



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Assam

₹1,440

e-Stamp

Certificate No. : IN-AS09551259622346W
Certificate Issued Date : 29-Aug-2024 11:06 PM
Account Reference : CSCACC (GV)/ ascscceg07/ AS-HJSAB0384/ AS-HJ
Unique Doc. Reference : SUBIN-ASASCSCEG0706563747287371W
Purchased by : CHOUDHURY PHILANTROPHY
Description of Document : Article 35 Lease
Property Description : KISSAM-THIKADAR BASTI, PATTI-187, DAG- 378, LAND CLASS-
LAHITOLI, LAND- 5 BIGHA, 16 LESSA
Consideration Price (Rs.) : 79,72,200
(Seventy Nine Lakh Seventy Two Thousand Two Hundred only)
First Party : SAHAJAHAN CHOUDHURY
Second Party : CHOUDHURY PHILANTROPHY
Stamp Duty Paid By : CHOUDHURY PHILANTROPHY
Stamp Duty Amount(Rs.) : 1,440
(One Thousand Four Hundred And Forty only)

₹1,440



Please write or type below this line

Stamp duty of
stamped for exempted from stamp
under Indian Stamp Act 1899 (Act II)
Serial No.

Sub-Registrar
Hojai
Dist. Hojai (Assam)
31/8/2024

Sahajahan Choudhury

ARSHAD SAYEED CHOUDHURY

QE 0018011890

Statutory Alert:

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



INDIVIDUAL NON RESIDENT

INVESTMENT IN INDIA

Section 33 (or 34) of the Registration Act 1908

to Shri for

the purpose of for

this power or for

by Shri for

of for

PS for

by whom purport to be for

Sub-Registrar
Dist. Hoshiarpur

Sahajahan Choudhary
Office of the Sub-Registrar
Govt. of Punjab
Dist. Hoshiarpur

Sahajahan Choudhary.

ARSHAD SAYEED CHOUDHURY

Zahid Ahmed

Execution is admitted by the above

Manwara Begum Choudhary.
Chaudhary philanthropy
Arshad Sayeed Choudhary.

Who is/are witness by
Sri
40! Special Officer
of
Muz
P.S.
Dist. by the
profession
Arshad Sayeed Choudhary.

Sub-Registrar
Dist. Hoshiarpur

Sahajahan Choudhury

NOC/36/29888/2024-23322, dtd- 21/08/2024

ARSHAD SAYEED CHAUDHURY

LEASE AGREEMENT

THIS AGREEMENT is made on this 30th day of August 2024 in between (1) **Monwara Begum Chowdhury, W/O- Sahajahan Choudhury**, resident of Choudhury Manzil, G.N.B Road, P.O & P.s- Hojai, Dist- Hojai (Assam) India, Adhaar No- **4484-4305-2115**, PAN No- **AGLPC5685N**

(2) **Choudhury Philantrophy**, 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 2 Bighas, 1 Kathas, 10 Lessas covered by P.P No- 24, Dag No- 377, 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- Giash Uddin, West- Assam Valley Pvt. Ltd, 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.

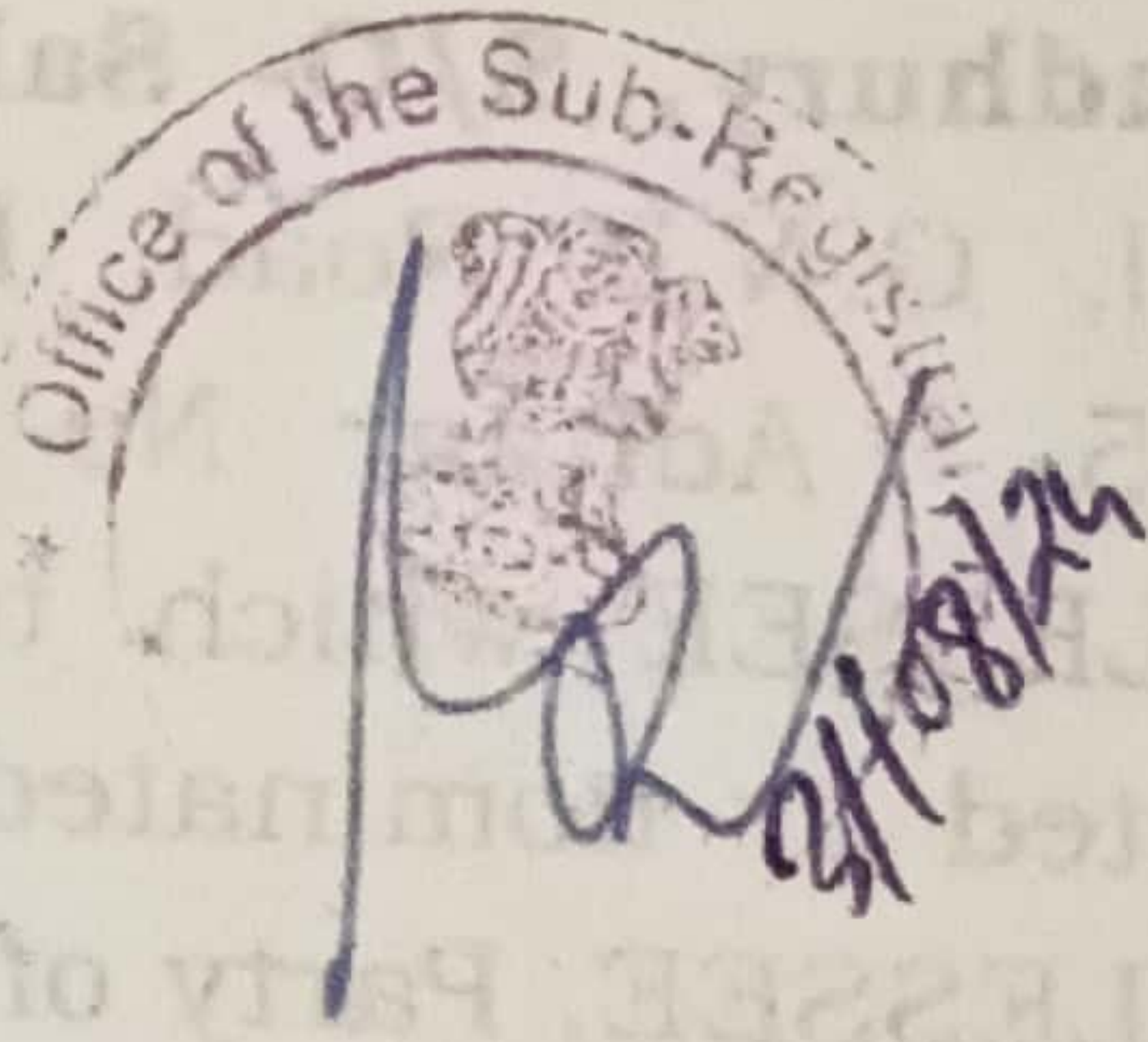
Contd.....P/2

NOC/36/29888/2024-23322, dtd- 21/08/2024

LEASE AGREEMENT

THIS AGREEMENT is made on this 30th day of August 2024 in between (1) Monwara Begum Chowdhury, W/O- Sahajahan Chowdhury, resident of Chowdhury Mahal, G.N.B. Road, P.O. & P.S. Hojai, Dist- Hojai (Assam) India. Address No- 4484-4305-2115, PAN No- AGLFC5685N

(2) Chowdhury 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 Atahad Sayeed Chowdhury, resident of Chowdhury Mahal, G.N.B. Road, P.O. & P.S. Hojai, Dist- Hojai (Assam), India 782437, PAN No- 3008-3732-8341, PAN No- BQHPC8180M, the LEASE term shall mean and include board of Trustee/elected 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 2 Bighas, 1 Katha, 10 lessas covered by P.P. No- 24, Dag No- 377, situated at Thikadar Basti Khasam under Jughan Mouza, S.R. Office, Hojai, C.O. Hojai, Dist- Hojai (Assam). Bounded by North- PWD Road, South- Sahajahan Chowdhury, East- Gias Uddin, West- Assam Valley Pvt. Ltd. More fully 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 MAX INTERNATIONAL SCHOOL.

Contd.....

Sahajahan Choudhury.
ARSHAD SAYEED CHAUDHURY

NOW IT IS MUTUTALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

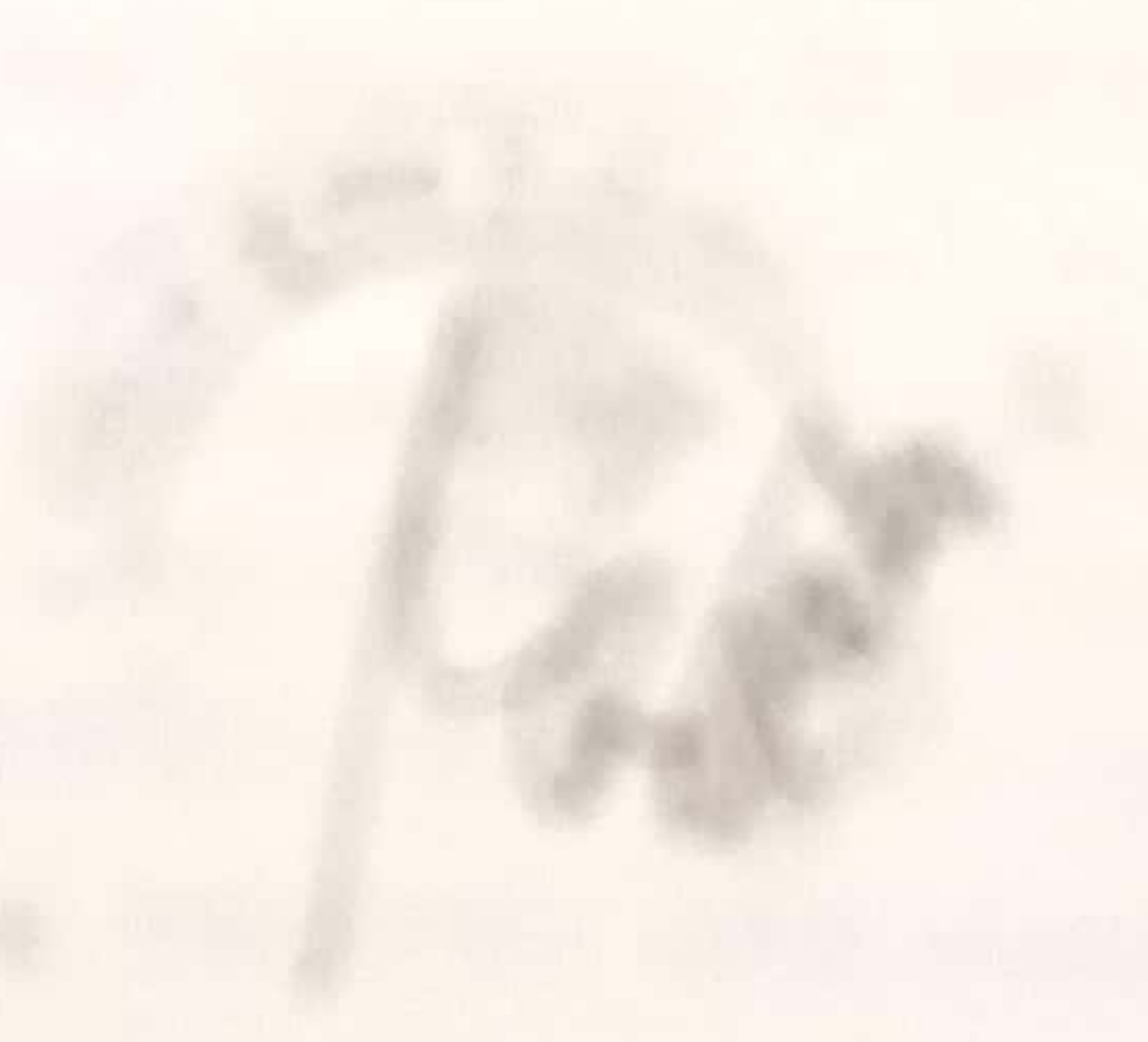
1. The Parties agree that the said Schedule Property has lease out to the LESSEE by the LESSOR for setting up of School or/educational institutions. The LESSEE shall implement the said school Project and commence educational/ commercial/institutional operations as laid down herein after.
2. The LESSEE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

1000

The following are the names of the persons who have been elected to the office of the President of the United States for the year 1800.

John Adams, President of the United States, for the year 1800. He was elected on the 17th of February, 1800, and his term of office expired on the 3d of March, 1801.

Thomas Jefferson, Vice President of the United States, for the year 1800. He was elected on the 17th of February, 1800, and his term of office expired on the 3d of March, 1801.



James Madison, Secretary of the United States, for the year 1800. He was elected on the 17th of February, 1800, and his term of office expired on the 3d of March, 1801.

George Clinton, Governor of New York, for the year 1800. He was elected on the 17th of February, 1800, and his term of office expired on the 3d of March, 1801.

=3=

Sahajin Choudhury

SAYED

CHOUHURY

Sahajin

ARSHAD

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/combinations 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

[Faint handwritten notes at the top of the page, possibly including a date and some illegible text.]

5. In the event of cancellation of agreement for the Schedule Property based, the LEASE ADVANCE made by the LESSOR shall stand forfeited towards the use and occupation of the Schedule Property. However, the LESSOR may, at its option, consider the return of the advance as lease advance paid by the LESSOR subject to the conditions 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 LESSOR with the concerned authorities.

6. If there are any consequential damages or destruction of buildings, blocks or building constructed on the land in the Schedule Property, the LESSOR shall be liable to pay the cost as assessed by it after the said cost is collected from the responsible party or otherwise direct the LESSOR to remove the buildings at their cost within such time as may be allowed by the LESSOR.

[Circular stamp of the Office of the Sub-Registrar, Bangalore, with a signature and date 22/08/15.]

7. The Parties agree that except lease advance, no amount whatsoever shall be refundable/payable on the termination/expiration of the lease period and no amounting right, title, interest whatsoever among the Schedule Property shall ever be deemed to have been created in the Schedule LESSOR 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 approved lease charges and other incidental expenses shall be borne by LESSOR and the entire construction cost including electrical, plumbing & other fittings and fixtures will be borne by LESSOR only.

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=4=

Sahjahan Choudhary
ARSHAD SAYEED
CHOU DHURY

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

9. The LESSOR shall maintain the property in a safe and sound condition and shall be responsible for the payment of all taxes and assessments levied on the property.

10. The LESSOR shall be responsible for the payment of all taxes and assessments levied on the property and shall be responsible for the maintenance and repair of the property.

11. The first year lease will commence and rent shall be paid on the 1st day of January 2024 for the following year. The subsequent rent amounts shall be payable in advance by the 1st day of every succeeding year. The rent shall be payable after deducting TDS as applicable.

12. The tenancy and the term of the lease shall be for 11 (eleven) years from the date of agreement between the parties.

13. The LESSOR shall be responsible for the payment of all taxes and assessments levied on the property and shall be responsible for the maintenance and repair of the property.

14. The LESSOR shall pay the property tax levied on the property and shall be responsible for the payment of all taxes and assessments levied on the property.

15. The LESSOR shall not object to the use of the property for the purpose of the business of the LESSOR and shall be responsible for the maintenance and repair of the property.

Office of the Sub-Divisional Officer
21/08/24

Sahajan Choudhary,
ARSHAD SAYEED CHOUDHARY

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.

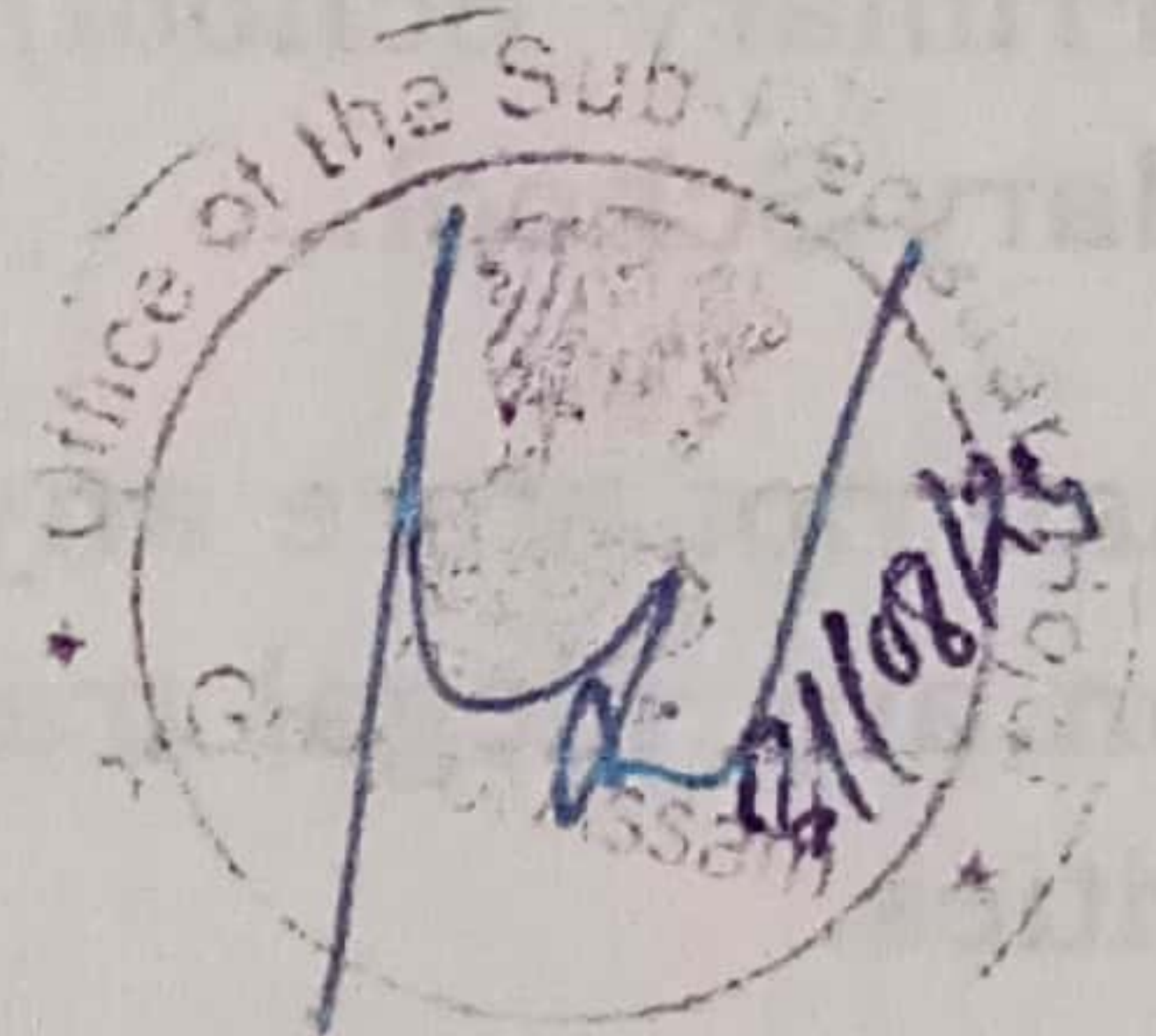
24. The LESSEE can enter into any contract or agreement or any other transactions for the purpose of promoting any of the objects of the Trust. The LESSEE can enter into any contract/agreement/MOU/Franchise Agreement with any experts in the field of education to establish an educational institution with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

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

19. The LESSEE can make any form of renovation/alteration/modification/rebuild in the said property as required for running its business and can remove the same if it wishes 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/Junior Secondary School/Senior Secondary School.



21. The LESSEE shall not use the said property for any other purpose other than that for educational activities.

22. The LESSEE shall not 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 or transfer rights to any school management group to manage 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 arrangements for the purpose of promoting any of the objects of the Trust. The LESSEE can enter into any contract/agreement/MOU/Partnership Agreement with any expert in the field of education to establish an educational institution with each expert's popular brand name in the said property.

Sahajahan Choudhury,

SAYEE P

ARSHAD

CHODHURY

25. The LESSOR shall not be liable to any injury caused during and after construction and to any LESSEE stafis, 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.

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Schedule of Property

Land measuring 2 Bighas, 1 Katha, 10 Lessas covered by P.P. No. 24 Dag No. 377 situated a 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- Giyash Uddin, West- Assam Valley Pvt. Ltd.

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

Witness:-

1. *Sahajahan Choudhury,*

LESSOR

2

LESSEE

ARSHAD SAYEED

CHOUDHURY

1) *Aziz Sayeed Choudhury.*

S/o Sahajahan Choudhury

Add- G.N.B road Hojai, ward-15

*Drafted by
Ronsit Dutta*

Schedule of Payments

and the same shall be paid to the Contractor by the Government of India in the following manner:—
The sum of Rs. 10,00,000 (Ten Lakhs) shall be paid to the Contractor in the following manner:—
Rs. 5,00,000 (Five Lakhs) shall be paid to the Contractor on the completion of the work.
The balance sum of Rs. 5,00,000 (Five Lakhs) shall be paid to the Contractor on the completion of the work.

In witness whereof the parties to this contract have signed it in token of their assent and agreement.

Witness



Sd/- Abdul Kader
Chief Engineer

Sd/- Sufat Chaudhary
S/o Sufat Chaudhary
At - C.M.B. road 14th Nov-12

Accepted by
Ranjit Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAHJAHAN CHOUDHURY
MOHAMMED KHALIQUZZAMAN
CHOUDHURY
26/09/1974

Permanent Account Number
AAFPC5256R

Sahgohan Chp
Signature





ভাৰতীয় বিশিষ্ট পৰিচয় প্ৰাধিকৰণ

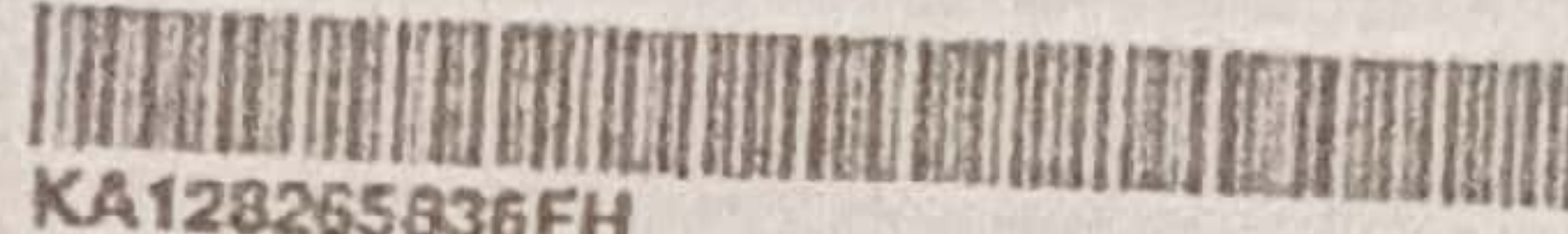
ভাৰত চৰকাৰ

Unique Identification Authority of India
Government of India

তালিকাভুক্তিৰ আই ডি / Enrollment No. : 2114/10503/00721

08/12/2016

To
Sahajahan Choudhury
দাহাজান চৌধুৰী
S/O: Khaliquzzaman Choudhury
G.N.B ROAD
WARD NO 15
Hojai (mb)
Hojai, Hojai, Hojai,
Assam - 782435
9435168404



KA128265836FH

12826583



আপোনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

5483 9718 1334

মোৰ আধাৰ, মোৰ পৰিচয়



ভাৰত চৰকাৰ

Government of India



দাহাজান চৌধুৰী
Sahajahan Choudhury

জন্মৰ তাৰিখ / DOB: 26/03/1974

পুৰ / Male

5483 9718 1334



মোৰ আধাৰ, মোৰ পৰিচয়



Pre Registration Summary

Date :- 29-08-2024 10:46 pm

Office Name :- SR Hojai
Token No:- 20240002973587

Appointment :- 30-Aug-2024 Time:- 14:40
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: **140678**

Village Name	Thikadar basti, Hojai, Hojai
Land measurement, Sub Part and House No	Property Boundaries East: ASSAM VALI CAVE STORE, West: GIYASH UDDIN, South: ENDY, North: MOURANA BEGUM CHOUDHARY
Property Description	Land Area In Bigha : 5 Bigha, Land Area In Lessa : 16.00 Lessa, Zonal Value Rate : 1545000
Other Description of the Property	Patta Number - 187
Market Value	7972200.0000001

Lessor	Name/Representative Name- Mr. SAHAJAHAN CHOUDHURY, HOJAI TOWN Father/ Husband Name- LT KHALIQUZZAMAN CHOUDHURY, Age: 45 Occupation: Self empolyee , Mobile No:9435168404
Lessee	Organization Name: CHOUDHURY PHILANTROPHY REP BY ARSHAD SAYEED CHOUDHURY, Name/Representative Name- CHOUDHURY PHILANTROPHY, PAN No. - AADTC0505H, Mobile No:8474079500

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

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 CHOUDHURY
(Party Signature)

Sahajahan choudhury.