

88ms. 5168

21/08/2019



IN THE COURT OF THE JUDICIAL MAGISTRATE, CAPITAL COMPLEX, ITANAGAR: ARUNACHAL PRADESH

25705

LEASE DEED AGREEMENT

This deed of agreement made on this day dated 21/08/2019 at Itanagar in between Mr. MARI RIBA, son of Shri Lt Emar Riba resident of 'A' Sector Naharlagun Dist. Papumpare, Arunachal Pradesh, the term herein after be called the First Party on one part and the term unless repugnant to the context of the deed shall mean and include all his legal representative, heir, successors and assign on the First Party.

-AND-

Mrs. Jenny Riba, President, "Vision for Better Tomorrow". The term hereafter be called the second party on the other part and the term unless repugnant to the context of the deed shall mean and include and means all heirs, successors of the Second Party on the second part of the purpose as follows:-

Where, the First Party is the legal allotment holders of land vide Govt. allotment order No. CP/L-4/83-85 Dated 21/3/2016 and the owner of the building.

- | | | |
|---|---|-----------|
| 1) RCC ground floor-plinth area :- | - | 240 Sq.m. |
| 2) RCC 1 st floor-plinth area :- | - | 240 Sq.m. |
| 3) RCC 2 nd floor plinth area :- | - | 240 Sq.m. |

The first is willing to tenant the buildings to Second Party and whereas, the Second party, who is willing for tenant the said building for running school with boarding and accepted the aforesaid proposal of the First Party and the Second Party has no right to claim the said building for ownership in the occasion.

[Signature]
Executive Magistrate
Itanagar Capital Complex
Itanagar (A.P.)

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



Executive Magistrate
Itanagar Capital Complex
Itanagar (A.P.)

Now the parties, both parties have entered into this agreement on the following terms and

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1. The security for building is Rs. 50,000/- (Fifty thousand rupees) only which will be refunded to second party at the time of vacating the buildings or this may be adjustable for any kinds of dues for payment to first party.
2. Both parties should serve notice three month in advance for vacation the building.
3. All furniture will be borne by the Second Party and can be taken away when they vacate buildings.
4. Any damage of the building by the Second Party will be borne by them. And no modification or alteration will be done without permission of the First Party and major repair will be done by the Second Party.
5. If any accident and incident happen to the by the second party the First Party will not be responsible.
6. All the electric bills, water bills and telephone bills will be borne by the second party. And the land allotment renewal, land taxes and building taxes will be borne by the first party.
7. The monthly rent of all buildings mention is fixed for Rs. 50,000.00 (Fifty thousand only) only per month. The rent may be pay in advance but not later than the 10th of every month proper receipt w.e.f 1st March 2019 to 1st March 2049 for 30 years. However the monthly house rent will be review after every five years completion. Also if the Second Party is willing to tenant other buildings or any new buildings the agreement will be made separately.
8. Replacement of tube light , bulb, bib cocks will be borne by the Second Party. And no trees, bamboos, fruits trees will cut without permission of first party

Executive Magistrate
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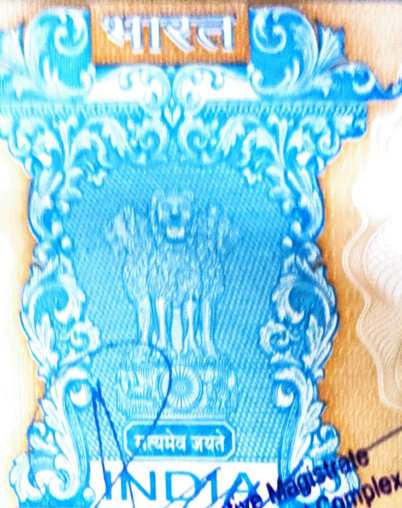
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9. Whenever the agreement mention above are not fulfill or not satisfied the First Party can serve notice to second Party for vacate the buildings. Also the Second party can serve notice to first party for vacate the buildings when the first party is violet the agreement mention above. If without any reason the second Party is willing to Vacate the buildings then 50% of rent of the buildings up to five years will be paid to First party.
10. Second party cannot tenant the buildings to any Third Party without permission of First Party.

The term and the condition mention above are hereby agreed by boyh parties. Violation of any agreement point will be take legal action as per law. Certified that both parties are satisfied the above mention agreement.

First Party

Mr. Emar Riba

S/o Lt. Emar Riba

A- Sector. Naharlagun
Arunachal Pradesh

Second Party

Mrs. Jenny Riba

President

Vision for Better Tomorrow
C- sector. Itanagar. (AP)

WITNESS:

1. Swapan Ghosh
2. Tathu Liriah

Executive Magistrate
Itanagar Capital Complex
Itanagar (A.P.)