

191

Name of Lessee - VRAT EDUCATIONAL DEVELOPMENT SOCIETY, a trust created by a trust deed dated 15.12.1999 registered at S.R.O. Muzaffarpur on 15.12.1999 presently having its office at Nagendra Nagar, Lane No.- 1, Bela Road, P.S. - Mithanpura, Muzaffarpur represented by its Trustee Mrs. Kundan, wife of Sri Priya Brat Singh, resident of Nagendra Nagar, Lane No.- 1, Bela Road, P.S. - Mithanpura, Muzaffarpur duly authorized by the trust in its Meeting of the Board of Trustees on 12.05.2010 to execute this agreement on behalf of the Trust.

Nature of Deed :- Lease agreement Period for 30 Years

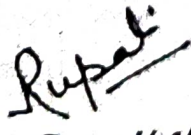
That to day this 14th Day of May, 2010 I have leased out the property described in the schedule of property annexed hereto, to VRAT EDUCATIONAL DEVELOPMENT SOCIETY, a Public Charitable Trust, Registered on dated 15.12.1999 at S.R.O. Muzaffarpur on the terms and conditions laid down as under :

1. That the said trust is being represented by the Trustee Mrs. Kundan Wife of Sri Priya Brat Singh resident of Nagendra Nagar, Lane No.- 1, Bela Road, P.S. - Mithanpura, Muzaffarpur.
2. That the lease period of the subject plot owned & possessed by lessor without any litigation will be for a period of 30 years from the date of execution of this lease.
3. That the amount of the rent payable for the leased land will be at the rate of Rs. 12000/- (Rupees Twelve Thousand only) on annual basis with 10% enhancement at each 5 year interval.
4. That the main motto of the subject lease is to run under Vrat Educational Development Society, Educational Institutions, for the time being school named Kids Camp International School.
5. The lease rent shall be payable in advance each year in the first quarter of the Financial year. Hence on the subject plot the trust will be at liberty to construct a school building hostel and other infrastructure and alteration and modification of the building will be done during pendency of lease as per requirement from time to time. That the area of land which is being leased out to the trust is 2.155 acres (Two Acres Seventeen and half decimals) as detailed in the schedule of property annexed at the end of this covenant.

The subject lease agreement will stand automatically cancelled if the trust fails to make payment the leased amount for a continuous period of two years. That land owner is having legal title and possession of this land.

6. That the subject lease agreement will also be nullified through mutual understanding & agreement. However the lease shall not be rescinded after affiliation of the Educational Boards.


Manager
Kids Camp International School
Narauli Sen, Binda
Muzaffarpur (Bihar)


Principal
Kids Camp International School
Narauli Sen, Binda
Muzaffarpur-843119


Principal
Kids Camp International School
Narauli Sen, Binda
Muzaffarpur-843119

7. All the tax relating to the land leased out for the period of lease shall be paid by the lessee.

8. Any dispute relating to this lease shall be referred to, the arbitrator / arbitrators to be appointed as per the provisions of the Arbitration & Conciliation Act.

That the lessor hereby agrees to give on lease the subject land plots and the lessee hereby agrees to take on lease the said property on the terms and conditions enumerated above.

SCHEDULE OF PROPERTY LEASED OUT

Land plots situated at Village- Narauli Sen, P.O.- Binda, P.S.- Mushari, Anahat - Mushari, Dist - Muzaffarpur (Bihar), THANA No-428

TYPE OF LAND - BHEETA

Khata	Khesra	Area	Boundaries
		Decimal	North - Sri Maheshwar Kunwar & Others South - New Purchaser Smt. Shanti Devi East - Road West - Sri Shanker Mahin
		Decimal	North - Sri Maheshwar Kunwar & Others South - New Purchaser Smt. Shanti Devi East - New purchaser Lesar Sri Prava Bhat Singh West - New purchaser Lesar Sri Prava Bhat Singh
Total :		Decimal	

For Vmt Educational Development Society

रूपली नाम कुन्दन

(Mrs. Kundan) Trustee

Signature of Lessee

Witness:-

① रूपली

पिता - स्व. राम नरेन्द्र सिंह

पता :- 47

बाहर / गाँव - गुरन कपरा, महाराजी

थाना - ब्रह्मपुरा 14.5.2010

जिला - मुजफ्फरपुर

② श्री. किन्टु चौधरी (पिता) श्री. किन्टु चौधरी (पिता)

श्री. सुप्रकाश चौधरी (पिता) श्री. सुप्रकाश चौधरी (पिता)

जिला - मुजफ्फरपुर तहसील - गुरन कपरा

[Signature]

Manager

Kids Camp International School
Narauli Sen, Binda
Muzaffarpur (Bihar)

[Signature]

Principal

Kids Camp International School
Narauli Sen, Binda
Muzaffarpur-843119

[Signature]

Principal

Kids Camp International School
Narauli Sen, Binda
Muzaffarpur-843119

~~Log: 10-32~~

185

Registering Officer
Mirzafarpur Sadar

Endorsement under section 52

Registering Officer
Muzaffarpur Sadar

Registering Officer
Muzaffarpur Sadar

Office of Registration
12/11/11

100-443887-100

9/5/70

Register Officer
Muzaffarpur Sadar

Ministry of Justice Office
Ministry of Justice Office

phal

Rupali
Principal

Rupali