

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/10/2022

Certificate No. K0Z2022J58



GRN No. 95635981



Stamp Duty Paid : ₹ 1563000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: B I s institute Of Management

H.No/Floor : Na

Sector/Ward : Na

LandMark : Cannaugt place

City/Village : Na

District : New delhi

State : New delhi

Phone: 99*****00



Buyer / Second Party Detail

Name : Sri vaishanavi Educational Trust

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Vikaspuri

District : New delhi

State : New delhi

Phone : 99*****00

Purpose : NJS FOR LEASE DEED

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://eagrashry.nic.in>

LEASE DEED

TYPE OF DEED : LEASE DEED
LEASE PERIOD : 16 YEARS
VILLAGE/CITY NAME & CODE : IGRAH (JIND)
TYPE OF PROPERTY : INSTITUTIONAL
UNIT LAND AREA : 137 KANAL 10 MARLA (17.19 ACERS)
COVERED AREA : 7433 SQ. MTRS (80,000 SQ. FT.) APPROX.
AVERAGE RENT PER ANNUM : RS. 2,60,42,484/-
STAMP DUTY : RS. 15,63,000/-
STAMP CERTIFICATE NO & DATE : K0Z2022J58 DATED 26-10-2022
PROPERTY ID :
REG. AND PASTING FEE RS. 50,010/- GRN NO. 0095638558 DATE 21-10-2022



SRI VAISHANAVI EDUCATIONAL TRUST

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Authorized Signatory

Drafted By

Bairaj Duhan, Advocate

Distt. Court JIND (Hr)

प्रलेख क्र.:3895

वसीका संबंधी विवरण

वसीका का नाम LEASE

गांव/शहर- ईगराह

स्थित- Igrah

तहसील/सब-तहसील- जींद

ग्रामीण - आबादी देह क्षेत्र के बाहर

पता : ईगराह

धन संबंधी विवरण

राशि- 26042484 रुपये

स्टाम्प नं- K0Z2022J58

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:95638558

कुल स्टाम्प शुल्क- 1562549 रुपये

स्टाम्प का मूल्य- 1563000 रुपये

पेस्टिंग शुल्क- 3 रुपये

सेवा शुल्क- 200

द्वारा तैयार किया गया- बलराज दुहन वकील

खेवट नम्बर :- 221,274,310,326

भवन का विवरण

136 Kanal 30 Marla

अन्य

यह प्रलेख आज दिनांक 04-11-2022 दिन शुक्रवार समय 2:26:00 PM बजे श्री/श्रीमती/कुमारी बीएसएस इन्सटीच्यूट आफ मैनेजमेंट 604 इन्द्रप्रकाश बिल्डींग बारा खम्बा रोड कनाट पैतैस नई दिल्ली निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

बीएसएस इन्सटीच्यूट आफ मैनेजमेंट 604 इन्द्रप्रकाश बिल्डींग बारा खम्बा रोड कनाट पैतैस नई दिल्ली

उप/संयुक्त पंजीयन अधिकारी (जींद)

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 04-11-2022

बीएसएस इन्सटीच्यूट आफ मैनेजमेंट 604 इन्द्रप्रकाश बिल्डींग बारा खम्बा रोड कनाट पैतैस नई दिल्ली

उप/संयुक्त पंजीयन अधिकारी (जींद)

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी SHRI VAISHANAVI EDUCATIONAL TRUST thru IC PRASHANTH KUMAROTHER पुत्र BABU JOHN SUKUMAR ILLURU हाजिर 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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी राकेश नम्बरदार पिता — निवासी जीन्द व श्री/श्रीमती/कुमारी अमित सचदेवा पिता चन्द्र प्रकाश निवासी मुडगाव ने की।

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

उप/संयुक्त पंजीयन अधिकारी (जींद)

दिनांक 04-11-2022

This Lease Deed is made and executed on this 3RD Day of November, 2022, at Jind, Haryana by and between

B.L.S. INSTITUTE OF MANAGEMENT, (Running school under the name of Bright Avenue School) (Registration No. S – 30141 of 1996), a Society, registered under Societies Registration of Act of 1860, having its registered office at 604, Inder Parkash Building, Barakhamba Road, Cannaught Place, New Delhi – 110001, represented by its **Authorised signatory Mr. Kapil Garg S/o Sh. Om Prakash Garg**, aged about 51 years, resident of 24-F, Queens land park Colony, Modipuram By Pass, jatauli, Jeori, Merrut- Uttar Pradesh -250001.

(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. IC Prashanth Kumar, S/o. Babu John Sukumar Illuru**, aged about 44 years, Residing at D5-DMV, Skyland Apartment, Rithwik Enclave, Near current Office, Nellore, Andhra Pradesh – 524004, authorized vide trust resolution dated 01st August 2022.

(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 Khewat No. 221, Khata No. 267, Murabba No. 131, Kila No. 12, 13, 17, 18, 19, Khewat No. 274 Khata No. 324, Murabba No. 131,, Kila No. 20, Khewat No. 310, Khata No. 361, Murabba No. 131, 148, Kila No. 21, 22/1, 2, 3, Khewat No. 326, Khata No. 377, Murabba No. 147, 148, Kila No. 5/2, 1, 7,8,9,10,13/2,14,15 total admeasuring 137 Kanal 10 Marla or 17.19 Acres, situated at Vake Rakba Egrah, Tehsil & District Jind, Haryana, which the **LESSOR** had purchased as follows,

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Drafted By

Baraj Duran, Advocate
Hst. Court's JIND (Hr)

Sl	Sale Deed	Seller	Buyer	Khewat No	Khata No	Murabba No	Kila No	Extent
1	3552/2007, dt. 07/11/2007	Sunita Devi	BLS Institute of Management	274	324	131	20	38 Kanal 12 Marla
				310	361	131	21, 22/1	
						148	2, 3	
				326	377	147	5/2	61 Kanal 14 Marla
		148	1, 7,8,9,10 ,13/2,14 ,15					
2	3526/2007, dt. 05/11/2007	Hajura	BLS Institute of Management	221	267	131	12	8 Kanal 0 Marla
							13	7 Kanal 12 Marla
							17	5 Kanal 12 Marla
							18	8 Kanal 0 Marla
							19	8 Kanal 0 Marla
Total Land				137 Kanal 10 Marla or 17.19 Acres				

Bay way of Sale Deed Vasika No.3526 Dated 05-11-2007, and Sale Deed Vasika No.3552 Dated 07-11-2007, Both Sale Deeds are registered in the office Sub-Registrar Jind Haryana.

The above said property including the building constructed there on having Ground +2 floors, with total plinth area of 80,000 Sq.ft. Approx, which is specifically described in the Schedule annexed hereto, will herein after be referred to as the "Demised Premises".

Whereas the LESSEE being engaged in running educational institutions has approached the LESSOR to grant lease for the Demised Premises as per details below for running an 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 8 (Eight) years, on the monthly rent basis as provided hereinbelow subject to rent escalation as per the terms hereof. GST shall be applicable as per the prevailing rates over and above the rent amounts as mentioned hereinafter:

S.No.	Academic year	Monthly Rent Amount	Total Yearly Rent Amount
1	2023-24	Rs.13,75,000/-+GST	Rs.1,65,00,000/- + GST
2	2024-25	Rs.15,46,875/- + GST	Rs.1,85,62,500/- + GST
3	2025-26	Rs.17,18,750/- + GST	Rs.2,06,25,000/-+GST
4	2026-27 onwards	Rs.18,90,625/- + GST	Rs.2,26,87,500/-+GST

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

The Lessor has been running a school affiliated with the Central Board of Secondary Education ("CBSE") by the name of Bright Avenue Schools at the Demised Premises and has agreed to grant on lease the Demised Premises to the Lessee with effect from 01st April, 2023 or the date of actual possession of the Demised Premises by the Lessee ("Lease Commencement Date").

That the LESSOR agrees to handover the Demised Premises to the Lessee on or before 01st April, 2023 provided however that Lessor shall exercise its best endeavors to handover identified part of the Demised Premises for the purposes of use as an office to the LESSEE on or before 1st October, 2022.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The LESSOR hereby declares that they are the owners 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 monthly rent herein reserved plus GST as applicable, the LESSOR do hereby agree to grant on lease with effect from on or before 1st April, 2023, all that its part and parcel of the Demised Premises unto the LESSEE to hold the same till the subsistence of the lease on the following terms and conditions.
3. The term of lease under this Lease Deed Shall be for a period of 16 (Sixteen) years, with lock-in period of 8 (Eight) years. The lease period will commence with effect from April 01st, 2023 and run till 31st March, 2039 or 16 (Sixteen) years from the date of actual occupation of building by the LESSEE, whichever is earlier ("Lock-in Period"). The LESSEE and the LESSOR have the option of terminating this lease deed by serving a notice in writing 12 (Twelve) months in advance after the completion of Lock-in Period from either side. It is also agreed that considering the academic session such vacation notice for termination without cause will be served only in the month of March so that completion of notice period occurs at the end of ensuing 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 subject to rent escalation as per the terms hereof:

S.No.	Academic year	Monthly Rent Amount	Total Yearly Rent Amount
1	2023-24	Rs.13,75,000/-+GST	Rs.1,65,00,000/- + GST
2	2024-25	Rs.15,46,875/- + GST	Rs.1,85,62,500/- + GST
3	2025-26	Rs.17,18,750/- + GST	Rs.2,06,25,000/-+GST
4	2026-27 onwards	Rs.18,90,625/- + GST	Rs.2,26,87,500/-+GST

The Rent payable subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued as mandated under applicable law.

In the event the Lessee fails to pay Rent for a period of 4 months, it shall be liable to pay a penal interest at the rate of [18% per annum] from the date when such Rent was due to be paid until the date of actual payment, in addition to any other loss, cost or damages suffered by the Lessor.

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, whichever is earlier. The rent has been calculated basis the occupied slab area of the Demised Premises. 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 aforesaid space/area along with the buildings comprised in the Demised Premises.

5. 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 Demised Premises along with the list of fittings and other fixtures as installed in the Demised Premises and the obligation of the Lessee to pay Rent shall commence from the Lease Commencement Date.
6. (a) In the event, either Party wishes to terminate this Lease Deed during the Lock-in Period, it undertakes to pay immediately and without any delay or demur, the outstanding Rent for the remaining duration of the Lock-in Period on a pro-rata basis to the other Party.

Any notice, by the Lessee, to vacate the Demised Premises shall always be subject to the Lock-in Period stated herein above.

(c) Further, in case the Lessee fails to pay Rent for a continuous period of 6 months or commits a material breach of other terms of this Lease Deed, which is not cured by the Lessee within 30 days of notice for such breach being issued by the Lessor, the Lessor shall be entitled to terminate the Lease Deed and the Lessee shall be liable to pay to the Lessor immediately and without any delay or demur, the outstanding Rent for the remaining duration of the Lock-in Period on a pro-rata basis and the Security Deposit paid by the

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Barraj Duran, Advocate
Diet, Coimbatore, INDIA

Lessee under this Lease Deed shall also stand forfeited. It is clarified that the notice for termination for cause may be served at any time during a year.

7. The Lessee shall handover the vacant and physical possession of the Demised Premises along with the Fittings and other fixtures in good condition, normal wear and tear excepted, to the Lessor upon the expiration or earlier termination of this Lease Deed, as the case may be.
8. That the LESSOR has provided the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE.
9. 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.
10. That the LESSEE agrees to escalation of rent at the rate of 12% every 3 years from ACY 2026-27 over and above the existing rent. In this case the next enhancement shall take place on 1st April, 2029.
11. That the LESSEE has agreed to pay to the LESSOR a sum of Rs.82,50,000/- (Rupees Eight-two Lakhs Fifty Thousand only) towards interest free rental deposit. Both the parties agrees 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 security 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.
12. That the LESSEE has also agreed to pay sum Rs.1,00,00,000/- (Rupees One Crore only) to the LESSOR towards short term security deposit which shall be deducted in 24 equal monthly installments from the Lease Commencement Date.

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

SI	Installment	Details	Amount
1	1 st Installment	At the time of lease registration	Rs.82,50,000/-
2	2 nd Installment	Occupation of office (01/10/2022)	Rs.40,00,000/-
3	3 rd Installment	Handover of the building	Rs.60,00,000/-
	Total Security Deposit & Short term Security Amount		Rs.1,82,50,000/-

13. That the building comprised in the Demised Premises is constructed as per the approved plan by the respective Authority and as per CBSE norms. The plan of the building

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constructed is signed by both the parties and the said plan would be treated as part and parcel of this deed.

14. The **LESSEE** shall have a right to alter the building comprised in the Demised Premises as per reasonable requirements for the purposes of the educational institution without affecting the utility and the life of the building with the prior approval of the **LESSOR** in writing for major works.
15. 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.
16. The **LESSEE** has a right to sub lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions with prior intimation to the Lessor.
17. 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 comprised in the Demised Premises. 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.**
18. 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 parties equally i.e., in 50:50 ratio.
19. That the **LESSOR** agrees to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises in 1st year and 6th year of the agreement subject to the overall cost of Rs.25,00,000/- respectively as provided in Clause 33 hereof. 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 rent.
20. **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. Transformers to be erected by the **LESSOR** according to the technical and electrical requirement proportionate to the building.
21. Entire building is 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**. The provision/upgradation of the aforesaid fittings is subject to the overall cost of Rs. 25,00,000 as provided in Clause 33 hereof.

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22. The LESSOR has made arrangements for supply of sufficient water for drinking and sanitary purpose. There is 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. If the same is insufficient, the LESSOR will arrange for upgradation subject to the overall cost of Rs.25,00,000 as provided in Clause 33 hereof or the same will be undertaken by the LESSEE and the spent amount will be deducted from the rent. There should also be a sump in the ground level where drinking water will be stored and pumped 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 subject to the overall cost of Rs. 25,00,000 as provided in Clause 33 hereof.
23. All rooms/corridors are provided with reputed quality **anti-skid tile flooring** and toilet/restroom/urinal floors, walls, passages to be fitted with **good quality flooring**. 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 2 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. The provision of all the aforesaid furnishing and fittings by the Lessor is subject to the overall cost of Rs. 25,00,000 as provided in Clause 33 hereof.
24. That the LESSOR has provided a compound wall around the building comprised in the Demised Premises with the gates erected at the required areas.
25. Both the parties agree that the LESSOR is responsible for the Major structural maintenance of the building comprised in the Demised Premises till the completion the term of lease.
26. LESSOR has used good quality fittings for mechanical, electrical and plumbing. LESSOR will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipment's for the first year, subject to the overall cost of Rs. 25,00,000 as provided in Clause 33 hereof.
27. In the event of any portion of the Demised 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 Rent of the Demised Premises shall be proportionately reduced as per the available plinth area with immediate effect.
28. The LESSOR promises to assist the LESSEE to claim warranty for any defective products used in fittings in the Demised Premises during the first year of the Lease Period. 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) and the approach road to the Demised Premises will be provided by the LESSOR, subject to the overall cost of Rs. 25,00,000 as provided in Clause 33 hereof.

29. 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.
30. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Lease Deed is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. 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.
31. The LESSOR has already provided Generator with 62.5 KVA capacity which will be used and maintained by the LESSEE.
32. Computer Lab/ Multimedia has 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 fully ventilated and the platforms raised and neatly tiled as per the requirement of the LESSEE. The aforesaid furnishings/upgradations are subject to the overall cost of Rs. 25,00,000 as provided in Clause 33 hereof.
33. The LESSEE acknowledges and agrees that the Demised Premises are being provided by the LESSOR under this Lease Deed on 'AS IS WHERE IS' basis. However, both Parties mutually agreed that the LESSOR is required to spend the Interest Free Caution Deposit of

Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only) in 1st & 6th Year in Lease Tenure respectively for the furnishings/fittings as provided herein and Amenities, Repairs, Painting/ Coloring & Maintenance of the Building. Whereas the LESSEE can adjust the Repairs & Maintenance payments for the said school building from this deposit of Spent amount by LESSOR. In case the amount spent/to be spent exceeds this limit, LESSEE agrees to borne the additional amount for the same. However Major Structural Maintenance of the building will be the exclusive responsibility of LESSOR.

If the LESSOR fails to deposit the "Interest free Caution Deposit" as per the above Clause 33, then the LESSEE has right to deduct this amount from the rent payable at the start of the 1st & 6th year as the case may be.

34. 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. The occupancy certificate will be provided by the Lessor within 6 months from the date of occupation of the building.
35. The Lessee shall keep the Demised Premises in a fit and proper state subject to normal wear and tear of day-to-day use. That the Lessee shall permit the Lessor or any of their authorized agent or representative to enter into the Demised Premises at a mutually agreed time as necessary for inspection or to carry out repairs.
36. All payments mentioned under this Lease Deed shall be subject to taxes as per applicable law.
37. The Lessee shall not carry out any acts as would be construed as breach of any laws, rules, regulations, byelaws or rules of CBSE or any other Government Authority.
38. This Lease Deed is subject to the laws of India. Any disputes between the Parties arising out of or in relation to or in respect of the Lease Deed will be referred to and resolved by arbitration by a single arbitrator under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The venue of the arbitration shall be Jind, Haryana. The language of the arbitration shall be English. The arbitration award shall be final and binding on the Parties. Subject to this arbitration clause, the Courts in Haryana shall have exclusive jurisdiction in respect of any disputes arising under this Lease Deed.
39. The LESSOR agrees to provide the LESSEE with necessary NOC if the Demised Premises is located in any localities that is residential/society/community in nature from their respective authorized bodies.
40. Any notice, request, instruction or other document to be given under this Lease Deed shall be sent in writing and delivered by recognized courier or registered post A.D. or electronic mail (email). Notices to each of the Parties shall be addressed and directed to the addresses previously communicated by each Party to the other as on or prior to the date of

Sri Vaishanavi Educational Trust

SRI VAISHANAVI EDUCATIONAL TRUST
Private & Confidential
Reviewed & Printed

Signature

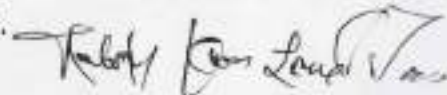
Dated 21/11/2022

Baraj Duhra, Advocate
Dist. Court's, JIND (Hr.)



this Lease Deed, or to such other address as has been notified to the other Party pursuant to the provisions of this clause.

Witnesses:

1. 

2. Amit Sechdeva
A/o 25 LE NEW COLONY
GURGAON



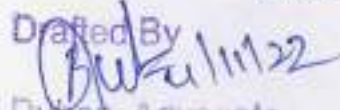
For BLS Institute of Management

LESSOR



LESSEE Sri Vaishnavi Educational Trust

Authorised Signatory

Dated By 

Bairaj Dhan, Advocate
Distt. Court's JIND (Hr.)



Reg. No.

Reg. Year

Book No.

3895

2022-2023

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह



उप/संयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- बी.एल.एस. इन्सटीच्यूट ऑफ मैनेजमेंट 604 इन्द्रप्रकाश बिल्डींग बारा खम्बा रोड
कनाट पैलैस नई दिल्ली

पट्टा लेने वाला :- thru IC PRASHANTH KUMAR OTHERS SHRI VAISHANAVI
EDUCATIONAL TRUST

गवाह 1 :- राकेश नम्बरदार

गवाह 2 :- अमित सचदेवा

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3895 आज दिनांक 04-11-2022 को बही नं 1 जिल्द नं 498 के पृष्ठ नं 168.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 6135 के पृष्ठ संख्या 77 से 78 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 04-11-2022

उप/संयुक्त पंजीयन अधिकारी(जींद)

SCHEDULE OF PROPERTY

All that part and parcel of the property bearing property bearing Khewat No. 221, Khata No. 267, Murabba No. 131, Kila No. 12, 13, 17, 18, 19, Khewat No. 274 Khata No. 324, Murabba No. 131,, Kila No. 20, Khewat No. 310, Khata No. 361, Murabba No. 131, 148, Kila No. 21, 22/1, 2, 3, Khewat No. 326, Khata No. 377, Murabba No. 147, 148, Kila No. 5/2, 1, 7,8,9,10,13/2,14,15 total admeasuring 137 Kanal 10 Marla or 17.19 Acres, situated at Vake Rakba Egrah, Tehsil & District Jind, Haryana, having building consisting of Ground + 2 floors, with total plinth area of 80,000 Sq.fts leased to the Lessee is bounded by:

East	: Road	South	: Open Land
West	: Open Land	North	: Open 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 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:

1.

[Signature]

For BLS Institute of Management

LESSOR

KAPIL GARG.

RNN- AHLPG 4267H.

[Stamp]

2.

[Signature]
Anil Sachdeva S/o Sh. Chander
Parkash Sachdeva
R/o 25 LE New Colony
Gurgaon.

LESSEE

Authorised Signatory



Aadhar No. 9789 4583 6070.

Drafted By

Bairaj Duffan, Advocate
Distt. Court's JIND