur, represented through its Secretary **Sri Prasanna Kumar Das** aged about 68 years, S/o Late Bhagaban Chandra Das, resident of Vill-Umerkote, Po/Ps.- Umerkote in the district of Nabarangpur (hereinafter called the LESSEE) of the other part, WITNESSETH.

WHEREAS the lessor, is the absolute owner of a RCC roofed malty stored building which is situated in Ward No- 12 of Municipality Umerkote under Plot No-255/57/693/1074 of Khata No-28/562 in the Mouza-Dangariguda, Ps/Tahasil- Umerkote, in the dist of Nabarangpur more fully described in schedule below, which is recorded in her name and she is in peaceful possession of the same.

That the lessor being the absolute owner of the said malty stored building has agreed to let out the Ground floor having six family quarters carpet area of 5700 sq.ft and 1st Floor having seven Halls carpet area of 5700 sq.ft. on the land measuring to an extent of Ac. 0.13 cents with toilets, compound wall, staircase and with all the fixtures to the lessee for a period of Ten years with effect from 25th November 2019 (Two thousand Nineteen) at the monthly rent of Rs. 50,000/- (Rupees Fifty thousand) only per month payable within the first week of every succeeding month.

LESSEE

ATTESTED

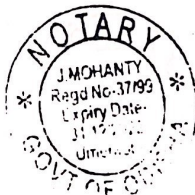
LESSOR

Con't in P/2

Ten

here

J. Mohanty
Notary Public
UMERKOTE



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THE LESSOR COVENANTS AS UNDER:-

1. That the lessor shall responsible for all major repair works of the leased premises during the period of lease.
2. That the lessor shall be responsible for payment of holding tax and revenue taxes to the concerned authorities during the leased period.

That the students and staffs of the institution are at liberty to use the existing toilets and the stair case of the existing building.

AND WHEREAS it is hereby agreed between both the parties that at the expiration of the lease, the lessee shall deliver the vacant possession of the premises to the lessor and the lessor shall refund the security deposits to the lessee after deduction of arrear of the rent if any.

That the lessee paying the rent herein reserve and observing and performing the conditions herein maintain shall quietly and peacefully enjoy the leased property without let or hindrance from any person claiming under or on behalf of the lessor.

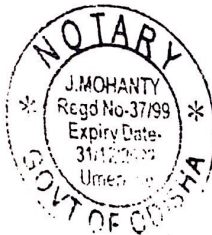
PROVIDED FURTHER THAT after completion of Ten years there shall be a renewal of the lease for another period as per the terms and conditions agreeable between both the parties. The lessee or the lessor intending to cancel the lease at an earlier date shall give a notice of his intention before THREE months vise versa.

P. Sasanna Kumar Das
LESSEE

ATTESTED

Sushama Das
LESSOR
Con't P/4

J. Mohanty
Notary Public
UMERKOTE



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IN WITNESS whereof the lessor and the lessee have signed this the 5th day of January, 2020 (Two Thousand Twenty).

ATTESTED

LESSEE
WITNESSES:

1. P. Panda.

2. Sagar Das

J. Mohanty
Notary Public
UMERKOTE

LESSOR

Sushama Das

Read over and explained the contents of this deed in oriya language to the lessor as well as the Lessee in presence of the witnesses who found it to be correct and signed.

Drafted and Computerized by me

(M. Mohapatra)
Advocate, Umerkote.

Advocate
5/1/2020

CERTIFICATE

certified that the contents of the deed and read over and explained in the existence which is true and correct and before their presence. This is the true and correct copy of the deed of 20, 2020. his deed is correct.