

LEASE DEED

Annual Lease money Rs. 1,65,000/- per year

Value of land Rs. 50,89,000/-

Circle rates Rs. 2423/- per sq. mtrs.

Value of Stamp Papers Rs. 76,350/-

Total lease amount Rs. 49,50,000/-

Period of Lease : 30 years

certificate No. IN HP 01671303701348 N dated 29th day of October, 2015

THIS DEED OF LEASE is executed on this 29th day of October, 2015 at Shimla, between Sh. JEET SINGH aged about 42 years son of Sh. Shakti Chand R/o Rana Sadan, Annadale Shimla, Tehsil & District Shimla, HP (herein after called the first party/ landlord/ Lessor) which expression shall include his heirs, executors, administrators, legal representatives and assignees of the one part

AND

MODERN SIKSHA SAMITI office at Annadale Shimla, HP through its M.D. Sh. RAVI KUMAR aged about 43 years son of Sh. Lekh Ram Mehta R/o Modern Education College, Annadale Shimla, Tehsil & District Shimla, HP (Herein after called the second party / tenant/ lessee) which expression shall include his/ her heirs, executors, administrators, legal representatives and assignees of the other part;



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वसीका नं० 825/15
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उप.पंजीकृत

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WHEREAS the FIRST PARTY herein is having the sole and absolute owner in possession of the land 300000/850647 share measuring 3000.00 Sq. mtrs. out of land comprised in Khata Khatoni No. 300min/401min, Khasra No 2263/301/2, measuring 8506.47 Sq. mtrs situated at Up Mohal Kaithu Pratham, Tehsil Shimla (U), District Shimla HP according to mutation No. 681(sale) dated 26-8-2011 according to Nakal Jamabandi for the year 2009-2010 which is attached herewith

AND WHEREAS, the FIRST PARTY has rights to lease out the land 210000/850647 share measuring 2100.00 Sq. mtrs. out of land comprised in Khata Khatoni No. 300min/401min, Khasra No 2263/301/2, measuring 8506.47 Sq. mtrs situated at Up Mohal Kaithu Pratham, Tehsil Shimla (U), District Shimla HP in favour of the SECOND PARTY for a period of 30 years and the LESSEE has approached the LESSOR and has shown his willingness to take the above said land on lease, and thus the FIRST PARTY has agreed to Lease out the same and execute the Lease Deed of above said land in favour of the SECOND PARTY.

AND WHEREAS, the LESSOR has agreed to Lease out the aforesaid property as said above in favour of the LESSEE for a total consideration/lease money of Rs. 49,50,000/- (Rupees forty nine lacs & fifty thousand only) for the period of 30 years w.e.f. date of registration of this deed and the lease money i.e. Rs. 1,65,000/- (Rupees one lac & sixty five thousand only) shall be paid by the second party in every year.

AND WHEREAS the First Party/Lessor has received the Lease Amount of Rs. 5,00,000/- (Rupees five lacs only) at the time of registration of this lease deed.



[Signature]

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वसीका नं०

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[Signature]
उप-पंजीकार
शिमला (जहरी)

[Signature]

certificate No. IN HP 01671303701348 N dated 29th day of October, 2015

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AND WHEREAS the market value of the land which is being leased out as assessed by the Ausat/Circle Rate prevalent in the concerned area comes to Rs. 50,89,000/- (Rupees fifty lacs & eighty nine thousand). The copy of ausat/Circle Rate prevalent in the concerned area is annexed herewith and the said land hereby lease out does not fall within 25 mtrs from the link road.

AND WHEREAS the Lessee have right to take the land within the Municipal Limits on LEASE according to the exemption, contained in the chapter-II (Control of Transfer of Land) under the provisions of Sub (1) (3) of Section-118 of H.P Tenancy and Land Reforms Act, 1972.

NOW THE PARTIES OF THIS DEED ARE AGREED ON THE FOLLOWING TERMS AND CONDITIONS:

1. That the land hereby leased out is free from all encumbrances, charges, claims, liens, attachments, etc.
2. That the SECOND PARTY has agreed that he is fully satisfied in all respects, with regard to the right and interest of the FIRST PARTY in the said land.
3. That the First Party/Lessor has also handed over the peaceful vacant possession of the above said land to the Second Party/Lessee on the spot before the execution and registration of lease deed.
4. That the Second Party/Lessee have the right of way of all common paths, all easementary rights and other rights whatsoever were being used by the Lessor before the execution of this deed.
5. That the Second Party/Lessee now has right to raise any kind of Loan from any Department/Financial Institution against the said property and the Lessor shall have no liability of any kind for repayment of any such loan etc.
6. That the second party has borne all expenses for the registration i.e Stamp duty and registration fees of lease deed.



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[मिना (सहरी)]

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7. That the second party shall have the right to use and utilize the land in the manner it deems fit as per its requirement and also shall have complete rights to construct building (s)/ structure (s), grounds (including play grounds/ parking) on the said land as per its requirements and the first party will not have any right to create hindrance in this regard.
8. That the second party shall have right to raise loan against the land and building (s) or any part thereof which exists on the said land by mortgaging the same from any bank/ financial institution/ societies ,
9. That the second party is authorized and will have the right to prepare the maps of the buildings / structure / grounds on the said land and construct the same and get it approved and sanctioned from the concerned authorities .
10. That the second party will have the right to change the land use as per revenue record if necessary.
11. That the Second Party/Lessee has the right to use the said property in any manner or purposes in accordance with law and the Second Party/Lessee has also the right to get any map of the construction approved from all concerned authorities, departments, institutions, municipal corporation Shimla, etc. and to apply for electricity connection, water/sewerage connection, to deposit any taxes and levies etc. and shall has right to deal with any department, institution, corporation, etc. for any purpose whatsoever may be.
12. That the Second Party now has right to further lease out the said land to any other person, institution or any company without written consent of the Lessor/First Party.



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सम.पं. विभाग
शिमला (हिमाचल)

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13. That on the same terms and conditions as mentioned above, it is further agreed that the Lessee or its natural successors & legal heirs will have all the rights to get the Lease Deed renewed from the Lessor and his legal heirs, natural successors, executors, administrators, legal representatives, permitted nominees & assignees etc., on the expiry of period of this Lease and their legal heirs, natural successors, executors, administrators, legal representatives, permitted nominees & assignees, or any other person, institution etc., will not have any kind of objection for the same, and Lease shall be renewed accordingly on same terms and conditions mentioned in this Lease Deed. Further the lease deed may be renewed / terminated before the expiry of this lease deed i.e. before the completion of thirty years with mutual consent of the parties of this deed if required.

14. That the aforesaid lease deed has been entered between the first party and the second party out of free will, without and coercion or pressure. The terms and conditions have been duly read and understood by the first party and the second party who can all read and understand English and is only therein after the lease deed has been signed.

15. That this lease shall not be terminated before the time period of thirty year on the request of either party.

IN WITNESSES whereof the LESSOR and LESSEE have signed

this LEASE DEED in the presence of the witnesses on dated 29th day of October, 2015 at Shimla.



LESSOR

LESSEE

WITNESSES :-

WITNESSES :-
1. + Poo Singh Chh. Bhagwan Das
Vill - Jyoti Tal. B. Dist - Shimla

2. ~~Vijay Sharma~~ ~~Shashikumar Sharma~~ ~~Vill Pandhwar~~ ~~P.O. Sunbarga~~ ~~Teh - Sadar, Distt. Bilaspur~~

-Drafted by me under the instruction of parties of this deed *Am*

Prepared by: _____

HAJDRY SINGH

Advocate

High-Correl. Shingles

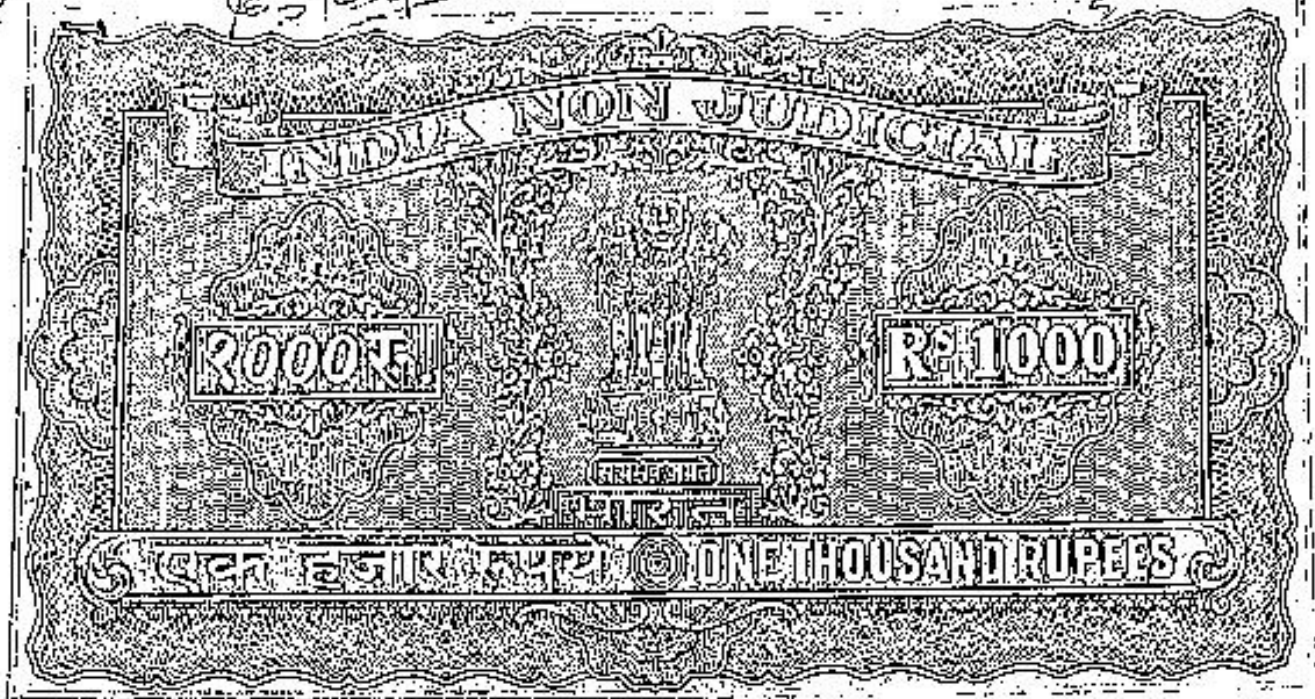
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दक्षीणा न

825/15

उप.पं.टी.नं. -
शिक्षण (पं.) बो.

LEASE DEED

Annual Lease money Rs. 55,000/- per year

Value of Stamp Papers Rs. 1650/- + 33 00/-

Period of Lease : 30 years

THIS DEED OF LEASE is executed on this 21st day of December, 2006 at Shimla, between Sh. JEET SINGH aged 34 years son of Sh. SHAKTI CHAND R/o Village Dubloo, (Sub-Tehsil Junga, Distt. Shimla, H.P. (herein after called the first party/ landlord/ Lessor) which expression shall include his heirs, executors, administrators, legal representatives and assignees of the one part

AND

MODERN SHIKSHA SAMITI Boileanganj, Shimla at presently its Head office at Annadale, Shimla Tehsil & District Shimla, HP through its Secretary Sh. NARENDER KUMAR son of Sh. Harish Chander authorised by all the office bearers / member of said society i.e Modern Shiksha Samiti (Herein after called the second party / tenant/ lessee) which expression shall include his heirs, executors, administrators, legal representatives and assignees of the other part;

पञ्जीकृत
वसीयता नं.

उप पञ्जीकृत निमला

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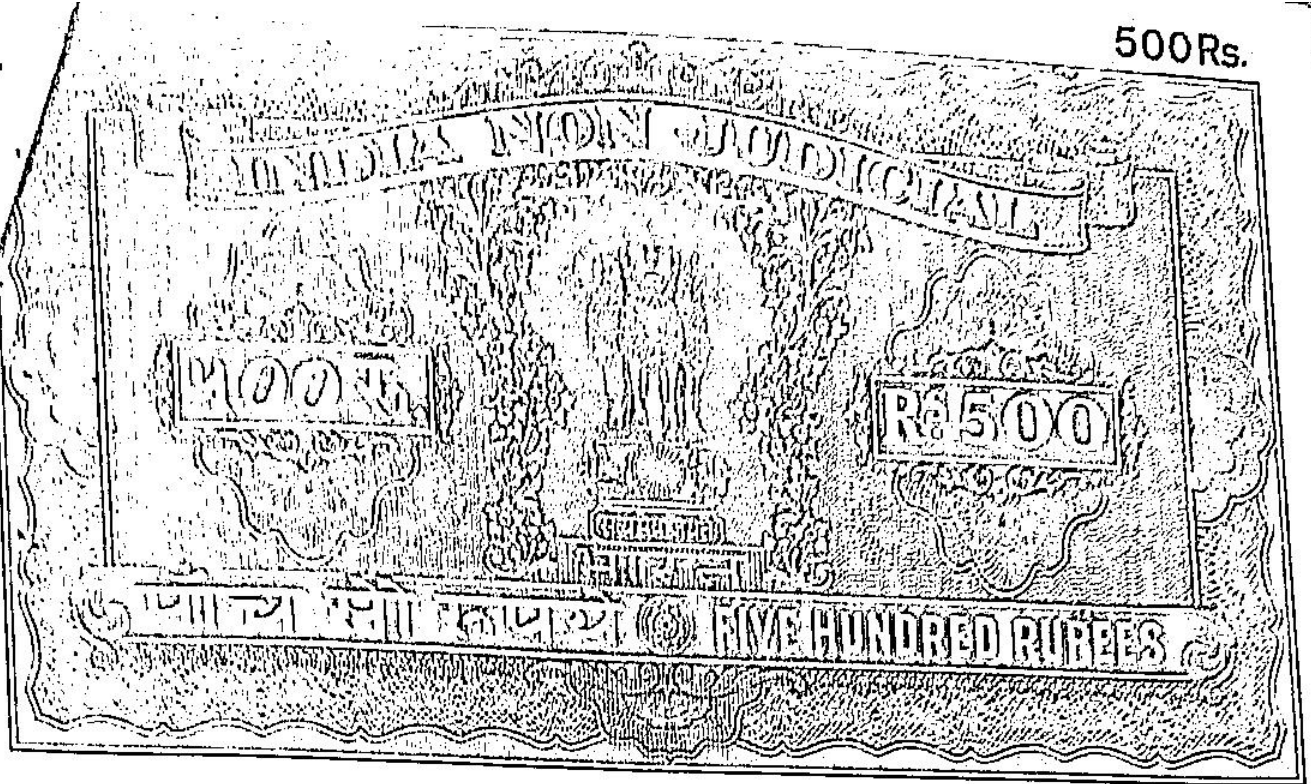


Dr. No. 37206 Date 21/12/1966
Name ~~S. K. D. K.~~ A. L. Grewal, Kan. 24
Shop No. D. K. T. Kan. 24
Address Via P.C.R. Reg. Modest Shikhar, Shimla
Through Suresh Kumar, Shimla (off)
Purpose, lease, Decd. Rs. 1000 + 500 + 100 + 50
= 1650

GANENDER GUPTA
Stamp Vendor Distt. Courts, Shimla (off) to all pages 4.
21/12/66

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500Rs.



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AND WHEREAS the FIRST PARTY is the owner in possession of land comprised in Khata Khatoni No. 293/ 391, Khasra No. 297 & 1946/295, kita 2, measuring 931.65 Sq. mtrs. situated at Mauja Kaithu Pratham, Shimla (U), Distt. Shimla, H.P. according to Nakal Jamabandi for the year 2004-2005 issued by patwari halqua which is enclosed herewith.

AND WHEREAS the SECOND PARTY intends to take the said share of land i.e. 293/ 391, Khasra No. 297 & 1946/295, kita 2, measuring 931.65 Sq. mtrs. situated at Mauja Kaithu Pratham, Shimla (U), Distt. Shimla, H.P. on lease basis and the FIRST PARTY is also ready to lease out the same to the second party for a period of 30 years commencing from 22nd day of December, 2006 as per the terms and conditions as follows :-



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पंजीकृत

पंजीको नं.

उप पंजीकार निमती

(सहरो)

Naramd

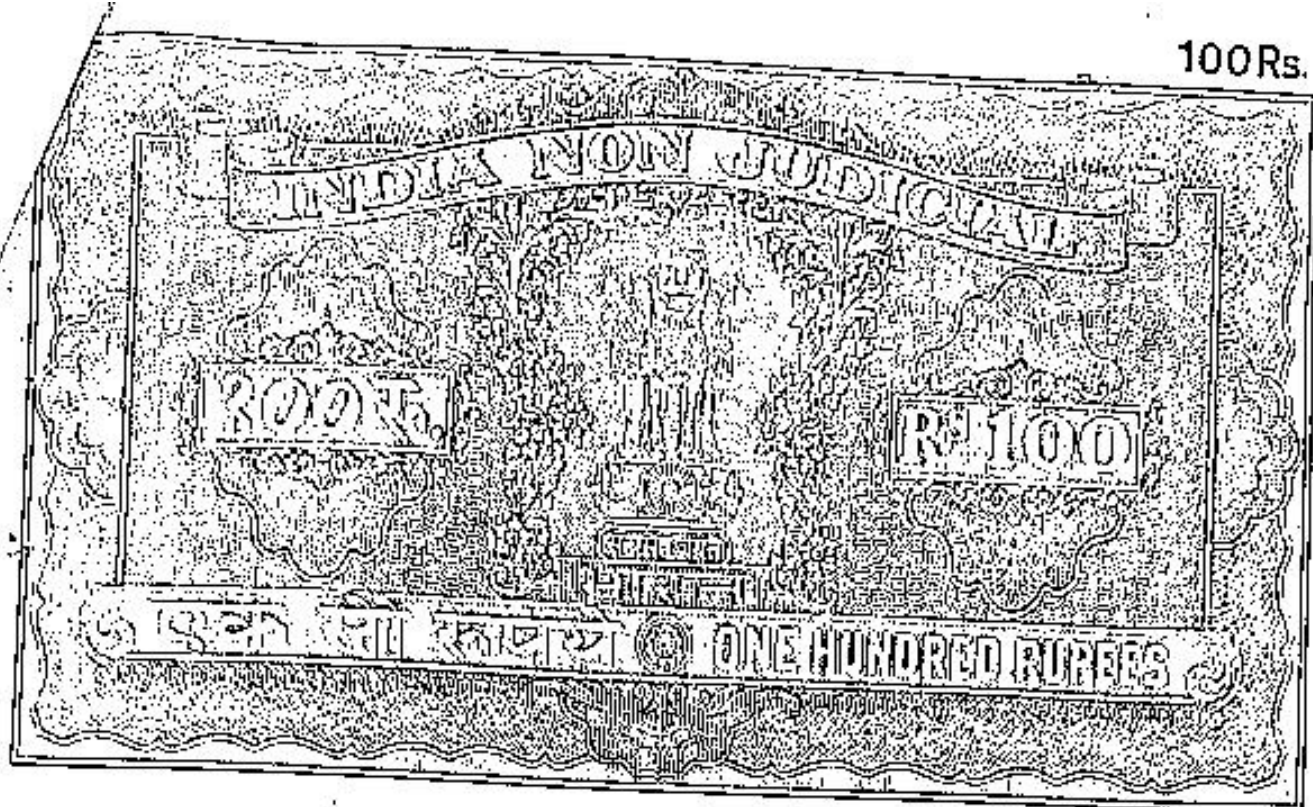
32
14/12/11

Gajinder Gupta
Stamp Vendor
Dist. Courts Shimla (H.P.)

Attached With Sr. No.
Dated Rs.

Attached With Sr. No. 37206
Dated 21/12/11 Rs. 1650/-

Gajinder Gupta
Stamp Vendor
Dist. Courts Shimla (H.P.)
21/12/11



...3...

TERMS & CONDITIONS

1. That the lease premises shall be a part of land and some constructed structure.
2. That the SECOND PARTY shall have right to use the constructed structure which lies on the land.
3. That the lease of the said land will start from 22ND day of December, 2006 up till 21ST day of December, 2036.
4. That the SECOND PARTY shall be liable to pay the lease money of the said land in the month of January, every year.
5. That the yearly lease money of the above land shall be Rs. 55,000/- (Rupees fifty five thousand only).
6. That the heirs, executors, administrators, legal representatives and assigns of both the parties are also bound to the terms and conditions of the said deed.
7. That the SECOND PARTY shall not sublet the premises and assign any part of possession to any person without the written consent of the FIRST PARTY.
8. That the SECOND PARTY can make any type of construction on the said land with the prior permission of the lessor.

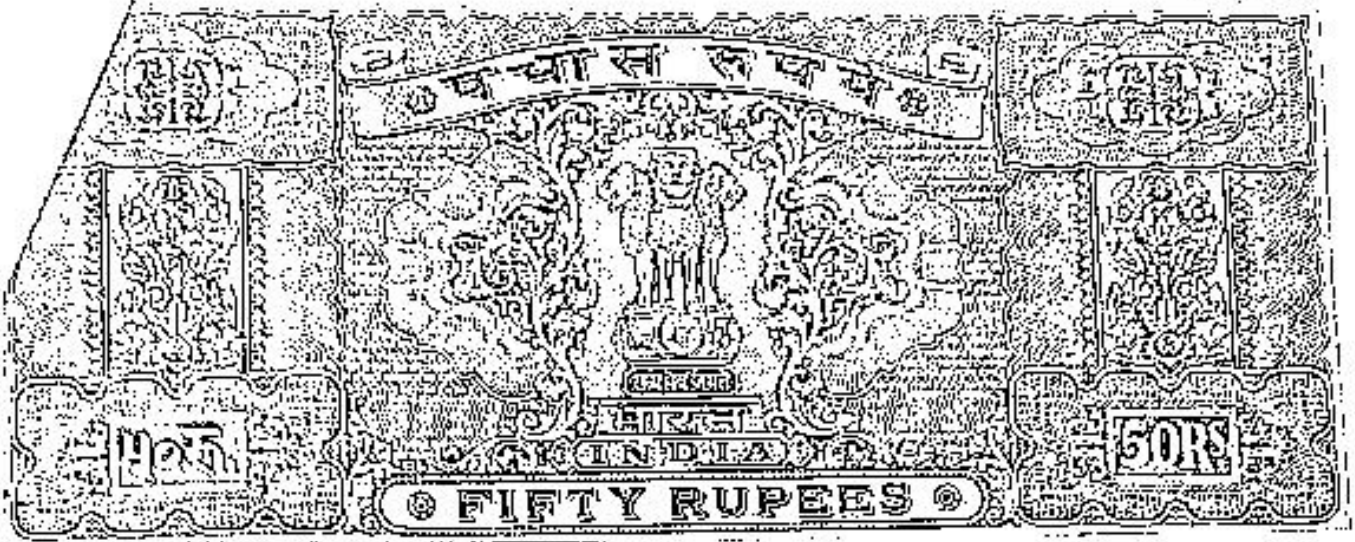


Nature of
Temporary

6
14/11/06

Attached With Ex. No. 3-720-6
Dated 14/11/06 Rs. 100/-

Gajinder Gupta
Stamp Vender
Dist. Gurgaon Haryana
21/11/06



हिमाचल प्रदेश HIMACHAL PRADESH

016234

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9. That in the built-up structure the SECOND PARTY will have need of the electric and water meter in future & the FIRST PARTY will have no objection for the same.
10. That the premises shall not be used by the SECOND PARTY for the purpose which are prohibited under the law.
11. That the lease shall be renewed with the mutual consent of the both parties.
12. That the revenue papers i.e. Jamabandi of the said lease land is attached with this deed.
13. That the possession of the lease land has been handed over by the FIRST PARTY to the SECOND PARTY on the spot.
- That in cases the SECOND PARTY will violet the terms and conditions of this DEED the LEASE shall automatically terminated with prior one month notice.
- That the liability if any / previous and further taxes / charges of the said property shall only be paid by the SECOND PARTY.
16. That this deed is made between the parties without any pressure and with open mind and will be binding on both the parties including their assignees, executors and administrators in letter and spirit.



बजीवत
मसीका नं. 170

Contd... 5... 17

92 811106
Attached With Sr. No. 37206
Dated 12/12/06 Rs. 65/-
Gajender Gupta
Stamp Vendor
Dist. Court, Shimla (H.P.)
S. 1/12/06



[Signature]
Lessor

Attached with Lease Deed.
Narendar
Lessee



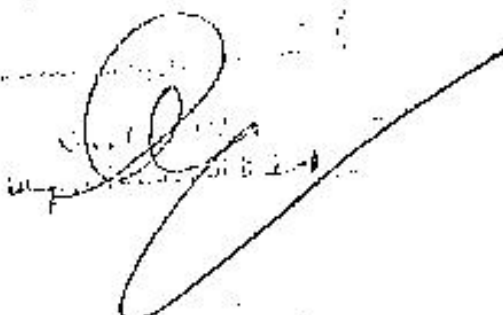
प्रमाणित
प्रतीति नं. 60

लेख प्रमाणित विभाग
(प्राप्त)

19 25/12-16

1988-2 21/12-16

AAA



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हिमाचल प्रदेश HIMACHAL PRADESH

01AA 466628

Annual Lease money Rs. 65,000/- per year
Period of Lease: 30 years

THIS DEED OF LEASE is executed on this 29th day of June 2007 at Shimla,
between Sh. Ravinder Singh age 70 years son of Sh. Jagat Singh R/O Patiala
Punjab (herein after called the first party/landlord/Lessor) which expression shall
include his heirs, executors, administrators, legal representatives and assignees of
the one part

AND
MODERN SHIKSHA SAMITI Boiteaugang, Shimla, H.P. through its office at
Anna dale Shimla, H.P. THROUGH ITS President Sh. JEET SINGH age 34 years
son of Sh. SHAKTI CHAND authorized by the office bearers /members of said
society i.e. Modern Shiksha Samiti (Herein after called the second party /tenant
/lessee) which expressions shall include his heirs, executors, administrators, legal
representatives and assignees of the part.

AND WHEREAS the FIRST PARTY is the owner in possession of land
comprised in Khata Khafoni no. 290 min 386 Khalsa no. 301 at mauza Kaithu 1st
Shimla, measuring 9526-47 Sq. mtrs. situated at Mauja Kaithu Pratham, Shimla
(U) Dist. Shimla, H.P. According to Nakal Jamabandi for the year 2004-2005
issued by patwari haliyua which is enclosed herewith.

AND WHEREAS the SECOND PARTY intends to take the share of
2200 (Two Thousands and two hundred only) Square Meter of land from above
said land i.e. Khata Khafoni no. 290 min 386 Khalsa no. 301 at mauza Kaithu 1st
Shimla situated at Mauja Kaithu Pratham, Shimla (U), and Dist. Shimla, H.P.
on lease basis and the FIRST PARTY is also ready to lease out the same to the
second party for a period of 30 years commencing from 29th day of June, 2007
as per the terms and conditions as follows :-
TERMS AND CONDITIONS

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Deed Endorsement Details

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Indiavasth 1996 new format 37 dated 1999 page 1

1. That the lease premises shall be a part of land only
2. That the land is free from all type of encumbrance/debt.
3. That the SECOND PARTY shall have right to use the above said land for the purpose of education institution or any lawful purposes.
4. That the lease of the said land will start from 29 day of June, 2007 up till 21st day of December, 2037.
5. That the SECOND PARTY shall be liable to pay the lease money of the said land in the month of January, every year.
6. That the yearly lease money of the above land shall be Rs 65,000/- (Rupees sixty five thousand only).
7. That the heirs, executors, administrators, legal representatives and assignees of both parties are also bound to the terms and conditions of the said deed.
8. That the SECOND PARTY shall not sublet the premises and assign any part of possession to any person without the written consent of the FIRST PARTY.
9. That the SECOND PARTY can make any type of construction on the said land without the prior permission of the lessor.
10. That in the structure which is to be created by the SECOND PARTY will have need of the electric and water meter in future and the FIRST PARTY will have no objection for the same.
11. That the premises shall not be used by the SECOND PARTY for the purpose which is prohibited under the law.
12. That the lease shall be renewed with the mutual consent of the both parties.
13. That the revenue papers i.e. Jamabandi of the said lease land is attached with this deed.
14. That the possession of the lease land has been handed over by the FIRST PARTY to the SECOND PARTY on the spot.
15. Condition of this DEED that the lease may be terminated with prior one month notice with the consent of the SECOND PARTY party.
16. That the liability if any previous and further taxes/ charges of the said property shall only be paid by the SECOND PARTY.
17. That this deed is made between the parties without any pressure and with open mind and will be binding on the both parties including their assignees, executors and administrators in letter and spirit.

Should be

Identified by

Witness
Jee Singh

Lessor

Signature of Lessor

Lt. Colonel Ravinder Singh Grewal
C-1, Society Building,
Anandole-Stimla-3

Witness

1) Nazimuddin Khan
Narender Kumar
V.P. Singh
Shinde
2) Vijay Kumar

The document has been
me this 29
of June 2007
witnessed by
M. A. Shukla

To

The Director of Higher Education,
Himachal Pradesh, Shimla-1

Dated, Shimla-2, the July 2007

Subject :-

Regarding grant for the introduction of B.Ed
course in r/o "Modern Education College,
Anadale, Shimla."

Madam

I am directed to refer to your letter No. EDN-
H(8)A(1)Pw.B.Ed-63/2006-M.E.C(SML) dated the 9th Aug. 2007 on the
subject cited above and to convey the approval of the Government for grant of
"Provisional No Objection Certificate" in favour of "Modern Education
College, Anadale, Shimla HP" for for of B Ed Courses with an annual intake
of 100 seats on regular basis, from the Academic Session 2007-08 subject to
the prior recognition from the "National Council for Teacher Education". The
distribution of seats shall be as follows:-

- | | | |
|------------------------|---|----------|
| 1. Arts/commerce | = | 40 seat |
| 2. Medical | = | 30 seats |
| 3. Non-Medical/Home Sc | = | 30 seats |

Total	=	100 seats
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^{Important}
This NOC for introduction of B. Ed courses in
favour of above named College/Trust/Society is being issued subject to the
following conditions :-

1. That Society /Trust should be owner in possession of land.
2. That 50% of the seats will be free seats and 50% will be paid seats as per rules framed by the NCTE/HPU/State Government.
3. That aforementioned Institution will have to give reservations to SC/ST/OBC and other reserved categories as per guidelines of the NCTE/HPU/State Government and instructions issued thereof from time to time by the Government.
4. That the Fees Structure will be strictly in accordance with the rates fixed by the "Fee Structure Committee" constituted by the State Government in accordance with the guidelines of the NCTE/HPU.
5. That above institution will have to fulfill the all codal formalities i.e. Norms and Standards and other conditions laid down by the NCTE/HPU/UGC as well as Norms and Standards notified by the State Government on 20-12-2006.

That the State Government will not provide any type of Financial Assistance/Grant-in-Aid etc. in respect of the said Institution.

7. That the seats reserved for the bonafide candidates of the State are "OPEN SEATS" and the other will be "PAID SEATS" for which separate fee structure shall be decided by the Fee Structure Committee constituted by the Government. However, the selection for all seats (Open and Paid seats) shall be on the basis of "MERIT" as per the marks obtained in the "Entrance Test" conducted by the H.P. University.

3. The society shall get land recorded in their ownership and also fulfill all norms as per policy/guidelines in this behalf within six months.

Yours faithfully,

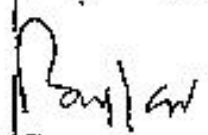
Deputy Secretary (Hr Edu) to the
Government of Himachal Pradesh.

Dated:- 12.8.2007

Encl. No. As above

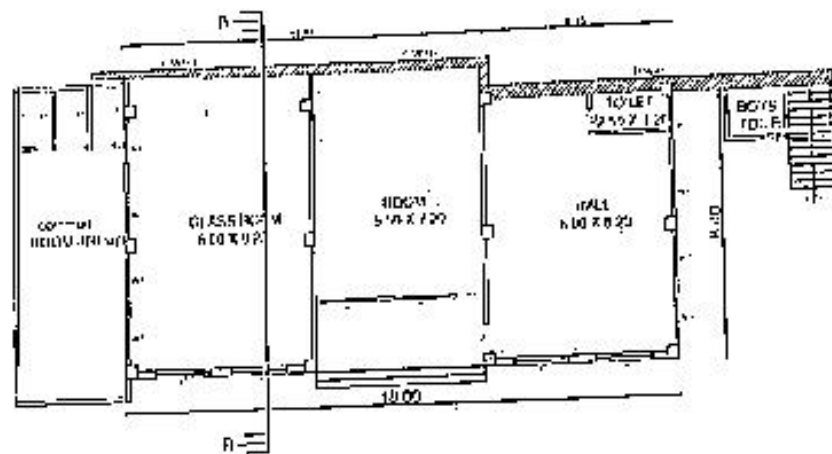
Copy forwarded for information and necessary action to:-

1. The Registrar, Himachal Pradesh University, Shimla-171005
2. The Regional Director, NCTE, A-46, Shanti Path, Tilak Nagar, Jaipur (Rajasthan).
3. Chairman, Modern Education College of Education, Anandale, Shimla.

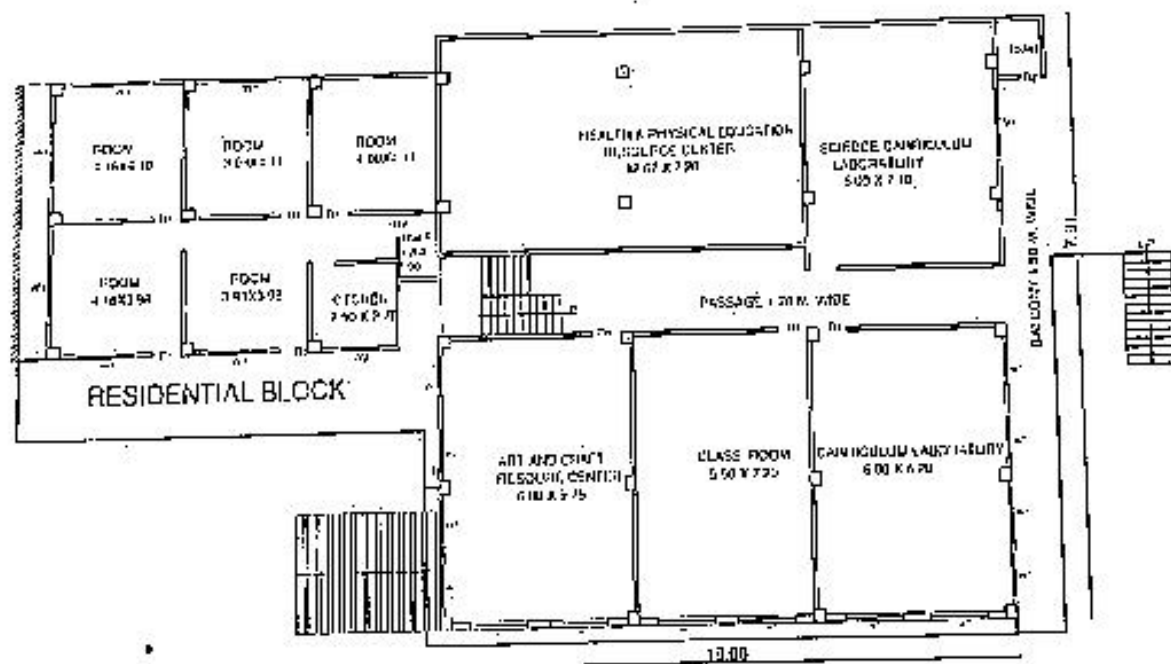

Deputy Secretary (Hr Edu) to the
Government of Himachal Pradesh.

EXISTING BUILDING PLAN OF MODERN EDUCATION COLLEGE ANADALE,
AT MAUJA KAITHU, ON KH. NO.- 1946/295,297, SHIMLA (H.P.)

TOTAL BUILT UP AREA = 2443.39 SQ. M.

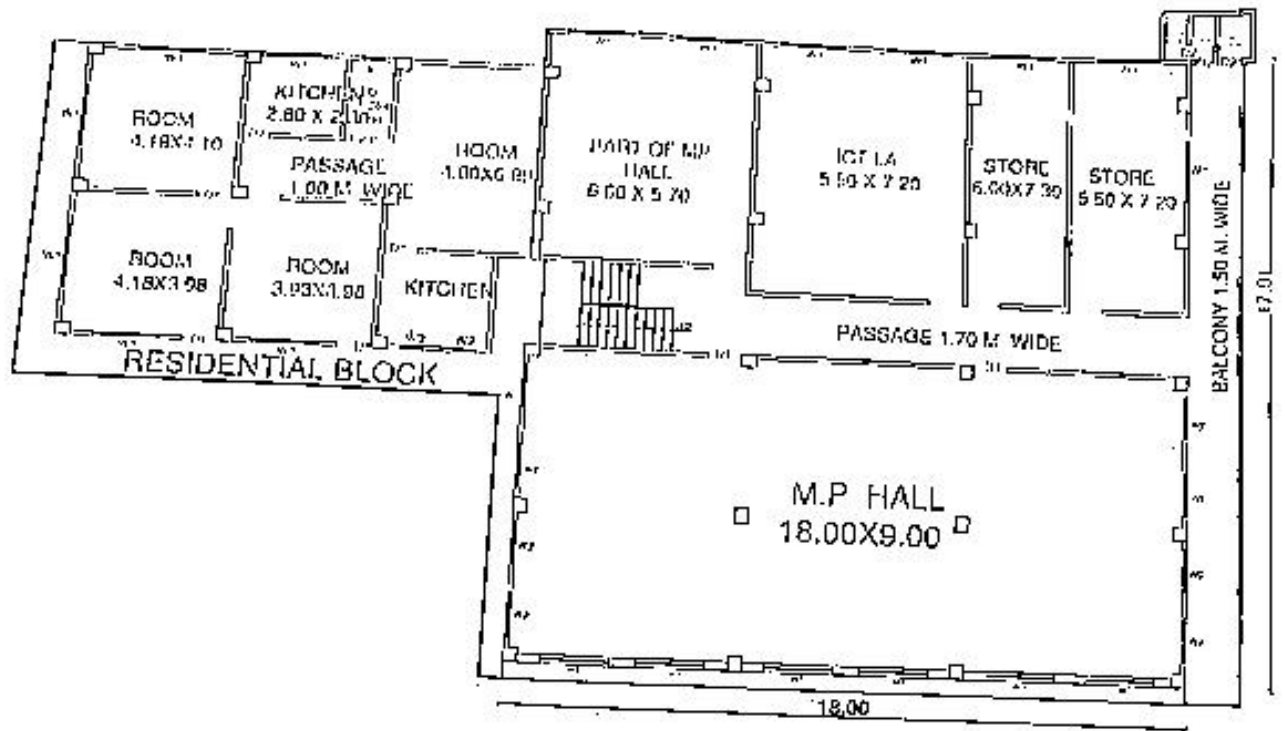


GROUND FLOOR PLAN

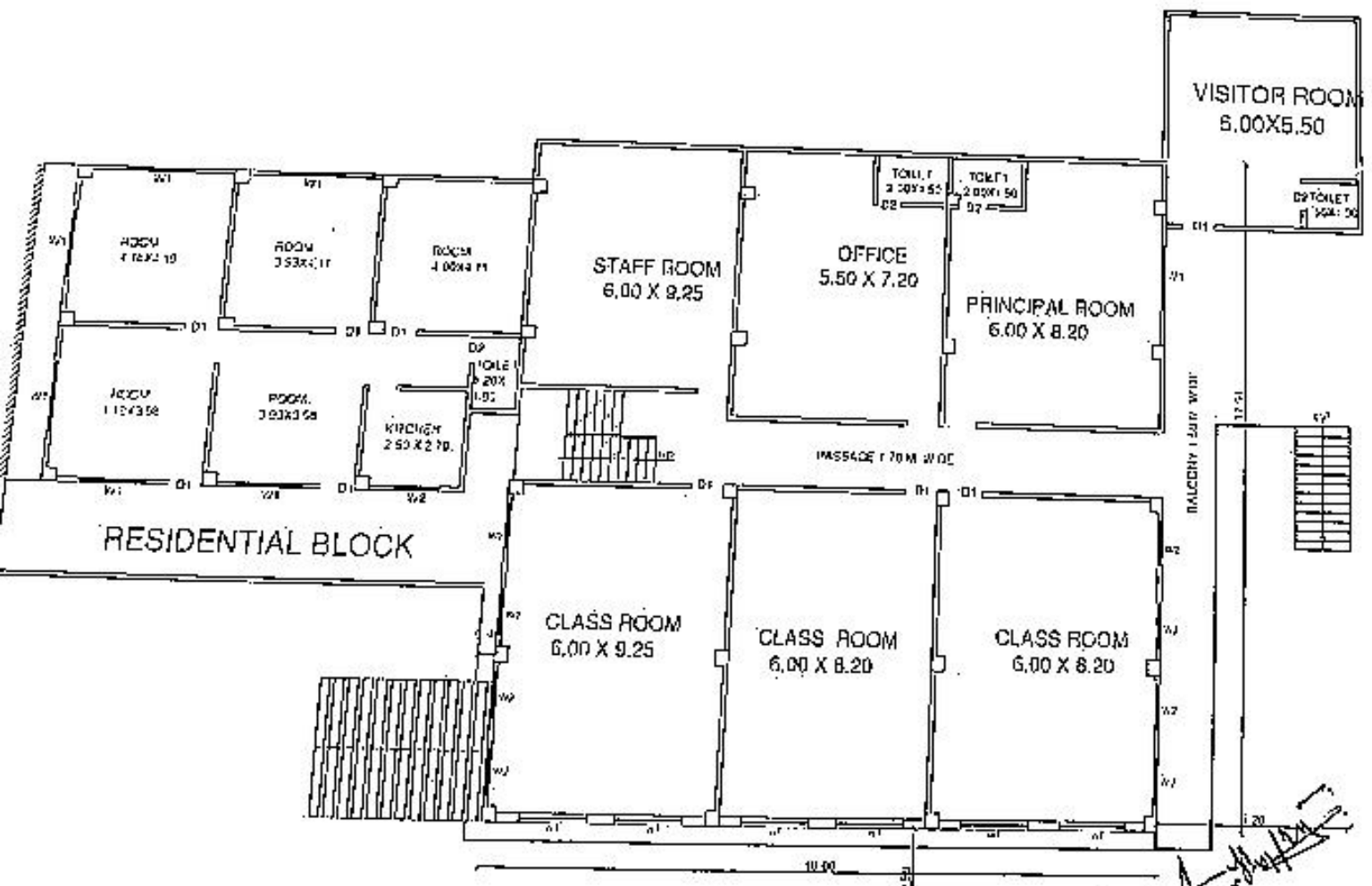


FIRST FLOOR PLAN



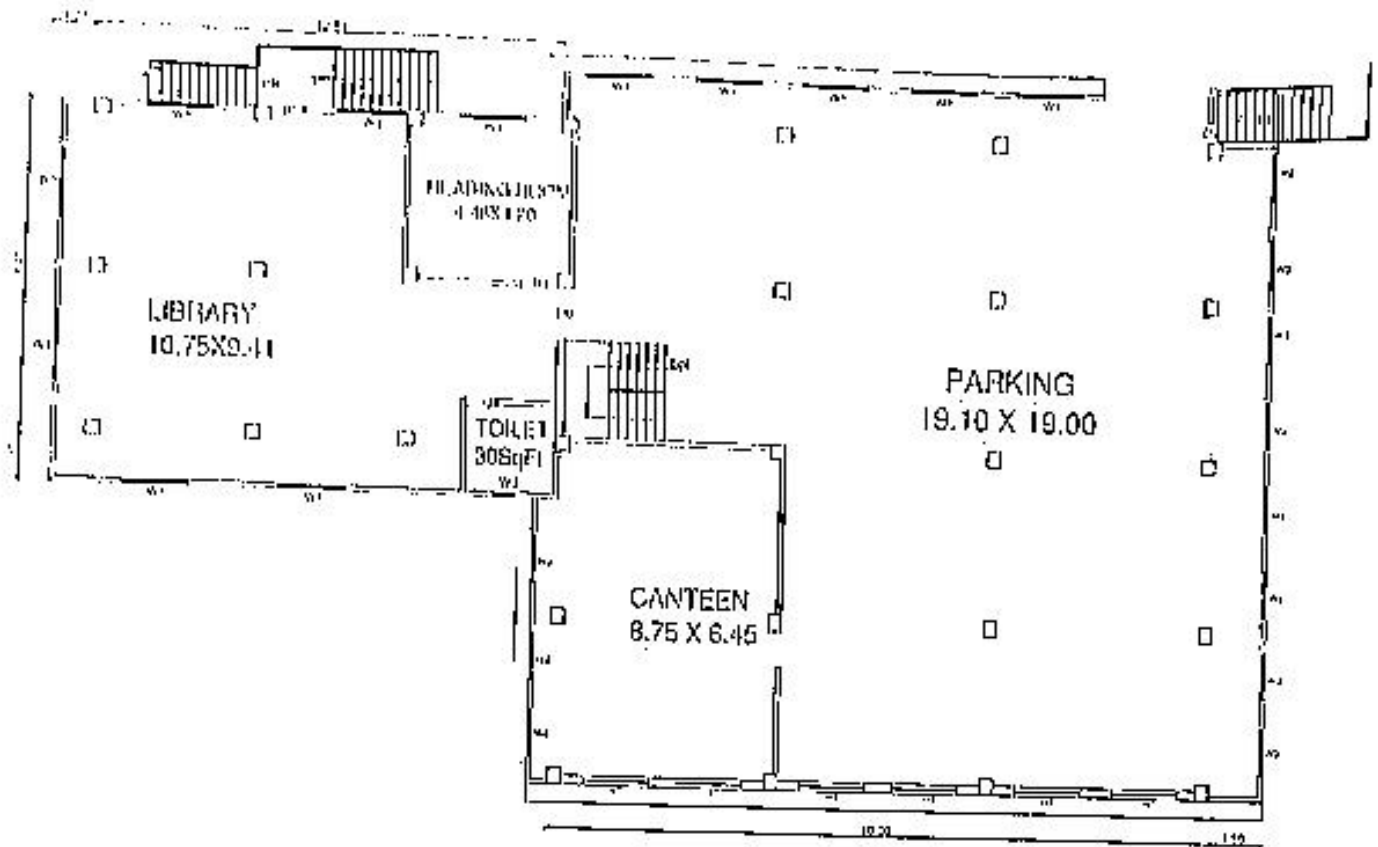


SECOND FLOOR PLAN

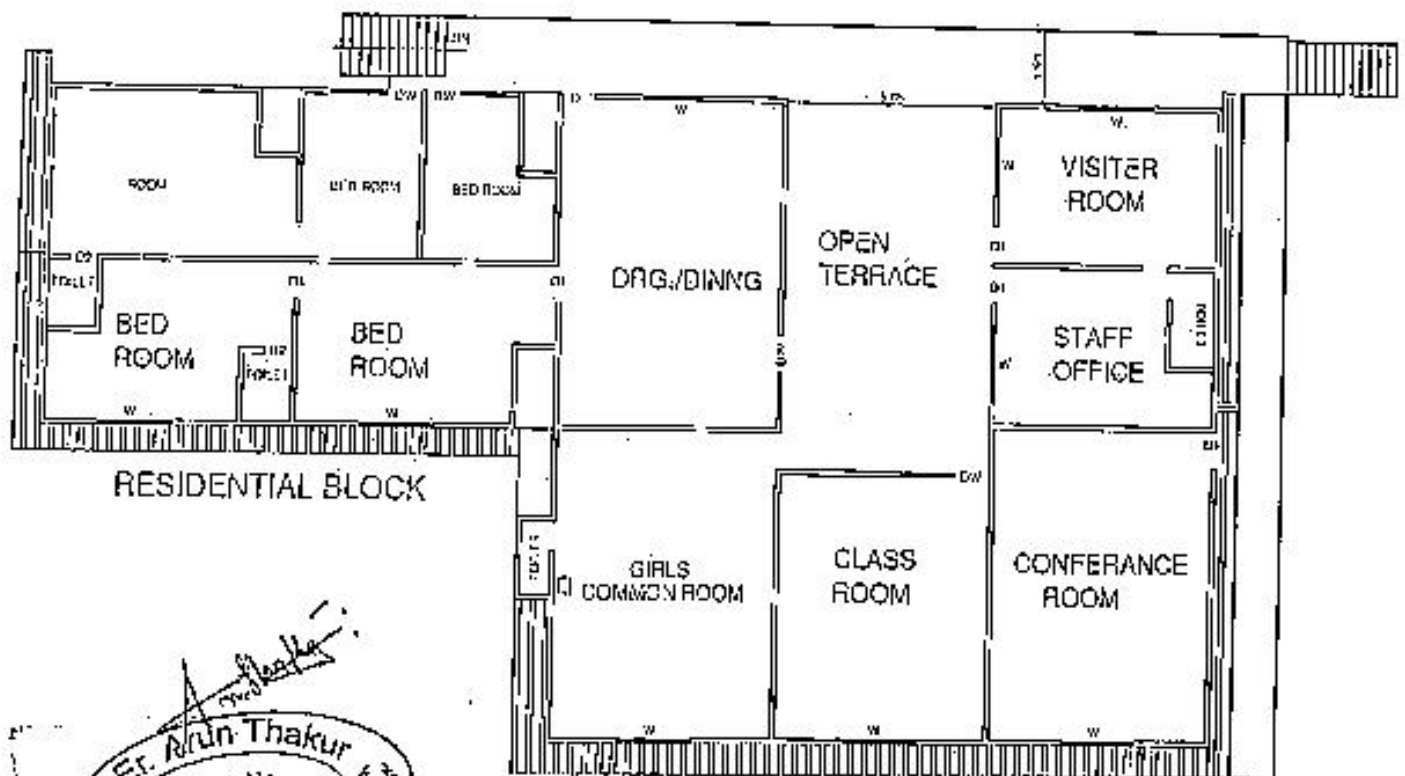


THIRD FLOOR PLAN





FOURTH PARKING FLOOR



FIFTH FLOOR PLAN