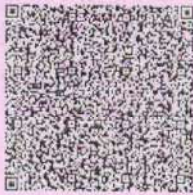




INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No. : IN-PB89240553742708W
Certificate Issued Date : 23-Feb-2024 04:24 PM
Certificate Issued By : pbhamkrs
Account Reference : NONACC (BK)/ pbcanbk02/ LEELA BHAWAN/ PB-PT
Unique Doc. Reference : SUBIN-PBPBCANBK0279532664242307W
Purchased by : SANJAY GUPTA
Description of Document : Article 35 Lease
Property Description : PROPERTY AT VILLAGE JHILL TEHSIL PATIALA
Area of Property : 1.66 Acre
Consideration Price (Rs.) : 2,98,92,214
(Two Crore Ninety Eight Lakh Ninety Two Thousand Two Hundred And Fourteen only)
First Party : EDUPRENEURS ASSOCIATES THR PARTNER SANJAY GUPTA
Second Party : SRI VAISHANAVI EDUCATIONAL TRUST
Stamp Duty Paid By : EDUPRENEURS ASSOCIATES THR PARTNER SANJAY GUPTA
Stamp Duty Amount(Rs.) : 28,20,000
(Twenty Eight Lakh Twenty Thousand only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 28,20,000
(Twenty Eight Lakh Twenty Thousand only)



Please write or type below this line

Sanjay

Sanjay

IRD 0020219296

Statutory Alert:

1. The authenticity of this 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



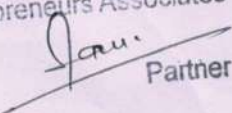
Lease Deed

1. Sub Registrar Sahib, Patiala
2. Name of Village: : Jhill,
3. Area: : 1.66 Acre
4. HadBast No. : 21,
5. Amount : 2,98,92,214/- (Yearly Agree Gate)
6. Security : 43,20,000/-
7. Stamp Paper : 28,20,000/-
: IN-PB89240553742708,
8. Lease Period : 30 Years
9. Registration Fee: PB1372870579704, Dated: 26-02-2024.

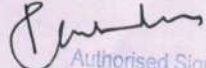
LEASE DEED

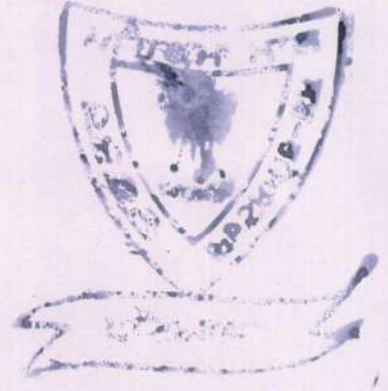
This Lease Deed is made and executed on this 26 day of Feb 2024, at Patiala, by and between

M/s. EDUPRENEURS ASSOCIATES, (PAN: AAKFE7291F) a Partnership bearing Regn. No. 2536, having its office at 125, Street No. 11, Punia Colony, Sangrur, Punjab., represented by Authorized Signatory Sanjay Gupta aged about 61 years, R/o. 125, Street No. 11, Punia Colony,

For Edupreneurs Associates

Partner

Sri Vaishnavi Educational Trust


Authorised Signatory



Sangrur, Punjab - 148001, authorized vide resolution dated 21-02-2024 (Aadhar: 5447 3753 4410)

(Hereinafter referred to as 'LESSORS/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

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 Authorized Signatory Rambabu Chagarlamudi S/o. Rangaiah Chagarlamudi, aged about 55 years, resident of Flat No. 411, Gottumukkala Prem Sarovar Apartments, Allwyn Colony Road, Opp HP Petrol Bunk, Kukatpally, Hyderabad, Telangana-500072, authorized vide resolution dated 22-02-2024 (Aadhar: 2824 0906 8788)

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

Whereas the **LESSOR** is the absolute owner and possessor of property bearing Khata no. 642/633, Khatuni No. 1997, Khasra No. 18//17/1/1/4-6, 18//17/2/1/3-0, 18//24/1/6-4, leaves 3 land 13 Kanal 10 Marlas, total admeasuring 1.66 acres, situated at JHILL inside MC Tehsil & District Patiala, which the **LESSOR** purchased as follows:

SI	Sale Deed No.	Date	Vendor	Vendee	Khata No. & Khatuni No.	Khasra No.	Extent
1	24/11/1/14380	20 th December 2023	1. M/s. Luxmi Rice Mills through partners: i. Bhim Sain S/o. Ram Kishan ii. Raj Kumar S/o. Bhim Sain	Edupreneurs Associates	642/633 & 1997	18//17/1/1/4-6, 18//17/2/1/3-0, 18//24/1/6-4	1.66 Acres

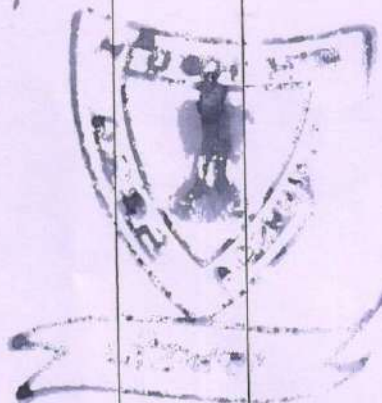
For Edupreneurs Associates

Partner

Sri Vaishanavi Educational Trust

Authorized Signatory

		iii. Surinder Kumar Kansal S/o. Dev Raj			
		iv. Gopal Kumar S/o. Dev Raj			
		v. Mukesh Kansal S/o. Dev Raj			
		vi. Sham Sunder Jindal S/o. Ram Narain Jindal			
		vii. Om Prakash Jindal S/o. Ram Narain			
		viii. Sunita W/o. Sukhdarshan			
		ix. Vishal Jindal S/o. Vijay Pal Jindal			
		x. Sachin Jindal S/o. Sham Sunder Jindal			

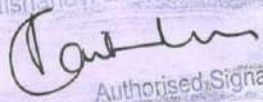


The above document is registered at Patiala Sub Registrar office.

A building has been proposed to be constructed on the above said 1.66 acres consisting of Ground + two floors with plinth area of 60,000 Sq.fts, which is specifically described in the schedule annexed hereto and which will herein after being referred to as the demised premises.

Whereas the **LESSEE** has approached the **LESSOR** to let-out the above said demised premises in phased manner as per details below for the purpose of starting Educational Institution for a

For Entrepreneurs Associates
 Partner

Sri Vaishnavi Educational Trust

 Authorised Signatory



lease period of **30 (Thirty)** years, w.e.f. **01.04.2024** and run until **31st March 2054** with Lock-in Period of **8 (Eight)** years, on the monthly rent basis as follows:

S.N.	Phases	Academic year	Area/additional area in Sq.fts	Total area in Sq.fts	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2024-25	30,000	30,000	Rs. 24/- +GST	Rs. 7,20,000/- + GST
2	Phase II	2025-26	15,000	45,000	Rs. 24/- +GST	Rs. 10,80,000/- + GST
3	Phase III	2026-27	15,000	60,000	Rs. 24/- + GST	Rs. 14,40,000/- + GST

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

The first rent will be deposited on or before 10th May 2024 or from the next month of the actual date of possession.

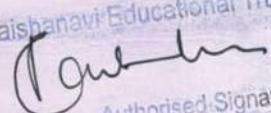
That the **LESSORS** agree to provide **office Provision** to the **LESSEE** immediately after lease deed registration.

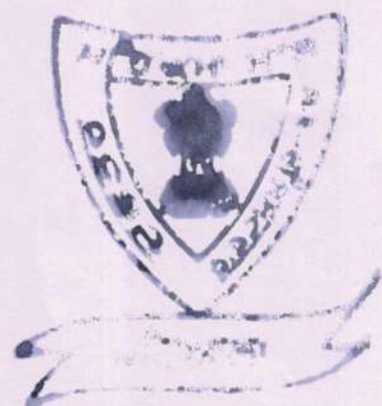
Both the parties have agreed that the building shall be completed by the **LESSOR** on or before 1st March 2024 and possession will be handed over, & if not completed on time possession will be handed over in the next Academic year on or before 24-25 to the **LESSEE** on 1st March 2025.

However, if the **LESSORS** does not cooperate with the **LESSEE** in any respect for handover of premises and smooth running of its operations prior to lease period/handover of premises, then **LESSEE** have full right to terminate this the lease deed with immediate effect and in such cases lock-in period will not be applicable.

For Educare Associates

Partner

Sri Vaishanavi Educational Trust

Authorised Signatory



NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

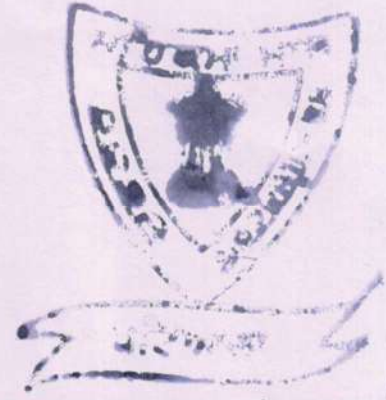
1. The **LESSORS** hereby declares that he/she is the owner and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to transfer by way of lease on or before 1st April 2024, all that its part and parcel of the scheduled property unto the **LESSEE** to hold the same till the subsistence of the lease on the following terms and conditions. The actual plinth area of the building shall be determined after completion of construction of the building. The rent will be paid only for the actual available/constructed plinth area under utility.
3. The term of the lease is for a period of **30 (Thirty) years** with a lock-in period of **8 (Eight) years**. The lease period will commence from **1st April 2024 and run until 31st March 2054** or on the date of actual occupation of building by the **LESSEE**. The **LESSEE** and the **LESSORS** have the option of terminating this 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 Lease period may be renewed after the expiry of the Lease agreement with the consent of both the parties on the agreed terms at that time.
4. That the **LESSEE** has agreed to pay a monthly rent as follows:

S.N.	Phases	Academic year	Area/additional area in Sq.fts	Total area in Sq.fts	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2024-25	30,000	30,000	Rs. 24/- +GST	Rs. 7,20,000/- + GST
2	Phase II	2025-26	15,000	45,000	Rs. 24/- +GST	Rs. 10,80,000/- + GST
3	Phase III	2026-27	15,000	60,000	Rs. 24/-+ GST	Rs. 14,40,000/- + GST

The Rent payable 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.

For Entrepreneurs Associates
[Signature]
Partner

Sri Vaishanavi Educational Trust
[Signature]
Authorised Signatory



The **LESSEE's** liability to pay rent to the **LESSORS** will commence from 1st April 2024 or on date of actual occupation of the completed building by the **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 **LESSEE** shall have the right to utilize the space/area along with the building.

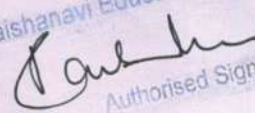
5. Both the parties agree that by post-handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.
6. That the **LESSORS** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE**.
7. As part and parcel of this deal the **LESSORS** have agreed to let the **LESSEE** use the open land for the playground which is also co terminus with this lease deed and does not carry any rental value.
8. That **LESSEE** agrees to enhance the rent at the rate of 12% after every 3 (Three) years from 4th year over and above the existing rent and shall be calculated on total occupied SFT. In this case the next enhancement will take place as follows or after every 3 (three) years from the actual date of possession of the building.

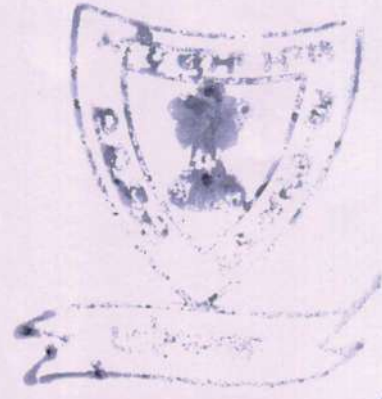
S.No.	Sq.fts	Next Enhancement Date
1	30,000 (Phase I)	01.04.2027
2	15,000 (Phase II)	01.04.2027
3	15,000 (Phase III)	01.04.2027

9. That the Lessee has agreed to pay to the Lessors a sum of **Rs. 43,20,000/- (Rupees Forty-Three Lakh Twenty Thousand Only)** towards an interest free refundable security 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 the interest free refundable security deposit amount can be adjusted in 3 to 6 months, then the same will be adjusted in later 3 to 6 months of the notice period and rent will be paid for balance notice period.

For Educpreneurs Associates

Partner

Sri Vaishanavi Educational Trust

Authorised Signatory



1. Le That the **LESSEE** has also agreed to pay a sum of **Rs. 43,20,000/- (Rupees Forty-Three Lakh Twenty Thousand Only)** to the **LESSORS** towards Advance amount which shall be deducted in 24 equal monthly installments starting from the first month's rent.

Whereas both the parties agrees that the total of interest free refundable security deposit and Advance Amount will be released in a phased manner as follows,

SI	Installment	Details	% of amount release	Amount
1	1 st Installment	At the time of lease registration	30%	25,92,000/-
2	2 nd Installment	Completion of stilt floor	10%	8,64,000/-
3	3 rd Installment	Completion of 1 st floor	20%	17,28,000/-
4	4 th Installment	Completion of 2 nd floor	20%	17,28,000/-
5	5 th Installment	Handover of the building	20%	17,28,000/-
Total Interest free refundable security Deposit & Advance Amount			100%	Rs. 86,40,000/-

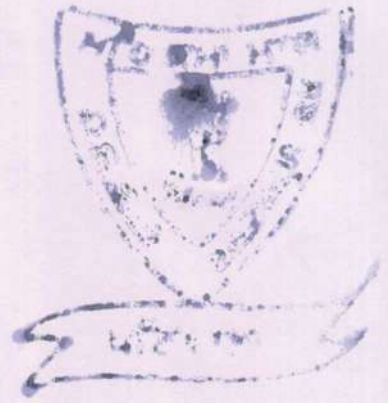
2. That the building shall be constructed as per the approved plan by the respective authority. The plan of the building to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the **LESSEE** and designed so as to bring out rich ambiance to the structure and its location.
3. The **LESSOR** agrees that the building shall be constructed as per the CBSE norms. In case of any deviation in the CBSE norms for the construction of building in near future, Lessor will make the modifications in the premises at their own cost and will handover premises to Lessee.
4. The **LESSEE** shall have a right to alter the building according to convenience without affecting the utility and the life of the building with the prior approval of the **LESSORS** in writing for major works.
5. That **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.

For Entrepreneurs Associates

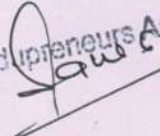
Partner

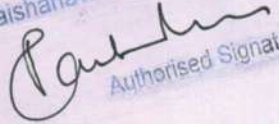
Sri Vaishanavi Educational Trust

Authorised Signatory



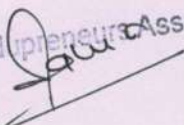
6. The **LESSEE** has a right to sub-lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions.
7. That the **LESSORS** shall be liable to pay the property tax, GST, all other municipal taxes, and statutory taxes levied by the Municipal 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 **LESSEE** during the tenancy. **GST applicable on the rent of the building shall be borne by LESSEE.**
8. That the **registration charges** whatsoever required for getting the 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.** **LESSORS** must agree to register a separate lease deed that is required to be submitted get to permission to run the educational institution, this expense will be borne by the **LESSEE** only.
9. That the **LESSORS** agree to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises once in **5 years** in order to keep them in good state. In case the same is undertaken by the **LESSEE** with the prior approval of the **LESSORS**, the cost incurred by the **LESSEE** shall be reimbursed by the **LESSORS** by way of deduction from the succeeding monthly rentals payable.
10. THE **ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (ACD)** shall be borne by the **LESSORS**. In case the ACD is paid by the **LESSEE** the same shall be reimbursed by the **LESSORS** by way of deduction from the next month rentals. Transformers are to be erected by the **LESSORS** according to the technical and electrical requirement proportionate to the building.
11. The entire building is to be fixed with tube light, bulb fixtures, fan and A/C pipes\ as directed by the **LESSEE**. Speaker cables and telephone cables should be provided as directed by the **LESSEE**.
12. The **LESSORS** must provide sufficient water for drinking and sanitary purposes. 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 pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up it is the responsibility of the **LESSORS** to drill a new one at their own cost or the same will be undertaken by the **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.

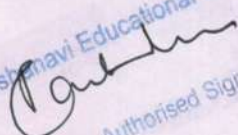
For Entrepreneurs Associates

Partner

Sri Vaishanavi Educational Trust

Authorised Signatory



13. 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. 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 finish 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 **LESSEE** wherever necessary. All open balconies/OTS, corridors are to be provided with grills.
14. That the **LESSORS** agrees to provide a compound wall 6 ft. height around the building with the gates erected at the required areas.
15. Both the parties agree that LESSORS is responsible for the structural maintenance of the building till the completion of the term of the lease.
16. **LESSORS** will use good quality fittings for mechanical, electrical, and plumbing. **LESSORS** will be responsible for the maintenance with respect to the mechanical, electrical, and plumbing equipment for the first 2 years.
17. 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 **LESSEE**.
18. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the **LESSEE** shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the **LESSORS** property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
19. The **LESSORS** agrees to abide by the mutually agreed schedule of construction. **LESSORS** agrees to allow Lessee to monitor the progress of the works from time to time. Lessee will inspect the progress on a weekly basis as per their convenience and determine if the work is on schedule. If the work is behind schedule and the Lessee determines that the LESSORS will not be able to hand over the completed building to the (occupation) LESSEE at their discretion has the right to postpone the occupation of the property for the next academic year. LESSORS agrees to forgo rent until 6 months from the date of occupation. During the inspection, if there are any deviations from the approved plan, the lessee has the right to notify the lessor. The lessor is obligated to correct these deviations promptly.

For Education Associates

Partner

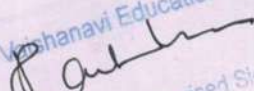
Sri Vaishnavi Educational Trust

Authorised Signatory



20. Both **LESSORS** and **LESSEE** agree that the building should be handed over to **LESSEE** by 1st April 2024 at the latest. In case there is any delay, and the **LESSEE** agrees to such delay, **LESSORS** agrees to forgo rent until the end of the following month, i.e. if the building is handed over in June, **LESSORS** agrees to forgo rent until end of July.
21. The **LESSORS** promises to assist the **LESSEE** to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the **LESSEE**. The **LESSEE** is not responsible for structural defects because of natural calamities like earthquakes, 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 **LESSORS**. The approach road to the premises will be provided by the **LESSORS**.
22. In the event, the **LESSORS** offer the demised premises for sale/transfer to other third party/ i.e. as a whole or in part/s in future, the **LESSORS** shall notify the **LESSEE** well in advance and the **LESSORS** shall ensure that such sale/transfer by the **LESSORS** shall be subject to the lease in favour of the **LESSEE**. The **LESSORS** shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the **LESSEE** that the terms herein agreed to by this lease deed shall be binding on the said new owner and the said new owner shall also acknowledge the receipt of the interest free refundable security deposit from the **LESSORS**. It is hereby further agreed, understood, and confirmed that a clause in respect of such option in favors of the **LESSEE** shall be incorporated in the Deed of Sale/transfer in favors of such Third party/parties.
23. The **SUB LESSOR** hereby agrees that, during the term of this Sub Lease, **SUB LESSOR** shall not transfer, mortgage, encumber, or otherwise dispose of their interest in the leased property, whether in whole or in part, without the prior written consent of the Sub Lessee, in such circumstances **SUB LESSOR** shall indemnify any kind of loss incurred due to this action of the **SUB LESSOR**.
24. **INDEMNIFICATION: SUB LESSOR** shall indemnify, defend, and hold harmless **SUB LESSEE** against any loss, expenses, and damages caused or suffered by the **SUB LESSEE** extending from claims brought by or on behalf of **SUB LESSOR** or any third party suits, procedures, claims and actions of every kind and all costs associated therewith on account of misrepresentation or breach of Sub Lease Deed by the **SUB LESSOR**, or any third party associated with the **SUB LESSOR**.
25. **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

For Entrepreneurs Associates

Partner

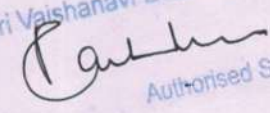
Sri Vishanavi Educational Trust

Authorised Signatory



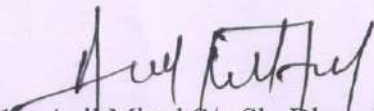
- Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so 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.
26. The **LESSORS** has agreed to provide or bear the cost of a **brand-new Silent generator with 125 KVA** capacity which will be used and maintained by the **LESSEE** and also agreed to provide a lift as required.
27. 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 **LESSEE**. Cement Cupboards with rack facility are to be provided for storage purpose of the instruments under utility.
28. The **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 **LESSORS** own cost. The occupancy certificate will be provided by the Lessors within 6 months of the date of occupation of the building. •
29. The lessor agrees to hold the lessee and its representatives, employees, and agents (the "Indemnitees") harmless from any and all third-party claims, demands, actions, suits, proceedings, damages, liabilities, losses, costs, and expenses (including reasonable attorney fees).
30. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed shall be subjected to **Hyderabad Jurisdiction** only.
31. The **LESSORS** agrees to provide the **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.

For Entrepreneurs Associates

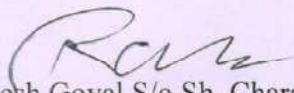
Partner

Sri Vaishnavi Educational Trust

Authorized Signatory

Witnesses:


1. Anil Mittal S/o Sh. Dharam Pal Mittal
R/o Ward No.7, Dashmesh Nagar,
Bhawanigarh, Sangrur

Witnesses:


2. Rakesh Goyal S/o Sh. Charanji Lal Goyal
R/o #857, St.No.14, Ghuman Nagar,
Sirhind Road, Patiala

1. M/s. EDUPRENEURS ASSOCIATES,

Partner :Sanjay Gupta For Edupreneurs Associates

LESSORS

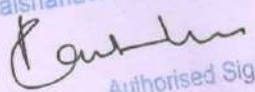
Partner

2. SRI VAISHANAVI EDUCATIONAL TRUST,

Authorized Signatory Rambabu

Chagarlamudi

LESSEE


Sri Vaishanavi Educational Trust
Authorized Signatory



SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Khata no. 642/633, Khatuni No. 1997, Khasra No. 18//17/1/1/4-6, 18//17/2/1/3-0, 18//24/1/6-4, leaves 3 land 13 Kanal 10 Marlas, total admeasuring 1.66 acres, situated at JHILL inside MC Tehsil & District Patiala, building proposed to be constructed consisting of Ground + two floors with total plinth area of 60,000 sq.fts, leased to the lessee is bounded by:

East : Private fare,

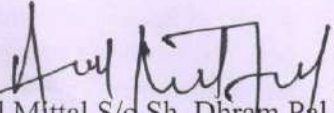
West : Land of owners,

South : Road to Vill Jhill,

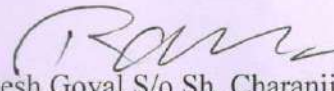
North : Land of owners,

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

Witnesses:


3. Anil Mittal S/o Sh. Dhram Pal Mittal
R/o Ward No.7, Dashmesh Nagar,
Bhawanigarh, Sangrur

Witnesses:


4. Rakesh Goyal S/o Sh. Charanji Lal Goyal
R/o #857, St.No.14, Ghuman Nagar,
Sirhind Road, Patiala

1. M/s. EDUPRENEURS ASSOCIATES,

Parter :Sanjay Gupta

LESSORS

For Edupreneurs Associates

Partner

2. SRI VAISHANAVI EDUCATIONAL TRUST,

Authorized Signatory Rambabu

Chagarlamudi

LESSEE


Sri Vaishnavi Educational Trust
Authorised Signatory


INDERJEET SINGH
ADVOCATE

Sr. No. 3108 26/2/24



Deed Endorsement

Token No :- 202400116351

Deed Type :- Pattanama / Leased , Value :- Rs.0/-, Consideration Amount :- Rs.0/-

Stamp Duty :- Rs. 2690300, Registration Fee :- Rs. 200000, Normal appointment fee :- Rs. 500, PLRS -

Facilitation charges :- Rs. 500, Mutation Fees :- Rs. 600, Pasting fee(Punjabi) :- Rs. 200,

Sh./Smt. **M S ENDUPRENEURS ASSOCIATES** s/o/d/o/w/o has presented the document for registration in this officetoday dated :- **26-Feb-2024** Day :- **Monday** Time :- **04:01:02 pm**

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar

**M S ENDUPRENEURS ASSOCIATES**(Colonizer/Company)

The contents of the document were read out to Sh./Smt **M S ENDUPRENEURS ASSOCIATES** s/o/d/o/w/o ,who having heard,admitted the same to be correct. An amount of Rs. - on account of **Pattanama / Leased** has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS.

Both the parties have been identified by 1. **Anil Mittal** (Identifier)2. **Rakesh Goyal** . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
M S ENDUPRENEURS ASSOCIATES			

Hence the document be registered

Date:- **26-Feb-2024**

Signature of Sub Registrar/Joint Sub Registrar

Witness

1. 2.

(First Party)

(Second Party)

**SRI VAISHANAVI EDUCATIONAL TRUST** (Colonizer/Company)

Above signature & thumb Impression are affixed in my presence.

Date:- **26-Feb-2024**

Signature of Sub Registrar/ Joint Sub Registrar

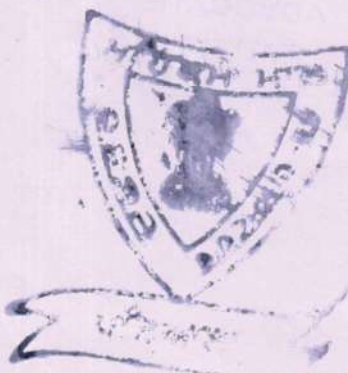
Document No :- 2023-24/11/1/18247

Book No :- 1

Volume No :-

Page No :-

The Registered document has been pasted



(Ranjit Singh)
Signature of Sub Registrar/ Joint Sub Registrar

SRO - Patiala