



सत्यमेव जयते

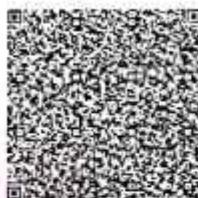
## INDIA NON JUDICIAL

### Government of Tripura

e-Stamp

Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

: IN-TR33802229011743X  
: 10-Apr-2025 12:07 PM  
: NONACC (SV) /tr12000504/ AGARTALA/ TR-WTR  
: SUBIN-TRTR1200050465347019983303X  
: SANDHYA DEBNATH  
: Article IA-5(2) Agreement including a higher Agreement  
: NA  
: 0  
(Zero)  
: SANDHYA DEBNATH  
: HIMALAYAN UNIVERSAL EDUCATION FOUNDATION  
: SANDHYA DEBNATH  
: 200  
(Two Hundred only)



Please write or type below this line

Sl. No. 15 / April / 25 Date 10 APR 2025

21/25

PK 11/25

For Himalayan Universal Education Foundation  
Authorised Signatory

21/04/25  
SUDIP KUMAR TARAN  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No. 35 of 2017



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#### Statutory Alert:

- The authenticity of this stamp certificate should be verified at [www.eStampTripura.com](http://www.eStampTripura.com) or using e-Stamp Mobile App of State Govt.
- Any discrepancy in the details on this certificate and as available on the website / Mobile App renders it invalid.
- In case of any discrepancy please inform the Government Authority.





### LEASE DEED

THIS DEED OF LEASE is made on this the ~~10~~ day of ~~April~~ 2025 at Agartala.

#### LEASE DEED

P.S. – Amtali  
Mouja – Badharghat,  
Basement, Ground  
Floor passage area,  
First Floor, Second  
Floor and Third Floor  
& Fourth Floor area  
of **17600 Sq. Ft.**, Two  
month advance rent  
Lease Rent Rs.2,64,000/-  
Lease Period 11 Months  
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#### BETWEEN

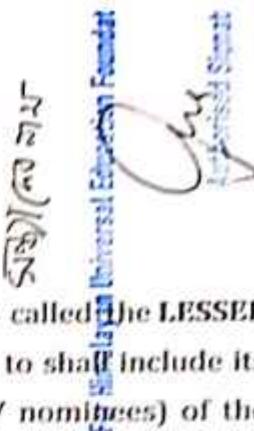
**MRS SANDHYA DEBNATH**  
(Aadhaar No. 2891 4113 4123),  
W/o Shri Satya Ranjan Debnath,  
R/o Dharmanagar Municipal  
Council, Kadamtala Road,  
Netjaipura, Dharmanagar, North  
Tripura (hereinafter called the  
**LESSOR** which terms and  
expressions unless expressly  
excluded by or repugnant to subject  
or context shall always mean and,  
include her successors, legal  
representatives, assigns, executors

and administrators) of the **FIRST PART**.

#### AND

**HIMALAYAN UNIVERSAL EDUCATION FOUNDATION** [CIN NO U80210DL2018  
NPL335267, PAN Card No AAECH5725], a Non-Government Company incorporated under  
the Companies Act, 2013 having its registered officer at S-191/C, 2<sup>nd</sup> Floor, Manak  
Complex, School Block, Shakarpur, Delhi -110092, through  
Sh Rajiv Sharma, S/o Shri R. S. Sharma, by Religion Hindu, by profession Business, duly

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authorized vide Board Resolution dated 10.01.2025 (hereinafter called **the LESSEE** which expression shall unless be excluded by or repugnant to shall include its successors and permitted assigns/associates/ subsidiaries/ nominees) of the **SECOND PART**;

**WHEREAS** SMT. **SANDHYA DEBNATH** owner and possessor plot of land measuring 0.0800 Acre by dint of Registered Sale Deeds being Nos. **I-4041**, Book No. I, Volume No. 53, Page 89 to 92, For the Year 2011, Registered at Sadar Sub Registry Office, Registered on 16.05.2011 and **I-4042**, Book No. I, Volume No. 53, Page 93 to 96, For the Year 2011, Registered at Sadar Sub Registry Office, Registered on 16.05.2011. After registration of Two Sale Deeds **SMT. SANDHYA DEBNATH** present owner and possessor applied for mutation to the competent authority. The competent authority after proper investigation and scrutiny open a new Khatian which is recorded under Dukli Revenue Circle, Tehsil - Badharghat, Mouja - Badharghat Tehsil - Badharghat in Khatian No. 12567, Sabek Dag No. 9218 (P), 9218 (P), Corresponding to Hall Dag No. 34872/38559, 34872/40220, Land measuring 0.0800 Acre i.e. local measurement 4 Ganda, Classified as Viti (Tilla).

**WHEREAS** the above said Lessee which is under process to establish a Open University namely Mata Tripura Sundari Open University in Tripura and for the purpose required an office space to be used as office and as such approached the Lessor with its willingness and offered to take Basement, Ground Floor passage area, First Floor, Second Floor and Third Floor & Fourth Floor area of **17600 Sq. Ft.** @ Rs 15/- per Sq. Ft..

**AND WHEREAS** the above said Lessor having known the Lessee and the requirement of the Lessee has agreed to Grant on Lease to the Lessee the above said Scheduled property on the Terms and Conditions hereinafter written below.

*10 APR 2025*  
SUDIP KUMAR TARAN  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No. 35 of 2017

মুক্তি প্রদান করা হৈছে

মালয়ালম বিশ্ববিদ্যালয় এডুকেশন ফাউন্ডেশন

Signature

**NOW THESE PRESENTS WITNESSTH and the Parties hereby agrees as follows:**



1. That the Lessor shall deliver on Lease basis and the said lessee shall accept the Lease of the said Schedule premises for a period of 11 months commencing from 01.02.2025 to 31.12.2025.

2. That the lease rent for the schedule premises is fixed by and between the Lessor and the Lessee at the sum of Rs 2,64,000/- (Rupees Two Lakh Sixty Four Thousand only) per month, subject to TDS deduction, by 15<sup>th</sup> (fifteenth) day of successive English calendar month.

3. The Lessee agrees and undertakes to pay Rs 5,28,000/- (Rupees Five Lakh Twenty Eight Thousand only) equal to Two months rent as a security deposit to the Lessor vide Cheque No 794545, dated \_\_\_\_\_, drawn on Yes Bank Limited, which shall be adjusted against rent/refunded by the Lessor at the time of termination of this lease agreement without interest.

4. The lessee will take electric connection in their name and any charges including security deposit of said connection will be paid by the lessee. The lessee further undertakes to pay all Electricity bills with respect to the Schedule premise imposed by the concerned authority within the due date, during the Lease period. The Lessee will not be liable to pay any other government taxes however, if the GST is applicable on the lease amount the same is payable by the lessee. The lessor shall pay charges, taxes of Govt. Authorities on time.

5. It is expressly agreed between the Parties hereto that no additional charges shall be payable by the LESSEE or for any reason

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whatsoever except for the electricity consumed during such period on actual basis and/or actual expenses incurred on any minor repairs/normal upkeep of the demised premises or any service tax that the LESSOR may be liable to pay to the Govt. subject to the Lessor providing and making available all the necessary challans/details pertaining to the compliance in accordance with law.

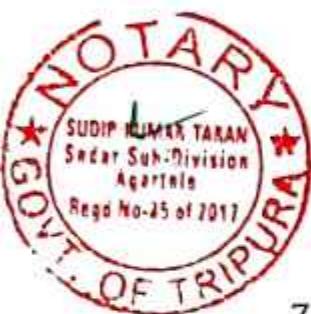
6. The lessor represents and warrants that:

- i) she is the lawful owner in possession of the demised premises;
- ii) she is lawfully and rightfully entitled to lease out the demised premises to for running office premises and is fully entitled to execute this deed. In case of any No Objection Certificate (NOC) or permission required the lessor shall obtain the same from appropriate authority/department immediately.

The lessor undertakes and agrees to keep and hold the lessee fully indemnified and harmless against any demands, claims, actions, or proceedings, by any other person in respect of quiet and peaceful possession and use of the demised premises by the lessee and or in respect or the breach of the term hereof or of the lease deed and on account of any representations, declarations, warranties and the covenants of the lessor in respect of or in connection herewith being untrue or false.

The lessor shall abide by all laws, Bye-laws, Rules and Regulations of the Government or any other authority or local body and shall observe and responsible for all violations of any of the conditions or rules, or Bye-laws, that may be required to be followed, observed and performed by the landlord of a property, by

10 APR 2025



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the said authorities and shall execute any documents required thereof and the lessor shall always keep and hold the lessee harmless and indemnified in this regard. In the event of any amount being required to be spent to comply with any of the requirements of the aforesaid authorities, including but not limited, the same shall be borne by the lessor.

7. The LESSOR hereby agrees and confirms that with the execution of this Deed, the LESSEE shall have the right to modify, renovate and refurbish the DEMISED PREMISES and shall also have the right to change flooring, wall finish, install partitions, additional air-conditioning unit or units, other electrical or electronic appliances and the like as may be required by the LESSEE shall also be entitled to carry out all modifications and alterations in the DEMISED PREMISES, wherever and whenever required to install any equipment for its use including wiring and electrical fittings as may be required by the lessee and for such purpose to do ducting and the like. The lessee shall maintain the permanent structure, façade and aesthetics of the building.

Upon the expiry or earlier termination of this Deed and on payment of all dues and arrears, if any, to the lessor, the lessee shall be entitled to remove all such equipment, units, appliances etc. owned by the demised premises, except for normal wear and tear or from such force majeure or other causes as are beyond the control of the lessee.

The lessor agrees that she shall have no lien against the files, records or belongings of the lessee.

8. That the said Lessee shall use the rented/schedule premises only for the purpose for which it was let out, with due care and caution.

10/04/25  
 SUDIP KUMAR TARAN  
 NOTARY, Govt. of Tripura  
 Agartala, West Tripura  
 Regd. No. 35 of 2011

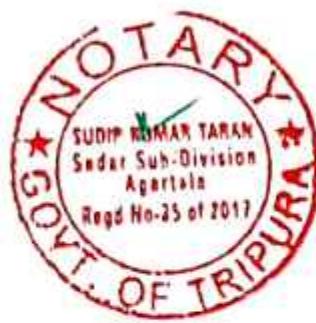


The Lessee shall keep the said schedule premise and its surrounding area in good, clean condition subject to wear & tear and shall undertake minor repairs, maintenance work, which is required, during the tenure of the said Lease.

The Lessee shall be entitled to sub-lease, sublet, assign or otherwise permit use of the said premises in part or in whole to its associated educational institutes/university etc. for their official purposes.

10. The lessor shall be responsible for all structural changes and for major repairs, including interior and exterior structure of the building, roof space, exterior walls, load bearing walls, support beams, foundation, columns, exterior door and windows, external painting, two toilets on both floors, tiling & flooring on both floors and all other major civil, electrical, lift maintenance and plumbing work in respect of the demised premises, including but not limited to bursting of water and sanitary pipes, burning out of electricity supply cable/wiring, any cracks in the structure, seepage, termite, etc. Such repairs shall be attended to and repaired by the lessor within three (3) working days of notice in writing by the lessee to the lessor except in case of emergency, in which case lessor shall attend to such repairs immediately, failing which the lessee may, at its option, get the repairs done and the lessee shall raise a bill for the expenses incurred and or spent on this account on the lessor and if the lessor does not pay to spent on this account on the lessor and if the lessor does not pay to the lessee the sums so billed by the lessee within seven (7) days from the date of the bill, the lessee shall be entitled to adjust the amount spent on such repairs against the rent payables to the lessor without further notice or intimation.





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Fr. Hemanta Rayal Universal Education Foundation

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The lessor shall also be responsible for her part of share for all repairs and maintenance of the common and open areas and facilities provided at the building, including but not limited to external walls, facade, passages, stairways, electrical installations and other general maintenance of the demised premises (as specified by the lessee from time to time).

11. That the Lessee shall permit the Lessor and her agents to enter upon the scheduled premises whenever necessary to inspect the premises, only with the prior intimation of the Lessee.
12. That the lessor shall have a right to sale/transfer of the demised premises but tenancy right of the lessee over the demised shall not be affected by such sale/transfer of the demised premises. In case of transfer or sale to third party, the lessee shall pay rent to the third party (new owner) in terms of the present lease deed.
13. That the Lessee reserves to itself the right to vacate the leased premises either fully or partially by serving three months' clear notice to the Lessor at any time and for the purpose of giving such notice or sending any communication by Lessee to the Lessor, the address of Lessor as mentioned above or such other address as properly intimated to Lessee, shall be deemed to be the proper address on which such notice or communication be made. It is made clear that the lessor has no right to ask vacation of the subject premises during the currency of present agreement.
14. That the Lease shall be for a Term of 11 months only commencing from 01.02.2025 to 31.12.2025. Thereafter it shall be renewable at the mutual consent of the Lessor and Lessee after drawing

*10/04/25*  
SUDIP KUMAR TARAN  
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Agartala, West Tripura  
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II Education Foundation

For Himalayan and Universal Education Foundation

fresh agreement, on terms and conditions to be mutually agreed. That after the termination of the Lease Agreement and if not renewed that the Lessee shall hand over vacant, unencumbered possession of the Lease property to the Lessor.

15. That the lessor also agrees that she shall not use the lessee's name or trademark in any promotional or marketing efforts or in any manner whatsoever. The lessee shall be at liberty to place its name boards on the building.
16. Whenever the Lessee requires any consent from the lessor in respect of the demised premises for proper uses of the building, then such consent shall not be unreasonably withheld or delayed by the lessor.
17. That the Lessor shall not hold the Lessee responsible or liable for any damage to the Demised Premises resulting from a force majeure condition as stated herein (unless such force majeure event has occurred due to willful default or negligence on part of the Lessee), and other conditions over which the Lessee has no control.  
In the event of the Demised Premises or any part thereof including installations therein provided by the Lessor at any time during the terms of this Lease Deed be destroyed or damaged by reasonable wear and tear or due to fire, terrorist attack, war, riot, raid, act of God, earthquake, storm, tempest, flood, riots, pandemic, violence of any army or a mob or other irresistible force or accident or any other force majeure circumstances whatsoever so as to render the Demised Premises and installation therein provided by the Lessor or any part thereof wholly or partially unfit for use by the Lessee or in the event of interruption of the Lessee's possession and enjoyment of the Demised Premises or any part thereof by reason

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of any defects in the Lessor title to the same or otherwise however, the Lessee shall have the right to determine / terminate this Lease by a notice in writing to the Lessor and this Lease shall stand determined/ terminated as on the date of such notice.

In the event of the Lessee desiring to continue the Lease and the Lessor agreeing to repair or to make good or reinstate the Demised Premises or any part thereof so damaged or destroyed to the former state and condition thereof, the rent reserved herein or the proportionate part thereof shall cease to be payable from the time of such destruction or interruption until the Demised Premises or such part thereof as the case may be shall be repaired or made good or reinstated and the Lessee shall vacate the Demised Premises or such portion of the Demised Premises if called upon to by the Lessor to vacate the whole or such portion of the Demised Premises as may be required to enable the Lessor to repair or make good or reinstate the same.

18. That any notice, communication or documents to be given by a party here to the other party may be given by personal delivery, courier, registered post/acknowledgement due or fax at the address written hereinabove. The notice shall be deemed to have been served upon the party to whom it is given, if given by personal delivery, when so delivered and acknowledgement received and if given by post on received of the same thereof.

19. That on the expiry of the Lease period, if the Lessee desires to extend the Lease period, the Lessee has to give one (1) months prior notice in writing to the Lessor of their intentions to do so, and the Lessor after having receipt the said notice, it is the discretion of the Lessor to extend the Lease period or not, however in the event of renewal of the said Lease Deed, the rent shall be increased by 5% for next

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**SUDIP KUMAR TARAN**  
**NOTARY, Govt. of Tripura**  
**Agartala, West Tripura**  
**Regd. No-35 of 2017**



t11 months on principle amount.

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Mr. Himalayan Universal Education Foundation

That the cost of stamp duty, registration fees and other accidental expenses of the Lease Deed shall be borne by both the parties equally.

25. That the Jurisdiction of the Court shall be the courts in Tripura.

#### SCHEDULE OF LAND

Within District - West Tripura, P.S. - Amtali, Sub - Division and Sub - Registry Office - Sadar, Revenue Circle - Dukli, Tehsil - Badharghat, Mouja - Badharghat Tehashil - Badharghat in Khatian No. 12567, Sabek Dag No. 9218 (P), 9218 (P), Corresponding to Hall Dag No. 34872/38559, 34872/40220, Land measuring 0.0800 Acre i.e. local measurement 4 Ganda, Classified as Viti (Tilla).

North : Govt. Road.  
South : Prabir Muhuri.  
East : National Highway 8.  
West : 6 Ft. Goli Road.

#### SCHEDULE OF LEASE OUT PREMISES

ALL THE PIECE AND PARCEL OF BASEMENT, GROUND FLOOR PASSAGE AREA, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR & FOURTH FLOOR AREA OF **17600 SQ. FT.** OF PROPERTY BEARING HOLDING NO 03275, WARD NO. 48, NO. 492218, OPPOSITE INTERNATIONAL EXHIBITION CENTRE, HAPANIA, AGARTALA -799014, STATE OF TRIPURA.

North : Stair, Lift and Open to Sky.  
South : Stair and Open to Sky..  
East : Open to Sky.  
West : Open to Sky.

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SUDIP KUMAR TARAN  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No-35 of 2017



SIGNED AND DELIVERED

By the within named Lessor & the Lessee at Agartala, Tripura in the  
Presence of

Witness: -

1. RabonroGrah,  
A/C

সন্ধি দেবনাথ  
(SANDHYA DEBNATH)

LESSOR

2. Banerji subruth.

For Himalayan Universal Education Foundation

(HIMALAYAN UNIVERSAL EDUCATION FOUNDATION)

LESSEE

2104/25  
SUDIP KUMAR TARAN  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No-35 of 2017