

Rs. 1000/- N.J. Stamp

Sub LEASE DEED

For 97 years
Yearly Lease Fees
Rs. 30,000/-

FIRST PARTY (SUB LEASE ACCEPTOR)

On behalf of
'Vidyasagar Primary Teachers' Training Institute
situated at Village- Dhamait under Police
Station Panskura in the District of Purba
Medinipur, present President Sri Sukumar
Chakrabarty, son of Late Sirbhusan
Chakrabarty of 84 Kesab sen street, Kolkata-
700 009.

Lecturer of the Institution, Rudhadob Maity
s/o Subal Chandra Maity, Village- Uttar Kuchaipur,
P.O.- Kalukhanra, P.S.- Pingla, District-
Paschim Medinipur.

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Present Secretary. Sri Biswanath Bera,
s/o Late Haripada Bera, Village- Dhamait,
P.O.- Amdan, P.S.- Panskura, District- Purba
Medinipur.

All are by faith Hindu, Occupation -
Teacher.

SECOND PARTY (SUB LEASE GRANTOR)

On behalf of
'Sahid Matangini Social Welfare Trust'
situated at Village- Dhamait under Police
Station Panskura, District- Purba Medinipur
Present President Sukumar Chakrabarty, s/o Late
Sirbhusan Chakrabarty of 84 Keshab sen street
, Kolkata- 700 009.

FIRST PARTY on behalf of Vidyasagar
Primary Teachers' Training Institute
Sukumar Chakrabarty, Rudhadob Maity
Biswanath Bera.

SECOND PARTY on behalf of Sahid
Matangini Social Welfare Trust
Sukumar Chakrabarty, Biswanath Bera.

THIRD PARTY
1) Sudarsan Bera
2) Sri Madhusudan Bera
3) Sri Swapan Kumar Bera
4) Sri Pabidrarath Bera

Present Secretary, Sri Biswanath Bera, S/o Late
Haripada Bera of Village- Dhamait, P.O.- Amdan,
P.S.- Panskura, District- Purba Medinipur
All are by faith Hindu, Occupation- Teacher.

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THIRD PARTY (CONFIRMING PARTY)

- 1) Sri Sudarswan Chandra Bera
 - 2) Sri Madhusudan Bera
 - 3) Sri Swapan Kumar Bera
 - 4), 2, 3 sons of Late Haripada Bera
 - 4) Sri Rabindranath Bera, S/o Biswanath Bera
- All are by faith Hindu, occupation- Cultivation,
Village- Dhamait, P.O.-Amdan, P.S.- Panskura,
Dist.- Purba Medinipur

SUB LEASE DEED

District - Purba Medinipur, P.S. & A.D.S.R.
office Panskura jurisdiction, Pargana -Kashijora,
J.L.No. 159 Mouza- Dhamait

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Collector on behalf of Government of West Bengal
under Old-79 and new 185 Khatian
In Plot No. 176 Kala 21 dimals
In Plot No. 177 Danga 07 desimals
In Plot No. 178 Kala 08 desmils
In Plot No. 179 Kala 34 desmils
In Plot No. 184 Kala 28 desmils (North) cut of 57 dimals.
In Plot No. 169 Doba 22 desmils lands alongwith
other lands belonged to Late Haripada Bera,

NRB

FIRST PARTY on behalf of Vidyasagar
Primary Teachers' Training Institute
Sukumar Chakrabarty, Budgehede Maity
Biswanath Bera

SECOND PARTY on behalf of
Sahid Matangini Social Welfare
Trust
Sukumar Chakrabarty,
Biswanath Bera

THIRD PARTY

- 1) Sri Sudarswan Bera
- 2) Sri Madhusudan Bera
- 3) Sri Swapan Kumar Bera
- 4) Sri Rabindranath Bera

Predecessor in interest of our third party, when he had title and was in possession he gifted away through Registered Deeds of Gift on 21-03-1988 being Nos. 1709,1710,1711 in favour of us and due to such gift.

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And by inheritance some portion of the said lands we acquired title and possession and we granted 99 years lease through a Registered ~~xxx~~ Lease Deed being No.260 dated 12-1-2004 of A.D.S.R. Panskura executed on 8th January, 2004 corresponding to 23rd Poush of 1410 B.S. in favour of the SECOND PARTY of this deed i.e. 'sahid Matangini Social Welfare Trust' and accordingly we the SECOND PARTY of this deed i.e. 'sahid Matangini Social Welfare Trust' acquired 99 years lease. In the said deed it has been described that the SECOND PARTY of this deed will be entitled to grant sub-Lease in favour of any educational institution, Health Centre, and the house for Aged persons and accordingly the SECOND PARTY has acquired power to grant sub-lease.

Now the FIRST PARTY 'vidyasagar Primary Teachers' Training Institute' for its own use wants 1.20 acres of lands described in the schedule hereunder for a sub-Lease for 97 years before the SECOND PARTY and as such second party and Third Party have agreed to accept such proposal and all the parties have executed this deed of sub-lease on the following terms and conditions.

FIRST PARTY on behalf of Vidyasagar Primary Teachers' Training Institute
sukumar Chakrabarty, Puddhadev Maity
Biswarath Bera.

SECOND PARTY on behalf of Sahid Matangini Social Welfare Trust
sukumar Chakrabarty, Biswanath Bera

THIRD PARTY
1) Sri Sudarshan Bera
2) Sri Madhusudan Pera
3) Sri Swapan Kumar Bera
4) Sri Rabinathan Bera

THE TERMS AND CONDITIONS ARE AS FOLLOWS

- (1) 'Vidyasagar Primary Teachers' Training Institute' hereby accepts the sub-Lease in respect of the Lands mentioned in the schedule Below.
- (2) The sub-Lease will remain in force from to day to 14th July of 2002.
- (3) First Party will give Rs. 30,000/- (Thirty thousand) to the second Party as yearly sub-Lease fees for the purpose of use and occupation / possession of the said 1.20 acres of land.
- (4) This sub-Lease will remain in force only for a period of 97 (Ninety seven) years and thereafter it will be treated as cancelled.
- (5) The right and interest of this sub-Lease will remain only in favour of the First Party, sub-Lease accotor (First Party) for its own necessity will construct the building and in such circumstances second & third party or their members or heirs will not raise any objection or obstruction in any manner whatsoever during the continuation ^{of} the period of this sub-Lease.
- (6) The First Party within the stipulated time i.e. at the end of the each year will give the sub-Lease Fee amounting Rs.30,000/- to the second Party. After receiving the sub-Lease Fee second Party will give proper receipt to the First Party effecting the Revenue stamp.

FIRST PARTY On behalf of Vidyasagar Primary Teachers' Training Institute
Sukumar Chakrabarty, Buddhadeb Maity,
Biswanath Bera

SECOND PARTY On behalf of Sanid Matangiri Social Welfare Trust
Sukumar Chakrabarty, Biswanath Bera

PARTY
Sudharshan Bera,
Madhusudan Bera
Swapan Kumar Bera
Lalindranath Bera

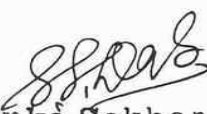
[Handwritten Signature]
Seal

- (7) Yearly Sub-Lease fee is required to collect in terms of English Calender month. In Default of payment of the sub-Lease fees this deed of sub-Lease will be treated as cancelled.
- (8) We the parties as well as the successors in interest ~~xx~~ are ~~bound~~ by the terms and conditions of this sub-lease deed.
- (9) we the second and Third Party will not in any way encroach upon the lards under this sub-lease in any manner whatsoever during the tenure of this sub-Lease.
- (10) The third party of this sub-Lease Deed will be the member of 'Vidyasagar Primary Teachers Training Institute'.
- (11) It is hereby declare that in case during the continuation of this deed ~~in case~~ this Institution ceased its work, this Lease and sub-Lease will be treated as cancelled and without any notice the possession of the lards of this sub-Lease deed will be vested in favour of the Third Party.
- (12) This deed relating to its lands will remain in force solong 'Vidyasagar Primary Teachers Training Institute' will get the Government recognition.

FIRST PARTY on behalf of V
Primary Teachers' Training
Institute
Sukumar Chakrabarty
Buddhadet Maity, Biswanath

SECOND PARTY On behalf of Sahid
Matangini Social Welfare Trust
Sukumar Chakrabarty,
Biswanath Bera

THIRD PARTY
1) Sri Sudarchan Bera
2) Sri Madhusudan Bera
3) Sri Sri Swapan Kumar Bera
4) Sri Rabindranath Bera


Basanta Sekhar Das

IN WITNESS whereof &xxxx after reading and writing and knowing fully the meaning of the contents without any influence of others own accord, willingly and in good health we the THREE PARTIES execute this DEED OF SUB-LEASE.

1412 B.S. 27th Asharad
2005, 12th July.

FIRST PARTY on behalf of vic
Primary Teachers' Training
Institute
Sukumar Chakrabarty, Biswanath Bera

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DESCRIPTION OF THE LANDS UNDER SUB-LEASE :

District - Purba Medinipur, Police station and Additional District Sub Registry office Panskura Jurisdiction, J.L.No.-159,Dhamait Mouza, Old No.79 and New 185 Khatian.

- (1) 177 one hundred and seventy seven plot, Danga
Total 7 seven Dismals.
- (2) 176 One hundre and seventy six plot, Kala
Total 21 twenty dismals.
- (3) 178 One hundred and seventy eight plot-Kala
Total 08 ~~&xxxx~~ Eight Dismals.
- (4) 179 One hundrdd and seventy Nine plot, Kala
Total 34 thirty Four dismals.
- (5) 184 One hundred and eighty Four Plot Kala
Total 28 Twenty eight Dismals in Northern side
out of 57 dismals.
- (6) 169 One hundred and sixty Nine Plot, Doga
Total 22 twenty two dismals.

Grand Total 1 Acre 20 dismals
Period of sub-Lease 97 years
Yearly Fees - 30,000/-

SECOND PARTY on behalf of Sahid
Matangginging Social Welfare Trust
Sukumar Chakrabarty, Biswanath Bera

THIRD PARTY
1) Sri Sudarshan Bera
2) Sri Madhusudan Bera
3) Sri Swapan Kumar Bera
4) Sri Rabindranath Bera



WRITER & WITNESS

sri Chittaranjan senapati
Vill.- Gajna
obtained Licence No.1119 from
Parskura A.D.S.R. Office

WITNESS

- 1) Sri Srikanta Manna
Haur
- 2) Sri Rampada Maity
Dhamait
- 3) Sri Pratap Chandra Maity
Maliara

There are four witnesses in this Deed alongwith the
Deed Writer.

This Deed ended with 9 pages and for photographs
and T.I. there are another 2 pages enclosed and
in 5th Page word 'First' has been penthrough.

Signature of the 1ST PARTY

On behalf of Vidyasagar Primary Teacher' Training
Institute.

Sukumar Chakranarty, Buddhadeb Maity, Biswanath Bera


SIGNATURE OF THE 2ND PARTY

On behalf of 'Sahid Matangini Social Welfare Trust'

Sukumar Chakrabarty

SIGNATURE OF THE 3RD PARTY

- 1) Sudarshan Bera, 2) Sri Madhusudan Bera,
- 3) Sri Swapan Kumar Bera 4) Sri Rabinranath Bera


Sasanka Sekhar Das
Advocate

FIRST PARTY On behalf of Vidya
Primary Teachers' Training Inst
Sukumar Chakrabarty, Buddhadeb
Biswanath Bera

SECOND PARTY On behalf of Sahid
Matangini Social Welfare Trust
Sukumar Chakrabarty
Biswanath Bera

THIRD PARTY
1) Sri Sudarshan Bera
2) Sri Madhusudan Bera
3) Sri Swapan Kumar Bera
4) Sri Rabinranath Bera



सुखुमार चक्रवर्ती
Sujumar Chakravarti



बिभनानन्द चक्रवर्ती
Suj. Biswanath B.



बुद्धदेव माथे
Suj. Buddhadeb Maity.



सुखुमार चक्रवर्ती
Suj. Sujumar Chakravarti



बिभनानन्द चक्रवर्ती



শ্রী সুবরেন চব্বা,
Sof. Subarwan Bera



শ্রী মদুসুদন বেরা
Sof Madhusudan Bera



শ্রী স্বপন কুমার বেরা
Sof Swapan Kumar Bera



শ্রী রবিনারথ বেরা
Sof. Rabinarath Bera.



SSKS
Sasanka Sekhar Das
Advocate
High Court, Calcutta
1089 / 1974