

AGRA LEASE deed 12886/21

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Tehsil Sadar, Distt. AGRA

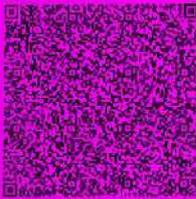


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP80206017874785T
Certificate Issued Date	: 24-Dec-2021 04:33 PM
Account Reference	: NEWIMPACC (SV)/ up14412104/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1441210447830017455040T
Purchased by	: SHREE TIKAM CHAND EDUCATIONAL AND CHERITABLE TRUST
Description of Document	: Article 35 Lease
Property Description	: PROPERTY ON KHASRA NO-315 MAUZA MANGTAI TEHSIL AND DIST AGRA
Consideration Price (Rs.)	:
First Party	: SHREE TIKAM CHAND EDUCATIONAL AND CHERITABLE TRUST
Second Party	: SREE SARASWATHI EDUCATIONAL TRUST
Stamp Duty Paid By	: SHREE TIKAM CHAND EDUCATIONAL AND CHERITABLE TRUST
Stamp Duty Amount(Rs.)	: 4,80,300 (Four Lakh Eighty Thousand Three Hundred only)



-----Please write or type below this line-----

Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.

DR Goyal



P. S. S. B.



IKC 0009962771

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shreestamp.com' or using e-Stamp Mobile App of Stock Holding.
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.

SHCIL

भाग 1 12086/2021

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
उपनिबन्धक सदर द्वितीय आगरा क्रम संख्या 2021002021184

आवेदन संख्या: 202100766059561

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-12-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम: मनोज कुमार गोयल

लेख का प्रकार पट्टा अनुबंध विलेख

प्रतिकूल की धनराशि 3600000 / 0.00

1. रजिस्ट्रीकरण शुल्क	120600
2. प्रतिबिलिपिकरण शुल्क	60
3. निरीक्षण या तलाश शुल्क	
4. मुद्रांतर के अधिप्रमाणीकरण लिए शुल्क	
5. कमीशन शुल्क	
6. विविध	
7. यात्रिक भत्ता	

1 से 6 तक का योग 120660

शुल्क वसूल करने का दिनांक 2021-12-27 00:00:00

दिनांक जब लेख प्रविलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-12-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



00020211

P.No - 2

Sunder Pal Singh



Advocate
Sadar Tahsil, AGRA.

Sunder Pal Singh



Advocate
Sadar Tahsil, AGRA.

CERTIFICATE NO:

IN-UP80206017874785T

DATE: 24/12/2021

SUB LEASE DEED

STAMP AMOUNT : 4,80,300/-

This Sub-Lease Deed is made and executed on this 22nd day of December, 2021, at Agra, by and between

SHREE TIKAMCHAND EDUCATIONAL AND CHARITABLE TRUST (PAN No.AAKTS2145Q) a registered Trust bearing Regn. No. 1724/2008-09, DT. 16TH October, 2008, Uttar Pradesh, having its office at 22- Nehru Nagar, Agra, represented by its Chairman Mr. Manoj Kumar Goyal S/o. Ghore Lal Goyal, Resident of 22, Neharu Nagar, Near Polic Choki, Agara, Civil Line, Loha Mandi, Kiraoli, Agra, uttar Pradesh-282002., (Ph.No. 9837026392),

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

AND

SREE SARASWATHI EDUCATIONAL TRUST (PAN No.AASTS8962R) a registered Trust bearing Regn. No. E- 32178/2015, Mumbai having its office at Regus Level 1, Block A, Shivsagar Estates, Dr. Annie Besant Road, Worli, Mumbai-400018 represented by its Authorised Representative Mr. Palvai Vikram Reddy, S/o Palvai Meena Reddy, aged about 26 years, resident of 3-24, Pallvaigudam, Chinaraval Palle, Nalgonda, Telangana-508126.(Ph.no.9133661247) Vide Resolution Dated 3rd December 2021.

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

Manoj Kumar Goyal

Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.

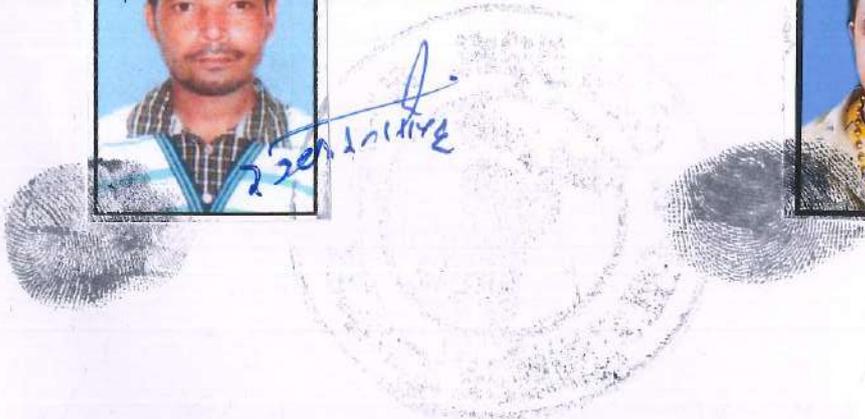
Palvai Vikram Reddy



Handwritten signature in blue ink, possibly reading "Senthil Kumar".



Handwritten signature in black ink, possibly reading "Rahul".



P.NO-3

Whereas the **SUB-LESSOR** has taken lease of the property bearing old Khasra No. 139 and new Khasra No. 315 admeasuring land 3457 Sq.Mtr, as per details below vide Lease Deed No. 5715, Dated 01st Oct 2020, Registered at Agra Sub Registrar-2.

Lessor	Lessee	Khasra no	Extent	Lease Period	Lease period
Mr. Manoj Kumar Goyal	Sree Tikam Chand Educational And Charitable Trust	136 (Old) & 315 (New)	3457 Sq.Mtr	29 years 11 months	01.07.2020 to 31.05.2050

And Mr. Manoj Kumar Goyal is the absolute owner & Possessor of 3054 Sq.mtrs Purchased as follows:

Sale deed registered	Seller	Buyer	Khasra No	Extent
4046/03.02.1998	Rajendra Singh Shekhawat	Mr. Manoj Kumar Goyal	138,	1527 Sq.mtr,
	Mahendra Man Singh		316 (c)	1163 Sq.Mtr
			317 (New)	364 Sq.Mtr
			Total	3054 Sq.mtrs

Total area has been 6511 Sq.mtrs (or) 1.3 Acres Approximately.

A Building has been constructed on the above land consisting of Ground+2 Floors with Plinth area of 50,000 Sq.fts.

Whereas the **SUB-LESSEE** has approached the **SUB-LESSOR** to sublet the above said property in phased manner as per details below for the purpose of starting Educational Institution for a lease period of 16 years (Sixteen years) w.e.f 1st April 2022 to till 31st March 2038 with lock in period of 7 years w.e.f 01.04.2022 till 31.03.2029 on monthly rent basis as follows:

S.No.	Phase	Sub Lease commencement Date	Sub Lease tenure	Total Sq.fts	Rate per Sq.ft(Rs.)	Total Rent Amount in Rs.
1	Phase-1	01 st April 2022	Till 31 st March 2038	24,000 Sq.fts	25/-	6,00,000/-
2.	Phase-2	01 st April 2023	Till 31 st March 2038	16,000 Sq.fts	25/-	4,00,000/-
3	Phase-3	01 st April 2024	Till 31 st March 2038	10,000 Sq.fts	25/-	2,50,000/-
		Total		50,000		12,50,000/-

(Signature)

Shree Tikam Chand Educational and Charitable Trust

(Signature)

आवेदन सं०: 202100766059561

पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 12086

वर्ष: 2021

प्रतिफल- 3600000 स्टाम्प शुल्क- 480300 बाजारी मूल्य - 0 पंजीकरण शुल्क - 120600 प्रतिनिपिकरण शुल्क - 60 योग : 120660

श्री टीकम चन्द एडुकेशनल एवं चैरिटेबल ट्रस्ट द्वारा
मनोज कुमार गोयल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री घुरे लाल गोयल
व्यवसाय : अन्य
निवासी: 22 नेहरु नगर आगरा

M. K. Goyal



श्री, टीकम चन्द एडुकेशनल एवं चैरिटेबल ट्रस्ट द्वारा

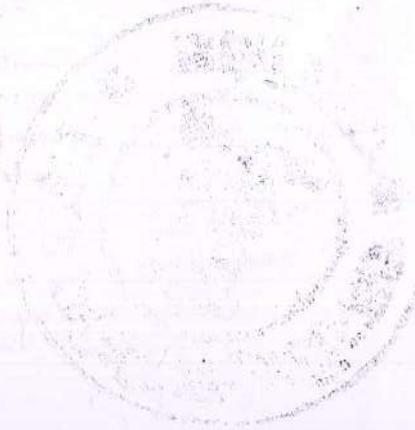
मनोज कुमार गोयल अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 27/12/2021 एवं 01:11:12
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार सिंह
अशोक कुमार सिंह
उप निबंधक / सदर द्वितीय
आगरा
27/12/2021

योगेन्द्र कुमार
निबंधक लिपिक



The remaining open land for playground which carries no rental value.

NOW THIS SUB-LEASE DEED IS WITNESSETH AS FOLLOWS:

1. The **SUB-LESSOR** hereby declares that they are the owners and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.,
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **SUB-LESSOR** do hereby agree to transfer by way of Sub-Lease on or before 1st April 2022, 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.
3. The term of Sub-Lease is for a period of 16 years (**Sixteen years**) with Lock-in Period of 7 years w.e.f 01.04.2022 till 31.03.2029. The Sub-Lease period will commence w.e.f 1st April, 2022 till 31st March 2038 or from the date of actual occupation of building by the **SUB-LESSEE**.

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. The **SUB-LESSEE** and the **SUB-LESSORS** have the option of terminating this Sub-Lease deed by serving a notice six months in advance from either side after completion of lock in period.

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

S.No.	Phase	Sub Lease commencement Date	Sub Lease tenure	Total Sq.fts	Rate per Sq.ft(Rs.)	Total Rent Amount in Rs.
1	Phase-1	01 st April 2022	Till 31 st March 2038	24,000 Sq.fts	25/-	6,00,000/-
2.	Phase-2	01 st April 2023	Till 31 st March 2038	16,000 Sq.fts	25/-	4,00,000/-
3	Phase-3	01 st April 2024	Till 31 st March 2038	10,000 Sq.fts	25/-	2,50,000/-
		Total		50,000		12,50,000/-

The Rent shall be subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of every 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 w.e.f 1st April, 2022, or from the 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(s). 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.





Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.





आवेदन सं०: 202100766059561

बही सं०: 1

रजिस्ट्रेशन सं०: 12086

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पट्टा दाता: 1

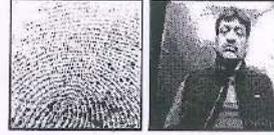
श्री टीकम चन्द एडुकेशनल एवं चैरिटेबल ट्रस्ट के द्वारा मनोज कुमार गोयल, पुत्र श्री
घुरे लाल गोयल

निवासी: 22 नेहरु नगर आगरा

व्यवसाय: अन्य

पट्टा गृहीता: 1

M. N. Goyal



श्री सरस्वती एडुकेशनल ट्रस्ट के द्वारा पलवी विक्रम रेड्डी, पुत्र श्री पालवी मीना रेड्डी

निवासी: 3-24 पल्लवीगुड, चिनारावल पल्ले नालगोंडा तेलंगाना

व्यवसाय: अन्य

P. V. Reddy



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री एवरन सिंह, पुत्र श्री जागन सिंह

निवासी: नई बस्ती रामनगर आगरा

व्यवसाय: अन्य

पहचानकर्ता : 2

A. N. Singh



श्री राहुल गोला, पुत्र श्री उत्तम सिंह गोला

निवासी: सुभाष नगर अलबतिया आगरा

व्यवसाय: अन्य

Rahul



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

A. K. Kumar
अशोक कुमार सिंह
उप निबंधक / सदर द्वितीय
आगरा

योगेन्द्र कुमार.
निबंधक लिपिक

6. That the **SUB-LESSOR** agree to provide/construct the required no. of internal partitions, toilets / bathrooms, 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 including Basket Ball court to be provided as per the specifications of Sub-Lessee, 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% after completion of every 3 Years.

S.No.	Sq.fts	Next Enhancement Date
1	24,000 Sq.fts	1 st April 2025
2	16,000 Sq.fts	1 st April 2026
3	10,000 Sq.fts	1 st April 2027

Attached the Annexure-1 as Calculation Sheet for 16 years of Rent

9. That the **SUB-LESSEE** agrees to deposit a sum equivalent to 6 month's rent i.e **Rs. 36,00,000/- (Rupees Thirty Six Lakh only)** on 24000 sq.fts only (monthly rent 24000* 25/- per sq.fts) towards rental deposit and is refundable on the termination of this Sub-Lease without interest. If the Sub-Lessee serves vacation notice the rent will not be paid from the date of notice. The rent for the said period after issuing notice and before actual vacation of the building shall be adjusted against rental deposit.

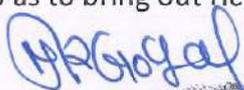
Out of the above total refundable deposit the Sub-Lessee has already released part payment as follows:

Sl#	Name	Date	UTR no	Amount Rs.
01	Shree Tikam Chand Educational And Charitable Trust	15 th December 2021	AXISP00247834124	5,00,000/-

The Sub-Lessee is yet to release balance deposit amount of **Rs.31,00,000/- (Rupees Thirty One Lakhs only)**.

And no refundable deposit shall be paid for remaining 26,000 sq.fts.

10. That the Sub-Lessee has agreed to pay a sum equivalent to 6 month's rent i.e., **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)** towards additional advance, which shall be deducted from the monthly rent in 12(Twelve) equal installments.
11. That the buildings shall be constructed as per the approved plan by the respective Authority. Sub-Lessor should also provide Architectural and 3D plan to the Sub-Lessee prior to the construction of the Building. 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.



Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.



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 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 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.
16. That the Stamp duty & 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 the **SUB-LESSOR** & **SUB LESSEE** in Equal ratio i.e., 50:50. They **SUB-LESSOR** must agree to register a separate Sub-Lease deed that is required to be submitted get permission to run the educational institution, this expense will be borne by the **SUB-LESSEE** only.
17. That the **SUB-LESSOR** agree to undertake the responsibility of colouring/ painting for external proposed Premises and doing major repairs, seepages etc., and repairs due to poor quality of material and construction required for the demised premises once in three 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. That the **SUB-LESSOR** agree to provide HT Power connection of 600 KVA (AC campus) in the proposed premises as per the requirement of Sub-Lessee with a dedicated Transformer. In case of any additional area taken by the Lessee in future any additional power load is to be provided by Sub-Lessor at his cost.
19. 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.
20. That the Sub-Lessor has agreed to provide electrical points with quality wiring, switch boards of reputed brands and standard materials also 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**.
21. The **SUB-LESSOR** must provide sufficient water for drinking and sanitary purpose and Drinking water and Hot water (Residential Campus) connection in all floors. There must be a bore well drilled and fit with a **5 HP submersible 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-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 pipe lines will lead to outlets at each floor level where it will be used.
22. That the Sub-Lessor agrees No high tension electricity lines shall pass within the distance at least 2.0 meters away from any side of the school, and no such high tension lines shall pass over the proposed building.
 23. The premises should be within the permitted zone to establish High Secondary School / College.
 24. That the Sub-Lessor should obtain commercial building permission for running Secondary and Higher Secondary School as per National Building Code (NBC) Norms to be obtained from the concerned authorities.
 25. All rooms/corridors are to be provided with reputed quality anti-skid tile flooring and toilet/restroom/urinal floors, walls with plaster finish, passages to be fitted with glazed anti-skid tiles. Corridors, staircases to be provided with good quality flooring or as per the NBC norms, fire and safety norms. The doors frames shall be with wood sections, main door with flush shutter, windows of sliding/fixed 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, 2x2 vitrified branded tiles for classroom flooring and Granite flooring for admin area. All floors including stair case 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.
 26. That the Sub-Lessor agrees to provide False Ceiling (POP/Gypsum) with proper lighting in the admin area and Corridors & Class rooms. Paving around the building should be done excluding play area.
 27. That the Sub-Lessor agrees to provide minimum 60' width approach road or more as required by the State Authorities for the proposed premises and a compound wall of 8' height barbed wire fencing around the buildings with the gates erected at the required areas.
 28. That the Sub-Lessor agrees to provide WIFI enabled CCTV cameras at the construction site to the Sub-Lessee to monitor progress of works and to release the advance as per the construction schedule.
 29. That the Sub-Lessor agrees to provide drainage facility to connect proposed building sewage water to connect to the nearby main sewage line of the Municipal Authority. Otherwise provide Sewerage Treatment Plant (STP) with proper disposal system without any disturbance to the neighbors.
 30. That the Sub-Lessors shall not install hoardings or mobile towers on the terrace of building or within the premises.
 31. That the Sub-Lessor has agreed to provide rain water harvesting pits, Rain water drains and plantation to be provided.
 32. 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.
 33. 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.

(Signature)

Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.

(Signature)

34. All class rooms 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 class rooms and Vision glass of 6" diameter to be installed in all the doors. Cement racks to be provided in each class room, Office block, & Reception as per the requirement of the **SUB-LESSEE**.
35. 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.
36. The **SUB-LESSOR** 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-LESSOR**. The approach road to the premises will be provided by the **SUB-LESSOR**.
37. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing, and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.
38. The **SUB-LESSOR** has agreed to provide or bear the cost of a **brand new Generator of Electricity as per the load given by electrical architect** which will be used and maintained by the **SUB-LESSEE**.
39. 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.
40. The **SUB-LESSOR** should provide the authorized building plan, Safe drinking water and Sanitary Certificate, Structural Soundness Certificate, NOC from Traffic Police Dept, Fire Safety Certificate(With all fire safety equipment as specified by the competent authority),Municipal Occupancy Certificate, Certificate of Land as per Appendix VI of CBSE bye laws etc. issued by the competent authority at the SUB-LESSORS own cost. The occupancy certificate will be provided by the Sub-Lessor within 6 months from the date of occupation of the building.

Pr Goyal



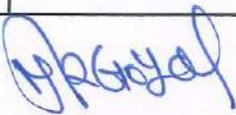
Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.

Rajiv Singh



RENT CALCULATION SHEET

Year	Period	Area (Sq. ft.)	Total Area	Rate (Rs.)	Total rent (p.m.)	Annual rent (Rs.)
1	1/4/2022-31/3/2023	24000	24000	25	6,00,000	72,00,000
2	1/4/2023-31/3/2024	40000	40000	25	10,00,000	1,20,00,000
3	1/4/2024-31/3/2025	50000	50000	25	12,50,000	1,50,00,000
4	1/4/2025-31/3/2026	N/A	50000	28.75	14,37,500	1,72,50,000
5	1/4/2026-31/3/2027	N/A	50000	28.75	14,37,500	1,72,50,000
6	1/4/2027-31/3/2028	N/A	50000	28.75	14,37,500	1,72,50,000
7	1/4/2028-31/3/2029	N/A	50000	33.0625	16,53,125	1,98,37,500
8	1/4/2029-31/3/2030	N/A	50000	33.0625	16,53,125	1,98,37,500
9	1/4/2030-31/3/2031	N/A	50000	33.0625	16,53,125	1,98,37,500
10	1/4/2031-31/3/2032	N/A	50000	38.02188	19,01,094	2,28,13,125
11	1/4/2032-31/3/2033	N/A	50000	38.02188	19,01,094	2,28,13,125
12	1/4/2033-31/3/2034	N/A	50000	38.02188	19,01,094	2,28,13,125
13	1/4/2034-31/3/2035	N/A	50000	43.72516	21,86,258	2,62,35,094
14	1/4/2035-31/3/2036	N/A	50000	43.72516	21,86,258	2,62,35,094
15	1/4/2036-31/3/2037	N/A	50000	43.72516	21,86,258	2,62,35,094
16	1/4/2037-31/3/2038	N/A	50000	50.28393	25,14,196	3,01,70,358
					GRAND TOTAL	32,27,77,514




Shree Tikam Chand Educational and
Charitable Trust
22, Nehru Nagar, AGRA.




- 41. 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.
- 42. The **SUB-LESSOR** agrees to provide the **SUB-LESSEE** with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

Witnesses:

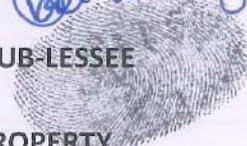
1.

[Signature]

SUB-LESSOR

Shree Tikam Chand Educational and
 Charitable Trust
 22, Nehru Nagar, AGRA

2.

[Signature]

SUB-LESSEE

SCHEDULE OF PROPERTY

All that part and parcel of the building bearing old Khasra No. 138, 139 and new Khasra No. 315, 316(C), 317 admeasuring land 6511 Sq.Mtr (or) 1.3 Acres, situated at Wake Mauja Mangatai, Tehsil & District Agra, Uttar Pradesh. Building consisting of Ground + 2 floors with total plinth area of 50,000 Sq.ft. Sub-Leased to the Sub-Lessee is bounded by:

- East: Dagra Main Road
- West: Empty Land
- South: Bodhla Beachpuri Road
- North: Empty Land

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.

[Signature]
 25/12/19

[Signature]

SUB-LESSOR

Shree Tikam Chand Educational and
 Charitable Trust
 22, Nehru Nagar, AGRA

2.

[Signature]

SUB-LESSEE

Sunder Pal Singh
 Advocate
 Sader Tahsil, AGRA

AVORAN SINGH
 s/o Jagan Singh
 Ad: 5/208 Nayavadi, Gramnagar
 Sahaganj Agra

Rahul ghola
 s/o Uttam Singh ghola
 Ad: Block 11, Subhash nagar
 Albhathia, Agra

Annexure-1

By Courier
03/01/22
03/01/2022

आवेदन सं०: 202100766059561

बही संख्या 1 जिल्द संख्या 15733 के पृष्ठ 375 से 394 तक क्रमांक 12086 पर दिनांक 27/12/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार सिंह

उप निबंधक : सदर द्वितीय

आगरा

27/12/2021

