



सत्यमेव जयते

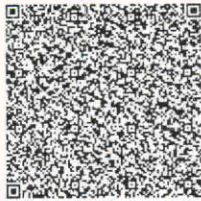
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL17483180168051S
Certificate Issued Date	: 14-Dec-2020 03:09 PM
Account Reference	: IMPACC (IV)/ dl857503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL85750339193393180805S
Purchased by	: SURYANSH EDU RES TRA AND DEV SOCIETY
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: A1/66, FIRST FLOOR, PANCHSHEEL ENCLAVE, NEW DELHI-110017
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SURYANSH EDU RES TRA AND DEV SOCIETY
Second Party	: R K EDUCATIONAL TRUST
Stamp Duty Paid By	: SURYANSH EDU RES TRA AND DEV SOCIETY
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

24 DEC 2020



Please write or type below this line

Lease Agreement

This Lease Agreement is made and executed on 24th day of December 2020 at A-1/66, Panchsheel Enclave, New Delhi by and between: -

For Suryansh Education Research Training & Development Society

Arjuna Bhunia
General Secretary

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For R. K. Educational Trust

Arjun
Chairman/Secretary

Statutory Alert:

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

M/s Suryansh Educational Research Training And Development Society, a Society registered with the Registrar of Societies with its Registered Office at A-1/66, Panchsheel Enclave, New Delhi -110017 with its PAN No. AAITS1715J through its Authorized Representative, Ms. Anjali Bhardwaj W/o Sh. Vinod Kumar Sharma R/o A-1/66, Panchsheel Enclave, New Delhi -110017 with her Pan No AFAPB7965A and Aadhar Card No. 8338 4614 4468 hereinafter collectively called as **First Party on the First Part** which expression shall unless contrary or repugnant to the context be deemed to include their legal heirs, executors, beneficiaries, administrators, successors, legal representatives and permitted assigns etc.

AND

R.K. EDUCATIONAL TRUST , WITH ITS REGISTRATION NO- 338, DATED 14/12/2020 OF THE TRUST, REGISTERED OFFICE IInd FLOOR , MADHUBANI COMPLEX , KANTH ROAD , MORADABAD THROUGH ITS CHAIRMAN MR. ABHISHEK AGARWAL S/o MR. RAKESH KUMAR AGARWAL with his Pan No.AFZPA0629R and Aadhar Card No. 659378412935, hereinafter called as **Second party on the Second Part** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its legal heirs, successors, legal representatives, executors, administrators, nominees and assignees etc.)

WHEREAS

That the First Party on the First Part i.e., M/s Suryansh Educational Research Training And Development Society, is a Society registered with the Registrar of Societies, New Delhi with its Registered Office at A-1/66, Panchsheel Enclave, New Delhi -110017 with its PAN No. AAITS1715J.



For Suryansh Education Research
Training & Development Society

Anjali Bhardwaj
General Secretary

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For R. K. Educational Trust

Agarwal
Chairman/Secretary

B. That Ms. Anjali Bhardwaj W/o Sh. Vinod Kumar Sharma R/o A-1/66, Panchsheel Enclave, New Delhi -110017 with her Pan No AFAPB7965A and Aadhar Card No. 8338 4614 4468 is the General Secretary as well as the Authorized Representative of the Society.

C. That M/s Suryansh Educational Research Training and Development Society, has taken total land area of about 7924 Sq Mtr. (approx.) on lease along with total built up area of about 60,000 Sq. feet (approx.) from M/s SS Realtech Pvt. Ltd. and another area of about 12000 Sq Mtr. (approx) has been taken on lease falling under the ownership of M/s Suryansh Educational Research Training And Development Society itself. That this above mentioned total area 19924 Sq. Mtr. is leased out to the second party on the second part as per the terms mentioned below.

D. That M/s Suryansh Educational Research Training and Development Society has developed a Senior Secondary School on a land ad-measuring about 7924 Sq Mtr. (approx.) on lease along with total built up area of about 60,000 Sq. feet (approx.). from M/s SS Realtech Pvt Ltd and another area of about 12000 Sq Mtr. (approx.) which has been taken on lease falling under the ownership of M/s Suryansh Educational Research Training And Development Society itself (including the lease area let out to M/s Empower Pragati Vocational & Staffing Pvt. Ltd, That the plans of the School have been sanctioned by Moradabad Development Authority (MDA) vide letter no. BF/K/VC/258/09-10 dated 10/02/2010 and EDC (External Development Charges) etc. were deposited by the First Party on the First part. (The specified details of this project along with land



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Anjali Bhardwaj
General Secretary

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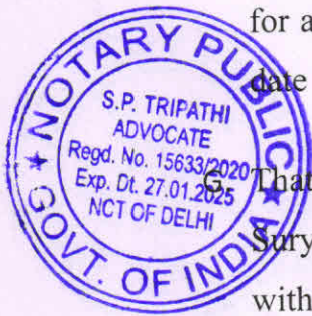
For R.K. EDUCATIONAL TRUST

R. K. Educational Trust
CHAIRMAN

details and the layout plan of land and building etc. are mentioned in Schedule A & B appended to this Lease Deed).

E. That the Second Party on the Second Part i.e R.K. Educational Trust , IInd floor , Madhubani Complex , Kanth Road , Moradabad through its Chairman Mr. Abhishek Agarwal s/o Mr. Rakesh kumar Agarwal with its Pan No. **AFZPA0629R** and Aadhar Card No. **659378412935**, with its **registration no- 338**, of the trust represents that it has been involved in the field of imparting education by way of running schools, educational institutions, coaching centers and other extracurricular activities to the students since 2014.

F. That the First Party on the First Part being involved in running other Educational Institutions viz., schools, Medical Colleges, hospitals etc. in different parts of the Country hence the members of the Society are not finding sufficient time to run the Senior Secondary School, mentioned above at District Moradabad, U.P as the First Party wants to get the School managed by a team of selected group of educationists hence, on the request of the Second Party on the Second Part and representation made by the Second Party, believing the same to be true, the First Party on the First Part has agreed to hand over the management of the School to the Second Party on the Second Part for running the Senior Secondary School in question on a Lease for a period of 359 MONTHS (Three Hundred Fifty Nine Months) from the date of execution of this Lease Agreement.



That as mentioned above, due to pre-occupation of the office bearers of M/s Suryansh Educational Research Training And Development Society and also with the overall improvement in the overall effective management of the School for the welfare of the Society, the executive members as well as the

For Suryansh Education Research
Training & Development Society

Ajayal' Bhatnagar
General Secretary

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For R. K. Educational Trust
R. Agarwal
Chairman/Secretary

General Body in the meeting of the Society have decided to hand over the management and the possession of the School to the Second Party on the Second Part.

- H. That the First Party on the First Part has legal right to lease out the land and building of the School to the Second Party through the Lease Deed between M/s Suryansh Educational Research Training And Development Society and M/s SS Realtech Pvt. Ltd. dated 23.12.2020

NOW THIS LEASE DEED IS WITNESSETH AS UNDER:

1. That it has been agreed between the parties that the Second Party on the Second Part shall run the School namely **“Suryansh Public School”**, which is approved by CBSE from Class Nursery to 12th Standard, in strict consonance with CBSE norms and guidelines. However the second party on the second part can obtain the permission from the concerned authorities to change the name of the school as Aryabhata International School, if allowed.
2. That the First Party on the First Part shall hand over the school building including furniture and fixtures and playground which are specifically described in **Schedule –C** appended to this Lease Deed, in operational condition, to the Second Party.
3. That the till date of handing over the possession all the liabilities of the School viz. Electricity, Telephone and Internet Connection bills, Salary of the Teaching and other Administrative Staffs, Statutory liabilities of EPF etc., shall be borne and Cleared by the First Parties on the First Part. That after the execution of this Lease Deed the future liabilities of the School



viz. Electricity, Telephone and Internet Connection bills, Salary of the Teaching and other Administrative Staffs, Statutory liabilities of EPF etc., shall be borne and Cleared by the Second Party on the Second Part as per the CBSE and other statutory bodies guidelines as well as government rules and regulations.

4. That it has been agreed by the Second Party on the Second Part that it shall keep the school premises including the building, furniture, fixtures, playground as well as buses etc. in fit and operational condition, which shall include the payment of their bills, their maintenance, upkeep, any permission etc. up to date and shall handover the possession of the land, building, furniture and fixtures, of the school to the First Party on the First Part in the proper and working condition, at the time of termination/expiration of this Lease Deed.
5. That the said School is running under the name and style of "Suryansh Public School". It has been agreed between the Parties that after the present Lease Deed is signed, the Second Party on the Second Part shall be entitled to change the name and the logo of the School in the name of Aryabhata International School, which shall be in conformity with the government rules and regulations, CBSE norms and other concerned authorities. However, such name and logo shall not be suggestive of any religious/ethnic association or violation of any trademark/law etc. Further any new change of new name and logo shall be carried out, by the Second Party on the Second Part only after consulting the First Party on the First Part and after obtain the written consent from the First Party on the First Part. Further, any objection from anyone/any litigation of any sort resulting from such change of name and /or logo of the School, shall be the sole liability and responsibility of the Second Party on the Second Part. The



Anjali Bhatnagar
General Secretary

R. K. Educational Trust
Chairman/Secretary

First Party on the First Part shall not be liable/responsible for the same in any manner whatsoever. Moreover, it has also been agreed between the Parties that if, the First Party on the First Part has to incur any expenses due to any litigation/objection to the new name/logo, the Second Party on the Second Part shall indemnify the First Party on the First Part and shall also be liable to pay the damages as a result of such litigation.

6. That it has also been agreed between both the parties that if, the Second Party on the Second part wants to obtain any franchise of any other School, the same can be applied and obtained by the Second Party on the Second Part with the prior written permission of the First Parties on the First Part. Moreover, the expenses in this respect shall be borne and paid by the Second Party on the Second Part. Also, any structural change/name/logo change required pursuant to the requirement of the Franchise, shall also require written approval from the First Parties on the First Part. That it has also been agreed by the Second Party on any understanding between the Second Party and the franchise Owner, the terms and conditions of the same have to be cleared, in writing, by the First Party on the First Part also. However, it has been agreed between both the parties that in no case the Second Party on the Second Part shall have any right to sub-let/ sub- lease of the any portion of the play ground of the School and any portion of the building of the School to any third person. However, the Second Party on the Second Part shall be allowed to use the School and playground for educational and sports activities, outside the school timings, like sports academy or extra classes/coaching etc.

7. That one representative/the representative of the Society of the First Party on the First Part, so nominated by the First Party on the First Part, shall

Anjali Bhatnagar
General Secretary

For R. K. Educational Trust
A. Gaurav
Chairman/Secretary



have the right to visit the School, twice a month, except in emergency circumstances and the Second Party to the Second Part shall have no objection to the same. It has been further agreed between the Parties that the Second Party on the Second Part shall extend full co-operation to the representative of the First Party on the First Part and shall not object to any inspection done by him/her to look after the upkeep, maintenance of the building, horticulture of the school, compliance of the statutory guidelines etc. However, it is made clear that, such representative of the First Party on the First Part shall not interfere in the administration, finances and academics of the School.

8. That it has been agreed between both the parties that lease rent of the entire land and building of the School, as mentioned in Schedule A and B shall be Rs.6,00,000/- (Rupees Six Lakhs Only) per month for a period of 24 months, commencing from 1st April, 2021, irrespective of the date of signing of this Lease Agreement and the lease amount shall be Rs. 7,00,000/- (Rupees Seven Lakhs Only) per month from April 2023. That thereafter, after every three years there shall be increase of lease amount of 15% (Fifteen Percent) every 3 years i.e., from April 2023 onwards, there shall be enhancement of lease amount at the rate of 15% every 3 years till, the expiry of the lease period/termination of this Lease agreement etc

9. That the lease amount as mentioned above, shall be paid to the First Party on the First Part i.e., M/s Suryansh Educational Research Training And Development Society on or before 10th of every English Calendar month and for the said purpose, the Second Party on the Second Part shall provide advance 12 post dated cheques, in the month of March, every year.



10. That the said Lease Amount shall be used by the Society to pay the lease expenses to the original Lessor i.e., M/s SS Realtech Pvt. Ltd. That further this lease amount shall also be utilized by the First Party on the First Part for carrying out other charitable purposes of the Society.
11. That the First Party on the First Part shall be entitled to terminate the present Lease Agreement if, lease amount for two consecutive months has not been paid to the First Party on the First Part, after giving 15 days Notice to the Second Party on the Second Part. Moreover, any delay in payment of the Lease Rent shall attract a penalty of 18% per annum on the Lease Amount.
12. That, it has been agreed between the parties that, the Second Party on the Second Part shall not be liable to pay the Lease Amount for the period when the school remains in-operational/shut due to any natural calamity like floods/earthquake etc. However, if the activities of the School like teaching etc. is operational through online mode, the Second Party on the Second Part shall be liable to pay the Lease Amount for such period.
13. That the physical verification of the land, building, furniture and fixtures, books of accounts assets and liabilities of the School has been done by the Second Party on the Second Part. That All the documents/ land area of ownership of the property of the school have been duly verified by the Second Party on the Second Part by seeing the original documents pertaining to ownership, sanction plans, CBSE Affiliation, record of the staff and students has been duly verified by the Second Party on the Second Part and the same are found to be true and correct.



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A. Sarwal
Chairman/Secretary

14. That it has been agreed between both the parties that on additional increase in the constructed area of the School like construction of the additional School building, construction of the hostel for the students of the School etc., the lease amount of that area shall be increased with the mutual consent of both the parties in writing. The Second Party on the second part shall however, not pay any additional lease amount for the flats, constructed for the accommodation of principal/ two-three faculties, which shall be constructed by the Second Party on the Second Part after obtaining due permission from all the relevant authorities, and such additional area for flats shall be made only in a maximum land area of about 500 sq. yards, in conformity with all the norms and after obtaining all clearances from the relevant authorities, at their own costs and expenses. That regarding this construction First Party on the first part shall bear all the expenses. However, no construction shall be made in the area that has been earmarked to be "open area". Also, all the plans of such construction shall be got approved by the Second Party on the Second Part from the Government authorities like MDA etc in the name of first party on the first part. That Further, the Second Party on the Second Part shall provide interest free loan to the First Party on the First Part for the purpose of construction of additional school building and hostel for the students and the interest free loan, so provided by the Second Party, for the construction of the same, shall be adjustable against such enhanced additional lease amount. That this adjustment of additional construction and enhancement of lease amount shall be on mutually agreeable terms and conditions through an additional lease deed.

15. That, if the Second Party on the Second Part terminates the Lease within 3 years of signing of this lease then the Second Party on the Second Part



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A. Garg
Chairman/Secretary

shall pay Rs. 1 crore (One Crore) as damages to the First Party on the First Part within 1 month of termination of the Lease in addition to the costs of any damage etc. to any furniture/fixture/building and shall clear all the dues like teacher salaries and electricity payment etc. That this period of three Years shall be treated as "Lock-In Period". Moreover, the Second Party on the Second Part, in any case, shall serve atleast 3 months advance Notice in case it is willing to terminate the Lease Deed.

16. That, in case the First Party on the First Part decides to take loan on the property, it shall take the Second Party on the Second Part into confidence and duly inform them about the same. However, the Second Party on the Second Part shall have no say in the same and the mortgager/institution from which the loan is taken shall step into the shoes of the First Party on the First Part herein and the terms and conditions, as agreed between the Parties herein, shall be applicable and the Second Party on the Second Part shall be legally bound to attorn the same and the Second Party on the Second Part shall have no objection for the same.

17. That the First Party on the First Part has leased out from 28/12/2016-27/12/2021 the back side portion of the School building Area for around 8,000 square feet (approx.) , spread over as 2380 square feet on the Ground Floor, 2380 square feet on the First Floor and 3240 on the Second Floor to the Empower Pragati Vocational & Staffing Pvt. Ltd., @ Rs. 70,000 per month with the condition that the rent will increase @ 15% percent after every 3 years and the lease is expiring on 27/12/2021, which is in the knowledge of the Second Party on the Second Part. That after the termination of the said lease with Empower Pragati Vocational & Staffing Pvt. Ltd. on 27/12/2021, the Second Party on the Second Part shall be eligible to enter into a fresh lease with respect to the said portion with



Empower Pragati Vocational & Staffing Pvt. Ltd. on such terms and conditions that do not violate any of the terms and conditions of the present Lease Deed and shall be entitled to receive the rent of the same from 1st April 2021. However, the Second Party on the Second Part shall not lease the said portion to anyone else except Empower Pragati Vocational & Staffing Pvt. Ltd. That in case the said portion is vacated by Empower Pragati Vocational & Staffing Pvt. Ltd. and the Second Party on the Second Part shall be entitled to use the said portion as per the terms and conditions of the present Lease Deed without sub-letting to any third person.

18. That the Second Party on the Second Part shall make a interest free security deposit of lease amount equivalent to three months i.e., 18 Lakh only to the First Party on the First Part, which shall be refundable at the termination of this Lease Deed after deduction of the wear and tear expenses, as incurred by the First Party on the First Part. However, if the lease deed is terminated within 3 years of execution, such amount shall not be refunded/adjusted in any manner whatsoever and shall be forfeited. For this purpose, the Second Party on the Second Part has given 3 cheques of Rs. 6,00,000/- (Six Lac) each only as interest free deposit.

19. That in case the First Party on the First Part decides to sell the School/Society, the Second Party on the Second Part shall be given preference for such sale. The First Party on the First Part shall give a 15 days Notice with the offer price to the Second Party on the Second Part and if, no reply is received, the First Party on the First Part shall be free to sell it to any other third person/ Society/ company/ firm/ individual etc .



Anjali Bhatnagar
General Secretary

For R. K. Educational Trust
R. K. Educational Trust
Chairman/Secretary

Further, it has been agreed between the Parties that the new buyer shall step into the shoes of the First Party on the First Part herein and the terms and conditions, as agreed between the Parties herein, shall be applicable and the Second Party on the Second Part shall be legally bound to attorn the same and the Second Party on the Second Part shall have no objection for the same and recognizes that the First Party on the First Part is legally entitled for the same. That the second party on the second part, if does not want to purchase the property, it shall have no legal right, title or interest to cause any obstacle into such sale transaction between the first party and the new prospective buyer.

20. That the Second Party on the Second Part has understood and assured the First Party on the First Part that no religious activities, special prayers etc., which are of a particular religion or any activity including offering of prayers etc. of a particular religion, shall be allowed in the School, and all the prayers, recitals etc. shall be in strict consonance and as per the guidelines of the CBSE and State/Central Government. In any case, the singing of the National Anthem shall be mandatory for the students in the morning assembly.

21. That the Second Party on the Second Part shall run the School in strict consonance with CBSE and governmental guidelines and norms and in case of violation of any such guideline, the Second Party on the Second Part shall be solely responsible/liable for the same and the First Party on the First Part shall not have any responsibility/liability towards the same.

22. That in case of any untoward incident/ mishappening/Medical emergencies with any student/staff of the School whether, in the school or, while



transportation by School transport the same shall be the sole liability and responsibility of the Second Party on the Second Part and First Party on the First Part shall not be liable/responsible for the same in any manner whatsoever, towards any damages/litigation with respect to the same. However the First Party on the First Part shall extend its full help and cooperation in every way as possible to resolve the same if, so required.

23. That the First Party on the First Part assures that there are no direct or indirect dues and/or liabilities, with respect to the School, pending at the time of the signing of this Lease Deed and if, any such liability or dues comes into light later-on, which subsisted before the signing of this Lease Deed, the First Party on the First Part shall clear the said liability/dues by itself and the Second Party on the Second Part shall not be liable for the same.

24. **STAFF MANAGEMENT**

- (i) That the Second Party on the Second Part shall be responsible for the hiring/termination/payment of salary/training as well as other expenses of all the teaching, non-teaching, administrative and other staff of the School and the First Party on the First Part shall not interfere in the hiring of such staff. However, such hiring/termination/continuation of the staff shall not be in violation of any prevailing law, as notified by the Central/State Government or which may be notified by the Central/State Government and shall be in strict consonance with CBSE guidelines and norms.

That in case of any untoward incident with the staff/mishappening/staff complaint/litigation by any staff member etc., the same shall be the sole liability and responsibility of the Second Party on the Second Part and First Party on the First Part shall not be liable/responsible for the same in any



manner whatsoever towards any damages/litigation with respect to the same. However, the First Party on the First Part shall extend its full help and cooperation in every way as possible to resolve the same, if so required.

25. LAND, BUILDING, FIXTURES AND FITTINGS

- (i) That the Second Party on the Second Part shall not have any right /title or interest in the assets of the Society/School like building, land, furniture/fixtures, buses etc. and shall not create any third party interest in the same in any manner whatsoever. The Second Party on the Second Part shall also not be entitled to take any loan on any of the movable/immoveable assets of the School/Society. However the second party on the second part can obtain some loan for purchases of buses, transport facilities for students etc in the name of their trust by furnishing their own personal guaranties/properties etc.
- (ii) That the Second Party on the Second Part shall ensure the First Party on the First Part that proper insurance of Building shall be done and in case the building suffers from any damage due to earthquake/theft/fire/floods etc., it shall be the responsibility of the Second Party on the Second Part to restore it to its present condition upto the amount received from insurance. However, if the insurance money falls short for such restoration, the additional expenditure incurred by the Second Party on the Second Part in such restoration, apart from the insurance amount i.e. beyond Six Crores, shall be deducted from the Lease Amount in a proportionate manner. At present the insurance of the School is about Six Crore from December 2020 up



to December 2021. However it has been agreed between both the parties that insurance amount shall be increased to more than Six Crores.

- (iii) The Second Party on the Second Part has agreed that it shall not make any permanent physical/structural changes to the School Building in any manner whatsoever without prior written permission/consent in writing of the First Party on the First Part. It is made clear that no oral permission in this regard shall be considered to be valid. However, the Second Party on the Second Part shall be entitled to temporary changes like installment of tent for fete/seminar/competition etc. for which only an intimation, in writing, to the First Party on the First Part shall be enough.
- (iv) That all the electricity, maintenance, repairing charges as well as other operational expenses to run the School shall be borne by the Second Party on the Second Part and the First Party on the First Part shall not be responsible /liable for the same in any manner whatsoever. It has been further agreed by the Second Party on the Second Part that it shall get the school building painted, as and when required, preferably every 3 years and maintain the furniture and fixtures to keep the building in good state, which is in the possession of second party, from both inside and outside. However, it has been made expressly clear that the Water charges if, any, as charged by the Government Authorities shall be shared between the parties in the ratio of 50-50, meaning thereby that the First Party on the First Part shall bear half of the Water Charges and the Second Party on the Second Part shall bear half.



- (v) That any additional furniture/buses/gensets/air conditioners/solar plant etc., if required, shall be purchased by the Second Party on the Second Part from their own funds and for the said purpose, the Second Party on the Second Part shall not take loan on any of the immovable assets of the School.
- (vi) That in case the Second Party on the Second Part decides to get solar plant installed in the School, such proposal shall require written consent of the First Party on the First Part and shall be done by the Second Party on the Second Part entirely with their own funds and for the said purpose, the Second Party on the Second Part shall not take any loan on any of the immovable assets of the School, except the said solar plant.
- (vii) That it has been agreed by the Parties that, in case of termination/expiration of the Lease Deed, the Second Party on the Second Part shall leave the School furniture, including the furniture/transport of the School and administrative block, as it is, without any cost to the First Party on the First Part. However, the parties shall mutually decide the costs of the fixtures like buses, genesets etc at that time.
- (viii) That the Second Party on the Second Part shall maintain and up-keep the horticulture i.e. the trees, plants etc. of the School premises in proper condition and no felling of trees shall be done by the Second Party on the Second Part under any circumstance whatsoever.



26. Transportation

- (i) That all the maintenance, repairing charges as well as other operational expenses to the transport vehicle(s) /busses shall be borne by the Second Party on the Second Part and the First Party on the First Part shall not be responsible /liable for the same in any manner whatsoever. **That the Second Party on the Second Part shall ensure the First Party on the First Part that proper insurance, Fitness, Pollution etc. of all the Transport Vehicles, which are handed over to second party or purchased by the second party, shall be done timely and the First Party on the First part shall not be responsible for the same in any manner whatsoever.**
- (ii) That in case of increase of the number of students or in case of any shortfall, the Second Party on the Second Part shall be liable to purchase the new furniture/buses etc. for the use of the students at its own cost and expenses.

27. That in case of violation of any of the clauses as mentioned hereinabove or any statutory rules/guideline, by the Second Party on the Second Part, the Second Party on the Second Part shall be liable for the damages and any other miscellaneous expenses/laisoning expenses.

28. That both the parties have agreed that in case of any dispute between the parties to this Lease Deed, the parties shall try to solve the disputes first amicably and if, it fails it, shall be referred to a panel of arbitrators, wherein each party to this Lease Deed shall appoint one arbitrator and two arbitrators so appointed shall appoint the third



arbitrator. The seat of the Arbitration Tribunal so constituted, shall be in Delhi only as the registered office of the society is in New Delhi.

29. Both the parties have further agreed that the courts at Delhi alone shall have the jurisdiction to entertain any such dispute, if occurs, with respect to this Lease Deed as the registered office of the M/s Suryansh Educational Research Training And Development Society is in Delhi and the Lease Deed is also executed at New Delhi.

30. That the present Lease Deed shall be registered and the registration charges/expenses shall be borne by the Second Party on the Second Part. However, only Rs. 2 lakhs shall be paid by the First Party on the First Part for the purposes of Registration of this Lease Deed and rest of the expenses shall be borne by the Second Party on the Second Part.

31. That the present Lease Deed is renewable by the Parties, after the period of 359 months (Three Hundred Fifty Nine Months), on such new and additional terms and conditions, which are mutually agreeable in writing by the Parties at the said time and the new lease deed, if any, shall be again registered.

32. That this Lease Deed has been made, executed and entered into between the parties out of their own sweet will and without any coercion and pressure from any nature whatsoever from either side in strict consonance and Law of the statutory authorities.



For Suryansh Education Research
Training & Development Society

Anjali Bhatnagar
General Secretary

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For R. K. Educational Trust

A. G. Garg
Chairman/Secretary

33. The lease deeds are made two in original and both are signed by both the parties in original and one each shall be retained by both the parties independently.

IN WITNESSES WHERE OF THE PARTIES HERETO HAS SIGNED THIS LEASE DEED IN THE PRESENCE OF WITNESSES ON THIS 24th DAY OF DECEMBER 2020 AT A-1/66 PANCHSHEEL ENCLAVE, NEW DELHI-110017.

Witness

1. Sumit Kaushik
16-B, Sarai Jullana
DDA (MIG) Plots
New Delhi - 110025
Sumit
Mob no 9958179667
24/12/2020

Witness

2. Jaswant Singh
T-1. Panchsheel Enclave
New Delhi - 17

Jaswant Singh
24.12.20



ATTESTED
SS.
NOTARY PUBLIC

24 DEC 2020

First Parties on the First Part
For Suryansh Education Research
Training & Development Society

Anjali Bhardwaj
General Secretary 24/12/20
M/s Suryansh Educational Research
Training and Development Society,
Through its AR
Ms. Anjali Bhardwaj
W/o Sh. Vinod Kumar Sharma
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Second Party on the Second Part

For R. K. Educational Trust

R. K. Agarwal 24/12/2020
Chairman/Secretary
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