1582 1 1656 1659

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 845073

B= (1) 113851

Certified that the document is admitted to Registration and the endorsement sheets and the signature sheets attached with this document are the part of this document.

Additional District Sub-Registar
Nandigram, Purba Medinipur

15 MAR 2016

Anjan Bhandari
Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara ✱ Nandigram ✱ Purba Medinipur
PIN-721650 ✱ West Bengal

1.50

35
MV= 12,18,000/-
A.A.R= 6000/-
Adv = 6000/-
S.d= 1250/-

8(A)

# Lease Deed

District: Purba Medinipur

P.S: Nandigram

Mouza: Reapara

J.L No: 130

Khatian No: 3326

Plot No: 853

Aea of Local Land: 29 Decimals

Yearly Rent Price: 6000.00

Anjan Bhandari

Debasis Maiti

ক্রমিক নং 8021 টাকা ১০০০/০০

ই তারিখ ১২/০৩/২০১৬

ডি. এস. আর

নাম

সন

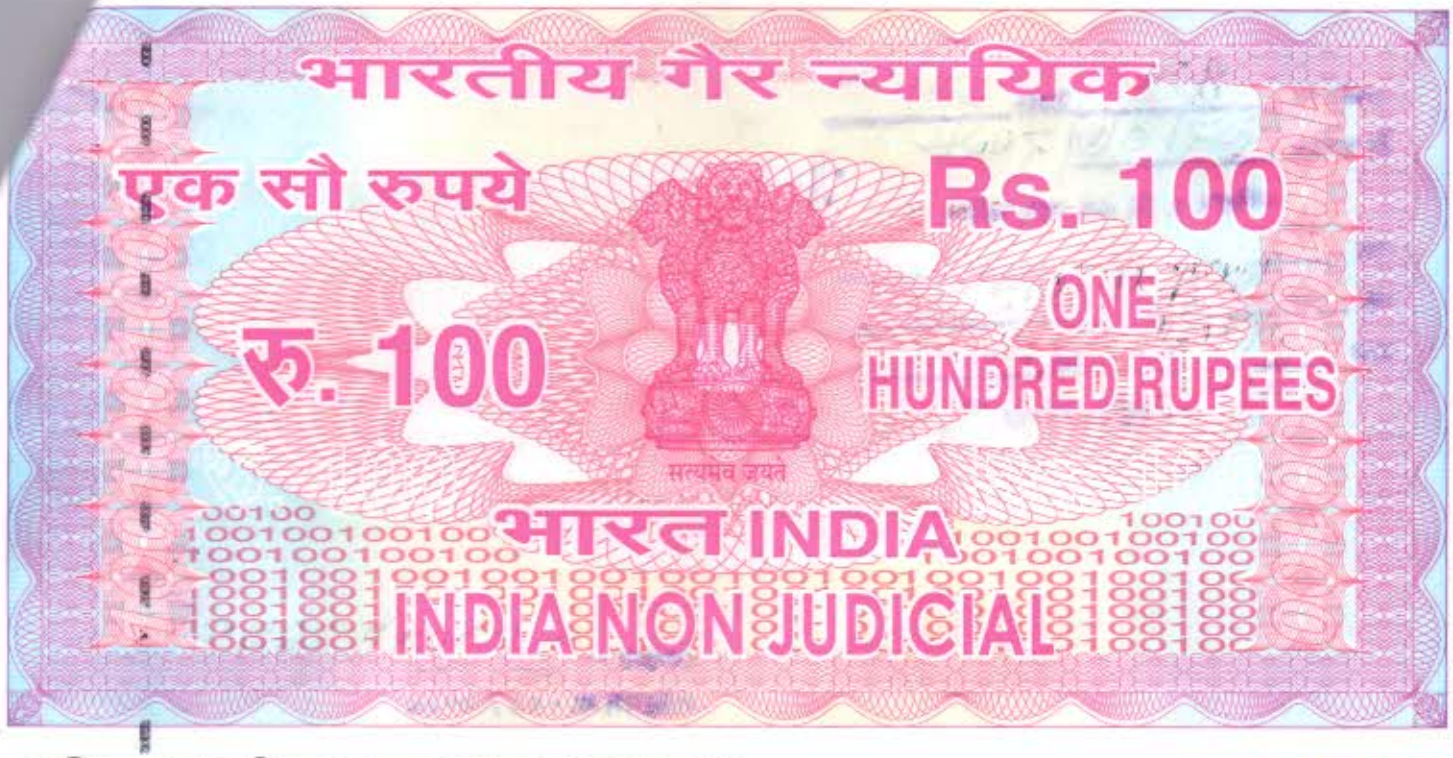
থানা

ভেন্ডার — লাইসেন্স নং - ০১/ ২০১২

অতিরিক্ত জেলা অবর নিবন্ধক নন্দীগ্রাম মহাশয়ের কার্যালয়
Office of the Addl. Dist. Sub-Registrar Nandigram
জেলা - পূর্ব মেদিনীপুর
Dist. Purba Medinipur

Additional District Sub-Registrar
Nandigram, Purba Medinipur

15 MAR 2016




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL U 176399

Anjan Bharati
Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara ✱ Nandigram ✱ Purba Medinipur
PIN-721650 ✱ West Bengal

**The Lessee**

**Anjan Bharati,** Managing Director On behalf of

Academy for Educational Orchid Notes(AEON)

S/O: Sri Brajendranath Bharati

Religion: Hinduism

Citizen: Indian

Occupation: Business

Vill+P.o: Reapara

P.s: Nandigram

Dist: Purba Medinipur

Pin: 721650

State: West Bengal

Anjan Bharati

Debasis Maity

Additional District Sub-Registrar
Nandigram, Purba Medinipur

15 MAR 2016

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL U 176400

Anjan Bharati
Managing Director
Academy for Educational Orchid Hotes (AEON)
Reapara ✱ Nandigram ✱ Purba Medinipur
PIN-721650 ✱ West Bengal

**The Lessor**

**Anjan Bharati**

S/O: Sri Brajendranath Bharati

Religion: Hinduism

Citizen: Indian

Occupation: Business

Vill+P.o: Reapara

P. S : Nandigram

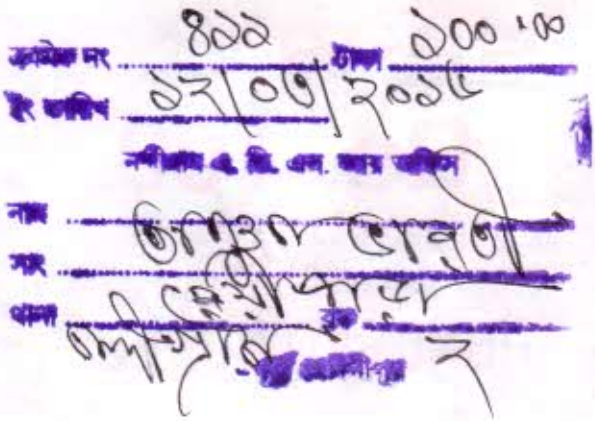
Dist: Purba Medinipur

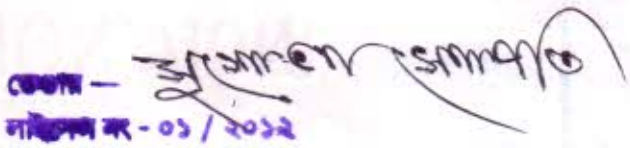
Pin: 721650

State: West Bengal

Anjan Bharati

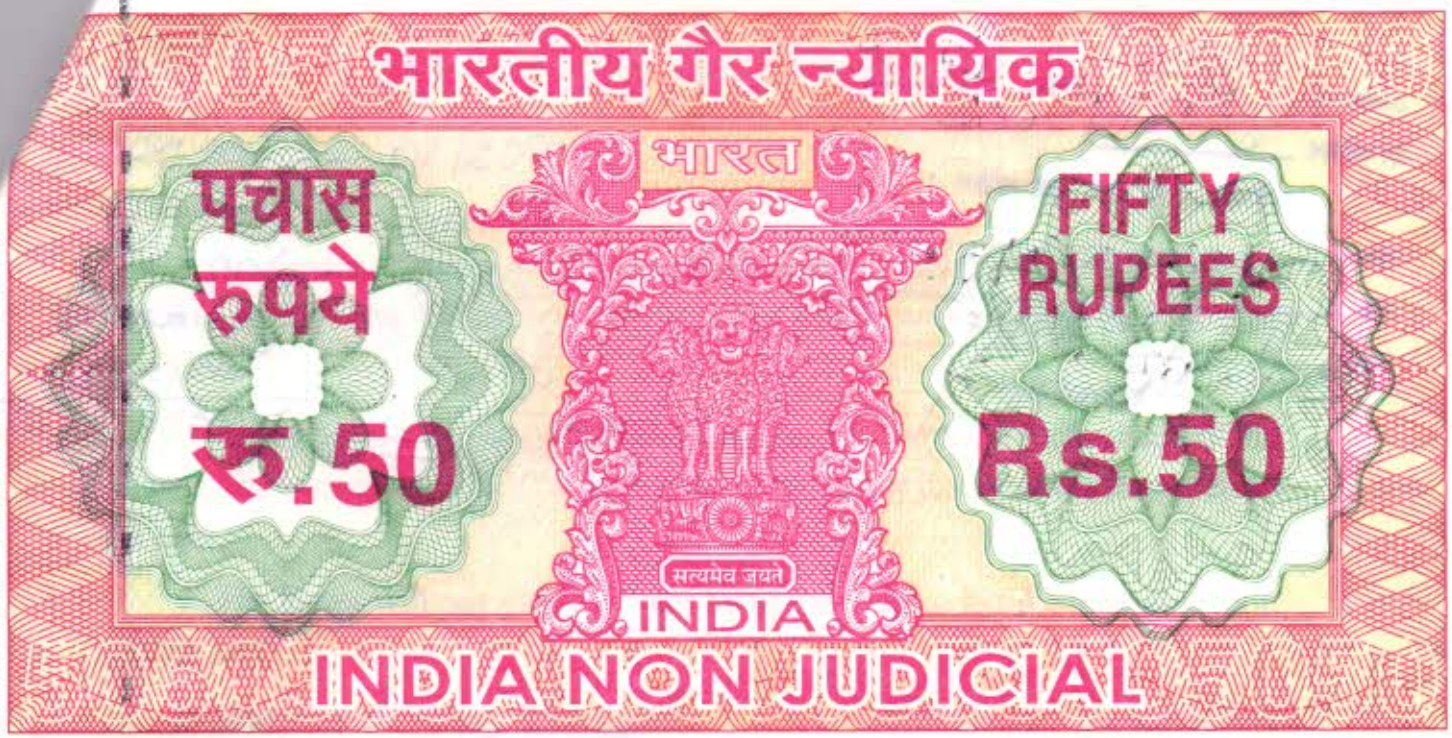
Debasis Naik





Additional District Sub-Registrar
Nandigram, Purba Medinipur

15 MAR 2016




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL S 600723

This Lease Deed will be valid for 29 years 11 months.

Lease Deed done by Anjan Bharati of the Bastu land which is situated at Reapara mouza in the police station- Nandigram. The land having plot no: 853 of R.S Record is of area 29 Decimals out of 65 Decimals which I owned from my father and enjoying the position of the land as a riot land.In the present settlement my name has been record as a legal possessor and now in L.R Record I have been allotted khatian having No:-3326Now I have been enjoying the land as a legal owner by paying govt. rent etc. without any encumbrance.

Anjan Bharati
Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara * Nandigram * Purba Medinipur
PIN-721650 * West Bengal

I, Anjan Bharati , having the lessor and the lessee undertake severally and jointly the condition that in the lease deed the lessor and the lessee will be noted in place of our names.Also it is undertaken that after our death our successor(s) must abide by the following terms and conditions.

I, the lessor undertake to lease the land of 29 decimals area to the lessee at yearly rent of Rs. 6000.00 from this day 15th February2016 to 14th January,2046 for a period of 29 years 11 months.

Anjan Bharati

I, the lessee , agree to take lease of the land as per terms and conditions stated above. The terms of lease will be taken into account w.e.f this day (15th February2016).

Also stated that the lessee must pay the yearly rent amounting the rupees 6000.00 at a time in advance to the lessor by the 31st January of the particular year. The lessor and use the lease in question.

Debasis Naidi

৪৩২ টাকা ৫০.০০
২৮/০৩/২০১৫

৪০২ নং — ১০০০.০০
৪১০ নং — ১০০.০০
৪১১ নং — ১০০.০০
৪৩২ নং — ৫০.০০

মোট = ১২৫০.০০ টাকা মাত্র

ভেন্ডার — [illegible]
লাইসেন্স নং - ০১/২০১২

অতিরিক্ত জেলা অবর নিবন্ধক নন্দীগ্রাম মহকুমার গীল মোহর
Office of Addl. Dist Sub-Registrar Nandigram
Dist-Purba Medinipur
জেলা - পূর্ব মেদিনীপুর

Additional District Sub-Registrar
Nandigram, Purba Medinipur

15 MAR 2016

The lessor will have no claim or objection against the lessee for using the land for AEON Pvt. ITI or any Activity as he desire by converting the nature of the land.

After the lease period is over the lease land will come in possession of the lessor. The lessee will return the lease land to the lessor just after the lease period is over.

The lessor will pay the govt. rent by himself and will take the possession of the land.

If the lessor will pay denies willingly to take the annual rent the lessee will pay the due rent to the Rent Control Office in the name of lessor against proper receipt and enjoy the land up to the end of the term period.

I, the lessor, undertake that I do not transfer the land in question to any person by this time.I shall never claim or raise any objection for return of the land before the end of the term period and if such claim or objection made by my successor(s) than that will legally be rejected and this deed of lease will stand will full force everywhere and in courts of law.

Now , in the presence of witness, we the lessee and the lessor , undertaking all the contents of the lease deed, executed the deed voluntarily in sound mind and body on this 1st Chaitra, 1422 BS corresponding to the 15th March, 2016.

Debasis Maiti

Anjan Bharadi

Anjan Bharadi
Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara ✱ Nandigram ✱ Purba Medinipur
PIN-721650 ✱ West Bengal

## Schedule of Land

District:- Purba Medinipur

P.S:- Nandigram

Office of the A.D.S.R Nandigram

Mouza-Reapara

J.L No:- 130

L.R Khatian:- 3326

L.R Khatian:- 853

Area:- 29 decimals out of 65 decimals(Bastu)

North:- Govt. Road

South:- 855

East:- same plot of Anjan Bharati

West:- Smritikana maity(Mondal)

One plot of land having 29 decimals area.

Yearly Rent Rs. 6000 /-

Anjan Bharati

Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara * Nandigram * Purba Medinipur
PIN-721650 * West Bengal

Debasis Maity

Anjan Bharati

**Fingers Impression of Donee Lefthand :**

Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara * Nandigram * Purba Medinipur
PIN-721650 * West Bengal

**Fingers Impression of Donee Righthand :**

**Fingers Impression of Donor Lefthand :**

**Fingers Impression of Donor Righthand :**

Debasis Maiti

**Deed Writer :**

**Debasis Maiti,** S/O Sri Shaktipada Maiti, Village & Post Office : Kulbari, P.S.-Chandipur, Dist.-Purba Medinipur, Lisence No.-1407/ 82/2009 for Hanschara A. D. S. R. Office.

**Witness**

Debabrata Guria
S/o Anil Kr Guria
Vill+P.O- Reapara, Nandigram
Purba Medinipur 721650

.....8.....pages and.....2.....witnesses belong in this deed.

*Compesed by :*

**Sailen Kumar Das** Sailen Kumar Das.

Vill. & P.O.-Muradpur, Dist.-Purba Medinipur

Debasis Maiti

Anjan Bharati

Anjan Bharati
Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara * Nandigram * Purba Medinipur
PIN-721650 * West Bengal

Anjan Bharati
Managing Director
Academy for Educational Orchid Notes (AEON)
Reapara * Nandigram * Purba Medinipur
PIN-721650 * West Bengal

Anjan Bharati

## Seller, Buyer and Property Details

### A. Lessor & Lessee Details

| Presentant Details | | | |
|---|---|---|---|
| SL No. | Name, Address, Photo, Finger print and Signature of Presentant | | |
| 1 | Anjan Bharati<br>Son of Shri Brajendra Nath Bharati<br>Reyapara, P.O:- Reyapara, P.S:- Nandigram, District:-Purba Midnapore, West Bengal, India, PIN - 721650 | <br>15/03/2016 2:25:01 PM | <br>LTI<br>15/03/2016 2:25:24 PM |
| | | Anjan Bharati<br>15/03/2016 2:25:37 PM | |

| Lessor Details | | | |
|---|---|---|---|
| SL No. | Name, Address, Photo, Finger print and Signature | | |
| 1 | Anjan Bharati<br>Son of Shri Brajendra Nath Bharati<br>Reyapara, P.O:- Reyapara, P.S:- Nandigram, District:-Purba Midnapore, West Bengal, India, PIN - 721650 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 15/03/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Office | <br>15/03/2016 2:25:01 PM | <br>LTI<br>15/03/2016 2:25:24 PM |
| | | Anjan Bharati<br>15/03/2016 2:25:37 PM | |

| Lessee Details | | | |
|---|---|---|---|
| SL No. | Name, Address, Photo, Finger print and Signature | | |
| 1 | Academy For Educational Orchod Notes<br>Reyapara, P.O:- Reyapara, P.S:- Nandigram, District:-Purba Midnapore, West Bengal, India, PIN - 721650; Status : Organization; Represented by representative as given below:- | | |
| 1(1) | Anjan Bharati<br>Reyapara, P.O:- Reyapara, P.S:- Nandigram, District:-Purba Midnapore, West Bengal, India, PIN - 721650 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 15/03/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Office | <br>15/03/2016 2:25:07 PM | <br>LTI<br>15/03/2016 2:25:14 PM |
| | | Anjan Bharati<br>15/03/2016 2:25:53 PM | |

## B. Identifire Details

| Identifier Details | | | |
|---|---|---|---|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Debasis Maity<br>Son of Shri Shaktipada Maity<br>Kulbari, P.O:- Kulbari, P.S:- Chandipur, District:-Purba Midnapore, West Bengal, India, PIN - 721625 Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, | Anjan Bharati, Anjan Bharati | Debasis Maity<br>15/03/2016 2:26:17 PM |

## C. Transacted Property Details

| Land Details | | | | | | |
|---|---|---|---|---|---|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| | | | | | | |

| Land Details | | | | | | |
|---|---|---|---|---|---|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: Purba Midnapore, P.S:- Nandigram, Gram Panchayat: KHODAMBARI-II, Mouza: Reyapara | RS Plot No:- 853 , RS Khatian No:- 3326 | 29 Dec | 0/- | 12,18,000/- | Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 10 Ft., Adjacent to Metal Road, |

## D. Applicant Details

| Details of the applicant who has submitted the requsition form | |
|---|---|
| Applicant's Name | Debasis Maity |
| Address | Kulbari,Thana : Chandipur, District : Purba Midnapore, WEST BENGAL |
| Applicant's Status | Deed Writer |

**Office of the A.D.S.R. NANDIGRAM, District: Purba Midnapore**

**Endorsement For Deed Number : I - 111301659 / 2016**

| | | | |
|---|---|---|---|
| **Query No/Year** | 11131000113851/2016 | **Serial no/Year** | 1113001582 / 2016 |
| **Deed No/Year** | I - 111301659 / 2016 | | |
| **Transaction** | [0403] Lease, Lease | | |
| **Name of Presentant** | Anjan Bharati | **Presented At** | Office |
| **Date of Execution** | 15-03-2016 | **Date of Presentation** | 15-03-2016 |

**Remarks**

**On 15/03/2016**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:50 hrs on : 15/03/2016, at the Office of the A.D.S.R. NANDIGRAM by Anjan Bharati ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 15/03/2016 by

Anjan Bharati, Son of Shri Brajendra Nath Bharati, Reyapara, P.O: Reyapara, Thana: Nandigram, , Purba Midnapore, WEST BENGAL, India, PIN - 721650, By caste Hindu, By Profession Business
Indetified by Debasis Maity, Son of Shri Shaktipada Maity, Kulbari, P.O: Kulbari, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721625, By caste Hindu, By Profession Deed Writer

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 15/03/2016 by

Anjan Bharati managing director, Academy For Educational Orchod Notes, Reyapara, P.O:- Reyapara, P.S:- Nandigram, District:-Purba Midnapore, West Bengal, India, PIN - 721650 Anjan Bharati, Son of Shri Brajendra Nath Bharati, Reyapara, P.O: Reyapara, Thana: Nandigram, , Purba Midnapore, WEST BENGAL, India, PIN - 721650, By caste Hindu, By profession Business
Indetified by Debasis Maity, Son of Shri Shaktipada Maity, Kulbari, P.O: Kulbari, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721625, By caste Hindu, By Profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 208/- ( A(1) = Rs 187/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 208/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,230/- and Stamp Duty paid by Stamp Rs 1,250/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 409, Purchased on 12/03/2016,Vendor named Susovan Senapati.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 410, Purchased on 12/03/2016,Vendor named Susovan Senapati.
3. Rs 100/- is paid on Impressed type of Stamp, Serial no 411, Purchased on 12/03/2016,Vendor named Susovan Senapati.
4. Rs 50/- is paid on Impressed type of Stamp, Serial no 412, Purchased on 12/03/2016,Vendor named Susovan Senapati.
5. Rs 10/- is paid on Court Fees.

(Swati Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NANDIGRAM
Purba Midnapore, West Bengal

rtificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1113-2016, Page from 26314 to 26331

being No 111301659 for the year 2016.

Digitally signed by SWATI BISWAS
Date: 2016.03.15 15:33:30 +05:30
Reason: Digital Signing of Deed.

(Swati Biswas) 15/03/2016 3:33:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. NANDIGRAM

West Bengal.

(This document is digitally signed.)