

CERTIFICATE OF REGISTRATION

Office of the Sadar Registration Office Kamrup Metro

This **Trust - (Without Property)** was presented before the registering officer on date **06-Nov-2025** by **RAJEN CHANDRA DAS, S/O LATE BANSIDHAR DAS** resident of House No.13, 5th Bye Lane, Rajgarh Road, Silpukhuri, Guwahati - 781003, Kamrup Metro, Assam ,

This deed was registered as Document Number: **2025/IGR015/4/3122** in Book No : **4**, Volume No : **149**, Page No. From **189** to **214** at, office of **Sadar Registration Office Kamrup Metro**

Date:- **06-Nov-2025**(Date of Registration)

Registering Officer



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सत्यमेव जयते

Presentation: 06-11-2025 Date of Biometric Admission: 06-11-2025 Date of Registration: 06-11-2025

INDIA NON JUDICIAL

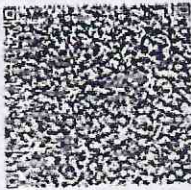
Government of Assam



Doc Reg No: 2025/IGR015/4/3122

e-Stamp

Certificate No.	: IN-AS96374403013857X
Certificate Issued Date	: 06-Nov-2025 11:24 AM
Account Reference	: IMPACC (SH)/ asshimp17/ DGM PANBEGAR/ AS-KM
Unique Doc. Reference	: SUBIN-ASASSHIMP1777436380041348X
Purchased by	: SAGARIKA CHOUDHURY AND OTHERS
Description of Document	: Article 64 Trust
Property Description	: TRUST
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DIPAYAN DAS
Second Party	: SAGARIKA CHOUDHURY AND OTHERS
Stamp Duty Paid By	: SAGARIKA CHOUDHURY AND OTHERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Dipayan Das
 Sagatika Choudhy
 Dipat Kumar
 Shireen Ch. Kalita
 Rajan Chandra Das

Admissible under Act XVI of 1922 (formerly
 Stamped (or exempted from stamp duty)
 under the Indian Stamp Act, 1899 or Act II of
 1890 (Assam Amendment, Act 2024 Schedule
 No. 6) Fees Paid

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 003852870
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Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.assamstamp.com or using e-Stamp Mobile App of Block Registrar.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App should be reported to the Block Registrar.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

GOVERNING BODY OF NABARUN PUBLIC SCHOOL

DEED OF TRUST

THIS DEED OF TRUST is executed at Guwahati on this **24th** day of October, 2025 by Mr. Rajen Chandra Das, S/o Late Bansidhar Das, by faith Hindu, aged about 75 years, resident of House No.13, 5th Bye Lane, Rajgarh Road, Silpukhuri, Guwahati - 781003, Dist - Kamrup Metro, Assam here in after called the "SETTLOR" or the "AUTHOR" of the Trust or "TRUSTEE" or the PARTY OF THE FIRST PART;

AND

1. Mr. Dipayan Das, S/o Rajen Chandra Das, by faith Hindu, aged about 50 years, resident of House No.13, 5th Bye Lane, Rajgarh Road, Silpukhuri, Guwahati - 781003, Dist - Kamrup Metro, Assam here in after called the "TRUSTEE" of the Trust or the PARTY OF THE SECOND PART;
2. Mrs. Sagarika Choudhury, D/o Gagan Choudhury, by faith Hindu, aged about 57 years, resident of House No.32, Ambari Fatasil, Guwahati, 781025, Dist.- Kamrup(Metro), Assam here in after called the "TRUSTEE" of the Trust or the PARTY OF THE THIRD PART;
3. Mr. Dipak Kumar Jain, S/o Ashok Kumar Jain, by faith Jain, aged about 46 years, resident of Bijoynagar, Guwahati, 781122, Kamrup(Rural), Assam here in after called the "TRUSTEE" of the Trust or the PARTY OF THE FOURTH PART;
4. Mr. Dhiren Chandra Kalita, S/o Late Gajen kalita, by faith Hindu aged about 76 years, resident of K.Koch Lane, Pub Sarania, Silpukhuri, Guwahati, 781003, Kamrup(Metro), Assam here in after called the "TRUSTEE" of the Trust or the PARTY OF THE FIFTH PART;

All of them i.e. the parties of FIRST to FIFTH parts are jointly referred to as TRUSTEES or BOARD OF TRUSTEE or TRUST BOARD.

WHEREAS Society for Governing Body of Nabarun Public School was formed on 3.08.2013 and was registered under Societies Registration Act XXI, 1860 vide registration number KAM(R)/264/B/165 of 2013 - 14 dated 03.08.2013(copy enclosed vide annexure-I). The society has been carrying on its activities

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Handwritten signature: Rajen Chandra Das



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WHEREAS the validity of registration had expired on 03.07.2016 and the aforesaid members could not get the society registration renewed despite their best efforts from time to time. Further the membership of the society has also come down to 5 members as against the required minimum of 7 members. Being unable to induct new members and to get the society registration renewed, the aforesaid parties hereto of FIRST to FIFTH part decided to continue the organization by converting it into a trust.

It has been decided that this trust shall be considered as the same continuing entity of the above mentioned society and shall not be a separated body and shall be deemed to have been in existence since 03.08.2013.

WHEREAS the aforesaid authors and trustees of the trust have contributed a total sum of RS. 5000/- towards the corpus fund of the Trust.

NOW THIS DEED OF TRUST WITNESSETH AS FOLLOWS:

1. NAME

The name of the Trust shall be GOVERNING BODY OF NABARUN PUBLIC SCHOOL.

2. REGISTERED OFFICE:

The registered office of the Trust shall be at **Mirza, Kokrajhar, Mirza Town , Guwahati - 781125, Dist. - Kamrup Rural, Assam**. The Trust shall function at any other places also as the Board may decide upon. The Institution of the Trust or any other activities of the Trust can be carried out at such other places as the Board may decide upon from time to time. The area of operation of the trust shall be whole of India.

3. OBJECTS:

The Principal objects of the Trust shall be:

- a. Education, relief of the poor, medical relief and advancement of any other charitable object of general public utility.
- b. To own, run, manage, administer and establish institutions, centres, schools, colleges, universities etc, to impart education & training in the domain of primary, secondary, higher secondary, under-graduate, graduate, post graduate system of study across India by Trust's

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- c. To build, construct, acquire, takeover, maintain, provide, manage and run educational institutions, technical and vocational training cum production centres, and facilities for promotion of studies and research in various fields including sports, science, technology, agriculture, horticulture, sericulture, pisciculture, plantation, forestry, animal husbandry and other fields to build, construct, acquire, takeover, establish and manage laboratories, libraries, reading rooms, hostels and boarding for diffusion of useful knowledge and in keeping with educational, charitable and moral ideals.
- d. To perform works of charity and relief including medical by caring for the sick, poor, needy, downtrodden, old age, spastic and disabled persons, conduct relief operations and medical checkup and other camps, own, run and manage orphanages, homes for destitutes, juveniles, dispensaries, health care units, hospitals and others, to promote community health care, nutrition education whatever and in any manner as may be deemed expedient.
- e. To educate, train and assist financially or otherwise, in education and training of students, teachers, staff, social workers and other in arts, science, commerce, culture, educational, economic, social and other fields, to assist the needy in self employment schemes, to mould people conscious and concerned about social justice, self reliance and co-operation, to foster, promote and provide training in leadership, effective communication, organization, management, public relations and other fields.
- f. To propagate, contribute, improve, assist or aid in the promotion of general welfare and physical, mental, material, moral, spiritual and cultural, advancement of people at large, to purchase, construct, obtain on lease or hire or otherwise acquire and own assets and properties as may be necessary in fulfillment of above objectives or otherwise.
- g. To establish, promote, support, subscribe, give contributions, grants, subscriptions and aid and assist financially or otherwise and develop any voluntary organizations and to undertake projects, schemes and programmes for self-sustenance, social and economic upliftment and welfare of rural and urban poor, physically

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- h. To arrange meetings, seminars, workshops, conferences, lectures, camps and programmes relating to one or more of its objects and to arrange and organize tours, excursions and visits in fulfillment thereof.
- i. To initiate and support legal action on its own behalf or on behalf of the persons, organizations, societies and institutions connected with the Society in any manner, jointly or severally, in any court, whether on authorization by the above or on its own initiative on all matters affecting the interest of the Society or the cause for which it is established.
- j. Eradicating poverty, hunger and malnutrition, promoting health care which includes sanitation and preventive health care, contribution to the Swachh Bharat Kosh set-up by the Central Government for the promotion of sanitation and making available safe drinking water.
- k. Improvement in education which includes special education and employment strengthening vocation skills among children, women, elderly and the differently-abled and livelihood enhancement projects.
- l. Improving gender equality, setting up homes and hostels for women and orphans, setting up old age homes, day care centres and such other facilities for senior citizens and measures for reducing inequalities faced by socially and economically backward groups.
- m. Safeguarding environmental sustainability, ecological balance, protection of flora and fauna, animal welfare, agroforestry, conservation of natural resources and maintaining a quality of soil, air and water which also includes a contribution for rejuvenation of river Ganga.
- n. Protection of national heritage, art and culture including restoration of buildings and sites of historical importance and works of art; setting up public libraries; promotion and development of traditional arts and handicrafts.
- o. Training to stimulate rural sports, nationally recognized sports, Paralympic sports and Olympic sports.
- p. To undertake Rural development projects including infrastructure development for improving the living in Rural India.
- q. To undertake slum area development works.
- r. To undertake disaster management, including relief, rehabilitation and reconstruction activities.

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Handwritten text, possibly a date or reference number.

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s. To undertake projects and activities as permitted under Corporate Social Responsibility in association with various corporate Bodies.

t. To do all such lawful acts, deeds and things as are incidental or conducive to the attainment of the above object or any of them.

3A. The Trust shall do or cause to be done in all deeds and acts in fulfillment of any or all of the objects without any distinction as to caste, creed, religion, community or language with special attention to the poor, marginalized, downtrodden and minority people.

3B. It is hereby declared that all income, earning, moveable or immoveable properties of the Trust shall be solely utilized and applied towards the promotion of its Aims and Objectives only as set forth in this Trust Deed and no portion thereof shall be paid or transferred directly or indirectly by way of dividend, bonus, profits or in any manner whatsoever to the present or transferred directly or indirectly by way of dividend, bonus, profits or in any manner whatsoever to the present or past members or trustees of the Trust, or to any person claiming through any one or more of the present or past members. No Trustee or member of the Trust shall have any personal claim on any moveable or immoveable properties of the Trust or make any profit, whatsoever by virtue of his membership or office.

3C. In order to achieve the principal objects the Trust shall be entitled to do all such things as are incidental or conducive to the attainment of these objects, as the Board of the Trustees may decide.

4. BENEFICIARIES:

- a. The benefits of the Trust shall be open to all irrespective of caste, creed, community, religion and sex etc
- b. The activities of the Trust shall be carried out anywhere in India.

5. TRUSTEES

- a. The number of the Trustees shall not be less than two or more than fifteen. All the Trustees holding office at any time shall be referred collectively as the Board.
- b. The Present Trustees shall be the following persons:
 1. Rajen Chandra Das

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[Faint handwritten signatures]

[Faint handwritten signatures]



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2. Dipayan Kr. Das
3. Sagarika Choudhury
4. Dipak Kumar Jain
5. Dhiren Chandra Kalita

The powers and duties of Trustees shall be determined by the Board from time to time. The power to appoint Trustees and Principal Trustee from time to time shall vest with the Board.

c. The Board of Trustees shall have the power to appoint one or more persons as Trustees. The Trustees mentioned in clause 5.b above shall hold office for their life time or till they resign or cease to be trustees in terms of clause (d) below. In case of vacation of office by any of them their child as the case may be will become Trustee in their place. Such child will also hold office for his/her life time and so on. Other Trustees shall hold office for a period of three years. But they can continue to hold office with the consent of other Trustees till new trustee is appointed in their place by the Board.

d. No persons shall be eligible to be appointed as a Trustee and a Trustee shall cease to hold office if: -

1. He/she is, or become a person of unsound mind.
2. He/she has been, is convicted of an offence involving moral turpitude,
3. He/she has been or is adjudged insolvent,
4. He/she is, or become deaf mute, or is suffering from a bodily infirmity which shall render him unfit for active work,
5. He/she is otherwise disqualified to act as a Trustee according to the provisions in the Indian Trusts Act 1882
6. He/she commits any breach of Trust.

e. The Board shall have the power to remove any Trustee from his position as trustee at any point of time.

6. PROCEEDING OF THE BOARD

a. The Board shall meet as often as necessary to transact the business relating to the Trust provided that they shall meet at least once in every three

Dipayan Kr. Das *Sagarika Choudhury* *Dipak Kumar Jain*
Dhiren Chandra Kalita
Dipayan Kr. Das
Sagarika Choudhury *Dipak Kumar Jain*
Dhiren Chandra Kalita



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b. The Principal Trustee shall preside over Board meeting as Chairman and in his absence any one of the Trustees shall be elected to preside over the meeting.

Half plus one member of the total strength of the Board shall form the quorum for the Board meeting.

c. A minute book with pages serially numbered shall be maintained for recording the resolutions passed at the Board Meetings. The Minute Book shall be written up to date within 10 days from the date of meeting or the date of the next Meeting whichever is earlier. The Minute of each meeting shall be duly authenticated by the Chairman of that Meeting.

d. Every Trustee present at any Meeting shall sign his name in the book kept for that purpose.

e. In all matter pertaining to the Trust, the decision of the majority of the Trustees shall be final. In case of equality of votes, the Chairman there at shall have an additional (casting) vote.

f. The Board shall have the power to delegate any of its powers to any of the Trustees to the extent it considers necessary or expedient.

7. ASSETS & FUND

The Trustees shall maintain Bank Accounts in the name of the Trust or in the name of any of its units and the same shall be operated by the Trustees or by any such persons as the Board may resolve from time to time.

8. DONATIONS AND CONTRIBUTIONS

a. The sum of Rs. 5000/- initially contributed by the SETTLOR of the Trust towards the corpus of the Trust is hereby acknowledged by the Trustees as having been received.

b. The Board shall have the power to accept from India or abroad contribution (including Donation, sponsorship, Fees, Grants and Aid) in money, in kind, in landed & property or in any other mode either by way of addition to the general corpus of the Trust or for being applied on any one or more of the specified objects of the Trust or for general purpose of the Trust.

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- a. Such of the money of the Trust that cannot be applied immediately or at an early date for the purposes of the objects shall be kept invested in such manner and in such mode as the Board may decide subject to the regulations contained in the Income Tax Act, 1961.
- b. The board shall have the power to realize or otherwise dispose of any or all of the investment from time to time in the interest of the Trust. The Board may utilize the proceeds of such realization or disposal for any of the objects of the Trust and or for reinvestment as provided in sub-clause (a) above.
- c. All investments shall be made in the name of the Trust or in the name of any of its units. The Trustee/Trustees authorized by the Board shall execute the necessary documents on behalf of the Trust for the purposes of sub-clauses (a) and (b) above.

10. POWERS OF THE BOARD OF TRUSTEES

- a. For the purposes of the Trust the Board shall have powers:-
 - 1. to acquire land either by purchase or on lease or otherwise,
 - 2. to construct or purchase or acquire by lease or otherwise, building,
 - 3. to repair, renovate, add, to demolish, extend, remodel all or any of the buildings being the property of the Trust,
 - 4. to let out rent or hire any of the landed property for enhancing the financial resources of the Trust.
 - 5. to mortgage or to charge or alienate any of the property as required in the interest of the Trust,
 - 6. to acquire equipment, books ,educational materials and such other infrastructure requirements.
- b. All the properties and assets of the Trust shall be acquired in the name of the Trust or in the name of any of its units. Documents pertaining to the same shall be in the name of the Trust or in the name of any of its units and shall be executed by such Trustee/Trustees on behalf of the Trust, as may be authorized by the Board.

11. BORROWING POWERS

The Board shall have the power to raise loans for the purposes of the Trust and to repay the same from out of the income or funds of the Trust. The Board shall give such security or guarantee as may be required and resolved by the Board and shall also accept the

Indira Devi *Pratik Singh* *Laxmi Devi*

Signature of Trustee *Signature of Trustee* *Signature of Trustee*

Sagarika Choudhary *Rajendra Choudhary*



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12. ACCOUNTS AND AUDIT

Proper books of accounts shall be maintained by the Trust regularly. The books of accounts shall be closed on 31st March every year. A duly qualified Auditor appointed by the Board shall audit the accounts.

13. LIABILITY OF TRUSTEES

- a. A Trustee resigning from his office or otherwise ceasing to be a Trustee shall not, by reason of the fact alone be relieved from his liability to the Trust or to his co-Trustee in respect of his acts of commission or omission or defaults during the period of Trusteeship. No Trustee shall be made liable for the acts or defaults of his predecessors, but where co-Trustees jointly commit a breach of Trust, each shall be jointly and severally liable for the whole of the loss or consequences occasioned by the breach.
- b. The Trustees shall not be liable for any loss that may be caused to the Trust funds, property or assets, unless the Trustees are found guilty of fraud or criminal breach of Trust by a competent court of law. The private liabilities of the Trustees collectively or individually shall not affect the Trust.

14. RULES AND REGULATIONS

- a. The Board is hereby authorized to make rules, regulations and by-laws for the purpose of the management and administration of the Trust and of the activities of the Trust.
- b. The Board of Trustees may by any supplementary instruments, additional rules and bye-laws confer and provide for such powers as may be required for the purpose of the management and proper administration of the Trust.
- c. Under any circumstances, even by a vote of 100% the Trust Board will not have the right to alter or change the clause no 3B relating to distribution of profits and clause no 15 relating to Dissolution. Any amendment in the provisions of this trust deed shall be subject to the provisions contained in the Income Tax Act, 1961.

15. CYPRES/DISSOLUTION

If at any time and for any reason, the objects of the Trust should become impossible of fulfillment or performance, the funds of the

Indira Devi *Pratik* *Harish*

Supriya *Sanjay* *Pratik*

Supriya *Rajesh*



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16. ARBITRATION

In case any difficulty or doubt arises on any question in respect of the management or administration of the Trust or any matters failing hereunder, the Trustees may on behalf of the Board apply to the court for opinion, advice, direction or order and the Trustees acting thereupon shall be deemed so far regards their responsibility to have discharge their duties in respect thereof. All disputes shall, as far as possible be resolved through a process of arbitration.

17. IRREVOCABLE TRUST

It is hereby expressly declared that this Trust is a Public Charitable Trust and that it is Irrevocable.

In witness whereof the SETTLORS and the TRUSTEES hereby set their hands on this day, month and year first above written.

1. SETTLOR & TRUSTEE:

NAME: RAJEN CHANDRA DAS

2. TRUSTEE:

NAME: DIPAYAN KUMAR DAS

3. TRUSTEE:

NAME: SAGARIKA CHOUDHURY

4. TRUSTEE:

NAME: DIPAK KUMAR JAIN

5. TRUSTEE:

NAME: DHIREN CHANDRA KALITA

Indira Das *Rajen Chandra Das* *Dipayan Kumar Das*

Sagarika Choudhury *Dipak Kumar Jain* *Dhiren Chandra Kalita*

Sagarika Choudhury *Rajen Chandra Das*



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1. WITNESS:

NAME: INDRANI SINHA
D/O- LT JN SINHA
ADDRESS- ULUBARI, GUWAHATI

2. WITNESS:

NAME: MITHU SINGHA
S/O- LT KARTIK SINGHA
ADDRESS- MALIGAON, GUWAHATI

Indrani Sinha Mithu Singha Indrani Sinha

Signature of witness *Signature of witness* *Signature of witness*

Signature of witness *Signature of witness*



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Document Registration Summary 1

Date :-06-11-2025

Office/2025/IGR015/17597

- Market Value: ₹0/-
- Consideration Amount: ₹0 /-
- Paid Total Fees: ₹100 /-

Receipt : 273485

Receipt Date : 06-11-2025

Presenter Name: RAJEN CHANDRA
DAS

On Date 06-11-2025 Presented at Sadar
Registration Office Kamrup Metro

Stamp Duty ₹10
0

Registration ₹10
0

Total ₹20
0

Admissible under Act XVI of 1908. Correctly stamped (or exempted from stamp duty) under The Indian Stamp Act 1899 (Act II of 1899) Schedule I Article Trust - (Without Prejudice) under The

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment amount
						Digitally Signed	

Registration Fee	100	100	0	Bank Challan		Doc Reg No: 2025/IGR015/4/3122 • Certificate Number : AS005020376202526P	100
Stamp Duty	100	100	0	E-STAMP	SAGARIKA CHOUDHURY AND OTHERS	• Certificate Number : IN-AS96374403013857X • Upload E-stamp Certificate :	100
Sub Total	200	200	0				

Article : Trust - (Without Property)

Presented for Registration at 11:41:04 on 06-11-2025 at Sadar Registration Office Kamrup Metro by RAJEN CHANDRA DAS S/o or D/o of LATE BANSIDHAR DAS of House No.13, 5th Bye Lane, Rajgarh Road, Silpukhuri, Guwahati - 781003, Kamrup Metro, Assam

And Execution is admitted by

DIPAK KUMAR JAIN, DHIREN CHANDRA KALITA, DIPAYAN DAS, SAGARIKA CHOUDHURY, RAJEN CHANDRA DAS,

who is/are identified by

INDRANI SINHA s/d/w of LATE JN SINHA of ULUBARI, GUWAHATI



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Document Registration Summary 2

Print Date :- 06-Nov-2025

Document Reg. No.:2025/IGR015/4/3122

Article : Trust - (Without Property)

Sr.NO	Party type	Party Full Name	Signature	Party Photo	Thumb	Index	Middle	Ring	Little
1	Trustor/Settlor (Presenter)	RAJEN CHANDRA DAS							
2	Trustee	DIPAK KUMAR JAIN							
3	Trustee	DHIREN CHANDRA KALITA							
4	Trustee	DIPAYAN DAS							
5	Trustee	SAGARIKA CHOUDHURY							

Execution is admitted by the parties
Stamp No. 3 at On Dated 06-Nov-2025 11:58:51 am

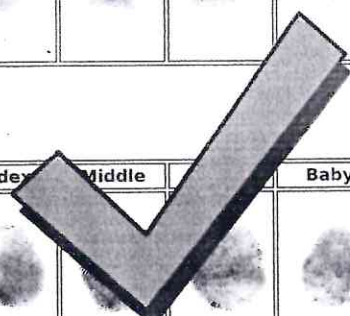
After due inquiry identified by :

Identifier

Sr.NO	Identifier Name	Signature	Photo	Thumb	Index	Middle	Ring	Baby
1	INDRANI SINHA							

Witness

Sr. No.	Witness Name	Signature	Photo	Thumb	Index	Middle	Baby
1	MITHU SINGHA						



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Sr. No.	Witness Name	Signature	Photo	Thumb	Index	Middle	Ring	Baby
2	INDRANI SINHA							

Doc Reg No: 2025/IGR015/4/3122

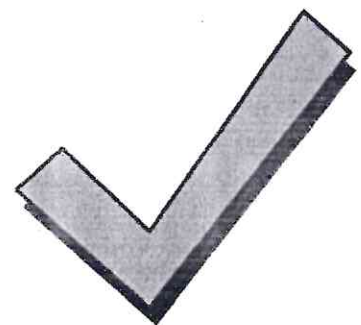
Stamp No. 4 at 06-Nov-2025 11:59:49 am

Stamp No. 5 at 06-Nov-2025 04:00:54 pm in register book no.:- 4

Sadar Registration Office Kamrup Metro

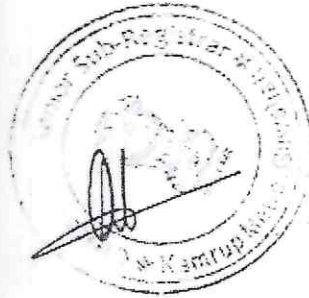
Know Yours Rights as Registrant

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



Digitally Signed

Kepayan Des



R. Jem Chandra Des

Kepayan Des

Sagarika Choudhry

Apot Kumari

Shirish Ch. Kalkar

Identified by
Sudhakar Singh
Advocate



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Digitally signed by DIBAKAR DEB
Reason: Document Signed for NGDRS
Date:06-11-2025 16:01:49 PM

1315

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असम ASSAM

092214

Admissible under Act XVI of 1908 correctly stamped (or exempted from stamp duty) under the Indian Stamp Act, 1899 (Act II of 1899) (Assam Amendment) Act 2004 Schedule.....1.....No. 35

Fees Paid

A = 375
M = 50
CH = 30

Choudhury
1.10.2011.
Sub-Registrar, (Sadar)
Kamrup, Guwahati

DEED OF LEASE

THIS DEED OF LEASE is made at Amingaon, Guwahati, on this th day of AUGUST, 2011.

- BETWEEN -

SRI PHANINDRA NATH, son of Late Rajdhar Nath, aged about- ___ years, by religion- Hindu, resident of village- Dahali, P.S. Palasbari, in the district of Kamrup (R), Assam (hereinafter referred to as ' LESSOR/FIRST PARTY ' on the ONE PART.

- AND -

" NABAROON PUBLIC SCHOOL", Kokjhar, Mirza, represented by one of its Directors, SRI RAJEN CHANDRA DAS, resident of Village and P.O. Mirza, P.S. Palasbari, in the district of Kamrup (R), Assam (hereinafter called to as ' LESSEE/SECOND PARTY ') on the OTHER PART.

Contd....2

Phanindra Nath
Rajen Chandra



असम ASSAM

092215

-2-

The expressions LESSOR/FIRST PARTY and LESSEE /SECOND PARTY appearing here in above shall mean and include their respective successors, in interest, administrators, executors, liquidators, heirs, legal representatives and assigns.

WHEREAS the LESSOR /FIRST PARTY is the owner of a plot of Land measuring 1 Bigha 12 Lechas, covered by Dag No. 842 of K.P. Patta No. 383 situated at village Dahali, Mouza - Rampur, in the district of Kamrup, Assam more specifically described in the schedule below and LESSOR /1ST PARTY is entitled to lease out a portion of the said plots of land as specifically described in the schedule below in favour of the LESSEE /SECOND PARTY.

AND WHEREAS the LESSOR/FIRST PARTY based on the aforesaid representation made by the LESSEE/SECOND PARTY, has agreed to take on lease the said plots of the land and the LESSOR/FIRST PARTY also based on the aforesaid representation by the LESSEE/SECOND PARTY, has agreed to lease out the said plots of the land on the terms and conditions herein below contained.

WHEREAS the LESSEE/SECOND PARTY named above desire/desires of obtaining an area of 1 Bigha 12 Lechas, in long term lease basis for their proposed extension of "NABAROON PUBLIC SCHOOL", Kokjhar, Mirza Campus.

Contd.....3

same and the amount shall be adjusted against the yearly rent.

Phanindra Nath
K. Jacharya

NOW THIS DEED OF LEASE AS MUTUALLY AGREED BY AND BETWEEN THE PARTIES WITNESSETH AS FOLLOWS:

1. In consideration of a yearly rent of Rs. 5,000/- (Rupees Five Thousand) only and the LESSEE/SECOND PARTY covenants hereinafter mentioned and contained, the LESSOR hereby demise and lease unto the LESSEE and the LESSEE hereby takes on rent the plot of land described in the schedule herein for a period of 30 years with effect from 01.07.2011.
2. Immediately on the execution of these present or as soon thereafter as possible, the LESSEE shall commence and complete with all possible expedition, construction of the school building and/or other structure on the land hereby demised according to and in conformity with the plans and programs as may be approved by the authority/authorities concerned so that the such building or structure are completed for the purpose within a short time from the date thereof. It is hereby declared that all assets of the said building or structure shall at all times remain the property of the LESSEE during the term of the Tenancy hereby created. During the continuance and/or renewal of tenancy hereby created, the LESSOR cannot take possession of the land till the expiry of the lease period.
3. That the rent of the said land would start from the date of commencing of the tenancy hereby created.
4. That after a period of 30 years, the Lease shall be renewed for another further period at the option of the LESSEE with a condition that rate of tenant may be revised by mutual agreement between the LESSOR and LESSEE.
5. That the LESSEE shall have the right to assign the lease hold right hereby conveyed over the demised premises in favour of any bank/financial institution/institution for raising necessary financial assistance and in order to enable the LESSEE to create such assignment, the LESSOR shall furnish necessary undertakings/no objection certificate in favour of the commercial bank/financial institution/institution as may considered expedient.
6. That the LESSEE shall have the right to take electricity connection from the concerned authority directly and the LESSOR shall not raise any objection in this regard.
7. That the LESSEE shall be liable to pay the charges of electricity consumed by it.
8. That the LESSOR shall be liable to pay the land revenue and other local taxes if any or any other tax related only with the said land may be levied by the authority. If the LESSOR fails to pay the abovementioned taxes and revenues in time to the concerned authority, then the LESSEE shall pay the same and the amount shall be adjusted against the yearly rent.

Phanindra Nath
Rajendra

9. That the one year rent amounting to Rupees 5,000/- (Rupees Five Thousand) only is payable hereunder as advance by the LESSEE to the LESSOR on the day of execution of this lease agreement.
10. That if the LESSEE is made defaulter of half yearly rent for a period of one year or more, then the LESSOR shall inform the LESSEE through an advocate notice before going to Court and if the LESSEE fails to give the appropriate reply of the advocate notice, then the LESSOR shall have the right to seek the justice before the appropriate court of law.
11. That the LESSEE shall allow the LESSOR or his duly authorised appointed representative to enter into the said premises as the LESSOR desire to enter in the said property for any kind of query, inspection and information.
12. That the LESSOR shall extend all necessary help to the LESSEE to develop the said plot of land to start school building and/or other structure by the LESSEE.
13. That the LESSEE can start only Academic Classes over the said land and the LESSOR shall not raise any objection regarding the nature of the Academic Classes as per curriculum of the school.
14. That the LESSEE shall have to obtain necessary permission from the concerned authority or the Govt. to start the Academic courses and/or classes as per curriculum.
15. That the LESSEE may start the academic classes over the said plot of land in the name of " NABAROON PUBLIC SCHOOL", Kokjhar, Mirza, if the LESSEE can obtain the permission considering the terms and conditions of the proposed academic curriculum the LESSEE can start the proposed academic classes in the name of the said School in whose name the permit was granted by the concerned authority. And the LESSEE can not sub-let the aforesaid plot of land in the name of other person by entering an agreement with the concerned person.
16. That the LESSEE shall have the right to issue no objection certificate to any other person in whose name the permit was granted and in this matter, the LESSOR shall not raise any objection.
17. That if the LESSEE start the academic curriculum in the name of the said school or issue no objection certificate to conduct the academic classes over the said plot in such case the LESSOR shall not be responsible for any kind of legal disputes regarding the said academic affairs.
18. That in case of any dispute differences or question whatever arising between the parties hereto then such matter shall be referred to arbitration pursuant to the provisions of the Arbitration and Conciliation Act, 1996. If the LESSEE avails any loan from any Bank/Financial Institution/Institutions the matter should be referred first to such Bank/Financial Institution/Institutions and attempts should be made first for amicable settlement of the disputes.

P. Kaniadra Nayak
Rajasthan

SCHEDULE

A plot of Land measuring 1 Bighas 12 Lechas, covered by Dag No. 842 of K.P. Patta No: 383 situated at village Dahali, Mouza - Rampur, in the district of Kamrup, Assam which is bounded by :-

North : Land of Gopal Goswami.
South : Land of Akan Nath.
East : Land of Debeswae Goswami.
West : Land of Satish Goswami.

IN WITNESS WHEREOF the parties of the LESSOR/FIRST PARTY and the LESSEE/SECOND PARTY have signed and set their hands at Amingaon, on the day, month and year first above written.

WITNESS:

1. *Gopal Kumargari*
Advocate ✓ *Phaniadra Nath* ✓
SIGNATURE OF THE LESSOR (FIRST PARTY)

2. *Namita Devi*
Advocate, Guwahati. ✓ *Rijendra* ✓
SIGNATURE OF THE LESSEE (SECOND PARTY)

Prepared & Drafted by:
Dipak Kumar Jain
Advocate, Guwahati
☎ : 94350-40173 (M)
e-mail : dkjainadv@yahoo.com
jaindkr@gmail.com ✓



PhotoGraph and Finger Impression of Person involved in the Deed

Document Type: LEASE

Registration Office: Kamrup(Sadar)

Document Sub Type: Greater 20, Less 30 Years

Serial No.: 1315/2011

Date of Impression: 2011-10-01

Book & Deed No.: Book-1/857/2011

1314

856

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

असम ASSAM

134698

Admissible under Act XVI of 1908 correctly
stamped (or exempted from stamp duty)
under the Indian Stamp Act, 1899 (Act II of
1899) (Assam Amendment) Act 2004

Schedule.....No.....35

Fees Paid

A = 900
MO = 50
CH = 30

980/-

Choudhury
1.10.2011.
Sub-Registrar, (Sadar)
Kamrup, Guwahati

DEED OF LEASE

THIS DEED OF LEASE is made at Amingaon, Guwahati, on this 2th day of
JULY, 2011.

- BETWEEN -

SRI DEBESWAR GOSWAMI, son of Late Bangshi Goaswmi, aged about-
89 years, by religion- Hindu, resident of village- Boko (Belpara) P.S., Boko, in the
district of Kamrup (R), Assam (hereinafter referred to as ' LESSOR/FIRST
PARTY ' on the ONE PART.

- AND -

" NABAROON PUBLIC SCHOOL", Kokjhar, Mirza, represented by one
of its Directors, **SRI RAJEN CHANDRA DAS**, resident of Village and P.O. Mirza,
P.S. Palasbari, in the district of Kamrup (R), Assam (hereinafter called to as '
LESSEE/SECOND PARTY') on the OTHER PART.

Contd....2

Debeswar Goswami
Rajendra Das



असम ASSAM

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-2-

The expressions LESSOR/FIRST PARTY and LESSEE /SECOND PARTY appearing here in above shall mean and include their respective successors, in interest, administrators, executors, liquidators, heirs, legal representatives and assigns.

WHEREAS the LESSOR /FIRST PARTY is the owner of two plots of Land measuring 3 Bighas 4 Kathas 11 Lechas, in total, comprising in (i) a plot of land measuring 2 Bighas 16 Lechas covered by Dag No. 851/1706 of K.P. Patta No. 16 and (ii) a plot of land measuring 1Bigha 3 Kathas 15 Lechas covered by Dag No. 845 of K.P. Patta No. 277 situated at village Dahali, Mouza - Rampur, in the district of Kamrup, Assam more specifically described in the schedule below and LESSOR /1ST PARTY is entitled to lease out a portion of the said plots of land as specifically described in the schedule below in favour of the LESSEE /SECOND PARTY.

AND WHEREAS the LESSOR/FIRST PARTY based on the aforesaid representation made by the LESSEE/SECOND PARTY, has agreed to take on lease the said plots of the land and the LESSOR/FIRST PARTY also based on the aforesaid representation by the LESSEE/SECOND PARTY, has agreed to lease out the said plots of the land on the terms and conditions herein below contained.

WHEREAS the LESSEE/SECOND PARTY named above desire/ desires of obtaining an area of 3 Bighas 4 Kathas 11 Lechas, in total, in long term lease basis for their proposed extension of "NABAROON PUBLIC SCHOOL", Kokjhar, Mirza Campus.

Contd.....3

Debeswar Goswami
Rajesh Das



असम ASSAM

134700

-3-

NOW THIS DEED OF LEASE AS MUTUALLY AGREED BY AND BETWEEN THE PARTIES WITNESSETH AS FOLLOWS:

1. In consideration of a yearly rent of **Rs. 10,000/- (Rupees Ten Thousand) only** and the LESSEE/SECOND PARTY covenants hereinafter mentioned and contained, the LESSOR hereby demise and lease unto the LESSEE and the LESSEE hereby takes on rent the plot of land described in the schedule herein for a period of 30 years with effect from 01.07.2011.
2. Immediately on the execution of these present or as soon thereafter as possible, the LESSEE shall commence and complete with all possible expedition, construction of the school building and/or other structure on the land hereby demised according to and in conformity with the plans and programs as may be approved by the authority/authorities concerned so that the such building or structure are completed for the purpose within a short time from the date thereof. It is hereby declared that all assets of the said building or structure shall at all times remain the property of the LESSEE during the term of the Tenancy hereby created. During the continuance and/or renewal of tenancy hereby created, the LESSOR cannot take possession of the land till the expiry of the lease period.

Contd....4

Debasmita Choudhary
Rajendra



असम ASSAM

B 448268

-4-

3. That the rent of the said land would start from the date of commencing of the tenancy hereby created.
4. That after a period of 30 years, the Lease shall be renewed for another further period at the option of the LESSEE with a condition that rate of tenant may be revised by mutual agreement between the LESSOR and LESSEE.
5. That the LESSEE shall have the right to assign the lease hold right hereby conveyed over the demised premises in favour of any bank/financial institution/institution for raising necessary financial assistance and in order to enable the LESSEE to create such assignment, the LESSOR shall furnish necessary undertakings/no objection certificate in favour of the commercial bank/financial institution/institution as may considered expedient.
6. That the LESSEE shall have the right to take electricity connection from the concerned authority directly and the LESSOR shall not raise any objection in this regard.
7. That the LESSEE shall be liable to pay the charges of electricity consumed by it.

Contd.....5

Dharam Das
Rajesh



असम ASSAM

B 448269

-5-

8. That the LESSOR shall be liable to pay the land revenue and other local taxes if any or any other tax related only with the said land may be levied by the authority. If the LESSOR fails to pay the abovementioned taxes and revenues in time to the concerned authority, then the LESSEE shall pay the same and the amount shall be adjusted against the yearly rent.
9. That the one year rent amounting to Rupees 10,000/- (Rupees Ten Thousand) only is payable hereunder as advance by the LESSEE to the LESSOR on the day of execution of this lease agreement.
10. That if the LESSEE is made defaulter of half yearly rent for a period of one year or more, then the LESSOR shall inform the LESSEE through an advocate notice before going to Court and if the LESSEE fails to give the appropriate reply of the advocate notice, then the LESSOR shall have the right to seek the justice before the appropriate court of law.
11. That the LESSEE shall allow the LESSOR or his duly authorised appointed representative to enter into the said premises as the LESSOR desire to enter in the said property for any kind of query, inspection and information.
12. That the LESSOR shall extend all necessary help to the LESSEE to develop the said plot of land to start school building and/or other structure by the LESSEE.

Contd.....6

Debeswar Gowan
Rajesh



असम ASSAM

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-6-

13. That the LESSEE can start only Academic Classes over the said land and the LESSOR shall not raise any objection regarding the nature of the Academic Classes as per curriculum of the school.
14. That the LESSEE shall have to obtain necessary permission from the concerned authority or the Govt. to start the Academic courses and/or classes as per curriculum.
15. That the LESSEE may start the academic classes over the said plot of land in the name of " NABAROON PUBLIC SCHOOL", Kokjhar, Mirza, if the LESSEE can obtain the permission considering the terms and conditions of the proposed academic curriculum the LESSEE can start the proposed academic classes in the name of the said School in whose name the permit was granted by the concerned authority. And the LESSEE can not sub-let the aforesaid plot of land in the name of other person by entering an agreement with the concerned person.
16. That the LESSEE shall have the right to issue no objection certificate to any other person in whose name the permit was granted and in this matter, the LESSOR shall not raise any objection.
17. That if the LESSEE start the academic curriculum in the name of the said school or issue no objection certificate to conduct the academic classes over the said plot in such case the LESSOR shall not be responsible for any kind of legal disputes regarding the said academic affairs.

*Dubasoo Assam
Rujenkes*

Contd.....7

18. That in case of any dispute differences or question whatever arising between the parties hereto then such matter shall be referred to arbitration pursuant to the provisions of the Arbitration and Conciliation Act, 1996. If the LESSEE avails any loan from any Bank/Financial Institution/Institutions the matter should be referred first to such Bank/Financial Institution/Institutions and attempts should be made first for amicable settlement of the disputes.

SCHEDULE

Two plots of Land measuring 3 Bighas 4 Kathas 11 Lechas, in total, comprising in (i) a plot of land measuring 2 Bighas 16 Lechas covered by Dag No. 851/1706 of K.P. Patta No. 16 and (ii) a plot of land measuring 1Bigha 3 Kathas 15 Lechas covered by Dag No. 845 of K.P. Patta No. 277 situated at village Dahali, Mouza - Rampur, in the district of Kamrup, Assam which is bounded by :-

SCHEDULE OF DAG NO. 851/1706

North : Land of Jogen Nath.
South : Land of Suren Goswami and Gopal Goswami.
East : Land of Phanindra Nath.
West : Land of same Dag.

SCHEDULE OF DAG NO. 845

North : Land of Tarun Goswami.
South : Land of Dag No. 851
East : Land of Suren Goswami.
West : Land of Debeswar Goswami.

IN WITNESS WHEREOF the parties of the LESSOR/FIRST PARTY and the LESSEE/SECOND PARTY have signed and set their hands at Amingaon, on the day, month and year first above written.

WITNESS:

1. Sri Dheeran
Kakita

S/o Sri Rajen Kalita
Pob Sarania, Guwahati. 3

2. Dipak Kumar Jain
Advocate

Dibeswar Goswami

SIGNATURE OF THE LESSOR (FIRST PARTY)

Dipak Kumar Jain

SIGNATURE OF THE LESSEE (SECOND PARTY)

Prepared & Drafted by:
Dipak Kumar Jain
Advocate, Guwahati
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jaindkr@gmail.com



PhotoGraph and Finger Impression of Person involved in the Deed

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