



INDIA NON JUDICIAL
Government of Punjab

122,21,000

e-Stamp

Certificate No.	: IN-PB651636539357W
Certificate Issued Date	: 03-Oct-2024 11:57 AM
Certificate Issued By	: pkmankum002
Account No/Reference	: NONACC (BK)/ pkmank02/ MOGA/ PB-463
Unique Doc. Reference	: BUSHN-P01PBCAN3K0231636022394084W
Purchased by	: ANJU GUPTA
Description of Document	: ANJNA 35 Lease
Property Description	: KHEWAT NO 648 ETC KHATUNI NO 959 ETC SRI MUKATSAR SAHIB 2
Area of Property	: 20.0 Kanal 11.0 Marla 6.75 Sarsahi
Consideration Price (Rs.)	: 2,32,06,985 (Two Crore Thirty Two Lakh Nine Thousand Nine Hundred And Fifty Five only)
First Party	: GLOBAL EDUCATIONS
Second Party	: SRI VAISHANAVI EDUCATIONAL TRUST
Stamp Duty Paid By	: GLOBAL EDUCATIONS
Stamp Duty Amount(Rs.)	: 22,21,000 (Twenty Two Lakh Twenty One Thousand only)
Social Infrastructure Cess(Rs.)	: 0 (Zero)
Total Stamp Duty Amount(Rs.)	: 22,21,000 (Twenty Two Lakh Twenty One Thousand only)



Please verify QR type below this Doc

[Signature]

[Signature]

TRD

0011551994

Statutory Alert:

1. The authenticity of this Stamp Certificate can be verified at www.punjabstampcertificates.gov.in or by scanning the QR code using any QR scanner app. A printed copy of this certificate is not valid for any legal purpose.
2. The issue of printing false certificates is an offence under the provisions of the Stamp Act, 1899.
3. In case of any dispute, the matter shall be referred to the court of law.

LEASE DEED

Stamp 22,21,000 E stamp No. IN-PB-66163636899357W Dated 03-10-2024 issued by Canara Bank Moga

This Lease Deed is made and executed on this 04 day of Oct 2024, at Shri Muktsar Sahib by and between

GLOBAL EDUCATIONS, a Sole Proprietorship Firm bearing Regn. No. UDYAM-PB-14-0031846, having its office at AARA Road, Moga, Punjab – 1420001, represented by Authorized Signatory Anuj Gupta, aged about 38 years, R/o. Sardar Nagar, Moga Punjab,

(Hereinafter referred to as '**LESSORS/LANDLORDS**' 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 Authorized Signatory Mr. Palval Vikaram Reddy S/o Palval Meena Reddy Aged About 29 years R/o 3-24, Pallvaigudam, Chinaraival Palle, PO: Bhattugudem Dist. Nalgonda, Telangana, 508126, authorized vide resolution dated 26th July 2024

(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 below mentioned property, total admeasuring 20 Kanal 11 Marlas 6-3/4 Sarsal i.e., 2 acres, situated at Sri Muktsar Sahib-2 Tehsil & District Sri Muktsar Sahib, Punjab, which the LESSOR got this property as follows:

1

For Global Education
[Signature]
Proprietor

[Signature]
SRI VAISHANAVI EDUCATIONAL TRUST
REGD NO 1891/19-20
New Delhi - 110018

Sl	Sale/Deed No.	Date	Vendor	Vendee	Khasra No.	Khe wat No.	Khato uni No.	Extent
1	2023-24/53/1/2 911	05.09.2023	Manjit Singh S/o. Naranjan Singh	Global Education s	466//8 min (8-0)	648	959	2 Kanal 5 Marlas 0 Sarsai
					466//3/2 min (4-6), 3/2 min (1-10)	648	962, 966	4 Kanal 7 Marlas 0 Sarsai
2	2023-24/53/1/2 912	05.09.2023	Sukhpal Singh S/o. Manjit Singh	Global Education s	456//22/1 min (1-8), 466//2 min (2-16), 9 (8-0), 12/1 min (8-0), 12/1 min (1-10), 456//22/1 min (2-19), 466//2 min (5-4), 12/1 min (3-12)	647	955 to 957	1 Kanal 3 Marlas 0 Sarsai
					466//8 min (2-0)	648	965	0 Kanal 15 Marlas 0 Sarsai
					466//3/1 min (0-12)	648	968	0 Kanal 4 Marlas 0 Sarsai
					466//3/1 min (0-18)	648	969	0 Kanal 6 Marlas 0 Sarsai
					466//23 min (5-10)	648	961	1 Kanal 16 Marlas 0 Sarsai
					466//23 min (1-12)	648	964	0 Kanal 10 Marlas 4-1/2 Sarsai
					466//8 min (6-0)	648	959	2 Kanal 5 Marlas 0 Sarsai
					466//3/1 min (1-12), 13/1 (2-13)	648	967	1 Kanal 7 Marlas 6-3/4 Sarsai
3	2023-24/53/1/2 911	05.09.2023	Manjit Singh S/o. Naranjan Singh	Global Education s	456//17/1 (1-18), 24 (8-0)	648	960	0 Kanal 10 Marlas 7 Sarsai
					456//23 min (5-10)	648	961	1 Kanal 16 Marlas 0 Sarsai
					456//23 min (1-12)	648	964	0 Kanal 10 Marlas 4-1/2 Sarsai
					466//3/1 min (1-12), 13/1 (2-13)	648	967	1 Kanal 7 Marlas 6-1/2 Sarsai
					456//8 min (2-0)	648	965	0 Kanal 15 Marlas 0 Sarsai
					466//1/1 min (0-12) 2	648	968	0 Kanal 3 Marlas 7 Sarsai

For Global Education
Proprietor

SRI VAISHAMINI EDUCATIONAL TRUST
REGD NO. 199/19-20
New Delhi-110018



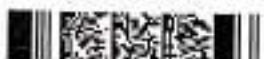
Government of Punjab
e-Registration Fee Receipt

Receipt No	PB1163462783541
Issue Date	04-OCT-2024 11:05
ACC Reference	SHCILPB-SHCILPB-NOO
Purchased By	ANUJ GUPTA SO ASHOK GUPTA
Registration Fees Paid By	SRI VAISHANVI EDUCATIONAL TRUST
Property Description	AS PER LEASE DEED
Purpose	35 - Lease

Particulars	Amount (Rs.)
Registration Fees	₹200000
Mutation Fees	₹600
Posting Fees - English	₹200
Posting Fees - Punjabi	₹200
PLRS Facilitation Charges	₹500
Infrastructure Development Fees	₹0
Special Info Dev Fee	₹0
Service Charges	₹30
CGST @ 9 % *	₹13
SGST @ 9 % *	₹13
Total Amount	₹201536

(Rupees Two Lakh One Thousand Five Hundred Thirty-Six Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilstamp.com/Registration/>



*GSTIN Number : 03AABCS1429B124

PAN: AABCS1429B

CIN: U51909MH1986O0040508

SAC : 990599

Cabin No. 521, 8oo 1B, 5th Floor, Opp Lse. F.G. Market Ludhiana, Punjab 141001

			466/3/1 min (0-18)	648	989	0 Kanal 5 Marlas 6-1/2 Sarsai
			466/22/1 min (1-8), 466/2 min (2-16), 9 (8-0), 12/1 min (1-10), 456/22/1 min (2-19), 466/2 min (5-4), 12/1 min (3-13)	647	955	0 Kanal 3 Marlas 0 Sarsai
TOTAL						20 Kanal 11 Marlas 6-3/4 Sarsai i.e., 2 Acres

Above deeds are registered at Sri Muktsar Sahib Sub Registrar office.

A building has been proposed to be constructed on the above said 2 acres consisting of Ground floor + 1st floor + 2nd floor with plinth area of 60,000 Sq.ft., which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises.

Whereas the LESSOR has approached the LESSOR to let-out the above said demised premises in phased manner as per details below for the purpose of starting Educational Institution for a lease period of 30 (Thirty) years, w.e.f. 1st April 2025 and run until 31st March 2055 with Lock-in Period of 8 (Eight) years, on the monthly rent basis as follows:

S.N.	Phases	Academic year	Area/additional area in Sq.ft.	Total area in Sq.ft.	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2025-26	30,000	30,000	Rs. 18/- + GST	Rs.5,40,000/- + GST
2	Phase II	2027-28	15,000	45,000	Rs.18/-	Rs.8,10,000/- + GST
3	Phase III	2029-30	15,000	60,000	Rs. 20.34/-	Rs.12,20,400/- + GST

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

The first rent will be deposited on or before 1st May 2025 or from the next month of the actual date of possession.

That the LESSOR agrees to provide office Provision to the LESSEE on or before 1st November 2024.

That the LESSOR agrees to renovate the building and make necessary vastu corrections as required by the LESSEE before handing over the possession of the building.

Both the parties have agreed that the building shall be completed by the LESSOR on or before 31st January 2025 and possession will be handed over, & if not completed on time possession will be handed over in the next Academic year on or before 1st April 2026 to the LESSEE. However, for the first 2 months i.e. from 1st February 2025 to 31st March 2025 LESSEE will obtain the possession of the building and said period will not be considered as part of lease tenure.

However, if the LESSOR does not cooperate with the LESSEE in any respect for handover of premises and smooth running of its operations prior to lease period/handover of premises, then LESSEE have full right to terminate this the lease deed with immediate effect and in such cases lock-in period will not be applicable.

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For **Sri Muktsar Sahib Education**
Proprietor

Dr. V. Singh
SRI VAISHNAV EDUCATIONAL TRUST
REGD. NO. 188/179-20
New Delhi-110018

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

- The LESSOR hereby declares that he/she 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.
- That in pursuance of the above agreement and in consideration of the rent herein reserved the LESSOR do hereby agree to transfer by way of lease on or before 1st April 2025, 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 actual plinth area of the building shall be determined after completion of construction of the building. The rent will be paid only for the actual available/constructed plinth area under utility.
- The term of the lease is for a period of 30 (Thirty) years, with lock-in period of 8 (eight) years. The lease period will commence from 1st April 2025 and run until 31st March 2055 or on 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 the Lease agreement with the consent of both the parties on the agreed terms at that time.
- That the LESSEE has agreed to pay a monthly rent as follows:

S.N.	Phases	Academic year	Area/additional area in Sq.fts	Total area in Sq.fts	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2025-26	30,000	30,000	Rs. 18/- + GST	Rs. 5,40,000 /- + GST
2	Phase II	2027-28	15,000	45,000	Rs. 18 /- + GST	Rs. 8,10,000 /- + GST
3	Phase III	2029-30	15,000	60,000	Rs. 20.34 /- GST	Rs. 12,20,400 /- + 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 once in a year.

The LESSEE's liability to pay rent to the LESSORS will commence from 1st May 2025 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 the right to utilize the space/area along with the building.

- Both the parties agree that by 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 agrees to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the LESSEE.
- As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for the playground which is also co terminus with this lease deed and does not carry any rental value.
- That LESSEE agrees to enhance the rent at the rate of 13% after every 3 (Three) years from 4th year over and above the existing rent. In this case the next enhancement will take place as follows or after every 3 (three)

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Proprietor

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REGD NO. 1891/19-20
New Delhi-110018

years from the actual date of possession of the building.

Sl No.	Enhancement Period	Sft Rate (In. Rs)
1	Apr'2025 to Mar'2028	18.00
2	Apr'2028 to Mar'2031	20.34
3	Apr'2031 to Mar'2034	22.98
4	Apr'2034 to Mar'2037	25.96
5	Apr'2037 to Mar'2040	29.33
6	Apr'2040 to Mar'2043	33.14
7	Apr'2043 to Mar'2046	37.44
8	Apr'2046 to Mar'2049	42.30
9	Apr'2049 to Mar'2052	47.80
10	Apr'2052 to Mar'2055	54.00

- That the Lessee agrees to pay to the Lessors an interest free refundable security deposit for all phases as follows:

SL.NO.	PHASES	INTEREST FREE REFUNDABLE SECURITY DEPOSIT
1	Phase I	Rs. 32,40,000/-
2	Phase II	Rs. 16,20,000/-
3	Phase III	Rs. 16,20,000/-

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 the interest free refundable security deposit amount can be adjusted in 3 to 6 months, then the same will be adjusted in later 3 to 6 months of the notice period and rent will be paid for balance notice period.

- Le That the LESSEE agrees to pay a sum of Rs. Rs. 32,40,000/- (Rupees Thirty-Two Lakh Forty-Two Thousand Only) to the LESSOR towards Advance amount which shall be deducted in 24 equal monthly installments starting from the first month's rent.

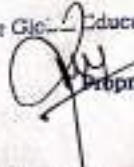
Whereas both the parties agrees that the total of 1st Phase interest free refundable security deposit and Advance Amount will be released in a phased manner as follows,

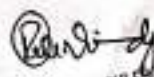
Sl	Installment	Details	% of amount release	Amount
1	1 st Installment	After lease registration	20%	Rs. 12,96,000/-
2	2 nd Installment	Completion of Stilt floor	20%	Rs. 12,96,000/-
3	3 rd Installment	Completion of 1 st floor	20%	Rs. 12,96,000/-
4	4 th Installment	Completion of 2 nd floor	20%	Rs. 12,96,000/-
5	5 th Installment	Hand overing of the building	20%	Rs. 12,96,000/-
Total interest free refundable security Deposit for 1 st Phase & Advance Amount			100%	Rs. 64,80,000/-

Whereas both the parties agrees that the 2nd Phase interest free refundable security deposit will be deposited as follows:

Sl.No	Installment	Details	% of amount	Amount
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For GIC Education


Proprietor

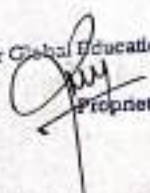

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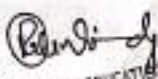
6.	6 th Instalment	At the time of occupation of 2 nd Phase	100%	Rs. 16,20,000/-
Total Interest free refundable security Deposit for 2 nd Phase				Rs. 16,20,000/-

Whereas both the parties agrees that the 3rd Phase Interest free refundable security deposit will be deposited as follows:

Sl.No	Instalment	Details	% of amount release	Amount
7.	7 th instalment	At the time of occupation of 3 rd Phase	100%	Rs. 16,20,000/-
Total Interest free refundable security Deposit for 3 rd Phase				Rs. 16,20,000/-

- That the building shall be constructed as per the approved plan by the respective authority. 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.
- The LESSOR agrees that the building shall be constructed as per the CBSE norms. In case of any deviation in the CBSE norms for the construction of building in near future, LESSOR will make the modifications in the premises at their own cost and will handover premises to Lessee.
- The LESSEE shall have a right to alter the building according to convenience without affecting the utility and the life of the building with the prior approval of the LESSOR in writing for major works.
- That 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.
- 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.
- That the LESSOR shall be liable to pay the property tax, GST, 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. 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 LESSEE.
- 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.
- That the LESSOR agrees to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises once in 5 (Five) years in order to keep them 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.
- 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 are to be erected by the LESSOR according to the technical and electrical requirement proportionate to the building.
- The 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.

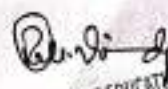
For Global Education

 Proprietor


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 REGD NO. 1884/19-20
 New Delhi-110018

- The LESSOR must provide sufficient water for drinking and sanitary purposes. 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 responsibility of the LESSOR to drill a new one at their own cost 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.
- 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. LESSOR agree to provide the doors, windows, and the bathrooms fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms shall be given alkox finish 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 are to be provided with grills.
- That the LESSOR agrees to provide a compound wall 6 ft. height around the building with the gates erected at the required areas, to provide a lift as per the requirement of the LESSEE.
- Both the parties agree that LESSOR is responsible for the structural maintenance of the building till the completion of the term of the lease.
- LESSOR will use good quality fittings for mechanical, electrical, and plumbing. LESSOR will be responsible for the maintenance with respect to the mechanical, electrical, and plumbing equipment for the first 2 years.
- All classrooms to be constructed platform of 8'x 4 1/2 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.
- 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.
- The LESSOR agrees to abide by the mutually agreed schedule of construction. LESSOR agrees to allow Lessee to monitor the progress of the works from time to time. LESSEE will inspect the progress on a weekly basis as per their convenience and determine if the work is on schedule. If the work is behind schedule and the LESSEE determines that the LESSOR will not be able to hand over the completed building to the (occupation) LESSEE at their discretion has the right to postpone the occupation of the property for the next academic year. LESSOR agrees to forgo rent until 6 months from the date of occupation. During the inspection, if there are any deviations from the approved plan, the lessee has the right to notify the lessor. The lessor is obligated to correct these deviations promptly.
- Both LESSOR and LESSEE agree that the building should be handed over to LESSEE by 1st April 2025 at the latest. In case there is any delay, and the LESSEE agrees to such delay, LESSORS agrees to forgo rent until the end of the following month, i.e. if the building is handed over in June, LESSOR agrees to forgo rent until end of July.
- 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 earthquakes, Hurricanes, riots, fire ablaze etc. Soil load to be provided wherever

For Global Education

 Proprietor


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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.

- 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 favors of the LESSEE shall be incorporated in the Deed of Sale/transfer in favors of such Third party/parties.
- The LESSOR hereby agrees that, during the term of this Lease, LESSOR shall not transfer, mortgage, encumber, or otherwise dispose of their interest in the leased property, whether in whole or in part, without the prior written consent of the LESSEE, in such circumstances LESSOR shall indemnify any kind of loss incurred due to this action of the LESSOR.
- **INDEMNIFICATION:** LESSOR shall indemnify, defend, and hold harmless LESSEE against any loss, expenses, and damages caused or suffered by the LESSEE extending from claims brought by or on behalf of LESSOR or any third-party suits, procedures, claims and actions of every kind and all costs associated therewith on account of misrepresentation or breach of this Sub Lease Deed by the LESSOR, or any third party associated with the LESSOR.
- **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 Agreement 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.
- The LESSOR agrees to provide or bear the cost of a brand-new Silent generator with 62.5 KVA capacity which will be used and maintained by the LESSEE.
- 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.
- 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's own cost. The occupancy certificate will be provided by the LESSOR within 6 months of the date of occupation of the building.
- 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 Muktsar Jurisdiction only.
- 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.

For Sri Yashwanth Education
Proprietor

SRI YASHWANTH EDUCATION TRUST
REGD NO. 1891/19-20
New Delhi-110018

Witnesses:

1. Parminder Singh MC
Shri Muktar Sahib

LESSORS

For Global Education
Proprietor

Amrinder Singh s/o Suinder Pal Singh
Moga Distt Moga

LESSEE

Amrinder Singh

Proprietor

SRI VAISHANVI EDUCATIONAL TRUST
REGD NO. 1891/19-20
New Delhi-110018

SCHEDULE OF PROPERTY

All that part and parcel of the property mentioned hereunder:

Khasra No.	Khawat No.	Khatouni No.	Extent	
466//3 min (8-0)	648	959	2 Kanal 5 Marlas 0 Sarsai	6 Kanal 12 Marlas 0 Sarsai
466//3/2 min (4-6), 3/2 min (1-10)	648	962, 966	4 Kanal 7 Marlas 0 Sarsai	
456//22/1min (1-8), 466//2min (2-16), 9[8-0], 12/1 min (8-0), 12/1 min (1-10), 456//22/1 min (2-19), 466//2min (5-4), 12/1 min (3-12)	647	955 to 957	1 Kanal 3 Marlas 0 Sarsai	8 Kanal 7 Marlas 2-1/4 Sarsai
466//8min (2-0)	648	965	0 Kanal 15 Marlas 0 Sarsai	
466//3/1min (0-12)	648	968	0 Kanal 4 Marlas 0 Sarsai	
466//3/1min (0-18)	648	969	0 Kanal 6 Marlas 0 Sarsai	
466//23min (5-10)	648	961	1 Kanal 16 Marlas 0 Sarsai	
466//23min (1-12)	648	964	0 Kanal 10 Marlas 4-1/2 Sarsai	
466//8 min (6-0)	648	959	2 Kanal 5 Marlas 0 Sarsai	
466//3/1min (1-12), 13/1 (2-13)	648	967	1 Kanal 7 Marlas 6-3/4 Sarsai	
456//17/1 (1-18), 24[8-0]	648	960	0 Kanal 10 Marlas 7 Sarsai	5 Kanal 12 Marlas 4-1/2 Sarsai
456//23 min (5-10)	648	961	1 Kanal 16 Marlas 0 Sarsai	
456//23 min (1-12)	648	964	0 Kanal 10 Marlas 4-1/2 Sarsai	
466//3/1 min (1-12), 13/1 (2-13)	648	967	1 Kanal 7 Marlas 6-1/2 Sarsai	
456//8 min (2-0)	648	965	0 Kanal 15 Marlas 0 Sarsai	

For Global Education
Proprietor

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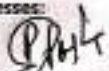
466/3/1 min (0-12)	648	968	0 Kanal 3 Marlas 7 Sarsai
466/3/1 min (0-18)	648	969	0 Kanal 5 Marlas 6-1/2 Sarsai
466/22/1 min (1-8), 466/2 min (2-16), 9 (8-0), 12/1 min (1-10), 456/22/1 min (2-19), 466/2 min (5-4), 12/1 min (3-12)	647	955	0 Kanal 3 Marlas 0 Sarsai

total admeasuring 20 Kanal 11 Marlas 6-3/4 Sarsai i.e., 2 Acres, situated at Sri Muktsar Sahib-2 Tehsil & District Sri Muktsar Sahib, Punjab., building proposed to be constructed consisting of Ground floor + 1st floor + 2nd floors with total plinth area of 60,000 sq.fts, leased to the lessee is bounded by:

East : Agricultural Land
West : Agricultural Land
South : Agricultural Land
North : Malout Batinda Link Road

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:

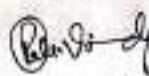
1. 
Parminder Singh M.C.
Sri Muktsar Sahib

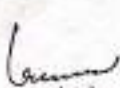
LESSOR


For Global Education
Proprietor

2. Aminder Singh s/o Surinderpal
Singh Ro Moga
Aminder Singh

LESSEE


SRI VISHWANATH EDUCATIONAL TRUST
REGD NO. 1991/19-20
New Delhi-110018


LAKHWINDER SINGH
(Advocate)
Encl No. P/1284/2011