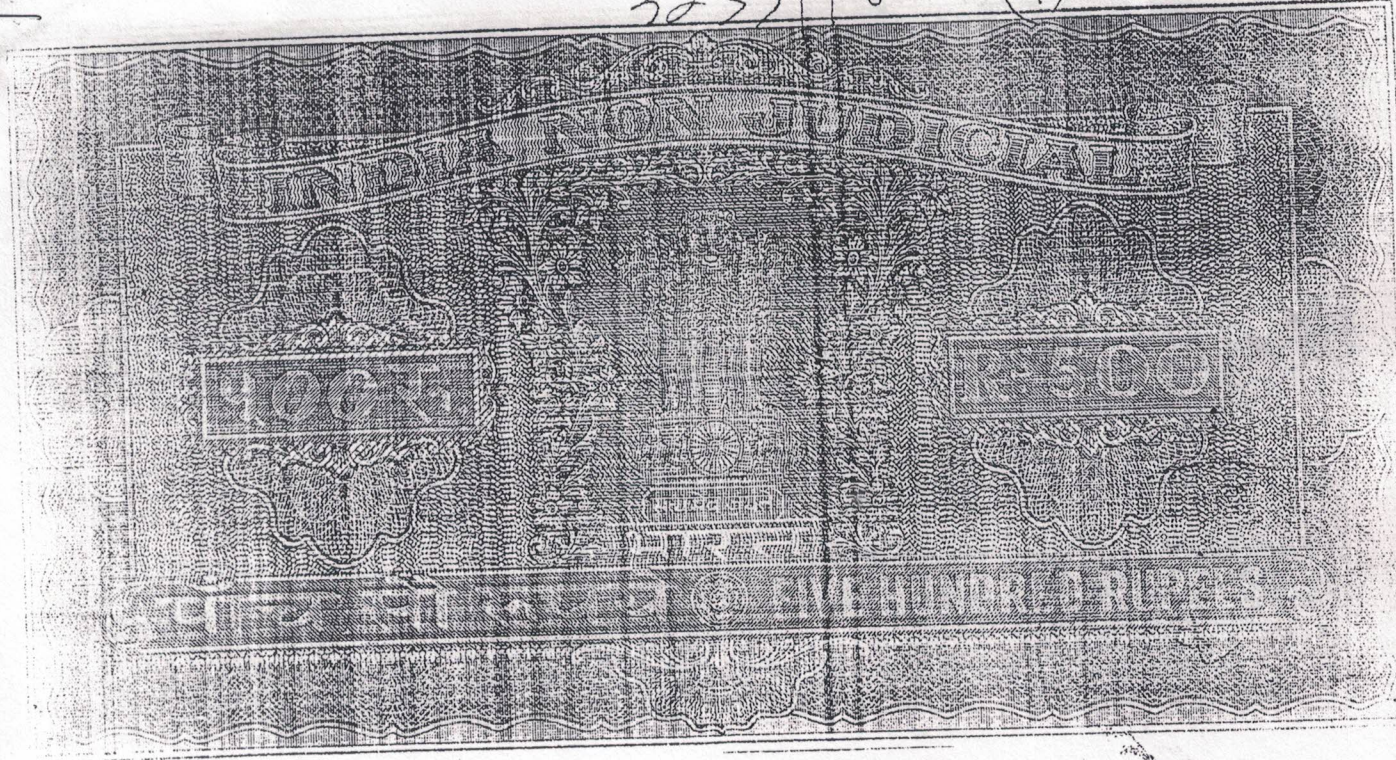


3255/1b

(1)

500Rs.



Signature

LEASE DEED

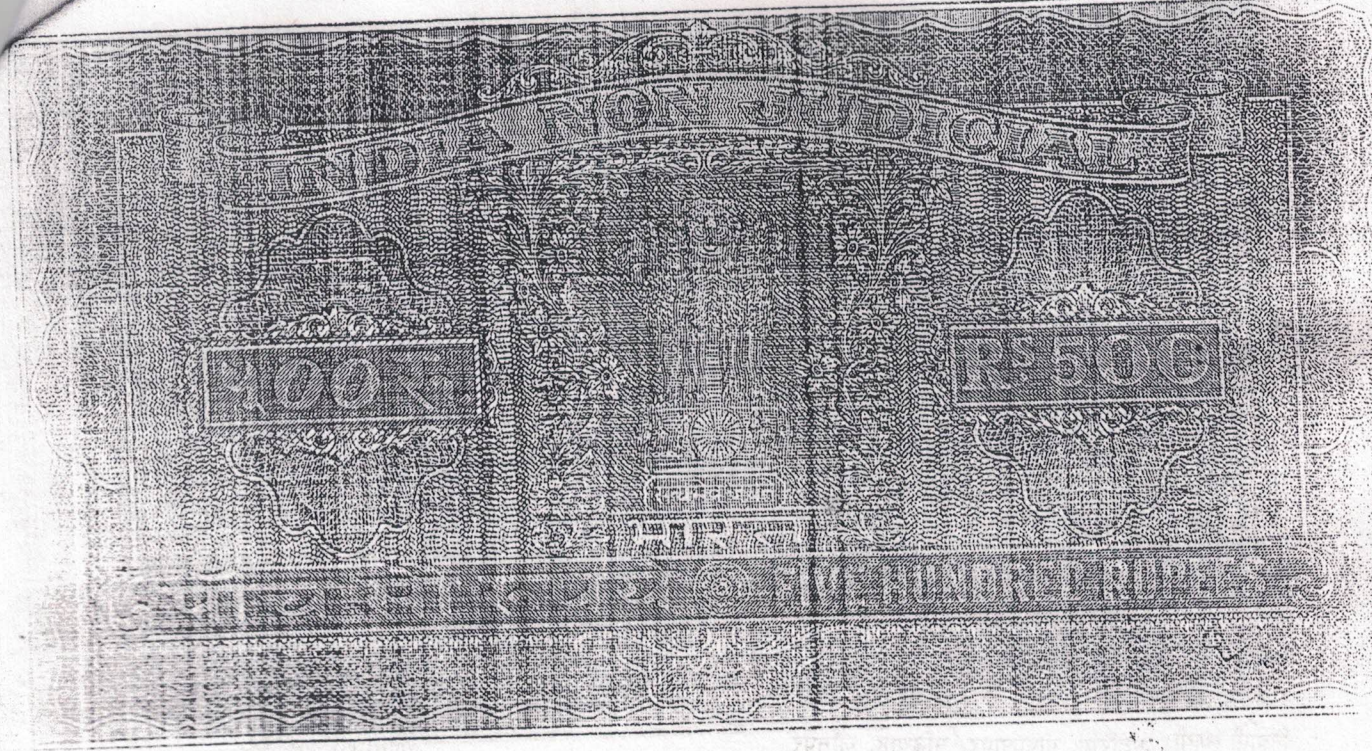
- 1. Nature of Document : Lease Deed
- 2. Pargana : PATTI
- 3. Tahsil : PATTI
- 4. Village : PATTI Khas
- 5. Detail of Property : Plot No. 1214, Area 6500 Sq.mt.
- 6. Unit of measurement : 1007 Sq. mt.
- 7. Prop. Land Area of Property : 6500 Sq. mt.
- 8. Postion of Raod : Road
- 9. Other Details : N.A.
- 10. Type of Property : Land + Building
- 11. Total area of property : 6500 Sq. mt.
- 12. Total Covered Area of Property : 1007 Sq. mt.
- 13. Position : Semi Finished

Signature
Principal

ST.Xavier's School Patti
Pratapgarh (U.P.)

Signature
Manager

ST. Xavier's School
Patti, Pratapgarh



(2)

14.	Covered Area	:	1007 Sq. mt.
15.	Year of Cogstruction	:	2014
16.	In case of Membership of	:	
	Govt. Society	:	N.A.
17.	Rent per month	:	Rs. 2,000/-
18.	Valuation	:	Rs. 1,44,000/-
19.	Stamp Duty	:	Rs. 2,900/-
20.	Lease Period	:	30 (Thirty) Years

THIS INDENTURE IS MAD'AT PATTI, PRATAPGARH (U.P.) on this 15 June 2016
between

**Mr. Sunil Kumar Singh Mr. Vijendra Pratap Singh R/o Vill.-Atariya, Post-
Gopalapur, Tahsil-Mariyahu, District- Jaunpur (U.P.)** hereinafter called "THE
LESSOR" (which expression shall unless repugnant to the context or meaning there
of be deemed to include its sucesors, executors, administrators and assigns) of
the ONE PART.

**St. Xavier's School Patti, Pratapgarh at Mauza-Patti, Pargana-Patti, District
Pratapgarh (U.P.)** managed by **VISHWA JYOTI EDUCATIONAL AND WELFARE
SOCIETY** at Vill.-Atariya, Gopalapur, Mariyahu, Jaunpur (U.P.) etc. registration

Sunil Kumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

[2]

Sunil
Manager.
ST. Xavier's School
Patti, Pratapgarh

80

16-6-16

500

17-0)

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पट्टा अनुबंध विलेख

(30 वर्ष)

24,000.00	24,000.00	2,880.00	100	2,980.00	36
प्रतिफल	मालियत	ओसस वार्षिक किराया	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग पृष्ठों की संख्या

श्री सुनील कुमार सिंह
 पुत्र श्री विजेन्द्र प्रताप सिंह
 व्यवसाय व्यापार

निवासी स्थायी अटरिया, गोपालापुर, मडियाह, जौनपुर
 अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 16/6/2016 समय 4:20PM
 कने निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कृपाशंकर
उप निबन्धक

पट्टी

16/6/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

श्री सुनील कुमार सिंह
 पुत्र श्री विजेन्द्र प्रताप सिंह
 पेशा व्यापार

निवासी अटरिया, गोपालापुर, मडियाह, जौनपुर

श्री सुनील कुमार सिंह प्रबन्धक विश्व ज्योति एजे0 एण्ड
 वेल0

पुत्र श्री विजेन्द्र प्रताप सिंह
 पेशा व्यापार

निवासी अटरिया, गोपालापुर, मडियाह, जौनपुर

ने निष्पादन स्वीकार किया।

दिनांक पहचान विपिन सिंह

कुचर बहादुर सिंह

पेशा बकालत

निवासी पिपरीमुतकरपुर पट्टी प्रतापगढ

व सतीश कुमार श्रीवास्तव
विरेंद्र प्रसाद श्रीवास्तव

पेशा कृषि

निवासी पट्टी प्रतापगढ

ने श्री

प्रत्यक्ष मद्र सक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

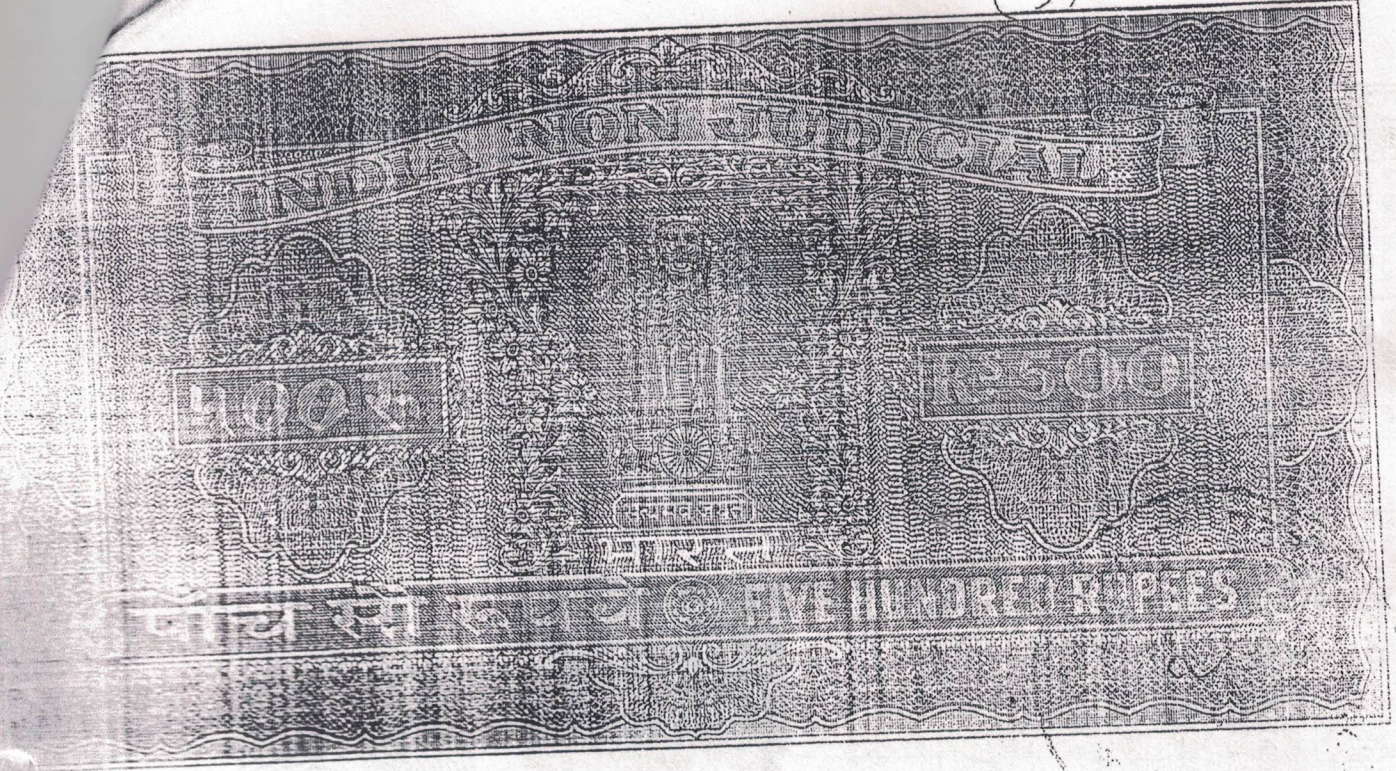


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कृपाशंकर
उप निबन्धक

पट्टी

16/6/2016



(3)

No.- 437, 12.07.2012 through its through Manager/Director **Sunil Kumar Singh** son of **Mr. Vijendra Pratap Singh R/o Vill.-Atariya, Post-Gopalapur, Tahsil-Mariyahu, District- Jaunpur (U.P.)** hereinafter called "THE LESSEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators, and assigns) of the OTHER PART.

WHEREAS THE The Lessor are absolutely seized and possessed and otherwise well and sufficiently entitled to a building bearing Plot No. 1214, Area 6500 Sq. meter Surrounded by boundary wall its covered are 1007 Sq. meter. Situated at **Mauza-Patti Khas, Pargana-Patti, Tahsil-Patti & District-Pratapgarh (U.P.)** AND WHEREAS the lessor has agreed to demise and the lessee to take on lease the entire afotesaid premises including building and open land consisting of class rooms, halls, bathroom and toilet for the purpose or running of an English Medium School in the affiliation of C.B.S.E. at the said property which heriditamants and premises are more particularly described in schedule

Sunil
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

Sunil
Manager
ST. Xavier's School
Patti, Pratapgarh

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16.8.16

(588)

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पट्टा दाता

Registration No.: 3255

Year: 2016

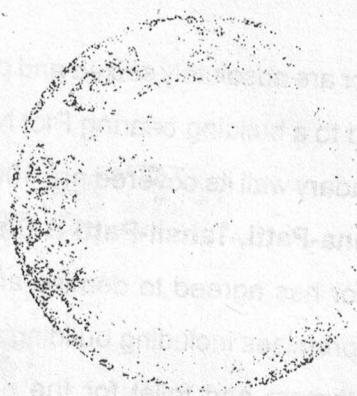
Book No.: 1

0101 सुनील कुमार सिंह

विजेन्द्र प्रताप सिंह

अटारिस, गोपालपुर, मडियाह, जौनपुर

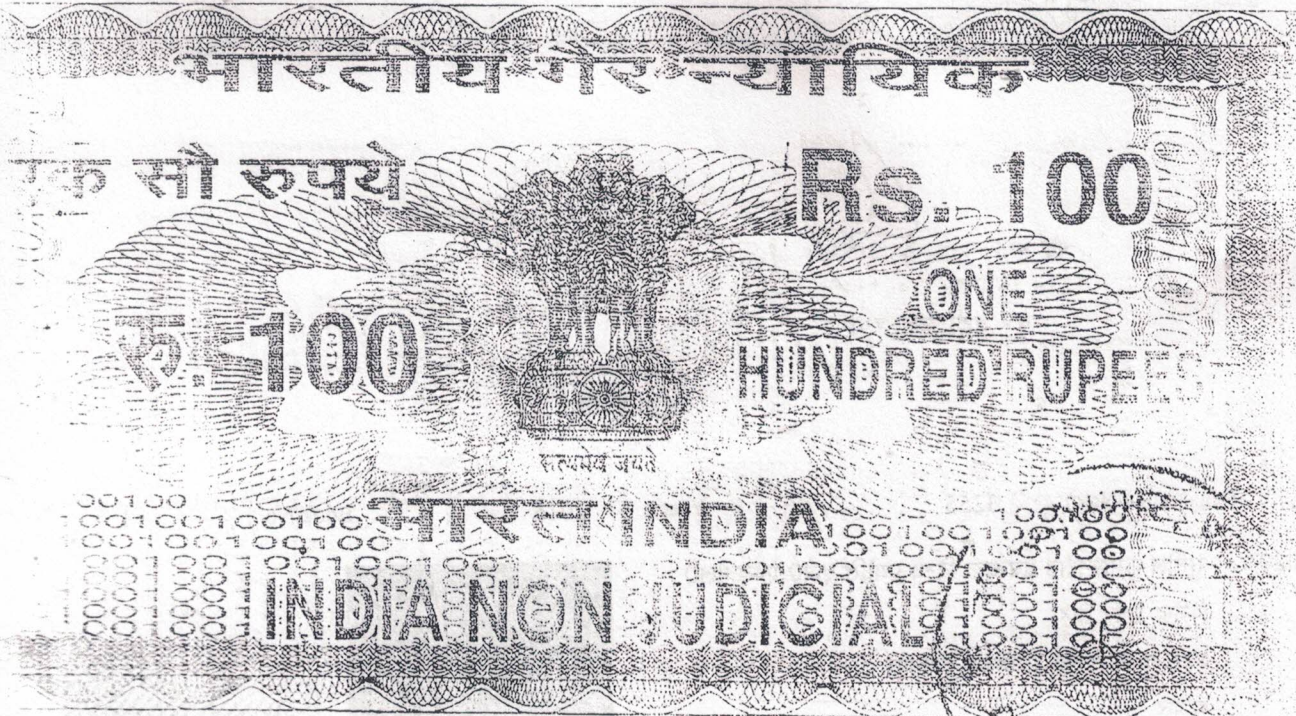
ब्यपार



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(4)



उत्तर प्रदेश UTTAR PRADESH

CT. 047258

(4)

hereunder at the bottom of the deed, on the rent and subject to the terms, covenants and agreement hereinafter reserved and contained.

NOW THIS INDENTURE WITNESSETH as follows that is to say :-

1) That in pursuance of the said agreement and in consideration on the rent hereinafter reserved and covenants on the part of the lessee hereinafter contained the lesser both hereby demise unto the lessee all that premises the entire constructed building on aforesaid property having Plot No. 1214, Area 6500 Sq. mt. surrounded by boundary wall its covered area 1007 Sq. mt. situated at Mauza-Patti Khas, Pargana-Patti, Tahsil-Patti & District-Pratapgarh (U.P.) subsisting with full right and liberty to the lessee to have and hold the demised premises unto lessee to have and hold the demised premises unto the lease from 16.06.2016 to 16.06.2046 (30 years) commencing from the first day of 16.06.2016 yielding and paying to the lessor during said terms the rent of Rs @

Kumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

[Signature]

[Signature]
Manager
ST. Xavier's School
Patti, Pratapgarh

10 16-6-16

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पट्टा गृहीता
नं. १८१-प्रवः १८१

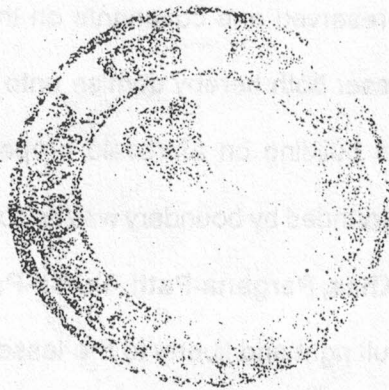
पट्टा गृहीता

Registration No. : 3255

Year : 2016

Book No. : 1

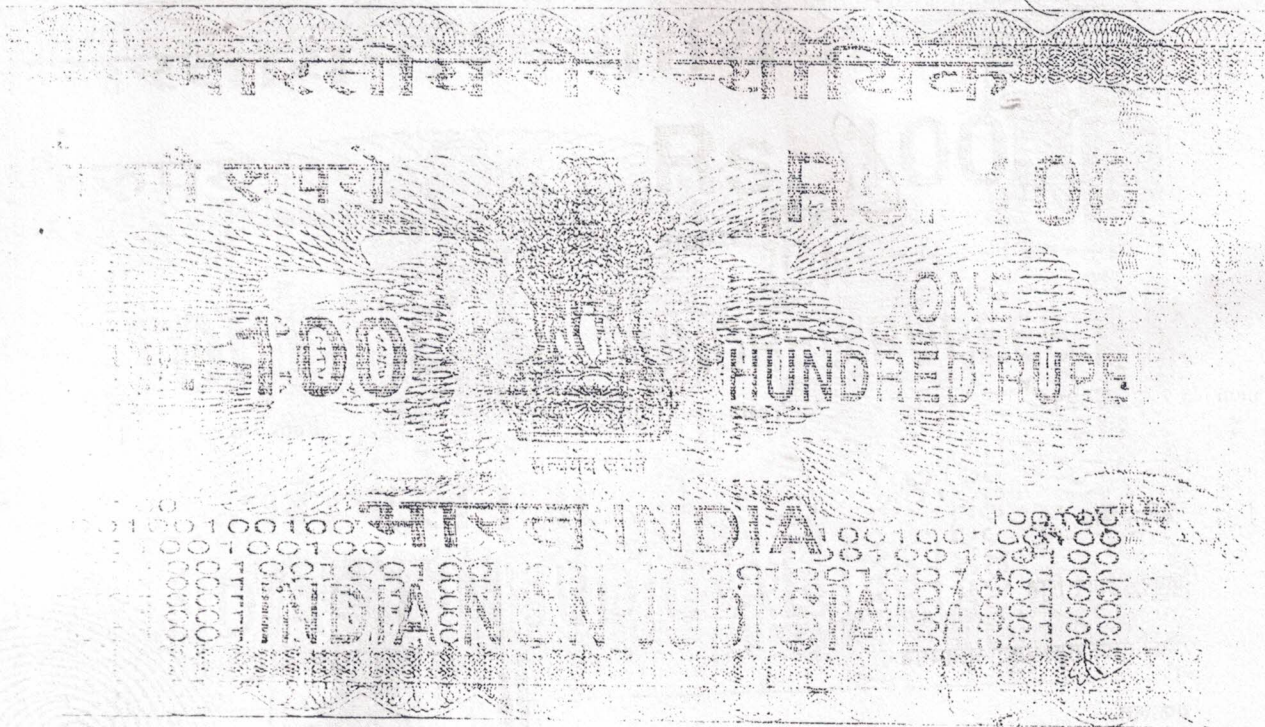
0201 सुनील कुमार सिंह प्रबन्धक विश्व ज्योति एजे0 एण्ड वेल0
विजेन्द्र प्रताप सिंह
अटारिया, गोपालपुर, मडियाह, जौनपुर
छा पार



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(5)



UTTAR PRADESH

CT. 04725

(5)

2000/- per month, and remembers all taxes viz. water and sewage taxes existing as well as future. The rent each month to be paid not later than 16th day of every succeeding month.

- 2) The lessee to the intent that the obligations may continue through out the term hereby created, hereby covenant with Lessor as follow, that is to say:
 - (a) To pay punctually and without any deduction whatsoever the said monthly rent hereinbefore reserve at the time hereinbefore appointed for the payment there of.
 - (b) To pay and discharge future permitted increase in the Municipal rates of taxes in respect of the demised premises.
 - (c) To pay all charges of electrical energy both for light and power as well as water consumed by the lessee on the demised premises as registered on the respective meters however to be provided by the lessor at his own cost in the name of the lessee.
 - (d) To use or permit to be used the demised premises as educational institution of the lessee and not to use or permit the use of the same or any part thereof for any other purposes and/or for the residential purpose of allow any one other than the lessee's watchman or care taker to sleep upon the demised premises.

Princpal
Principal
 ST. Xavier's School Patti
 Pratapgarh (U.P.)

D. 1

[5]

Manager
Manager
 ST. Xavier's School
 Patti, Pratapgarh

16-6-16

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[Handwritten Signature]
गवाह

Registration No. 3255

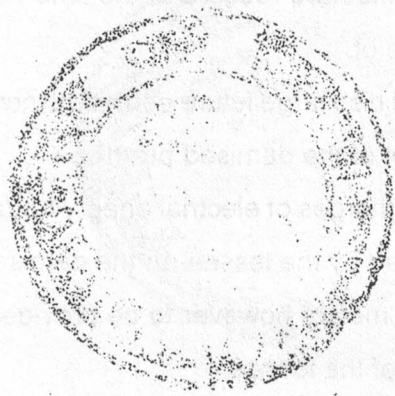
Year: 2016

Book No. : 1

W1 विपिन सिंह
कुवर बहादुर सिंह
पिपरीमुतकरपुर पट्टी प्रतापगढ
वकालत



W2 सतीश कुमार श्रीवास्तव
विरेन्द्र प्रसाद श्रीवास्तव
पट्टी प्रतापगढ
कृषि



ST. Xavier's School
Patli, Patna

ST. Xavier's School Patli
Patna (U.P.)



UTTAR PRADESH

CT 04726

(6)

(e) Not to carry on or permit to be carried on the demised premises of any part there of any offensive noisy or dangerous trade or business or occupation or commit or permit to be committed on the demised premises anything which may amount to be a public nuisance or private nuisance to the neighbours or to the other tenants of the said property nor to bring or store permit to be brought or stored in the demised premises any goods, articles, or thing hazardous, inflammable or combusitble nature.

(f) To maintain and keep the interior of the demised premises and the lesser fixtures and fitting herein in clean and the lessor fixtures and fitting herein in clean and sanitary condition and to get the white washing of the complete premises done once in the two years. The School will be liberty to get the same done on the failure of the lessor.

(g) To excute and to do all its own expenses all petty repairs like breakages of doors, windows, doors and window shutters, panes and the like interior repairs of dilapidations which are not due to fair wear and tear and ordinary depreciation AND TO keep and maintain in repair and good working order at its cost and expenses durring the said term, the electric istallation and the light and fan point and all switches, switch board and general wiring.

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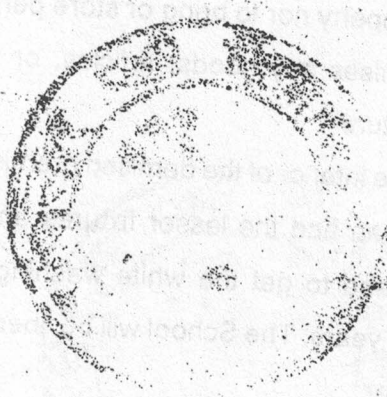
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

[6]

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Manager
ST. Xavier's School
Patti, Pratapgarh

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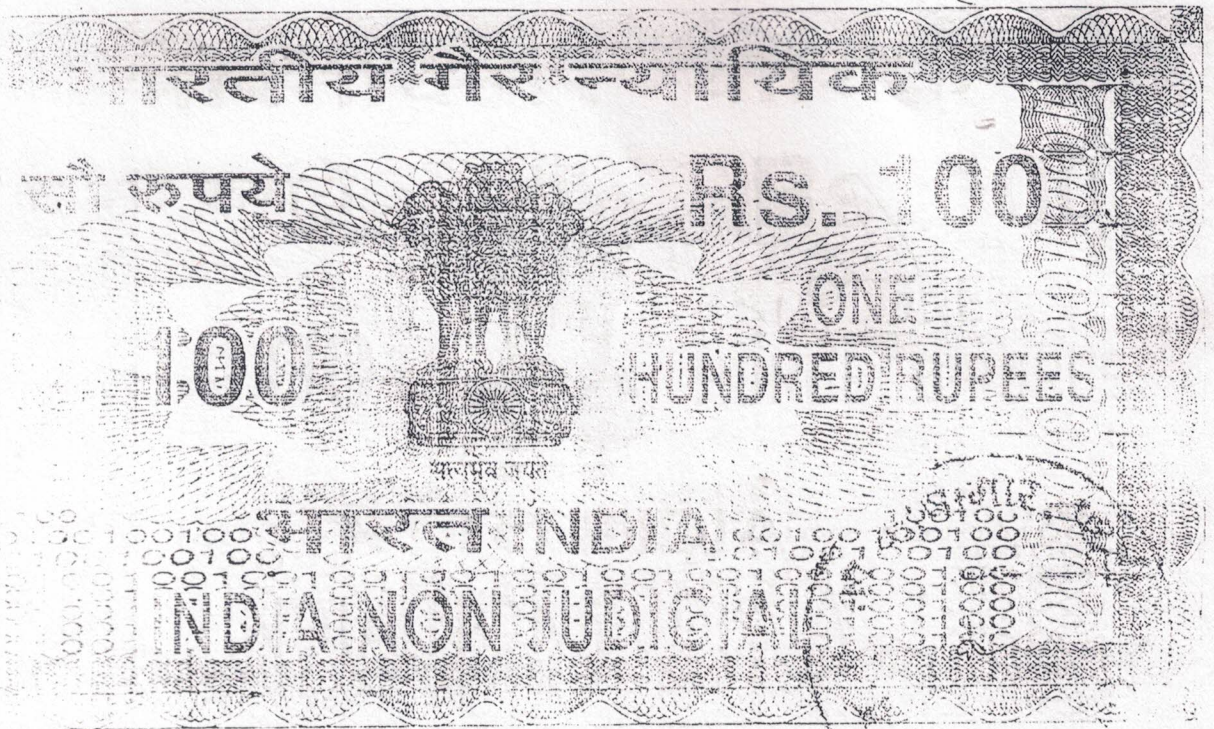
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Principal
ST. Xavier's School
Patt. Panchayat

Principal
ST. Xavier's School Patt.
Pattanchal (L.S.)



UTTAR PRADESH

CT 047261

(7)

4. Not to cut or injure any or timbers or permanent fixtures of demised premises or to make any structural alternatio or addition in the internal arrangement or in the external appearance of the demised preises without the previous consent in writing of the Lessor, PROVIDED HOWEVER that the lessee shall be at liberty without any such consent as aforesaid to construct fix erect in or upon or fasten to the demised premises educational fixtures like Black Board, partitions, office fixtures and fittings, and electric lamps and fans as shall be required by the lessee and which shall be easily removable without in any way causing damage to the demised permises and the lessee to make good all damages that may be caused by such removal.

(i) Not to sub-let, re-let, assign transfer or part with possession or persons without the previous consent in writing of the Lessor such consent however shall not be unreasonable with held PROVIDED HOWEVER that not withstanding such consent the liability of the lessee to pay rent shall continue alongwith the assignee or sub-lessee in casse such consent is given.

(j) To permit the Lessor or any person or person, servant or agents deputed by him to enter upon the premises during the said term at all reasonable house during the day time, after giving 24 hours previous notice in writing to the lessee

Principal

ST. Xavier's School Patti
Pratapgarh (U.P.)

[7]

Manager
ST. Xavier's School
Patti, Pratapgarh



उत्तर प्रदेश UTTAR PRADESH

CT 047-262

(8)

of their desire so to do, for the purpose of either viewing the state and conditions of the said premises or for making inventories of the lessor fixtures there in or for doing such other works ad things as may be required for any repairs alteration or improvements.

(k) That if the lessee during the said term without the previous consent in writing of the Lessor shall vacate or depart from the demised without having made adequate provisions for the payment of the rent hereby reserved and the observance and performance of te lessee's covenants herein contained it shall be lawful for the Lessor to re-enter in the possession of the demised premises without in any manner prejudicing this demise and the rights of the Lessor there under and without subjecting him to action for trespassing or other liability for so doing, and it shall be lawful for the Lessor to re-let the demised, premises in whole or in separate portions at any rents which they may reasonably obtain for the same and it such rent fail short of the rent hereby reserved the lessee shall pay such difference to the Lessor and liquidated damages without any objection whatsoever.

Kumar
 Principal
 ST. Xavier's School Patti
 Pratapgarh (U.P.)

[Signature]

[8]

[Signature]
 Manager
 ST. Xavier's School
 Patti, Pratapgarh

(9)



UTTAR PRADESH

CT 047263

(9)

(l) At the expiration or earlier determination of the lease peaceably and quietly to yield up and deliver the demised premises in good tenantable repair and conditions (reasonable wear and tear excepted) along with all additions and alterations carried out by the lessee pursuant to the provisions herein, without claiming or being entitled to any compensation for the same and the said alterations and additions so carried out by the Lessee, will be deemed to be the property of and shall belong to the Lessor.

3. The Lessor to the intent that the obligation may continue throughout the terms hereby created doth hereby covenant with the lessee as follows, that to say :-

- (a) To Pay and discharge regularly and in time all existing and future rents, rates, assessments and taxes including the ground rent or land revenue payable in respect of the demised premises. The lessee shall reimburse its proportionate share of the water and sewerage tax on the production of Bill after payment.
- (b) To keep the exteriors of the demised premises and the stairs and passages leading there to well and sufficiently clean and lighted.

Kumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

Sanjiv
Manager
ST. Xavier's School
Patti, Pratapgarh



उत्तर प्रदेश UTTAR PRADESH

CT. 047264

(10)

- (c) To uphold, maintain and keep the demised premises and the stairs and passage in good order, repair and tenable condition and to execute all structural and heavy repairs.
- (d) To provide separate sanitary blocks with W.C. and wash basin with adequate water connection as required by the lessee for the exclusive use of the.
- (e) lessee and to maintain an adequate supply of water to all parts of the demised premises where provisions has been or shall be made for the same and to maintain in good order and repair all pumping and other mahinery required in the connection with water supply PROVEDED THAT the lessor shall not be liable for any failure on the part of the municipal or other authoritess from whom the supply of water may be obtained in the ordinary course or from any accidental breakdown of the plant PROVEDED early steps are taken to rectify the later.

Kumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

[Signature]

[Signature]
Manager
ST. Xavier's School
Patti, Pratapgarh



UTTAR PRADESH

CT 047265

(11)

(f) To permit the Lessee at anytime during the continuance of the term hereby created to make and erect upon the demised premises such partition, counters and others fixtures for the convenient luse of the lessee as they shall think fit and either on or before the expiry of te said term to permit the lessee to remove the same PROVIDED HOWEVER that both in erecting and removing such fixtures and fittings the lessee shall take good care not to injure in any way the floors, walls, timbers or other parts of the demised premises and shall make.

(g) Good all damage caused by such erection and removal.

(h) To permit the Lessee to put up affix, display and maintain such sign boards, placards, posters, advertisements, neon signs and other publicity matters of whatever king and description both inside and outside the demised premises of such forms, character sizes or design and on such places as the lessee deem pay all taxes, if any, in this behalf.

[Signature]
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

[Signature]
Manager
ST. Xavier's School
Patti, Pratapgarh



UTTAR PRADESH

(14)

premises of any part there of and there upon these presents shall absolutely determining but without prejudice to the right of the action of the Lessor in respect of any breaches of the Lessee's covenants herein contained PROVIDE HOWEVER that the Lessor shall not be entitled to re-enter if the rent becoming due is appropriate by the Lessee as provided hereinafter.

(b) That in case the demised premises n are thereof shall at any time during the term hereby created, be destroyed or damaged by fire tempest floor, earthquake or other act of God or of state enemies or any irresistible force so as to be wholly or partially unfit for the use of the Lessee, than the rents hereby reserved or proportionate part there of according to the damage sustained shall ceases to be payable from the time of such destruction of damage until the premises shall be re-instated, AND the Lessee if called upon to do so by the Lessor, shall vacate within a reasonable time the whole or such portion of the premises

Keumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

Keumar

Keumar
Manager
ST. Xavier's School
Patti, Pratapgarh

(15)



उत्तर प्रदेश UTTAR PRADESH

ST 04726

(15)

as may be required to enable the Lessor to re-instate the premises PROVIDED HOWEVER that in the event of such destruction or damage this agreement shall at the option of the Lessee be void able and the Lessee shall be permitted to determine the lease from the time of such destruction or damage.

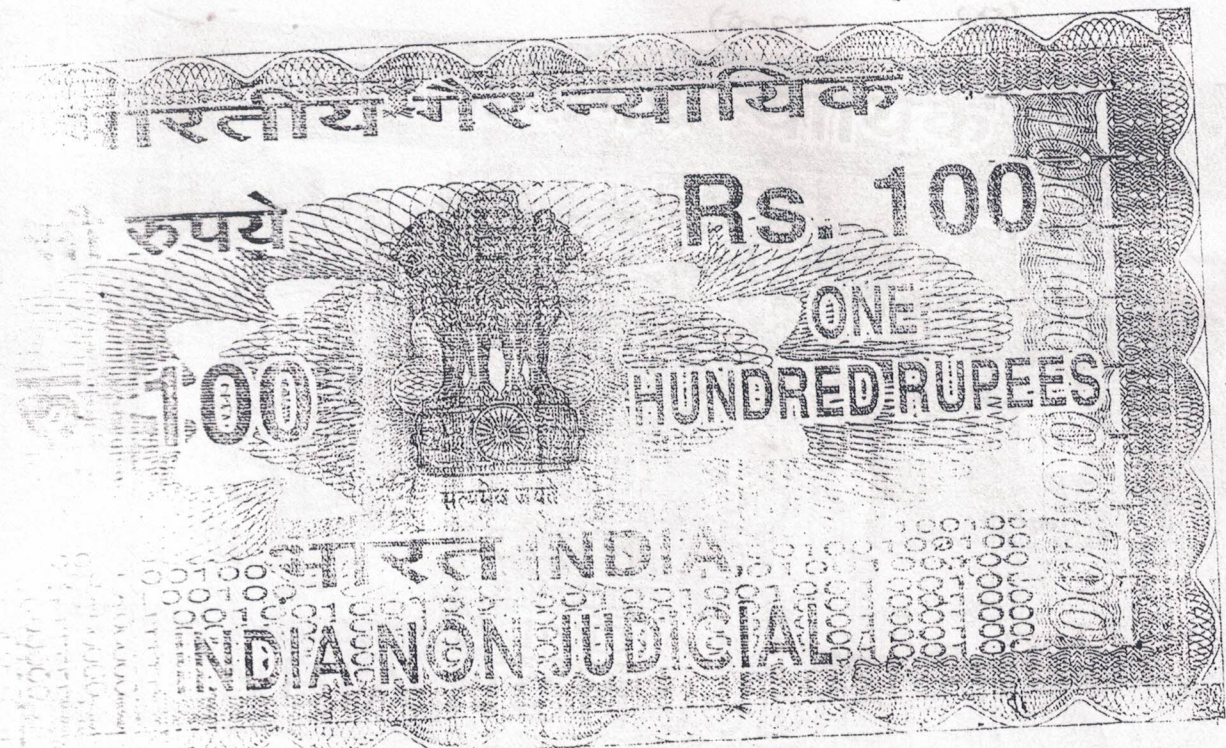
(c) That any notice required to be served herein shall be sufficiently served on the Lessor if addressed and left by hand or forwarded to them by post at the demised premises and shall be sufficiently served upon the Lessor if addressed and delivered to him or forwarded to him by post at his address mentioned above. According sent by post shall be deemed it should have been delivered to the address to which it was sent.

(d) That all the cost, charges and expenses of the incidental of this lease and duplicates there of including stamp duty and registration charges shall be borne and paid by the Lessor and the Lessee in equal proportions. The Lessee shall keep the original Lease and the Lessor shall keep the duplicate thereof.

Kumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

[Signature]

[Signature]
Manager
ST. Xavier's School
Patti, Pratapgarh



उत्तर प्रदेश UTTAR PRADESH

OT 047.270

(16)

(e) That notwithstanding any thing to the contrary contained in this deed, the Lessor hereby agree that the lessee shall be at liberty to surrender the leased premises at any time before the expiry of the lease period by giving three months clear notice in advance and the Lessor shall not have any objection for surrender of the premises accordingly the, Lessor shall not be entitled for any compensation/payment of rent for the un-expired period of lease.

(f) The Lessor hereby agree that the lessee shall be at liberty to surrender any part of the premises during the currency of te lease without payment of any compensation/rent for the un-expired period of lease though the lease deed is executed for the entire premises and the Lessor shall not have any objection for the surrender of the part premises accordingly :

Principal
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)

Manager
Manager
ST. Xavier's School
Patti, Pratapgarh

Principal

[16]

Manager

(17)

भारतीय गैर न्यायिक



UTTAR PRADESH

AW 628559

(17)

DETAILS OF LEASE HOLD PROPERTY

Plot No. 1214, Area 6500 Sq. meter surrounded by boundary wall its covered area 1007 Sq. meter situated at Mauza-Patti, Pargana-Patti, Tahsil-Patti & District-Pratapgarh (U.P.) bounded as under :-

- East : Land of Ramdev etc.
- West : Road - Patti to Dhakwa
- North : Land of Lal Bihari etc.
- South : Land of Haiwat Khan etc.

Note :- The premises is beig let out at the rent of Rs. 2000/- per month i.e. 24000/- per annum accordingly value at Rs 1,44,000/- and the stamp duty of Rs. 2,900/- is being paid as per law.

Kumar
Principal

ST. Xavier's School Patti
Pratapgarh (U.P.)

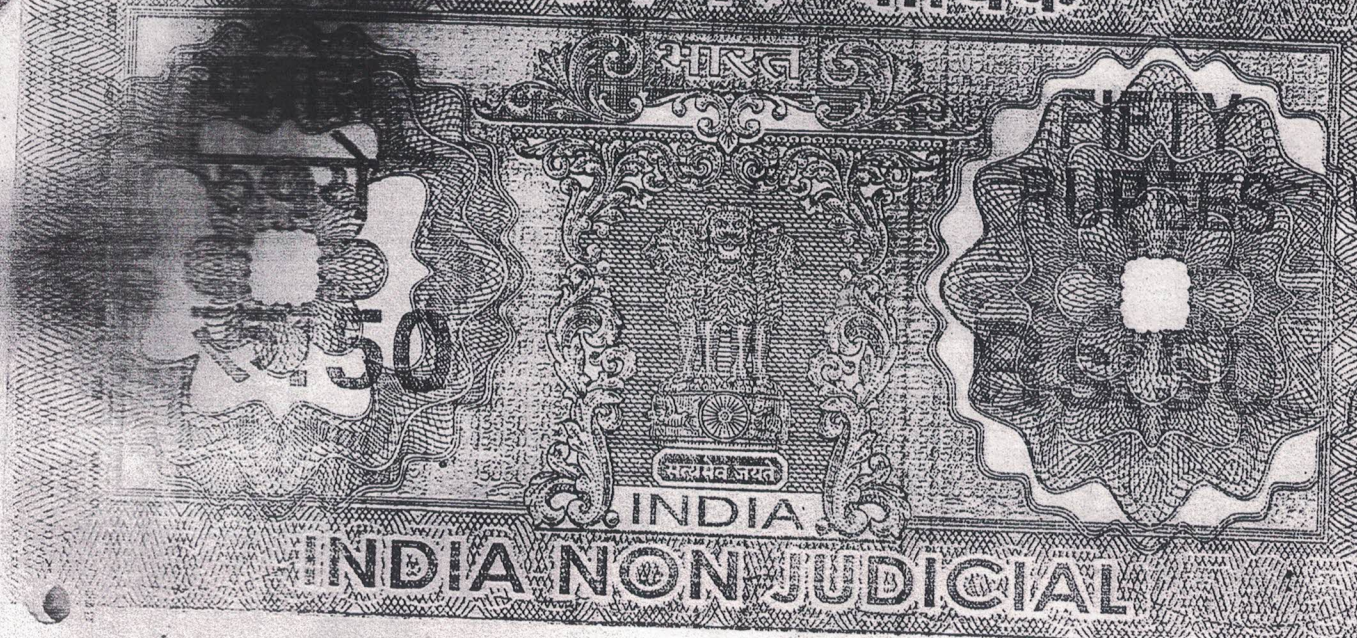
Janil

Janil

Manager
ST. Xavier's School
Patti, Pratapgarh

Janil

भारतीय गैर न्यायिक



उत्तर प्रदेश UTTAR PRADESH

AW 628558

(18)

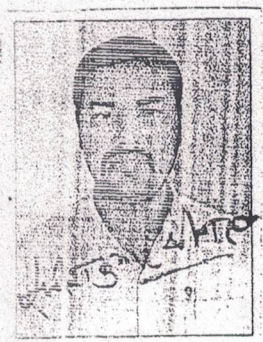
IN WITNESS WHERE OF the parties hereto have put their respective hands and seals the day and years first herein above written.



WITNESSES :

1- Name : Vipin Kumar Singh Sr. Kumar Bahadur
 Father's Name :
 Address : Vill - Piparrimutkarpur, Patti, Pratapgarh

2- Name : Satish Kumar Srivastava
 Father's Name : Virendra Prasad Srivastava
 Address : Patti, Pratapgarh.



Drafted by : Binod 16/6/16

Typed by : U.P. Kar Computer Centre, Patti, Pratapgarh (U.P.)

Kumar
Principal
ST. Xavier's School Patti
Pratapgarh (U.P.)
Kumar

Manager
ST. Xavier's School
Patti, Pratapgarh

Kumar

16-6-16
म+07

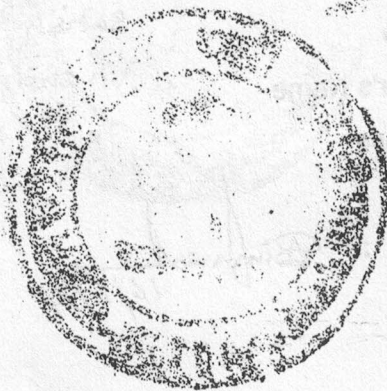
[Handwritten signature]

आज दिनांक 16/06/2016 को
बही सं. 1 जिल्द सं. 3764
पृष्ठ सं. 1 से 36 पर कमांक 3255
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Handwritten signature]

कृपेशंकर
उप निबन्धक
पट्टी
16/6/2016



[Faint handwritten text and stamps at the bottom right corner]