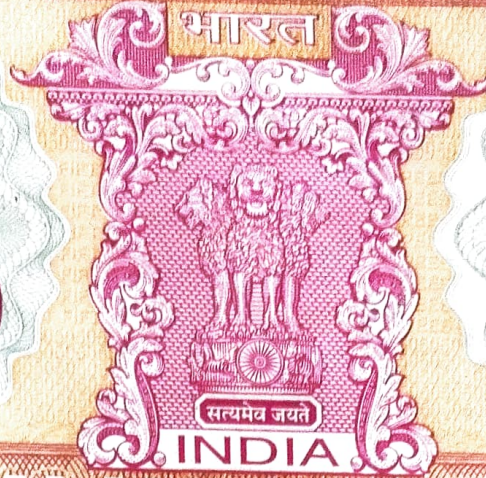


1097/25/10/05

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL



मध्य प्रदेश MADHYA PRADESH

LEASE AGREEMENT

054590



THIS AGREEMENT is made on this 25th October, 2005 between BSI limited having its registered office at 73, Govind Garden, Govindpura, Bhopal through its Legal Advisor, Mr. D.K. Gautam S.o Shri Mr. R.L. Gautam R/o Bhopal hereinafter called lessor, which expression shall mean and include their, successors, legal representative, nominees and assigns on one part and the Principal, (Mrs Malini Mirza W/o Mr. E.A. Mirza,) 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 (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 a lot of activities is to be undertaken for revival of the lesser. It is not possible for the team to pay full attention to 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 member of the Lesser 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.

Signature

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

NOW THEREFORE IT IS AGREED BETWEEN THE PARTIES HERE TO AS FOLLOWS:

मध्य प्रदेश MADHYA PRADESH

1. That the land presently held in the possession of the Lessee fully describe 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 any other party.

2. That the said property is situated in Ward No. 28 Municipal Council Sehore (M.P.) and the four directions around the said properties are as follows :

Towards East	:	The Government Road
Towards West	:	Lessor's Land
Towards North	:	Swami Narayan Mandir's Land
Towards South	:	Lessor's Land

The construction is done in 2 Acres of land and 3 acres open land

3. 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 rates of M.P.E.B. applicable in above said premises.

4. That the Lessee shall not-let the leased premises or any part there of any other company or person or part with its possession without permission in writing of the Lessor.

5. That the Lessee in their name shall pay the Municipal property tax and other local taxes, which are applicable to the premises.

6. That the future if any occasion arise the lessor will give all its aid, help an guidance to the Lessee Society for the benefit of the School.

7. That the period of lease started from 1st June, 1999 and will continue till desired by the Lessee Society for running the school. To 30 Year's.

[Signature]