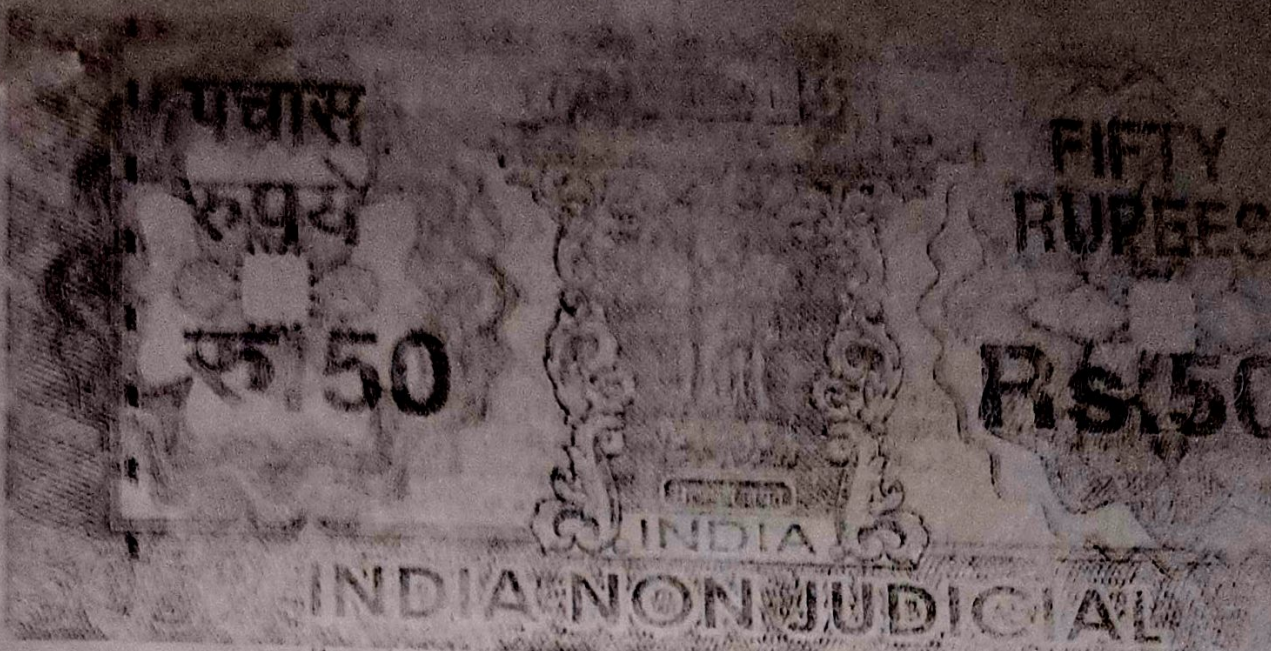


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**LEASE DEED**

This Lease Deed is made on the 5th day of February, 2018 between S. Dharamveer Singh son of S. Amrik Singh, Mrs. Amarpali wife of S. Dharamveer Singh both residents of SGHPS School, G.T. Road, Amritsar, Sh. Naveen Bhaskar son of Sh. Onkar Nath Bhaskar, Mrs. Inderpreet Kaur Bhaskar wife of Sh. Naveen Bhaskar both residents of 4824-B, Guru Arjun Dev-Nagar, P.O. Khalsa College, Amritsar, hereinafter called "The Lessors", which expression shall include their heirs, successors, legal representative and assigns of the one part;

AND

M/s Bala Pritam Educational Society (Regd.), Amritsar, a society registered under The Societies Registration Act, 1860 having its office at 5030, Joshipura Colony, P.O. Khalsa College, Amritsar through its member and authorized representative Mr. Jaideep Singh hereinafter called "The Lessee", which expressions shall include its heirs, successors, legal representatives and assigns of the other part.

WHEREAS the Lessors are the owners of land and building admeasuring 5 kanals 10 marlas situated at Village Khalehian, Tehsil Baba Bakala, Near Chandi Palace, G.T. Road, Distt Amritsar.

AND WHEREAS the Lessee is desirous of securing the said land and building for running an educational institution/ school and has approached the Lessors to lease unto him the land and building situated at Village Khalehian, Tehsil Baba Bakala, Distt Amritsar

AND WHEREAS the Lessors are agreeable to let the aforesaid premises, hereinafter, referred to as "school premises" for the use of the Lessee.

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Executive Magistrate  
AMRITSAR-I





Now this deed witnesseth as follows:

1. The Lessors shall grant and the Lessee shall take on lease the school premises for a period of thirty years commencing from 5<sup>th</sup> day of February, 2018.
2. At the end of lease period, it shall be open to the Lessors and the Lessee to extend the lease for such further period and on such terms and conditions as may be mutually agreed upon by them.
3. The school premises shall be used exclusively for running school/ educational institution by the lessee.
4. The Lessee shall pay to the Lessors, lease rent of Rs. 20000 per month (Rupees twenty thousands only) for the use of school premises before 7<sup>th</sup> day of each calendar month. The lease rent shall be increased by 5% after 3 years.
5. The Lessee shall not sublet the whole or any part of the school premises to any person.
6. The Lessee shall not make any structural alterations or additions in the school premises without prior consent of the Lessors.
7. All current repairs of revenue nature to the school premises shall be carried out by the Lessee at its own cost.
8. The Lessee shall be responsible for proper maintenance and up-keep of the school premises.
9. The Lessee shall permit the Lessors or his agent to enter upon the school premises for inspection at all reasonable times.
10. The property tax if any in respect of the school premises shall be paid by the Lessee.
11. In case the Lessee should desire to vacate the school premises for any reason, before the expiry of thirty years, the Lessee shall give written notice to the Lessors at least two months in advance, or pay two months' rent in lieu thereof prior to vacating the school premises.
12. On termination of the Lease period, the Lessee shall give the Lessors vacant possession of the school premises in good condition and repair (reasonable wear and tear expected), as it was at the time of grant of lease after removing any additions made by him thereon unless the Lessors express their willingness to purchase the same at a valuation in which case the lessee shall sell the same to the Lessors at a valuation to be made by mutual consent or in case of disagreement, by arbitration.

IN WITNESS WHEREOF the Lessors and the Lessee hereto have set their hands on the day, month and year first above written.

Witnesses:

1. 1998  
RUMIL MEHRA s/o Sh. Amar Nath Mehra  
134-A, Ranjit Avenue, Amritsar
2. Khushwant Singh s/o S. Sardul  
Singh, H.No. 229, Main Market, Amritsar  
T. T. Mehta ASR

Lessor: S. Dharamveer Singh

Lessor: Mrs. Amarpali

Lessor: Mr. Naveen Bhaskar

Lessor: Mrs. Inderpreet Kaur Bhaskar

Lessee: M/s Bala Pritam Educational Society,  
Amritsar through its member S. Jaideep Singh



ATTESTED & IDENTIFIED

Executive Magistrate  
AMRITSAR-1