



₹23,69,00

e-Stamp

Certificate No.	: IN-PB04298823610009W
Certificate Issued Date	: 08-Apr-2024 03:33 PM
Certificate Issued By	: pbbhadans
Account Reference	: NONACC (BK)/ pbcanbk02/ FARIDKOT/ PB-FK
Unique Doc. Reference	: SUBIN-PBPBCANBK0208704645027009W
Purchased by	: GURWINDER SINGH
Description of Document	: Article 35 Lease
Property Description	: ARAIYAN WALA ROAD FARIDKOT
Area of Property	: 16.0 Kanal
Consideration Price (Rs.)	: 2,51,44,118 (Two Crore Fifty One Lakh Forty Four Thousand One Hundred And Eighteen only)
First Party	: SBS SCHOOLING FARIDKOT
Second Party	: SRI VAISHANAVI EDUCATIONAL TRUST
Stamp Duty Paid By	: SBS SCHOOLING FARIDKOT
Stamp Duty Amount(Rs.)	: 23,69,000 (Twenty Three Lakh Sixty Nine Thousand only)
Social Infrastructure Cess(Rs.)	: 0 (Zero)
Total Stamp Duty Amount(Rs.)	: 23,69,000 (Twenty Three Lakh Sixty Nine Thousand only)



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Van Housen

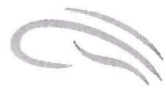
Chakraborty
SRI VAISHNAVI EDUCATIONAL TRUST
REGD NO: 189/13-20
Registered Office : A-4, 1/2, Vikaspathi New Delhi-110018

JD 0034624106

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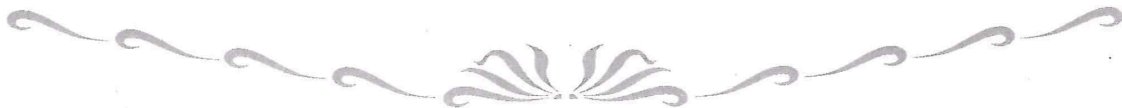
Warning



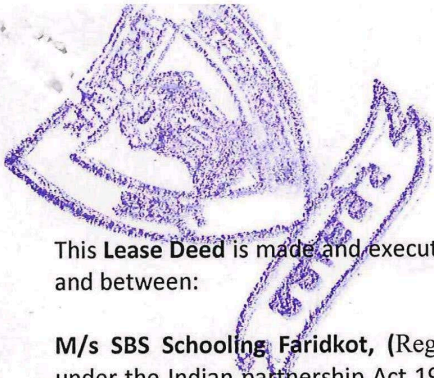
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701250000



LEASE DEED

This **Lease Deed** is made and executed on this 09th day of March 2024, at Faridkot, Punjab by and between:

M/s SBS Schooling Faridkot, (Registration number: 06-11-2023-00048) A registered firm under the Indian partnership Act 1932 & registered office at: Opposite Ch. Surja Ram Cotton Factory, Near Over Bridge, Kalanwali, Sirsa represented by its authorized representative Mr. Vasu Sharma aged about 31 years, PAN: - FCXPS4680E AADHAR: 782879995582 residing at House No 1100 Ward No 27 Kotkapura Road Moga (PB) Pin Code 142001

(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 Authorised Signatory to **Mr. Chagarlamudi Rambabu** S/o. Rangaiah, aged about 53 years resident of Flat No.411, Gottumukkala Prem Sarovar Apartments, Allwyn Colony Road, Opp. HP petrol Bunk, Kukatpally, Hyderabad, Telangana, 500072, authorized vide resolution dated 04-04-2024.

(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 property bearing Khewat/ Khatoni /Khasra No.Land 16 Kanal 0 Marlas being 320/594 Share 29 Kanal 14 Marias khasra No. 14421/3720/2-4, 14423/3721/10-14, 9099/3722/1/2-15, 14426/3723/1/10-9, 14428/3726/2/3-12 khewat No. 521 khatoni no. 998 as per jamabandi year 2019-20 Situated at Faridkot -1 Agwar Jania owned Harpreet Singh 297/320 share and Gurwinder Kaur 23/320 share, situated at Faridkot-1 Agwar Jania, which the **LESSOR** got this land/ Plot/property in vide sale deed No. **2023-24/42/2204 dt. 23-10-2023** Sub Registrar Faridkot and mutation No. **17875** is mentioned in Jamabandi in the name of **S B S Schooling, Faridkot**.

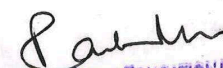
All the above documents are registered at Faridkot, Punjab Sub Registrar office.

Out of above said total property admeasuring 2 acres LESSORS have agreed to let-out **60,000 sq. ft.** of the property for which **LESSEE** has consented.

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

Whereas the **LESSEE** 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


SBS SCHOOLING
Ariyan Wala Road Faridkot


SRI VAISHANAVI EDUCATIONAL TRUST
Regd No: 1891/19-20
Registered Office: A-4, F/F, Vikaspuri New Delhi-110018

a lease period of **30 (Thirty) years, w.e.f. 1st April 2024 and run until 31st March, 2054, 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.fts	Total area in Sq.fts	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2024-25	30,000	30,000	Rs.19.5 /-	Rs. 5, 85,000/- (Inc., Playground ETC.)+ GST
2	Phase II	2026-27	15,000	45,000	Rs.19.5/-	Rs. 8, 77,500/- (Inc. Playground ETC.)+ GST
3	Phase III	2028-29	15,000	60,000	Rs.22.035/-	Rs. 13,22,100/- (Inc. Playground ETC.) + GST

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

The first rent will be deposited on or before 10th May 2024 or from the next month of the actual date of possession.

That the **LESSORS** agree to provide **office Provision** to the **LESSEE** immediately after the registration of the Lease Deed.

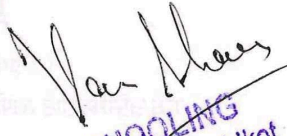
Both the parties have agreed that the building shall be completed by the **LESSOR** on or before 1st March 2024 and possession will be handed over, & if not completed on time possession will be handed over in the next financial year on or before 1st April 2025 to the **LESSEE** on 1st April 2024. However, first 2 months i.e. from **1st February 2024 to 31st March 2024** **LESSEE** will obtain the possession of the building and said period will not be considered as part of lease tenure.

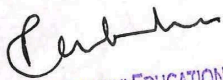
LESSEE will not be liable to pay any amount for the period **1st February 2024 to 31st March 2024**.

However, if the **LESSORS** 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.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The **LESSORS** 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.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to transfer by way of lease on or before 1st April


SBS SCHOOLING
Ariyan Wala Road Faridkot


SRI VAISHNAVI EDUCATIONAL TRUST
REGD NO: 1891/19-20
Registered Office: A-4, F/E, Vikasnari New Delhi-110019



ਦਸਤਾਵੇਜ਼ ਦੀ ਤਸਦੀਕ

Token No :- 202400218463

ਦਸਤਾਵੇਜ਼ ਦੀ ਕਿਸਮ :- ਪੱਟਾਨਾਮਾ ,ਮਾਲੀਅਤ :- Rs.0/-, ਮਾਲੀਅਤ :- Rs.0/-

ਸਟੈਂਪ ਡਿਊਟੀ :- Rs. 2263000, ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ :- Rs. 200000, :- Rs. 500, ਪੀ. ਐਲ. ਆਰ. ਐਸ. ਫੈਸੀਲੀਟੇਸ਼ਨ ਚਾਰਜਿਜ :- Rs. 500, ਇੰਤਕਾਲ ਫੀਸ :- Rs. 600, ਪੇਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ :- Rs. 200,

ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ Chagarlamudi Rambabu s/o/d/o/w/o Chagarlamudi Rangaiah ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਅੱਜ ਮਿਤੀ :- 12-Apr-2024 ਦਿਨ :- Friday ਸਮਾਂ :- 03:32:17 pm

Chagarlamudi Rambabu
(ਵਿਅਕਤੀਗਤ)

ਪੇਸ਼ਕਰਤਾ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ Chagarlamudi Rambabu s/o/d/o/w/o Chagarlamudi Rangaiah ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਦਸਤਾਵੇਜ਼ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ। ਜੋ ਉਸਨੇ ਠੀਕ ਮੰਨ ਕੇ ਪ੍ਰਵਾਨ ਕੀਤੀ। ਪੱਟਾਨਾਮਾ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਾਪਤ ਕੀਤੇ। ਬਾਕੀ ਰਾਸ਼ੀ ਨਕਦ/ਚੈਕ /ਡਰਾਫਟ /ਆਰ.ਟੀ.ਜੀ.ਐਸ ਰਾਹੀਂ ਪਹਿਲਾ ਵਸੂਲ ਕੀਤੇ। ਦੋਨਾਂ ਧਿਰਾਂ ਦੀ ਸਨਾਖਤ ਗਵਾਹ ਨੰਬਰ 1 Gurjinder Singh ਅਤੇ ਗਵਾਹ ਨੰਬਰ 2 Gurdip Singh ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ/ਜਾਂ ਧਿਰਾਂ ਨੇ ਆਪਣੀ ਸਵੈ ਪਹਿਚਾਣ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੇਸ਼ ਕੀਤੀ।

ਧਿਰ ਦਾ ਨਾਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ ਕਿਸਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ ਨੰਬਰ	ਇਨਕਮ ਟੈਕਸ ਪੈਨ ਕਾਰਡ
Chagarlamudi Rambabu			AIMPC6342d

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ:- 12-Apr-2024

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਗਵਾਹ

1.

2.

(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

(ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)



Vasu Sharma (ਵਿਅਕਤੀਗਤ)

ਉਪਰੋਕਤ ਹਸਤਾਖਰ ਅਤੇ ਅੰਗੂਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਹਾਜ਼ਰੀ ਵਿੱਚ ਲਗਾਏ ਗਏ

ਮਿਤੀ:- 12-Apr-2024

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2024-25/42/1/205

ਬੁੱਕ ਨੰਬਰ :- 1

ਜ਼ਿਲਦ ਨੰਬਰ :-

ਪੰਨਾ ਨੰਬਰ :-

ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਚਸਪਾ ਕੀਤਾ ਗਿਆ

(Ranvir Singh sidhu)

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਫਰਿਦਕੋਟ



2024, 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.

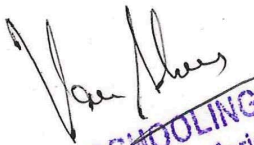
3. The term of the lease is for a period of **30 (Thirty) years**, with lock-in period of **8 (Eight) years**. The lease period will commence from **1st April 2024 and run until 31st March, 2054** or on the date of actual occupation of building by the **LESSEE**. The **LESSEE** and the **LESSORS** have 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. 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.
4. That the **LESSEE** has agreed to pay a monthly rent as follows:

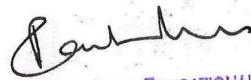
S.N.	Phases	Academic year	Area/additional area in Sq.fts	Total area in Sq.fts	Rate per Sq.ft	Total Monthly Rent Amount
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2	Phase II	2026-27	15,000	45,000	Rs.19.5/-	Rs. 8, 77,500/- (Inc. Playground ETC.)+ GST
3	Phase III	2028-29	15,000	60,000	Rs.22.035/-	Rs. 13,22,100/- (Inc. Playground ETC.) + 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 April, 2024 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.

5. 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.
6. That the **LESSORS** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE**.


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7. As part and parcel of this deal the **LESSORS** 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.
8. 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 as per the following table:

SI No.	Enhancement Period	Sft Rate (In Rs.)
1	Apr'2024 to Mar'2027	19.50
2	Apr'2027 to Mar'2030	22.04
3	Apr'2030 to Mar'2033	24.90
4	Apr'2033 to Mar'2036	28.14
5	Apr'2036 to Mar'2039	31.79
6	Apr'2039 to Mar'2042	35.93
7	Apr'2042 to Mar'2045	40.60
8	Apr'2045 to Mar'2048	45.88
9	Apr'2048 to Mar'2051	51.84
10	Apr'2051 to Mar'2054	58.58

9. That the **LESSEE** has agreed to pay Short term refundable security deposit to the **LESSORS** a sum equal to 6 months' rental value i.e. **Rs.35, 10,000/- (Rupees Thirty five lakh ten thousand only)** for area of **(60,000 Sq.ft*Rs.19.5/-*6 months)** towards interest free Short term refundable security deposit . 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 rental 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.
10. Lessee agree to execute the lease deed on or before 31st July 2024.
11. That the **LESSEE** has also agreed to pay sum of **Rs.35,10,000- (Rupees thirty five lakhs ten thousand only)** to the **LESSORS** towards the 6 months construction advance which shall be deducted in 24 equal monthly installments from the date of actual occupation or from the 1st month rent.

[Signature]
SBS SCHOOLING
 Ariyan Wala Road Faridkot

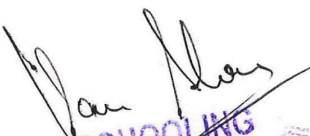


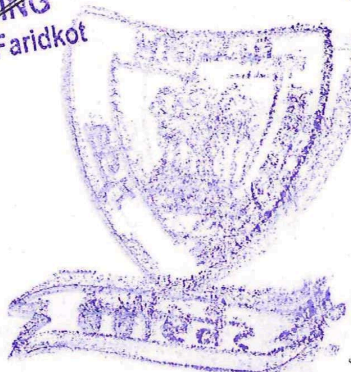
[Signature]
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Whereas both the parties agree that the total of interest free rental deposit and short-term security deposit will be released in a phased manner as follows,

SI	Installment	Details	% of amount release	Amount
1	1 st Installment	After registration of the Lease	20%	Rs.14,04,000/-
2	2 nd Installment	After the Completion of Slit Floor	20%	Rs.14,04,000/-
3	3 rd Installment	After the Completion of 1 st Floor	20%	Rs.14,04,000/-
4	4 th Installment	After the Completion of 2 nd Floor	20%	Rs.14,04,000/-
5	5 th Installment	After the possession the building	20%	Rs.14,04,000/-
Total Interest free rental Deposit & short term security deposit Amount			100%	Rs.70,20,000 /-

12. 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 ambiance to the structure and its location.
13. 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.
14. 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 **LESSORS** in writing for major works.
15. 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.
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. That the **LESSEE** has allowed **LESSORS** to have a management room in school premises to look after the various maintenance related work like civil, electrical, plumbing or any other work related to the betterment of the school building.
17. That the **LESSORS** 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

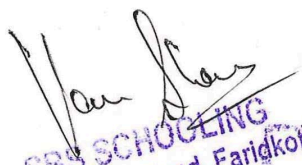

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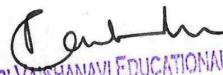

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consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the **LESSEE** during the tenancy. **GST applicable on the rent of the building shall be borne by LESSEE.**

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 the parties equally i.e., in 50:50 ratio.** LESSORS must agree to register a separate lease deed that is required to be submitted get to permission to run the educational institution, this expense will be borne by the **LESSEE** only.
19. That the **LESSORS** agree 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 **LESSORS**, the cost incurred by the **LESSEE** shall be reimbursed by the **LESSORS** by way of deduction from the succeeding monthly rentals payable.
20. THE **ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (ACD)** shall be borne by the **LESSORS**. In case the ACD is paid by the **LESSEE** the same shall be reimbursed by the **LESSORS** by way of deduction from the next month rentals. Transformers are to be erected by the **LESSORS** according to the technical and electrical requirement proportionate to the building.
21. The entire building is to be fixed with tube light, bulb fixtures and fan Hooks, AC Pipes as directed by the **LESSEE**. Speaker cables and telephone cables should be provided as directed by the **LESSEE**.
22. The **LESSORS** 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 **LESSORS** 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.
23. 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. LESSORS agrees to provide the doors, windows, and the bathrooms fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms shall be given altek 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.

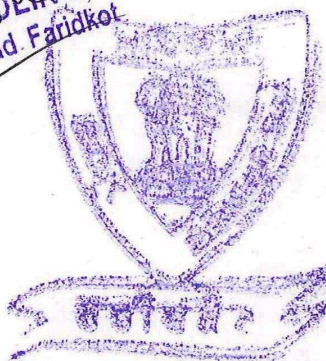

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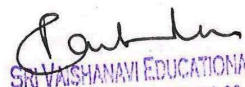



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24. That the **LESSORS** agrees to provide a compound wall 6 ft. height around the building with the gates erected at the required areas, to provide lifts as per the requirement of the **LESSEE**.
25. Both the parties agree that **LESSORS** is responsible for the structural maintenance of the building till the completion of the term of the lease.
26. **LESSORS** will use good quality fittings for mechanical, electrical, and plumbing. **LESSORS** will be responsible for the maintenance with respect to the mechanical, electrical, and plumbing equipment for the first 2 years.
27. All classrooms to be constructed platform of 8"x 4½ 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**.
28. 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 **LESSORS** property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
29. The **LESSORS** agrees to abide by the mutually agreed schedule of construction. **LESSORS** 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 **LESSORS** 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. **LESSORS** 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.
30. Both **LESSORS** and **LESSEE** agree that the building should be handed over to **LESSEE** by 1st April 2024 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, **LESSORS** agrees to forgo rent until end of July.
31. The **LESSORS** 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 required. Security posts (Rooms) at all gates (including main gate) shall be provided by the **LESSORS**. The approach road to the premises will be provided by the **LESSORS**.
32. In the event, the **LESSORS** offer the demised premises for sale/transfer to other third party/ i.e. as a whole or in part/s in future, the **LESSORS** shall notify the **LESSEE** well in advance and the **LESSORS** shall ensure that such sale/transfer by the **LESSORS** shall be subject to the lease in favour of the **LESSEE**. The **LESSORS** shall in such event ensure that


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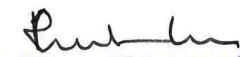

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the prospective new owner of the demised premises shall confirm to the satisfaction of the **LESSEE** that the terms herein agreed to by this lease deed shall be binding on the said new owner and the said new owner shall also acknowledge the receipt of the interest free refundable security deposit from the **LESSORS**. 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.

33. **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.
34. The **LESSORS** has agreed to provide or bear the cost of a **brand-new Silent generator with 62.5 KVA/Lift/Two Staircase** capacity which will be used and maintained by the **LESSEE**.
35. 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.
36. The **LESSORS** 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 **LESSORS** own cost. The occupancy certificate will be provided by the Lessors within 6 months of the date of occupation of the building.
37. The lessor agrees to hold the lessee and its representatives, employees, and agents (the "Indemnitees") harmless from any and all third-party claims, demands, actions, suits, proceedings, damages, liabilities, losses, costs, and expenses (including reasonable attorney fees).
38. 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 **Hyderabad Jurisdiction** only.


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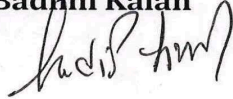
39. The LESSORS agrees to provide the LESSEE with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

Witnesses:

1. Manjinder Singh Numberdar, Faridkot



2. Gurdeep Singh s/o Hardyal Singh,
V. Badhni Kalan



LESSOR

SBS SCHOOLING
Ariyan Wala Road, Faridkot

LESSEE
SRI VAISHANAVI EDUCATIONAL TRUST
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SCHEDULE OF PROPERTY

All that part and parcel of the property bearing bearing Khasara No. Khewat/ Khatoni /Khasra No. Land 16 Kanal 0 Marlas being 320/594 Share 29 Kanal 14 Marlas khasra No. 14421/3720/2-4, 14423/3721/10-14, 9099/3722/1/2-15, 14426/3723/1/10-9, 14428/3726/2/3-12 khewat No. 521 khatoni no. 998, total admeasuring 2 Acres, situated at Faridkot-1, building proposed to be constructed consisting of Ground + 2nd floors with total plinth area of 60,000 sq.fts, leased to the lessee is bounded by:

East: Joban Singh etc. bahi 51.5 karam

West: Road Bahi 30 Karam 9 inch

South: Self Seller bahi 116.75 Karam Part-III

North: Dalwinder Singh bahi 74.75 Karam

In Witness Where of the LESSORS 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. Manjinder Singh Numberdar, Faridkot

2. Gurdeep Singh s/o Hardyal Singh,
V. Badhni Kalan

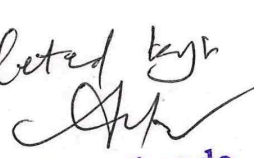


LESSOR

SBS SCHOOLING
Ariyan Wala Road, Faridkot

LESSEE

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Completed by

Ankit Manchanda
Advocate, Faridkot.
Enrol. No. P/3440/2007



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Registered Office: A-4, 1/7, Vikaspuri New Delhi-110018



Received on - 20-4-24

SBS Schooling Faridkot - Faridkot-2
Reg. Charges - 13,01,435/- on 6/4/24

Security Deposit

2D / Security Dep / Faridkot-2 / APR'24 - 26/4/24 - 35,10,000/-

Short term Dep :

SD / Short Term Dep / Faridkot-2 / APR'24 - 26/4/24 - 7,02,000/-