

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-IV

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 05-12-2017 5:05 PM

Fee Receipt No	:	201702054004525	Receipt Date	:	05/12/2017
Name	:	MODERN EDUCATION SOCIETY THR. RAM TOLANI,	Document S. No.	:	201701054005013
Address	:	368 .., JODHPUR ,JODHPUR			
Document Type	:	Lease where rent is fixed and no premium is paid or delivered			
Face Value	:	₹ 0	Evaluated Value	:	₹ 150822000
Ord-Registration Fee	:	₹ 30170	Fee for Memorandum Us_64_67	:	₹
CSI	:	₹ 300	Certified copying fees Us_57	:	₹ 0
Stamp (Memorandum)	:	₹	Reg (memorandum)	:	₹
Surcharge	:	₹ 30180	Stamp Duty	:	₹ 150830
Penalty	:	₹ 0	Inspection fee	:	₹ 0
Us_25_34	:	₹ 0	Commission	:	₹ 0
Custody	:	₹	Others	:	₹ 0
Cash Amount Received					₹ 0
Other than Cash					₹ 211480
Total Amount					₹ 211480

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1605541712631 ₹ 30470 # eStamp IN-RJ19281416866138P ₹ 180410 # Stamp N.A. ₹ 600

Signature of presenter or applicant for
copy or Search certificate

[Signature]
Cashier

Signature of recipient
and date of return receipt

[Signature]
SUB-REGISTRAR
ज्ञान प्राप्ति (चतुर्थ)
जोधपुर





Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	R1701054005013	Receipt Date	05-DEC-2017 16:55
S R Location	JODHPUR-IV		
Receipt No	RJ1605541712631		
Name Of Seller	THE MODERN EDUCATION SOCIETY		
Name Of Buyer	SHRI LADHU RAM RANGA EDUCATIONAL TRUST		
Type of Document	Lease Agriment		
ACC Reference	SHCIL/SHCIL RAJASTHAN/PAOTA		

Stock Holding Corporation of India Limited

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 30170	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 30470	Service Charges	₹ 40
Grand Total (Rupees Thirty Thousand Five Hundred Ten Only)	₹ 30510		



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.

: IN-RJ19281416865138P

Certificate Issued Date

: 05-Dec-2017 04:59 PM

Account Reference

: SHCIL (FI)/ rjshcil01/ PAOTA/ RJ-JU

Unique Doc. Reference

: SUBIN-RJRJSHCIL0131211505905762P

Purchased by

: SHRI LADHU RAM RANGA EDUCATIONAL TRUST

Description of Document

: Article 33(ii) Lease deed 1 year to 5 year

Property Description

: P NO 362 AND 366 SARDARPURA B ROAD JODHPUR

Consideration Price (Rs.)

: 0
(Zero)

First Party

: THE MODERN EDUCATION SOCIETY

Second Party

: SHRI LADHU RAM RANGA EDUCATIONAL TRUST

Stamp Duty Paid By

: SHRI LADHU RAM RANGA EDUCATIONAL TRUST

Stamp Duty Payable (Rs.)

: 1,50,330
(One Lakh Fifty Thousand Three Hundred And Thirty only)

Surcharge for Infrastructure

: 15,040

Development (Rs.)

: (Fifteen Thousand And Forty only)

Surcharge for Propagation and

: 15,040

Conservation of Cow (Rs.)

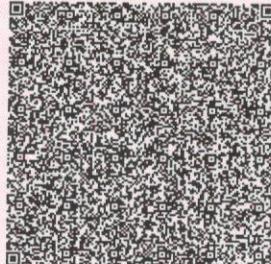
: (Fifteen Thousand And Forty only)

Stamp Duty Amount(Rs.)

: 1,80,410
(One Lakh Eighty Thousand Four Hundred And Ten only)

राजस्थान

लालु रंगा



उप पंजीयक (चतुर्थ) 1558264
जोधपुर



राजस्थान RAJASTHAN



LEASE AGREEMENT

THIS LEASE AGREEMENT is made at Jodhpur, on this 5th day of December 2017, BETWEEN

"MS. THE MODERN EDUCATION SOCIETY" having PAN AABTM1398J (being represented by Mr Ram Tolani S/O Late Nathumal Ji, R/O 368, Kamla Nehru Nagar, Jodhpur, aged 63 Years, adult, Indian Inhabitant of Jodhpur, Rajasthan in the capacity of Hon' Secretary and Authorized signatory on behalf of society) the owner of land and building situated at Plot No 362 & 366, Sardarpura Road No 3 & 4 (Plot Nos. 362 to 369 as per land allotment/ sanction letter), Near Gandhi Maidan, Jodhpur - 03, Rajasthan India, hereinafter called "THE FIRST PARTY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their/her heirs, committee, society, executors, administrators, and assigns) of the One Part:

Ram Tolani

M. Ram Tolani

Contd..2.

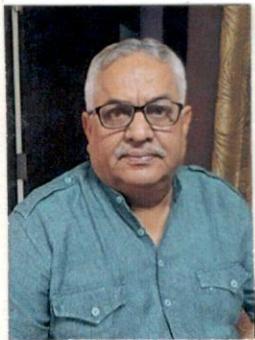
ज्ञान मुद्रांक दिक्रेता सुनीत व्यास अनुज पर द्वया 65/2011/जोड़वा/सं.
 रजिस्टर क्रम संख्या 7716 दिनांक 06-12-17 नुस्खे देता व इस उल्लंघन Seor
 मुद्रांक दिक्रेता का वापसी पता ७२२८१३५५ ९१८८
 प्रयोगवा वापसी
 (हस्ते क्रम की दशा में हस्ते का वापसी पता)
 क्रेता/हस्ते के छापालिहार
 मुद्रांक दिक्रेता के हस्ताक्षर
 विक्रय स्थान:- 431, प्रथम 'सो' रोड, सरदासपुरा, बोधपुरा

राजस्थान स्टाट अधिनियम, 1998 के अन्तर्गत

स्टाट रेंटा पर उपलब्धि लिखित

1. आवासीय अधिकारियत के लिए रेट (रुपये)	10% रुपये
2. नियम दोष एवं इनकी वित्ती के उपरका और संबंधित रेट	रुपये 1-12 - १०% रुपये
कुल रेट	१०%

स्टाट रेंटा लिखित



Trust Deed is annexed herewith) having PAN AAUTS3374D, through its President Shrimati Leela Ranga W/O of Shri Dinesh Kumar Ranga, aged 46 years, adult, R/O Flat No 301, Chanchal Apartment, 4th Road, Sardarpura, Indian Inhabitant of Jodhpur, Rajasthan, hereinafter called "THE SECOND PARTY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors and administrators) of the Other Party;

AND WHEREAS, The FIRST PARTY is absolutely seized and possessed of or otherwise legally, well and sufficiently entitled to the property land and building situated at Plot No 362 & 366 (Plot Numbers 362 to 369 as per land allotment/sanction letter), Sardarpura Road No. 3 & 4, Near Gandhi Maidan, Jodhpur - 03, Rajasthan India and legally, well and sufficiently entitled to give and to do the LEASE or other arrangements with any party/person and give the Land and Building along with entire infrastructure to another party/person;

AND WHEREAS The FIRST PARTY is wants to provide and give the part premises of the including and limited to sixteen (16) rooms, two (2) halls, two (2) storeroom, two (2) bathrooms/toilets, staircase access, two (2) gates, open chowk, one hall hereunder written and hereinafter for brevity's sake referred to as 'The Said Property" to the SECOND PARTY and his companies, businesses, associates, firms and/or authorized entities;

AND WHEREAS The SECOND PARTY and/or His companies, businesses, firms, associates or authorized entities will use, possess, manage and operate the said Property for any or all type and kind of Law College; and The FIRST PARTY hereby declares that they are authorized, absolutely seized and possessed of or otherwise legally, well and sufficiently authorized and entitled to provide the said property on LEASE, or in any manner to any person/party, and hereby allows to The SECOND PARTY and/or His companies, businesses, firms, associates or authorized entities to use, possess, manage and operate the said property for above uses and purposes.

Contd..3.



From Taliwi



M. M. R. K.

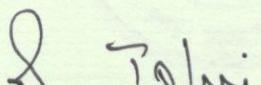


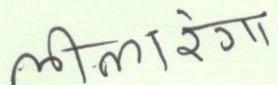
as 'This LEASE' or 'The LEASE'); hereinafter appearing;

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The FIRST PARTY have granted LEASE of the Said Property to The SECOND PARTY and allowed The SECOND PARTY and/or His companies, businesses, firms, associates or authorized entities to use, possess, manage and operate the said Property [particularly described in the "Schedule of the Property" hereunder written, for any or all type and kind of Educational Institutes, Academic Institutes, Schools, Colleges, Academics, Knowledge/Skills Development.
2. The FIRST PARTY undertake that they have a good and clear title to the said property and the said property can be put, provided and/or given for the Said purposes to any party/person in any manner and arrangement and that no separate and/or special permission(s) is/are required for use or giving the Building or to LEASE or to otherwise provide/give the said property to any party in any manner and kind (including giving it on LEASE, mutual arrangement, partnership, leave and license or in any other manner whatsoever etc.). If any permission(s), resolutions and/or formality(s) or modifications including modifications in bye-laws is/are required, The FIRST PARTY shall at their own cost and liability obtain all such permissions/approvals and/or if any modifications are required in bye-laws/rules of the society, The FIRST PARTY at their own cost, risks and liabilities shall get such modifications done and provide the copy of registrations/approvals/certificates/modifications/resolutions and/or letters to The SECOND PARTY.
3. The SECOND PARTY and/or His companies, businesses, firms, associates or authorized entities shall not have rights to use, occupy, possess, manage and operate the said Property for any other allied, auxiliary, related or associated purposes.
4. This LEASE shall remain in force for a period of 5 (FIVE) Years.

Contd..4.


Ram Tolani


M.T.M.J.2011

be further extended and/or renewed with same terms and conditions as per This LEASE (Any addition or modification can be done with mutual consent in line to these terms and conditions) further with modifications of This LEASE only after approval from FIRST PARTY.

6. The FIRST PARTY shall handover the said property to The SECOND PARTY immediately on signing This LEASE so that FIRST PARTY can start working on the same. The SECOND PARTY will be free to do and carry out any renovations except any structural changes and start working immediately on the signing of this LEASE
7. The FIRST PARTY shall immediately provide the vacant and peaceful handover of the said property to The FIRST PARTY to carry out all renovation and other works on signing of this LEASE
8. The SECOND PARTY will pay amount of Rs. 24,00,000 (TWENTY FOUR LAKH) to The FIRST PARTY towards the LEASE Share of The FIRST PARTY for the first year and the said amount shall be increased every year and the same shall be deposited before commencing operations every year. The amount for every year shall be as follows:

1. 2018 –Rs. 24,00,000.00
2. 2019 – Rs. 25,25,000.00
3. 2020 - Rs. 26,50,000.00
4. 2021 - Rs. 27,75,000.00
5. 2022 - Rs. 29,25,000.00



The FIRST PARTY will be responsible and liable towards all the liabilities, responsibilities, losses, charges and everything related to their current school operations, cessation of current school operations of The FIRST PARTY and any consequences of the cessation and vacating the current students of the society or previous institutes.

10. The FIRST PARTY share payout will be paid annually before commencing the Academic session i.e. July and this condition will be applicable from 1st session of operations start.

Contd..5

Ram Tolani

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11. The FIRST PARTY can give 6 months payment notice on failure to receive payment of the annual share as determined by the present LEASE within the stipulated time and thereafter proceed to terminate the present LEASE without any liability of their own.
12. The FIRST PARTY will provide the NOC, Land Certificate (if applicable), property title chain documents copies, safety certificates, structural reports, security certificate, map/blue print certified by officer not less than J.En (Junior Engineer) and all other legal documents as required by The SECOND PARTY or government or any person for affiliation, operations and/or any other purpose(s).
13. The SECOND PARTY will have to pay for the electricity and water usage as per consumption using a sub-meter if possible, and all taxes and fee and user charges payable over the property in question including but not limited to Urban Development Tax.
14. The FIRST PARTY allows The SECOND PARTY to do renovation, additions, extensions, enhancements and modification of the Said Property at the cost of The Second Party but no structural change shall be carried out in the property in question. The SECOND PARTY will seek permission of the same from The FIRST PARTY in advance and The FIRST PARTY if required may suggest any changes or corrections to carry out safe modifications/changes. The FIRST PARTY may appoint any person on its cost to check and see any major structural modification.
15. The FIRST PARTY can revoke or terminate this LEASE earlier than 5 years or renewed/ extended period as the SECOND PARTY if the SECOND PARTY defaults to pay the annual share in as decided by the present LEASE in time stipulated after serving a notice of 6 months.
16. The SECOND PARTY can revoke the present LEASE by serving a notice of stipulated time of six (6) months and in absence of said notice the SECOND PARTY will have to pay damages in lieu of six months notice to be calculated as per the LEASE.
17. The FIRST PARTY will not directly or indirectly force or pressurize The SECOND PARTY to give membership, board/management position and employment to any person or will not force us to give special treatment or special attention to any person.



responsibilities, losses and consequences of/for all types and kinds of the fees, charges, taxes, expenses, bills, dues, penalties, orders, consequential and/or outstanding associated with, linked with, related to anything and/or any matter by/before 31.03.2018 and perpetually for their old/previous schools operations, all of their old/previous activities and/or anything related to their society operations (past, present or future) and/or related to and/or due to acts and old/any operations of The FIRST PARTY; whether charged, levied, ordered and/or raised anytime including past, present and/or future and/or anything related to the FIRST PARTY will be paid by The FIRST PARTY.

19. The SECOND PARTY is permitted to bring into the said Property and install any furniture, fixtures, fittings, equipments and appliances etc. as required by The SECOND PARTY for the purpose of using the said Property for above said purposes. On the expiration of or determination of This LEASE, The SECOND PARTY shall remove and take away from the said Property all its equipments, furniture, fixtures, movables, assets, belongings and all other assets etc.
20. The Maintenance of all types and kind of the Said Property (Floor, Furniture, Fixtures, Fittings and Equipment etc) has to be done by The SECOND PARTY on its own cost
21. The SECOND PARTY shall not intentionally and/or knowingly carry out any unlawful or illegal activities and shall not intentionally and/or knowingly keep or store in any part of Building any goods or items prohibited by law. If done The FIRST PARTY can issue notices and ask The SECOND PARTY to Stop such unlawful activities and/or remove such unlawful items.
22. The SECOND PARTY will pay the Fully Refundable Deposit of Rs. 25 Lakhs to The FIRST PARTY without interest.
23. The SECOND PARTY hereby agrees and undertakes that The SECOND PARTY shall not claim title of the Land and Building
24. The SECOND PARTY will invite honorable board of The FIRST PARTY on 15th August and 26th January as the Special Guests of the Functions



Ram Patel



M. T. Patel



Contd..7.

Presentation Endorsement

आज दिनांक 05 माह 12 सन् 2017 को 03:28 PM बजे
 श्री/श्रीमती/सुश्री MODERN EDUCATION SOCIETY THR. RAM TOLANI
 पुत्र/पुत्री/पति श्री NATHUMAL TOLANI
 उम्र 63 वर्ष, जाति SINDHI , व्यवसाय Business
 निवासी House No.:368, Colony: .., Area: KNN, City: JODHPUR, Pin
 code: 342001, District: JODHPUR, State: RAJASTHAN
 नेमेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Ram Tolani
हस्ताक्षर प्रस्तुतकर्ता

201701054005013

Lease deed 1 year to 5 year

हस्ताक्षर उप पंजीयक,
 उप पंजीयक (चतुर्थ)
 जोधपुर

Fees Receipt Endorsement

रसीद नं.	201702054004525
दिनांक	05-12-2017
पंजीयन शुल्क ₹	30170
प्रतिलिपि शुल्क ₹	0
पैषांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	150830
कमी सरचार्ज शुल्क ₹	30180
कुल योग्य,	211480

201701054005013

Lease deed 1 year to 5 year

उप पंजीयक JODHPUR-IV
 उप पंजीयक (चतुर्थ)
 जोधपुर



and staff on its own expenses, risks, liability and responsibility. The SECOND PARTY will not be responsible to engage or take the existing staff or students of The Modern Education Society and The Second Party will have no responsibility/liability towards their dues, salaries, claims and any outstanding.

26. The FIRST PARTYs will not be responsible for any incidence happened in institutes operated by The SECOND PARTY including but not limited to bus and traffic incidents, incidents arising out of sports and extracurricular activity and any other activity.
27. The FIRST PARTY will pay to the government and/or courts all the pending payments/ dues/amounts under the current case and other cases and must ensure that nothing impacts the operations of the institutes by/of The SECOND PARTY in any manner.
28. This LEASE constitutes the entire understanding between the parties and revokes and supersedes all previous discussions/correspondence and deeds, between the parties, if any concerning and matters covered herein whether written, oral or implied. This LEASE shall not change or modified except by written amendment/addendum duly agreed upon the parties.
29. This LEASE is subject to the Provisions of the Laws of Rajasthan State as amended up to date.
30. In the event of any dispute or differences between the Parties hereto from or under This LEASE, same shall be referred to a Competent Court/Authority at Jodhpur.

BOUNDARIES :

North	:	22' Road
South	:	22' Road
East	:	Other Land
West	:	22' Road
Size	:	120' x 120' = 14400 Sq.ft.
Const. Area	:	18550 Sq.ft. Pattiposh Without Roof.



Ram Bahadur


महाराजा


Contd..7.

Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता	द्वायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/सुश्री MODERN EDUCATION SOCIETY THR. RAM TOLANI, पुत्र/पुत्री/पति श्री NATHUMAL TOLANI, व्यवसाय Businessजाति SINDHI House No.:368, Colony: .., Area: KNN, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Executant Age : 63 Signature :
2 श्री/श्रीमती/सुश्री SHRI LADHU RAM RANGA EDUCATIONAL TRUST THR. LEELA RANGA, पुत्र/पुत्री/पति श्री DINESH KUMAR RANGA, व्यवसाय Businessजाति BRAHMIN House No.:301, Colony: .., Area: CHANCHAL APARTMENT 4TH B ROAD SARDARPURA, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Claimant Age : 46 Signature :

ने लेख्यपत्र Lease deed 1 year to 5 year को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / मैं से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र. गवाहों का नाम व पता	द्वायाचित्र	अंगूठा	हस्ताक्षर
1 Name: श्री/श्रीमती/सुश्री CHETAN VYAS, पुत्र/पुत्री/पति श्री YUGRAJ VYAS जाति BRAHMIN Age: 51 Add: House No.:0, Colony: .., Area: SARDARPURA, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Signature

201701054005013

Lease deed 1 year to 5 year

उप पंजीयक (चतुर्थ)
जोधपुर



The Parties hereto and hereby state that the contents of This LEASE have been explained to each and every of them and all of them have properly understood all the contents of the same and thereafter they have signed it with their own free will without any force, coercion, compulsion and undue influence and in their proper state of mind.

For the purpose of communication, the address of the parties shall be as under (subject to change from time to time with proper communication):-



Ram Tolani

The FIRST PARTY: Ms Modern Education Trust

Ms The Modern Education Trust

Represented By Shri Ram Tolani, Hon Secretary



The SECOND PARTY:

"SHRI LADHU RAM RANGA EDUCATIONAL TRUST "

Represented by

President Shrimati Leela Ranga

1. Laxman Khetani S/o L. Mangheram Khetan
23/24, Sindhi Colony, Shastri Nagar, Jodhpur

(Leela Ranga)



2. Ashish Ranga S/o Dimosh Kumar Ranga
Jeevan Das Ka Kua, inside Nagori
Gate, Jodhpur

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 150822000 - मानते हुए इस पर देय कमी मुद्रांक राशि रु 150830 पर कमी पंजीयन शुल्क रु 30170, सरचार्ज राशि 30180 कुल रु 211180 रसीद संख्या 201702054004525 दिनांक 05-12-2017 में जमा किये गये हैं।

अतः दस्तावेज को रु 150830 के मुद्रांकों पर निष्पादित माना जाता है।

201701054005013

उप पंजीयक (घरुआ)

जोधपुर

Lease deed 1 year to 5 year

Registration Endorsement

आज दिनांक 05/12/2017 को
पुस्तक संख्या 1 जिल्द संख्या 203 में
पृष्ठ संख्या 129 क्रम संख्या 201703054102777 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 811 के
पृष्ठ संख्या 292 से 306 पर चस्पा किया गया।

201701054005013

उप पंजीयक (घरुआ)

जोधपुर

Lease deed 1 year to 5 year

