

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

IN-RJ01317602-11-591



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Comparison

[Signature] 31/7/2014
KHUBILAL
Notary (Govt. of India)
JAIPUR (Raj.) INDIA
Reg. No. 4029 (Comm. Exp. on 30/4/2017)

or ARIHANT ENTERPRISES

Authorised Signatory

[Signature]
Director

For S. N. PROPCON PVT LTD

For VIDYA BHARATI SAMITI

[Signature]
Authorised Signatory

[Signature]
Director
For H. N. BUILDING Private Limited

Director

XM 0000703065

उप-पंजीयक
जयपुर सत्तम

[Signature] 31/7/14
KHUBILAL Authorised Signatory
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सत्यमेव जयते



Certificate No. : IN-RJ01317609244856M
 Certificate Issued Date : 25-Jun-2014 03:35 PM
 Account Reference : SHCIL (FI) rjshcil01/ CHOUGHAN/ RJ-1P
 Unique Doc. Reference : SUBIN-RJRJSHCIL0101376257394420M
 Purchased by : VIDYA BHARTI SAMITI
 Description of Document : Article 33(a)(i) Lease Deed [Rent] (< 20 Years) Commercial and Others
 Property Description : P.NO.15 TO 19 AND 28,29,SHYAM NAGAR,AJMER ROAD,JAIPUR
 Consideration Price (Rs.) : 7,47,50,320
 (Seven Crore Forty Seven Lakh Fifty Thousand Three Hundred And Twenty only)
 First Party : ARIHANT ENTERPRISES
 Second Party : VIDYA BHARTI SAMITI
 Stamp Duty Paid By : VIDYA BHARTI SAMITI
 Stamp Duty Amount(Rs.) : 37,00,000
 (Thirty Seven Lakh only)



Please write or type below this line.....

ARIHANT ENTERPRISES

Authorised Signatory

For S.N. PROPCON PVT LTD

Director for H. N. Propcon Private Limited

For VIDYA BHARTI SAMITI

Authorised Signatory

XM 0000703065

उप-पंजीयक

Statutory Alert:

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 For JAIPUR (Raj.) INDIA
 Reg. No. 4029 (Comp. Exp. on 30/4/2017)

उप-पंजीयक जयपुर

क्रमांक 326 दिनांक 24/5/2014
 मुद्रांक का मूल्य 1.00
 नाम Arshant Guleria
 पिता का नाम विरज कुमार गुलरिया
 निवासी C-61, गोल मंडी (B) - फोन, 10000
 वास्ते A-1-85



श्रीमती मीना कुमारी
 ला. स्टाफ विक्रेता
 लाइसेंस नम्बर 45/2012
 एल-2, हीरापुरा-ए, अजमेर रोड, जयपुर



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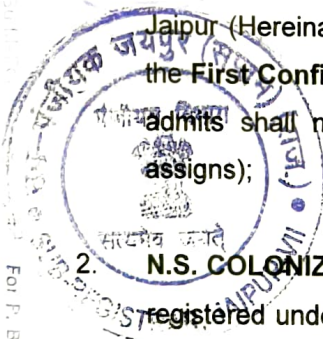
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VIDYA BHARTI SAMITI, a Society registered in terms of section 3 of the Rajasthan Societies Registration Act, 1958 vide registration No.291/Sikar 2010-2011 (hereinafter referred to as "The Institution or Lessee") having its Registered Office at Vidya Bharti Samiti,W.No.-35,Civil Lines, Sikar (Rajasthan) 332001, India represented by its Vice chairman Mr. Rakesh Kumar (which expression shall include unless repugnant to the context thereof, its trustees, executors, assignees and administrators) of **SECOND PART.**

AND

1. **S.N. PROP CON PRIVATE LIMITED**, a Private Limited Company registered under the provisions of the Companies Act, 1956, having its registered office at 29, Janpath, Shyamnagar, Jaipur through its Director and Authorised Signatory Mr. Vinay Chordia, aged about 55 years, Indian Inhabitant, residing at 61, Sangram Colony, C-Scheme, Jaipur (Hereinafter for the sake of brevity individually referred to as the **First Confirming Party**) (which expression where the context so admits shall mean and include, representatives, successors and assigns);
2. **N.S. COLONIZERS PRIVATE LIMITED**, a Private Limited Company registered under the provisions of the Companies Act, 1956, having its registered office at 29, Janpath, Shyamnagar, Jaipur through its Director and Authorised Signatory Mr. Vivek Chordia, aged 31, Indian Inhabitant, residing at 61, Sangram Colony, C-Scheme, Jaipur (Hereinafter for the sake of brevity individually referred to as the **Second Confirming Party**) (which expression where the context so admits shall mean and include, representatives, successors and assigns):
3. **RN BUILDCON PRIVATE LIMITED** a Private Limited Company registered under the provisions of the Companies Act, 1956, having its registered office at 29, Janpath, Shyamnagar, Jaipur-through its Director and Authorised Signatory Mr. Vinay Chordia, aged about 55



Director

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Signature

For VIDYA BHARATI SAMITI
Authorised Signatory

endorsement presenter

आज दिनांक 25 माह जून सन् 2014 को 04:19 PM बजे
श्री/श्रीमती/सुश्री VINAY CHORDIA पुत्र/पुत्री/पत्नी श्री LABH CHNAD CHORDIA
उम्र 53 वर्ष, जाति MAHAJAN व्यवसाय BUSINESS
निवासी C-61, SANGRAM COLONY C-SCHEME JAIPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014400007062)
(Lease Deed (FROM 1 YEAR UPTO 20 year))

हस्ताक्षर उप पंजीयक,
JAIPUR-VII

रसीद नं०	[2014400007003]
दिनांक	[25-6-2014]
पंजीयन शुल्क रु०	50000
प्रतिलिपि शुल्क रु०	0
पष्ठानकन शुल्क रु०	300
अन्य शुल्क रु०	373752
कमी स्टाम्प शुल्क रु०	27420
कुल योग रु०	461472

(2014400007062) उपपंजीयक, JAIPUR-VII
(Lease Deed (FROM 1 YEAR UPTO 20 year)))

उप पंजीयक
जयपुर सप्तम्

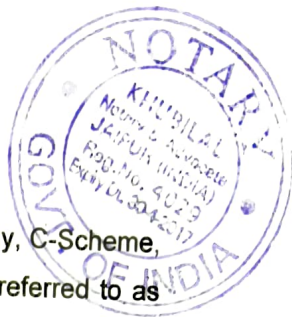


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years, Indian Inhabitant, residing at 61, Sangram Colony, C-Scheme, Jaipur (Hereinafter for the sake of brevity individually referred to as the **Third Confirming Party**) (which expression where the context so admits shall mean and include, representatives, successors and assigns);

P.B. PROP CON PRIVATE LIMITED, a Private Limited Company registered under the provisions of the Companies Act, 1956 having its registered office at 29, Janpath, Shyamnagar, Jaipur, through its Director and Authorised Signatory Mr. Nitin Chordia, aged about 27 years, Indian Inhabitant, residing at 61, Sangram Colony, Jaipur (Hereinafter for the sake of brevity individually referred to as the **Fourth Confirming Party**) (which expression where the context so admits shall mean and include, representatives, successors and assigns):

(The First Confirming Party, the Second Confirming Party, the Third Confirming Party and the Fourth Confirming Party Hereinafter collectively referred to as the "**Confirming Parties**" or the "**Party of the Third Part**")

The Party of the One Part, the Party of the Second Part and the Party of the Third Part are jointly referred to as "**Parties**" and severally as "**Party**".

WHEREAS:

- a. That the Party of the One part is the absolute and lawful owner and possession of premises bearing Plot no. 28 admeasuring about 311.11 sq. yards (New Plot no. 28) situated at Janpath, Shyamnagar, Jaipur (Scheme no. 10, Kishannagar Scheme of Shiplacharya Vishwakarma Gruh Nirman Sahakari Samiti Ltd.) (The above property more particularly described in the **First Schedule** hereinafter referred to as the "**New Plot no. 28**" as well as Plot No. 29 admeasuring about 330.55 sq.yards, (New Plot No. 28) situated at Janpath, Shyamnagar, Jaipur. (Scheme no. 10 Kishannagar

For **ARIHANT ENTERPRISES**
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For **VIDYA BHARATI**
Authorised Signatory

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Nitin Chordia
Director

For **P.B. PROP CON PRIVATE LIMITED**
R, JAIPUR VII

For **R. N. BHARATI**
For **P. D. BHARATI**
For **S. N. PROUDHAN**

उक्त श्री/श्रीमती/सुश्री (Executant)

1 -VINAY CHORDIA AS PARTNER OF ARIHANT ENTERPRISES AND OTHER CO. / LABH CHNAD CHORDIA
उम्र -53 वर्ष जाति - MAHAJAN, व्यवसाय -BUSINESS
निवासी - C-61, SANGRAM COLONY C-SCHEME JAIPUR

Signature

Photo

Thumb

Handwritten signature



2 -VIVEK CHORDIA AS DIR OF N.S. COLONIZERS PVT.LTD. / VINAY CHORDIA
उम्र -29 वर्ष जाति - MAHAJAN, व्यवसाय -BUSINESS
निवासी - C-61, SANGRAM COLONY C-SCHEME JAIPUR

Handwritten signature



3 -NITIN CHORDIA AS DIR. P.B. PRO CON PVT.LTD. / VINAY CHORDIA
उम्र -0 वर्ष जाति - MAHAJAN, व्यवसाय -BUSINESS
निवासी - C-61, SANGRAM COLONY C-SCHEME JAIPUR

Handwritten signature



(And Claimant)

1 -RAKESH KUMAR AS VICE CHAIRMEN OF VIDHYA BHARTI SAMITI / HARI NANDAN
उम्र -52 वर्ष जाति - HINDU व्यवसाय -BUSINESS
निवासी -C-35, CIVIL LINE SIKAR RAJ

Handwritten signature



ने लेख्यपत्र Lease Deed (FROM 1 YEAR UPTO 20 year) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

1- श्री/श्रीमती/सुश्री ADRIAN FRANK
पुत्र /पुत्री /पत्नी श्री ALFRED FRANK
उम्र -45 वर्ष जाति-CHRISTIAN व्यवसाय -PRIVATE SERVICE
निवासी 204, BABA RESIDENCY KANAK VIHAR AJMER ROAD,JAIPUR,RAJ

Handwritten signature: Affrank



2- श्री/श्रीमती/सुश्री JITENDRA JAIN
पुत्र /पुत्री /पत्नी श्री SH. R.C. JAIN
उम्र -48 वर्ष जाति-JAIN व्यवसाय -SERVICE
निवासी A-144 TIRAVANI NAGAR ,JAIPUR,

Handwritten signature: जितेंद्र



ने की है जिनके समस्त हस्ताक्षर एवं अंगूठ के निशान मेरे समक्ष लिये गये हैं।

(2014400007062)

Lease Deed (FROM 1 YEAR UPTO 20 year)

उप पंजीयक
जयपुर



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Scheme of Shiplacharya Viswakarma Group (Sehakari Samiti Ltd.)
 (The above Property more particularly described in the **Second Schedule** hereinafter referred to as the "**New Plot no. 28**").

That the First Confirming Party is the absolute and lawful owner of premises bearing Plot No. 17 and 18 aggregately admeasuring about 1500 sq. yards (New Plot No. 29) situated at Janpath, Shyamnagar, Jaipur. (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehakari Samiti) (The above property more particularly collectively described in the Third Schedule hereinafter referred to as the "**Said Plot No. 17 and 18**").

That the Second Confirming Party is the absolute and lawful owner of premises bearing Plot No. 13 and 14 aggregately admeasuring about 1500 sq. yards (New Plot No. 29) situated at Janpath, Shyamnagar, Jaipur, (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehakari Samiti) (The above Property more particularly collectively described in the **Fourth Schedule** hereinafter referred to as the "**Said Plot No. 13 and 14**").

d. That the Third Confirming Party is the absolute and lawful owner of premises bearing Plot No. 15 and 16 aggregately admeasuring about 1500 Sq. yards (New Plot No. 29) situated at Janpath, Shyamnagar, Jaipur. (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehakari Samiti) (The above Property more particularly collectively described in the **Fifth Schedule** hereinafter referred to as the "**Said Plot No. 15 and 16**").

e. That the Fourth Confirming Party is the absolute and lawful owner of premises bearing Plot no. 19 admeasuring about 1500 sq. yards (New Plot No. 29) situated at Janpath, Shyamnagar, Jaipur. (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehakari Samiti) (The above Property more particularly collectively described in the **Sixth Schedule** hereinafter referred to as the "**Said Plot No. 29**").

For ARIHANT ENTERPRISES

For VIDYA BHARATI

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endorsement

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रुपये 74750320
मानते हुए इस पर देय कमी मुद्रांक
राशि 37420 पर कमी पंजीयन शुल्क रुपये 50000 कुल रुपये 87420 जरिये रसीद संख्या
[2014400007003]
दिनांक [25-6-2014] में जमा किये गये है।
अतः दस्तावेज को रुपये 3737520
के मुद्रांकों पर निष्पादित माना जाता है।


(2014400007062) उप पंजीयक, JAIPUR-VII
(Lease Deed (FROM 1 YEAR UPTO 20 year)
उप पंजीयक
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आज दिनांक 27/6/2014 को
पुस्तक संख्या 1 जिल्द संख्या 273
में पृष्ठ संख्या 2 क्रम संख्या 2014400005337 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1089
के पृष्ठ संख्या 10 से 37
पर चस्था किया गया।

(2014400007062) उप पंजीयक, JAIPUR-VII
Lease Deed (FROM 1 YEAR UPTO 20 year)
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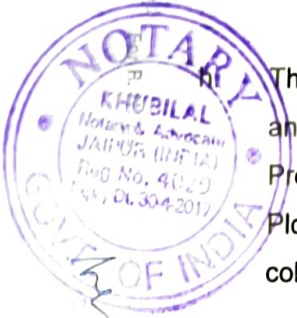
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f. That the Said Plot No. 13 to 19 were availed on lease by the Lessor for a period of 19 years & 11 months from their respective owners being the Confirming Parties vide four separate lease agreements executed by each Confirming Party dated 24.3.2000 & it is further amended agreement dated 20.08.2010. That the lease agreements dated 24.3.2000 empowered the Party of the First Part to further sub-lease the Said Plot no. 13 to 19 to any third party.

g. That vide the four lease deeds dated 24.3.2000 alongwith the amendment agreements as mentioned above the Lessor has authority to further give the Said Plot No. 13 to 19 on sub-lease to any party:



That the Party of the First Part is the owner of the Said Plot no.28 and 29 and has authority in capacity of being the owner of the Property to give the Said Plot no. 28 and 29 on lease. (The said new Plot no. 28 to 29 along with the superstructures thereon hereinafter collectively referred to as the "Demised Premises")

i. That the Demised Premises is free from all encumbrances lien whatsoever and the same is not under any litigations, proceedings or actions before any court to Tribunal/Authority/Forum, nor is there any attachment on the said land/or the Demised Premises either before or after judgment.

j. That the Lessor has agreed to give on lease the Demised Premises excluding the area of office of the Lessor which is cordoned of as per the plan annexed hereto and marked as Annexure-I aggregately admeasuring approximately **6300.00 Sq. yards** alongwith two superstructures admeasuring 32,000 sq. feet (super builtup) and 11,000 sq. feet (super built up) in the Complex known as "Chordia Enclave" standing thereon as per the Plan annexed hereto marked as Annexure-II with proper ingress and egress rights at all times to Lessee. It is agreed that the Lessor will give to the Lessee additional

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For ARIHANT ENTERPRISES
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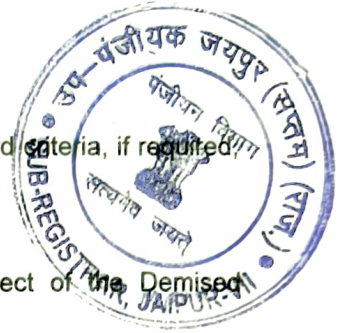
For VIDYA BHARATI S
Authorised Signatory

For Party of the First Part
For Party of the Second Part

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Handwritten signature

area in the premises that meets the CBSE board criteria, if required at no extra Lease Rent or Security Deposit.



k. That the Lessor has paid the taxes in respect of the Demised Premises up to date.

l. That the Lessor has represented that the Demised Premises can be used for educational purpose and that there are no impediments under any law preventing the Lessor from leasing out in Demised Premises.

m. That it is agreed by the Lessee that the educational Institute shall run under the name of "Tree House High School"

n. That the Lessee has approached the Lessor to grant on lease the Demised Premises.

o. That the Parties are desirous of executing this Deed of Lease to demise the premises unto the Lessee, on the terms and conditions herein contained.

NOW THE TERMS AND CONDITIONS OF THE DEED OF LEASE WITNESSETH AS UNDER :

1. Lease Period

That in consideration of the monthly lease rent herein reserved and all the covenants and conditions contained hereinafter and to be performed by the parties, the Lessor doth hereby grants and demises unto Lessee by way of lease the Demised premises along with all rights to make use of common areas, entrances, passages, ways, staircases, etc. of the Demised premises and to make available to Lessee all easements and appurtenances thereto for a period of 19 years and 11 months commencing from 1st February, 2012 upto 31st December 2031 (both days inclusive) (hereinafter referred to as "the Lease Period"). This Agreement can be

For VIDYA BHARATI SAMITHI

Authorised Signatory

उप-पंजीयक
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For ARIHANT ENTERPRISES

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For N. S. Colanize... For P. B. Tripathi...

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renewable for further term upon such terms and conditions as mutually agreed between the parties to this Lease Deed.

2. **Commencement of Rent**

That the monthly Lease Rent shall commence from 1.02.2012. However, the Lessee shall be put into vacant and peaceful possession of the Demised Premises on or before 1.02.2012 subject to clearance of cheques as per clause 5.1 mentioned as hereunder.

3. **Condition Precedent**

3.1 That it will be the duty of the Lessor to obtain all relevant statutory/ JDA sanctions for permission of residential/institutional purposes for the premises at 29, Janpath, Shyam Nagar, Jaipur only by end of June, 2018. However the said time limit may be extended by mutual consent of the Parties. In case there are any deficits, fines, outgoings, taxes, duties or premiums due to the lack of permission/NOC by the JDA/ Statutory Authority or defective/incomplete permission/NOC being taken by the Lessor then these deficits, fines, outgoings, taxes, duties and/or premiums etc shall be borne by the Lessor.

3.2 It is further agreed between the Parties that the lessee has checked that the Demised Premises is sufficient for commencement of school as per the current norms of CBSE and any deficit area in this regard shall be provided by the Lessor to the Lessee at no extra rent, cost, security deposit or any outgoings in any manner.

4. **Lease Rent**

4.1 The amount of lease rental shall be Rs. 6,50,000/- (Rupees Six Lacs Fifty Thousand Only) per month for the first one year and eleven months i.e. from 1.02.2012 to 31.12.2013 and thereafter from 1.1.2014 the lease rent would be Rs. 8,00,000/- (Rupees Eight Lacs only) per month with an increase of 3% (Three Percent) per annum. However, it is agreed between the

For N. G. Guleria, Director
For R. N. Datta, Director
For S. N. Datta, Director



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Authorised Signatory

For VIDYA BHARATI SAMIT:
Authorised Signatory



Parties that considering the location of the Demised Premises the lease rental from 1.1.2014 shall be Rs. 8,00,000/- (Rupees Eight Lacs Only) with increase as mentioned hereinabove or 30% of the gross monthly revenue received by the Lessee from the educational institute on the Demised Premises, whichever is higher, it is further agreed between the Parties that while calculating the lease rental based on the above method a notional amount of Rs. 3,00,000/- (Rupees Three Lacs) on account of security deposit mentioned hereunder lying with the Lessor, shall be added to the actual lease rental paid to the Lessor and only the differential amount, if any, thereafter shall be actually payable by the Lessee. It is clarified that gross revenue shall include tuition fee, term fee and non-refundable caution money, but excluding books fee, transport fee, examination fee, etc. That for the above purpose the Lessee shall permit the Lessor to check/audit the accounts of the Lessee with regard to the educational institute on the Demised Premises.

4.2 Any rent paid by the Lessee to the Lessor is subject to deduction of statutory dues such as tax deducted at source, at applicable rates. The Lessee shall bear and pay service tax in respect of the said premises and on rent if applicable.

4.3 That Lessee shall pay monthly lease rent on or before the 7th day of every month in advance.

5. **Security Deposit, Lock-in & Consequences :**

5.1 That the Lessee has paid an interest free, adjustable Security Deposit of 5 crores in the following manner:

- (i) Rs. 5,00,00,000/- vide Cheque Nos. from 585573 to 585582 of Rs. 50 Lac each dated 28/02/2012 drawn on Yes Bank Johri Bazar in favour of the Lessor Arihant Enterprise.

For ARIHANT ENTERPRISES

Authorised Signatory

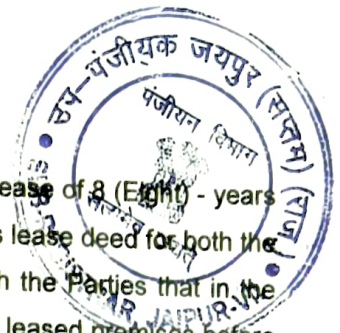
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Reg. No. 4029 (Comm. Exp. on 30/4/2017)

उप पंजीयक
जयपुर सप्तम



5.2 That there shall be a lock-in-period of lease of 8 (Eight) - years from the date of commencement of this lease deed for both the parties. That it is agreed between both the Parties that in the event the Lessee intends to vacate the leased premises before 8 years commencing from the lease period then, there shall be a notice period of not less than 3 years during which the lease rent, electricity/water unpaid bills or any arrears by the Lessee as per this agreement shall be adjusted from the security deposit and balance amount of security deposit after adjustment of lease rent and arrears as above shall be refunded to the Lessee by the Lessor simultaneously on handing over the vacant possession of Demised Premises by the Lessee. However, It is agreed between the parties that the understanding mentioned in this clause shall not be applicable for the First 5 years of the lease period and in case, the Lessee desires to terminate this agreement during the first 5 years of the lease period then the Lessee shall not be entitled to any refund or adjustment of the Security Deposit and the said Security Deposit of Rs. 5 Crores shall be forfeited by the Lessor. However it has been agreed between both the parties that the Lessee can issue a 3 year advance notice for vacating the premises anytime after 6 years from 01.02.2012 (i.e. 3 years in advance but only after 5 years & thereby complying the terms of 8 year lease lock in period by the Lessee) to the Lessor.

For N. S. Colonizers Private Ltd. Regd. Office: Plot No. 10, Sector 10, Phase 1, Vidya Bharati Samiti, Jaipur-302017



Director

For P. B. Prop. Co. Regd. Office: Plot No. 10, Sector 10, Phase 1, Vidya Bharati Samiti, Jaipur-302017

Director

6. Lessor's Covenants

The Lessor hereby covenants with Lessee:

6.1 That Lessor will make modifications and alterations in the building as required by the Lessee before handing over the premises to Lessee. If any additional construction is required in future, then this will be duly intimated by the lessee in writing to the Lessor atleast 18 months in advance. Determination of the amount of lease for the said additional construction will be as per the prevailing rate for that year as per Clause 4.1 and

For ARIHANT ENTERPRISES

For VIDYA BHARATI SAMITI

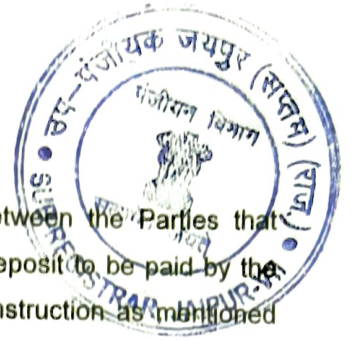
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31/7/14
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Notary (Govt. of India)
JAIPUR (Raj.) INDIA
Reg. No. 4029/Comm. Exp. on 30/4/2017

Authorised Signatory

उप-पंजीयक
जयपुर/सप्तम

Authorised Signatory



Clause 4.2 However, it is agreed between the Parties that there shall be no additional security deposit to be paid by the Lessee in case of such additional construction as mentioned herein.

6.2 That Lessee after paying the monthly lease rents hereby Reserved and observing and performing the terms, conditions and covenants of the lease herein contained, shall be entitled to peaceful possession and peaceful enjoyment of the Demised Premises for the entire lease period or the extended/ renewed period if any, without any hindrance, interruption or disturbance by or from the lessor.

6.2-A That the Lessor shall put lessee in peaceful physical possession of aforementioned Demised Premises at the time of handing over the possession of Demised Premises subject to clearance of cheques as per Clause no. 5.1.

6.3 That the Lessor has paid and further shall pay and discharge all taxes including house/property/municipal taxes etc. and any other dues lawfully chargeable pertaining to the Demised Premises during the said lease period.

6.4 That the Lessor has permitted the Lessee to install Vsat including Earthing, Air Conditioners, Standby Generator and such other incidental equipments, and other fixtures as and when required free of charges, on the roof/otherwise of the said Demised Premises, to which the Lessor shall not raise any objection.

6.5 That the Lessor has also permitted the lessee to install Glow sign, boards, hoardings, school name as per the JMC rules to which the Society/ Builders if any, shall not raise any objection or shall not be

allowed to raise any objection and the Lessor has to take all sorts of

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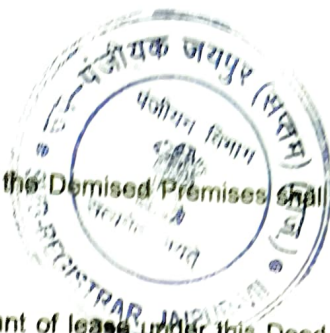
For VIDYA BHARATI SAMITI

Authorised Signatory

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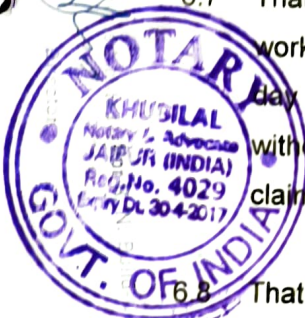
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JAIPUR (Raj.) INDIA
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precautions in this regard. The name of the Demised Premises shall always remain as "Chordia Enclave".

6.6 That the Lessor has agreed that the grant of lease under this Deed contains all necessary permission to the Lessee for utilizing the Demised Premises for providing it to any supporting agency related to school/Institution like Banks, Book stores etc for running the Educational Institution at the sole discretion of the Lessee and the Lessor shall not claim any right or interest in the any revenue therefrom.

6.7 That Lessee shall be allowed to perform peacefully its daily business work within the Demised Premises for twenty-four hours on every day throughout the entire Lease period including renewal if any without any objection or hindrance from Lessor or any third party claiming any rights on the Demised Premises.



6.8 That the Lessor hereby declares that the demised/leased premises is free from all encumbrance of any nature whatsoever and there is no dispute, litigation's or claims of any nature pending before any authority or court of law pertaining to Ownership or Possession of the Demised Premises.

Director For P. B. S. ...

6.9 That the Lessor has to provide 3 Phase separate electric sub meter with electric power load sanction of approx 100 KW in the Demised Premises as per the requirement. There shall be separate electric meter for standby Generator, if any Extra KW load if required, then the security deposit and all charges related to it shall be exclusively borne by the lessee only.

Director

6.10 That the Lessor shall issue receipt every month for the lease rent.

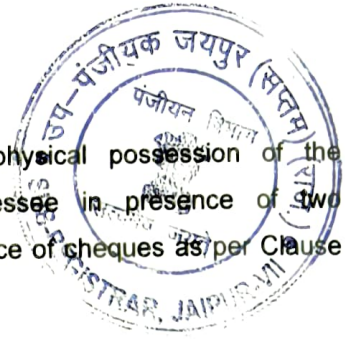
For S. N. ...

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उप पंजीयक जयपुर सक्षम

For VIDYA BHARATI SAMITI Authorised Signatory



Lessee" after delivering the physical possession of the Demised Premises to the Lessee in presence of two witnesses subject to the clearance of cheques as per Clause No.5.1.

6.12 That the Lessor is bound to disclose to the Lessee before signing any agreement, any material defect in the property to its intended use of which the Lessor is aware but the Lessee is not aware.

6.13 That the Lessor is bound to hand over the peaceful physical possession of the Demised Premises on the agreed date to Lessee.

6.14 That the Lessor will ensure the proper functioning of basic facilities like water lines, sewage lines, main electricity cable, repairing etc. But its daily/day to day maintenance/check-up shall be exclusively borne by the Lessee during the entire term of the Lease.

6.15 That the Lessor shall indemnify and keep indemnified the Lessee against any damage, claim and/or liabilities and/or any cases and/or legal proceedings if arise on or after the date of commencement of the lease with regard to the Demised Premises due to the negligence or conduct or acts of commission and/or omission of the Lessor or his agent/s or servants or any other person acting on his/their behalf.

6.16 To bear the insurance expenses for the Demised Premises.

7. Covenants of the confirming parties

That the Confirming Parties agree that in case the Demised Premises or any part therein is transferred/ sold by them to a prospective buyer or any transfer takes place during the lease

period and in that event the terms of this deed shall be observed by For ARIHANT ENTERPRISES

Authorised Signatory

For VIDYA BHARATI SAMITI

Authorised Signatory

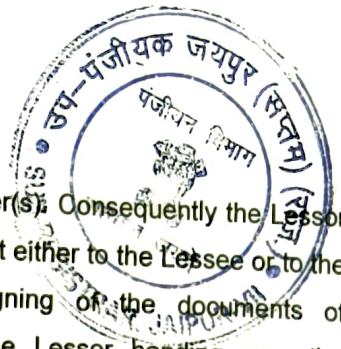
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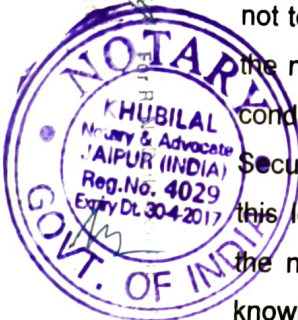
For Director
Director
For P. B. Pr...



the buyer(s)/ transferee(s) /new owner(s). Consequently the Lessor have to handover the Security Deposit either to the Lessee or to the new owner(s) simultaneous to signing of the documents of transfer/sale deed. In the event the Lessor handing over the Security Deposit to the buyer(s)/new owner(s) this fact of having transferred the Security Deposit to the new owner(s) shall be specifically mentioned in the sale deed/documents of transfer between the Confirming Parties and the new owner(s). Consequently if the Lease between the New Owner and the Lessor is terminated for any part of the Demised Premises then Lessee shall pay the proportionate rent to such new owner pertaining to his proportionate share in the Demised Premises and not to the Lessor. Lessee will pay the rent to the new owner(s) and the new Owner concerned shall perform all the covenants and the conditions contained hereinabove including that of refund of the Security Deposit. And from that point of time all the provisions of this lease deed will be automatically and equally applicable upon the new Lessor. At the same time it will be presumed that after knowing fully the existence of this lease deed and its all terms and conditions and being agreed upon it he/she/it has purchased this Demise Premises. And henceforth no objection regarding this lease deed or any of its provisions will be entertained during the remaining lease period or renewed period.

For M. S. Goharwal, Notary

[Signature]



Director

For P. B. I.

8. Covenants of Lessee

Lessee hereby covenants with the Lessor

- 8.1 That Lessee shall pay the Lease Rent in advance on or before the 7th day of every calendar month.
- 8.2 That Lessee shall use the Demised Premises in a fair manner without causing any damage to the same (general wear and tear excluded) and should not alter the permanent structure of the Demised Premises except with the approval of the Lessor and Confirming Parties. However it may erect cabins/cubicles/partitions etc. in the Demised Premises. In case any damage is caused to the

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जयपुर सप्तम

For VIDYA BHARATI SAMITI

Authorised Signatory

permanent structure of the Lessor's building(s) while carrying the interior or their works during the lease period by the Lessee then it shall be repaired by the Lessee at its own cost.

8.3 That Lessee shall at all reasonable times, with due intimation, permit the Lessor to have access to the Demised Premises for verification.

8.4 That Lessee shall pay all charges for electricity & water without any default and also for separate meter, if any, for standby generator consumed in the Demised Premises during the Lease Period including the extended terms of Lease.

8.5 That Lessee shall not sublet or assign the said premises to a third party without the consent of the Lessor in writing except as mentioned in Clause No.6.6 hereinabove.

8.6 That Lessee shall be entitled to raise temporary structures like fixtures & fittings, wooden partitions, cabins or any such addition or alteration, as may be necessary for its use by Lessee within the Demised Premises.

8.7 That the lessee shall ensure that all requisite rules, regulations and laws applicable to the managing, conducting or operating educational institution/school on the Demised Premises are duly confirmed/obtained and complied with at all times and the Lessee shall be solely responsible for any civil or criminal cases that might occur due to the above.

8.8 That the Lessor must not neglect to make any payment as per clause No.6.3 and in case of any default to pay it by the Lessor and if such expenses is recoverable from Lessee or against the property, Lessee may make such payment and deduct it from the rent or otherwise recover it from the Lessor.

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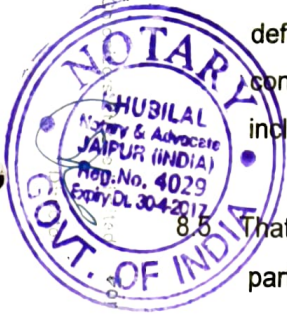
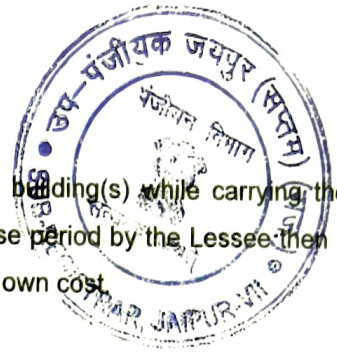
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For VIDYA BHARATI SAMITI

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For N. S. D. Director

For P. B. Prasad

For S. R. Prasad

Director



8.9 That the Lessee shall be responsible to bear the insurance expenses of the furniture, fixtures belonging to the Lessee.

8.10 That in case of any war, natural calamity and Act of God situation for which Lessee happens to close down the school in any way, in that event Lessee may at its own option terminate this deed of lease without compensating the Lessor in any way and in such scenario the Parties shall decide by mutual consent the method for refund of the Security Deposit mentioned hereinabove.

9. Termination

9.1 That this deed of Lease shall automatically terminate on the expiry of the lease period or the extended periods.

9.2 It is specifically agreed by and between the parties thereto that if the lease rent payable in respect of the said entire premises is in arrears for a period of three consecutive months, the Lessor shall give a notice in writing to the Lessee to remedy the said breach within 10 days from the receipt of the notice thereof, provided if such a breach is not cured within the time frame of 10 days from the receipt of the notice by the Lessee then it shall be lawful for the Lessor to re-enter the said premises and expel and remove all persons from the Demised Premises and take possession of the Demised Premises & thereupon the tenancy hereby created shall be at an end. In case of such breach and non-compliance mentioned hereinabove the Lessor shall have the right to forfeit the Security Deposit given by the Lessee. It is agreed between the Parties that monthly payment of lease rent is the essence of the contract and the Lessee expressly undertakes to the above effect.

9.3 That the Lessee shall be entitled to terminate the lease as per clause 5.2 hereinabove.


10. That there shall be 1 original copy of this Lease Deed to be retained by the Lessor and a Certified True Copy shall be retained by the Lessee.

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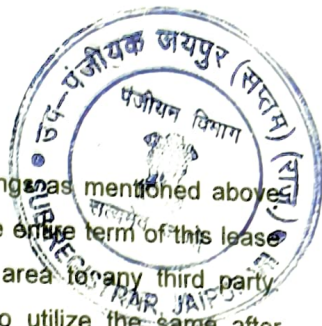

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For VIDYA BHARATI SAMITI

Authorised Signatory



That the terrace/roof rights of both the buildings as mentioned above shall always remain with the Lessor during the entire term of this lease and the Lessor will not rent/lease the said area to any third party. However, the Lessee shall have the right to utilize the same after obtaining permission of the Lessor.

12. It is agreed and understood between the Parties that the terms of this Lease, including but not restricted to lease rental being based on 30% gross revenue, will and shall not be in any manner considered, claimed or treated as giving rise to partnership between the Parties in any manner.

ARBITRATION:

All the disputes and differences of whatsoever nature arising out of this contract or in connection with this contract shall be referred to arbitration. Each party will nominate one arbitrator and the two elected arbitrator shall elect a third arbitrator and thereafter arbitration proceedings shall be governed in accordance with the Arbitration and Conciliation Act, 1996. The place for arbitration proceedings shall be Jaipur and the parties hereto agree that all actions, proceedings and disputes arising in connection with this agreement shall be tried and litigated exclusively with the jurisdiction of the courts of Jaipur city. The aforementioned choice of venue is intended by the parties to be mandatory and not permissive in nature thereby precluding the possibility of litigation between the parties with respect to on arising out of this agreement in any jurisdiction other than that specified in this paragraph, Each party hereby waives on right it might have to assert the doctrine of forum non convenience or similar doctrine or to object to venue with respect to any proceedings brought in accordance with this paragraph, and stipulates that the Jaipur Courts shall have in personam jurisdiction and venue over each of them for the purpose of litigating any dispute.

For Mr. S. Col...

For R. N. Datta...

For P. B. Pr...

For S.N. PRO...

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For VIDYA BHARATI SAMI

Authorised Signatory

Registration Costs & Expenses

For ARIHANT ENTERPRISES

Authorised Signatory

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JAIPUR (Raj.) INDIA

Reg. No. 4029 (Comm. Exp. on 30/4/2017)

All charges and expenses including stamp duty, registration fee and incidental expenses for registration of this Lease Deed shall be borne by the Lessee.

15. Notice

Any notice required to be served hereunder by one party to the other shall be sufficiently deemed to be served to the parties, if sent through registered post/Courier to their respective addresses mentioned under this Agreement unless any change of address has been communicated in writing to the other party.

16. Severance

If any provision of this Agreement except clause No.'m' 4.1,5.2 & 9.2 is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Should any provision of this Agreement be or become ineffective for reasons beyond the control of the Parties, the Parties shall use reasonable endeavors to agree upon a new provision which shall as nearly as possible have the same commercial effect as the ineffective provision. If the above 4 clauses are not complied by the Lessee then this lease deed shall be treated as null & void by both the parties.

First Schedule

(Description of Said Plot no. 29)

Premises bearing Plot no. 29 admeasuring about 311.11 sq. yards (New Plot no. 28) situated at Janpath, Shyam nagar, Jaipur (scheme No. 10 kishannagar Scheme of Shiplacharya Viswakarma Grih Nirman Senakan Samiti Ltd.)

For ARIHANT ENTERPRISES

Authorised Signatory

For VIDYA BHARATI SAMITI

Authorised Signatory

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जयपुर सप्तम



North of the premises
South of the premises
East of the premises
West of the premises

- Boundary Wall
- Road 100 ft. Wide
- Plot No. 30
- Plot No. 28

Second Schedule

(Description of Said Plot No. 28)

Premises bearing Plot No. 28 admeasuring 330.55 sq. yards, (New Plot No. 28) situated at Janpath, Shyam nagar, Jaipur (scheme No. 10 Ashannagar Scheme of Shiplacharya Viswakamma Grifh Nirman Sehakari Samiti Ltd.)

North of the premises - Boundary Wall
South of the premises - Road 100 ft. Wide
East of the premises - Plot No. 29
West of the premises - Other's Plot

Third Schedule

(Description of Said Plot No. 17 and 18)

Premises bearing Plot No. 17 and 18 aggregately admeasuring about 1500 sq. yards, (New Plot No. 29) situated at Janpath, Shyam nagar, Jaipur (Parvatnagar extension Scheme of Gulab Bari Bhavan Nirman Sehakari Samiti)

North of the premises - Road 30 ft. wide
South of the premises - Plot No. 15, 16
East of the premises - Plot No. 19
West of the premises - Other's Land

Fourth Schedule

(Description of Said Plot No. 13 and 14)

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FOR SHYAM ENTERPRISES

Authorised Signatory

FOR VIDYA BHARATI SAMITI

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JAIPUR (Raj.) INDIA

Reg. No. 4029 (Comm. Exp. on 30/4/2017)

उप चीफ़ कार्यालय
व्यवस्थापक



Premises bearing Plot No. 13 and 14 aggregately admeasuring about 1500 sq. yards, (New Plot No. 29) situated at Janpath, Shyam nagar, Jaipur (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehkari Samiti)

North of the premises - Plot No. 19
 South of the premises - Road 100 ft. wide
 East of the premises - Other's Land
 West of the premises - Plot No. 15, 16

Fifth Schedule

(Description of Said Plot No. 15 and 16)

Premises bearing Plot No. 15 and 16 aggregately admeasuring about 1500 sq. yards, (New Plot No. 29) situated at Janpath, Shyam nagar, Jaipur (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehkari Samiti)

North of the premises - Plot No. 17, 18
 South of the premises - Road 100 ft. wide
 East of the premises - Plot No. 13, 14
 West of the premises - Other's Land

Sixth Schedule

(Description of Said Plot No. 19)

Premises bearing Plot No. 19 admeasuring about 1500 sq. yards, (New Plot No. 29) situated at Janpath, Shyam nagar, Jaipur (Parwatinagar extension Scheme of Gulab Bari Bhavan Nirman Sehkari Samiti)

North of the premises - Road 30 ft. wide
 South of the premises - Plot No. 13, 14
 East of the premises - Other's Land
 West of the premises - Plot No. 17, 18

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Authorised Signatory

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Reg. No. 4029 (Comm. Exp. on 30/4/2017)

For VIDYA BHARATI SAMITI

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Authorised Signatory

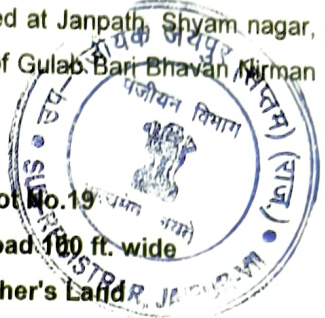


For N. S. Celebrator's Private Limited

Director

For P. B. Prop. Co. Private Limited

For S.N. PROPCO Private Limited





IN WITNESS HEREOF, THE LESSOR, LESSEE AND THE CONFIRMING PARTIES HERETO HAVE HEREUNTO SUBSCRIBED & SIGNED ON THIS DATE ___th Day Of Jun, 2014 IN PRESENCE OF FOLLOWING WITNESSES.

SIGNED AND DELIVERED by the within named Lessor

ARIHANT Enterprises

Through its Partner

Mr. Vinay Chordia

Date :

Place : Jaipur



For ARIHANT ENTERPRISES

Authorised Signatory

SIGNED AND DELIVERED by the

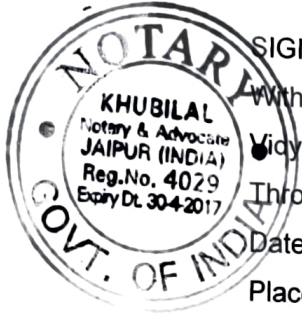
within named Lessee

Vidya Bharti Samiti

Through its Vice chairman Mr. Rakesh Kumar

Date :

Place : Jaipur



SIGNED AND DELIVERED by the

within named First Confirming Party

S.N. PROP CON PRIVATE LIMITED

Through its authorized singnatory

Mr. Vinay Chordia

Date :

Place : Jaipur

For S.N. PROP CON PRIVATE LTD
Director

SIGNED AND DEVIVERED by the

within named Second Confirming Party

N.S. COLONIZERS PRIVATE LIMITED

Through its authorized signatory

Mr. Vivek Chordia

For N. S. Colonizers Private Limited
Director

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Original of Which Produced for

Comparison Place : Jaipur

Date

3/7/14

KHUBILAL

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JAIPUR (Raj.) INDIA

Reg. No. 4029 (Comm. Exp. on 30/4/2017)

For VIDYA BHARATI SAMITI!

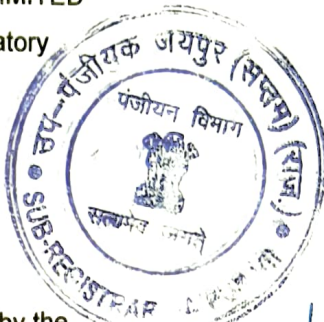
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SIGNED AND DELIVERED by the
within named Third Confirming Party
RN BUILDCON PRIVATE LIMITED
Through its authorized signatory
Mr. Vinay Chordia

For R. N. Build Con Private Limited
[Signature]
Director

Date: _____
Place : Jaipur



SIGNED AND DELIVERED by the
within named Fourth Confirming Party
P.P. PROPCON PRIVATE LIMITED
Through its authorized signatory
Mr. Nitin Chordia

For P.P. Propcon Private Limited
[Signature]
Director

Date: _____
Place : Jaipur



In Presence of

1. Mr. *Frank*
Frank
S/o *Alfred Frank*
residing at *204, BABA Residency*
Kamakshian
Gyane Road
Jaipur Raj.

For VIDYA BHARATI SAMITI
[Signature]
Authorised Signatory

2. Mr. *Baba*
Jilendra Jain
S/o *R.C Jain*
residing at *A-144, Praveni Nagar*
Gopalpur by pass Jaipur
Raj.

[Signature]
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जयपुर सप्तम

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Reg. No. 4029 (Comm. Exp. on 30/4/2017)

**Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR VII**

mumber

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

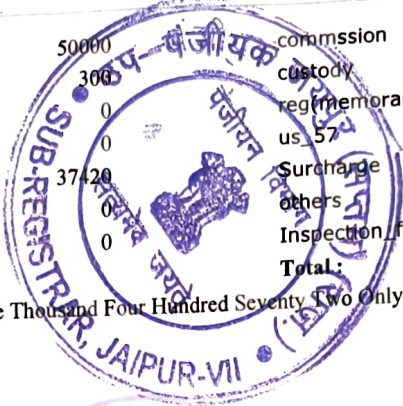
25/06/2014
2014400007062

Fee Receipt No	2014400007003	Date	
Presenter Name	VINAY CHORDIA	Document S. No	
Presenter/Property Address	C-61, SANGRAM COLONY G-SCHEME JAIPUR		
Document Type	Lease Deed (FROM 1 YEAR UPTO 20 year)		
Claimant Name	RAKESH KUMAR AS VICE CHAIRMEN OF VIDHYA BHARTI SAMITI		
Face Value	74750320	Evaluated Value	0

Payment Mode	Cash
Stamp Value	3700100

Ord- registration fee	50000	commission	0
csi_more_50000	3000	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	37420	Surcharge	373752
us_25_34	0	others	0
us_64_67	0	Inspection fee	0
		Total:	461472

Four Lakh Sixty One Thousand Four Hundred Seventy Two Only



25/6/2014
Sub Registrar JAIPUR-VII

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जयपुर सप्तम



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Comparision

25/7/14
Khubilal
Notary (Govt. of India)
JAIPUR (Raj.) INDIA
Reg. No. 4029 (Comm. Exp. on 30/4/2017)

Cashier