

1213



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Odisha

## e-Stamp

Certificate No. : IN-OD02483349656515T  
 Certificate Issued Date : 08-Sep-2021 11:44 AM  
 Account Reference : SHCIL (FI)/ odshcil01/ KEONJHAR/ OD-KJR  
 Unique Doc. Reference : SUBIN-ODODSHCIL0103339891404895T  
 Purchased by : SNPATNAIK EDUCATION AND SPORTS DEVELOPMENT SOCIETY  
 Description of Document : Article IA-35 Lease Deed  
 Property Description : MOUZA-TIKARGUMURA,KHATA-71,PLOT-114,AREA-A2.09 DEC  
 Consideration Price (Rs.) : 30,000  
 (Thirty Thousand only)  
 First Party : SURENDRA NATH PATNAIK  
 Second Party : SNPATNAIK EDUCATION AND SPORTS DEVELOPMENT SOCIETY  
 Stamp Duty Paid By : SNPATNAIK EDUCATION AND SPORTS DEVELOPMENT SOCIETY  
 Stamp Duty Amount(Rs.) : 1,500  
 (One Thousand Five Hundred only)

*Asam*  
08/09/2021



*Surendra Patnaik*  
Secretary  
S.M. Patnaik Education & Sports Development Society  
Keonjhar

-----Please write or type below this line-----

QT 0001622881

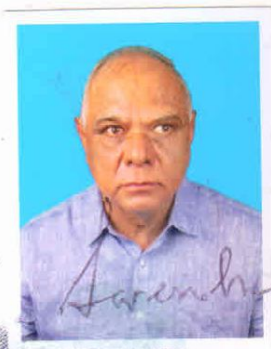
**Statutory Alert:**

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
3. In case of any discrepancy please inform the Competent Authority.



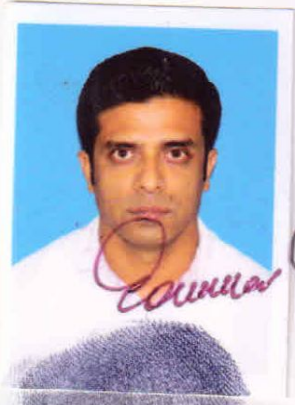
Document Id No. 1002101213  
 Registration No. 11002101193  
 Vol. No. 26  
 Year 2021  
 08/09/2021  
 Registering Officer  
 Keonjhar

1500/-  
 A/c 600.00  
 W/c 250.00  
 Rs 850.00



Surendra Nath Patnaik

L.T.I. of Surendra Nath Patnaik



Soumya Patnaik

L.T.I. of Soumya Patnaik  
 Soumya Patnaik

Soumya Patnaik  
 Secretary  
 S.N. Patnaik Education & Sports Development Society

**LEASE AGREEMENT**

This deed of lease made on the 08<sup>th</sup> day of Sept, 2021

**BETWEEN**

**Sri Surendra Nath Patnaik**, aged about 75 years S/o Late Banshidhar Patnaik, At-Pabitradiha, Po.-Keonjharagarh, Ps-Town Dist-Keonjhar (hereinafter called the "Lessor" of the one Part). Adhar - 404915003020

**AND**

**"S.N.Patnaik Education & Sports Development Society"** a Society incorporated under the Society registered under respective Centre and State Acts XXI -1860 and having its registered office at B.D.Patnaik Building, Po/Dist:- Keonjhar-758001, Odisha and represented by its Authorised Signatory **Sri. Soumya Patnaik**, (Secretary), S/o.Surendra Nath Patnaik, Age about 45 years, as per the Resolution passed by the Board of Members Dt.01.09.2021, (hereinafter called the " Lessee" of the Part). Adhar - 9338 8061 2582

Surendra Nath Patnaik

WHERE AS, the above named Lessor and the lessee has entered into a Lease Agreement, dt.08.09.2021. The Lessor is the register owner of a land in Mouza-Tikar Gumura, Khata No. 71, Plot No. 114, Kissam- Ghaarabari-II, Area Area A2.09dec. and a house standing thereon, is agreed to lease out the said land with the house to the lessee AND the lessee is agreed to take the said land and building on lease for period of 30 (Thirty) years i.e. from the day of execution of the Agreement Deed on the following terms and conditions.

*Arumug Kaliam*  
Secretary  
S.N. Pannaik Education &  
Sports Development Society  
Keenjhar

**AGREEMENT OF LEASE WITNESSES AS FOLLOWS:-**

1. That the Lessor hereby demises to the lessee to establish an Academic Institution by the name of KIDS PUBLIC SCHOOL, including a playground for the said school and for no other purpose ALL the land described in the scheduled hereto, TO HOLD the same to the lessee from the 08<sup>th</sup> day of Sept 2021 for a term of 30 years PAYING therefore the yearly rent of Rs.10,000/--(Rupees Ten thousand only) in each year to the Lessor, or at such other place of places as the Lessor may from time to time may appoint in his behalf.
2. That the lessee is entitled to change the Academic Institution name/title whenever it deems / is required for any such purpose of the institution.
3. That the lessee shall pay all charges such as Electricity charges, Water charges, Telephone Charges and other charges if any excluding holding tax and Land revenue shall handover the receipts and relevant papers to the Lessor or his nominee.

*Arunendra Nath Acharya*





**Endorsement of the certificate of admissibility**

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 35(a) Fees Paid : A5(a)-600 ,, User Charges-250 ,Total 850

Date: 08/09/2021

*[Signature]*  
08/09/2021  
Signature of Registering officer  
Keonjhar

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KEONJHAR between the hours of 10:00 AM and 1:30 PM on the 08/09/2021 by SURENDRA NATH PATNAIK , son/daughter/wife of LT BANSHIDHAR PATNAIK , of AT-PABITRADIHA,PO-KEONJHARGARH,PS-TOWN,DIST-KEONJHAR , by caste General , profession Others and finger prints affixed.

*[Signature]*



*[Signature]*  
08/09/2021  
Registering Officer  
Keonjhar

Signature of Presenter / Date: 08/09/2021

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SURENDRA NATH PATNAIK		 314723223	<i>[Signature]</i>	08-Sep-2021
S N PATNAIK AND SPORTS DEVELOPMENT SOCIETY REPRESENTS BY SOUMYA PATNAIK		 242828846	<i>[Signature]</i>	08-Sep-2021

4. That it is hereby that wherever such an interpretation would be requisite in order to give the fullest scope and the effect legally possible to any covenant and or contract herein contend the expression "the Lessor" herein before used shall include the owner for the time being of the lessor's interest in the demised premises and expression "the Lessee" here in before used shall include all persons from time to time acting as President of the said educational organisation.
5. The Parties agree that if there is any failure on the part of the Intending lessee to pay the Lease Rental or any other charges as agreed or may be due under this Agreement, the same shall be construed as the breach of this Agreement to Lease and the lessor shall be entitled to terminate this Agreement to Lease and resume the land allotted by the lessor under this Agreement/Allotment Letter in accordance with the procedure set out in the Agreement.
6. The Intending lessee shall not, except as provided in directly or indirectly sell, assign, mortgage, sublet or underlet, or otherwise transfer fully or in part, the Project or the Schedule Property or its interests therein or transfer the possession of the Schedule Property either wholly or partially, to any Person (legal or natural) during the subsistence of Agreement to Lease. However, the Intending lessee shall be entitled to sublease or assign its leasehold interest in the Schedule Property upon obtaining prior consent in writing from the lessor and upon compliance of the following conditions to the satisfaction of the lessor.



*Pradyumn Patra*

Secretary  
S.N. Patnaik Education &  
Sports Development Society  
Keonjhar

*Arundha niki Patra*



Identified by **AMULYA KRUSHNA BISWAL** Son/Wife of **KINU CHARN BISWAL** of **DHOBADIHA, KEONJHAR** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
AMULYA KRUSHNA BISWAL		 42002915	<i>Amulya Krushna Biswal</i>	08-Sep-2021

Date: 08/09/2021

*Amulya*  
08/09/2021  
Signature of Registering officer  
Keonjhar

**Endorsement of certificate of registration under section 50**

Registered and true copy filed in : Office of the District Sub-Registrar, KEONJHAR

Book Number : 1 || Volume Number : 26

Document Number : 11002101193

For the year : 2021

Seal :

Date: 14/09/2021

*Amulya*  
08/09/2021  
Signature of Registering officer  
Keonjhar

Print



*Amulya*  
08/09/2021  
Registering Officer  
Keonjhar

Schedule of Property

Mouza – Tikar Gumura , Khata no-71,

Plot no-114, Kissam-Gharabari-II,

Area-A 2.09 dec. And a house standing thereon.

IN WITNESS WHEREOF the parties have here to signed at Keonjhar garh Court Premises on this the 08<sup>th</sup> day of Sept- 2021.

*Surendranath Patnaik*  
Signature of Lessor

Witnesses:

1. *Amulya Koushika Biswal*  
*Sho Koushika Biswal*  
*At. Dhobediha, NH 43*  
*Keonjhar*  
*Aadhar 7354 9191 1379*

2. *ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଦେବୀ*  
*ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଦେବୀ*  
*ଅ. ଧୋବିଡ଼ିଆ, ନା. ୪୩*  
*କେ. ଜି. ୭୩୫୪ ୯୧୯୧ ୧୩୭୯*

*Sumitra Patnaik*  
Secretary  
S.N. Patnaik Education &  
Sports Development Society,  
Keonjhar  
Signature of Lessee

CERTIFICATE

*Certified the execution is my client  
and has dictated the terms of  
the deed is typed in my presence*

*[Signature]*  
Advocate  
8-9-21



Document Id No. **1002101213**  
Registration No. **11002101193**  
Vol. No. **21**

**2021**  
*[Signature]*  
**28/09/2021**  
Registering Officer  
Keonjhar