

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



1119
Date : 04/05/2024

Certificate No. IOD2024E155



Stamp Duty Paid : ₹ 805000
(Rs. Only)

GRN No. 116299257



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mata Sheela devi deshraj luthra Educational society
H.No/Floor : 00 Sector/Ward : 00 LandMark : 00
City/Village : Jagadhri District : Yamuna nagar State : Haryana
Phone: 99*****22



Buyer / Second Party Detail

Name : Career Defence Training foundation
H.No/Floor : 00 Sector/Ward : 00 LandMark : 1c b bazar
City/Village: Ambala cantt District : Ambala State : Haryana
Phone : 99*****22

Purpose : Lease Deed

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

LEASE DEED



CAREER DEFENCE TRAINING FOUNDATION

[Signature]
Director

For Mata Sheela Devi Des Raj Luthra
Educational Society

[Signature]
Secretary



प्रलेख क्र.:1119

मुद्रण दिनांक 06/05/2024 04:30 PM

पंजीकरण दिनांक:06-05-2024

वसीका संबंधी विवरण

वसीका का नाम LEASE

तहसील/सब-तहसील- जगाधरी

गांव/शहर- जगाधरी

स्थित- वासदेव

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पुराना शहरी क्षेत्र

पता : 82ef, 135003,

धन संबंधी विवरण

राशि- 13200000 रुपये

कुल स्टाम्प शुल्क- 792000 रुपये

स्टाम्प नं- I0D2024E155

स्टाम्प का मूल्य- 805000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:116360358

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Surjeet Mehta Adv

सेवा शुल्क- 200

भवन का विवरण

संस्थागत स्कूल

51425 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- IKWYTJPI

प्रॉपर्टी नं- 82ef

मालिक- MATA SHEELA DEVI DES RAJ LUTHRA EDU

पता- 82ef, 135003,

यह प्रलेख आज दिनांक 06-05-2024 दिन सोमवार समय 4:30:00 PM बजे श्री/श्रीमती/कुमारी माता शीला देवी देशराज लुथरा एजुकेशनल ट्रस्ट बजरिया धीरज लुथरा निवास जगाधरी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Mata Sheela Devi Des Raj Luthra Educational Society

Sheela

Secretary

माता शीला देवी देशराज लुथरा एजुकेशनल ट्रस्ट बजरिया धीरज लुथरा

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

संयुक्त उप पंजीयन अधिकारी Jagadhri

For Mata Sheela Devi Des Raj Luthra Educational Society

प्रलेख में वर्णित ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

Sheela

Secretary

दिनांक 06-05-2024

संयुक्त उप पंजीयन अधिकारी Jagadhri

माता शीला देवी देशराज लुथरा एजुकेशनल ट्रस्ट बजरिया धीरज लुथरा

उपरोक्त पट्टा लेने वाला व श्री/श्रीमती/कुमारी CAREER DEFENCE TRAINING FOUNDATION बजरिया विनय कुमार राय हाजिर है।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने मेरे समक्ष

पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान

श्री/श्रीमती/कुमारी सोहन लाल नम्बरदार पिता .. निवासी खुर्दी व श्री/श्रीमती/कुमारी मोनिका पिता दविन्द्र सिंह निवासी भमभोल ने की।

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

For Mata Sheela Devi Des Raj Luthra Educational Society

Sheela

Secretary

दिनांक 06-05-2024

संयुक्त उप पंजीयन अधिकारी Jagadhri

CAREER DEFENCE TRAINING FOUNDATION

Amay

SOV

Baidway

LEASE DEED

This **LEASE DEED** is made at Jagadhri, on this 06th day of May 2024

BETWEEN

Mata Sheela Devi Des Raj Luthra Educational Society, a society, registered under Haryana Registration and Regulation of Societies Act, 2012, through its Authorized Signatory Sh. Dheeraj Luthra duly authorized vide resolution No. MSDL/2024/01 dated 25/01/2024 passed by the Managing Committee of the society (Hereinafter referred to as "**Landlord/Lessor**") which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, attorneys, successors or permitted assigns of the **FIRST PART**

AND

Career Defence Training Foundation company incorporated under the Companies Act, 2013 having CIN U85300HR2022NPL103602 and having office at 1-C, B C Bazar Ambala Cantt. Haryana-133001 through its Authorized signatory Mr. Vinay Kumar Rai duly authorized vide resolution No. 008 dated 02-05-2024 duly (Hereinafter referred to "**Lessee**") which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, attorneys, successors or permitted assigns) of the **SECOND PART**;

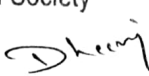
The '**Lessor**' and the '**Lessee**' are hereinafter collectively referred to as the '**Parties**' & individually as '**Party**'.

WHEREAS the Lessor by virtue of deed no. 454 dated 28.12.2007 is sole, exclusive, absolute owner of and in complete control and peaceful possession having a clear title and authority of land situated in khasra nos. 9//27, 29/2/1/1/2, 29/2/1/2/4 min, 29/2/1/2/5 min, 29/2/2/2 total measuring 85 Kanals (10.62 Acres) situated within Municipal Limits of Jagadhri, in mauja Jagadhri, H.No. 405, Tehsil Jagadhri, District Yamuna Nagar Haryana

AND WHEREAS Lessor after getting the necessary approvals from the concerned authorities has raised buildings on the above said land and is presently in use, occupation, possession and enjoyment of the said property;

AND WHEREAS the Lessee has approached the Lessor to let out to the Lessee, for the purpose of running an educational academy on the Land admeasuring 77

For Mata Sheela Devi Des Raj Luthra
Educational Society

 Secretary

Reg. No.

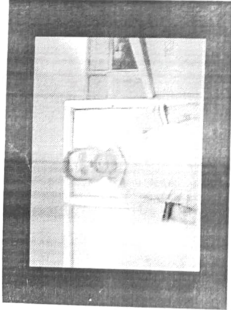
Reg. Year

Book No

1119

2024-2025

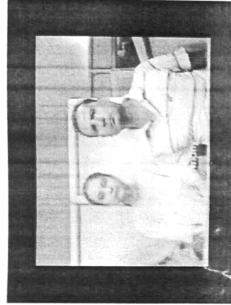
1



पट्टा देने वाला



पट्टा लेने वाला



गवाह

For Mata Sheela Devi Des Raj Luthra
Educational Society


Secretary


उप/सयुक्त पंजीयन अधिकारी

For Mata Sheela Devi Des Raj Luthra
Educational Society

पट्टा देने वाला :- माता शीला देवी देशराज लुथरा
लुथरा 

पट्टा लेने वाला :- CAREER DEFENCE TRAINING FOUNDATION
राय 
Director

CAREER DEFENCE TRAINING FOUNDATION
बजरिया विनोद कुमार

गवाह 1 :- सोहन लाल नम्बरदार 

गवाह 2 :- मोनिका 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1119 आज दिनांक 06-05-2024 को बही नं 1 जिल्द नं 841 के पृष्ठ नं 12.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 12245 के पृष्ठ संख्या 20 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 06-05-2024

उप/सयुक्त पंजीयन अधिकारी जगाधरी



Kanals 18 Marlas (9.73 Acres), as delineated in **Schedule A**, out of above said land along with above said buildings constructed thereon (hereinafter referred to as the "Demised Premises") and more particularly defined in **Clause I** of this agreement;

AND WHEREAS the Lessee has verified the title and all requisite documents available with the Lessor for grant of the Demised Premises on lease to the Lessee. The Lessee after its due verification and satisfaction has agreed to take on lease the Demised Premises.

NOW THEREFORE IN CONSIDERATION OF THE FOREGOING AND THE RESPECTIVE COVENANTS AND AGREEMENTS SET FORTH IN THIS LEASE DEED, the sufficiency and adequacy of which is hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

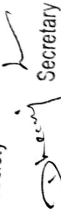
1. DEMISED PREMISES

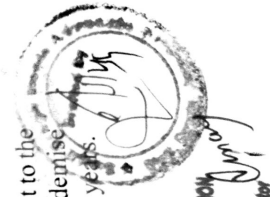
- 1.1. In consideration of the Lease Rental and the covenants and warranties on the part of the Lessee set forth herein, the Lessor, in accordance with the terms and conditions set forth herein, hereby, demise to the Lessee the land along with buildings, constructions thereon, fixtures and fittings, which is described, delineated and shown in the **Schedule A** (and hereinafter referred to as "**Demised Premises**")
- 1.2. The Lessor along with the above-mentioned Demised Premises has also provided the furniture, Air conditioners, Electrical Equipment's, Water Coolers and other items (more particularly mentioned in **Schedule B**) to the Lessee for its use. The said goods are valuable goods and the Lessor has handed over the same to the Lessee on trust for proper use and the Lessee undertakes not to sell or remove the said goods from the Demised Premises. The Lessee undertakes to return the said goods and other moveable fittings to the Lessor at the time of expiry or termination of the Lease Deed.

2. PERIOD OF LEASE

- 2.1. In consideration of the monthly rent hereinafter reserved and subject to the performance of the covenants contained herein, the Lessor hereby demise unto the Lessee the Demised Premises for a period of 20 (Twenty) years.

For Mata Sheela Devi Des Raj Luthra
Educational Society


Secretary



GANER DEFENCE TRAINING FOUNDATION

Director

2.2. The Lessee acknowledges that the possession of Demised Premises has been handed over to the Lessee and the period of lease shall commence from 01/05/2024.

3. LOCK IN PERIOD

3.1. It is agreed between the parties that out of the Period of Lease, the initial term of 8 (Eight) years i.e. from 01/05/2024 to 30/04/2032 shall be treated as Lock-in Period, wherein neither of the parties shall be entitled to terminate this agreement. If in any case, Lessee intends to vacate the premises before the expiry of the lock in period, in that event, Lessee shall be liable to make payment of the lease amount for the balance lock in period. Similarly, in case Lessor terminates the lease during the Lock-in Period except on ground of non-payment of arrears of rent or any breach of terms of the lease agreement by the Lessee, in that event Lessor shall be liable to make payment of an amount for the balance lock in period, which shall be equivalent to the balance lock in period rent.

3.2. After the expiry of Lock in Period both the parties shall have the right to terminate the present Lease deed (during the Period of Lease) by serving Five months written notice to the other party.

4. RENT

4.1. In consideration of the Lessor agreeing to grant to the Lessee the right to use the Demised Premises, the Lessee shall pay to the Lessor a monthly Rent of **Rs.11,00,000/- (Rupees Eleven Lacs only) per month** plus GST applicable from time to time.

4.2. The rent payable to the Lessor by the Lessee as aforesaid shall be enhanced by 4% of the last paid rent after the expiry of each year of the Lease for the period of (twelve) years. After the expiry of 12 (twelve) years the rent shall be enhanced by 10% of the last paid rent and thereafter the rent shall be enhanced by 4% of last paid rent till the expiry of 19th year of lease. After the expiry of 19 (Nineteen) years the rent shall be enhanced by 15% of the last paid rent. As such, rent will be as following:-

For Mata Sheela Devi Des Raj Luthra
Educational Society

Secretary



CAREER DEFENCE TRAINING FOUNDATION

Director

S. No.	Period (From – To)	Lease Rent (per month)
1.	01.05.2024 to 31.04.2025	11,00,000/- per month
2.	01.05.2025 to 31.04.2026	11,44,000/- per month
3.	01.05.2026 to 31.04.2027	11,89,760/- per month
4.	01.05.2027 to 31.04.2028	12,37,350/- per month
5.	01.05.2028 to 31.04.2029	12,86,844/- per month
6.	01.05.2029 to 31.04.2030	13,38,318/- per month
7.	01.05.2030 to 31.04.2031	13,91,851/- per month
8.	01.05.2031 to 31.04.2032	14,47,525/- per month
9.	01.05.2032 to 31.04.2033	15,05,425/- per month
10.	01.05.2033 to 31.04.2034	15,65,643/- per month
11.	01.05.2034 to 31.04.2035	16,28,269/- per month
12.	01.05.2035 to 31.04.2036	16,93,399/- per month
13.	01.05.2036 to 31.04.2037	18,62,739/- per month
14.	01.05.2037 to 31.04.2038	19,37,249/- per month
15.	01.05.2038 to 31.04.2039	20,14,739/- per month
16.	01.05.2039 to 31.04.2040	20,95,329/- per month
17.	01.05.2040 to 31.04.2041	21,79,142/- per month
18.	01.05.2041 to 31.04.2042	22,66,307/- per month
19.	01.05.2042 to 31.04.2043	23,56,960/- per month
20.	01.05.2043 to 31.04.2044	27,10,504/- per month

For Maia Shreela Devi Des Rej Luthira
Educational Society

Secretary

Page 4 of 23

CAREER DEFENCE TRAINING FOUNDATION



- 4.3. The Lessee shall pay the monthly rent subject to deduction of Income Tax at Source (TDS) at the rate applicable from time to time under the Income Tax Act 1961 and rules made there under. A certificate in the prescribed format shall be issued to this effect by the Lessee and made available to the Lessor in a timely manner.
- 4.4. Any tax, levies such a GST etc. made applicable by the State and Central Government on this amount of monthly rent of the Demised Premises shall be the liability of the Lessee and shall be paid by the Lessee to the Lessor over and above the above mentioned monthly rent.
- 4.5. The Rent and the other charges in respect of the Demised Premises as specified in this Agreement shall be paid monthly in advance on or before the 7th (seventh day) of each calendar month in respect of which the Rent is due through RTGS/NEFT. Any delay in payment of Rent by the due date shall attract levy of interest @ 18%(Eighteen) percent p.a. for the period of delay.
- 4.6. That the remittance of Lease Rent, GST etc. by the Lessee by means of RTGS/NEFT in following Bank Account of the Lessor shall be construed as valid discharge of liability:

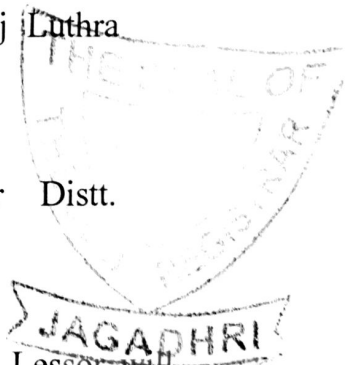
Name of the Account : Mata Sheela Devi Des Raj Luthra
Edu Soc

Account No. : 50200067869778

Bank Name : HDFC Bank

Address of the Branch : Village & PO Shadipur Distt.
Yamuna Nagar

IFSC/NEFT/RTGS Code : HDFC0004407



In case there is change in Bank details of the Lessor, the Lessor will intimate the same to the Lessee and the Lessee will make payment of Rent, GST, other charges etc. in that account of the Lessor.

- 4.7. Permanent Account Number of the Lessor and Lessee are as follows:

	Lessor	Lessee
Permanent Account Number:	AABAM3033B	AAKCC3098F
Tax Deduction Account Number:	RTKM05416F	RTKC07184C



For Mata Sheela Devi Des Raj Luthra
Educational Society

Dheeraj
Secretary

- 4.8. Timely payment of Rent along with GST and other charges by the Lessee to the Lessor is the essence of this Lease Deed.

5. SECURITY DEPOSIT

- 5.1. The Lessee has paid to the Lessor interest free security deposit for a sum of **Rs.55,00,000/-** (Rupees Fifty Five Lacs Only) equivalent to 5 (Five) months' in the following manner:-
- 5.1.1. Rs. 15,00,000/- (Rupees Fifteen Lacs only) on 29/04/2024 through online transfer having UTR No. ICICR42024042900501398; and
- 5.1.2. Rs. 40,00,000/- (Rupees Forty Lacs only) on dated 06-05-2024 through Cheque no. 000852 dated 06-05-2024. the receipt of which the Lessor hereby acknowledges.
- 5.2. The Interest Free Security Deposit will be returned back to the lessee whenever lessee hands over the vacant & peaceful possession of the Demised Premises back to the Lessor. However, the Lessor shall be entitled to deduct the amount of unpaid amount (if any) towards monthly rent, GST, Electricity charges, water charges, taxes, duties etc.
- 5.3. The Lessor shall be entitled to retain the amount of security deposit for a period of 30 days from the date of handing over of vacant and peaceful possession of the demised premises by the Lessee to the Lessor for the purpose of paying outstanding utility bills pertaining to the demised premises, if any, and towards cost of repairs required in the demised premises, if any. After making adjustment towards payment of any outstanding Rent, GST, utility bills and/ or cost of repairs in the demised premises, if any, the remaining amount shall be repaid by the Lessor to the Lessee after expiry of 30 days from the date of handing over of vacant and peaceful possession of the demised premises by the Lessee to the Lessor, together with copies of the concerned utility bills and bills for the cost incurred towards carrying out the repairs.
- 5.4. It is hereby provided that for the purpose of ascertaining the need for carrying out any repairs in the demised premises, other than the repairs required on account of normal wear and tear of the demised premises, a joint inspection will be carried out by the Lessor and the Lessee or their respective representatives after the Lessee has vacated the demised premises but before the possession thereof is handed over by the Lessee to the Lessor. On such an inspection, a list will be drawn out detailing the repairs, if any, required, which shall be signed by both parties to this Deed. The Lessee shall have the option of either carrying out the agreed repairs

itself or let the Lessor carry out the same and adjust the cost thereof from the retained portion of the security deposit. If the cost of repairs required, if any, comes to an amount higher than the retained portion of the security deposit, the Lessee shall pay the deficient amount to the Lessor on the Lessor providing the bills related to the costs of such repairs. It is clarified that the Lessee shall not be liable to pay any amount towards normal wear and tear of the demised premises caused during their occupation by the Lessee.

- 5.5. If the Lessor fails to repay the security deposit after the expiry of period as mentioned above the Lessor shall be liable to pay an interest @ 24% p.a. for the period of delayed payment, if any on the amount of refundable security deposit.

6. ELECTRICITY, WATER and UTILITY CHARGES

- 6.1. The Lessor has provided an electricity connection with transformer of 250 KVA capacity and connected load of 19.5 KW to the Lessee. The Lessee has acknowledged that there is proper & adequate electricity and water supply in Demised Premises as per the initial requirements of the Lessee. In case of any further requirement for the enhancement of electricity load the cost of the same will be borne by the Lessee. The Lessor will provide all the necessary documents and assistance required for the enhancement of the said load, if required.
- 6.2. The Lessee shall be liable and responsible for theft of electricity, tempering and burning of electric meter, miss-use, penalty and any other miss-happening, pertaining the electricity, occurred during the term of the lease and the Lessor shall not be liable and responsible for the same in any manner.
- 6.3. The Lessee shall pay all charges towards actual consumption of electricity and water charges in the "Demised Premises" as per the actual consumption/meter reading or bills issued by concerned authorities. The Lessor has also provided under-water supply to the Lessee with the existing borewell. In case the borewell runs dry in future, the Lessor is not liable or responsible to dig another bore.
- 6.4. The Lessee acknowledge that Lessor has provided the Epabx connectivity, Lan connectivity with CAT6 Cable, Communication lines and other devices (more particularly mentioned in **Schedule B**) in the demised premises. Lessee shall be liable & responsible for maintaining and upgrading the same. The Lessee shall be liable to pay the utility bills viz.

telephone, FAX, Internet/Broadband etc. of the Demised Premises pertaining to the period of the lease Term.

6.5. The Lessee shall also be liable to pay GST, if applicable as per law, on the provision of payment of above said charges.

7. **CONSTRUCTION OF IMPROVEMENTS, REPAIRS AND ALTERATIONS**

7.1. Lessee acknowledges that it has examined and inspected the Demised Premises and is familiar with the physical condition thereof. Lessee further acknowledges (i) that Lessor has not made and does not hereby make any representations regarding the physical condition of the Demised Premises or the Property, and (ii) that there are no warranties, either express or implied, regarding the condition of the Demised Premises and/or the Property. Any such warranties which may exist are hereby expressly released and waived. Accordingly, Lessee hereby agrees to accept the Premises in their "AS IS" condition.

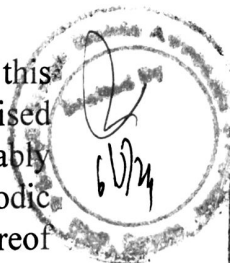
7.2. In the event Lessee desires to make any improvements to the Demised Premises, Lessee shall be allowed to do so only after receiving the specific written consent of Lessor to such improvements both as to design and scope and after obtaining necessary approvals from the concerned Municipal and Government authorities. Lessee covenants and agrees with Lessor that any and all such improvements made on any portion of the Demised Premises shall, at the conclusion of the term hereof, become and remain the property of Lessor.

7.3. It is further hereby covenanted and agreed that Lessee, will make no improvements to the Demised Premises without such prior written consent of Lessor and Municipal & Government Authorities approval both as to design and scope of such improvements.

7.4. Lessee shall at Lessee's own cost and expense throughout the term of this Lease, and so long as it shall remain in possession of the Demised Premises, keep and maintain in good repair and in a reasonably satisfactory condition of cleanliness, including reasonably periodic painting of the interior of the Demised Premises, all portions thereof appurtenances and machinery therein which are brought into and become a part of the real estate, and all glass, including but not limited to plate glass, window panes, etc. to the satisfaction of Lessor and municipality and any other governmental authorities during the term of this Lease.

For Mata Sheela Devi Des Raj Luthra
Educational Society


Secretary





- 7.5. All property of every kind which may be on the Demised Premises during the term hereof shall be at the sole risk of Lessee or those claiming under Lessee and Lessor shall not be liable to Lessee or to any other person whomsoever for any injury, loss or damage to any such property in or upon said Demised Premises, or the entrances, sidewalks and walkways adjoining same.

8. INSPECTION OF DEMISED PREMISES

- 8.1. The Lessee shall permit the Lessor or his authorized agent, representative to enter the Demised Premises for inspection at all reasonable hours with the prior intimation to the Lessee.

9. LESSEE'S RIGHTS & OBLIGATIONS

- 9.1. The Lessee shall use the Demised Premises for purposes of running an educational academy only.
- 9.2. The Lessee acknowledges that Timely payment of Rent along with GST and other charges by the Lessee to the Lessor is the essence of this Lease Deed and the Lessee shall make the payment of Rent, GST, Utility charges and all other amounts agreed to be paid under this Agreement without any delay or default.
- 9.3. The Lessee undertakes to obtain the necessary license and permission from the Municipal Authorities and any other Government/ Semi Government/local body as are necessary for carrying out its activity from the Demised Premises.
- 9.4. The Lessee shall not be allowed to do any other commercial activity in the Demised Premises. The Lessee shall not do any business in the Demised Premises. The Lessee shall be solely responsible for any contravention of application laws in respect of its activities in the Demised Premises.
- 9.5. Save as otherwise provided in this Agreement, no right, title or interest in the Demised Premises shall pass to the Lessee by virtue of this presents it is agreed and accepted between the parties that this Lessee is exclusively for the right to use the Demised Premises, it shall not in any ways be treated as any sale, agreement to sale, and transfer, etc. the Lessee shall at no time contest or challenge the Lessor's sole and exclusive right & title in the Demised Premises.

For Mata Sheela Devi Des Raj Luthra
Educational Society


Secretary

Page 9 of 23

CAREER DEFENCE TRAINING FOUNDATION

Director

- 9.6. The Lessee also agrees and undertakes not to transfer, sell, grant license, assign, lease or sublease the Demised Premises or any part thereof to any third party.
- 9.7. The Lessee has inspected the Demised Premises and has found the same good and complete to its satisfaction in all respects including light and power points, all sanitary and other fittings and water facilities.
- 9.8. The Lessee shall at all times maintain and otherwise keep the "Demised Premises" including the Lessor's fixtures and fittings, electric installations, communications line, etc. in the same conditions as it is, subject to reasonable wear and tear.
- 9.9. The Lessee shall not keep any inflammable and explosive things in the said Demised Premises in any manner and the Lessee shall be liable and responsible for any misdeed, misbehavior, injury, theft, fire, accident, or any other mishap happened in the Demised Premises during the Period of the Lease, for all intents and purpose and the Lessor shall not be liable for the same in any circumstances.
- 9.10. The Lessee shall apply, obtain, and maintain all necessary permission from the Haryana Fire Services and any other authority or organization, as required, for carrying out its activity from the Demised Premises. The Lessor has provided the necessary fire fighting equipments in the Demised Premises. It is agreed that if any, additional equipment, installations or requirements are to be fulfilled for seeking permission from the competent Fire Safety Authority or Fire department the same shall be installed by the Lessee at its own cost. It is specifically agreed that any other requirements as desired by the Fire Authority for the Demised Premises shall be provided and installed by the Lessee.
- 9.11. The Lessee shall be responsible for carrying out its activity in the Demised Premises as per the rules and regulations set up for the same, by the concerned Govt. bodies or authority.
- 9.12. The Lessee shall be liable for all the charges and levis such as GST, Income Tax and other such duties as are related to the activity carried out by the Lessee from the Demised Premises. The Lessor shall not be liable and responsible for the same in any manner.
- 9.13. That the Lessee undertakes not to do or cause to be done in or upon the aforesaid premises any unlawful act, matter or thing whatsoever which may be liable to cause nuisance or annoyance to the Owner or Occupier of the Premises.

For Matters Relating to the Demised Premises, the Lessee shall be responsible for the maintenance and repair of the same.

Secretary

any adjoining or neighboring premises or it shall need any interference by the police or local authorities. The Lessee also undertakes to comply with all laws, bye-laws, statutes, rules and regulations including compliance of all the Terms & Conditions of Civic Authorities/ Maintenance Agency or other concerned Government Authorities etc.

- 9.14. That in case any criminal or civil action is instituted by any authority, court, civic body, agency, person, etc. on account of any act, deed or thing done in contravention of any law by the Lessee in the demised premises, in that event the entire civil or criminal liability for the same shall be of the Lessee exclusively. The Lessee shall comply with all conditions / rules / regulations etc of Central / State Government / Local authorities etc. The Lessor shall not be responsible for any non-compliance done by the Lessee in observing rules/ regulations of concerned authorities / agencies. The Lessee shall keep the Lessor indemnified against any such claim, demand or actions caused due to non-performance / non-compliance on the part of the Lessee.

10. USE OF PREMISES AND NO SUBLETTING

- 10.1. That the Lessee shall use the Demised Premises for running an educational academy only and shall not use it for any other purpose. No commercial, residential or other activity, which is prohibited by Government of Haryana/Government of India or any other concerned authority, shall be carried out in the Demised Premises.
- 10.2. That the Lessee shall not sublet, assign, licence or otherwise part with possession of the demised premises or any part thereof in favour of any third party.

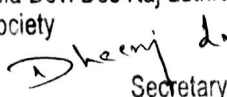
11. RELATIONSHIP

- 11.1. No provision of this Lease Deed shall be deemed to constitute a partnership or joint-venture between the parties.
- 11.2. Neither party will be deemed to be an agent of the other party as a result of any act under or related to this agreement and will not in any way pledge the other party's credit or incur any obligation on behalf of the other Party.

12. TERMINATION

- 12.1. The present Lease shall stand terminated

12.1.1. By efflux of time;
For Mata Sheela Devi Des Raj Luthra
Educational Society


Secretary

Page 11 of 23


CAREER DEFENCE TRAINING FOUNDATION


Director

- 12.1.2. On breach of any of the terms or conditions of this Deed;
- 12.1.3. In the event of the termination notice being issued by the Lessor, the Lessee shall deliver back vacant and peaceful possession of the Demised Premises to the Lessor at the expiry of 5 (Five) months from the date of such termination, failing which, the security deposit of the Lessee shall be forfeited by Lessor forthwith;
- 12.1.4. In the event of the termination notice being issued by the Lessee, the Lessee shall have the right to refund of the security deposit from the Lessor subject to the terms and conditions of the lease as contained Clause 5 in this Lease Deed.
- 12.2. Either party to the Lease, after the expiry of Lock-In period, can terminate this Lease Deed for any reason by giving 5 (Five) month's notice to the other party or rent in lieu thereof.
- 12.3. Upon the expiry of the term of the Lease or its earlier termination as stated herein the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor, failing which the Lessee will become the unauthorized and unlawful occupant of the Demised Premises.
- 12.4. In case the Lessee fails to deliver back vacant and peaceful possession of the Demised Premises to the Lessor after the expiry of the Lease or after the expiry of the period of notice of termination in case of earlier termination of the Lease, as the case may be, or if the Lessee sub-lets the Demised Premises or any part thereof, the Lessee shall be liable
- 12.4.1. to pay damages @ **Rs.2,50,000/-** (Rupees Two Lac Fifty Thousand) **per day** for use and occupation/ mesne profits of the Demised Premises for the period from the date of his illegal and unlawful possession of the Demised Premises for non-delivery thereof to the Lessor or from the date of sub-letting of the Demised Premises, if any. And
- 12.4.2. In either of the above eventualities, the whole amount of security deposit shall stand forfeited to the Lessor forthwith without any demur.

13. WAIVER

- 13.1 No delay in exercising or omission to exercise, any right, power or remedy accruing to the Lessor upon any default under this Agreement, shall impair any right, power or remedy or shall be construed as a waiver thereof or any acquiescence in such default affect or impair any right, power or remedy of the Lessor in respect of any other default.

14. NOTICE

- 14.1. Save as otherwise specifically provided in this Lease Deed, any notice, demand or other communication to be served under this Lease Deed shall be in writing and may be served upon any party hereto only by registered post acknowledgement due or delivering the same by courier or sending the same by facsimile transmission or by electronic mail to the party to be served at the address, mentioned herein below and shall be deemed to have been received by the addressee within 48 (Forty Eight) hours of posting or 24 twenty Four) hours if sent by fax or by electronic mail

Lessor: Mata Sheela Devi Des Raj Luthra Educational Society
C/o Dheeraj Luthra
Luthra Agricultural Farm
Old Bilaspur Road, Jagadhri,
Distt. Yamuna Nagar, Haryana – 135003
Email:-mvinstitutions@gmail.com

Lessee: Career Defence Training Foundation
C/o Mr. Vinay Rai
1 C, B C Bazar, Ambala Cantt,
Ambala, Haryana – 133001
Email:- raivinay77@gmail.com



15. APPLICABLE LAW AND JURISDICTION

- 15.1. This agreement shall be constructed and the legal relations between the parties hereto shall be determined and governed according to the laws of India.
- 15.2. That the Courts at Jagadhri alone shall have jurisdiction in all matters arising out of and / or concerning this agreement.

16. ASSIGNMENT

- 16.1. The Lessor shall have the right to sell or transfer the said Property during the period of Lease to any Third Party. However, the Lessor shall ensure that the third party shall be bound by and adhere to the terms and conditions of the Agreement for use of the Demised Premises by the Lessee for the Period of Lease.

For Mata Sheela Devi Des Raj Luthra
Educational Society

Dheeraj Luthra
Secretary

CAREER DEFENCE TRAINING FOUNDATION
Vinay Rai
Director

17. INDEMNITY

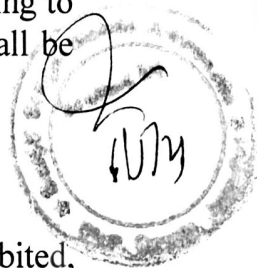
- 17.1. The Lessee shall, during the subsistence of this Agreement and at any time thereafter, defend, indemnify and hold the Lessor harmless from and against all third party claims, law suits, proceedings, actions, demands, liabilities, damages, costs (including reasonable litigation expenses) which the Lessor or the Lessor's indemnified persons may hereafter suffer or pay to such third party, which arise out of, by reason of, in connection with, or relating to a breach by the Lease or any covenant, representation or warranty contained in this Agreement, or from any negligent act or omission of the Lessee's employees, including any such acts or omissions which may cause personal or other tortious injury (up to and including death) to such third party.
- 17.2. The Lessee shall at all times, i.e. during the subsistence of this Agreement, shall fully indemnify, hold harmless and defend the Lessor and the Lessor's indemnified persons from and against any loss or damages arising out of or with respect to.
- Failure of the Lessee's, approvals, certification to comply with Applicable laws and Applicable permits from local, state, central government authorities.
 - Payment of taxes required to be made by the Lessee in respect of income or other taxes of the Lessee's contractors, suppliers and representatives.

18. REGISTRATION

- 18.1. The present Lease Deed shall be registered and all the costs pertaining to and in respect of the stamp duty, registration and other charges shall be borne by the Lessee.

19. MISCELLANEOUS

- 19.1. **Severability:-** Any provision of this Lease Deed which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or avoid in any jurisdiction shall, as to such jurisdiction, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Lease Deed or affecting the validity or enforceability of such provision in any other jurisdiction. If any such invalidity substantially affects or alters the commercial basis of this Lease Deed, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Lease Deed as



may be necessary or desirable in the circumstances to achieve as closely as possible, the same economic and commercial effect as the original provision and terms of this Lease Deed.

19.2. **Lessor's Office:-** That out of the total Demised Premises, a separate office room, duly earmarked, detailed and described in the **Schedule "C"** shall remain the office room of the Lessor, which shall be used by Lessor, with common rights, ingress, egress along with Lessee to use the Demised Premises.

19.3. **Right to way:-**The Lessee acknowledges that the Lessor has an adjoining land to the Demised Premises and in view of the same agrees that during the term of the lease the Lessor shall subject to intimation to the Lessee be allowed to use the way from the demised premises to his adjoining land and Lessee shall not object to the same.

19.4. **Amendment:-**This Lease Deed may not be modified, amended or supplemented except by a Deed in writing signed by both the Parties hereto.

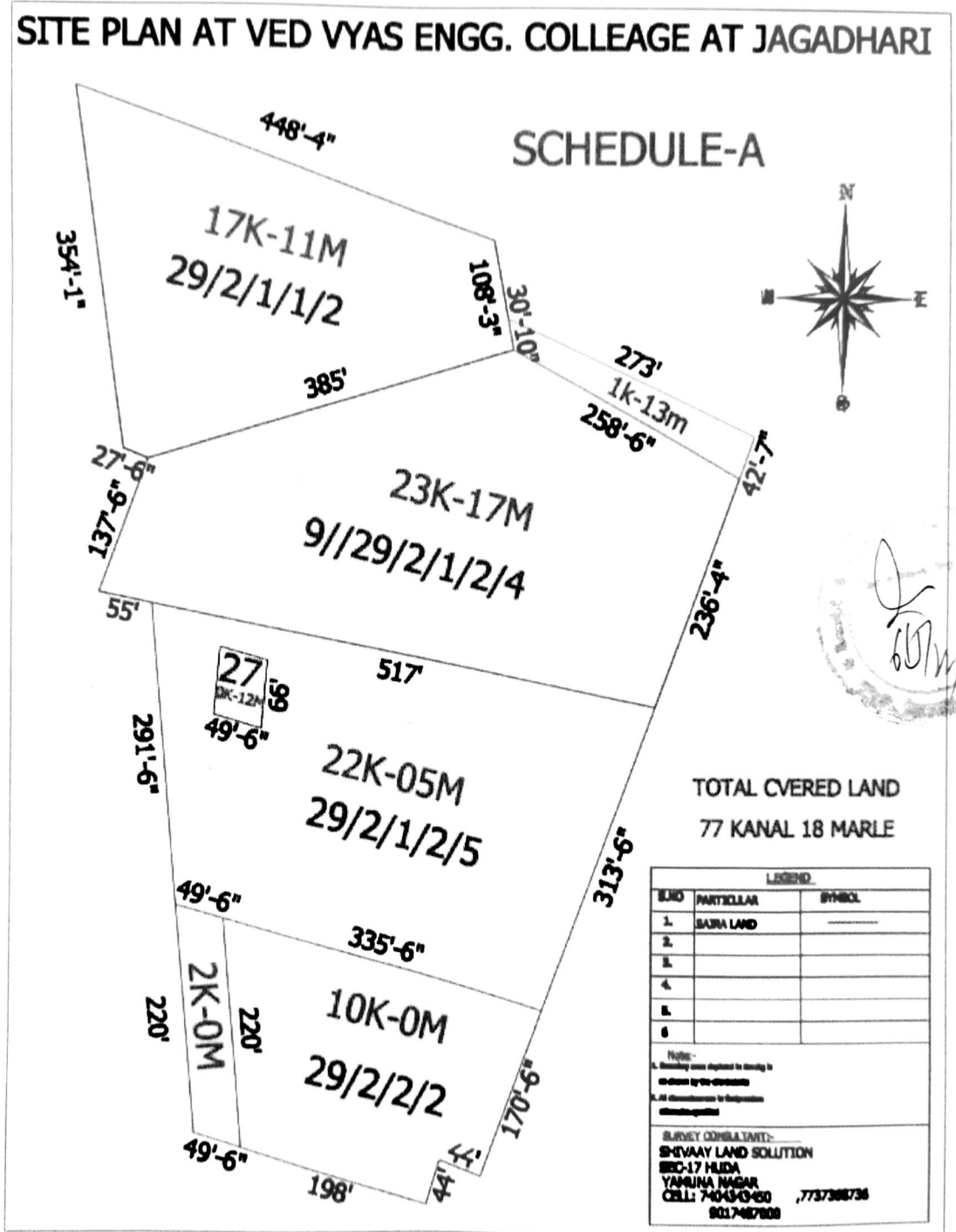
WITNESS WHEREOF the parties hereto have set their respective hands and seals to these present on the Day, Month and Year first hereinabove written.

<p>For Mata Sheela Devi Des Raj Luthra Educational Society</p> <p>For Mata Sheela Devi Des Raj Luthra Educational Society</p> <p><i>Sheela</i> Secretary</p>	<p>For Career Defence Training Foundation</p> <p>CAREER DEFENCE TRAINING FOUNDATION</p> <p><i>Amey</i> Director</p>
<p>(Lessor)</p>	<p>(Lessee)</p>
<p>Witnesses: <i>Shohan</i> Sohan Lal Numberdar Khurdi, Block Jagadhri Yamuna Nagar</p> <p>1. Sh. Sohan Lal Nam. Vill. Khurdi Distt. Yamuna Nagar</p>	<p>2. Smt. Monika W/o Sh. Davinder Singh R/o Vill. Bhambhol Teh. Jagadhri</p> <p><i>Monika</i></p>



SCHEDULE – A

Demised Premises



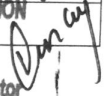



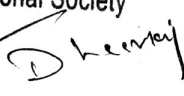
For Mata Sheela Devi Des Raj Luthra
Educational Society

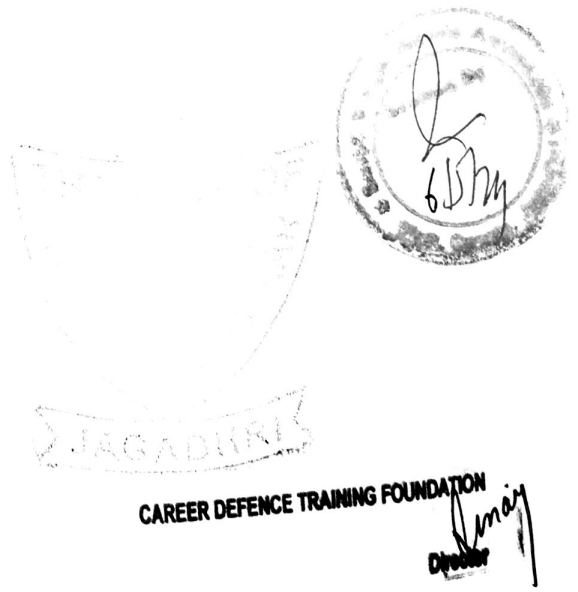
Dharmy
Secretary

CAREER DEFENCE TRAINING FOUNDATION

Director *Dharmy*

<p>For Mata Sheela Devi Des Raj Luthra Educational Society For Mata Sheela Devi Des Raj Luthra Educational Society  Secretary</p>	<p>For Career Defence Training Foundation CAREER DEFENCE TRAINING FOUNDATION  Director</p>
<p>(Lessor)</p>	<p>(Lessee)</p>
	<p>CAREER DEFENCE TRAINING FOUNDATION  Director</p>

For Mata Sheela Devi Des Raj Luthra Educational Society
  Secretary



Schedule-B

List Of Furniture Fixtures And Fittings


S.No	Quantity	Name
1	40	Almirah
2	68	Almirah Three Door
3	12643 SQ.FT.	Aluminium Fitting With Glass
4	267	Bed
5	12	Bench
6	21	Bench Five Seat
7	9	Bench Two Seat
8	3	Big Lab Table
9	3	Big Office Chair
10	2	Big Office Table
11	1	Book Stand
12	2	CCTV Camera In Main Gate
13	4	Center Table With Glass
14	20	Computer
15	2	Dining Table
16	68	Dp Switch
17	41	ED Table Drawing Table
18	8	Exhaust Fan
19	382	Fan
20	54	Fix Bench Five Seat
21	98	Fix Bench Three Seat
22	38	Green Board
23	1	Intercom Machin Complete With Cards

For Mata Sheela Devi Des Raj Luthra
Educational Society


Secretary

24	7	Iron Rack
25	4	Key Stand
26	305	Lab Chair
27	65	Lab Table
28	143	Lab Wheel Chair
29	16	Lecture Stand
30	15	Mess Dining Table
31	7	Networking Rack With Power Socket and Cooling Fan
32	1	News Paper Stand
33	26	Notice Board
34	53	Office Chair
35	2	Office Table
36	1	OnLine UPS
37	34	Pc Table
38	4	Plastic Chair
39	1	Projector Stand
40	91	Seat
41	1	Septic Tank Motor
42	3	Side Table
43	3	Sink
44	3	Small Table
45	1	Small Table With Glass
46	2	Sofa Five Seat
47	7	Sofa Two Seat
48	3	Split Ac

For Mata Sheela Devi Des Raj Luthra
Educational Society

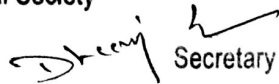

Secretary

CAREER DEFENCE TRAINING FOUNDATION


Director

49	75	Staff Chair
50	29	Steplizer
51	8	Street Light
52	6	SUBMERSIBLE PUMP
53	162	Tap
54	58	Teacher Table
55	83	Tube
56	6	Wall Clock
57	4	Wall Fan
58	90	Wash Basin
59	2	Water Cooler
60	1	Water Gyser
61	3	Water Tank
62	1	Water Tank In Main Gate
63	2	Water Tap
64	16	White Board
65	33	Window Ac
66	122	Wooden Fitting
67	332	Wooden Stool

For Mata Sheela Devi Des Raj Luthra
Educational Society

 Secretary

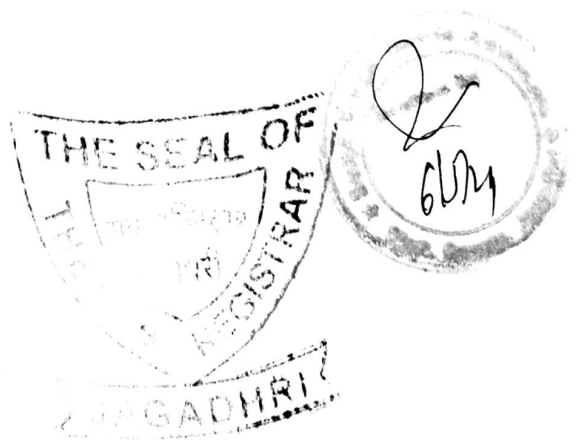


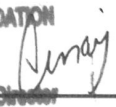

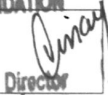
CAREER DEFENCE TRAINING FOUNDATION

Director 

<p>For Mata Sheela Devi Des Raj Luthra Educational Society</p>	<p>For Career Defence Training Foundation</p> <p>CAREER DEFENCE TRAINING FOUNDATION</p> <p><i>Amay</i> Director</p>
<p>For Mata Sheela Devi Des Raj Luthra Educational Society (Lessor)</p> <p><i>Amay</i> Secretary</p>	<p>(Lessee)</p> <p>CAREER DEFENCE TRAINING FOUNDATION</p> <p><i>Amay</i> Director</p>

For Mata Sheela Devi Des Raj Luthra Educational Society,
Amay
 Secretary



<p>For Mata Sheela Devi Des Raj Luthra Educational Society</p>	<p>For Career Defence Training Foundation</p>
<p>(Lessor)</p>	<p>CAREER DEFENCE TRAINING FOUNDATION  Director (Lessee)</p>
<p>For Mata Sheela Devi Des Raj Luthra Educational Society  Secretary</p>	<p>CAREER DEFENCE TRAINING FOUNDATION  Director</p>

