



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

₹5,550

Certificate No. : IN-OD09270644295210W
Certificate Issued Date : 15-Apr-2024 12:03 PM
Account Reference : SHCIL (FI)/ odshcil01/ BERHAMPUR/ OD-GJM
Unique Doc. Reference : SUBIN-ODODSHCIL0113053189797977W
Purchased by : VINCENTIAN ORISSA SOCIETY REP BY SEC FR P JOSEPH
Description of Document : Article IA-35 Lease Deed
Property Description : MOUZA-AMBAPUA
Consideration Price (Rs.) : 1,11,000
(One Lakh Eleven Thousand only)
First Party : VINCENTIAN ORISSA SOCIETY REP BY SEC FR P JOSEPH
Second Party : NEW DEPAUL SCHOOL REP BY PRINCIPAL FR V DUNG DUNG
Stamp Duty Paid By : VINCENTIAN ORISSA SOCIETY REP BY SEC FR P JOSEPH
Stamp Duty Amount(Rs.) : 5,550
(Five Thousand Five Hundred And Fifty only)

सत्यमेव जयते



Please write or type below this line

IN-OD09270644295210W

Signature
15/4/24
Registering Officer
BRAHMAPUR-II

Signature
For Vincentian Orissa Society
Secretary & Treasurer

IE 0026228445

Statutory Alert:

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

SHIL



Fr. Innocent Joseph
For Vincentian Orissa Society

Secretary & Treasurer

SIGNATURE OF PURCHASER



Registering Officer
BRANMAPUR-II

0058558442

FEES PAID
 A (1).....2220/-
 A (20).....
 1 (3).....
 A (18) VII.....
 ODLR (4).....
 U/C.....250/-
 TOTAL.....2470/-



Provally
 Registering Officer
 Berhampur-II



Fr. Pravash Joseph
 For Vincentian Orissa Society
 Secretary & Treasurer

Fr. Valerian Dhangadong
 PRINCIPAL
 New De Paul School
 Ambapua Road,
 Berhampur-11 Odisha

LEASE DEED

1. VINCENTIAN ORISSA SOCIETY (VOS), a registered Society, having its registered office Vijoy Bhavan Near Engineering School Road of Berhampur Town, Dist Ganjam, being represented by its Secretary: Fr Pravash Joseph, aged about 34 years, S/o. Late. Haresh Joseph, Chirstian by religion, Catholic Priest by profession residing at Vijoy Bhavan near Engineering School Road of Berhampur Town, Post : Engineering School, Ps: Baidyanathpur, Tahasil - Berhampur, Dist Ganjam , Odisha. PAN No. BOKPJ8244N, Aadhar No. 8152 8382 2021, e-mail Id : josephravash@gmail.com, Mob No. 94370 60034,

Hereinafter called the "LESSOR".

Fr. Pravash Joseph
 For Vincentian Orissa Society
 Secretary & Treasurer

Fr. Valerian Dhangadong
 PRINCIPAL
 New De Paul School
 Ambapua Road,
 Berhampur-11 Odisha



Registering Officer
BRAHMAPUR-II

2. NAME AND ADDRESS OF THE LESSEE:

"New De Paul School", a registered School, having its registered office at De Paul Bhavan Ambapua of Berhampur Town, Dist Ganjam being represented by its Principal : Fr Valerian Dungdung, aged about 40 years, S/o. Late Sri. Clement Dungdung, Chirstian by religion, Catholic Priest by profession residing at De Paul Bhavan Ambapua of Berhampur Town, Post : Ambapua, Ps: Gopalpur, Tahasil - Berhampur , Dist Ganjam , Odisha. PAN No. COQPD7148A, Aadhar No. 8575 8879 9224,

e-mail Id: dungdungcm@gmail.com, Mob No. 86381 53403

3. NATURE OF THE DOCUMENT:

Lease Deed for 50 (Fifty) Years, Monthly rent of Rs.2,000/- (Rupees Two Thousand) only and Advance Deposit Rs.15,000/- (Fifteen Thousand) rupees Only .

4. DATE OF THE DOCUMENT:

Date: 16.04.2024 (The Sixteen-th day of April Two Thousand Twenty Four).

II. WHEREAS the land more fully described in Para - III of this deed is self acquired property of said Lessor/society and Lessor/society is the absolute owner of the said property and the R.O.R stands in the name of said society and have been in peaceful possession and exclusive enjoyment of the same and the same is free from any encumbrances, claims, attachments, charges, acquisitions and litigations etc. **AND**

WHEREAS, the Lessee approached the Lessor to take land along with building on lease for 50 (Fifty) years with a monthly rent of Rs.2,000/- (Rupees Two Thousand) only, to be paid to the Lessor, with an intension to start its school for education purpose **AND**

WHEREAS, the Lessor have agreed to the above proposal of the Lessee and to avoid future complicacies, both the parties have decided to enter into this lease agreement with the following terms and conditions.

Fr. Premash Joseph
For Vincentian Orissa Society

Secretary & Treasurer

Fr. Valerian Dungdung
PRINCIPAL
New De Paul School
Ambapua Road,
Berhampur-11 Odisha

**Endorsement of the certificate of admissibility**

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 35(b) Fees Paid : A5(c) - 2220, User Charges - 250, Total - 2470.

Date: **15-Apr-2024**

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar BERHAMPUR-II** between the hours of 10:00 AM and 1:30 PM on the Date **15/04/2024** by **VINCENTIAN ORISSA SOCIETY (VOS) REPRESENTED BY ITS SECRETARY FR PRAVASH JOSEPH**, son/daughter/wife of of **AT-VINCENTIAN ORISSA SOCIETY (VOS), VIJOY BHAVAN NEAR ENGINEERING SCHOOL ROAD, BERHAMPUR TOWN, PO-ENGINEERING SCHOOL, PS-BAIDYANATHPUR, DIST-GANJAM**, by caste, profession and finger prints affixed.

Fr. Pravash Joseph

Signature of Presenter / Date: **15-Apr-2024**

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
VINCENTIAN ORISSA SOCIETY (VOS) REPRESENTED BY ITS SECRETARY FR PRAVASH JOSEPH		 317456788		15-APR-2024
NEW DE PAUL SCHOOL REPRESENTED BY ITS PRINCIPAL FR VALERIAN DUNGUNG		 244541023		15-APR-2024
Identified by FR. RAJEEB SINGH Son/Wife of S/O FR. JOSEPH EDATHIL of AT- DE PAUL SCHOOL, BERHAMPUR, DIST-GANJAM GANJAM by profession				
FR. RAJEEB SINGH		 43263731	 Registering Officer BERHAMPUR-II	15-APR-2024

Date: **15-Apr-2024**

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar , BERHAMPUR-II

Book Number : 1 || Volume Number : 39

Document Number : 10602401957

For the year : 2024

Seal :
Date : **15/04/2024**

Signature of Registering officer

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS UNDER:**

- 1) The lessor gave the land along with building for rent to the lessee for the period of 50 (Fifty) years from the date of 16/04/2024.
- 2) The lessee shall pay the agreed rent Rs.2000/- (Rupees Two Thousand), only per month to the lessor within the seven days of each succeeding month without default.
- 3) That the lessor received Rs.15,000/- (Fifteen Thousands) rupees only as on advance vide Cheque No. 000776/dt.12/07/2023 of the HDFC Bank, Jayaprakash Nagar Branch, Berhampur from lessee on the date of 12/07/2023 for the security of the land along with Building in the following witnesses and it will be remain in the hands of lessor without any interest and he will return this amount samely to the lessee while vacant this land along with Building.
- 4) That lessee will pay the electricity charges regularly consumed by him.
- 5) That the lessor will pay the municipality tax, cess charges of the property.
- 6) That the lessee will use the land along with Building for his School purpose and the lessee will not change the condition of the fallowing land along with Building and he will not give this house as rent to any other person.
- 7) That the lessee will be responsible for any civil and criminal cases which is conducted by the lessor while lessee will not vacant the house at above terms and conditions .
- 8) If the lessee will default of payment of monthly rent as fixed for two consecutive months the agreement will automatically be cancelled and the lessor has got right to take delivery of possession without any prior notice and the advance security amount will be adjusted for the same and other charges if any destruction or damages made for the land along with Building .

Fr. Prakash Joseph
For Vincentian Orissa Society
Secretary & Treasurer

Fr. Valerian Longfellow
PRINCIPAL
New De Paul School
Ambapua Road,
Berhampur-11 Odisha



Registering Officer
BRAHMAPUR-II

- 9) If the lessor will issue one month notice to lessee after receiving the notice from lessor, The lessee have to left the premise without any objection before completion of one month without any tempering structure of the premises . if any damages to this structure it will be bear by the lessee.
- 10) The lessee will be responsible to store or business any unauthorized, illegal, contraband, Narcotic and any explosive materials/goods in the premises.

III. SCHEDULE OF THE PROPERTY

Ganjam District within the jurisdiction of Sub- Registrar Office Berhampur -II
under Berhampur Tahasil, Gopalpur Police Station, Village & Mouza : Ambapua

<u>Sl. Nr.</u>	<u>Mouza</u>	<u>Khatian</u>	<u>Plot Nrs.</u>	<u>Total area</u>	<u>Leased area</u>	<u>Classified</u>
1.	Ambapua	442/105	198/1747 196/1746 203/1751	0.3450 0.3960 1.3400	0.345 Dec. 0.396 Dec. 0.396 Dec.	House site House site House site
2.	Ambapua	442/105	200/1748 206	0.9880 0.875	0.988 Dec. 0.875 Dec.	House site House site
	<u>Total Area</u>				3.000 Dec. Acres	

Boundary :

East : Plot No. 195. North : Plot No. 153.

West : Plot No. 206. South : Road.

Fr. Praveen Joseph

For Vincentian Orissa Society

Secretary & Treasurer

Fr. Valerian Singh

PRINCIPAL
New De Paul School
Ambapua Road,
Berhampur-11 Odisha



~~Registering Officer~~
~~BRAHMAPUR-II~~

IN WITNESSES WHEREOF, the parties have signed this agreement on the date, month and year first above written in the present of witnesses at Berhampur.

Fr. Piusasa Josep
For Vincentian Orissa Society
Secretary & Treasurer

Fr. Valerian Longlong
PRINCIPAL
New De Paul School
Ambapua Road,
Berhampur-11 Odisha

Signature of the Lessor.

Seal & Signature of the Lessee

Dt. 15.04.2024

Witnesses:-

1. Fr. Rajesh Singh
Son of Ganesh Ch. Singh
Address - Salikotha, Aruha

2. Fr. Joseph Edathil
Thomas Edathil
At/PO Sopabpur
Ganjam Dt.
9437783402

At present - De Paul School, Berhampur

MOB No. 7735322180, Author No. 294416084827

Drafted By - Kailash Chandra Majhi
Sri Kailash Chandra Majhi, Dist Lic No. 1/1987



Registering Officer
BRAHMAPUR-II



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : Bhubaneswar II

Year : 2024

Application Id : 602401970

Book No : 1

Executant NameVINCENTIAN ORISSA SOCIETY (VOS) REPRESENTED
BY ITS SECRETARY FR PRAVASH JOSEPHPresenter NameVINCENTIAN ORISSA SOCIETY (VOS) REPRESENTED
BY ITS SECRETARY FR PRAVASH JOSEPHClaimant NameNEW DE PAUL SCHOOL REPRESENTED BY ITS
PRINCIPAL FR VALERIAN DUNGUNGFee Details

Total Registration Fees Paid :

₹ 2470

A5(c) :

₹ 2220

User Charges :

₹ 250

Expected date of return of document

15-Apr-2024

Received the document mentioned in this receipt.

Date: 15-Apr-2024

Date:

Signature of the Registering Officer

Signature of the Receiver




Terms & Conditions :

The Presenter should deposit this receipt duly signed by him.
Documents other than WILL will be destroyed if not received within 2 years.
If the document refused for registration, the registration fee shall be returned.



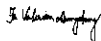
DEED DETAILS

Nature of the Document	: LEASE ADVANCE WITH RENT IMMOVABLE	Volume Number	: 39
Date of Execution	: 15-Apr-2024	Place of Execution	: BERHAMPUR-II
Document Number	: 10602401957	Registration Date	: 15-Apr-2024

LESSOR DETAILS

NAME	PHOTO	Thumb Impression	Signature
VINCENTIAN ORISSA SOCIETY (VOS) REPRESENTED BY ITS SECRETARY FR PRAVASH JOSEPH			

LESSEE DETAILS




NAME	PHOTO	Thumb Impression	Signature
NEW DE PAUL SCHOOL REPRESENTED BY ITS PRINCIPAL FR VALERIAN DUNGUNG			

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
GANJAM	AMBAPUA-96	442/105	198/1747	0.345 Acre (345 Decimal1000D=1Acre)	HOUSE SIDE	18975000	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	HOUSE SITE AC 0.345 DEC.				
GANJAM	AMBAPUA-96	442/105	196/1746	0.396 Acre (396 Decimal1000D=1Acre)	HOUSE SIDE	21780000	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	HOUSE SITE AC 0.396 DEC.				
GANJAM	AMBAPUA-96	482/98	203/1751	0.396 Acre (396 Decimal1000D=1Acre)	HOUSE SIDE	21780000	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	HOUSE SITE AC 0.396 DEC.				
GANJAM	AMBAPUA-96	442/105	200/1748	0.988 Acre (988 Decimal1000D=1Acre)	HOUSE SIDE	54340000	Not Available	Not Available
East	West	North	South	Property Transaction Details				

NA	NA	NA	NA	HOUSE SITE AC 0.988 DEC.				
GANJAM	AMBAPUA-96	442/105	206	0.875 Acre (875 Decimal1000D=1Acre)	HOUSE SIDE	48125000	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	HOUSE SITE AC 0.875 DEC.				

IDENTIFIER DETAILS

NAME	PHOTO	Thumb Impression	Signature
FR. RAJEEB SINGH			

DECLARATION

- I / we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.
 - I / We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities
- The land is not publicly endowed
- The land is not a lease hold one within ten years
- The land is covered under consolidation operation.
- The land is vacant land / land with structures
- I / We the vendee (s) do hereby declare that I / We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have deceived / defrauded the seller (s) in any manner.
- We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear volition without any duress inducement, allurements or any kind of promise or extraneous influence on either or both part to sell and purchase the property.