



AGREEMENT

THIS AGREEMENT is made on this 11th May, 1999 between **BSI Limited** having its registered office at 5, Zone II, M.P. Nagar Bhopal 462 011 through its Jt. Managing Director, hereinafter called **Lessor**, which expression shall mean and include their heirs, successors, legal representatives, nominees and assigns on one part and **The Sharda Vidya Mandir Samiti** (a Samiti registered under M.P. Firms and Societies Registration Act 1973) having its Registered Office at Sharda Vidya Mandir, Station Road, Sehore 462 003 (M.P.) through its Principal, hereinafter called the **Lessee**, which expression shall mean and include their successors, legal representatives, nominees and assigns on other part.

WHEREAS the Lesser company had started a school in the name Sharda Vidya Mandir at Station Road, Sehore during 1981 and the same is being run by the Lessee Society for the last several years satisfactorily. Since the lesser had become a sick industrial Unit and a lot of activities is to be undertaken for revival of the lesser, it is not possible for the them to pay full attention to the running of the school or to provide any assistance to run the school. The School has been instrumental in giving proper education to the wards of the employees of Lessor Company and mainly the family members of the Lessor Company are employed in the school. Hence, it is very essential in public interest to run the School by the said Lessee Society independently with their sources.

WHEREAS it was agreed by the Lessor and Lessee that the school premises including the land, sports ground and other areas described on the map (Annexure I to this agreement) is to be vested in the said society with very minimum premium charges and the Lessee is agreed to accept the same for running the school.

For BSI Limited

Joint Managing Director

Principal

PRINCIPAL

Sharda Vidya Mandir
Higher Secondary School
SEHORE (M.P.)



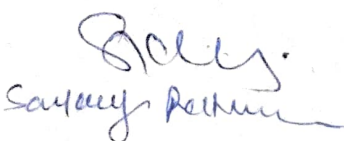
NOW THEREFORE IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. That the land presently held in the possession of the Lessee fully described and identified in the Map of the properties is hereby vested in the Lessee society at the annual premium of Rupees 1.00 and the Lessor will not sell, mortgage, gift or otherwise dispose off the said land in favour of any other party.
2. That the Lessee have already taken an electricity connection and will pay the charges for energy consumed during the month as per sub-meter fixed at current rates of M.P.E.B. applicable in above said premises.
3. That the Lessee shall not sub-let the leased premises or any part thereof to any other company or person or part with its possession without permission in writing of the Lessor.
4. That the Lessee in their name shall pay the Municipal Property tax and other local taxes, which are applicable to the premises.
5. That in future if any occasion arises the lessor will give all its aid, help and guidance to the Lessee Society for the benefit of the School.
6. That the period of lease starts from 1st June, 1999 and will continue till desired by the Lessee Society for running the School.

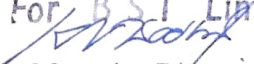
IN WITNESS WHEREOF THE LESSEE AND THE LESSOR HAVE HEREUNTO SUBSCRIBED THEIR HANDS AND SEAL ON THE DATE MENTIONED ABOVE :-

WITNESSES :

1. 
Vijayalakshmi Pillai

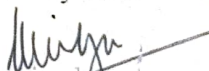
2. 
Sanyas Pathan

LESSOR

For BSI Limited
For B S I Limited

Jt. Managing Director
Joint Managing Director

LESSEE

For Sharda Vidhya Mandir Samiti


Principal
PRINCIPAL
Sharda Vidya Mandir
Higher Secondary School
SEHORE (M.P.)

This Document is executed
my presence by witness named

24/04
IS A TESTER
RAJEEV KUMAR MISHRA
NOTARY
SEHORE CIVIL DISTRICT