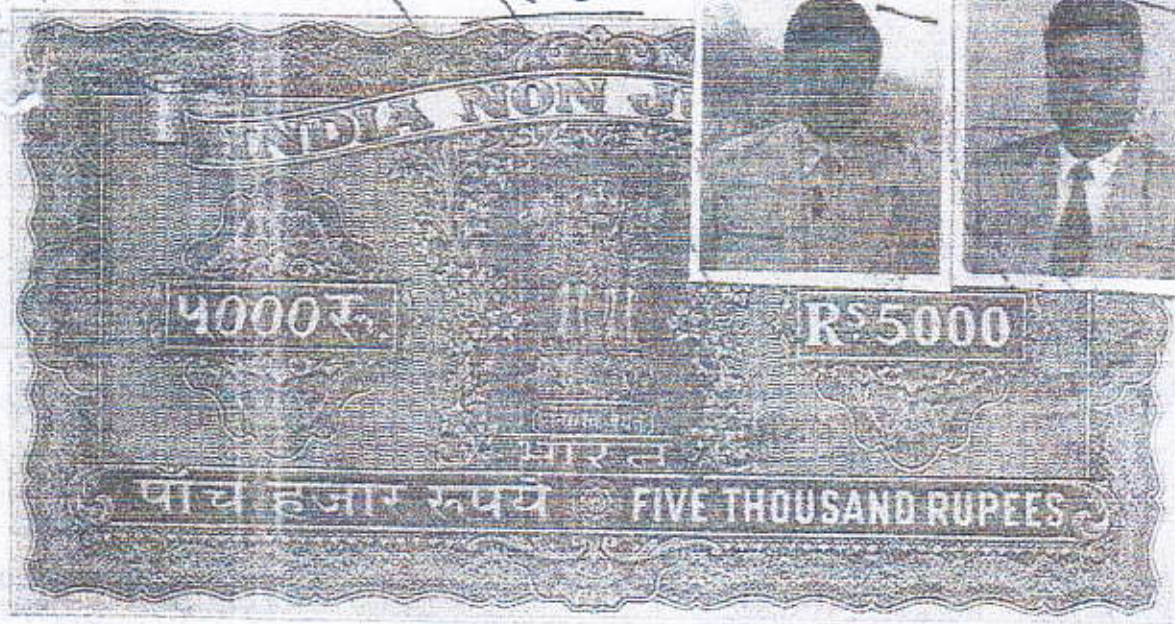




Office Of Sub Registrar Patiala

R-
25-11-01

Kind of deed	Rate of Lease	Period	Stamps	Sheets	Words
Lease deed	Rs. 10000/- p.m.	30 Yrs.	Rs. 9600/-	9	1622

LEASE DEED

This lease deed is made on this day 29-11-2001 in the state of Patiala between:-

1. Swarn Institution Pvt. Ltd., a company registered under Indian Companies Act, 1956 vide registration no. 16-020030 dt. 30-5-1997 through its director Sh. Sanjay Gupta, 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, Dist. Sangrur (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 Sh. J. P. Goel, Treasurer of the Society, of the 2nd part, hereinafter called the lessee.

Witnessed as under:-



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

17/11/21

संस्कृत विभाग - राय

माननीय शिक्षण अधिकारी
राय ब्रह्मचरि मठ
मुंबई

0-1-56
संस्कृत विभाग
राय ब्रह्मचरि मठ
मुंबई

17/11/21

राय

माननीय शिक्षण अधिकारी
राय ब्रह्मचरि मठ

राय

For Sharma Gas Service,
Deepak Kumar
Manager
Deepak Kumar

Sharma Gas Service
Road Post Office Road,
PATILWADI - 147001
CODE: 12-01-2174

17/11/21

17/11/21

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

1000Rs.



Sharma

Where as the lease, party of the 1st part, held a meeting of its present members, wherein it was decided to acquire suitable land and building for running educational institution for a minimum period of 30 years on lease basis and passed unanimously resolution authorizing Sh. J. P. Goel, treasurer 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

Sharma

Whereas, the lessee has approached the lessor for running of education institution, and the lessor has agreed to lease out the said land and building more particularly described in site plan annexed to this deed in consideration of annual lease amount of Rs. 1,20,000 (One Lac Twenty Thousands Only), AND

Where as the lessor has given the constructive possession of the said property along with the constructed building to the (lessee) society, who has taken over the possession of demised property from the 1st day of November, 2001 with the following terms and conditions of lease, which

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

1000Rs.



Sanjay

Whereas the lessor, party of the 1st part, is the owner and in possession of land and building situated on Sangrur Dhuri road, in revenue estate of Village Ladda measuring 14 Bighas 09 Biswas bearing Khatta nos. 3105/2291 (5-8), 3107/2291 (7-3), and 2295 (1-18) and particulars of the building given in the site plan annexed to this deed and the property is presently under occupation of the party of the 2nd part as tenant on a monthly tenancy basis for 11 months, AND

Sanjay

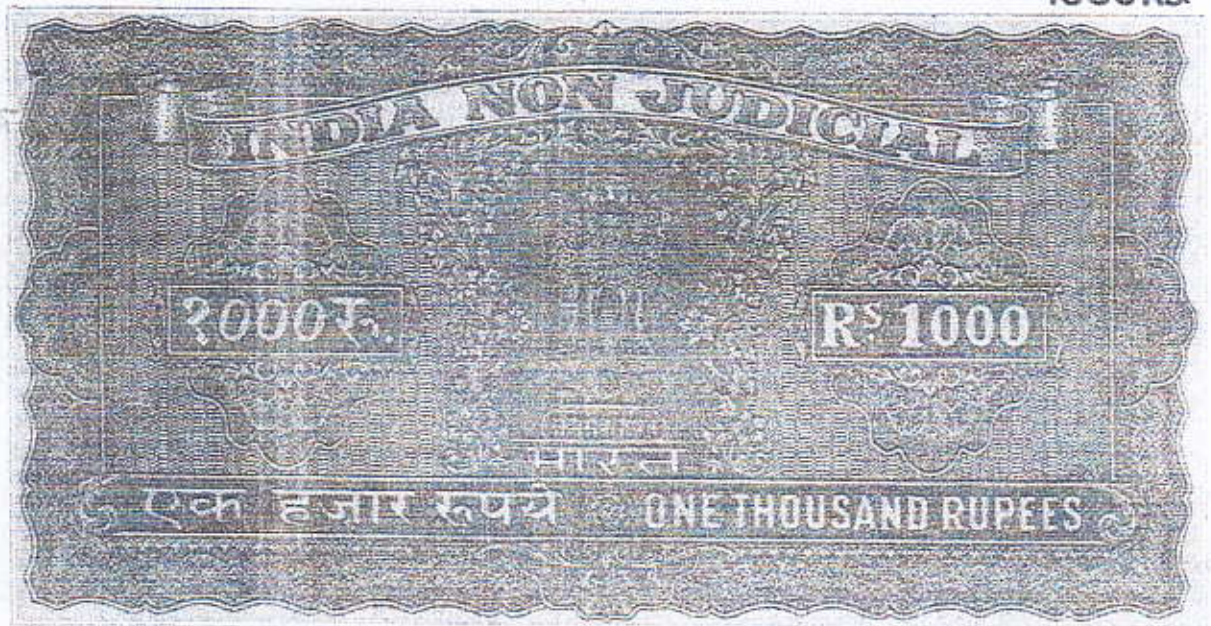
Whereas the lessor, party of the 1st part, in its meeting of Board of Directors held on Nov 28, 2001, decided to lease out the aforesaid property for a period of 30 years to Vasant Valley Public School Ladda-148034 under the management of Vasant Valley Educational Welfare Society, Fafala-147001, Dist. Sangrur (Punjab), a registered society registered under Societies Registration Act XXI of 1860 vide registration no. DIC/PTA/Society/302 of 2000-2001 dated 28-11-2001, and further authorized Shri. Sanjay Gupta 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



Sanjay

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

1000Rs.



have been agreed to by both the parties and which shall be binding upon both the parties, their successors, assignees or transferees.

1. That the party of 1st part, the lessor has leased out the demised property to the lessee, party of the 2nd part for a consideration of annual lease money Rs. 1,20,000/- (One Lac Twenty Thousand Only), which shall be payable on monthly basis @ Rs. 10,000/- in advance or in four equal quarterly installments 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 01-11-2001 and ending on 30-10-2031, however, the period may be further extended at the option of lessee at the end of each 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 grounds, children's parks, open air theatre or develop the site which is necessary or incidental for running the educational institution.



Principal
Vasant Valley Public School
Lane No. 143034 (Sangrur)
C.O. No. 1630240

1000Rs.



4. That the lessor, on the written request of lessee shall complete the construction of second and third floor of existing main block and further agreed to construct more building as and when required by the lessee from time to time as per their specifications and design. Lessee has agreed to pay additional lease amount for all such additions to the building or new building and such lease amount shall be decided mutually keeping in view the area of building, nature of construction and cost etc.
5. 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.
6. 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.
7. 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



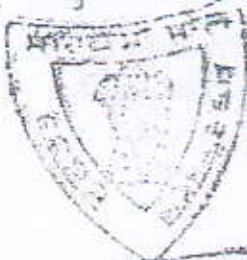
Principal
Vasant Vihar Public School
LA 54 Sangrari
C 1830240

500Rs.



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

8. That in the event the lessor is desirous to sell the demised property, after the completion 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.
9. 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.
10. 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 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.



Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA-148034 (S.A. 1970)
CBSE Aff. No. 1577240

100Rs.



- Pran*
- Shree*
11. That the lessee, party of the 2nd part shall be responsible during the period of lease to keep the demised premises in good condition and carry out all repairs, paint, polish, maintenance, replace all wear out parts, fixtures with good quality items and shall allow the lessor or its representative to visit the demised property to inspect its maintenance, repairs etc. and shall do all acts and deeds as per instructions of the lessor concerning the proper upkeep and maintenance of the demised property.
 12. That the lessee shall get the demised property insured against fire, flood, natural calamities and have a comprehensive insurance policy and shall provides a true copy of the insurance policy and shall provides a true copy of the insurance policy to the lessor and in case of any failure on the party of lessee to get the property insured, the lessor is entitled to get the property insured and to recover the expenses so incurred.
 13. That the lessee will not, without the previous consent in writing of the lessor, shall mortgage or sublet or in any other manner transfer or part with the possession of the whole or any part of the demised premises or his interests in the same.



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



14. That a power load of 29.6 KVA has already been installed at the site and the lessee will pay all the bills and charges. The lessee will also have a right to get the above noted load extended as per requirements from time to time and will have to bear all the expenses required to be made to get the load extended.
15. That two telephone connections are already working at site and a telephone connection has been provided at the residence of the Principal of the institution. The lessee will pay all the telephone bills and dues.
16. That where such an interpretation is necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained and expression, the lesser hereinbefore use shall include the owner for the time being of the lessor, interest in the demised premises and the expression the lessee hereinbefore used shall include their heirs, executors, administrators and permitted assignees.
17. 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.

Janu

Shah



Shah
Principal
VASANT VALLEY PUBLIC SCHOOL
LADDA 142014 (Sangrur)
CBSE Aff. No. 1630240



18. 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 November, 2001.

Witness:

Pran Parkash Dermal
1. *Pran Parkash Dermal*
B.A. LL. B., Advocate
Tahsil PATIALA

Executants

For Sharan Institutions Pvt. Ltd.
1st Party *Sharan* Director

2.

For Sharan Gas Service,
Deepak Kumar
Manager,
Deepak Kumar

Sharan Gas Service
Head Post Office Road,
PATIALA-147001
CODE: 12-0148179

2nd Party

SPG
TREASURER
Vasant Valley Educational
Welfare Society
PATIALA 147001 (PB.)



Sh *SPG*
29.11.2001

Arshita

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

Page No. 20

ਕਰਮਚਾਰੀ (ਜਿ) ਨਾ: _____

ਕਾਰਜ: ਸਮ-ਵਿਸ਼ੇਸ਼ਤਾ

ਕੰਮ ਨੰਬਰ 99050

ਕਾਰਜ ਦੇ ਸਮੇਂ ਨਾਮ: _____

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ਕਾਰਜ ਦੇ ਸਮੇਂ ਨਾਮ: _____

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