



Indian-Non Judicial Stamp
Haryana Government



Date: 07/12/2022

Certificate No. R0G2022L772

RN No. 97002370



Stamp Duty Paid: ₹ 1164500

Penalty: ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Devinder singh

No./Floor: A3

Sector/Ward: 0000

LandMark: Sadh nagar palm colony

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 80*****82



8285

Buyer / Second Party Detail

Name: Sri vaishanavi educational Trust

No./Floor: A4

Sector/Ward: 000

LandMark: First floor vikas puri

City/Village: New delhi

District: New delhi

State: New delhi

Phone: 80*****82

Purpose: LEASE DEED

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashy.nic.in>

Average Value 19407900
Stamp Duty 1164500
LEASE DEED

This Lease Deed is made and executed on this 2nd day of November, 2022, at Rohtak, Haryana, by and between

SRI DEVINDER SINGH, S/o. Sri Rai Singh, aged about 45 years, resident of A-03/41, Sadh Nagar, Palm Colony, New Delhi – 110045.

(Hereinafter referred to as 'LESSOR/LANDLORD' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part

AND

SRI VAISHANAVI EDUCATIONAL TRUST, (runs schools under brand name of Sri Chaitanya School) a registered Trust bearing Regn. No. 1891/19-20, having its office at A-4, F/F, Vikaspuri, New Delhi – 110018, represented by its Authorised Signatory Mr. Sudhanshu Shekar, S/o. Surendra Prasad Singh, aged about 38 years, resident of D-1307, Charms Castle, Raj Nagar Extension, Ghaziabad, Uttar Pradesh-201017, authorised vide trust resolution dated 25th November 2022.

Sree Vaishanavi Educational Trust
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Reviewed & Printed

For DEVINDER SINGH

Suandol
Proprietor

प्रलेख क्र.:8285

मुद्रण दिनांक 07/12/2022 05:02 PM

पंजीकरण दिनांक:07-12-2022

वसीका संबंधी विवरण		
वसीका का नाम LEASE		
तहसील/सब-तहसील- रोहतक	गांव/शहर- रोहतक	स्थित- Suncity Sector 34,35,36/A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : Plot No - PS 4, Sector 35, Suncity, 124021		
धन संबंधी विवरण		
राशि- 19407200 रुपये	कुल स्टाम्प शुल्क- 1164432 रुपये	
स्टाम्प नं- R06G2022L772	स्टाम्प का मूल्य- 1164500 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan-0097003777	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया-		सेवा शुल्क- 200
भवन का विवरण		
व्यवसायिक 4907 Sq. Yards		
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- IHGPH951	प्रॉपर्टी नं- PS-4	मालिक- DEVINDER SINGH
पता- Plot No - PS 4, Sector 35, Suncity, 124021		

यह प्रलेख आज दिनांक 07-12-2022 दिन बुधवार समय 5:03:00 PM बजे श्री/श्रीमती/कुमारी Devinder Singh पुत्र Rai Singh निवास Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Devinder Singh

उप/संयुक्त पंजीयन अधिकारी (रोहतक)
उप पंजीयन अधिकारी

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 07-12-2022

Devinder Singh

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी sri vaishnavi educational trust thru Sudhanshu shekhar हजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने मेरे समक्ष पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अयोग्य अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी जयपाल नम्बरदार पिता --- निवासी बोहर व श्री/श्रीमती/कुमारी Mohammad jahangir पिता --- निवासी हैदराबाद ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 07-12-2022

उप/संयुक्त पंजीयन अधिकारी
उप पंजीयन अधिकारी (रोहतक)

उप/संयुक्त पंजीयन अधिकारी
उप पंजीयन अधिकारी (रोहतक)

(Hereinafter referred to as the 'LESSEE /TENANT' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.) of the other part.

Whereas the LESSOR is the absolute owner and possessor of property bearing primary school Site No. PS - 4, Block No. C, admeasuring 1.014 Acres, situated at Sector 35, Suncity Township, Rohtak, Haryana, which the LESSOR had purchased vide sale Deed No. 2841/2015, Dt. 10.06.2015 & registered at Rohtak Sub Registrar office.

A building has been constructed on the above said Property consisting with plinth area of 25,000 Sq.ft and remaining 25,000 Sq.ft to be constructed as per the Schedule and total building should be Ground + 3 floors with Plinth area of 50,000 Sq.ft as per the building approved plan which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises.

Whereas the LESSEE has approached the LESSOR to let-out the above said property on lease hold basis in Phased manner as per details below for the purpose of starting Educational Institution for a lease period of 16 (Sixteen) years, w.e.f 1st April, 2023 and run until 31st March, 2039, with Lock-in Period of 7 (Seven) years, on the monthly rent basis as follows:

S.N.	Phases	Academic year	Area/additional area in Sq.ft	Rate per Sq.ft	Monthly Rent Amount
1	Phase I	2023-24	25,000	Rs.25/-	Rs.6,25,000/- + GST
2	Phase II	2025-26	12,500	Rs.25/-	Rs.3,12,500/- + GST
3	Phase III	2027-28	12,500	Rs.28.75/-	Rs.3,59,375/- + GST

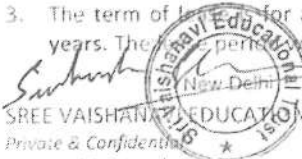
And the remaining open land for playground which carries no rental value.

First rent will be deposited on or before 10th May, 2023 or 10th of next month of the actual date of possession.

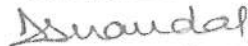
That the LESSOR agree to provide office Provision to the LESSEE on or before 10th December, 2022.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The LESSOR hereby declares that he is the owner and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved and do hereby agree to transfer by way of lease on or before 1st April, 2023, all that its part and parcel of the scheduled property unto the LESSEE to hold the same till the subsistence of the lease on the following terms and conditions. The rent will be paid only for the actual available/constructed plinth area under utility.
3. The term of lease for a period of 16 (Sixteen) years, with lock-in period of 7 (Seven) years. The lease period will commence from 1st April, 2023 and run till 31st March, 2039 or


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For DEVINDER SINGH



Proprietor

Reg. No.

Reg. Year

Book No.

8285

2022-2023

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह

उप/संयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- Devinder Singh

पट्टा लेने वाला :- sri vaishanavi educational trust thru Sudhanshu shekhar

गवाह 1 :- जयपाल नम्बरदार

गवाह 2 :- Mohammad jahangir

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8285 आज दिनांक 07-12-2022 को बही नं 1 जिल्द नं 11 के पृष्ठ नं 72 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 208 के पृष्ठ संख्या 65 से 74 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 07-12-2022

उप/संयुक्त पंजीयन अधिकारी (रोहतक)

16 (Sixteen) years from the date of actual occupation of building by the LESSEE. The LESSEE and the LESSOR have the option of terminating this lease deed by serving a notice 12 (Twelve) months in advance after the completion of Lock-in period from either side. It was also agreed that the vacation notice will not be served in the middle of academic year. The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time.

4. That the LESSEE has agreed to pay a monthly rent as follows:

S.N.	Phases	Academic year	Area/additional area in Sq.ft	Rate per Sq.ft	Monthly Rent Amount
1	Phase I	2023-24	25,000	Rs.25/-	Rs.6,25,000/- + GST
2	Phase II	2025-26	12,500	Rs.25/-	Rs.3,12,500/- + GST
3	Phase III	2027-28	12,500	Rs.28.75/-	Rs.3,59,375/- + GST

The Rent payable subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque / online mode on or before 10th day of next English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year. In case of non-payment of rent for consecutive 4 months 15% interest would be charged for every delayed day of payment.

Termination due to non-payment of Lease Rent - The Parties agree that if there is any failure on the part of the LESSEE even after as stated above for further 2 consecutive months the same shall be construed as the breach of this Agreement to Lease and the LESSOR shall be entitled to terminate this Agreement to Lease and resume the property immediately leased by the LESSOR under this Agreement after giving one-month prior notice.

The LESSEE's liability to pay rent to the LESSOR will commence from 1st April, 2023, or on date of actual occupation of the completed building by the LESSEE. The rent will be paid in proportion to the occupied slab area of the building. Common areas like Cellar, Parking, Playground, open land, elevation balconies, O.T.S. will not be considered for the calculation of the rent. However, the LESSEE shall have right to utilize the space/area along with the building.

- Both the parties agree that post-handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.
- That the LESSOR agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE before handing over the Building.
- As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for playground which is also co terminus with this lease deed and does not carry any rental value.
- That the LESSEE agrees to enhance the rent at the rate of 15% after every 3 (Three) years over and above the existing rent. In this case the next enhancement will be takes place on as follows or actual date of Possession of Building.

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For DEVINDER SINGH

Devinder Singh

Proprietor

S.No.	Sq.fts	Next Enhancement Date
1	25,000 (Phase I)	1 st April, 2026
2	12,500 (Phase II)	1 st April, 2028
3	12,500 (Phase III)	1 st April, 2030

9. That the LESSEE has agreed to pay to the LESSOR a sum of Rs.37,50,000/- (Rupees Thirty-Seven Lakh Fifty Thousand only) towards interest free rental deposit. Both the parties agree that upon issue of vacation notice, the amount of rent payable will be adjusted in the later months of notice period basis rent payable for said period and mutual understanding of both the parties. For better clarity for e.g.: If interest free rental deposit amount can be adjusted in 3 to 6 months than the same will be adjusted in later 3 to 6 months of the notice period and rent will be paid for balance notice period.
10. That the LESSEE has also agreed to pay sum of Rs.37,50,000/- (Rupees Thirty-Seven Lakh Fifty Thousand only) to the LESSOR towards Interest free short term security deposit which shall be deducted in 18 equal monthly installments starting from the date of occupation.

Whereas both the parties agrees that the total of interest free rental deposit and interest free short-term security deposit will be released in a phased manner as follows,

Sl	Installment	Details	% of amount release	Amount
1	1 st Installment	After lease registration	50%	Rs.37,50,000/-
2	2 nd Installment	Handovering the building	50%	Rs.37,50,000/-
	Total Interest free rental Deposit & short-term security deposit Amount		100%	Rs.75,00,000/-

11. That the building shall be constructed as per the approved plan by the respective Authority and as per CBSE norms. The plan of the building to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the LESSEE and designed so as to bring out rich ambience to the structure and its location.

12. Whereas the LESSOR is the absolute owner and possessor of property bearing Khewat No. 2603, Khatauni No. 2920, Khasara Number 20//6 & 62//10, total admeasuring 16 Kanal 0 Marla, i.e., 2 Acre, situated at Bohar Village, District & Tehsil Rohtak, Haryana, which the LESSOR had purchased vide sale Deed No. 8068/2022, Dt. 02.12.2022 & registered at Rohtak Sub Registrar office.

Whereas the LESSEE has approached the LESSOR to let-out agricultural land Khewat No. 2603, Khatauni No. 2920, Khasara Number 62//10, 1 acre (or) 8 Kanal 0 Marla out of the above said Property (clause No.12) Propose of Playground, which carries no Rental value.

13. The LESSEE shall have a right to alter the building according to the convenience without affecting the life of the building with the prior approval of the LESSOR in

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Devinder Singh

Proprietor

writing for major works. LESSEE agrees not to make or permit any alterations or additions to the approved building including digging any open wells/sinking a bore well or excavating sub-soil for any purpose without obtaining the previous consent/permission in writing of the LESSOR or cause any injury to the walls and fittings thereof in the Schedule Property.

14. That the LESSEE hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The LESSEE is at liberty to use the leasehold premises for any other Educational Institutions established by him/them with Prior permission of in written of LESSOR.
15. The LESSEE has no right to sub-lease the property except to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions without prior permission in written of LESSOR.
16. That the LESSOR shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the building only, if the State or Central Government tax is implemented to run business then it will be paid by LESSEE. However, water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the LESSEE during the tenancy. GST applicable on the rent of the building shall be borne by the LESSEE.
17. That the Registration Charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by both the parties equally i.e., in 50:50 ratio.
18. That the LESSOR agree to undertake the responsibility of coloring/ painting required for the demised premises once in 5 (Five) years in order to keep it in good state. In case the same is undertaken by the LESSEE with the prior approval of the LESSOR, the cost incurred by the LESSEE shall be reimbursed by the LESSOR by way of deduction from the succeeding monthly rentals payable.
19. THE ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (ACD) shall be borne by the LESSOR. In case the ACD is paid by the LESSEE the same shall be reimbursed by the LESSOR by way of deduction from the next month rentals. LESSEE will only pay ACD with written permission of LESSOR. Transformers to be erected by the LESSOR according to the technical and electrical requirement of LESSEE before handing over the building proportionate to the building.
20. Entire building is to be fixed with tube light, bulb fixtures and fan Hooks as directed by the LESSEE. Speaker cables and telephone cables should be provided as directed by the LESSEE.
21. The LESSOR must provide sufficient water for drinking and sanitary purpose. There must be a bore well drilled and fit with a 5 HP motor to pump water to an overhead tank with a capacity of 10,000 liters from where pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up it is the responsible of the LESSOR to drill a new one at their own cost or the same will be undertaken by the LESSEE with prior written permission of LESSOR and the spent amount will be deducted from the rent. There should also be a separate ground level where drinking water will be stored and pumped

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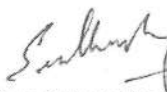


For DEVINDER SINGH

Devinder Singh
Proprietor

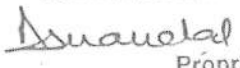
into a separate 5000-liter tank on the terrace from where pipelines will lead to outlets at each floor level where it will be used.

22. All rooms/corridors are to be provided with reputed quality anti-skid tile flooring and toilet/restroom/urinal floors, walls, passages to be fitted with glazed anti-skid tiles. Corridors, 2 staircases to be provided with good quality flooring. The doors frames shall be with wood sections, main door with flush shutter, windows of sliding UPVC make, and bathroom doors with bison board paneled shutters/ G.I sheet shutters. That the LESSOR agrees to provide the doors, windows and the bathrooms fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms shall be given altek finishing on the walls and the flooring with vitrified tiles. All floors including both staircases with railing to be furnished with iron gates as directed by the LESSEE wherever necessary. All open balconies/OTS, corridors to be provided with grills.
23. LESSOR are only a building structure provider and have no knowledge of business safety norms and other government rules and regulations. LESSEE agrees to take complete responsibility of business operations and the LESSEE guarantees that the business operated in the premises will be completely as per government norms, LESSEE will be completely responsible for safety measures in the business.
24. That the LESSOR agrees to provide a compound wall around the building with the gates erected at the required areas. And also agreed to provide lift provision as per the requirement of the LESSEE.
25. The LESSEE shall allow four admissions every year in any grade to the students recommended by the LESSOR. LESSEE will charge fees from the recommended students as per their fee schedule.
26. Both the parties agree that the LESSOR is responsible for the structural maintenance of the building till the completion the term of lease.
27. LESSOR will use good quality fittings for mechanical, electrical and plumbing. LESSOR will be responsible for the maintenance (in case of manufacturing defect) with respect to the mechanical, electrical and plumbing equipment's for the first 2 years.
28. LESSEE will be responsible to check and verify that all safety equipment's are well placed and are in working condition.
29. The LESSEE shall have no right to raise any loan against the LESSOR premises or scheduled premises. LESSEE shall not create lien in any manner including possession of a third party in that respect without prior written consent of the LESSOR.
30. Change in Use -The LESSEE shall not change the use of the Schedule Property or the buildings thereon for any purpose other than the one prescribed in the Agreement to Lease, either fully or partly without the prior permission of the LESSOR in writing and without payment of prescribed additional Lease Premium and other charges as may be determined by the LESSOR from time to time.


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For DEVINDER SINGH 6


Proprietor

31. The LESSEE agrees not to transfer or change the ownership/constitution of the nature of the business relating to the Schedule Property, whether in whole or in part without obtaining specific permission in writing of the LESSOR.
32. LESSEE will be fully responsible for implementation of all safety norms as per government guidelines and agrees to take full responsibility in case of any loss of human life due to lack of safety norms. LESSOR will be kept harmless in any such situation. And the LESSOR shall not be liable to any injury caused to the school children or anyone in the said property.
33. All classrooms to be constructed platform of 8"x 4½ ft. at the floor level below the area where the chalk board is proposed to be placed. Wooden door stoppers for classrooms and Vision glass of 6" diameter to be installed in all the doors. Cement racks to be provided in each classroom, Office block, & Reception as per the requirement of the LESSEE.
34. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the LESSEE shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the LESSOR property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
35. The LESSOR promises to assist the LESSEE to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the LESSEE. The LESSEE is not responsible for structural defects because of natural calamities like earthquake, Hurricanes, riots, fire ablaze etc. Soil load to be provided wherever required. Security posts (Rooms) at all gates (including main gate) shall be provided by the LESSOR. The approach road to the premises will be provided by the LESSOR.
36. LESSOR will not be responsible for any type of fire, casualty, mishappening in the school premises LESSEE will be completely responsible for it and the LESSEE guarantees that the LESSOR will be kept harmless.
37. The LESSEE agrees not to permit any lease by auction upon the premises whether in whole or in part or suffer the premises in the Schedule Property to be used in such a way as to cause nuisance or annoyance or inconvenience to the neighbors/occupiers of the area adjoining the Schedule Property.
38. Non-Compliance - Any non-compliance with the terms and conditions of the Agreement to Lease shall be a breach of this Agreement and the LESSOR is thereby entitled to terminate this Agreement and resume the possession of the Schedule Property.
39. The LESSEE shall upon expiry or early determination of the Agreement to Lease/Lease Deed in accordance with the Agreement to Lease/Lease Deed, hand over the vacant and peaceful possession of the Schedule Property in as good a condition as it was handed over to the LESSEE.
40. The LESSEE shall not store any explosives in the said property and shall not carry on any illegal trade or business.
41. The LESSEE shall obtain all necessary licenses and permits or permissions as may be required under the Statutes for carrying on its business.

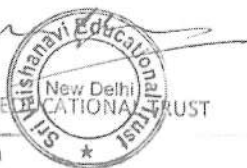
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For DEVINDER SINGH
Devinder Singh
Proprietor

42. The LESSEE shall not part with the possession of the said property to any third party.
43. In the event, the LESSOR offer the demised premises for sale/transfer to other third party/ i.e., as a whole or in part/s in future, the LESSOR shall notify the LESSEE well in advance and the LESSOR shall ensure that such sale/transfer by the LESSOR shall be subject to the lease in favour of the LESSEE. The LESSOR shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the LESSEE that the terms herein agreed to by this lease deed shall be binding on the said new owner and the said new owner shall also acknowledge the receipt of the interest free refundable security deposit from the LESSOR. It is hereby further agreed, understood and confirmed that a clause in respect of such option in favour of the LESSEE shall be incorporated in the Deed of Sale/transfer in favour of such Third party/parties.
44. **FORCE MAJEURE:** Neither party shall be liable to pay to the other if, and to the extent, that the performance of delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with sue to change in legislation, fire, flood, explosion, epidemic, act of God, act of terrorism, war, riot and/or unilateral act of Government without any fault of the Party concerned. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available. The LESSOR shall have right to claim the rent in case if the LESSEE claims the fees and charges from the students in the force majeure applicable time. The LESSOR will claim rent in the same proportionate as in which the LESSEE is claiming fees from the students. The LESSEE will pay electricity, water, maintenance bills etc.
45. Computer Lab/ Multimedia to be provided with electric plug/sockets at the ground level and electrification to the level of installing A/C's and the platform raised and neatly tiled. Laboratories-preferably PHYSICS, CHEMISTRY & BIOLOGY are to be fully ventilated and the platforms raised and neatly tiled as per the requirement of the LESSEE. Cement Cupboards with rack facility are to be provided for storage purpose of the instruments under utility.
46. The LESSOR should provide the authorized building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate (With all fire safety equipment as specified by the competent authority) Municipal Occupancy Certificate, etc. issued by the competent authority at the LESSOR own cost. In the lease period Fire NOC renewal cost shall be borne by the LESSEE. The occupancy certificate will be provided by the Lessor within 6 months from the date of occupation of the building.
47. LESSOR will have the access to inspect the premises with prior intimation to LESSEE and after school hours.

Sree Vaishanavi Educational Trust
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For DEVINDER SINGH

Devinder Singh
Proprietor

48. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed shall be subjected to Haryana Jurisdiction only and arbitrator shall be appointed with the choice of LESSOR and LESSEE.
49. The LESSOR agrees to provide the LESSEE with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

Witnesses:

1.

LESSOR

2.

LESSEE

SCHEDULE OF PROPERTY

All that part and parcel of the property 1) bearing primary school Site No. PS - 4, Block No. C, admeasuring 1.014 Acres, situated at Sector 35, Property i.d 1HGPH951 Suncity Township, Rohtak, Haryana, 2) bearing Khewat No. 2603, Khatauni No. 2920, Khasara Number 62//10, admeasuring 8 Kanal 0 Marla, i.e. 1 Acre, situated at Bohar Village, District & Tehsil Rohtak, Haryana, both propertied measuring 2 Acres approx., building has been constructed consisting of Ground + 2 floors with total plinth area of 50,000 sq.fts, leased to the lessee is bounded by:

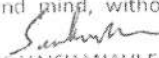
East: Residential plots

West: Others land

South: 24 meters road

North: others land

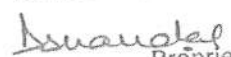
In Witness Where of the LESSOR and LESSEE have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having


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For DEVINDER SINGH

9


Proprietor

understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

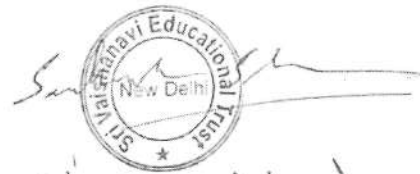
Witnesses: Mohammed Jahangir

1. Gurpreet Singh P/O
Rangaswami Distt LESSOR

For DEVINDER SINGH
Devinder
Proprietor

2. Jee Pral Kumar
Bohar. LESSEE

5/4/11
at



Self Devinder
For DEVINDER SINGH
Devinder
Proprietor

