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Government of Uttar Pradesh

e-Stamp

MUSTAR
Stamp Vendor
Licence No.- 05
E-Stamping Acc. ID.- Up14412104
Tahsil Sadar Distt AGRA

Certificate No. : IN-UP71845310272368U

Certificate Issued Date : 07-Dec-2022 04:05 PM

Account Reference : NEWIMPACC (SV)/ up14412104/ AGRA SADAR/ UP-AGR

Unique Doc. Reference : SUBIN-UPUP1441210436851155254878U

Purchased by : SRI RAJA RAM SHIKSHA VIKAS SAMITI AND OTHERS

Description of Document : Article 35 Lease

Property Description : SCHOOL PLOT AT TAJNAGRI PHASE-II SEC.F-1 TAJGANJ WARD AGRA

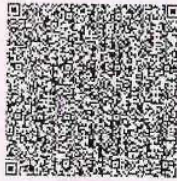
Consideration Price (Rs.) :

First Party : SRI RAJA RAM SHIKSHA VIKAS SAMITI AND OTHERS

Second Party : SRI VAISHNAVI EDUCATIONAL TRUST

Stamp Duty Paid By : SRI RAJA RAM SHIKSHA VIKAS SAMITI AND OTHERS

Stamp Duty Amount(Rs.) : 4,31,000
(Four Lakh Thirty One Thousand only)



Please write or type below this line

Shree Rajaram Memorial Shiksha Evam Vikas Samiti

Pragyaal
President

Sun

Be. Singh
SRI VAISHNAVI EDUCATIONAL TRUST
REGD NO. 1891/19-20
New Delhi-110018



Pragya
10/12/2022

JD 0019735696

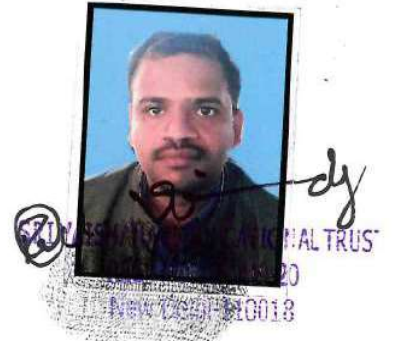
Statutory Alert:

- The authenticity of the Stamp certificate should be verified at www.shilestamp.com or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

SHIL



10/10/51



SUB-LEASE DEED

Lease period – 29 years

Average rent – 21,55,000/-Rs.

Stamp Duty - 4,31,000/-Rs estamp certificate no 71845310272368..U Date- 07-12-2022

This Sub-lease Deed is made and executed on this 7st day of December, 2022, at Agra, by and between

1. **M/S SHRI RAJA RAM MEMORIAL SIKSHA EVAM SANSKRITK VIKAS SAMITI, (runs school under name of S. R. Public School)** Registration No. 1669/2000-01, a society registered under the Societies Registration Act, having its registered office at 22, Nehru Nagar, Agra, represented by its President Mr. Manoj Goyal, S/o. Sri G.L.Goyal, aged about 51 years, resident of 22, Nehru Nagar, Agra. (Sub-lessor 1) PAN-AAOTS1833K-ABCPG3816F Mo No 6396302774
2. **SMT RUCHI GOYAL, W/o Mr. Manoj Goyal, aged about 45 years, resident of 22 – Nehru Nagar, Tehsil & District Agra (Sub-lessor 2) PAN-ABPPR8909K-Mo No. 9548463508**

(Hereinafter referred to as 'SUB-LESSORS' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part

AND

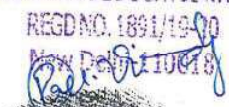

SRI VAISHANAVI EDUCATIONAL TRUST, (runs schools under brand name of Sri Chaitanya School) a registered Trust bearing Regn. No. 1891/19-20, having its office at A-4, F/F, Vikaspuri, New Delhi – 110018, represented by its Authorised Signatory **Mr. Palvai Vikram Reddy, S/o. Palvai Meena Reddy, aged about 27 years, resident of Pallavaigudam, ChinaraVal Palle, Nalgonda, Telangana – 508126, authorized vide resolution dated 25-11-2022. Mo No. 9133667247 PAN-AAZTS2176A-PAN-CVPPP1064H**

(Hereinafter referred to as the 'SUB-LESSEE' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

Sri Raja Ram Memorial Siksha Evam Vikas Samiti

 President
 SRI VAISHANAVI EDUCATIONAL TRUST
 Private & Confidential
 Reviewed & Printed




SRI VAISHANAVI EDUCATIONAL TRUST
 REGD NO. 1891/19-20

 Authorized Signatory




Handwritten signature



Whereas the **SUB-LESSOR 1** has taken on lease property bearing 1) School Plot No. F-1, admeasuring 3412.40 Sq.meters or 0.84 Acres, situated at Scheme Tajnagari, Sector F, Phase II, Agra, 2) Plot No. 97, Sector F 1, admeasuring 99.40 Sq.meter i.e.0.024 Acres, situated at Scheme Taj Nagari, Phase II, Ward Tajnagari, Tehsil & District Agra, 3) Plot No. 95, Block F 1, admeasuring 65 Sq.meter i.e. 0.016 Acres, situated at Tajnagari, Phase II, Ward Tajganj, Tehsil & District Agra, all 3 properties admeasuring 3576.80 Sq.meters i.e. 0.88 Acres, as follows,

SI	Lease deed	Lessor	Lessee	Plot No	Extent	Lease Tenure
1	7190/2012, dt. 30/06/2012	Agra Development Authority, Agra	S.R.Public School	F1	3412.40 Sq.meters or 0.84 Acres	90 years, w.e.f. 31st March, 2012 and run till 28th February, 2102

SI	Lease Deed	Lessor	Lessee	Plot No	Block	Extent	Lease Tenure
1	11090/2022, dt.17/10/2022	Ruchi Goyal	S.R.Public School (Run by Shri Rajaram Memorial Shiksha And Sanskrutik Vikas Samiti)	97	F-1	99.40 Sq.meters or 0.024 Acres	25 years, w.e.f. 17/10/2022 to 16/10/2047

SI	Lease Deed	Lessor	Lessee	Plot No	Block	Extent	Lease Tenure
1	4641/2022, dt. 09/11/2022	Smt. Soni	S.R.Public School (Run by Shri Rajaram Memorial Shiksha And Sanskrutik Vikas Samiti)	95	F-1	65 Sq.meter or 0.016 Acres	29 years 11 months, w.e.f. 1st April, 2023 to 28th February 2053.

Whereas the **SUB-LESSOR 2** has taken on lease property bearing School Plot No. F-1, admeasuring 519.33 Sq.meters or 0.128 Acres, situated at Scheme Tajnagari, Sector F, Phase II, Tehsil & District Agra as follows,

SI	Lease Deed	Lessor	Lessee	Plot No	Extent	Lease tenure
1	4690/2022, dt.10/11/2022	S.R.Public School	Smt. Ruchi Goyal	F-1	519.33 Sq.meters or 0.128 Acres	29 Years 11 Months, w.e.f. 1st April, 2023 to 28th February 2053

All above lease deeds are registered at Agra, Sub Registrar office.

After above all transactions each **Sub-Lessor** owns property as follows,

Shree Rajaram Memorial Shiksha Evam Vikas Samiti

(Signature)

(Signature)

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REGD.NO. 1891/19-20

New Delhi-110018

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President



(Signature)



आवेदन सं०: 202200766068336

पट्टा विलेख/ कबूलियतनामा

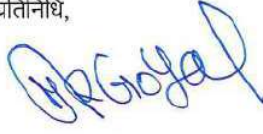
बही सं०: 1

रजिस्ट्रेशन सं०: 7601

वर्ष: 2022

प्रतिफल- 10774000 स्टाम्प शुल्क- 431000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 107740 प्रतिलिपिकरण शुल्क - 80 योग : 107820

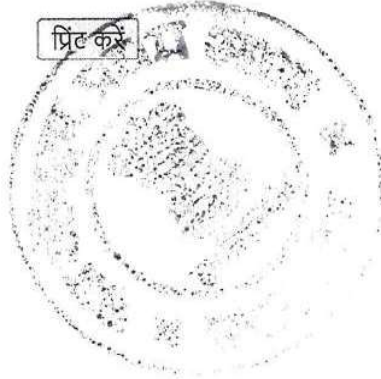
श्री राजा राम मेमोरियल शिक्षा एवं सांस्कृतिक विकास समिति द्वारा अध्यक्ष द्वारा
मनोज गोयल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री G.L.गोयल
व्यवसाय : अन्य
निवासी: 22 नेहरू नगर आगरा



श्री, राजा राम मेमोरियल शिक्षा एवं सांस्कृतिक विकास समिति द्वारा अध्यक्ष द्वारा मनोज गोयल अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 08/12/2022 एवं
12:28:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी कि हस्ताक्षर

संदीप सक्सेना प्र०
उप निबंधक :सदर प्रथम
आगरा
08/12/2022
योगेन्द्र कुमार .
निबंधक लिपिक
08/12/2022



SI	Sub-Lessor	Plot No	Extent
1	S.R.Public School (Run by Shri Rajaram Memorial Shiksha And Sanskrutik Vikas Samiti)	F1	3412.40 Sq.meters or 0.84 Acres
		97	99.40 Sq.meters or 0.024 Acres
		95	65 Sq.meter or 0.016 Acres
	TOTAL (A)		3576.80 Sq.meters i.e. 0.88 Acres
2	Smt. Ruchi Goyal	F-1	519.33 Sq.meters or 0.128 Acres
	TOTAL (B)		519.33 Sq.meters or 0.128 Acres
GRAND TOTAL (A + B)			4096.13 Sq.meters i.e. 1.012 Acres

A building has been proposed to be constructed on the above property consisting of Ground + 3 floors 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 **SUB-LESSEE** has approached the **SUB-LESSORS** to let-out the above said property in Phased manner as per details below for the purpose of starting Educational Institution for a sub-lease period of **29 (Twenty nine) years, w.e.f 1st April, 2023 and run until 31st March, 2052, with Lock-in Period of 9 (Nine) years, on the rent basis as follows:**

S.No.	Phases	Academic year	Area/Additional area in Sq.ft	Total area in Sq.ft	Rate per Sq.ft	Total Rent Amount
1	Phase I	2023-24	30,000	30,000	Rs.27/-	Rs.8,10,000/- + GST
2	Phase II	2024-25	15,000	45,000	Rs.27/-	Rs.12,15,000/- + GST
3	Phase III	2026-27	15,000	60,000	Rs.31.05/-	Rs.18,63,000/- + GST

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

First rent will be deposited on or before 10th May, 2023 or 10th of next month of the actual date of possession.

That the **SUB-LESSORS** agree to provide **office Provision** to the **SUB-LESSEE** on or before **10th December, 2022**.

Both the parties have agreed that the building shall be completed by the **SUB-LESSORS** on or before 28th February, 2023 and possession will be handed over to the **SUB-LESSEE** on 1st March, 2023. However, first 1 month i.e from **1st March, 2023 to 31st March, 2023** of the possession of the building will be considered as the **rent free period** and **SUB-LESSEE** shall not be liable to pay any rent to the **SUB-LESSORS**. Both the parties agree that the said period will be not be considered as part of Sub-lease tenure under this agreement.

Shree Rajaram Memorial Shiksha Even Vikas Samiti

(Signature)

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(Signature)



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REGD NO. 1891/19-20

New Delhi-110018

(Signature)



बही सं०: 1

रजिस्ट्रेशन सं०: 7601

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
पट्टा दाता: 1

श्री राजा राम मेमोरियल शिक्षा एवं सांस्कृतिक विकास समिति
द्वारा अध्यक्ष के द्वारा मनोज गोयल, पुत्र श्री G.L. गोयल

निवासी: 22 नेहरू नगर आगरा

व्यवसाय: अन्य

पट्टा दाता: 2

M. Goyal



श्रीमती रुचि गोयल, पत्नी श्री मनोज गोयल

निवासी: 22 नेहरू नगर आगरा

व्यवसाय: अन्य

पट्टा गृहीता: 1

Ruchi



श्री श्री वैष्णवी एजुकेशनल ट्रस्ट द्वारा हस्ताक्षरी श्री पालवाई
विक्रम रेड्डी, पुत्र श्री पालवाई मीना रेड्डी

निवासी: पल्लवैगुदम चिनारावल पल्ले नालगोंडा तेलंगाना

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

P. S. Reddy

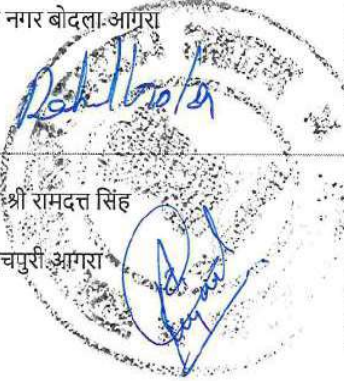


श्री राहुल गोला, पुत्र श्री उत्तम सिंह

निवासी: 57 सुभाष नगर बोदला-आगरा

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अंकुर सिंह, पुत्र श्री रामदत्त सिंह

निवासी: मगटई बिचपुरी-आगरा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं ।
टिप्पणी :

संदीप सकसैना प्र०
उप निबंधक : सदर प्रथम
आगरा
08/12/2022
योगेन्द्र कुमार .
निबंधक लिपिक आगरा
08/12/2022

NOW THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. The **SUB-LESSORS** hereby declares that they are the 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 **SUB-LESSORS** do hereby agree to transfer by way of sub-lease on or before 1st April, 2023, all that its part and parcel of the scheduled property unto the **SUB-LESSEE** to hold the same till the subsistence of the sub-lease on the following terms and conditions. The actual plinth area of the building shall be determined after completion of construction of the buildings. The rent will be paid only for the actual available/constructed plinth area under utility.
3. The term of sub-lease is for a period of **16 (Sixteen) years, with lock-in period of 9 (Nine) years**. The sub-lease period will commence from 1st April, 2023 and run till 31st March, 2039 or 16 (Sixteen) years from the date of actual occupation of building by the **SUB-LESSEE**. The **SUB-LESSEE** and the **SUB-LESSORS** have the option of terminating this sub-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 Sub-lease period may be renewed after the expiry of Sub-lease agreement with the consent of both the parties on the agreed terms at that time.

4. That the **SUB-LESSEE** has agreed to pay a rent as follows:


S.No.	Phases	Academic year	Area/Additional area in Sq.fts	Total area in Sq.fts	Rate per Sq.ft	Total Rent Amount
1	Phase I	2023-24	30,000	30,000	Rs.27/-	Rs.8,10,000/- + GST
2	Phase II	2024-25	15,000	45,000	Rs.27/-	Rs.12,15,000/- + GST
3	Phase III	2026-27	15,000	60,000	Rs.31.05/-	Rs.18,63,000/- + GST

The rent shall be paid to the **SUB-LESSORS** as follows:

S.No	Sub-Lessors Name	Rent %
1	Shri Rajaram Memorial Shiksha And Sanskrutik Vikas Samiti (Sub-lessor 1)	80%
2	Smt. Ruchi Goyal (Sub-lessor 2)	20%
	TOTAL	100%

The Rent payable subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque / online mode 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.

Shree Rajaram Memorial Shiksha Evam Vikas Samiti


President

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SRI VAISHANAVI EDUCATIONAL TRUST

REGD NO. 189/19-20

New Delhi 110018







The **SUB-LESSEE** s liability to pay rent to the **SUB-LESSORS** will commence from **1st April, 2023**, or on date of actual occupation of the completed building by the **SUB-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 **SUB-LESSEE** shall have right to utilize the space/area along with the building.

5. Both the parties agree that post handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.
6. That the **SUB-LESSORS** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **SUB-LESSEE**.
7. As part and parcel of this deal the **SUB-LESSORS** have agreed to let the **SUB-LESSEE** use the open land for playground which is also co terminus with this sub-lease deed and does not carry any rental value.
8. That the **SUB-LESSEE** agrees to enhance the rent at the rate of **15% every 3 (Three) years** over and above the existing rent. Both parties agrees that the rent will be enhanced on the total area occupied in the year of hike irrespective of date of acquisition.

SI	Area in Sq.fts	Enhancement Date
1	30,000 + 15,000 = 45,000	1 st April 2026
2	Additional 15,000 (Phase 3)	Will be occupied on the enhanced rate only i.e. Rs.31.05/- per Sq.fts, w.e.f 1 st April, 2026.
3	Total 60,000	1 st April 2026 and every 3 years thereafter

9. That the **SUB-LESSEE** has agreed to pay to the **SUB-LESSORS** a sum rent i.e **Rs.48,60,000/- (Rupees Forty Eight Lakh Sixty Thousand only)** towards interest free rental 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 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. That the **SUB-LESSEE** has also agreed to pay sum Rent i.e **Rs.97,20,000/- (Rupees Ninety Seven Lakh Twenty Thousand only)** to the **SUB-LESSORS** towards short term security deposit which shall be deducted in 24 equal monthly installments from the date of occupation.

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

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President

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REGD NO. 189/19-20

New No. 113/13

6



SI	Installment	Details	% of amount release	Amount
1	1 st Installment	After sub-lease registration	35%	Rs.48,59,514/-
2	2 nd Installment	Completion of Stilt floor	20%	Rs.24,29,028/-
3	3 rd Installment	Completion of 1 st Floor	20%	Rs.24,30,486/-
4	4 th Installment	Completion of 1 st Floor	15%	Rs.24,30,486/-
5	5 th Installment	Handovering the building	5%	Rs.24,30,486/-
Total Interest Free Rental Deposit & short term security deposit Amount			100%	Rs.1,45,80,000/-

The total Interest Free Rental Deposit & short term security deposit shall be paid to the **SUB-LESSORS** as follows:

S.No	Sub-Lessors Name	Total deposit %
1	Shri Rajaram Memorial Shiksha And Sanskrutik Vikas Samiti (Sub-lessor 1)	80%
2	Smt. Ruchi Goyal (Sub-lessor 2)	20%
TOTAL		100%

11. That the building shall be constructed as per the approved plan by the respective Authority and as per CBSE norms. 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 **SUB-LESSEE** and designed so as to bring out rich ambiance to the structure and its location.
12. The **SUB-LESSEE** shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the **SUB-LESSORS** in writing for major works.
13. That the **SUB-LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **SUB-LESSEE** is at liberty to use the sub-leasehold premises for any other Educational Institutions established by him/them.
14. The **SUB-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.
15. That the **SUB-LESSORS** shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the buildings. 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 **SUB-LESSEE** during the tenancy. **GST applicable on the rent of the building shall be borne by the SUB-LESSEE.**

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Shri Rajaram Memorial Shiksha Evam Vikas Samiti

Ruchi Goyal


Ruchi



SRI VAISHANAVI EDUCATIONAL TRUST

REGD NO. 1001/9-70
New Delhi 110018

Ruchi




16. That the Registration Charges whatsoever required for getting the sub-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.**
17. That the **SUB-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 it in good state. In case the same is undertaken by the **SUB-LESSEE** with the prior approval of the **SUB-LESSORS**, the cost incurred by the **SUB-LESSEE** shall be reimbursed by the **SUB-LESSORS** by way of deduction from the succeeding monthly rentals payable.
18. THE ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (**ACD**) shall be borne by the **SUB-LESSORS**. In case the ACD is paid by the **SUB-LESSEE** the same shall be reimbursed by the **SUB-LESSORS** by way of deduction from the next month rentals. Transformers to be erected by the **SUB-LESSORS** according to the technical and electrical requirement proportionate to the building.
19. Entire building is to be fixed with tube light, bulb fixtures and fan Hooks as directed by the **SUB-LESSEE**. Speaker cables and telephone cables should be provided as directed by the **SUB-LESSEE**.
20. The **SUB-LESSORS** must provide sufficient water for drinking and sanitary purpose. 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 pipe lines will let out water to restrooms and at required spots. Also if the said bore well dries up it is the responsible of the **SUB-LESSORS** to drill a new one at their own cost or the same will be undertaken by the **SUB-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 pipe lines will lead to outlets at each floor level where it will be used.
21. 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. That the **SUB-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 finishing on the walls and the flooring with vitrified tiles. All floors including 2 staircases with railing to be furnished with iron gates as directed by the **SUB-LESSEE** wherever necessary. All open balconies/OTS, corridors to be provided with grills.
22. That the **SUB-LESSORS** agrees to provide a compound wall around the building with the gates erected at the required areas. And also agreed to provide lift as per the requirement of the **SUB-LESSEE**.
23. Both the parties agree that the **SUB-LESSORS** is responsible for the structural maintenance of the building till the completion the term of sub-lease.

Sri. Rajaram Memorial Shiksha Evam Vikas Samithi


H. Goyal
President

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B. S. Singh



11









24. **SUB-LESSORS** will use good quality fittings for mechanical, electrical and plumbing. **SUB-LESSORS** will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipments for the first 2 years.
25. 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 **SUB-LESSEE**.
26. In the event of any portion of the sub-leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the **SUB-LESSEE** shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the **SUB-LESSORS** property. However, the sub-lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
27. The **SUB-LESSORS** agrees to abide by the mutually agreed schedule of construction annexed to this sub-lease deed. **SUB-LESSORS** agrees to allow **SUB-LESSEE** to monitor progress of the works from time to time. **SUB-LESSEE** will inspect the progress in the first week of February, 2023 and determine if the work is on schedule. If the work is behind schedule and the **SUB-LESSEE** determines that the **SUB-LESSORS** will not be able to handover the completed building by 1st April, 2023, **SUB-LESSEE** has the right to postpone the occupation of the property for the next academic year, i.e. **SUB-LESSEE** will take possession of the building 1st April, 2024.
28. Both **SUB-LESSORS** and **SUB-LESSEE** agree that the building should be handed over to **SUB-LESSEE** by 1st April, 2023 at the latest. In case there is any delay and the **SUB-LESSEE** agrees to such delay, **SUB-LESSORS** agrees to forgo rent until the end of the following month, i.e. if the building is handed over in June, **SUB-LESSORS** agrees to forgo rent until end of July.
29. The **SUB-LESSORS** promises to assist the **SUB-LESSEE** to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the **SUB-LESSEE**. The **SUB-LESSEE** is not responsible for structural defects because of natural calamities like earthquake, Hurricanes, riots, fire ablaze etc. Soil load to be provided where ever required. Security posts (Rooms) at the all gates (including main gate) shall be provided by the **SUB-LESSORS**. The approach road to the premises will be provided by the **SUB-LESSORS**.
30. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this 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

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period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.

31. The **SUB-LESSORS** has agreed to provide or bear the cost of a **brand new Generator with required** capacity which will be used and maintained by the **SUB-LESSEE**.
32. 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 **SUB-LESSEE**. Cement Cupboards with rack facility are to be provided for storage purpose of the instruments under utility.
33. The **SUB-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 SUB-LESSORS own cost. The occupancy certificate will be provide by the Sub-lessors within 6 months from the date of occupation of the building.
34. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this sub-lease deed shall be subjected to **Agra Jurisdiction** only.
35. The **SUB-LESSORS** agrees to provide the **SUB-LESSEE** building related 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.

SUB-LESSORS

Shree Rajaram Memorial Shiksha Evam Vikas Samiti

President

2.

SUB-LESSEE



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**LEASE REGISTRATION CALCULATION FOR AGRA 2(Tajganj), UTTAR PRADESH SITE
(ACY 2023-24)**

Sl.No	Academic Year	Sq.FT	Escalation	Rent/SFT	Rent Per Month	Rent Per year
1	2023-24	30,000		27	8,10,000	97,20,000
2	2024-25	45,000		27	12,15,000	1,45,80,000
3	2025-26	45,000		27	12,15,000	1,45,80,000
4	2026-27	60,000	15%	31.05	18,63,000	2,23,56,000
5	2027-28	60,000		31.05	18,63,000	2,23,56,000
6	2028-29	60,000		31.05	18,63,000	2,23,56,000
7	2029-30	60,000	15%	35.7075	21,42,450	2,57,09,400
8	2030-31	60,000		35.7075	21,42,450	2,57,09,400
9	2031-32	60,000		35.7075	21,42,450	2,57,09,400
10	2032-33	60,000	15%	41.063625	24,63,818	2,95,65,810
11	2033-34	60,000		41.063625	24,63,818	2,95,65,810
12	2034-35	60,000		41.063625	24,63,818	2,95,65,810
13	2035-36	60,000	15%	47.22316875	28,33,390	3,40,00,682
14	2036-37	60,000		47.22316875	28,33,390	3,40,00,682
15	2037-38	60,000		47.22316875	28,33,390	3,40,00,682
16	2038-39	60,000	15%	54.30664406	32,58,399	3,91,00,784
Total Rent for 16 Years -->>						41,28,76,458

Shree Rajaram Memorial Shiksha Evam Vikas Samiti

Dr. Goyal
President

Saini

Pr. Singh
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New Delhi-110018





SCHEDULE OF PROPERTY

All that part and parcel of the property bearing 1) School Plot No. F-1, admeasuring 3412.40 Sq.meters or 0.84 Acres, situated at Scheme Shastripuram, Sector F, Taj Nagari, Phase II, Agra, 2) Plot No. 97, Sector F 1, admeasuring 99.40Sq.meter i.e.0.024 Acres, situated at Scheme Taj Nagari, Phase II, Ward Tajnagari, Tehsil & District Agra, 3) Plot No. 95, Block F 1, admeasuring 65 Sq.meter i.e. 0.016 Acres, situated at Tajnagari, Phase II, Ward Tajganj, Tehsil & District Agra, 4) School Plot No. F-1, admeasuring 519.33 Sq.meters or 0.128 Acres, situated at Scheme Tajnagari, Sector F, Phase II, Tehsil & District Agra, total 4 plots admeasuring **4096.13 Sq.meters i.e. 1.012 Acres**, building proposed to be constructed consisting of Ground + 3 floors, with total plinth area of 60,000 sq.fts, sub-leased to the sub-lessee is bounded by:

- East: 9.00 Meter wide road
- West: 9.00 Meter wide road
- South: A D A land
- North: 24.00 Meter wide road

In Witness Where of the **SUB-LESSORS** and **SUB-LESSEE** have signed this Sub-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 Sub-lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

Witnesses:

1.  Rahul gola S/o Shri Uttam Singh
R/o 57, subhash nagar bodla agra
2.  Ankur Singh S/o Shri ramdutt
singh R/o magtai bichpuri agra .

SUB-LESSORS

Shree Rajaram Memorial Shiksha Evam Vikas Samiti



SUB-LESSEE



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New Delhi, 110028



आवेदन सं०: 202200766068336

बही संख्या 1 जिल्द संख्या 11649 के पृष्ठ 33 से 54 तक क्रमांक
7601 पर दिनांक 08/12/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संदीप सक्सेना प्र०
उप निबंधक : सदर प्रथम
आगरा
08/12/2022

