



रसीद दस्तावेज नं. 005506

मुकाम

दस्तावेज नं. तृफसोलवारी व कीमत या दस्तखत की तारीख या किस्म जो गृहबन्द लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इवारत	तादाद फीस (अगर हो तो) दाखल शर्त	निस्टा आह ददार छोट दस्तखत
2	3	4
67424/- Per Month	249410/-	

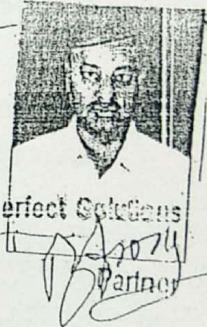
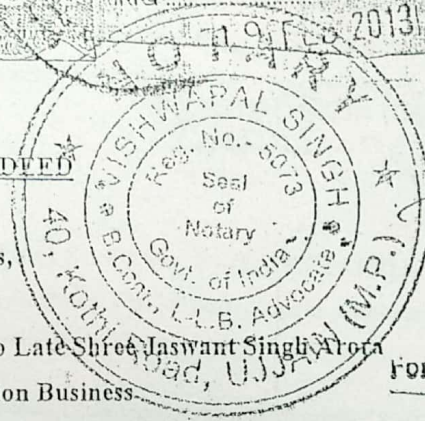
तारीख 2013

उप-पंजायक

मध्य प्रदेश MADHYA PRADESH

W 284152

LEASE DEED



Dessor :

M/s Perfect Solutions,
through its Partner
Mr Baljeet Arora S/o Late Shree Jaswant Singh Arora
Age 48 Yrs Occupation Business
R/o C-17/15, Mahakal Vanijya Kendra Ujjain M.P.

Lessee :

Podar Education Trust,
Bearing registration No. BNG (U)-JNR 572/2004-2005 registered
before Senior Sub Registrar, Jayanagar Bangalore City
under The Trust Act having its office at Podar Centre,
85, Chamar Bagh, P.O. Lane, Parel (East), Mumbai 400 012
PAN : AAATP9120G

Property Bet out

Part of Land Survey No. 527/5, 530/2, 531/11, 535/6, 536/1,
536/3, 527/1, 526/3 area 67424 sq.ft. with boundary wall Situated
at Village Matana Teh. & District

67424/- Per Month

NOTARY
DISTRICT UJJAIN (M.P.)

NIDHISH KUMAR
Principal
J.N.V., Rattlam (M.P.)

30 Years (Commencing from 01-01-2013 to 31-12-2043)

Podar Education Trust
Podar Center 85

Parel P.O Lane Dr. Ambedkar Road
Parel Mumbai 400012

MANAGER
PODAR INTERNATIONAL SCHOOL
Autherise Matana Kalan, Dewas Road, Ujjain (M.P.)

PRINCIPAL

INTERNATIONAL SCHOOL
na Kalana, Dewas Road, Ujjain (M.P.)
LEASE Affiliation No. 1030765

for Perfect Solutions

partner

Which I affect today the

Ujjain under my official seal and sign



This indenture made on 19th day of Feb. 2013 between
 M/s Perfect solutions, through its Partner - Mr. Baljeet Arora S/o Late Shree Jaswant Singh
 Arora Age 48 yrs Occupation Business R/o C-17/15, Mahakal Vanijya Kendra Ujjain M.P.
 hereinafter referred to as the Lessor (which expression shall unless excluded by or repugnant to the
 context mean & include his / her heirs , executors administrators and assignees of the one part)

AND

Poddar Education Trust, Bearing registration No. BNG (U)-JNR 572/2004-2005 registered
 before Senior Sub Registrar, Jayanagar Bangalore City under The Trust Act having its office at
 Podar Centre, 85, Chamar Bagh, P.O. Lane, Parel (East), Mumbai 400 012 hereinafter referred to
 as lessee, represented by its Development Manager Mr. Dipak Didwania S/o Shri Sanwormal
 Didwania R/o, Flat No. 21 No-B-18 Brindaban Bldg. Ngr. Shreerang Soc. Thana. who is authorized
 by Power of Attorney dated 14/02/2013, Document No. 934/2013 Sub Registrar Mumbai City No. 2.

WHEREAS

- A. The lessor is the owner of the Open Land Survey No. 527/5, 530/2, 531/11, 535/6, 536/1,
 536/3, 527/1, 526/3 situated at Village Matana, Teh. & Distt. Ujjain admeasuring 6266.14
 sq.mtrs. (i.e. approx. 67424 sq.ft.) (hereinafter referred to as the "said Plot").
- B. The Lessee has perused the originals of Agreements, Deeds and writings and has satisfied itself that the Lessor
 has clear and marketable title to the said Plot free from encumbrances.
- C. The Lessee has represented to the Lessors that they desire to open, administer and operate a
 school (hereinafter referred to as the "said Purpose") on the said Plot on a long term lease
 basis.

The Lessee has agreed to take the said Plot on lease and the Lessors have agreed to grant the
 said Premises on the lease to the Lessee subject to and on the terms and conditions hereinafter
 contained agreed to between the Parties.

NOW, THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS

In this Lease Deed, except to the extent the context otherwise requires:

PRINCIPAL "Lease Deed" means the lease deed for the said Premises, and any duly executed
 written modifications thereto as may be agreed between both the Parties from time

PODAR INTERNATIONAL SCHOOL
 Matana Kalana, Dewas Road, Ujjain (M.P.)
 to Pins-4765
 CBSE Affiliation No. 1030765

1.2. "Lease Term" shall have the meaning given in Clause 4.1 of this Lease Deed

For Perfect Solutions

Baljeet Arora
 Partner

J.N.V. R.

Dipak Kumar
 Authorized Signatory

Principal
 PODAR INTERNATIONAL SCHOOL
 Matana Kalana, Dewas Road, Ujjain (M.P.)

MANAGER
 PODAR INTERNATIONAL SCHOOL
 Matana Kalana, Dewas Road, Ujjain (M.P.)

Monthly Lease Rent shall have the meaning given in Clause 5.1 of this Lease Deed.

In addition to the terms defined in Clause 1, certain other capitalized terms are defined elsewhere in this Lease Deed and whenever such terms are used in this Lease Deed, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.

1.5. A reference to a Clause, Sub-clause, Schedule or Annexure is a reference to a clause, sub-clause, schedule or annexure of this Lease Deed only.

2. GRANT OF LEASE

Subject to the Monthly Lease Rent to be paid and the respective terms, conditions and covenants, to be observed and performed by the Lessee, the Lessors have granted lease of and has demised unto the Lessee, the said Plot and the Lessee has accepted the grant of the lease of the said Plot from the Lessor, in the manner and subject to and on the terms and conditions contained in this Lease Deed.

3. LEASE TERM AND TERMINATION

3.1. The Lease Term of the said Premises shall be for a period of 30 (thirty) years commencing from the date of this Lease Deed ("Lease Term") i.e. from 01/01/2013 to 31/12/2043.

3.2. The initial period of 10 (ten) years of the Lease Term shall be considered as 'Lock in Period'. Both Parties shall not be entitled to terminate the Lease Deed during this Lock in Period i.e. 01/01/2013 to 31/12/2023.

3.3. In case the Lessee terminates the Lease Deed during the Lock in Period then the Lessee shall be liable to pay to the Lessors the cumulative Monthly Lease Rent for the balance period of the Lock in Period as damages.

3.4. It is clarified that the Lessor does not have the right to terminate this agreement during the lease period except for a breach of default not cured by the lessee within 30 days of receiving a written notice setting out the particulars of the breach. *Principal* *केन्द्रीय विद्यालय/Kendriya Vidyalaya* *शांभपुर/SHAMAPUR*

3.5. After expiry of the Lease Term, unless this lease deed is renewed under mutually agreed conditions and with fresh lease deed (Reg.) the Lessee shall handover the vacant and peaceful possession of the said Premises to the Lessors.

NIDHISH KUMAR
Principal
J.N.V. Ratlam (M.P.)

4. MONTHLY LEASE RENT AND SECURITY DEPOSIT

4.1. The Lessee shall on or before the 7th (seventh) day of every calendar month pay to the Lessors an advance monthly lease Rent. The Lease Rent accepted by *MANAGER/Principal*

PODAR INTERNATIONAL SCHOOL
Matana Kalana, Dewas Road, Ujjain (M.P.)
CBSE Affiliation No. 1030765

MANAGER/Principal
PODAR INTERNATIONAL SCHOOL
Parol P.O. Lane Dr. Matana Kalan, Dewas Road, Ujjain (M.P.)
Parol Mumbai 400042
Dilak's. Kuma
Authorised Signatory

For Perfect Solutions
[Signature]
Partner

is Rs. 1 per sq. ft. for Open Land. The monthly Lease Rent payable is Rs. 67424/- (Sixty Seven Thousand Four Hundred & Twenty Four)

- 4.2. All outgoing Grampanchayat taxes will be paid by the Lessors only.
- 4.3. The Monthly Lease Rent shall be increased by 10 (ten) percent w.e.f. 1st Mar. 2016 thereafter the Monthly Lease Rent shall be increased by 10 (ten) percent on the last paid Monthly Lease Rent at the end of every 3 (three) years.
- 4.4. TDS at applicable rates will be deducted from the Monthly Lease Rent. However the Lessee shall be liable to pay any applicable Service Tax and/or lease rent tax and/or value added tax or any other tax called by whatever name on and in relation to the said Premises, the agreement between the Parties and all the payments thereunder (including towards the Monthly Lease Rent, Security Deposit) as may be demanded or leviable under any State or Central laws and rules (save and except income tax payable by Lessor) and as may be leviable for the period during which the Lessee is in use/occupation of the said Premises. The lessee shall deduct tax at source under provision of sec. 194 and other provisions of Income Tax Act and shall supply certificate of deduction in form-16(A) of Income tax rules and also the form no. 26(A) of the Income tax rules to each land lord separately every quarterly. Failing which amounts to default on the part of lessee that may result to bear consequences whatsoever float by Income Tax Department.
- 4.5. In case Lessee fails to pay the Monthly Lease Rent after expiry of 30 (thirty) days from the 7th (seventh) day of the calendar month, interest @ 1.5 % per month on compounding basis shall be payable on the Monthly Lease Rent amount for the period commencing from the 7th (seventh) day of the month until the date of payment of the Monthly Lease Rent.
- 4.6. The payment of Monthly Lease Rent for all the phases shall be made by A/c Payee cheque favouring M/s. Perfect Solutions Ujjain.

LESSEE'S COVENANTS AND UNDERTAKINGS

5.1 The said Premises shall be used and occupied by the Lessee solely and exclusively for carrying out the said Purpose and for no other purpose. The Lessee undertakes that it shall not lease, sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the said Premises.

5.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal nature in or around the said Premises.

PODAR INTERNATIONAL SCHOOL
Matana Kalan
CBSE Affiliated

For Perfect Solutions
Partner

NIDHISH
Principal
J.N.V. Ratlam

केन्द्रीय विद्यालय/Kendriya Vidyalaya

MANAGER

PODAR INTERNATIONAL SCHOOL
Matana Kalan, Dewas Road, Ujjain (M.P.)
Podar Center 60
Dewas Road

Dhak Kumar
Authorised Signatory

shall maintain the said Premises in good conditions in all seasons during the term of the Lease Deed and under no circumstances the Lessors shall be liable for such maintenance of the said Premises.

5.4 The Lessee shall maintain the said Premises until the expiry or earlier determination of the Lease and shall leave the same in as good a condition as they were in on the date of handover (reasonable wear and tear excepted). In case any structural damages are caused to the said Premises or to any part thereof or to the fixtures therein, for any reason solely attributable to the Lessee (reasonable wear and tear excepted), the Lessee shall at its own costs, charges and expenses repair and restore the same to the condition in which it was immediately prior to the damage. However, in the event, the damage is not restored then the Lessee shall pay compensation to the Lessors towards any structural damage (reasonable wear and tear excepted).

5.5 The Lessee shall not make any alterations or additions to the said Premises until necessary permissions from the relevant authorities as well as from the Lessors is obtained in writing.

5.6 The Lessee warrants and confirms that it has seen and inspected the said Premises and has found the same to be in good order and condition.

5.7 The Lessee shall permit the Lessor and / or its authorized representatives to enter upon the said Premises for inspection, with 24 hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived. Further, in the event there is any damage to the said Premises, then the Lessee shall inform the Lessor in writing as soon as possible.

5.8 The Lessee shall not store or allow to be stored in the said Premises any goods, articles or things of a hazardous inflammable explosive corrosive toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as maybe recommended by the Lessors and/or the concerned authorities.

5.9 The Lessee shall be solely responsible for the safety and security of all its property, equipments, etc. and personnel, third parties, visitors etc. in the said Premises.

5.10 On and from the date of this Lease Deed, the Lessee shall regularly pay the Monthly Lease Rent and all other amounts payable under this Lease Deed as provided herein.

PRINCIPAL
PODAR INTERNATIONAL SCHOOL
Matana Kalana, Dewas Road, Ujjain (M.P.)
CBSE Affiliated
Phone No. 4080765

For Perfect Solutions
Partner

Podar Education Trust
Podar Center
Parel P.O. Lane Dr. Amalakar Road
Parel Mumbai 400013
Dy. Manoj K. Kalan, Dewas Road, Ujjain (M.P.)
Authorized Signatory
MANAGER
PODAR INTERNATIONAL SCHOOL

Handwritten signatures and stamps, including a circular stamp with text in Hindi and English.