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सत्यमेव जयते

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Base Certificate No. : IN-OD93597148256349Y
 Certificate No. : IN-OD93601032410300Y
 Certificate Issued Date : 14-Jul-2026 03:14 PM
 Account Reference : NONACC (SV)/ od5030704/ JHARSUGUDA/ OD-JSG
 Unique Doc. Reference : SUBIN-ODOD503070475012949120213Y
 Purchased by : LITTLE STAR PUBLIC SCHOOL TH GURFAN KHAN
 Description of Document : Article IA-35 Lease Deed
 Property Description : AS PER LEASE DEED
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SABINA AFROZ KHAN
 Second Party : LITTLE STAR PUBLIC SCHOOL TH GURFAN KHAN
 Stamp Duty Paid By : LITTLE STAR PUBLIC SCHOOL TH GURFAN KHAN
 Stamp Duty Amount(Rs.) : 250
 (Two Hundred And Fifty only)



Admissible U/R-23 duty stampes
 under the 1.3 (O.A.) Act 1991 and
 Orissa Act. 1 of 2003, Schedule I-A.
 No. / Docs.
 Stamp duty under 1.3 Act. 1991
 Rs. Paid.

Registering Officer
 Jharsuguda
 Please write or type below this line

Saluna Afroz Khan

A5(c) = 898.00
 A19 = 430.00
 1328.00

Gurfan Khan
 Director
 Little Star Public School
 JHARSUGUDA

PF 0030357834

Manager
 Littlestar Public School, JSG

Principal
 Littlestar Public School, JSG

1. The authenticity of this Stamp certificate should be verified at www.sholestamp.com or using e-Stamp Mobile App or Stock Holding
 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid



Sabina Afroz Khan

LEASE DEED

This Lease Deed made this the 14th day of July, 2026 BETWEEN:-

Sabina Afroz Khan, aged about 45 years, W/O. Gurfan Khan, by occupation – Business, resident of Power House Road, Behera Complex, Little Star Public School, Sarbahal, P.O. Sarbahal, P.S./Tahasil and District – Jharsuguda, Odisha, Pin No.768202, Aadhar No.3733-1324-3916, Mob. No.7846932347, of the **ONE PART** (hereinafter called “the Lessor” which expression shall mean and include her heir or heirs, legal representatives etc., wherever the context so admits).

AND

Little Star Public School (Pan No.AABTL6519Q), Sarbahal represented through its Director Gurfan Khan, aged about 49 years, S/O. Abdul Gani Khan, by occupation – Business, resident of Power House Road, Behera Complex, Little Star Public School, Sarbahal, P.O. Sarbahal, P.S./Tahasil and District – Jharsuguda, Odisha, Pin No.768202, Aadhar No.6250-8115-5688, Pan No.BRIPK6373E, Mob. No.7008322037, of the **OTHER PART** (hereinafter called “the Lessee” which expression shall mean and include her heir or heirs, legal representatives etc., wherever the context so admits).

Sabina Afroz Khan

14/07/26

Gurfan Khan
14/07/26
DIRECTOR
LITTLE STAR PUBLIC SCHOOL
JHARSUGUDA



Gurfan Khan

Director
High Star Public School
JHARSUGUDA



Nature of Document: - "LEASE DEED"

Period of Lease and rent: - Twenty years to be computed with effect from **this** day of registration on yearly rent of **Rs.12,000/-** (Rupees Twelve thousand) only Plus excluded 18% GST and **Rs.12,000/-** (Rupees Twelve thousand) only in advance as security deposit and such security deposit will not carry interest and shall be refundable after adjustment or loss if any of the tenanted person at the time of handing over the vacant possession of the schedule land during the tenure of this agreement or on expiry/termination of this agreement whichever is earlier.

WHEREAS the below schedule land along with structure standing thereon is recorded in the name of the present Lessor. The Lessor has been possessing the land along with structure standing thereon without any dispute from any corner.

AND WHEREAS the scheduled below property are free from all encumbrances, liens and litigations from any corner.

AND WHEREAS, the LESSOR has given the scheduled land along with structure standing thereon to the Lessee for the purpose of running a educational institution on the scheduled land. And the Lessor is agreed to grant lease in respect of the schedule land to the lessee for the above purpose with the following terms and conditions:

Saluna Appaiah

Gurfan Khan

Director
High Star Public School
JHARSUGUDA

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:-

1. That the Lessor hereby delivered the physical possession of the scheduled mentioned property to the Lessee for the purpose of running a school for the benefit of students of the locality, irrespective of caste, creed, or colour, and open to all communities of the area.
2. That the Lessee shall obtain a No Objection Certificate (NOC) from the competent authority of the Directorate of Secondary Education, Government of Odisha, in favour of Little Star Public School (Sarbahal, Jharsuguda). The Lessee shall further maintain the school premises in a hygienic condition and ensure that the institution caters to the educational needs of students belonging to minority communities as well as the general public.
3. That prior to the expiry of the lease period, the Lessor may, at his discretion, renew and extend the Lease period for such further term as may be mutually agreed upon by both the parties provided the premises continue to be used by Little Star Public School, Sarbahal, Jharsuguda by executing fresh lease deed.
4. That the lease shall remain valid for a period of ~~Twenty~~ (20) years, and the rent payable thereunder shall be increased by ten percent (10%) at the end of every five (5) years from the date of commencement of the lease. The lessee shall be liable to pay the enhanced rent accordingly.
5. That the Lessee shall have the right to construct Pucca, Katcha structures, buildings in their own cost for the use of the school. In any case of construction, whether residential or educational, the Lessee shall obtain prior written approval of the Lessor.

Salima Afroz Khan

Guram Khan

Director
Little Star Public School
JHARSUGUDA

Endorsement of the certificate of admissibility

Presented for registration under rule 25, duly stamped under the Indian stamp (Gorssa Amendment) 1999, vide 1-A No. 35(b) Fees Paid - A5(c) - B98, User Charges - 419, Total - 1193

14-Jul-2026

Signature 

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar JHARSUGUDA during the hours of 10.00 AM and 1.30 PM on the Date 14/07/2026 by SABINA AFROZ KHAN daughter/wife of GURFAN KHAN of POWER HOUSE ROAD, BEHERA COMPLEX, LITTLE STAR PUBLIC SCHOOL, SARBAHAL, DIST- JHARSUGUDA, by caste GENERAL, profession BUSINESS, fingerprints affixed

Signature of Presenter / Date: 14-Jul-2026

Signature 

Endorsement under section 58

Presented for admission by:

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE
SABINA AFROZ KHAN			
GURFAN KHAN			

Identified by SURAJ KUMAR PATEL Son/Wife of GOURA KISHOR PATEL of KUMUDAPAL, DIST JHARSUGUDA JHARSUGUDA by profession

6. That the land along with structure standing thereon shall not be used for any purpose other than that mentioned in this Deed of Lease.

7. That the Lessee shall have no right to transfer, assign, sub-lease, or otherwise encumber the property in any manner whatsoever.

8. That the Lessee may, at their own cost, connect electric lines, water pipelines, and telephone lines to the leased hold premises.

9. That the Lessee shall not do anything contravening the provisions of any law in respect of the said educational institution or otherwise, and if any violation occurs, the Lessor shall not be held liable therefor.

10. That upon completion of the lease period, this agreement shall automatically stand terminated, and the Lessee shall be treated as a trespasser.

11. That upon termination of the lease, the land along with structure standing thereon shall revert to its previous status, and the Lessee shall hand over peaceful possession of the property to the Lessor without obstruction.

12. That the Lessor reserve its right to renew this agreement for further period; and if agreed by both the parties under the mutual terms and conditions, then the rent will enhance in addition to the present yearly rent for the next subsequent year subject to executing fresh lease deed.

13. That the lessee cannot and shall not challenge the title of the lessor in respect of the said land along with structure standing thereon on which the said land along

Satish Kumar

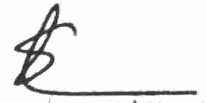
Director

Director
B. S. S. Public School
JHARSUGUDA



44357163

Date : 14-Jul-2026


Signature of Registering Officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar , JHARSUGUDA

Book Number : 1 || Volume Number : 50

Document Number : 10862602261

For the year : 2026

Seal :
Date : 15/07/2026


Signature of Registering Officer




Registering Officer
Jharsuguda

with structure standing thereon stands at any time before any authority or any court of law.

14. The Lessor is not responsible for any illegal act committed by the lessee during the contract period.

15. That if any disputes arise out of the terms and conditions of this deed that will be adjudicated within the jurisdiction of Jharsuguda Court only.

That the lessor further declares:

That the Lessor or any other member of his family does not own or possess property beyond ceiling limit of ten standard acres as prescribed under the O.L.R. Act, 1973.

That the lessor belongs and the lessee do not belong to schedule caste or schedule tribe community.

That, the schedule property mentioned in column five above has not been leased out to the lessor by the Government of Odisha during the last ten years.

It is own private land of the lessor with rayati status.

The property transferred by way of lease in this deed does not belong to or given or endowed for the purpose of any public religious institutions.

That the said property is not an endowment property under section 19-A of the OHRE Act, 1951.

Saleena Apporadhu

Gurpreet Singh

Director
Bhade Star Public School
JHARSUGUDA

That the land transferred in this deed has not been obtained from Bhudan or Wakf property.

The said property is not a property of Lord Jagannath.

The said property does not belong to the state Government or any local Authority.

Lease Calculation

Lease Period 20years, Advance Amount – Rs.12,000/-, Starting date 14/07/2026 to 13/04/2046

SL No.	Details	Annual Rent	Rent for Five years
1	1 to 5 year's rent	Rs.12,000/- +18% GST= (Rs.12,000/- +Rs.2,160/-) = Rs.14,160/-	Rs.70,800/-
2	6 to 10 Year's (increase 10%)	Rs.13,200/- +18% GST= (Rs.13,200/- +Rs.2,376/-) = Rs.15,576/-	Rs.77,880/-
3	10 to 15 Year's (increase 10%)	Rs.14,520/- +18% GST= (Rs.14,520/- +Rs.2,614/-) = Rs.17,134/-	Rs.85,670/-
4	15 to 20 Year's (increase 10%)	Rs.15,972/- +18% GST= (Rs.15,972/- +Rs.2,875/-) = Rs.18,847/-	Rs.94,235/-

Satish Acharya

Gurpreet

Director
Bhude Star Public School
JHARSUGUDA

SCHEDULE

Mouza – Jharsuguda Town Unit No.7, P.S./Tahasil & District - Jharsuguda.
P.S No.17, Tahasil No.193.

Mutation Khata No.	Plot No.	Area in Ac. Dec.	Kisam
466/2019	1020/7960	0.1100	GB-I
466/2047	1020/7985	0.1200	GB-I
466//1902	1020/7913	1.2080	GB-I
466/1874	1020/7893	0.1170	GB-I

Total Area – Ac.1.5550.dec. land along structure standing thereon.

Saluna Approx km

Quifan km.
Director
Little Star Public School
JHARSUGUDA



[Signature]

Registering Officer
Jharsuguda

D-Registration
I. D. No. 862 60239 /
Document No. 10862602261
Book No. 1
Volume No. 50
Date & Year 15/10/2026

[Signature]
Registering Officer
Jharsuguda

IN WITNESS WHEREOF the parties with terms and conditions laid down herewith and put their signature in sound mind without any influence of others and without taking any intoxication on this day, month and year first above written.

WITNESSES.

1. Suraj K.H. Patel
S/o - Goura Kishore Patel

Kumudapali, Jharsuguda
14/07/26
Aadhar No. 4421 5424 6067

Salunath Kishore
14/07/26
Signature of Lessor.

2. Narendra Pradhan
S/o - Samyash Pradhan,
A/S - Padma Pradhan, PO - IB
PS - Sadara
Dist - Jharsuguda,
Aadhar No. 5965 0548, 8885

Guram
14/07/26
Director
Babu Star Public School
JHARSUGUDA
Signature of Lessee.

Drafted, typed, read over and explained the contents of this deed to the parties in the presence of the witnesses who have admitted the same to be correct and signed in my presence.

Gobardhan Salun
14/07/2026
Deed writer
Jharsuguda
Dist L. No. 1/10

DEED DETAILS

Nature of the Document

LEASE ADVANCE WITH RENT IMMOVABLE

Volume Number

50

Date of Execution

14-Jul-2026

Place of Execution

JHARSUGUDA

Document Number

1086260/261

Registration Date

15-Jul-2026

LESSOR DETAILS

NAME	PHOTO	Thumb Impression	Signature
SARINA AEROZ KHAN			

LESSEE DETAILS

NAME	PHOTO	Thumb Impression	Signature
STATE PUBLIC SCHOOL THROUGH GURFAN KHAN			

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
JHARSUGUDA	JSG TOWN UNIT NO 7-17	466/2019	1020/7960	0.11 Acre (0.1100 Acre)	GHARBARI-1	5500000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	

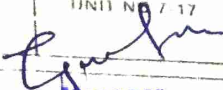
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
JHARSUGUDA	JSG TOWN UNIT NO 7-17	466/2047	1020/7985	0.12 Acre (0.1200 Acre)	GHARBARI-1	6000000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
JHARSUGUDA	JSG TOWN UNIT NO 7-17	466/1902	1020/7913	1.208 Acre (1.2080 Acre)	GHARBARI-1	50400000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	

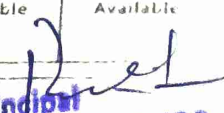
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
JHARSUGUDA	JSG TOWN UNIT NO 7-17	466/1874	1020/7893	0.117 Acre (0.1170 Acre)	GHARBARI-1	5850000	Not Available	Not Available


 Manager
 Littlestar Public School, JSG

North

South

Property Transaction Details


 Principal
 Littlestar Public School, JSG