



## AGARTALA MUNICIPAL CORPORATION

### AGARTALA

SI NO: AMC/SZ/49/16611/143451 Application No: W49SB202004375

Dated: 08 Apr 2021

#### **BUILDING PERMISSION**

A. In Accordance with the provision of the Tripura Municipal Act 1994 and the Rules/Regulations made there under, the Agartala Municipal Corporation hereby accords Permission for Construction or Reconstruction of a Building/ Boundary Wall/etc Five (specify) on the own, Jote land of the Petitioner, under the Terms and Conditions as mentioned below & as per specification etc noted here under

a) Holding No. **03275**, House No. **492218**, Ward No: **49**, Street/Road: **HAPANIA, AGARTALA**

b) Approved Covered Area **937.1 Sq.mtr. (Commercial:937.1 (sq mtr))**

c) Floor Area(total): **702.82 Sq.mtr**

d) Fees Paid Rs. **187420/-**, Vide AMC Chalan No/Transaction Ref No. **18107598**, Dated **08 Apr 2021**

e) Permission accorded for construction etc of

i) **RCC Building**

ii) Single/Double/Multi stored(**Five Floors**)

iii) Others(specify) .....

f) This Permission is valid upto 3 years (it is renewable for another 2 yrs. one year at a time, on payment of fees as may be levied by AMC time to time ) from the date of approval.

g) Approved Date: **08 Apr 2021**

#### B Terms and Conditions -

- 1 This permission is provisional subject to the provision of the T M Act, 1994/Rules/Regulations there made under and may be cancelled at any time for violation of any provision of the aforesaid laws or any condition of this permission
- 2 The proposed land should not be used for any construction unless approved building plan is available with validity etc.
- 3 Any deviation from approved plan shall amount for appropriate action under the afore said laws including demolition of the Unauthorized part of the building
- 4 This permission does not confer any right or title over the land not belong to the builder encroached by him and for any dispute It shall be the sole liability of the petitioner-owner to remove the construction/rectify boundary lines as stands appropriate
- 5 After obtaining the approval of the building plan, the owner of the proposed construction shall send a written intimation to the AMC specifying the date on which he proposes to commence the work, which shall not be less than 15 days
- 6 The owner shall, within one month after the construction etc, inform the AMC about such completion of the work & shall give all necessary access/facilities to the AMC or its authorized person for inspection of the building
- 7 The AMC or its authorized person may, at any time & without any prior information inspect the site/proposed works in respect of which this permission is given & may cause such inspection as per intimation given by the owner about completion of work or during the work in progress, as may be deemed fit by the AMC
- 8 If the Municipality is satisfied that the construction has been commenced without obtaining sanction or permission or otherwise than in accordance with the particulars on which such sanction or permission was based on any material alteration of, or addition to, building has been commenced or is being carried on or has been completed in breach of any provision contained in the Act / Rules/ Regulations, it may, after giving the owner of the building a reasonable opportunity of being heard, make an order directing that such erection, alteration, addition or projection, as the case may be, executed unlawfully, be demolished or may be demolished or altered by the Municipality at the expenses of said owner
- 9 If the owner or occupier makes default in carrying out an order made in respect of the proposed construction, the AMC may itself carry out the works & recover the cost thereof from the owner or occupier of the building as the case may be.
- 10 Xerox copy of the approved plan should be kept with the Raj Mistri at work site.

Signature valid  
Digitally signed by Subhra Gupta  
Date: 2021.04.17 14:35:59 IST  
Reason: Certified True Copy

By order -

Asstt Municipal Commissioner  
South Zone  
AGARTALA MUNICIPAL CORPORATION

To,

Shri/Smt. MRS. SANDHYA DEBNATH

S/o, W/o. SATYA RANJAN DEBNATH

Address. HAPANIA, AGARTALA

Copy To -

\*Assessment section, AMC for information with a direction for inspection & follow up action.

\*Task Force Cell, AMC for information with direction to keep constant watch over the work.

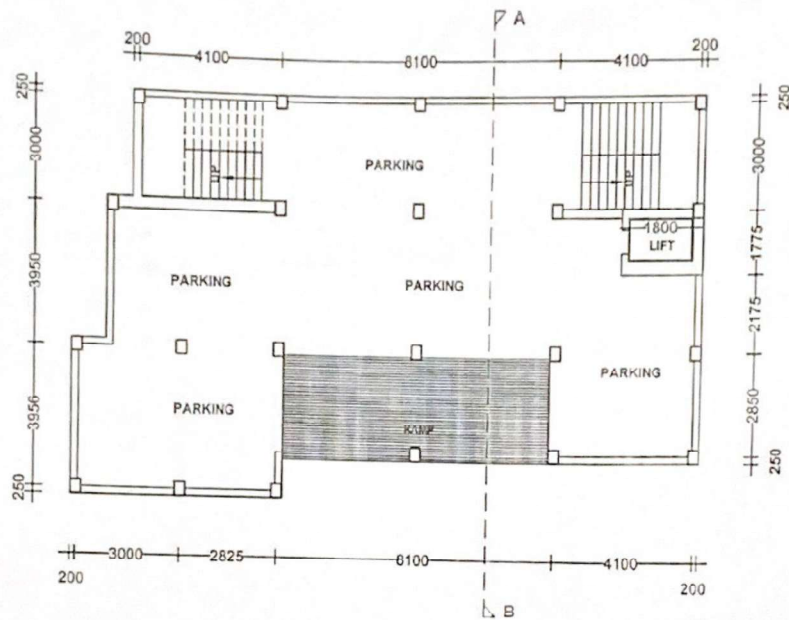
\*The Ward Secretary.....for information and necessary action and record. The copy may be kindly be shown to the respective Hon'ble Counciler, AMC

Asstt Municipal Commissioner  
South Zone  
AGARTALA MUNICIPAL CORPORATION

Signature valid

Digitally signed by Subhra Gupta  
Date: 2021.04.17 14:35:59 IST  
Reason: Certified True Copy

**PROPOSED CONSTRUCTION OF R.C.C. (B + G + 4) STORIED COMMERCIAL-BUILDING BY SMT. SANDHYA DEBNATH ; AT - HAPANIA, AGARTALA.**



**PROP. BASEMENT FLOOR PLAN**

SCALE: 1:150

P/A - 187.42 SQ.MT.

THE PROPOSED CONSTRUCTION SHALL NOT INCLUDE/ENCROCH UPON ANY GOVT. LAND.

CERTIFIED THAT THE PROPOSED CONSTRUCTION HAVING PLINTH AREA 1124.52 SQ. MT. IS TECHNICALLY SOUND.

সন্ধ্যা দেবনাথ

*Sandhya Debnath*

**VASTU**

[ A Unit of Maa Kamakhya Group ]  
AMC Approved Building Planner, Gr.-I  
B.P.No:-235/EE/PD/AMC/2014/2079  
Mob:-9436453223, 9862209274

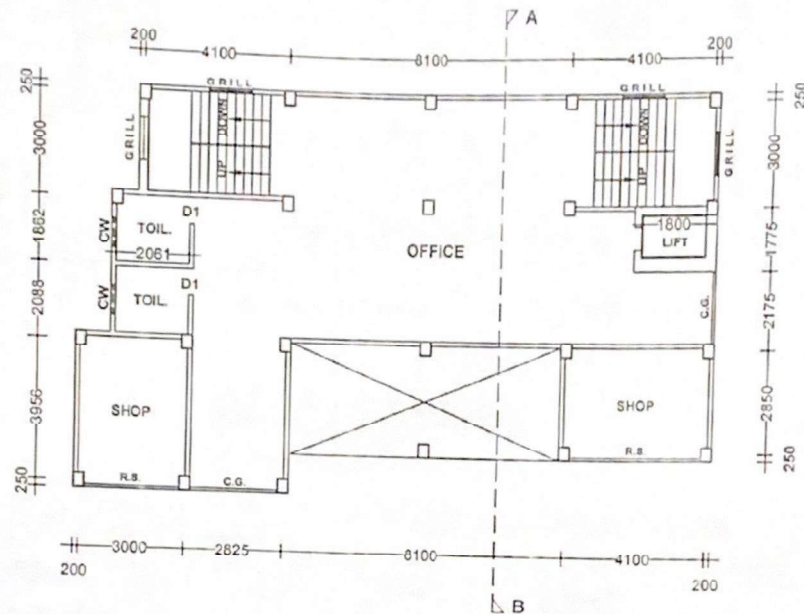
Signature valid

Digitally signed by Subhra Gupta  
Date: 2021.04.17 14:36:16 IST  
Reason: Certified True Copy

SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

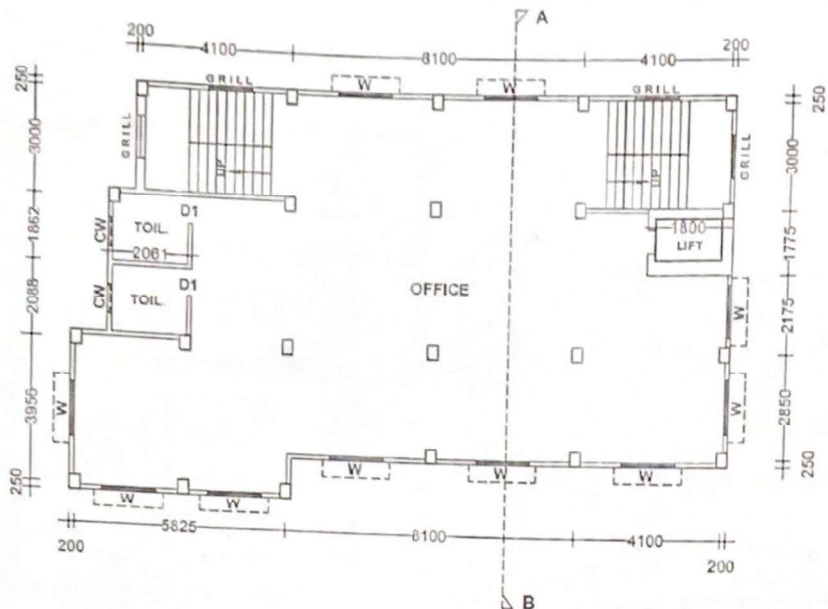
**PROPOSED CONSTRUCTION OF R.C.C. (B + G + 4) STORIED COMMERCIAL-BUILDING BY SMT. SANDHYA DEBNATH ; AT - HAPANIA, AGARTALA.**



**PROP. GROUND FLOOR PLAN**  
SCALE: 1:150  
P/A - 187.42 SQ.MT.

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<p><i>Signature of Owner</i></p>	<p><i>Bapan Debnath</i></p> <p><b>VASTU</b> (A Unit of Maa Kamakhya Group) AMC Approved Building Planner, Gr.-I B.P.No:-235/EE/PD/AMC/2014/2079 Mob:-9436453223, 9862209274</p>	
SIGNATURE OF OWNER	SIGNATURE OF ENGINEER	

**PROPOSED CONSTRUCTION OF R.C.C. (B + G + 4) STORIED COMMERCIAL-BUILDING BY SMT. SANDHYA DEBNATH ; AT - HAPANIA, AGARTALA.**



**PROP. FIRST FLOOR, SECOND FLOOR,  
THIRD FLOOR & FOURTH FLOOR PLAN**  
SCALE: 1:180

P/A - 187.42 SQ.MT. EACH FLOOR.

SECTION OF COLUMN	
SECTION	STIRRUPS
	8mm Ø @ 150 C/C

DETAILS OF ROOF BEAMS		
SECTION AT SUPPORT	SECTION AT MID SPAN	STIRRUPS
		8mm Ø 2L @ 150 C/C TO 200 C/C TOWARDS MIDDLE

DETAILS OF TIE/PLINTH BEAMS	
SECTION	STIRRUPS
	8mm Ø 2L @ 150 C/C

THE PROPOSED CONSTRUCTION SHALL NOT INCLUDE/ENCROCH UPON ANY GOVT. LAND.

CERTIFIED THAT THE PROPOSED CONSTRUCTION HAVING PLINTH AREA 1124.52 SQ. MT. IS TECHNICALLY SOUND.

*Sandhya Debnath*

*Bapan Debnath*

**VASTU**  
[ A Unit of Maa Kamakhya Group ]  
AMC Approved Building Planner, Gr.-I  
B.P.No:-235/EE/PD/AMC/2014/2079  
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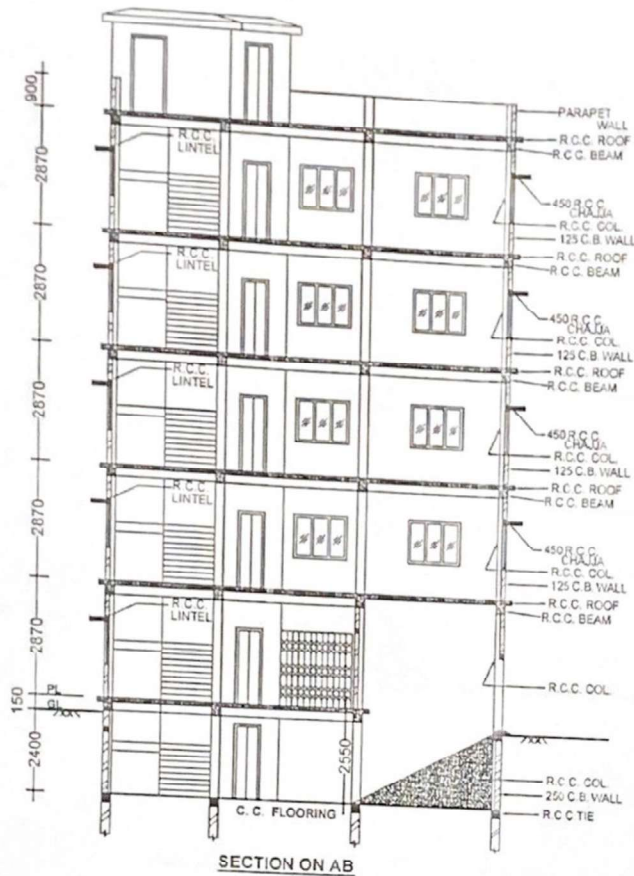
Signature valid

Digitally signed by Subhra Gupta  
Date: 2021.04.17 14:36:16 IST  
Reason: Certified True Copy

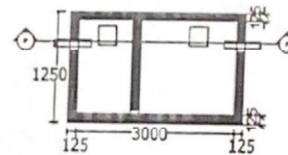
SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

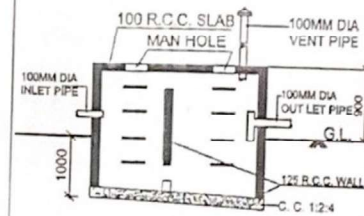
**PROPOSED CONSTRUCTION OF R.C.C. (B + G + 4) STORIED COMMERCIAL-BUILDING BY SMT. SANDHYA DEBNATH ; AT - HAPANIA, AGARTALA.**



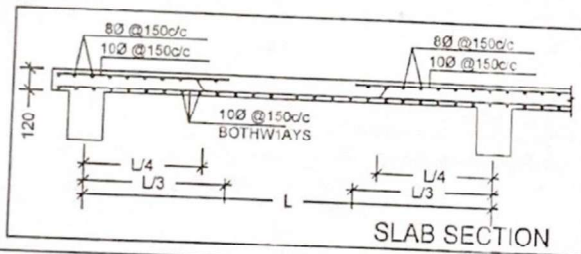
**DETAILS OF SEPTIC TANK**



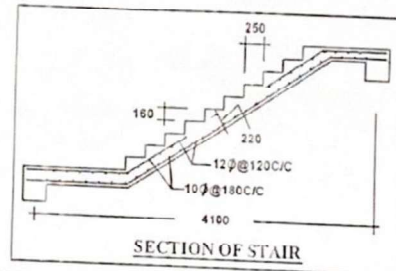
**PLAN OF SEPTIC TANK**



**SECTION ON PP**



**SLAB SECTION**



**SECTION OF STAIR**

THE PROPOSED CONSTRUCTION SHALL NOT INCLUDE/ENCROCH UPON ANY GOVT. LAND.

CERTIFIED THAT THE PROPOSED CONSTRUCTION HAVING PLINTH AREA 1124.52 SQ. MT. IS TECHNICALLY SOUND.

*Handwritten signature of Sandhya Debnath*

*Handwritten signature of Bapan Debnath*

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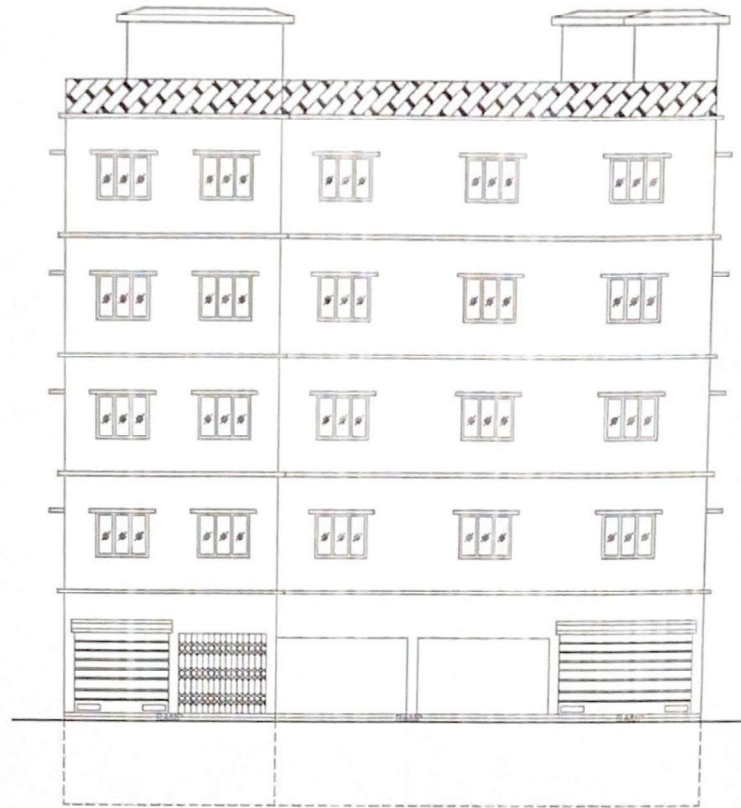
Signature valid

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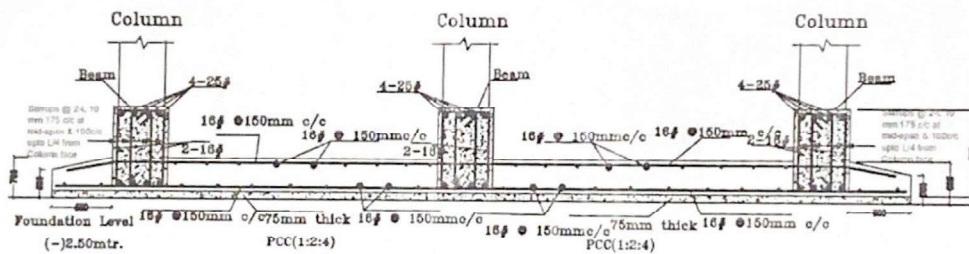
SIGNATURE OF OWNER

SIGNATURE OF ENGINEER

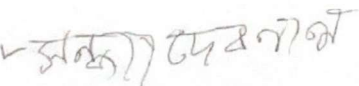
PROPOSED CONSTRUCTION OF R.C.C. (B + G + 4) STORIED COMMERCIAL-BUILDING BY SMT. SANDHYA DEBNATH ; AT - HAPANIA, AGARTALA.



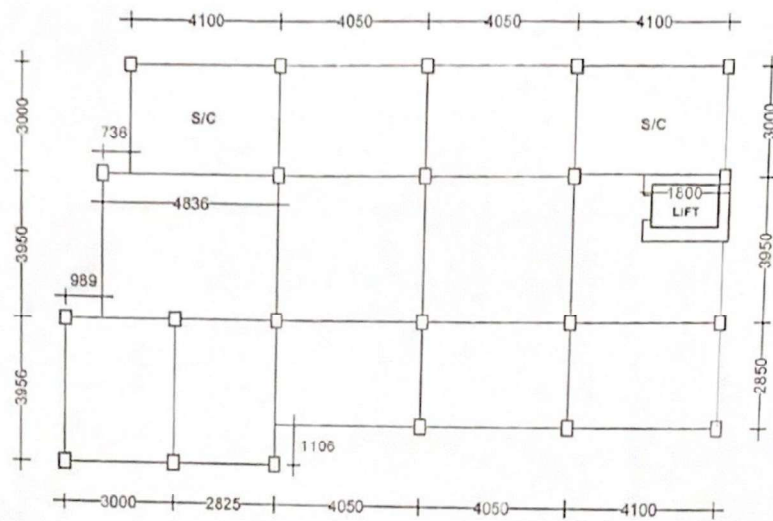
FRONT ELEVATION



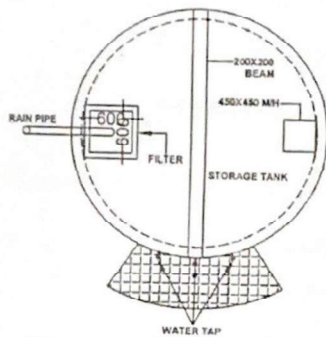
Typical C/S of Raft Footing (RF)

THE PROPOSED CONSTRUCTION SHALL NOT INCLUDE/ENCROACH UPON ANY GOVT. LAND.	CERTIFIED THAT THE PROPOSED CONSTRUCTION HAVING PLINTH AREA 1124.52 SQ. MT. IS TECHNICALLY SOUND.	Signature valid Digitally signed by Subhra Gupta Date: 2021.04.17 14:36:16 IST Reason: Certified True Copy
	<p><i>Sapan Debnath</i></p> <p><b>VASTU</b> [ A Unit of Waa Kamakhya Group ] AMC Approved Building Planner, Gr.-I B.P.No:-235/EE/PD/AMC/2014/2079 Mob:-9436453223, 9862209274</p>	
SIGNATURE OF OWNER	SIGNATURE OF ENGINEER	

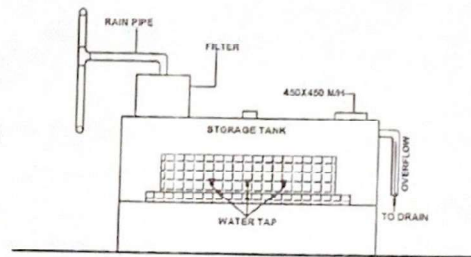
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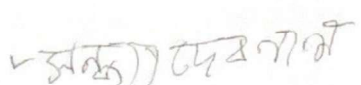
**KEY PLAN**



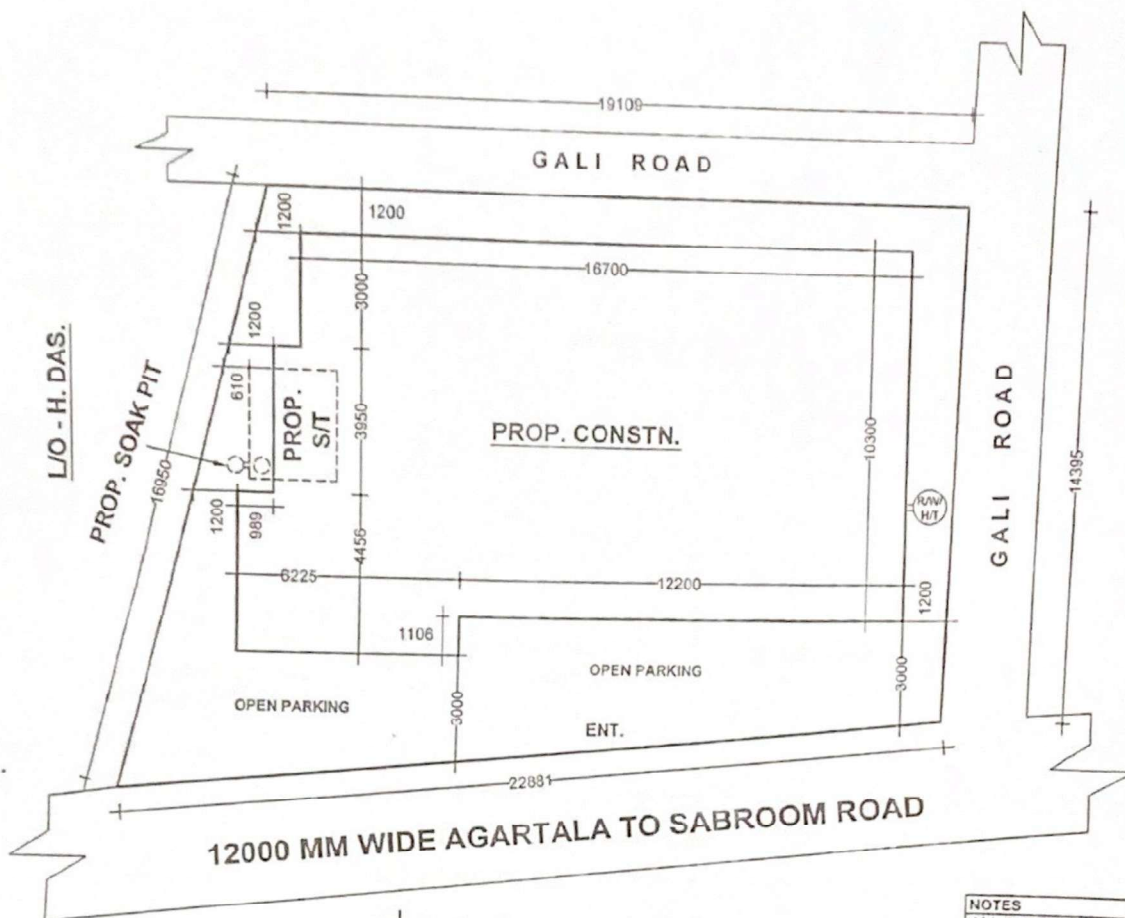
**PLAN OF RAIN WATER HARVESTING TANK**



**FRONT ELEVATION**

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	<p><i>Bapan Debnath</i></p> <p><b>VASTU</b> [ A Unit of Maa Kamakhya Group ] AMC Approved Building Planner, Gr.-I B.P.No:-235/EE/PD/AMC/2014/2079 Mob:-9436453223, 9862209274</p>	<p>Signature valid</p> <p>Digitally signed by Subhra Gupta Date: 2021.04.17 14:36:16 IST Reason: Certified True Copy</p>
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**SITE PLAN**  
SCALE-1:150

NOTES	
ALL DIMENSIONS ARE IN M.M.	
D =	1000 X 2100
D1 =	750 X 2100
W =	1500 X 1200
W1 =	900 X 1200
CW =	750 X 450

AREA SCHEDULES	
P/A-	1124.52 SQ.MT.
F/A-	843.39 SQ.MT.

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*Handwritten signature of Bapan Debnath*

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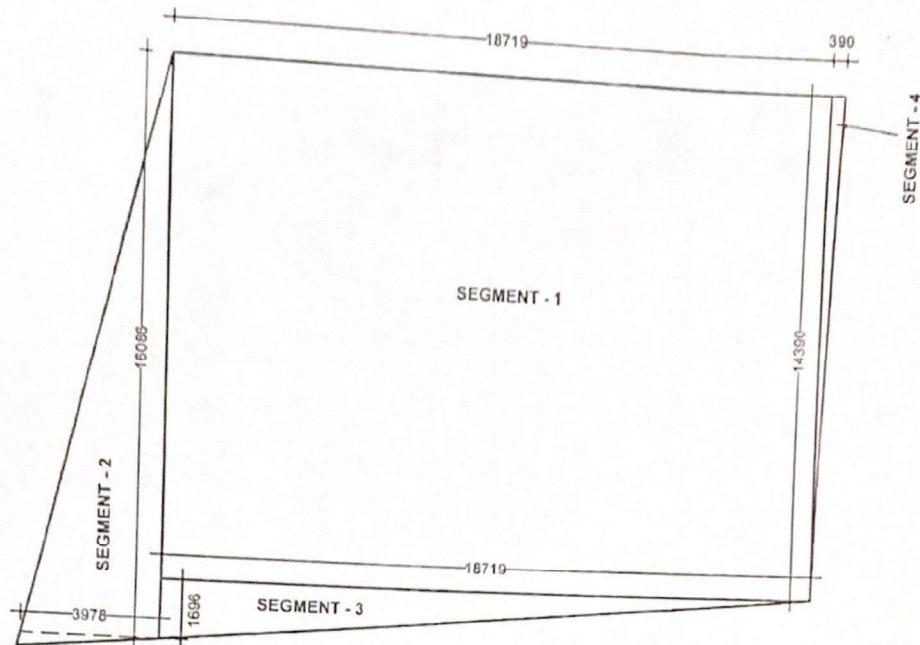
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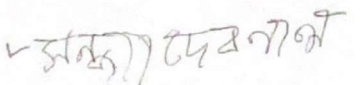
AREA OF SEGMENT - 1 = 269.37 SQ.MT

AREA OF SEGMENT - 2 = 31.99 SQ.MT

AREA OF SEGMENT - 3 = 15.87 SQ.MT

AREA OF SEGMENT - 4 = 2.80 SQ.MT

TOTAL AREA OF PLOT = 320.03 SQ.MT.

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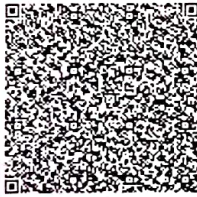
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Tripura**

₹200

**e-Stamp**

Certificate No. : IN-TR33802229011743X  
Certificate Issued Date : 10-Apr-2025 12:07 PM  
Account Reference : NONACC (SV)/ tr12000504/ AGARTALA/ TR-WTR  
Unique Doc. Reference : SUBIN-TRTR1200050465347019983303X  
Purchased by : SANDHYA DEBNATH  
Description of Document : Article IA-5(2) Agreement including a higher Agreement  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SANDHYA DEBNATH  
Second Party : HIMALAYAN UNIVERSAL EDUCATION FOUNDATION  
Stamp Duty Paid By : SANDHYA DEBNATH  
Stamp Duty Amount(Rs.) : 200  
(Two Hundred only)



Please write or type below this line

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



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

**0033611313**

**Statutory Alert:**

1. The authenticity of the Stamp certificate should be verified at 'www.shrilestamp.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 duty of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

For Himalayan Universal Education Foundation

Authorised Signatory



10 APR 2025

For Himalayan Universal Education Foundation

Notary

## LEASE DEED

THIS DEED OF LEASE is made on this the 10th 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

Page 1 to 13

### BETWEEN

**MRS SANDHYA DEBNATTH**

**(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 AAEC5725], 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

Page 1 of 13

10/04/25  
**SUDIP KUMAR TARAN**  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No-35 of 2017



10/04/25

Signature of Sudip Kumar Taran  
Sudip Kumar Taran  
Notary, Govt. of Tripura, Agartala

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 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).

**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.**

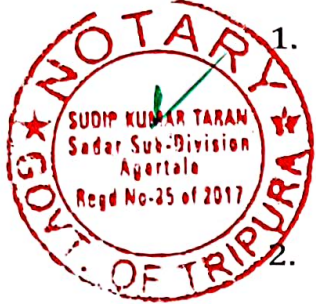
**AND WHEREAS** the above said Lessor having known the Lessee and the requirement of the Lessee has agreed to Grant on Lease to the Lessee the above said Scheduled property on the Terms and Conditions hereinafter written below.

স্বাক্ষর (২৭ এপ্রিল ২০২৩)

For Himalayan University Education Foundation

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 with 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

10 APR 2023

610904125  
SUDIP KUMAR TARAN  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No-36 of 2017



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

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

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.



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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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For Universal Education Foundation

Authorized Signatory



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, façade, 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

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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.

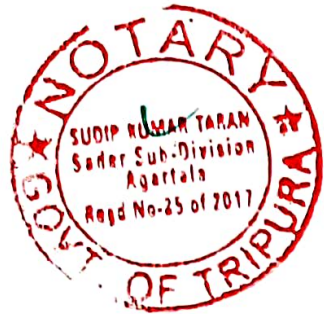
In the event of the Demised Premises or any part thereof including installations therein provided by the Lessor at any time during the terms of this Lease Deed be destroyed or damaged by reasonable wear and tear or due to fire, terrorist attack, war, riot, raid, act of God, earthquake, storm, tempest, 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

21/04/2025

For Himajaya Universal Education Foundation

Authorised

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17/04/2025

*[Signature]*

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.

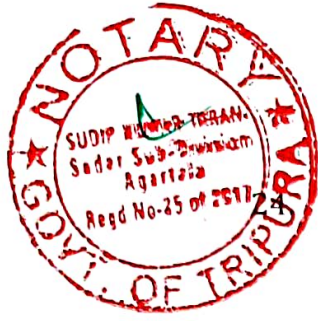
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18. That any notice, communication or documents to be given by a party here to the other party may be given by personal delivery, courier, registered post/acknowledgement due or fax at the address written hereinabove. The notice shall be deemed to 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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t11 months on principle amount.

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 Teshail – 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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SIGNED AND DELIVERED

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

Witness: -

1. *Ratun Ro Chah*  
A/C

*সন্ধ্যা দেবনাথ*  
(SANDHIYA DEBNATH)  
LESSOR

2. *Sandhya Debnath*

For Himalayan Universal Education Foundation  
(HIMALAYAN UNIVERSAL EDUCATION FOUNDATION)  
LESSEE *Sandhya Debnath*

*17.04.25*  
SUDIP KUMAR TARAN  
NOTARY, Govt. of Tripura  
Agartala, West Tripura  
Regd. No-35 of 2017