



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/10/2022

Certificate No. B0A2022J62



Stamp Duty Paid : ₹ 1055000
(Rs. Only)

GRN No. 94844704



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name : Laxmi narayan janhitkari Charitable society
H No/Floor : No Sector/Ward : No LandMark : Bhiwani
City/Village : Bhiwani District : Bhiwani State : Haryana
Phone : 92*****86



Buyer / Second Party Detail

Name : Vaishnavi charitable trust
H No/Floor : No Sector/Ward : No LandMark : Vikash puri delhi
City/Village : Delhi District : Delhi State : Delhi
Phone : 92*****86

Purpose : LEASE DEED

SUB-LEASE DEED

This Sub-lease Deed is made and executed on this 01st day of September, 2022, at Bhiwani, Haryana, by and between

SHREE LAXMI NARAIN JANHITKARI CHARITABLE SOCIETY, (running school in the name of Ikon International School), society registered under Societies Registration Act, 1860 (Registration no.155/2010-2011), having registered office at 109, New Anaj Mandi, Bhiwani, represented through its authorized signatory Mr. Dinesh Kumar, S/o. Sri Laxmi Narain Gupta, aged about 49 years, resident of 109, New Anaj Mandi, Tehsil & District Bhiwani.

(Hereinafter referred to as 'SUB-LESSOR' 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. IC Prashanth Kumar, S/o. Babu John Sukumar Illuru, aged about 44 years, Residing at D5-DMV, Skyland Apartment, Rithwik Enclave, Near current Office, Nellore, Andhra Pradesh - 524004, authorised vide trust resolution dated 01st August 2022.

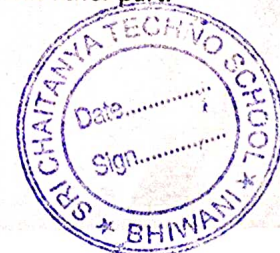
(Hereinafter referred to as the 'SUB-LESSEE' which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

SREE VAISHANAVI EDUCATIONAL TRUST

Private & Confidential
Reviewed & Printed

[Handwritten Signature]

[Handwritten Signature]



प्रलेख क्र.:8028

मुद्रण दिनांक 03/10/2022 04:11 PM

पंजीकरण दिनांक:03-10-2022

वसीका संबंधी विवरण		
वसीका का नाम LEASE		
तहसील/सब-तहसील- भिवानी	गांव/शहर- भिवानी जोनपाल-II	स्थित- Bhiwani Jonpal
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अन्य क्षेत्र
पता : भिवानी		
धन संबंधी विवरण		
राशि- 17571196 रुपये		कुल स्टाम्प शुल्क- 1054271 रुपये
स्टाम्प नं- B0A2022J62		स्टाम्प का मूल्य- 1055000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:94844805	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया-		सेवा शुल्क- 200
भवन का विवरण		
कृषि गैर-मुमकिन	16 Kanal	

यह प्रलेख आज दिनांक 03-10-2022 दिन सोमवार समय 4:11:00 PM बजे श्री/श्रीमती/कुमारी THE LAXMI NARAIAN JANHITARI CAHRITABLE SOCEITY BHIWANI thru बजरिये दिनेश कुमारOTHER निवास BHIWANI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

THE LAXMI NARAIAN JANHITARI CAHRITABLE SOCEITY BHIWANI

उप/संयुक्त पंजीयन अधिकारी (भिवानी)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

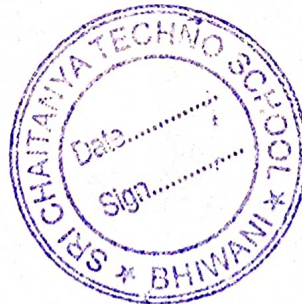
दिनांक 03-10-2022

उप/संयुक्त पंजीयन अधिकारी (भिवानी)

THE LAXMI NARAIAN JANHITARI CAHRITABLE SOCEITY BHIWANI

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी VAISHNAVI CHARITABLE TRUST BHIWANI thru IC PRASHANT KUMARTOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने मेरे समक्ष पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी कृष्ण नम्बरदार पिता — निवासी भिवानी व श्री/श्रीमती/कुमारी कन्हैया पिता — निवासी भिवानी ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 03-10-2022



उप/संयुक्त पंजीयन अधिकारी (भिवानी)

Whereas the SUB-LESSOR has taken on lease the property bearing Khewat No. 534, Khasara No. 98//24/2, 121//4, 98//24/1, 98//17, total measuring 16 Kanal 0 Marla or 2 Acres, situated at Revenue Estate of Bhiwani Jonpal - I, Tehsil & District Bhiwani, Haryana, as follows,

Sl	Lease Deed	Lessor	Lessee	Khewat No	Khasara No	Extent	Lease Tenure
1	1752/2019, dt. 08/05/2019	Dinesh Kumar for himself & GPA of Smt. Urmila Devi, Smt. Navita & Smt. Rita	Lakshminarayan Janhitkari Charitable Society	534	98//24/2 121//4 98//24/1 98//17	7 Kanal 7 Marla 5 Kanal 9 Marla 0 Kanal 13 Marla 2 Kanal 11 Marla	99 years, w.e.f. 01/04/2019 to 31/03/2118
TOTAL						16 Kanal 0 Marla or 2 Acres	

The above lease deed is registered at Bhiwani Sub Registrar office.

A building has been constructed on the above property consisting of Ground + 2 floors with plinth area of 43,000 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-LESSOR to let-out the above said property for the purpose of starting Educational Institution for a sub-lease period of 16 (Sixteen) years, w.e.f. 1st April 2023 and run till 31st March 2039, with lock in period of 6 (Six) years, on the monthly rent of Rs.10,53,500/- (Rupees Ten Lakhs Fifty Three Thousand and Five Hundred Only) @ Rs.24.50/- Per Sq.ft., for area of 43000 Sq.ft, 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.

The SUB-LESSOR agreed to provide provision for office space to the SUB-LESSEE on or before 1st September, 2022.

NOW THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

- The SUB-LESSOR 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.
- That in pursuance of the above agreement and in consideration of the rent herein reserved the SUB-LESSOR 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 term of sub-lease is for a period of 16 (Sixteen) years, with lock-in period of 6 (Six) years. The sub-lease period will commence from 1st April 2023 and run till 31st March 2039

DR. P. VAISHANAVI EDUCATIONAL TRUST

Private & Confidential
Reviewed & Printed

[Handwritten Signature]

[Handwritten Signature]



Reg. No.

Reg. Year

Book No.

8028

2022-2023

1



पट्टा देने वाला



पट्टा लेने वाला



गवाह



सब रजिस्ट्रार

उप/संयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- thru बजरिये दिनेश कुमार OTHER THE LAXMI NARAIAAN JANHITARI
CAHRITABLE SOCEITY BHIWANI

पट्टा लेने वाला :- thru IC PRASHANT KUMAR TOTHERVAISHNAVI CHARITABLE TRUST
BHIWANI

गवाह 1 :- कृष्ण नम्बरदार

गवाह 2 :- कन्हैया

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8028 आज दिनांक 03-10-2022 को बही नं 1 जिल्द नं 136 के पृष्ठ नं 71.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 11099 के पृष्ठ संख्या 67 से 69 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-10-2022

सब रजिस्ट्रार

उप/संयुक्त पंजीयन अधिकारी (भिवानी)



or 16 (Sixteen) years from the date of actual occupation of building by the SUB-LESSEE. The SUB-LESSEE and the SUB-LESSOR 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.

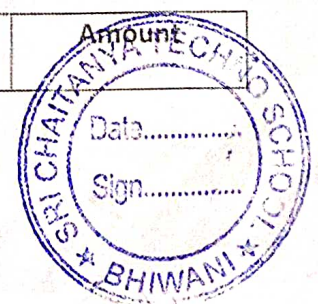
4. That the SUB-LESSEE has agreed to pay a monthly rent of Rs.10,53,500/- (Rupees Ten Lakhs Fifty Three Thousand and Five Hundred Only) @Rs.24.50/- per Sq.ft for 43000Sq.ft, subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year.
The SUB-LESSEE's liability to pay rent to the SUB-LESSOR 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-LESSOR 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-LESSOR 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% for every 3 (Three) years over and above the existing rent. In this case the next enhancement shall take place on 1st April 2026 or after 3 years from the date of actual possession.
9. That the SUB-LESSEE has agreed to pay to the SUB-LESSOR a sum of Rs.63,21,000/- (Rupees Sixty Three Lakh Twenty One 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 security 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 a sum of Rs.63,21,000/- (Rupees Sixty Three Lakh Twenty One Thousand only) to the SUB-LESSOR towards short-term security deposit which shall be deducted in 24 equal monthly installments from the date of occupation of the premises.

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

Sl	Installment	Details	% of amount	Amount
----	-------------	---------	-------------	--------

SREE VAISHANAVI EDUCATIONAL TRUST

Private & Confidential
Review



1	1 st Installment	After sub-lease registration	release	
2	2 nd Installment	Handovering the building	50%	Rs.63,21,000/-
	Total Interest free rental Deposit & short-term security deposit		100%	Rs.1,26,42,000/-

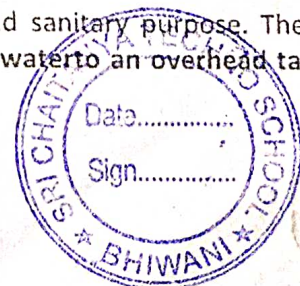
11. That the building is constructed as per the approved plan by the respective Authority and as per the CBSE norms. The plan of the building constructed is signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the SUB-LESSEE and designed so as to bring out rich ambience 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-LESSOR 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-LESSOR 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 building. However, Water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the SUB-LESSEE during the tenancy and also during the notice period. GST applicable on the rent of the building shall be borne by the SUB-LESSEE.
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 parties equally i.e., in 50:50 ratio.
17. That the SUB-LESSOR agree to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises once in 6 (six) 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-LESSOR, the cost incurred by the SUB-LESSEE shall be reimbursed by the SUB-LESSOR by way of deduction from the succeeding monthly rentals payable.
18. THE ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (ACD) shall be borne by the SUB-LESSOR. In case the ACD is paid by the SUB-LESSEE the same shall be reimbursed by the SUB-LESSOR by way of deduction from the next month rentals. Transformers to be erected by the SUB-LESSOR 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-LESSOR 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.

SREE VAISHANAVI EDUCATIONAL TRUST

Delivered & Confirmed
Received &

[Handwritten Signature]

[Handwritten Signature]



with a capacity of 10,000liters from where pipelines 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-LESSOR 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 pipelines 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-LESSOR 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 both 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-LESSOR has provided a compound wall around the building with the gates directed at the required areas and agrees to provide provision for lift as per the requirement of the SUB-LESSEE.
23. That the SUB-LESSOR has provided a solar panels as per the requirement of SUB-LESSEE.
24. Both the parties agree that the SUB-LESSOR is responsible for the structural maintenance of the building till the completion the term of sub-lease.
25. SUB-LESSOR will use good quality fittings for mechanical, electrical and plumbing. SUB-LESSOR will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipment's for the first 2 years.
26. 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.
27. 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-LESSOR property. However, the sub-lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
28. The SUB-LESSOR promises to assist the SUB-LESSEE to claim warranty etc. in the first year. Hereafter 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 wherever required. Security posts (rooms) at all gates (including main gate) shall be provided by the SUB-LESSOR. The approach road to the premises will be provided by the SUB-LESSOR.
29. 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

SREE VAISHANAVI EDUCATIONAL TRUST

Private & Confidential
Review Only

