



असम ASSAM

TENANCY AGREEMENT

E 464122

THIS DEED OF AGREEMENT is made on this 6th day of March/2020 at Nalbari.

-BETWEEN-

DEBENDRA KUMAR BEZBARUAH, (Principal Kamrup College, Chamata), on behalf of Governing body Kamrup College, Chamata, hereinafter called the First Party/land holder which expression unless and otherwise contrary or repugnant to the context and meaning made herein, include its successors, representatives, assigns, attorneys) **of the ONE PART.**

-AND-

BIPAL DUTTA, President of SWASTIKA, a Social Education and Economic Development Association, S/O- Dharendra Nath Dutta, of Vill- Chamata, P.O.- Paschim Chamata, Pin- 781306, P.S.- Belsor, Dist- Nalbari (Assam), hereinafter called the **SECOND PARTY/TENANT** (which expression unless and otherwise contrary or repugnant to the context and meaning made herein, include its successors, representatives, assigns, attorneys) **of the OTHER PART.**

1) - Debendra K. bezbaruah
Principal
Kamrup College, Chamata
2) - Bipal Dutta

WHEREAS the 1st party being the Principal of Kamrup College, Chamata situated at Vill- Chamata, P.O.- Chamata, P.S.- Belsor, Dist- Nalbari (Assam) Pin- 781306, having been authorized to lease out the rooms of the buildings situated in the College premises intends to lease out four rooms in the said premises on request of the 2nd party.

AND WHEREAS, the 2nd party being in need of suitable premises for the purpose of establishing Skill Development Training Centre under "ASDM" has approached the 1st party and requested for letting four Nos. of rooms measuring approximately 1500 sq. ft. as specified by the 1st party, in the premises of Kamrup College, Chamata and 1st party agrees to let out the said rooms to the 2nd party on the following terms and conditions:-

1. That, the 2nd party shall use the rented rooms only for the purpose of carrying on training through Skill Development Centre under "ASDM".
2. That, since the rented rooms is situated in the premises of an Academic Institution i.e. Kamrup College, Chamata, the 2nd party shall carry on its training or working in such a manner that it will not affect the working and affairs of such Academic Institution.
3. That, the rooms intended to let out has not been specified under this agreement which are expected to be specified by the 1st party as he desires.
4. That, under this agreement the 1st party and his representatives shall be free to enter into the rented rooms for inspection.

Principal
Kamrup College, Chamata

Kr. Bezbaruah

1) Dekendra
2) Bipal Deotta

5. That, the tenancy agreement shall remain in effect for a period of 1 (One) year from the date of execution of this agreement.
6. That, the annual rent of tenancy will be Rs. 3000/- (Rupees Three thousand) only.
7. That, the 2nd party shall not under let or sub-let any part of the tenanted premises without written consent of the 1st party.
8. That, the 2nd party shall not alter or make any addition/change in the tenanted premises without written consent of the 1st party.
9. That, the 2nd party shall keep the premises in good condition.
10. That, the 2nd party may repair of his own any minor defect of wall or electricity line inside the rooms with due consent from the 1st party.
11. That, the 2nd party under this agreement shall be under obligation to use the rented rooms for the purposes as stipulated in this agreement and if any conditions is violated the 1st party shall have right to revoke this agreement at any time.
12. That, tenant shall keep the rented premises in a good hygienic condition and shall not store any inflammable or combustible goods in the said rented premises or allow any illegal activities in the premises.

Principal
Kamrup College, Chāmatā

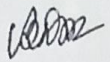
Dakshina Kr. Beelamoh
Bipal Dutta

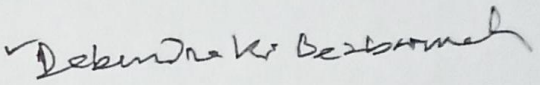
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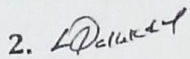
13. That, on the expiry of the tenancy period and/or its termination for any cause whatsoever, the parties reserve the right to RE-NEW the tenancy on the terms and conditions as per law, by executing a fresh tenancy agreement by and between the parties.

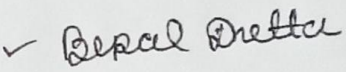
IN WITNESS WHEREOF the parties put their signatures this 6th day of March/2020 at Nalbari.

WITNESS :

1. 
(Biswajit Das)

✓ 
Signature of the 1st party
Principal
Kamrup College, Chameta

2. 
(Lehit Talukder)

✓ 
Signature of the 2nd party
President, "Swastika"
A Social Education & Economic
Development Association,

Solemnly affirmed before me this day, I certify that I read over and explained the contents to the declarant and the declarant seemed perfectly to understand them.

NOTARY