



INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR43142353762046U
 Certificate Issued Date : 14-Oct-2022 03:00 PM
 Account Reference : NONACC (CB)/ brtsab09/ CHAJJUBAGH/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRBTBSCB0968926969077916U
 Purchased by : VIDYA BHUSHAN AWASTHI
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : VIDYA BHUSHAN AWASTHI
 Stamp Duty Paid By : VIDYA BHUSHAN AWASTHI
 Stamp Duty Paid (Rs.) : 9,63,000 (Nine Lakh Sixty Three Thousand only)
 Reg. fee (Rs.) : 3,26,700 (Three Lakh Twenty Six Thousand Seven Hundred only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 12,90,200 (Twelve Lakh Ninety Thousand Two Hundred only)

SCANNED BY



Serial No. 16265

Deed No. 15219



Govt. of Bihar District Registry Office, Patna Summary of Endorsement

This document was presented for registration on 15/10/2022 by Vidya Bhushan Awasthi (Self And Chief Executive Officer)

A Stamp Duty of Rs. **963000/-** and other Fees of Rs. **327200/-** has been paid in it.

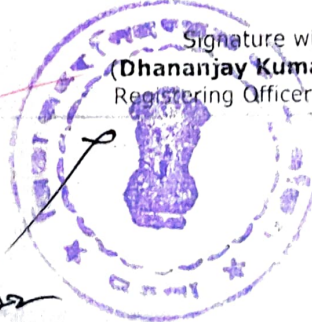
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **15219** in Book No. **1**, Volume No. **343** on pages from **356** to **370** and has been preserved in total **15** pages in C.D. No. **53** / Year **2022**

Date: 15/10/2022

Token No: 16749 /2022

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna



Do not write or type below this line

0019132597

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

District Registry Office, Patna

Token Number 16749 Reg. Year 2022 Serial Number 16265 Deed Number 15

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Lessee	Pramba Educationla Trust(Through)Prem Lata Awasthi						
Sig.	 15/10/2022						
Presented By	Vidya Bhushan Awasthi(Self And Chief Executive Officer)						
Sig.	 15/10/2022						
Lessor	Vidya Bhushan Awasthi(Self And Chief Executive Officer)		N/A	N/A	N/A	N/A	N/A
Sig.	 15/10/2022						
Identified By	Ritendra Bhushan Awasthee						
Sig.	 15/10/2022						



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with

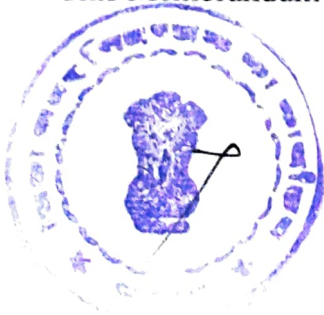
SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop146

Geometric patterns and subtle Logo Images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



Lease Deed

This Memorandum of lease made & executed on this the 14th day
of October, 2022 by and;



[Handwritten signature in red ink]

For Preamble Educational Trust

[Handwritten signature]
14/10/2022
Trustee

For Sri Ram Engineering Industries Pvt. Ltd.
[Handwritten signature]
Chief Executive Officer

Sri Vidya Bhushan Awasthi S/O Late Jamuna

Prasad Awasthi , aged about 74 Years PAN No. ABXPA4336P, AADHAR NO. 768982628995 for self and also as Chief Executive Officer of M/S Sri Ram Engineering Industries Private Limited (CIN NO.U27205BR1987PTC002562), A Private limited Company registered under the Indian Companies act and having its head Office at Awasthi Bhawan Belwarganj , Patna 800007. (Bihar) and resident of Awasthi Bhawan , Moh. Belwarganj, P.S. Alamganj, Post Gulzarbagh, Patna City, Patna 800007 (Bihar) herein after called the Lessor / First Party

For Sri Ram Engineering Industries Pvt. Ltd.
Smt. Prem Lata Awasthi
Chief Executive Officer

AND

M/S PRAMBA EDUCATIONAL TRUST (Reged Deed No.57/2017 Patna city) , a charitable educational trust through its managing Trustee **Smt Prem Lata Awasthi** . W/O Sri Vidya Bhushan Awasthi aged about 73 years PAN No.APJPA4748P ,AADHAR NO.641179076578 resident of Moh. Belwarganj, P.S. Alamganj, Post Gulzarbagh, Distt. Patna 800007. Herein after called the Lessee /Second Party

For Pramba Educational Trust
Smt. Prem Lata Awasthi
14/10/2022
Trustee





For Sri Ram Engineering Industries Pvt. Ltd.
14/10/2014
Chief Executive Officer

For Sri Ram Engineering Industries Pvt. Ltd.
Amit Kumar
Chief Executive Officer

BOUNDARY

Land measuring a total area of 1 Acre (one Acre)
equal to 100 decimal situated in Mauza Simli
Murarpur ,P.O. Madho mills P.S.Malsalami ,
District Patna , Circle No 234, ward No.71(new)
37/32(old) Tauzi No.359, Khata
No.366,371,282,292&528, Thana No.38 Part of
revenue survey Plot No.2368 &2366i.e part of
amalgamated municipal plot
No.525,528,529,271,272,273,274 &277 within
Patna Municipal Corporation , Sub Registry Office
Patna City and Sadar Registry Office Patna and

For Prabha Educational Trust
H 2211 319291
14/10/2022
Trustee

South : Sardar Kalyan Singh & Others .

East : Sri Lakhan Mahto , S.Kalyan Singh & Others

West: 18' wide branch road hereafter SBI, Masjid
& land of Praveen Yadav.

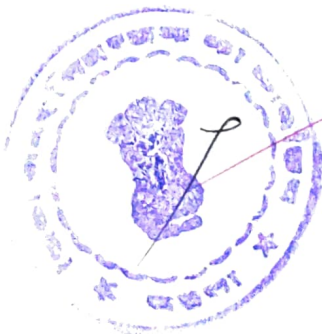
Herein after called the DEMISED PROPERTY
which is one among the others are the self
acquired property purchased in the year 1987 and
2014 and from the date of purchase are enjoying
full right as owner and are coming in peaceful
possession . The name of the First Parties are
recorded in the Patna Circle Office of Patna

Municipal Corporation and Govt of Bihar and is
paying rent to the State and Tax to Patna
Municipal Corporation in the name of the First
Parties against the grant of receipt.

And whereas the SECOND PARTY is a
CHARITABLE TRUST created for development of
world class education by opening schools/
colleges / technical/ Medical institutions for poor
and downtrodden students at NO PROFIT NO
LOSS basis and hence is in need of a suitable
plot.

For Sri Ram Engineering Industries Pvt. Ltd.
amir kalyan
Chief Executive Officer

For Prabha Educational Trust
9812111111
14/10/2022
Trustee

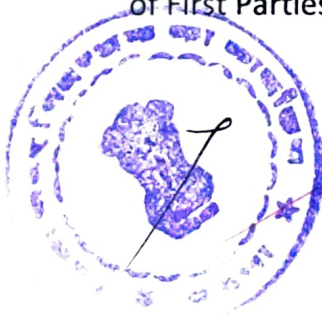


And whereas the SECOND PARTY through its Managing Trustee Smt Prem Lata Awasthi approached the First Parties for grant of Lease of the property fully described in the Schedule "A" of the of this Deed for a fixed term of 29 (Twenty nine)years and the First Party has agreed to grant lease on rent of the demised property for a fixed term of 29 (Twenty nine) years on the following terms and conditions.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:-

That the First Parties are owner and in possession of the demised property and the SECOND PARTY accept their right ,title and possession.

1. That this lease agreement is for a fixed period of 29 (Twenty nine) years.
2. That the Lessee shall pay monthly rent of Rs1,25,000/- with effect from the date of agreement which will be increased by 25 % after each block of 5 years.
- a. That monthly rent will be payable by the Second Party by 10th of each current month through account payee cheque in the name of First Parties



For Sri Ram Engineering Industries Pvt. Ltd.
Smt. Prem Lata Awasthi
Chief Executive Officer

For Premba Educational Trust
3192-94
14/10/2022
Trustee

b. That the Electric connection shall be taken by the Lessee in their name . The expenses made for taking electric connection shall be born by the Lessee and Lessee shall not claim any deduction of the said expense from the monthly rent and shall not make any claim to that effect from the Lessor FIRST PARTY . The Lessee is and shall be at liberty to get removed the electric connection on the expiry of the period of lease agreement.

For Sri Ram Engineering Industries Pvt. Ltd.
gaurav kumar
Chief Executive Officer

c. That the Electric consumption charges are payable by the Lessee to the Electricity Board/ Company in addition to the rent payable by the Lessee. And the Lessee is further obliged to hand over the original electric consumption receipt to the land owners after retaining the photo state copy thereof. It is further made clear that any default in payment of the electric consumption bill by the due date to the concerned authority shall be treated as default . The Lessee shall further be liable to pay the said electric bill with interest chargeable by the concerned authority.

For Prabha Educational Trust
gaurav kumar
14/10/2022
Trustee



- d. That subject to prior approval of the cost BUILDING CONSTRUCTION by the First Party the Lessee will make construction at its own cost as per their requirement and the cost thereof will adjusted from the rent payable to the Lessor towards the construction of school building .
- e. That the maintenance of the demised premises shall be the obligation of the SECOND PARTY and they shall keep the entire demised premises in Tip Top Condition. The Lessee shall be liable to compensate the First Party for any damage to the demised premises and its fittings and fixtures including the equipment's of bath rooms and toilet.
- f. That the Demised premises has been provided with its own water supply system i.e. boring with submersible pump set and the same shall be kept always in running / working conditions.
- g. That all sorts of damage stated above shall be made good by the Lessee at his own cost without any sort of claim from the Lessor/

For Sri Ram Engineering Industries Pvt. Ltd.

Chief Executive Officer

For Prambha Educational Trust

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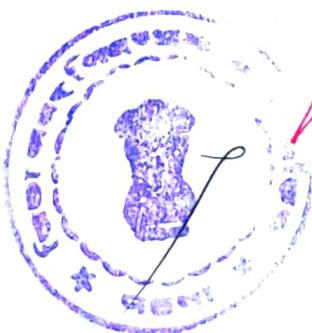


First Party. Damage also includes any other damages besides stated above.

- h. That the rent payable by the Lessee will be adjusted towards the construction of school building and after expiry of 29 (Twenty nine) years or sooner thereof in case the Lessee so decide the Lessee will hand over the premises without making any damage to the building
- i. That the Lessee shall not sublet the demises premises or any / portion thereof to any person whatsoever , nor shall the Lessee change the use and occupation of the demised premises other than the purpose of running school or educational institution run by the Lessee itself.
- j. That the demises premises as stated above shall be used for the purpose of running the school /technical or medical educational institution or any allied activities and shall not be used for any other purpose which may cause annoyance , religious hurt or upsetting the social norms or the locality or

For Sri Ram Engineering Industries Pvt. Ltd.
14/10/2022
Chief Executive Officer

For Prabha Educational Trust
14/10/2022
Trustee

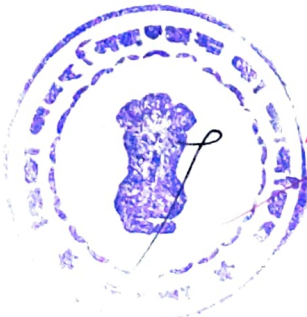


neighboring places causing any sorts of
commotion / nuisance

- k. That the Lessee shall not keep inside the demised premises any sort of weapon, inflammable articles, explosives etc. unlawful under the Indian laws except the permissible weapons for the guards.
- l. That the Lessors personally or through their Representatives shall be permitted after the working hours to inspect the premises periodically and or to access the loss to be made good by the Lessee.
- m. That the Lessee shall have the option to get the fresh Lease for a further term of 29 years on the same terms and conditions save and except the amount of monthly rent payable to the Lessor by the Lessee which will be decided mutually depending upon the market trend and the circumstances appearing at the material time.
- n. That the Lessee is strictly prohibited to create any charge, lien and mortgage over the demised premises for any purpose or to any financial institution including the Bank.

For Sri Ram Engineering Industries Pvt. Ltd.
14/10/2022
Chief Executive Officer

For Prabha Educational Trust
14/10/2022
Trustee



o. That it is specifically agreed by and between the parties and assured by the Lessee that on expiry of the period of lease they will hand over the peaceful possession of the demised premises from that very date. If Lessee commits breach of this term the Lessee will be liable to pay Rs50,000/- (Rupees Fifty thousand) per day until complete hand over of possession to the Lessors.

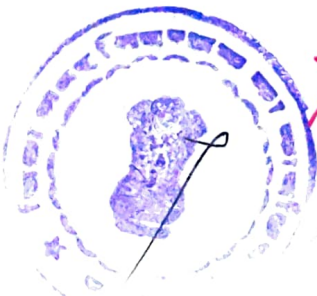
p. That if the Lessee fails to honour or carry out any of the obligation incorporated in this Lease Deed and commits any breach of Agreement he shall be liable for eviction even before the expiration of the lease.

q. That the Lessee shall pay Government rent to the state and municipal corporation tax or any other tax or amount otherwise levied on the demised premises due to running of schools or educational institutions by the Lessee.

r. That during the period of lease and /or at any time during the subsistence of this lease and during school hours and even after that if any miss happening / untoward

For Sri Ram Engineering Industries Pvt. Ltd.
Amit Kumar
Joint Executive Officer

For Prabha Educational Trust
Amit Kumar
Trustee
14/10/2022



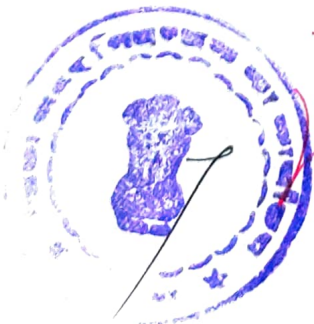
incidents happens or take place inside the demised premises the entire liability will be of lessee . The Lessee indemnify the Lessors in this aspect i.e. non of the Lessor shall be liable for any miss happening or untoward incident.

s. That the Lessee will run the school /educational institution strictly in accordance to statute , executive orders and or the rules in this regard . The Lessors will not be liable for any breach thereof. The Lessee will also be liable to consume electricity as per rule of the electricity department and in no case the Lessors should be held liable for any breach of the same.

t. That the Lessors and the Lessee both have gone through the contents of this lease deed and have accepted the same without any duress ,coercion and undue influence and have put their hands in sound mind and health and in witness whereof have SIGNED SEALD AND DELIVERED this agreement

For Sri Ram Engineering Industries Pvt. Ltd.
Ravi S. Ramakrishna
Chief Executive Officer

For Prabha Educational Trust
Prabha Educational Trust
14/07/2022



SCHEDULE OF PROPERTY

Land measuring a total area of 1 Acre (one Acre) equal to 100 decimals , situated in Mauza Simli Murarpur ,P.O. Madho mills P.S.Malsalami , District Patna PIN 800008, Circle No 234, ward No.71(new) 37/32(old) Tauzi No.359, Khata No.366,371, 282,292&528, Thana No.38 Part of revenue survey Plot No.2368 &2366i.e part of amalgamated municipal plot No.525,528,529 ,271,272,273,274 &277 within Patna Municipal Corporation , Sub Registry Office Patna City and Sadar Registry Office Patna and BOUNDED AS UNDER:-

North : Sudama Devi W/O Shukhlal Singh & others

South : Sardar Kalyan Singh & others.

East : Sri Lakhan Mahto , Sardar Kalyan Singh & Others

West: 18' wide private road where after SBI , Masjid & land of Praveen Yadav.

For Sri Ram Engineering Industries Pvt. Ltd.
Simli Murarpur
Chief Executive Officer

For Prabha Educational Trust
31/12/21
14/1/2022
Trustee



IN PRESENCE OF WITNESSES

Witnesses:-

1. Riteshwar Bhushan Awarthi
Sri Vidya Bhushan Awarthi
Awarthi Bhawan, Behrangani
Paschim Darwaza, Patna-7
Date - 14.10.2022

For Sri Ram Engineering Industries Pvt. Ltd.
Signature of the Lessor
14/10/2022
Chief Executive Officer

For Prabha Educational Trust
Signature of the Lessee
14/10/2022
Trustee

2. Riteshwar Bhushan Awarthi
Sri Vidya Bhushan Awarthi
Awarthi Bhawan, Behrangani
Paschim Darwaza, Patna-7
Date - 14.10.2022

"May I Help You, Patna Sadar"



Endorsement of Certificate of Admissibility

under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. '35'. '||' Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 963000/-	Amt. Paid By N.J Stamp Paper	Rs. 0/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 1290200/-
Registration Fee		LLR + Proc Fee	Service Charge
		LLR	0
		Proc. Fee	0
		Total	0
500			500

A1	321675	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		0
TOTAL-									326700

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 327200

Date: 15/10/2022

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 15th October 2022 by Vidya Bhushan Awasthi (Self And Chief Executive Officer) S/O Late Jamuna Prasad Awasthi by profession Others. Status - Lessor

Signature/L.T.I. of Presentant

Date: 15/10/2022

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ritendra Bhushan Awasthee' age '53' Sex 'M', 'Vidya Bhushan Awasthee', resident of 'Belwanganj, Patna-800007'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 15/10/2022

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 343 on pages on 356 -370, for the year 2022 and stored in CD volume No. CD-53 year 2022 .The document No. is printed on the Front Page of the document.

Date : 15/10/2022

Registering Officer
Patna

Token No. : 16749 Year : 2022 S.No. : 16265 SCORE Ver.4.1 Deed No. : d No. : 15219

भारत सरकार
Government of India

रितेंद्र भूषण अवस्थी
Ritendra Bhushan Awasthee
जन्म तिथि: DOB 03/09/1969
लिंग: Male

9400 9303 9150

मेरा आधार, मेरी पहचान

भारतीय विचित्र पहचान प्रधिकरण
Unique Identification Authority of India

पता: दवारा: विद्या भूषण अवस्थी, बेल्वर
गंज, गुलज़ारबाग, पटना, बिहार, 800007

Address: C/O: Vidiya Bhushan Awasthee,
belwar ganj, Gulzarbagh, Patna, Bihar,
800007

9400 9303 9150

1947 help@uidai.gov.in www.uidai.gov.in

Ritendra Bhushan Awasthee
14/10/2022
यहू



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
श्री. यमुना प्रसाद अवरधी, बेलवर्गंज, गुल्ज़रबाग, पटना,
बिहार - 800007

Address:
C/O: Yamuna Prasad Awasthi, belwarganj,
Gulzarbagh, Patna,
Bihar - 800007



7689 8262 8995

127

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भारत सरकार
Government of India



विद्या भूषण अवरधी
Vidya Bhushan Awasthi
जन्म तिथि/DOB: 13/07/1948
पुरुष/ MALE



7689 8262 8995

गेरा आधार, गेरी पहचान

~~Kamr 25/11/2021~~
~~14/10/2022~~