



सत्यमेव जयते

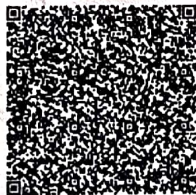
INDIA NON JUDICIAL

Government of Assam

e-Stamp

₹1,440

Certificate No. : IN-AS09551279549163W
Certificate Issued Date : 29-Aug-2024 11:08 PM
Account Reference : CSCACC (GV)/ ascscceg07/ AS-HJSAB0384/ AS-HJ
Unique Doc. Reference : SUBIN-ASASCSCEG0706563561570407W
Purchased by : CHOUDHURY PHILANTROPHY
Description of Document : Article 35 Lease
Property Description : KISSAM- THIKADAR BASTI, PATTA-24, DAG-377, LAND CLASS-
SALI TOLI, LAND-2 BIGHA, 1 KATHA, 10 LESSA
Consideration Price (Rs.) : 35,53,500
(Thirty Five Lakh Fifty Three Thousand Five Hundred only)
First Party : MONWARA BEGUM CHOUDHURY
Second Party : CHOUDHURY PHILANTROPHY
Stamp Duty Paid By : CHOUDHURY PHILANTROPHY
Stamp Duty Amount(Rs.) : 1,440
(One Thousand Four Hundred And Forty only)



Please write or type below this line

Exemption under Act XVI of 1947
stamped for exemption from stampdu.
under Indian Stamp Act 1899 (Act II of 1899)
Schedule No.

Sub-Registrar
Hojai
Dist. Hojai (Assam)

31/8/2024

Monwara Begum
Chy.

ARSHAD SAYEED
CHOUDHURY

A-1440/-

QE 0018011891

Statutory Alert:

The authenticity of this Stamp certificate should be verified at "www.shillastamp.com" or using e-Stamp Mobile App of Stock Holding



Scanned with OKEN Scanner

Monu Boro

ARSHAD SAYEED CHOWDHURY

NOC/36/29889/2024-23325, dtd- 21/08/2024

LEASE AGREEMENT

THIS AGREEMENT is made on this 30th day of August 2024 in between (1) **Sahajahan Chowdhury, S/O- Lt. Khaliquzzaman Choudhury**, resident of Choudhury Manzil, G.N.B Road, P.O & P.s- Hojai, Dist- Hojai (Assam) India, Adhaar No- **548397181334**, PAN No- **AAFPC5256R**

(2) **Choudhury Philanthropy**, PAN No- **AADIC0505H**, REGISTERED TRUST HAS ITS REGISTERED Office at Vill- Borpukhuri, P.O- & P.S- Hojai, Dist- Hojai (Assam) represented by its Managing Trustee **Arshad Sayeed Choudhury, S/O- Sahajahan Choudhury**, resident of Choudhury Manzil, G.N.B Road, PO & PS- Hojai, Dist- Hojai, Assam, India 782435, Adhaar No- **3095-3732-8341**, PAN No- **BQHPC8180M**, the LESSEE which term shall mean and include board of Trustee/elected or nominated executor of the trust as per regulation of Trust as LESSEE, Party of the SECOND PART.

The Lessor is the owner of the land measuring 5 Bighas, 16 Lessas covered by P.P No- 187, Dag No- 378, situated at Thikadar Basti Kissam under Jugijan Mouza, S.R Office, Hojai, C.O Hojai, Dist- Hojai (Assam). Bounded by North- PWD Road, South- Sahajahan Choudhury, East- Assam Valley Pvt. Ltd, West- Giash Uddin, Morefully described in the Schedule herein below, herein referred to as "Said Property" and similarly described in the schedule of property mentioned at the end of this document, the Lessor offered to let out the said entire plot of land and property including and the Lessee had agreed to take on lease the said property on the terms and conditions herein below mentioned, The Lessee intends to start a Primary/High School/Secondary School/Senior Secondary School on the said property. In the name and style of MAX³ INTERNATIONAL SCHOOL.

Contd.....P/2



Office of the Secretary of the Board of Directors
10/10/24

Monuwar Begum chg.

ARSHAD SAYEED

CHOU DHUK

NOW IT IS MUTUTALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. The Parties agree that the said Schedule Property has lease out to the LESSEE by the LESSOR for setting up of School or/educational institutions. The LESSEE shall implement the said school Project and commence educational/ commercial/institutional operations as laid down herein after.
2. The LESSEE shall obtain all necessary licenses, and permits or permissions as may be required under various statutes for carrying on its educational and other charity activities. The LESSEE is hereby authorized by LESSOR to carry out all construction works on the Site for their purpose, in accordance with Indian law. The Lessee may renovate the leased structures, reconstruct, demolish the buildings/combination of buildings/blocks of building as per their own specification by their own contribution on the Site in order to carry out its obligations and exercise its rights under the Indian Law.
3. LESSEE agreed to give all lawful details of approval details of school building whenever necessary to LESSOR and its LESSEE duty to obtain necessary building approval from various Government authorities. LESSOR will coordinate in getting approval from competent & relevant authorities.
4. The LESSEE undertakes that as and when the Schedule Property is no longer required by the LESSEE for the aforesaid Project/Purpose, the LESSEE shall forthwith relinquish and surrender the land in favour of the LESSOR, and in the event of such surrender, the LESSOR is not obligated to refund the cost of any construction/buildings/combination of buildings/blocks of building constructed by the LESSEE.

Contd.....P/3

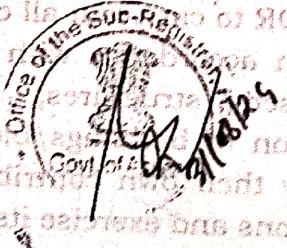
2000
2000
2000

2000
2000
2000

NOW IT IS MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. The Parties agree that the said Schedule Property has lease out to the LESSEE by the LESSOR for setting up of School or educational institutions. The LESSEE shall implement the said school project and commence educational, commercial, institutional operations as laid down herein after.

2. The LESSEE shall obtain all necessary licenses, and permits or permissions as may be required under various statutes for carrying on its educational and other charity activities. The LESSEE is hereby authorized by LESSOR to carry out all construction works on the site for their purpose, in accordance with Indian law. The Lessee may renovate the lease structure, reconstruct, demolish the buildings/combination of buildings or building as per their own specification by their own contribution on the site in order to carry out its obligations and exercise its rights under the Indian law.



3. LESSEE agreed to give all factual details of approval details of school building whenever necessary to LESSOR and its LESSEE duty to obtain necessary building approval from various Government authorities. LESSOR will coordinate in getting approval from competent & relevant authorities.

4. The LESSEE undertakes that as and when the schedule Property is no longer required by the LESSEE for the aforesaid Project/Purpose, the LESSEE shall forthwith relinquish and surrender the land in favour of the LESSOR, and in the event of any construction, building/combination of buildings/blocks of building constructed by the LESSEE.

Contd.....

PHONE
CONTACT

Monuwar Begum dy.

SAYEED

ARSHAD

CHANDHUR

5. In the event of cancellation of agreement for the Schedule Property leased, the LEASE ADVANCE made by the LESSEE shall stand forfeited, towards the use and occupation of the Schedule Property. However the LESSOR may, at its option, consider the refund of the amounts as lease advance paid by the LESSEE subject to the deductions and other terms and conditions. All charges in respect of water, electrical power, drainage, sewage disposal, street lighting and other utilities, and related taxes, deposits and charges will be paid to and settled by the LESSEE with the concerned authorities.
6. If there are any constructions/combination of buildings/ blocks of building constructed by the LESSEE on the land in the Schedule Property, the LESSOR may at its option either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the LESSEE to remove the buildings at their cost within such time as may be allowed by the LESSOR.
7. The Parties agree that except lease advance, no amounts whatsoever shall be refundable/payable on the termination/ surrender/expiry of the Lease Period and no ownership rights, title, interest whatsoever on/into the Schedule Property shall ever be deemed to have been created in the Intending LESSEE at any point of time by virtue of any clause mentioned in this Agreement to Lease.
8. The LESSOR shall pay all necessary fees to Architect, Civil & Structural engineers and charges for working plans from their own contribution. The approval fees, charges and other incidental expenditures shall be borne by LESSOR and the entire construction cost including electrical, plumbing & other fittings and fixers will be borne by LESSOR only.

Contd.....P/4

3. The terms of the Lease of the property located at 12345 Main Street, City of New York, State of New York, shall be subject to the terms and conditions set forth in the Lease Agreement, which is hereby incorporated by reference into this Lease. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents.

4. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents.

5. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents.

6. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents. The Lease Agreement shall be read in conjunction with the Lease, and the Lease shall prevail in the event of any conflict between the two documents.

=4=

Monuwar Begum Chy.
ARSHAD SAYEED
CHOUDHURY

9. The LESSOR shall cooperate with LESSEE in obtaining necessary educational/charity/school/school building approval & NCOs for competent authorities.
10. The mutually agreed lease amount shall be Rs Rs 12000/- (Rupees Twelve Thousand) only per annum for entire piece of land extension, details mentioned above.
11. The first year lease will commence and rent shall pay on June, 2024 for forthcoming year. The subsequent lease amount is payable in advance by the June of every succeeding year regularly. The rent shall be payable after deducting TDS as applicable.
12. The tenancy and the term of the Lease shall be for 35 (Thirty Five) years ("Lease Period"). The Lease Period shall commence from the date of Agreement to Lease.
15. The LESSOR shall provide water (Bore well water &/ Drinking water), to the LESSEE from water sources belongs him/available in his possessed adjacent land and LESSEE shall make all arrangement by their own contribution.
16. The LESSOR shall pay the property tax existing or to be increased from time to time, as levied by the Municipal Corporation in respect of the said property. Any other levies by the government or any local authority on the said property will also be borne by the LESSOR.
17. The LESSOR shall not object parking of vehicles by the LESSEE and their students, parents and other trust related persons in the said property. The space outside the said property can be used by the LESSEE by them own responsibility and arrangements.

Contd.....P/5



Cherry

=5=

Monuwar Begum Chy.

ARSHAD SAYED

CHOUHURY

18. The LESSOR would be responsible for settling any issues related to leasing the said property to the LESSEE in case any of the neighbors or Government authorities raises any objection over the educational use of the said property.

19. The LESSEE can make any form of renovations alteration/modification/rebuild in the said property as require for running its business and can remove the same if it desire before leaving the said property.

20. The LESSEE can renovate the open area in and around the said property as per its requirement and use it for the purposes of the said Pre-Primary School/Primary School/High School/higher Secondary school/Senior Secondary School.

21. The LESSEE shall not store any explosives in the said property and not shall carry on any illegal trade or business other than trust and educational activities.

22. The LESSEE shall sub-let either in whole or in part of the said property and shall part with the possession of the said property to any third party. However, the LESSEE can allow and appoint & render rights to any school management group to manage &/use the said property for the educational activities on behalf of LESSEE.

23. The LESSEE can display its signage boards in and around the said property as per its educational/trust activities requirements.

24. The LESSEE can enter into any contract or agreement or any other transactions for the purpose of promoting any of the objects of the Trust. The LESSEE can enter into any contract/agreement/MOU/Franchise Agreement with any experts in the field of education to establish an educational institution with such expert's popular brand name in this said property

Contd.....P/6



18. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

19. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

20. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

21. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

22. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

23. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

24. The LESSOR shall be responsible for securing the property related to leasing the said property to the LESSOR and for the neighbors or Government authorities within the vicinity of the educational use of the said property.

=6=
Don't know Begun day.

ARSHAD SAYEED

CHOUDHURY

25. The LESSOR shall not be liable to any injury caused during and after construction and to any LESSEE staffs, school children or anyone in the said property.

26. If the LESSEE fails to pay the lease amount for consecutive period of 3 (Three) years, the LESSOR is entitled to terminate the lease agreement with prior notice of 12 (Twelve) months as vacating period.

27. The validity, construction and performance of this Agreement shall be construed and the legal relations between the Parties hereto shall be determined and governed in accordance with Indian law and shall be subject to the exclusive jurisdiction of the courts at Erode.

28. The both parties agree that this agreement will register mutually in any registrar office in Erode district at any date lawfully, when any of the party intends to do as necessary. The stamp duty and all other expenses in respect of this Lease Deed shall be borne and paid by the LESSEE and the Lessee shall be entitled to obtain loan from any bank/banks/financial institutions against the lease hold land.

Contd.....P/7

Handwritten notes in red ink, including "A. J. H. H.", "A. J. H. H.", and "A. J. H. H.".

25. The LESSOR shall not be liable to any injury caused during and after construction and to any LESSOR shall not be liable to anyone in the said property.

26. If the LESSOR fails to pay the lease within the period of 3 (three) years, the LESSOR is bound to terminate the lease agreement with payment of 12 (twelve) months' lease value.

27. The value of the property shall be determined and the lease shall be determined and payment shall be subject to the determination of the court in the event of a dispute.

28. The lease shall be subject to the condition that the lessee shall not sublet the property without the written consent of the lessor. The lease shall be subject to the condition that the lessee shall not use the property for any purpose other than the purpose for which it was let. The lease shall be subject to the condition that the lessee shall not use the property for any purpose other than the purpose for which it was let.

Handwritten signature in blue ink.

Schedule of Property

Land measuring 5 Bighas, 16 Lessas covered by P.P. No. 187, Dag No. 378 situated a Thikadar Basti kissam under Jugijan Mouza, S.R. Office -Hojai, C.O- Hojai, Dist. Hojai, Assam, bounded by North Monwara Begum, South- END Drain, East- Assam Valey Pvt. Ltd, West- Giyash Uddin.

In witness whereof the parties to this lease have signed it in token of acceptance thereof.

Witness:-

1) Zahid Ahmed
S/o, Abdul Kadir
Hojai Bospukuri

1. Monwarul Begum
LESSOR
ARSHAD SAYEED
2 CHOUHURY
LESSEE

2) Afzal Sayeed Choudhury.
S/o - Sahajahan Choudhury
Add - G.N.B road, Hojai, ward no-15

Drafted By
Ronojit Datta

332321

आयकर विभाग
INCOME TAX DEPARTMENT

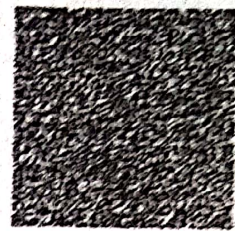


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGLPC5685N



नाम / Name
MONWARA BEGUM CHOUDHURY

पिता का नाम / Father's Name
KHALILUR RAHMAN CHOUDHURY

जन्म की तारीख /
Date of Birth
20/05/1976

Monwara Chy.
हस्ताक्षर / Signature



ভাৰত চৰকাৰ

ভাৰত চৰকাৰ

Unique Identification Authority of India

Government of India

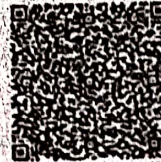
ভাৰত চৰকাৰ আই ডি / Enrollment No.: 2114/10501/00598

To
মনৱা বেগম
Monwara Begum
W/O: Sahajahan Choudhury
GNB ROAD
MUSLIMPATTY HOJAI ward no 15
Hojai (mb)
Hojai
Hojai Hojai
Assam 782435
9435168404

11/12/2016
26287420



MD252974201FH



আপোনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

4484 4305 2115

মোৰ আধাৰ, মোৰ পৰিচয়

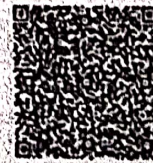


ভাৰত চৰকাৰ

Government of India



মনৱা বেগম
Monwara Begum
জন্মৰ তাৰিখ / DOB : 26/05/1976
মহিলা / Female



4484 4305 2115

মোৰ আধাৰ, মোৰ পৰিচয়



ভাৰতীয় নিৰ্বাচন আয়োগ
ELECTION COMMISSION OF INDIA
ভাৰতীয় ভোটাৰ আইডি কার্ড
ELECTOR PHOTO IDENTITY CARD

CBD1049656 



ভোটার নাম / Elector's Name
মোম্বারা বেগম জোঁদুদী
MONUWARA BEGUM

সংশ্লিষ্ট ব্যক্তির নাম / Relation Name
শাহজাহান কবীর জোঁদুদী
SHAHAJAHAN KABIR CHOUDHURY



Registration Summary

Date :- 29-08-2024 10:52 pm

Office Name :- SR Hojai
Token No:- 20240002973561

Appointment :- 30-Aug-2024 Time:- 14:30
Shift:- General Shift (9.30 AM to 5.30 PM)

Article	Lease
Execution Date	29-Aug-2024
No. of Pages	4
Stamp Duty	₹1,440.

Property Id: 140636

Village Name	Thikadar basti, Hojai, Hojai
Land measurement, Sub Part and House No	Property Boundaries East: GAYESH UDDIN, West: ASSAM VALI PRIVATE LIMITED, South: SAHAJAHAN CHOUDHURY, North: PWD ROAD
Property Description	Land Area In Bigha : 2 Bigha, Land Area In Katha : 1 Katha, Land Area In Lessa : 10.00 Lessa, Zonal Value Rate : 1545000
Other Description of the Property	Patta Number - 24
Market Value	3553500

Lessor	Name/Representative Name- Mrs. MONWARA BEGUM CHOUDHURY, HOJAI TOWN Father/ Husband Name- WO SAHAJAHAN CHOUDHURY, Age: 48 Occupation: Housewife , Mobile No:7399087874
Lessee	Organization Name: CHOUDHURY PHILANTROPY REP BY ARSHAD SAYEED CHOUDHURY, Name/Representative Name- CHOUDHURY PHILANTROPY, PAN No. - AADTC0505H, Mobile No:8474079500

Witness Information	Mr. AFZAL SAYEED CHOUDHURY, Father/ Husband Name- SAHAJAHAN CHOUDHURY Occupation: Self employee Mr. MD JAHID AHMED, Father/ Husband Name- MOHAMMAD ABDUL KHADIR Occupation: Self employee
---------------------	--

Identifier Details	Mr. MD JAHID AHMED Father/ Husband Name- MOHAMMAD ABDUL KHADIR Occupation: Self employee
--------------------	---

Fee Rule: Lease in favour of male or other		
1	Stamp Duty	1,440
2	Registration Fee	1,440
Total		2,880

Declaration To Be Made In The Data Entry Summary Sheet Print Out

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Deed Writer / Advocate

Vendee/Claimant :

Vendor / Executant

ARSHAD SAYEED
CHOU DHURY

(Party Signature)

Monumara Begum Chy.

GOVERNMENT OF ASSAM
OFFICE OF THE DISTRICT COMMISSIONER :: HOJAI
ASSAM (LAND REVENUE BRANCH)

Letter No. NOC/36/29888/2024-23322 Dated :- 21/08/2024



Name of Applicant : MONWARA BEGUM CHOUDHURY
Fathers Name : WO SAHAJAHAN CHOUDHURY, Mothers Name : MAIRUN NESSA
Address : 64, HOJAI TOWN

Sub :- Transfer of Land by way of Lease etc for issuance of NOC on transfer of Land/Flat for registration

Ref :- Your Application No. NOC/36/29888/2024 Dated : 19/08/2024

PATTADAR/SELLER INFORMATION

SLNo.	Name of Seller/Donor/Lessor/Mortgagor	Fathers/Husbands Name	Mothers Name	Present Address	Contact No. PAN/TAN
1	MONWARA BEGUM CHOUDHURY	WO SAHAJAHAN CHOUDHURY	MAIRUN NESSA	HOJAI TOWN,HOJAI	7399087874 AGLPC5685N

BUYER INFORMATION

SLNo.	Name of Buyer/Donor/Lessee/Mortgagee	Fathers/Husbands Name	Mothers Name	Present Address	Contact No. PAN/TAN
1	CHOUDHURY PHILANTHROPY	ARSHAD SAYEED CHOUDHURY	NA	HOJAI TOWN,HOJAI	8474079500 AADTC0505H

The Parties, in between have fixed value of consideration for transaction of Sale/Gift/Lease/Mortgage of Land/Flat at Rs. 3553500.00 only. (Land Value :- Rs. 3553500.00, Flat/Exstibg Construction Value :- Rs. 0.00)

SCHEDULE

Circle	Mouza	Village	Patta No.	Dag No.	Land Class	Area(Full dag/Part dag)	Flat Area
HOJAI	YOGUAN	THIKADAR BASTI	24 KHERAZ MIYADI	377 North : PWD Road South : Sahajahan Choudhury East : Gayesh Uddin West : Assam Vali Private Limited	SALI TOLI	2.00 Bigha 1 Katha 10.00 Lessa,	

PURPOSE OF USE : For Agricultural use Only
Presnt Land Use : Agricultural

Intended Land Use : Agricultural

1. Purpose for which the Land, the schedule is mentioned above, is proposed to be sold/transferred: Agricultural/Non-Agricultural(if for non-agricultural purpose, specify purpose)

Agricultural to Agricultural

2. Date of recommendation by the District level committee(in case of Agricultural land proposed to be transferred to non-agricultural purpose

3. Letter No. and Date of approval by the State Government(incase of agricultural land is transferred for non-agricultural purpose is more than 50 Bigha)

The NOC is granted for the sale/transfer of the land described above on the basis of the verification of the information and documents produced provided by the Applicant and it shall remain valid for 6(six) months from this date.



Document Registration Summary 2

Print Date :- 27-Nov-2024
Article : Lease

Document Reg. No.:2024/IGR031/1/3660

Sr.NO	Party type	Party Full Name	Signature	Party Photo	Thumb	Index	Middle	Ring	Little
1	Lessor (Presenter)	SAHAJAHAN CHOUDHURY							
2	Lessee	CHOUDHURY PHILANTHROPY							

The above seller party Lease agrees the document
Stamp No. 3 at On Dated 31-Aug-2024 05:59:13 pm

Identifier

Sr.NO	Identifier Name	Photo	Thumb	Index	Middle	Ring	Baby
1	MD JAHID AHMED						

Witness

Sr. No.	Witness Name	Photo	Thumb	Index	Middle	Ring	Baby
1	AFZAL SAYEED CHOUDHURY						
2	MD JAHID AHMED						

Stamp No. 4 at 31-Aug-2024 05:59:59 pm

Stamp No. 5 at 04-Oct-2024 02:57:49 pm in register book no.:- 1

SR Hojai

Know Yours Rights as Registrant

1. Verify documents for correctness through thumbnails(four Pages on side)
2. get printout immediately after registration

