

Recorded at Book No. 10
Volume No. 10
Date 26/06/2026
Serial No. 2076
Expiry Date 02/09/2029

भारतीय गैर न्यायिक

पचास
रुपये

रु 50

FIFTY
RUPEES

Rs.50



INDIA

INDIA NON JUDICIAL

अरुणाचल प्रदेश ARUNACHAL PRADESH

A 339207

LEASE AGREEMENT FOR ESTABLISHMENT AND OPERATION OF A SCHOOL

This Lease Agreement ("Agreement") is entered into this 1st day of June, 2026, by and between:

LESSOR:

Name: Ms. Yowa Febu D/o Shri Yowa Bullet
Address: Hollongi, PO/PS: Balijan District: Papumpare
Hereinafter referred to as the "Lessor".

AND

LESSEE :

Name: Mrs. Taba Mama Yowa
Designation: Chairperson (The Orion International School, Hollongi)
Address: Hollongi, PO/PS: Balijan District: Papumpare

Hereinafter referred to as the "Lessee".

The Lessor and Lessee shall collectively be referred to as the "Parties".

1. LEASED PREMISES

The Lessor hereby leases to the Lessee the land and premises situated at:

Address: Village: Hollongi, PO/PS: Balijan District: Papumpare

LPC NO: ADC/BJN/LPC-03/2014

Y. J. LOM
CHAIRMAN
The Orion Charitable and
Educational Society
P.O. Balijan, Dist. Papumpare
Arunachal Pradesh-791123

Adv. JUM LOM
Notary Public
Regd. No. 16/2024
Govt. of Arunachal Pradesh
Manager, Capital Complex Region

Self-Attested
[Signature]
Principal
THE ORION INTERNATIONAL SCHOOL
HOLLONGI, PATILA, BALIJAN P.O.,
PAPUM PARE DIST.,
ARUNACHAL PRADESH - 791 123

Area of Land: 2093 Sq mt.

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Together with all existing buildings, structures, playgrounds, and appurtenant facilities attached thereto (hereinafter referred to as the "Leased Premises").

2. PURPOSE OF LEASE

The Leased Premises shall be used exclusively for the establishment, operation, administration, and maintenance of an educational institution (School) and for all related academic, cultural, sports, and extracurricular activities.

The Lessee shall not use the premises for any unlawful purpose.

3. TERM OF LEASE

This Lease Agreement shall remain valid for a period of **Thirty (30) Years**, commencing from 1st June 2026 and ending on 1st June 2056, unless terminated earlier in accordance with the terms of this Agreement.

The lease may be renewed by mutual written consent of both parties upon expiry of the lease term.

4. RENT AND PAYMENT TERMS

4.1 Lease Rent

The Lessee agrees to pay the Lessor a lease rent of:

₹ 1,50,000 (Rupees One lakh fifty thousand only) per Month.

4.2 Mode of Payment

Payment shall be made through Cash/Bank Transfer/Cheque to the account designated by the Lessor.

4.3 Due Date

The lease rent shall be paid on or before the 10th day of every month.

4.4 Enhancement of Rent

The lease rent shall increase by 3 % every 5 years during the tenure of this Agreement.

5. POSSESSION OF PREMISES

The Lessor shall hand over peaceful and vacant possession of the Leased Premises to the Lessee on the commencement date of the lease.

The Lessor shall not interfere with the lawful use and occupation of the premises by the Lessee during the lease period.

6. RIGHTS OF THE LESSEE

The Lessee shall have the right to:

a) Operate and manage the school on the leased premises.

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Paro, Arunachal Pradesh-791

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PAPUM PARO DIST.,
ARUNACHAL PRADESH - 791 123

Adv. JUMI LOMI
Notary Public
Regd. No. 11/2024
Govt. of Arunachal Pradesh
Managar, Capital Complex Region

Contd.

b) Construct, renovate, modify, and improve classrooms, laboratories, libraries, hostels, playgrounds, boundary walls, and other educational infrastructure required for school operations.

c) Install electricity, water supply, internet facilities, security systems, and other utilities necessary for the functioning of the institution.

d) Obtain affiliation, recognition, NOC, and other statutory permissions from competent authorities.

7. RESPONSIBILITIES OF THE LESSEE

The Lessee shall:

a) Maintain the premises in a clean, safe, and hygienic condition.

b) Comply with all applicable laws, rules, regulations, and guidelines issued by Government of A.P. authorities and educational boards.

c) Pay charges relating to electricity, water supply, sanitation, internet, and other utilities consumed during the lease period.

d) Ensure that educational activities are conducted in a lawful and responsible manner.

8. RESPONSIBILITIES OF THE LESSOR

The Lessor shall:

a) Ensure peaceful possession and enjoyment of the leased premises by the Lessee.

b) Not create any third-party interest or encumbrance that may adversely affect the Lessee's lawful occupation.

c) Provide all necessary land ownership documents whenever required for obtaining recognition, affiliation, or government approvals.

d) Cooperate with the Lessee in obtaining educational permissions and statutory clearances wherever necessary.

9. STRUCTURAL ALTERATIONS AND IMPROVEMENTS

The Lessee may undertake construction, renovation, extension, and improvement works required for educational purposes.

Any permanent structures constructed by the Lessee shall remain the property of the Lessee during the lease period.

Upon termination or expiry of the lease, the parties may mutually decide regarding ownership, transfer, or compensation for such structures.

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10. COMPLIANCE WITH LAWS

The Lessee shall obtain and maintain all licenses, approvals, affiliations, permits, and clearances required for running the educational institution.

The Lessee shall comply with all applicable laws relating to education, health, safety, fire protection, labour welfare, and environmental regulations.

11. TERMINATION

This Agreement may be terminated:

- By mutual written consent of both parties.
- By either party upon giving **Six (6) Months' prior written notice** to the other party.
- If either party commits a material breach of this Agreement and fails to rectify the same within sixty (60) days after receiving written notice.

12. DISPUTE RESOLUTION

Any dispute arising out of or relating to this Agreement shall first be resolved amicably through mutual discussion.

If the dispute remains unresolved, it shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996.

13. FORCE MAJEURE

Neither party shall be liable for failure to perform its obligations under this Agreement due to events beyond reasonable control, including natural disasters, floods, earthquakes, war, governmental restrictions, or any other force majeure event.

14. MISCELLANEOUS

- This Agreement constitutes the entire understanding between the parties.
- Any amendment to this Agreement shall be valid only if made in writing and signed by both parties.
- The headings used in this Agreement are for convenience only and shall not affect interpretation.

IN WITNESS WHEREOF

The Parties have signed this Lease Agreement on the date first written above.

LESSOR

Signature: [Signature]

Name: Ms. Yowa Febu

Date: [Signature]

LESSEE

Signature: [Signature]

Name: Mrs. Taba Mama Yowa

Date: _____

Principal

THE ORION INTERNATIONAL SCHOOL
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Phn-791123

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WITNESSES

Witness No. 1

Name: Taba Yapa.

Address: _____

Signature: [Signature]

Witness No. 2

Name: Pranati Das Vice Principal

Address: Orion International School

Signature: [Signature]

Note: For a lease period exceeding 11 months, registration of the lease deed before the competent Sub-Registrar is generally required under applicable law. It is advisable to have the document vetted by a legal practitioner before execution and registration.

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[Signature]
Principal
THE ORION INTERNATIONAL SCHOOL
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PAPUM PARE DIST.,
ARUNACHAL PRADESH - 791 123

[Signature]
Adv. JUMI LOMI
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Govt. of Arunachal Pradesh
Itanagar, Capital Complex Region

[Signature]
CHAIRMAN
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Arunachal Pradesh-791123



GOVERNMENT OF ARUNACHAL PRADESH

OFFICE OF THE ADDITIONAL DEPUTY COMMISSIONER :: PAPUM PARE

DISTRICT :: BALIJAN

Dated Balijan, the 12th Jan'2023.



LAND POSSESSION CERTIFICATE

See (Rule 143 AP Land Settlement and Records Rules) 2012

This is to certify that the Land/area measuring **2093 Sq mt** of land described below is in possession of **Miss Yowa Febu D/o Yowa Bullet** of **Hollongi village P.O/ P.S :-Balijan, District Papum Pare**, Arunachal Pradesh and said area/plot of land is free from all encumbrances as per the available records on date.

This certificate is issued on basis of No Objection Certificate issued by ,Shri Tana Rakhi land owner of North side and Shri Kara Niki ,GB Hollongi Village under Balijan Circle, District Papum Pare, Arunachal Pradesh.

Description of land

Name of the area in which the plot is situated :-Hollongi Village

Total area:- **2093 Sq mt**

Purpose :- Residential/Commercial

Boundaries bounded by :-

- a) North :- Shri Tana Rakhi
- b) South :- Road
- c) East :- Road
- d) West :- Road

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[Signature]

Principal

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PAPUM PARE DIST.,
ARUNACHAL PRADESH - 791 123

[Signature]

Dr. (Mrs. Marchina Boria)APCS
I/c Additional Deputy Commissioner

Papum Pare District, Balijan
Papum Pare District
Balijan (A.P.)

[Signature]
CHAIRMAN
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