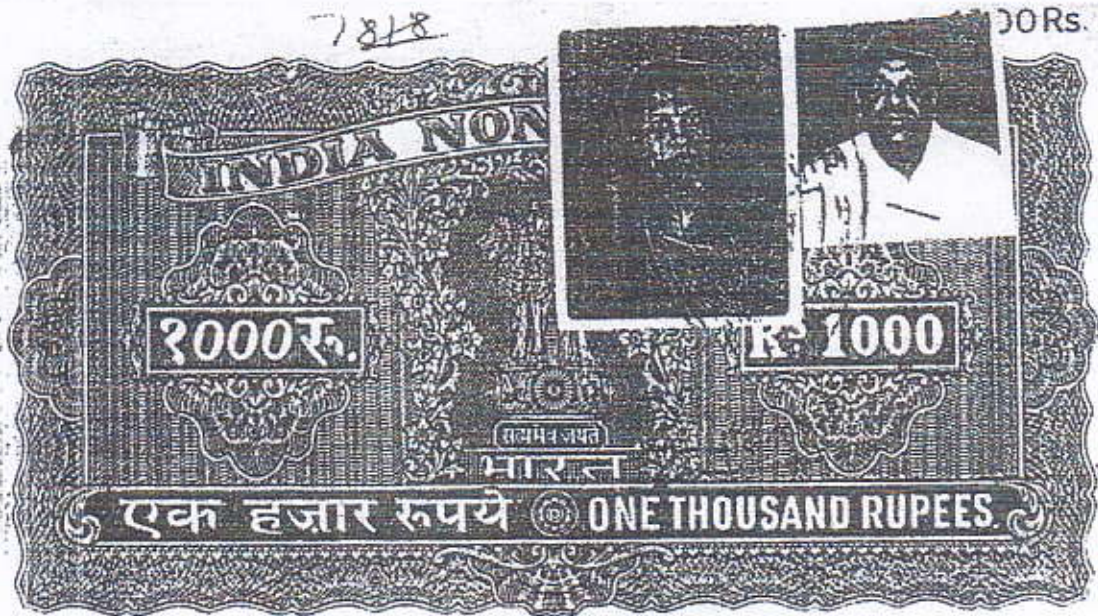




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Office Of Sub Registrar Patiala

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

Stamp No: 2593 dt. 29-8-2002 *Smit 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. 30-8-1997 through its director Smt. Sangeeta Gool, 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 & under:-

Sangeeta Gool
Director
For Swaran Institutions Pvt. Ltd.

Abhishek

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

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

2598- $\frac{1000}{4} + \frac{100}{3} + \frac{20}{7} = 259.8$

SUNIL KAPOOR

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[Signature]
 29-8-21

5/9/21

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[Signature]

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[Signature] Sangrur, Gurd
[Signature]

... ..

[Signature]
 Principal
 SASANT VALLEY PUBLIC SCHOOL
 LAODA-148034 (Sangrur)
 CBSE Aff. No.1636240

[Signature]
 Principal
 SASANT VALLEY PUBLIC SCHOOL
 LAODA-148034 (Sangrur)
 CBSE Aff. No.1636240



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 Khassra nos. 2290(3-6), 2293 (7-10), 2294 (5-0) & 4/9th share in 3109/2296 (6-16), 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 Public School
Ladda-148034

For Vasant Valley Public School Ltd
Sangeeta Goel
Director

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

M. Kaur
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} 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)
CBSE Aff. No.1630240

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

Manager
Vasant Valley Public School

For Swarn Institutions Pvt. Ltd.
Sangeeta Goyal
Director



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 Khassn nos. 2290(3-6), 2293 (7-8), 2294 (5-0) & 4/9th share in 3109/2296 (6-16), 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 Educational Welfare Society
Patiala-147001

For Vasant Valley Educational Welfare Society Ltd
Sangeeta Goel
Director

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

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



1. That the party of 1st part, the lessor has leased out the demised property to the lessee, party of the 2nd part for consideration of annual lease money Rs. 36000/- (Thirty Six Thousands Only), which shall be payable on monthly basis @ Rs. 3000/- in advance or in four equal quarterly instalments in advance and shall be acknowledged by lessor by a receipt separately issued in favour of lessee. The lease amount shall increase by 15% of the lease amount after every three years.
2. That the lease period has been fixed for 30 years i.e. starting from 01-05-2002 and ending on 30-04-2032, however, the period may be further extended at the option of lessee at the end of the term on mutually agreed amount of lease.
3. That the lessee shall be entitled and free to construct building, erect and install temporary structures, plant or machinery, to develop play

(Signature)
Principal
Vasant Valley Public School

For Swaran Institutions P. Ltd.
Sangeeta Goel
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



grounds, children's parks, open air theatre or develop the site which is necessary or incidental for running the educational institution.

4. That the lessee shall deliver the possession of the demised property at the end of the period of lease or on its determination after removing all structures, plant, machinery, fixtures, fittings so erected by them during the period of lease and the lessor shall be entitled to take over the possession of the demised property on the expiry of the lease period along with any such structures etc. if they are not so removed.
5. That the lessee agrees to pay all taxes, charges or rates as may be imposed by the Government or local authorities except the rate, taxes, charges, cess etc. as payable by the lessor under any law for the time being.
6. That it is further agreed that in case rent amount is not paid in time, the lessor shall be entitled to interest of @ 15% per annum not withstanding

Vasant Valley Public School
Sangrur

For Swaran Institutions Pvt. Ltd.
Sangrur
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



- 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

Signature of
Director
Vasant Valley Public School

For Swaran Institutions Pvt. Ltd
Sangreha Coef
Director

Signature

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

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



building after removing any erection, installation, alteration, improvement made by him and after removing all plants and machinery or structures unless the lessor expresses his willingness to pay the mutually agreed to amount for all such items.

10. That the lessee, party of the 2nd part shall be responsible during the period of lease to keep the demised property in good condition and shall allow the lessor or its representative to visit the demised property to inspect its maintenance etc. and shall do all acts and deeds as per instructions of the lessor concerning the proper upkeep and maintenance of the demised property.
11. That where such an interpretation is necessary in order to give the fullest scope and affect legally possible to any covenant or contract herein contained and expression, the lessor hereinbefore use shall include the owner for the time being of the lessor, interest in the demised premises

For Swaran Institutions Pvt. Ltd.
Sangeeta Goel
Director.

For Swaran Institutions Pvt. Ltd.
Sangeeta Goel
Director.

(Signature)

Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-145034 (Sangrur)
CBSE Aff. No. 1630240

(Signature)
VASANT VALLEY PUBLIC SCHOOL
LADDA-145034 (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 binding 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 herunto these presents have affixed their hand in presence of witnesses today, the 29th August, 2002.

Witness:

Executants

1. *[Signature]*
महाराज श्रीम लखनपुर
पिंड वसुधु सिंह,
निवासी पटियाला

1st Party *[Signature]*
For Swarn
Sangeeta Goel
Director

2. Sh. Sanjay Gupta
S/o, Sh. H.R. Gupta
R/o 75/2 2049/5 Lehal
Colony PMA
Jawar

2nd Party *[Signature]*
Director

[Signature]
A. B. J. Adv.
29.8.2002

[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