



असम ASSAM

A 7201
M(a) 501-

A 7201
M(a) 501-

...असम अधिनियम, 1957 के अंतर्गत
 अद्यतन शर्तों के अधीन जारी किया गया है
 ...असम अधिनियम, 1957 के अंतर्गत
 ...असम अधिनियम, 1957 के अंतर्गत

35
 Sub-Registrar Sonapur
 26-12-16

Joyal Abdin Barbhuiya Lessor
 Bilal Ahmed
 Ruhul Amin Barbhuiya
 Muzgaganan Dastkar - Lessee 917356



DEED OF LEASE

THIS LEASE DEED is made on this 23rd day of December 2016 at Barjatrapur
 Sub-Register Office, Barjatrapur, Cachar, (Assam)

BETWEEN

JOYNAL ABDIN BARBHUIYA, aged about 45, S/O Late. Mosahid Ali
 Barbhuiya resident of Village & P.O - Sonapur, P.S - Borkhola, Dist - Cachar,
 Assam, Pin - 788817 (hereinafter called the LESSOR which term shall include
 his successors, heris, administrators, legal representative, nominees of the ONE
 PART).

Witness
 Nishi Gupta Singh
 Vill- Barharapt-IV

Witness
 Abdul Nusrin Barbhuiya
 Sonapur. Pt I

Drafted by
 Md. Alim uddin
 Vill- Bhongaspar

Contd to p/no.....2

23/12/16

SOLD TO
ADDRESS-
TOTAL AMOUNT-
NO.

Jaynal. Abdin. Barbhuiya
Sonapur
2900/-
6880 - 6886


28 NOV 2016
TREASURY OFFICER
CACHAR TREASURY
SILCHAR-1

A.I. BARBHUIYA
STAMP VENDOR
BARJATRAPUR
L.NO.-3/2003



Jaynal Abdin Barbhuiya
1597



Jaynal Abdin Barbhuiya
1598



... at 2 P.M.
... 26th day of Dec/16
... Office Barjatrapur by Jaynal Abdin
... Lt. Mosahid Ali Barbhuiya
... Sonapur. These Bankhola Barbhuiya
District Cachar. by Case. Moha
... cult
26-12-16

Bilal Ahmed

1599



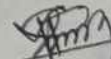
Execution is admitted by the above
① Jaynal Abdin Barbhuiya ②
Bilal Ahmed ③ Ruhul Amin Barbhuiya
④ Nuzuzzaman Laskar who are
identified by Nishi Kanta Singha
peon of this office.

Ruhul Amin Barbhuiya

1600



Nuzuzzaman Laskar


S.R. B. PWZ
26-12-16

Nishi Kanta Singha



असम ASSAM

917763

Nishi Gupta Singh
witness

Abdul Muqim Barbhuiya
witness
Sonapur. Pt I



-2-
AND

Jayant Abhin Barbhuiya
Bilal Ahmed Lessee
Ruhul Amin Barbhuiya
Muruganar Dasor-Lessee



VIBGYOR FOUNDATION (BHANGARPAR) a society registered under Society Registration Act XXI of 1860 having its office at Hospital Road, Bhangarpar Part - I, P.O. Bhangarpar, Dist - Cachar (Assam) Pin - 788817, represented by its General Secretary, **Mr. BILALAHMED** aged about 44 year S/O. Akaddas Ali (L) of Vill - Kunapara, P.O. - Kaliganj Bazar Dist - Karimganj, Assam, Pin - 788720 and Secretary (Finance), **Mr. RUHUL AMIN BARBHUIYA**, aged about 42 years. S/O. Late. Mosahid Ali Barbhuiya resident of Village & P.O - Sonapur - I, P.S - Borkhola, Dist - Cachar, Assam, Pin -

Contd to p/no.....3

Drafted by
Md. Blim uledin

23/12/16

SOLD TO
ADDRESS
TOTAL AMOUNT

Jaynal. Abdim. Barhi
Somapur
2900

6880 - 6886

A.I. BARBHUIYA
STAMP ENDOR
BARJA WAPUR
L.NO.-3/2008

09 DEC 2016
TREASURY OFFICER
CACHAR TREASURY
CACHAR-1



26-12-16



असम ASSAM

A 512596

Jaynal Abbin Barbhuiya
Lessor
Bilal Ahmed
Ruhul Amin Barbhuiya
Nuruzzaman Laskar
Lessee



Nishi Kanti Singh
witness



-3-

788817 and Secretary (Administration), Mr. NURUZZAMAN LASKAR, aged about 42 years.
S/O Late. Abdul Hoque Laskar, of Vill - Bhangarpar - Part - I, P.O. - Bhangarpar, P.S. - Borkhola,
Dist - Cachar, Assam, Pin - 788817 (hereinafter called the **LESSEE** which term shall include
their successors, heris, administrators, legal representatives, nominees of the OTHER PART).

Abdul Nuruzman Barbhuiya
witness

WHEREAS the **LESSOR** is the exclusive owner of the land measuring **7 BIGHA, 4 KATHA**
mentioned in schedules below of land date 9/6/2015 Vide Register sale deed no. 415 and date 9/
6/2015 vide register sale deed no. 416 and date 14/12/2016 vide register sale deed no. 756 and
date 14/12/2016 vide register sale deed no. 757 and date 14/12/2016 vide register sale deed no.

Drafted by
Md. Blim udelein

Contd to p/no.....4

23/12/16

SOLD TO
ADDRESS-
TOTAL AMOUNT-
NO.

Joyanal. Abdin Bdrin
Somapur
2900/-
6880-6886

Alama
05 DEC 2016
TREASURY OFFICER
CACHAR TREASURY
SILCHAR-1
[Signature]

[Handwritten mark]

A.I. BARBHUIYA
STAMP VENDOR
BARJATRAPUR
L.NO.-3/2008

[Faint handwritten text, possibly a receipt or ledger entry]

[Circular stamp with a portrait in the center and text around the border]
[Handwritten signature]
26-12-16

[Faint handwritten text at the bottom of the page]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

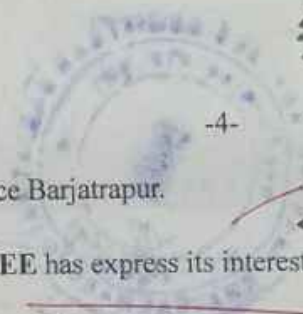
INDIA NON JUDICIAL

असम ASSAM

C 075347

Nishi Kuli Saha
witness

Md. Masum Barbhuiya
witness



-4-

Jamal Abin Barbhuiya
Lessor

Bilal Ahmed

Ruhul Amin Barbhuiya

Murssaman Lessor - Lessee



758 in the Sub-Register Office Barjatrapur.

AND WHEREAS the LESSEE has express its interest and requested to the LESSOR for lease out the plot of land fully described in schedule below which is herein after called as DEMISED LAND (A) & (B) for setting up of educational institution and also utilize the same for the development of education or fulfill/ achieve objective explained under the aims & objectives of the VIBGYOR FOUNDATION (BHANGARPAR) Pursuant in negotiation between the parties, the Lessor & Lessee have arrived at settlement under certain terms & conditions.

AND WHEREAS, it has become necessary to reduce into writing, the mutually agreed terms and conditions of the agreement between the parties to avoid future dispute and dissention.

Drafted by
Md. Alam uddin

Contd to p/no.....5

23/12/16

BULD TO Joymal. Akbar. Bueli
ADDRESS- Somapur
TOTAL AMOUNT- 2900
NO- 6880-6886

Alora
7 1 SEP 2016
TREASURY OFFICE
CACHAR TREASURY
Alora

[Handwritten signature]

A.I. BARBHUIYA
STAMP VENDOR
BARJATRAPUR
L.NO.-3/2008

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26-12-16



[Faint handwritten text]

[Faint handwritten text]

21-51985



असम ASSAM

C 077144

Jayal Abdin Barbhuiya
Lessor

Bilal Ahmed

Ruhul Amin Barbhuiya

NURUZZAMAN
Lessee

Nishi Handa Singh
witness

Abdul Munim Barbhuiya
witness



-5-

THIS DEED of LEASE NOW WITNESSES AS FOLLOWS :

1. That this lease shall come into effect on and from the date of execution of this deed and the same shall be enforced for a period of 40 (forty) years.
2. That the lessee will utilize the demised land for setting up of a CBSE English medium school namely **Spring Dales Academy : Bhangarpar.**
3. The Lessor is sufficiently entitled to lease out the demised land to the lessee and the Board of Governors of **VIBGYOR FOUNDATION (BHANGARPAR)** has duly authorized its General Secretary, **Mr. BILAL AHMED** and Secretary (Finance) **Mr. RUHUL AMIN BARBHUIYA** and Secretary (Administration), **Mr. NURUZZAMAN**

Drafted by
Md. Alim ud din

Contd to p/no.....6

Contd to p/no.....6



असम ASSAM

C 077145

Jayal Abidin Barbhuiya
Lessor

Bilal Ahmed

Ruhul Amin Barbhuiya

MUHAMMAD
LASKAR

Lessee

Nishi Khatun
witness
Signature

-6-

LASKAR to sign/execute this deed on their behalf as lessee.

4. That the parties have agreed that the rent of the demised land shall be Rs. 24000/- (Twenty four Thousand only) Per annum and it will be paid by Lessee to lessor in every first month of the year i.e the month of January. The Lessor hereby handed over the khas possession of the demised land to the lessee.

5. That, for establishment of the school the lessee shall, at its own expense and in accordance with requirement and in compliance with Govt. authorities rule, bye-laws and regulations shall construct its buildings, structure, fencing, boundary wall and all other convenience thereto on the demised land.

Drafted by
Md. Aleem uddin

Contd to p/no.....7

Abdul Muomin Barbhuiya
witness



असम ASSAM

C 075346

Jayul Abidin Barlobain
Lessor

Bilal Ahmed

Ruhul Amin Barlobain

Murugan
Lessee

Lessee

-7-

6. That the lessee shall arrange its own fund for construction of building & other amenities and for that purpose they may avail financial assistance/loan from Nationalized or other financial institutions.
7. That the lessor from time to time and at the request of the lessee do and execute or cause to be done or execute all such acts, deeds, things whatsoever for the purpose of obtaining permission/ sanction of the authorities concern for obtaining loan/ financial assistance and construction purpose.
8. That the lessee shall obtain electric connection for its use in the demise land and premises thereto and shall pay the electricity charges.

Drafted by

Md. Alim uddin

Contd to p/no.....8

Nishi Kaul
witness
Signature

Abdul Momin Barlobain
witness

Joynd Abdin Barbhuiya

Lessor

Ruhul Amin Barbhuiya

Bilal Ahmed

Muruganaraskar Lessee

Nishu Kanta Singh
witness

Abdul Musavin Barbhuiya
witness

- 9. That the land revenue in respect to the demised land shall be borne by the lessor and other tax like building, holding, urban, municipality tax shall borne by lessee.
- 10. That if lessor wants to determine the lease before the term in that case lessor must pay compensation to the lessee on amicable terms.
- 11. For settlement of any dispute between the parties a five member dispute redressal committee will be formed by both the parties with their respective nominee to settle the matter which will be binding on both the parties.
- 12. That the lessee shall permit the lessor and his authorized agent at all reasonable time to enter the demise land & premises for inspection.
- 13. That the lease period may be further increased beyond the period 40 (fourty) years if both the parties express their desire in writing before expiry of the lease term to renew the lease for further period for afore said purpose.
- 14. That after the expiry of the lease term or on sooner determining of the lease, the lessee shall peacefully surrender and deliver the demised land and structure/building standing thereon free from any charge/hypothecation to the lessor.
- 15. The lessees can use the demised land for the purpose of setting up English medium CBSE school only. In case of discontinuation of the school for any unseen reason the lessees will have to hand over the land to the lessor or his successors.

SCHEDULED OF THE DEMISED LAND (A)

A plot of land measuring 6 (Six) bighas 11 (Eleven) kathas, covered by dag nos. 311, 378, 332, 359 of parta nos. 97, 160, 159 pertaining to Mouza - Bhangarpar - Part - 1 of Pargona - Bikrampur, P.S. Barkhola, Sub-Register Office - Barjatrapur in the district of Cachar, Assam which is bounded as follows :

Contd to p/no.....9

Drafted by
Md. Alam uddein

East : Lessors own land, Uttar Bhangarpar LP School, Gias Uddin Barbhuiya and Others

West : Lessors own land

North : Land of Sobir Ahmed Talukder , Rashid Ali Talukder and his successors

South : Land of Tafajul Ali Barbhuiya, Mizajur Rahman Talukder and Others along with Lessors
own land

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

SCHEDULED OF THE DEMISED LAND (B)

A plot of land measuring 13 (Thirteen) kathas, covered by dag no. 332 of patta no. 160 pertaining
to Mouza - Bhangarpar - Part - I of Pargona - Bikrampur, P.S. Barkhola, Sub-Register Office -
Barjatrapur in the district of Cachar, Assam which is bounded as follows :

East : Hospital Road (E.N.D)

West : Land of Tafajul Ali Barbhuiya

North : Land of Uttat Bhangarpar LP School and the SCHEDULED LAND (A)

South : Land of Tafajul Ali Barbhuiya

MEMO No. C.R.C.6/NOC/Ktg/2016/2494 & 2496 dtd 08/12/2016

Witness

1. Nishi Kantar Singh
Beharapst-IV

2. Abdul Musim Barbhuiya.
Songapur. Pt I

Joydal Abdin Barbhuiya
(JOYNAL ABDIN BARBHUIYA)
LESSOR

Bilal Ahmed
(BILAL AHMED)

Ruhul Amin Barbhuiya
(RUHUL AMIN BARBHUIYA)

Nuruzzaman Laskar
(NURUZZAMAN LASKAR)
LESSEE

For and on behalf of

VIBGYOR FOUNDATION (BHANGARPAR)

Drafted by

Ms. Him udelin