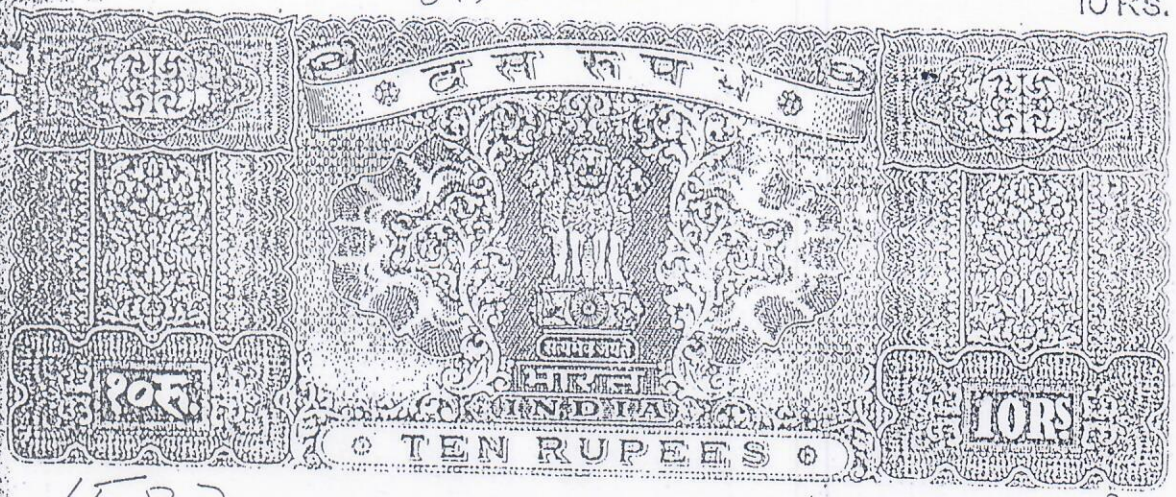


8132 - 1989

10Rs.



15370 ——— 2 ——— 5226 — 24.7.89

I 15-11-89  
Dadno - 8132 705-1989  
600

India Non-Social stamp 10.20/- 2400

Admissible under rule 21, duly stamped  
under the Indian stamp Act, 1899 & also  
as amended by W. Bengal - Stamp Amendment  
Act, 1950, 35 O.V. & 59,  
fee paid as under

- A. 17-
- E. 7-
- G. 55-
- H. 17-
- M. 4-

1000  
P. G. Pankhrajee  
Registrar of Assam - Calcutta.  
18-7-89. L

8132/89

This Indenture of Lease Deed made this 18<sup>th</sup> day  
of July 1989, between the Bratmo Samaj of India of  
35/7, Tollygunge Circular Road, Calcutta - 53 represented  
by its Hony. Secretary as per resolution adopted at its  
Council Meeting held on 3.7.1988 hereinafter referred  
to as Lessor (which expression shall include its subse-  
quent Honorary Secretaries, Successors, Executors) of  
the First Part and the Rotary Club of Chandannagar

of ...



- 2.-

of 6/2, G.T. Road, Bhadreswar, Hooghly, represented by the President and the Secretary hereinafter referred to as Lessee (which expression shall include its subsequent Presidents and Secretaries, Successors, Executors) of the Second Part in respect of the property of Chandannagar Brahma Samaj at Station Road, Chandannagar. The Lessor and the Lessee agree to the Terms and Conditions specified hereunder :-

1. The Lessee shall repair maintain and keep the

existing ...



existing Mandir (Upasana Hall and the surrounding Verandah) in a state of good repair at its own cost and private Electric lights, Fans, and running water facilities for holding meetings of the Bramho Samaj of India at its own cost and the running expenses will also be borne by the Lessee. The Lessee will pay Rs. 900/- per year to the Lessor being the rent of the premises.

by Lessee. The surrounding verandah mentioned in Clause (1) is to be covered up by corrugated sheets (galvanised or asbestos or other durable materials) so as to protect it from sun and rain and to <sup>provide</sup> ~~provide~~ shelter for the

congregation ...



congregation that may gather during the services (particularly during Utsavas). The Lessee will bear the cost of such erection and subsequent maintenance.

3. The Lessee will be allowed to use the Mandir Prayer Hall for holding the meetings of the Rotary Club but there shall be no eating, smoking or drinking inside the Mandir Prayer Hall. (the surrounding verandah may be used for partaking of vegetarian snacks). The Lessee shall make the Mandir Prayer Hall and verandah available to the Lessor whenever necessary for holding weekly Upasana, annual Utsav and other functions upon at least a fifteen days notice to be given to the Lessee, so that the latter may arrange accordingly.

4. The compound of the premises of the Chandannagar Brahma Samaj is to be called up (after ascertaining the boundary for which necessary action is to be taken by the Lessee with the municipal and settlement officers on the basis of the deed of ownership a copy of which may be obtained from the Lessor who will fully co-operate with the Lessee on such matters) at its own cost and the Lessee will also make necessary security arrangements. Should finance be available to the Brahma Samaj of India,

 it ...

it may construct two toilets (one for ladies and one for gentlemen) on its own cost attached to or adjoining the Upasana Mandir. So long this could not be done, Rotary Club of Chandannagar (the Lessee) will allow use of its own toilets to the Members of the Brahma Samaj of India.

5. The Lessor agrees that the Lessee may build a community building over the entire compound without disturbing the entrance to the Mandir (so that the Mandir is visible from the road) and may use its for educational, vocational, medical, library and social welfare services for a period of 51 years (Fifty one years) commencing from the execution of this Lease without any disturbance, interference let or hindrance by the Lessee and after the expiry of the period the Lessee will be given the option to renew on terms as may be amicably mutually agreed upon then. The Lessee further agrees to uphold at all times the faith and ideals of the Brahma Samaj (viz. the unity of the Goethee, equality between men and women, no discrimination on grounds of cast, colour, country or creed, maintenance of world peace and harmony and amity amongst all races and communities and no idolatrous ceremony (like idol worship, worship of human beings as God, worship of sacred books or symbol) of any kind whatsoever is to be held within its entire premises at

*The part*

*L*

any ...

any time. On the community building that the Lessee will construct, a placard on bold letters clearly visible from the roadside will be set up by the Lessee to the effect that it is in collaboration with the Brahma Samaj of India. A similar placard is to be set up at a prominent place on the wall of the premises running along Station Road, by the Lessee. The Lessee shall have the power to sign the papers for obtaining sanctioned plan from the Corporation and for from any other authority which may be necessary for the said purpose and for that the Lessor will not raise any objection whatsoever.

6. The Lessee shall be entitled to apply for and obtain new electric lines, water connection, telephones and telex, etc. in existing building or the new building or buildings to be constructed thereon and the Lessor gives his consent thereto if necessary but the Lessee shall pay all costs, charges and expenses in relation thereto.

7. The Lessee further agrees to pay all the Municipal, Central and State Govt. taxes and other statutory levies as well as the electrical charges. The Lessee further agrees that during Annual Utsav, Brahma Conferences, the available places in the community building and its

facilities ...

facilities as far as possible will be placed at the disposal of the Brahma Samaj of India for seven days only and for which at least three days notice is to be given to the Lessee by the Lessor.

8. If and when, the first floor (or still upper ones) is built by the Lessee at its own cost, the Lessee shall co-operate in providing accommodation to the delegates of the Brahma Samaj India during conference for a short period not exceeding fifteen days, as well as providing accommodation to the Hony. Secretary or the minister or its representative for a period not exceeding fifteen days during monthly divine service, including toilet facilities.

9. When the Annual Utsav of the Chandernager Brahma Samaj will be held, the Lessee shall decorate the prayer hall and the dias simply and elegantly and shall bear all the incidental expenses (not exceeding Rs. 600/- per year).

10. The Lessee under no circumstances whatsoever shall let out in full or any portion of the premises to any third party.



11. ...



11. For the weekly/Monthly Sunday services, the Lessee agrees to keep the Mandir Hall neat and clean. For the weekly and monthly services, a programme will be furnished by the Hony. Secretary Brahma Samaj of India to the President of the Rotary Club of Chandannagar or his nominated representative at least a week in advance and for the Annual Utsav and other Conferences at least thirty days in advance.

12. At such Meetings of Rotary Club of Chandannagar at which the development of the premises under lease will be considered as agenda the Secretary of the Brahma Samaj of India is to be invited to be present. The Hony. Secretary of the Brahma Samaj of India may send his representative.

13. If at any time in future the Lessee decides to close down its establishment at the premises at the Chandannagar Brahma Samaj Land or terminate the lease in question, all the buildings and tenements are to be handed over free of all liability to the Brahma Samaj of India and if the Brahma Samaj of India becomes defunct or if it gives its consent in writing all the buildings etc. will be handed over to a statutory body for community service. with mutual consent of the Lessor and Lessee on similar condition.

 14. ...

14. Any breach of the condition stipulated above will automatically render this lease agreement null and void and entire property free from all liabilities will be taken over to the Brahma Samaj of India.

SCHEDULE

ALL THAT one storied mandir with surrounding Verandah whereof same is built or erected containing by estimation an area .189 acres being recorded in Chandannagar Municipal Corporation ward No. 8, holding no. 208/193 and also recorded in the J.L.K.O. as J.L. No.1, Sheet No.11 and Khatian No. 280 in the mouza Chandannagar butted and bounded in the manner of the following on the north by property of Sri Ekkari Khander, East by partly the property of Sri Suchansu Sekhar Pramanik and partly the property of Sri Ekkari khander and South by the Chandannagar Station Road and west by the house of Sri Kamesh Chandra Bhattacharya.

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands and seals on the \_\_\_\_\_ day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Messrs abovenamed

in the presence of :

R. L. Roy  
Ranjita Lochan Roy  
Religious  
Adviser

~~Part~~ ~~Adviser~~ ~~Adviser~~

A. K. Maikra

Hony. Secretary

The Brahma Samaj of India

L

SIGNED, SEALED AND DELIVERED  
by the Lessee aforesaid  
in the presence of :

1. Gora Chatterjee  
38, Ferry Ghat St.  
P.O. Teli nipuz  
Dist Hooghly.
2. Bikash Ranjan chandra  
77, Swarnapura  
P.O. Chandannagar  
Dist Hooghly.

For Rotary club of Chandannagar  
Sundarsan Mukherjee  
President

Sundarsan Mukherjee  
For Rotary club of  
Chandannagar.

Nidmoni Kumar  
Hon'y Secretary  
Nidmoni Kumar

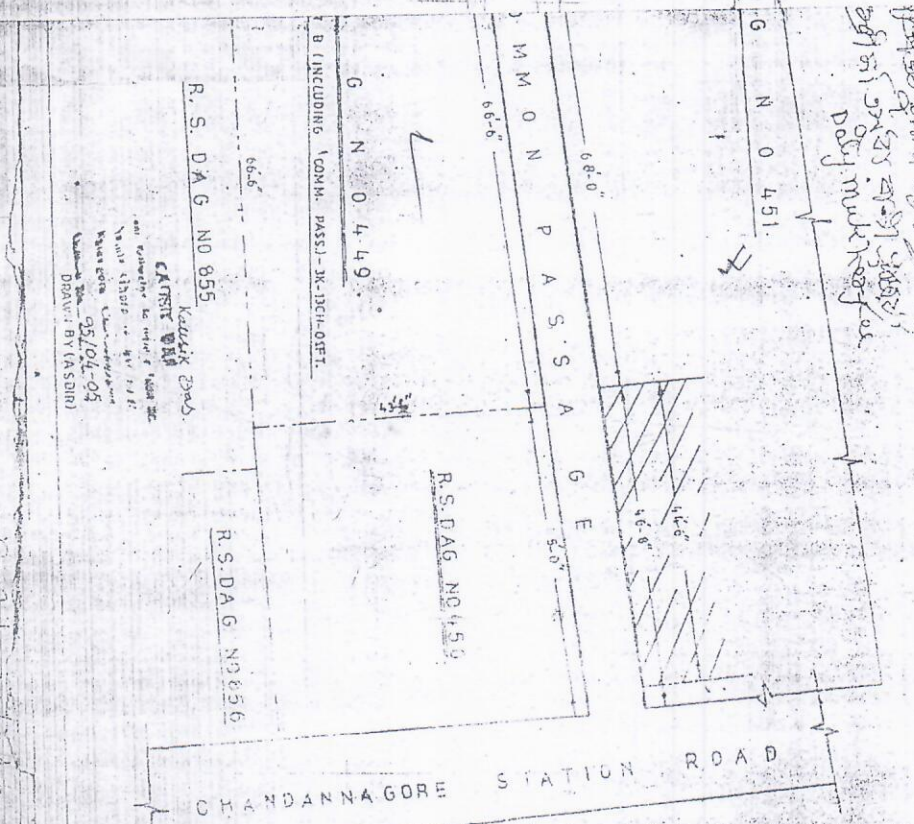
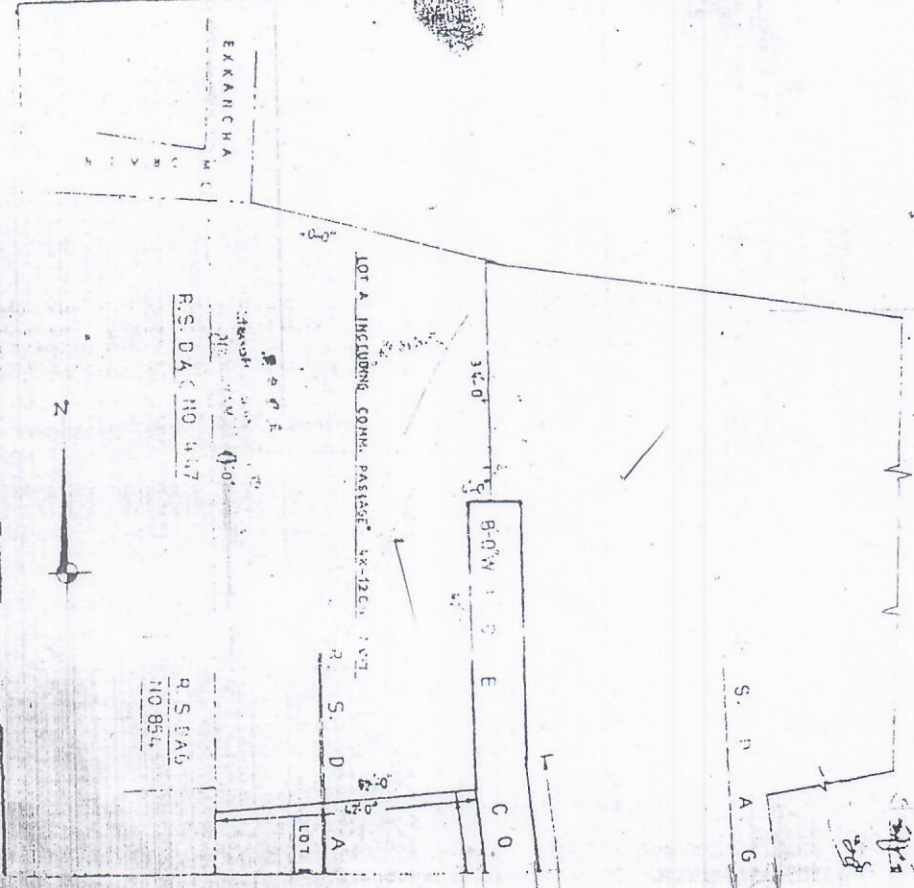
Asafes

A. A. Sanyal Adv.  
e. M. M. Court Cal-1.

L

CHANDANNAGORE JL NO 1 SHEET NO 1  
 CHANDANNAGORE STATION ROAD CHANDANNAGORE

DEED PLAN  
 CHANDANNAGORE  
 SCALE: 1:1600



*Check the plan  
 and sign in the  
 10.6.05*

*Handwritten notes:*  
 Kulkarni Das  
 Kulkarni Das  
 35/04-05  
 DRAWN BY (ASDR)

*Handwritten notes:*  
 Show the location  
 of the plot in the  
 map of the area  
 and mark the  
 daily mark for

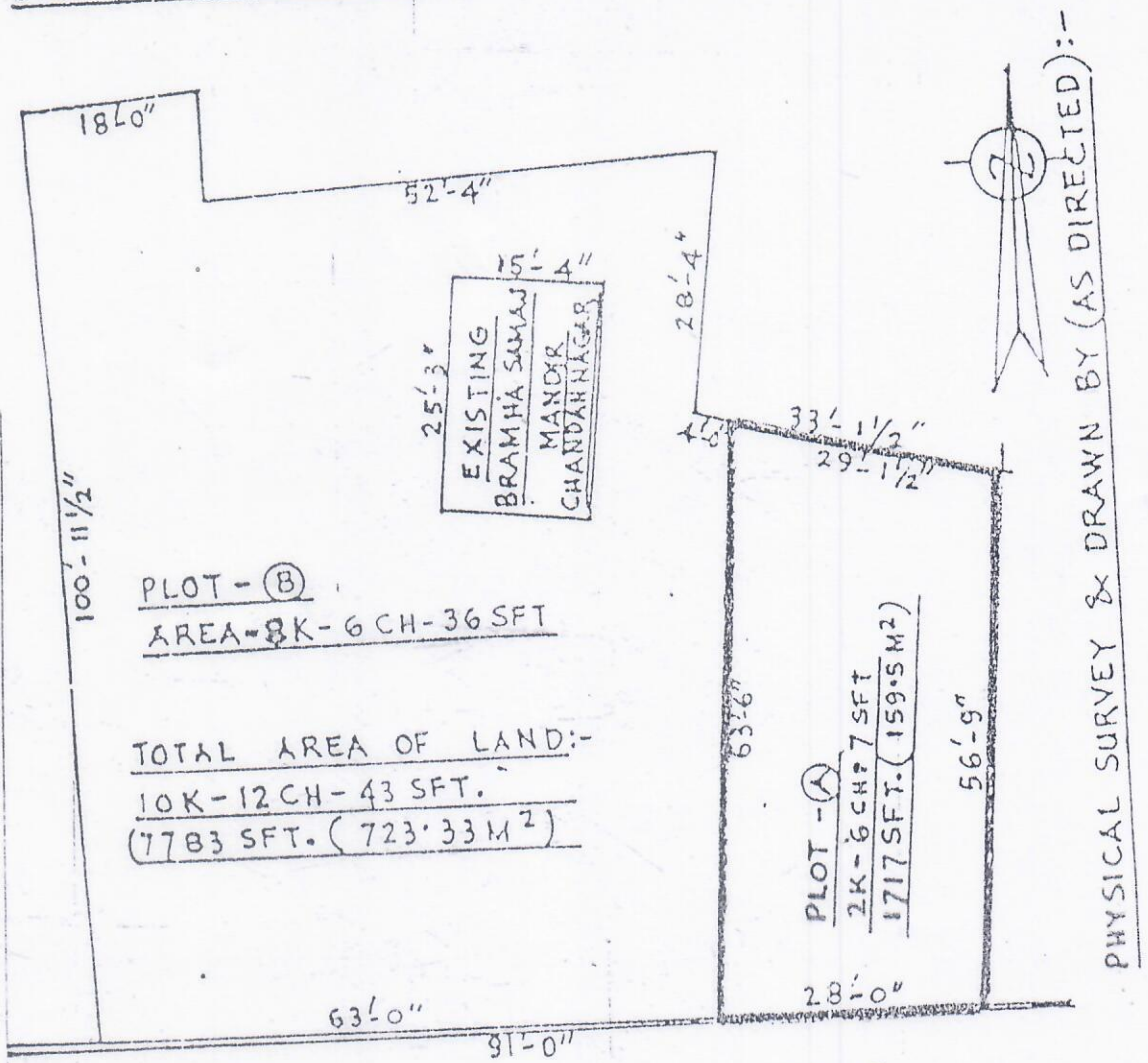
CHANDANNAGORE  
 10-6-05

A SITE PLAN OF PREMISES OF BRAMHA SAMAJ MANDIR.  
 OF CHANDAN NAGAR, R.S. DAG NO-452, L.R. DAG-769, P.S.  
 KHATIAN NO.280, L.R. KHATIAN NO.-745/2, SHEET NO-1, J. L.  
 NO-1, HOLDING NO - 208, MOUZA - CHANDAN NAGAR, DIST,  
 HOOGHLY, UNDER CHANDAN NAGAR MUNICIPAL CORPORATION.

NOTE: AREA SHOWN IN RED BORDER.

PLOT AREA-A: 2K-6CH-7SFT.  
-00- B; 8K-6CH-36SFT.

SIGNATURE OF OWNER: \_\_\_\_\_



PHYSICAL SURVEY & DRAWN BY (AS DIRECTED):-

CHANDAN NAGAR, STATION ROAD.

CHANDAN NAGAR RLY. STN. BAGBAZAR CHOWMATHA

SCALE - 1" = 20'-0"