

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 19/05/2025

Certificate No. U0S2025E197

GRN No. 132454666



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Param radhey welfare trust Sirsa

H.No/Floor : 0

Sector/Ward : 0

LandMark : Sirsa

City/Village : Sirsa

District : Sirsa

State : Haryana

Phone : 98*****23



Buyer / Second Party Detail

Name : Sree saraswathi educational Trust

H.No/Floor : 0

Sector/Ward : 0

LandMark : Mumbai

City/Village : Mumbai

District : Mumbai

State : Maharashtra

Phone : 98*****23

Purpose : SUPPLEMENTARY SUB LEASE DEED

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

SUPPLEMENTARY SUB-LEASE DEED

This SUPPLEMENTARY Sub-lease Deed is made and executed on this 19TH day of May, 2025, at Sirsa, Haryana, by and between

PARAM RADHEY WELFARE TRUST, SIRSA, (running schools under the name of Bharat Ram Global School Moriwala, Hisar Road, Sirsa), a trust having its office at 195-C, Block, Sirsa, Haryana, represented through its trustee Mr. Bhisham Mehta, S/o Parmanand Mehta, aged about 45 years, resident of 124, F-Block, Sirsa, vide resolution Dt. 12/02/2023 Haryana - 125055.

(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

SREE SARASWATHI EDUCATIONAL TRUST (runs schools under brand name of Sri Chaitanya School) 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 signatory Mr. Anshul Saxena, S/o. Ashutosh Saxena, aged about 33 years, residing at MPA-1, Mahaveer Nagar - second, Kota, In front of public central, Anandpura at Phoota talab, Kota, Rajasthan - 324005 Vide Resolution Dated 22nd September 2022.

SREE SARASWATHI EDUCATIONAL TRUST

Private & Confidential
Reviewed & Printed

Anshul Saxena

[Signature]

प्रलेख न:1970

दिनांक:19-05-2025

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील सिरसा

गांव/शहर मोरीवाला

धन संबंधी विवरण

राशि 31272892 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : U0S2025E197

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:132457689

पेस्टिंग शुल्क 3 रुपये

Drafted By: rajesh batra adv

Service Charge:200

यह प्रलेख आज दिनांक 19-05-2025 दिन सोमवार समय 5:59:00 PM बजे श्री/श्रीमती /कुमारी
PARAM RADHEY WELFARE TRUST thru Bhisham mehta OTHER निवास SIRSA द्वारा पंजीकरण हेतु प्रस्तुत किया गया

हस्ताक्षर प्रस्तुतकर्ता
PARAM RADHEY WELFARE TRUST

उप/संयुक्त पंजीयन अधिकारी (सिरसा)
Joint-Sub-Registrar
SIRSA

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SREE SARASWATHI EDUCATIONAL TRUST thru Anshul Saxena OTHER
हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी दलजीत सिंह एडवोकेट पिता 0 निवासी sirsa
व श्री/श्रीमती /कुमारी श्यामलाल पूर्व सरपंच पिता 0
निवासी sirsa ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (सिरसा)
Joint-Sub-Registrar
SIRSA

(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 second part.

- 1) **MR. BHUPESH MEHTA**, S/o Mr. Parmanand, aged about 60 years, (**CONFIRMING PARTY 1**)
- 2) **MRS. MADHU MEHTA**, W/o Mr. Bhupesh Mehta, aged about 57 years, (**CONFIRMING PARTY 2**)
- 3) **GITANSHU MEHTA**, S/o Mr. Bhupesh Mehta, aged about 33 years, (**CONFIRMING PARTY 3**)
- 4) **MR. ANANAY MEHTA**, S/o Mr. Bhupesh Mehta, aged about 28 years, (**CONFIRMING PARTY 4**)

Confirming Party 1 – 4 residing at House No. 195, C – Block, Sirsa, Haryana

- 5) **MR. BHISHAM MEHTA**, S/o Mr. Parmanand, aged about 45 years, (**CONFIRMING PARTY 5**)
- 6) **MRS. ANAMIKA MEHTA**, W/o Mr. Bhisham Mehta, aged about 42 years, (**CONFIRMING PARTY 6**)

Confirming Party 5 – 6 residing at 124, F – Block, Sirsa, Haryana

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

Whereas the **SUB-LESSOR** has taken on lease from **CONFIRMING PARTY** the property bearing Khewat No. 484, Khatauni No. 503, Kila No. 54//9/2, 12 & 19, admeasuring 17 Kanal 2 Marla, Khewat No. 830, Khatauni No. 8693, Kila No. 54//1/1, 9/3, 10/1 & 20, admeasuring 16 Kanal 11 Marla, total admeasuring 33 Kanal 13 Marla i.e. 4.21 Acres, situated at Village Moriwala, Tehsil & District Sirsa, Haryana, as follows:

Sl	Lease Deed	Lessor	Lessee	Khewat No	Khatauni No	Kila No	Extent
1	7923/2023, dt. 20/01/2023	1) Bhupesh Mehta, Smt Madhu Mehta Gitanshu Mehta & Ananay Mehta (50% share each owns 1/4) 2) Bhisham Mehta & Anamika Mehta (50% share each owns 1/2)	Param Radhey welfare Trust, Sirsa	484	503	54//9/2	1 Kanal 2 Marla
						12	8 Kanal 0 Marla
						19	8 Kanal 0 Marla
				830	869	54//1/1	3 Kanal 0 Marla
						9/3	2 Kanal 11 Marla
						10/1	3 Kanal 0 Marla
						20	8 Kanal 0 Marla

TOTAL**33 Kanal 13
Marla i.e. 4.21
Acres**

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

A supplementary lease deed/ Correction Deed for certain modifications in Lease deed 7923/2023 has been executed as follows:

Sl	correction Lease Deed	Lessor	Lessee	Khewat No	Khatauni No	Kila No	Extent
1	8381/2023, dt. 07/02/2023	1) Bhupesh Mehta, Smt Madhu Mehta Gitanshu Mehta & Ananay Mehta (50% share each owns 1/4) 2) Bhisham Mehta & Anamika Mehta (50% share each owns 1/2)	Param Radhey welfare Trust, Sirsa	484	503	54//9/2	1 Kanal 2 Marla
						12	8 Kanal 0 Marla
						19	8 Kanal 0 Marla
				830	869	54//1/1	3 Kanal 0 Marla
						9/3	2 Kanal 11 Marla
						10/1	3 Kanal 0 Marla
						20	8 Kanal 0 Marla
				TOTAL			

The building has been constructed on the below said property out of the above property consisting of Ground + 2 floors, & second building consisting of ground floor and other amenities with total plinth area of 75,000 Sq.fts approx, which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises for this deed.

Khewat No	Khatauni No.	Murabba No	Kila No.	Extent
484	503	54	9/2	1 Kanal 2 Marla
			12	8 Kanal 0 Marla
830	869	54	1/1	3 kanal 0 Marla
			9/3	2 Kanal 11 Marla
			10/1	3 Kanal 0 Marla

484	503	54	19	8 Kanal 0 Marla
TOTAL				25 Kanal 13 Marla or 3.21 Acres

Whereas the **SUB-LESSEE** with prior consent of **CONFIRMING PARTY** has approached the **SUB-LESSOR** to let-out the demised premises for the purpose of starting Educational Institution for a sub-lease period of **20 (Twenty) years, w.e.f. 1st April, 2023 and run till 31st March, 2043, with lock in period of 9 (Nine) years**, on the consolidated monthly rent of **Rs.18,75,000/- (Rupees Eighteen Lakh Seventy-Five Thousand Only) + GST** for area of 75,000 Sq.fts approx., 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.

That the **SUB-LESSOR** agree to provide **Provision** for office to the **SUB-LESSEE** on or before **7th February, 2023**

NOW THIS SUB-LEASE DEED WITNESSETH AS FOLLOWS:

1. 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.
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, 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.
3. The term of sub-lease is for a period of **20 (Twenty) years, with lock-in period of 9 (Nine) years**. The sub-lease period will commence from 1st April, 2023 and run till 31st March, 2043 or 20 (Twenty) 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. The **Sub LESSEE** has agreed to pay the same amount of rent with same enhancement criteria (as per the original lease agreement) to the **SUB LESSORS** from 1st April 2023 to 31 March 2039. The amount of rent to be paid during the period of 1st April 2039 to 31 March 2044 will be decided before 1st October 2038 with the mutual consent of both the parties.
5. That the **SUB-LESSEE** has agreed to pay consolidated monthly rent of **Rs.18,75,000/- (Rupees Eighteen Lakh Seventy-Five Thousand Only) + GST** for area of 75,000 Sq.fts approx.,

The rent shall be paid to the **SUB-LESSOR & CONFIRMING PARTY** as follows:

[Signature]

[Signature]

S.No	SUB-LESSOR / CONFIRMING PARTY	Rent %	Rent Amount
1	Param Radhey Welfare Trust (Sub-Lessor)	30%	Rs.5,62,500/-
2	Bhisham Mehta (Confirming Party 5)	17.5%	Rs.3,28,125/-
3	Anamika Mehta (Confirming Party 6)	17.5%	Rs.3,28,125/-
4	Gitanshu Mehta (Confirming Party 3)	8.75%	Rs.1,64,063/-
5	Ananay Mehta (Confirming Party 4)	8.75%	Rs.1,64,062/-
6	Bhupesh Mehta (Confirming Party 1)	8.75%	Rs.1,64,063/-
7	Madhu Mehta (Confirming Party 2)	8.75%	Rs.1,64,062/-
	TOTAL	100%	Rs.18,75,000/-

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.

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.

In case of failure of payment of rent by the **SUB-LESSEE** as per agreement and termination of agreement due to non-payment as mentioned above, **SUB-LESSEE** will have to reverse all the state government permissions and CBSE affiliation to **SUB-LESSOR** for continuing the same school in same premises. **SUB-LESSEE** will share all id's and passwords related to school and children/students with **SUB-LESSOR** and will cooperate in smooth reversal.

6. 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.
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% after every three years** over and above the existing rent. In this case the next enhancement shall take place on **1st April, 2026** or after every 3 years from the actual date of occupation.
9. That the **SUB-LESSEE** has agreed to pay to the **SUB-LESSOR** a sum of **Rs.1,68,75,000/- (Rupees One Crore Sixty-Eight Lakh Seventy-Five Thousand only)** towards interest free security deposit. Both the parties agree that upon issue of vacation notice after expiry of lock-in period, 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 interest free 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.

9. That the SUB-LESSEE has also agreed to pay a sum of **Rs.1,68,75,000/- (Rupees One Crore Sixty-Eight Lakh Seventy-Five Thousand only)** to the SUB-LESSOR towards short term security deposit which shall be deducted in 24 equal monthly installments starting from the date of occupation of the premises.

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

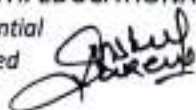
SI	Installment	Details	% of amount release	Amount
1	1 st Installment	At the time of sub-lease registration	33.34%	Rs.1,12,52,250/-
2	2 nd Installment	At the time of providing office provision	33.33%	Rs.1,12,48,875/-
3	3 rd Installment	Final Hand over of the building	33.33%	Rs.1,12,48,875/-
	Total Rental Deposit & short-term security deposit Amount		100%	Rs.3,37,50,000/-

The total rental deposit & short-term security deposit amount shall be paid to the SUB-LESSOR & CONFIRMING PARTY as follows:

S.No	SUB-LESSOR / CONFIRMING PARTY	Release %
1	Param Radhey Welfare Trust (Sub-Lessor)	30%
2	Bhisham Mehta (Confirming Party 5)	17.5%
3	Anamika Mehta (Confirming Party 6)	17.5%
4	Gitanshu Mehta (Confirming Party 3)	8.75%
5	Ananay Mehta (Confirming Party 4)	8.75%
6	Bhupesh Mehta (Confirming Party 1)	8.75%
7	Madhu Mehta (Confirming Party 2)	8.75%
	TOTAL	100%

10. That the building is constructed as per the approved plan by the respective Authority and as per 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.
11. The SUB-LESSEE shall have a right to alter the building according to the convenience without affecting the utility of their own cost and the life of the building with the prior approval of the SUB-LESSOR in writing for major works.
12. That the SUB-LESSEE hereby agrees to use the said premises only 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.
13. 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 subject to prior approval to **SUB-LESSOR**.
 14. 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. However, any penalty or other govt fines imposed by any of above said authority for any irregularity done by sub-lessee, the same shall be borne by sub-lessee and the sub-lessor will not be liable for any type of penalty or departmental action of government. **GST applicable on the rent of the building shall be borne by the SUB-LESSEE.**
 15. 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.**
 16. That the **SUB-LESSOR** agree to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises once in 4 (Four) 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.
 17. **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.
 18. Entire building is fixed with tube light, bulb fixtures and fan Hooks as directed by the **SUB-LESSEE**.
 19. 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 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 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.
 20. All rooms/corridors are provided with reputed quality **tile/marble** flooring and toilet/restroom/urinal floors, walls, passages to be fitted with tiles / marble flooring. Corridors, 2 staircases to be provided with good quality flooring. 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 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.



21. That the **SUB-LESSOR** has provided a compound wall around the building with the gates erected at the required areas.
22. Both the parties agree that the **SUB-LESSOR** is responsible for the major structural maintenance of the building till the completion the term of sub-lease.
23. **SUB-LESSOR** has used 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 year.
24. 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.
25. The **SUB-LESSOR** promises to assist the **SUB-LESSEE** to claim warranty etc. if any 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 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**.
26. In the event, the **SUB-LESSOR** offer the demised premises for sale/transfer to other third party/ i.e. as a whole or in part/s in future, the **SUB-LESSOR** shall notify the **SUB-LESSEE** well in advance and the **SUB-LESSOR** shall ensure that such sale/transfer by the **SUB-LESSOR** shall be subject to the sub-lease in favor of the **SUB-LESSEE**. The **SUB-LESSOR** shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the **SUB-LESSEE** that the terms herein agreed to by this sub-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 **SUB-LESSOR**. It is hereby further agreed, understood and confirmed that a clause in respect of such option in favor of the **SUB-LESSEE** shall be incorporated in the Deed of Sale/transfer in favor of such Third party/parties.
27. **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, explosion, epidemic, act of God, act of terrorism, war, riot etc. 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.
28. The **SUB-LESSOR** has already provided Generator with 62.5 KVA capacity which will be used and maintained by the **SUB-LESSEE** at his own cost.
29. Computer Lab/ Multimedia is provided with electric plug/sockets at the ground level and electrification to the level of installing A/C's and neatly tiled. Laboratories-preferably



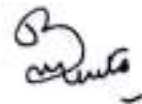
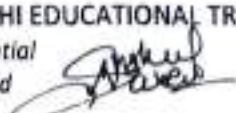
physics, chemistry & biology are fully ventilated and neatly tiled as per the requirement of the **SUB-LESSEE**. Cement Cupboards with rack facility are provided for storage purpose of the instruments under utility.

30. The **SUB-LESSOR** 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 **SUB-LESSOR** own cost. The occupancy certificate if required by any law will be provide by the Sub-lessor within 6 months from the date of occupation of the building.
31. The Sub-lessee shall at the time of taking possession of the said Demised Premises, satisfy itself that all sanitary, electrical and other fittings and fixtures in the Demised Premises and a separate list towards the same will be prepared Item wise and will be signed by both the parties at the time of handover of the premises. the Sub-lessee shall be responsible to pay for any breakage, damages done to the sanitary, electrical and other fittings and fixtures during the Sub-lease Period, normal wear and tear excepted.
32. The **SUB-LESSEE** shall not carry out any acts as would be construed as breach of any laws, rules, regulations, byelaws or rules of CBSE or any other Government Authority.
33. That the **SUB-LESSEE** shall permit the **SUB-LESSOR** or any of their authorized agent or representative to enter the Demised Premises for inspection or to carry out repairs, with prior intimation to **SUB-LESSEE**.
34. (a) In the event, either Party wishes to terminate this Sub-lease Deed during the Lock-in Period, it undertakes to pay immediately and without any delay or demur, the outstanding Rent for the remaining duration of the Lock-in Period to the other Party.

Any notice, by the **SUB-LESSEE**, to vacate the Demised Premises shall always be subject to the Lock-in Period stated hereinabove.

(b) Both the parties hereby agrees that in case of failure of payment of sub-lease rent for any 4(Four) consecutive months, **SUB-LESSEE** will pay interest @ 18% p.a. on delayed rent amount to the **SUB-LESSOR**. In case of failure of same further 3 months or commits a material breach of other terms of this Sub-lease Deed, which is not cured by the **SUB-LESSEE** within 30 days of notice for such breach being issued by the **SUB-LESSOR**, the Sub-lessor shall be entitled to terminate the Sub-lease Deed and the Sub-lessee shall be liable to pay to the **SUB-LESSOR** immediately and without any delay or demur, the outstanding Rent for the remaining duration of the Lock-in Period on a pro-rata basis and the Security Deposit paid by the **SUB-LESSEE** under this Sub-lease Deed shall also stand forfeited. It is clarified that the notice for termination for cause may be served at any time during a year.

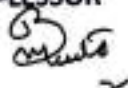
35. The entrance gate and road to the property can be used by **SUB-LESSOR** or any of trustees of trust/owners for any purpose. However, the **SUB-LESSOR**/trustees are also having land adjacent to the school building and they will have free access to their land from the common path on the left side of building marked as Annexure 'A' in the map attached herewith. The **SUB-LESSOR** or any of his staff or person duly authorised will not be stopped by **SUB-LESSEE** for free access to the land of **SUB-LESSOR**.



36. All the permissions related to change of name from state government and CBSE is to be carried out by **SUB-LESSEE** and **SUB-LESSOR** will cooperate and provide previous related documents.
37. 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 Sirsa Jurisdiction only.
38. 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.
39. That the **SUB-LESSOR** shall be entitled to retain one office space and store room in the building comprised in the demised premises for the personnel of the **SUB-LESSOR** during the sub-lease period.

Witnesses:

SUB-LESSOR



SUB-LESSEE

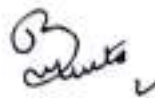
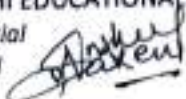


SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Khewat No. 484, Khatauni No. 503, Kila No. 54//9/2, 12 & 19, admeasuring 17 Kanal 2 Marla, Khewat No. 830 Min, Khatauni No. 869 Min, Kila No. 54//1/1, 9/3 & 10/1, admeasuring 8 Kanal 11 Marla, total admeasuring 25 Kanal 13 Marla i.e. 3.21 Acres, situated at Village Moriwala, Tehsil & District Sirsa, Haryana, having building consisting of Ground + 2 floors & second building consisting of ground floor and other amenities, with total plinth area of 75,000 sq.fts approx., sub-leased to the Sub-lessee is bounded by:

East: Bhai Kanhaiya Charitable Trust's School
West: Om Parkash & others agriculture land
South: Bhai Kanhaiya Charitable Trust's School
North: Common Road

In Witness Where of the **SUB-LESSOR** 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. Sh. Daljit Singh, Advocate Sirsa

[Signature]

SUB-LESSOR

[Signature]

2. Sh. Shyam Lal Ex Sarpanch, Chatargarh
93548-28711

24/11/2021

SUB-LESSEE

[Signature]

Annexure-A

[Signature]

[Signature]

Reg. No.

Reg. Year

Book No.

1970

2025-2026

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी
Joint-Sub-Registrar
SIRSA

पेशकर्ता :- thru Bhisham mehta OTHER PARAM RADHEY WELFARE TRUST

दावेदार :- thru Anshul Saxena OTHERS SREE SARASWATHI EDUCATIONAL TRUST

गवाह 1 :- दत्तजीतसिंह एडवोकेट

गवाह 2 :- श्यामलाल पूर्व सरपंच

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1970 आज दिनांक 19-05-2025 को बही नं 1 जिल्द नं 770 के पृष्ठ नं 114.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 11925 के पृष्ठ संख्या 45 से 47 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 19-05-2025

उप/संयुक्त पंजीयन अधिकारी सिरसा
Joint-Sub-Registrar
SIRSA