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419

Office Of Sub Registrar Patiala

Kind of deed	Rate of Lease	Period	Stamps	Sheets	Words
Lease deed	Rs. 3000/- p.m.	30 Yrs.	Rs. 4320/-	8	1246

Stamp No: 2593 dt. 29.8.2002 Sunil Kapoor
LEASE DEED

This lease deed is made on this day 29-08-2002 in the state of Patiala between:-

1. Swaran Institutions Pvt. Ltd., a company registered under Indian Companies Act. 1956 vide registration no. 16-020030 dt. 30-5-1997 through its director Smt. Sangeeta Goel, party of the 1st part, hereinafter called the lessor, AND
2. Vasant Valley Public School Ladda-148034 under the management of Vasant Valley Educational Welfare Society, Patiala-147001, (Punjab), a registered society registered under Societies Registration Act XXI of 1860 vide registration no. DIC/PTA/Society/802 of 2000-2001 dated 28-11-2001, through Manager, Vasant Valley Public School Ladda, Sh. J. R Gupta, of the 2nd part, hereinafter called the lessee.

Witnesseth as under:-

For Swaran Institutions Pvt. Ltd.
Sangeeta Goel
Director

Maver

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034(Sangrur)
CBSE. Aff. No.1630240

Aphoria

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (Sangrur)
CBSE Affi. No.1630240

2538-

$$\frac{1000}{4} + \frac{1000}{3} + \frac{2000}{7} = 1520$$

संगरूर पब्लिक स्कूल
लड्डा-148034

SUNIL KAPOOR
R T ...

29-8-21

4/9/21
प्रमाणित
संगरूर पब्लिक स्कूल
लड्डा-148034

संगरूर पब्लिक स्कूल

प्रमाणित

संगरूर पब्लिक स्कूल
लड्डा-148034
प्रमाणित
संगरूर पब्लिक स्कूल
लड्डा-148034

संगरूर पब्लिक स्कूल

प्रमाणित संगरूर पब्लिक स्कूल

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (Sangrur)
CBSE Aff. No.1630240

प्रमाणित संगरूर पब्लिक स्कूल

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (Sangrur)
CBSE Aff. No.1630240



Whereas the lessor, party of the 1st part, is the owner and in possession of land situated on Sangrur Dhuri road, in revenue estate of Village Ladda measuring 16 Bighas 03 Biswas & 02 Biswasas i.e. 16200 Sq. Yards bearing Khasra nos. 2290(3-6), 2293 (7-10), 2294 (5-0) & 4/9th share in 3109/2296 (0-16), AND

Whereas the lessor, party of the 1st part, in its meeting of Board of Directors held on April 18, 2002, decided to lease out the aforesaid property for a period of 30 years to Vasant Valley Public School Ladda-148034 under the management of Vasant Valley Educational Welfare Society, Patiala-147001 (Punjab), a registered society registered under Societies Registration Act XXI of 1860 vide registration no. DIC/PTA/Society/802 of 2000-2001 dated 28-11-2001, and further authorized Smt. Sangeeta Goel to execute lease deed and to present before Registrar/Sub-Registrar for registration of the deed or to do all or any act or deed or things which are necessary or incidental thereto execute the lease deed. AND

Vasant Valley
Director

For Vasant Valley Educational Welfare Society Ltd
Sangeeta Goel
Director

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (Sangrur)
CBSE Affi. No.1630240

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034(Sangrur)
CBSE. Aff. No.1630240



Where as the lease, party of the 2nd part, held a meeting of its present members, wherein it was decided to acquire additional land for running educational institution for a minimum period of 30 years on lease basis and passed unanimously resolution authorizing Sh. J. R. Gupta, Manager of the School to negotiate terms of lease, to enter into an agreement of lease, to execute lease deed and to present for registration before Registrar/Sub-Registrar and to do all or any act or deed or things which are necessary and incidental to execute, AND

Whereas, the lessee has approached the lessor for lease of land, and the lessor has agreed to lease out the said land in consideration of annual lease amount of Rs. 36000/- (Thirty Six Thousands Only), AND

Where as the lessor ^{will} ~~has~~ give the constructive possession of the said land to the School who will take over the possession of demised property from the 1st day of May, 2002 with the following terms and conditions of lease, which have been agreed to by both the parties and which shall be binding upon both the parties, their successors, assignees or transferees.

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (Sangrur)
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Vasant Valley Public School,
Sangrur

For Swaran Institutions Pvt. Ltd.
Sangeeta Goyal
Director



any other rights or privileges the lessor has in terms of this agreement or under law of the time being.

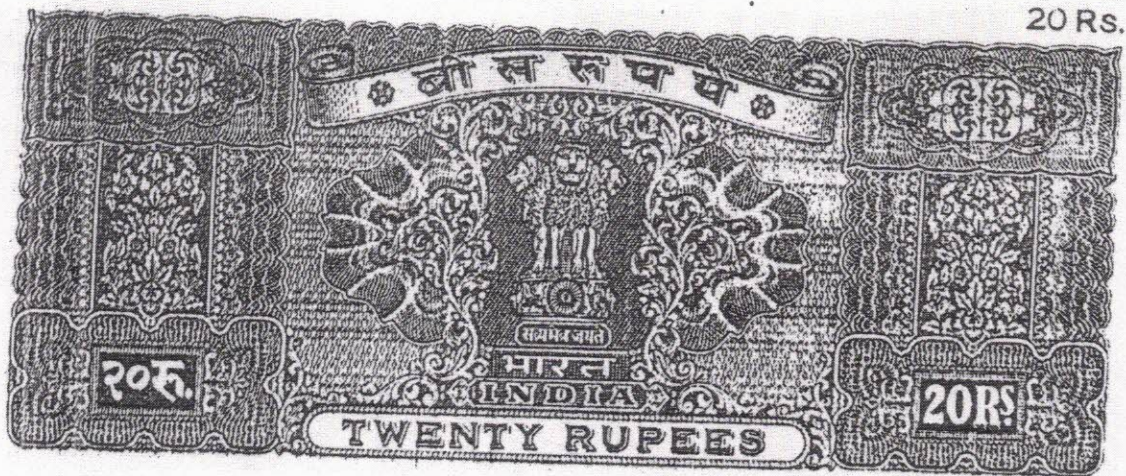
7. That in the event the lessor is desirous to sell the demised property, after the competition of leased period lessor shall give first option to the lessee to purchase the demised property at a mutually agreed consideration and in case, lessee, the party of 2nd part fails to accept the lessor's offer to sell within sixty days, lessor is free to sell the property in any manner.
8. That in case of forfeiture of said lease the lessor shall be entitled to recover possession and to enter the demised property and to evict the lessee and shall not be liable to pay any compensation for any erection, installation, improvement, alterations so made in the building or land or any structure.
9. That the lessee, party of the 2nd part, will at the expiration of the lease period peacefully and quietly surrender to the lessor the said land and

Vasant Valley Public School
Manager

For Swaran Institutions Pvt. Ltd
Sangrur
Co-Ed
Director

[Signature]
 Principal
 VASANT VALLEY PUBLIC SCHOOL
 LADDA-148034 (Sangrur)
 CBSE Aff. No.1630240

[Signature]
 Principal
 VASANT VALLEY PUBLIC SCHOOL
 LADDA-148034(Sangrur)
 CBSE. Aff. No.1630240



and the expression the lessee hereinbefore used shall include their heirs, executors, administrators and permitted assignees.

12. That in case of any dispute between the parties, with regards to the above lease deed, the Patiala courts shall have the jurisdiction to decide the case and the decision of the of the court of Patiala city shall be final and bindings on both the parties.

13. Whole of expenditure incurred on the execution of registration on this lease deed, has been borne by the 2nd party.

In witness whereof, the parties hereunto these presents have affixed their hand in presence of witnesses today, the 29th August, 2002.

Witness:

महाराष्ट्र सिंगल एजेंट्स
पिंड रम. पु. सिंगल,
पिंडा पटियाला

Executants

1st Party
For Served

Sangeeta Goch

Director

2nd Party

Director

2. Sh. Sanjay Gupta
S/L Sh. H.R. Gupta
Q/o 75/2 2049/5 Lehel
Colony PMA
Jawar PMA

Sh. H. R. Gupta
Adv.
29.8.2002

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (Sangrur)
CBSE Aff. No.1630240

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