

1995 Lease Deed

1961

भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES



पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



91480

भारत गैर न्यायिक गैर न्यायिक
भारत गैर न्यायिक
भारत गैर न्यायिक
भारत गैर न्यायिक
भारत गैर न्यायिक

LEASE DEED

THIS LEASE IS MADE this the FIRST day of SEPTEMBER 2009

BETWEEN

Ranchi Uravline Society having its registered office at Dr. Carol Bhatia Park (Parula Road) Ranchi, P.S. and District - Ranchi, registered under the Societies Registration Act, 1860, having Bihar Registration No. 77 of 1957-58 dated 14-02-1958 and Jharkhand Registration No. 704 of 2008-2007 dated 08-01-2007, through its **President, Sister Ranjita Barik, D/o Late Michael Barik and the Vice President, Sister Chenu Maji D/o Sri Late Cyril Maji,** hereinafter called the "LESSOR" (which expression, unless inconsistent with or repugnant to the context shall mean and include their heirs, successors as well as legal representatives, administrators, executors, assigns and all persons claiming through them) of the ONE PART:

Legal Heir, Barik, 1.9.2009
Dr. Chenu Maji, 1.9.2009
A. Ganita Barik, 1.9.2009

Dr. Subroto Kumar Tripathy
sp. dr. Forest, Tribeni

5/10/2011/09

1000 - Page - 01/09/2007

100 - Krishna Menon Workers Training College,
100 - Chandaga, Chandaga
100 - Abad, Ravi
100 -



S. V.
S. V.
S. V.

Date:

...



Sister
D/o Late



...

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सत्यमेव जयते



191479

*Ms. Sharda Kishore 1-9-2007
Dr. Uma Devi 1-9-2002
Dr. Sharda Kishore 1-9-2007*

AND

Uttarak Women's Teachers' Training College, a unit of the Lohardaga Charitable Uttarak Teachers Training Centre Society, registered under the Societies Registration Act, 1860, having Bihar Registration No. 53 of 1976-77, dated 24-07-1976 and Jharkhand Registration No. 232 of 2005-2006, dated 14-02-2006 having its registered office at P.O., P.S. and District Lohardaga, through the Secretary of the Uttarak Women's Teachers' Training College, Lohardaga and Vice President cum-Secretary of the Lohardaga Charitable Uttarak Teachers' Training Centre Society, namely Sh. Phalida Kishore, D/o Late Laxmi Kishore, hereinafter called the "LESSOR" which expression unless inconsistent with or repugnant to the context, shall mean and include the successors-in-interest, necessary-in-office, executors, administrators, assigns and all persons claiming through her/him of the **OTHER PART**;

WHEREAS the LESSOR is the legal and absolute owner of the plots of land, as detailed herein below, situated in Moza Lohardaga, Thana No. 19A, P.S. Lohardaga, Dist. Lohardaga, being

Dr. Uma Devi 1-9-2007

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NOW THIS DEED WITNESSETH as follows:-

- 1) That the lease of the said premises shall commence from the 1st day of September, 2009 and end on the 31st day of August, 2010, renewable for a further period of thirty (30) years at a time with mutual consent.
- 2) That the monthly rent of Rs. 400/- (Rupees Four Hundred) only during the said term shall be payable to the LESSOR or their authorized agent, each year within the month of August. The first of such payment shall be made within the 31st Day of August, 2010.
- 3) That in consideration of the rent reserved hereinafter and of the covenants of the parties hereinafter contained, the LESSOR hereby grants by way of lease to the LESSEE the lands, buildings and structures above said, for the purpose of conducting the affairs of the Uradia Women's Teachers' Training College at Lohandaga, District Lohandaga, together with all rights appurtenant thereto.
- 4) That the LESSEE paying the rent shall enjoy the peaceful possession of the demised premises during the period of continuance of the lease.
- 5) That the said premises thus leased out shall be used for the educational purposes of the institution above said.

Subscribed and sealed at
the Office of the
Sub-Divisional Officer, Lohandaga
on this 10th day of August, 2009

(Signature)

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₹. 500



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871478

Khata No.	Plot No.	Corresponding M.S. Plot No.	Area
411	587	780	0.25 acres
393	582/2562	782	0.58 acres
178	586	783	0.58 acres
410	589	785	0.62 acres
424	490	786	0.55 acres

and having a total area of 2.58 acres, more precisely described in the Schedule annexed herewith and the Map, colored in red wax, attached hereto.

AND WHEREAS the LESSOR agrees to lease out and the LESSEE agrees to take on lease the above said land and building for the purpose of conducting the affairs of the Uttara Women's Teachers' Training College at Lohardaga, District Lohardaga, together with all rights appertaining thereto, at a monthly rent of Rs. 400/- (Rupees Four Hundred only), for the period of thirty (30) years commencing on the 1st day of September, 2009 to the 31st day of August, 2039, on payment of an yearly rent of Rs. 4800/- (Rupees four thousand eight hundred only), payable annually within the 31st day of August each year.

Dr. P. Prasad, District Collector, 1.9.2009
Dr. P. Prasad, District Collector, 1.9.2009
Dr. P. Prasad, District Collector, 1.9.2009



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

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A 577929

- 6) That the actual charges for the use of electricity and water as per the bills received from the concerned authorities, for the premises leased to the LESSEE shall be paid by the LESSEE. They shall also be responsible for the charge of any rates, taxes, cesses, levies whatsoever on the lands, and the buildings and structures standing thereon.
- 7) The LESSOR shall use the premises for educational purposes only and shall not sublet the said premises in part or full to anybody else. In case of any misuse the LESSEE shall bear all the consequences, including cost of litigation, penalties, fines, compensation, etc.
- 8) This the LESSEE shall be responsible to restore all fixtures and fittings in the same condition, natural wear and tear, and any damage due to an act of God being exempted.
- 9) That the LESSEE shall not carry out any structural addition or alterations in the demised premises without the written consent of the LESSOR.
- 10) That the LESSEE shall permit the LESSOR or their authorized representative to enter upon the said premises for inspection at all reasonable hours, after giving sufficient notice.
- 11) That internal/external painting, distemping, polishing and general maintenance of the aforesaid premises has been done prior to

Signature: Babuji Dasika, 19.08.2019
At: Chota Uday, 1-3-2019
Dr. Manoj Kumar Singh, 1.9.2019

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एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

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occupation of the desired premises by the LESSEE. This will be repeated, once in every three years, by the LESSOR, at their cost.

- 12) That all minor day-to-day repairs arising out of wear and tear in plumbing, electricity and sanitary fixtures shall be the responsibility of the LESSEE, and the major repairs, if any, shall also be done by the LESSEE at their cost.
- 13) That the LESSEE shall abide by all the laws, rules and regulations of the Lohardaga Municipality, and in case of any breach, the LESSEE shall be fully responsible for the consequences at their own cost and any penalty, etc. due to above, will have to be paid by the LESSEE.
- 14) That the tenancy shall be terminable on one year's written notice by either side, and in case the building and premises above said were vacated without any notice, then one year's rent shall be paid by the LESSEE, in lieu of vacating without notice.
- 15) That in case the LESSEE fails to pay rent regularly in the manner prescribed or fails to observe any other condition or commit any breach thereof the LESSOR shall have the right to re-enter and take possession of the desired premises irrespective of the period of lease herein reserved.

Handwritten signatures and names:
Sd/- Subodh Barua, 1.9.2017
Dr. Govind Prasad, 1-9-2017
Dr. Ananda Biswas, 1.9.2017



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



A 577912

THE SCHEDULE

All that piece and parcel of lands, including the buildings and structures thereon, in Village Lohardaga, Thana No. 194, P.S. Lohardaga, District - Lohardaga, shown in the Map annexed herewith, under Khata No. 411 R.S. Plot No. 557 an area of 0.25 acres out of plot area of 0.29 acres, Khata No. 393 R.S. Plot No. 552/2562 an area of 0.50 acres out of plot area of 0.62 acres, Khata No. 178, R.S. Plot No. 559 an area of 0.56 acres out of plot area of 0.62 acres, Khata No. 419, R.S. Plot No. 549 an area of 0.62 acres and Khata No. 426, R.S. Plot No. 490 an area of 0.55 acres out of plot area of 5.00 acres, resulting into a consolidated plot having an area of 2.50 acres (Two Acres and Fifty Decimals), and which plot is bounded and bered as follows :-

- North - Plot no. 754 & 747
- South - Pergana Road 1250 & Plot no. 756
- East - Plot no. 749 & 751
- West - Road

IN WITNESS WHEREOF the FIRST PART and the OTHER PART have signed this lease on the day and year first above mentioned.

*Subh. Gupta, Block 1, P. 2007
Dr. Ganga Prasad, 1-9-2007
At Pilsichela, Jharkhand, 1-9-2007*

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

₹.50

Rs.50

INDIA

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राज्य जहार्खण्ड

BRANCH NO-18284277

LESSOR

For and on behalf of the
Banshal Uruline Society

~~BRANCH URULINE SOCIETY~~

Smt. Anjali Banshal
1.9.2009
President/ Vice President

Smt. Anjali Banshal 1.9.2009
President

Smt. Anjali Banshal
1.9.2009
LEASOR (BY) / LEASOR (BY)

Smt. Anjali Banshal 1.9.2009
Vice President

BRANCH URULINE SOCIETY

Smt. Anjali Banshal 1.9.2009
President/ Vice President

LESSEE

For and on behalf of the
Uruline Women's Teachers'
Training College, Lohardaga

A. Parvati Devi
1.9.2009
Secretary

Uruline Women Teachers'
Training College
LOHARDAGA

A. Parvati Devi
Secretary 1.9.2009

Uruline Women's teachers'
Training College, Lohardaga and

Vice President-cum-Secretary of
The Lohardaga Charitable Uruline

(Signature)

(Signature)

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

₹.50

Rs.50



INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

A 162841

Teachers' Training Centre Society

Witnesses:

1) Fr. Sebastian Taky
Sp. Ed. In-charge
Catholic Church
Kains Patraoh
Po. Lohardaga
Dist. Lohardaga
Date: 03-09-2009

2) Rajiv Singh
Sp. In-charge
Po. Lohardaga
D. Lohardaga

Drafted By:

Sushil Akhtri, Advocate

Main Road, Lohardaga.

M.No. 09431/27007



(Handwritten signature)

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सिंधुपूर विद्यालय, गुवाहाटी
सिंधुपूर

Token No./Token Date: 01/09/2009 12:58:18

Serial/Deal No./Year : 1995/1961/2009

Deal Type: Loose Deal

SN	Party Details	Photo	Thumb
1	Rancho Uruline Society Thru. Pr Father/Husband Name: Soma Rancho Banta (L255040) Dr.Casmi Banta Path Parla Road Rancho		
2	Rancho Uruline Society Thru. Vice Pres. Father/Husband Name: Soma Chira Maj (L255040) Dr.Casmi Banta path parla road rancho		
3	Uruline Women'S Teacher'S Training College Thru. Father/Husband Name: Vice President Cam Soc. Placida Kapotta (L255277) Lohardaga		
4	Sebastian Turkey Father/Husband Name: Pascal Turkey (Identifier) KASMO PATRA TORI LOHARDAGA		

Book No.

1

Volume

40

Page

471 To 474

Deal No.

1995/1961

Year

2009

Date

01/09/2009 14:59:11

[Signature]
Director Sub Register

[Signature]
Signature of Operator



THE PLAN SHOWING THE LAND AND BUILDING OF
 RESERVE WOMEN'S TEACHER'S TRAINING COLLEGE IN
 VILLAGE CHARDAGA THANA NO 195 DIST CHHATTISGARH
 SURVEY PART OF PLOT NO 750 752 753 754 755 756 AREA
 088 ACRES MORE OR LESS SHOWN IN RED WASHED
 SCALE 1:1000

PLOT NO	AREA
750	25.080
752	50
753	58
755	63
756	55
TOTAL	250.50



Sd/- P. B. B. 1-9-2009
 An. Ch. B. 1-9-2009
 A. P. K. 1-9-2009

Prepared by
 P. B. B.
 1-9-2009



1:1000

1. This plan is drawn to scale of 1:1000 and is subject to the provisions of the Survey Act, 1908 and the Survey Rules, 1916.
 2. The area shown in red wash is the area reserved for the Reserve Women's Teacher's Training College.
 3. The area shown in black wash is the area reserved for the Reserve Women's Teacher's Training College.