

भारतीय गैर न्यायिक

बीस रुपये

₹.20

Rs.20

TWENTY  
RUPEES



1481

INDIA NON JUDICIAL

BEFORE PLATE NUMBER 11111111

NOTARY JHARSUGUDA

REGD. NO. ON-01/13

SL NO. 22 DT. 9.8.23

12AA 458841

LEASE DEED

This Lease Deed made this the 9<sup>th</sup> day of August, 2023 BETWEEN:-

Mrs. Sabina Khan, aged about 42 years, W/O. Gurfan Khan, by Occupation – Social Service, Resident of Power House Road, Sarbhal, Jharsuguda, P.O./P.S. and Dist - Jharsuguda, Odisha, Pin No.768201, Aadhar No.3733-1324-3916, Mob No.7008322037, 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

"CHILD WELFARE AND EDUCATIONAL TRUST", registered office at Power House Road, Sarbhal, Jharsuguda, Trust is registered in the Office of the District Sub-Registrar, Jharsuguda, bearing Trust deed No.40861300688/2013, Volume No.14, dated 17/03/2013, represented

PART OF DOCUMENT

Am 9.8.23

Salema Khan

F. N. TIWARI  
NOTARY, JHARSUGUDA

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:-**

1. That, this Lease agreement shall be valid for a period for 30 (Thirty) years without any interruption and the Lessor further agreed to renew the Lease Period after expiry of the Lease period and in that event a fresh Lease Deed shall be signed by both the parties.
2. That, the Lessor do hereby hand over the physical possessions of the Lease hold premises on the date of execution of this present. The Lessee can construct shed on the scheduled land for Educational institutional and other purposes under the above trust at his own cost.
3. That, the Lessor hereby permits the Lessee for smooth running of his Educational institution and other purposes without any prior permission from the lessor.
4. That, the Lessee can connect Electric Line, Water Pipe Line and Telephone line connection to the leased premises at her own cost.
5. That the lessee shall use the schedule landed property i.e., approx 5,555 sq. meter. area for school purpose or its related subjects in accordance with the law applicable to the said business.
6. That, the Lessee shall not do anything contravening the provision of any act prescribed under law in respect of the said educational institution and other purposes and if it so happens the Lessor shall not be liable for the same.
7. That, after completion of Lease period the agreement shall be automatically terminated and lessee shall be treated as a trespasser.
8. That, previous status of land should be kept at the time of completion of lease period.



**PART OF DOCUMENT**  
4.8.23  
P. N. TIWARI  
NOTARY, JHARSUGUDA

Salina Afroz Khan

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. Nirajani Mal

At/PO/ Ib Basdi

Dist. Jharsuguda, 768216  
Mob: 9658425267.

Salema Afrozeh

Signature of Lessor.

Nirajani

2. Dr. Kashyap Kumar

Little Star Public School  
Jharsuguda  
(M) 8131828995

Gulshan Isha

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.

9.6.23  
Notary Public, Jharsuguda

PRAJAP NARAYAN TIWARI  
NOTARY JHARSUGUDA  
REGD. NO. ON-01/19  
MOB. No.- 9437345380

SCHEDULE

Mouza - Jharsuguda Town Unit No.7, P.S./Tahasil & District - Jharsuguda, P.S. No.17, Tahasil No.198.

Mutation Khata No.	Plot No.	Area in Ac. Dec.	Kisam
466/2019	1020/7960	0.1100	Be. Sa
466/2047	1020/7985	0.1200	Be. Sa
466/1902	1020/7913	0.2080	Be. Sa
466/1874	1020/7893	0.1170	Gharbari-I
466/3025	1020/8545	0.0800	Be. Sa/7
466/3025	1021/8609	0.0820	Be. Sa
466/2929	1021/8551	0.1180	Be. Sa.
466/2769	1091/8544	0.0060	Gharbari-III
466/2769	1021/8546	0.4180	Be. Sa.
466/2769	1022/8547	0.1330	Gharbari-III
Deed No.10861802218/2018	Out of Plot No.1020/7540	0.064	Be. Sa.
Total Area - Ac.1.456.dec.			



PART OF DOCUMENT  
in / 12  
D. N. TIWARI  
NOTARY, JHARSUGUDA

Salema APPROVAL

through its Trustee/ Settler **Mr. Gurfan Khan**, aged about 44 years, S/O. Abdul Gani Khan, by Occupation – Social Service, Resident of Power House Road, Sarbahal, Jharsuguda, P.O./P.S. and Dist - Jharsuguda, Odisha, Pin No.768201, Aadhar No.6250-8115-5688, 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).

**Nature of Document:** - “LEASE DEED”

**Period of Lease:** - Fifteen years to be computed with effect from this day of lease agreement.



WHEREAS the below schedule land is recorded in the name of the present Lessor. The Lessor has been possessing the land without any dispute.

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 to the Lessee for the purpose of construction and building for educational institution on the scheduled land. And the Lessor is also agreed to lease out the land to lease for the above purpose with the following terms and conditions.

DATE OF DOCUMENT  
9.8.23  
NOTARY  
PRATAP NARAYAN TIWARI  
GOVT. OF ODISHA

Salma Afras Khan.

635 7/18/23 10/-  
Sakina Khan  
Gyasan Khan  
Power House Road, Sohbatpur  
Galti  
Litti  
Giri<sup>1</sup>  
Giri<sup>2</sup> Jharsuguda ଜହରୁଗୁଡ଼ା

ମୁଦ୍ରିତ ବାର୍ଷିକ  
ଜ୍ଞାନ ରେଷନ  
ଜ୍ଞାନକୁଳବା

