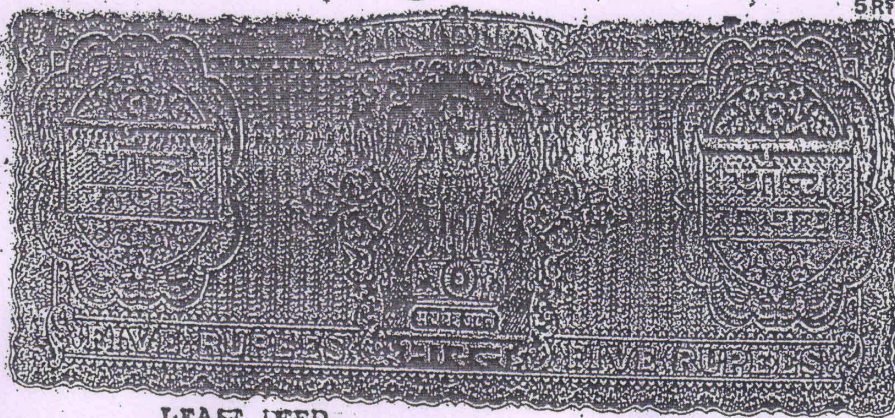


Attachment - (3)

28



LEASE DEED.

This Indenture of Lease Made this eighteenth day of May
..... one thousand nine hundred ninety five BETWEEN
M/s Heavy Engineering Corporation Limited (A Govt. of India
Enterprise) a company having its registered office at Plant Plaza
Road, Ranchi-834004 in the state of Bihar, hereinafter called
the "LESSOR" (which expression shall, unless excluded by or
repugnant to the context, be deemed to include its successors
and assigns) of the ONE PART and Young Men's Christians Association
having its registered office at Johannessen Building, Old
Hazaribagh Road, Ranchi (hereinafter called and referred
to as the LESSEE, which expression shall, unless excluded by
or repugnant to the context be deemed to mean and include its
successors and assigns) of the other part:

Principal
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004

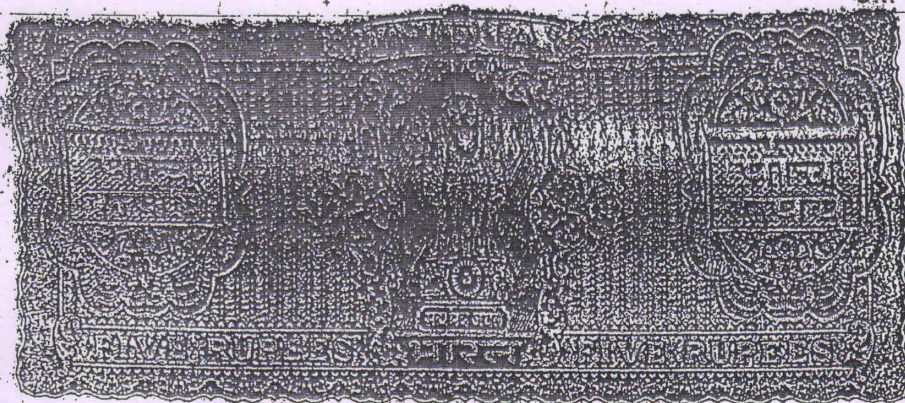
WHEREAS the Lessee is desirous of taking on lease an
area of land measuring 4.5 acres belonging to the Lessor
on the way to HEC Plant Hospital, Sector-III, PS. Jagannathpur
District: Ranchi-4 and has sought permission for construction
of a building for Vocational Cum-Training Centre. and WHEREAS
the LESSOR has considered the request of the LESSEE and agreed
to grant LEASE of the land (morefully described in the schedule

hereunder) on the terms and conditions mentioned hereunder:

Secretary
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004

Contd P/2

General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001



- 1 2 -

NOW, THEREFORE, it is hereby agreed between the parties as follows:

1. That in consideration of the Lessee having paid a premium Rs.4.5 lakh as agreed to between the parties the Lessor had conveyed the land measuring 4.5 acres more fully described in the schedule hereunder and put the Lessee in possession together with all easement appurtenances, whatever, belonging to and hereto enjoyed by the Lessor to the Lessee to hold the aforesaid area of land for a period of 30 years. The premium paid by Lessee is non-refundable and shall not be refunded by the Lessor to the Lessee under any circumstances.

2. That the Lessee shall make payment in addition to the premium, annual ground rent of one percent of the total premium which comes to Rs.4,500/- per annum. The Lessee has to make payment of the ground rent in advance every year.

That this lease agreement is for a period of 30 years with effect from 1st. January, 1995 and may be renewed for further

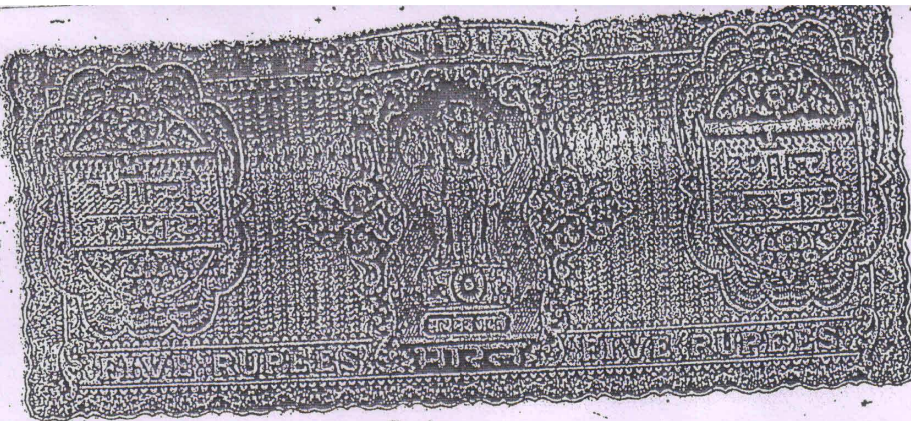
period of 30 years at the option of the Lessee on mutually agreed

terms and conditions.

General Secretary
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834004

डा० रजनी प्रिया सिन्हा
साधनदायिका (सामान्य रोग)

Secretary
SECRETARY
Y.M.C.A. PUBLIC SCHOOL
DHURWA, RANCHI - 834004
Contd 1/3



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- 3 -

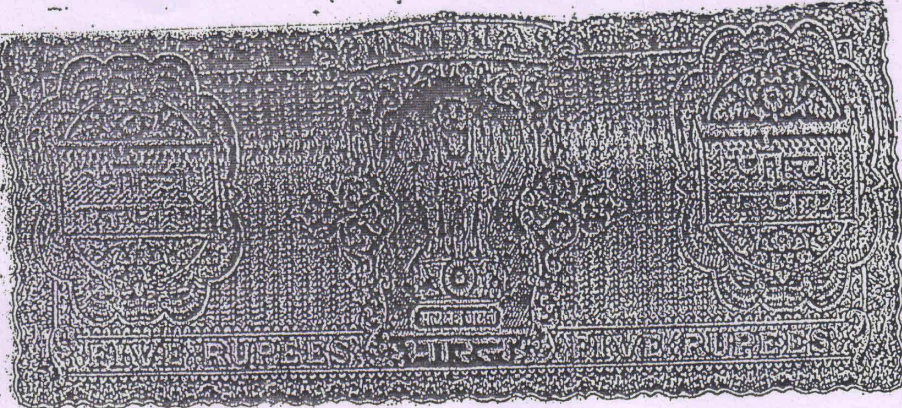
4. That the land will be utilized for establishment of an institution which will be non-religious and secular.
5. The institution should extend all benefits to the displaced and local persons and wards of the HEC employees and give preference to Hatia Displaced persons in matter of Training & Employment.
6. One representative of HEC will always be in the Board of Directors of Young Men's Christians Association which will run the project.
7. That the Lessee shall have the plans of the buildings and all structures duly approved by the Lessor and the requisite competent authority and Lessor shall be indemnified and be kept indemnified of any breach of rules and regulations in this respect.
8. No erection, addition or alteration shall be made on the demised premises without the previous consent in writing of the Lessor.
9. That the Lease shall be subject to the terms and conditions as conveyed by the State Government of Bihar.

Accd.
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

Attended
[Signature]

डा० रजनी पुष्पा सिंघु
शोध पदाधिकारी (सामान्य सेवा)
[सामान्य सेवा]

[Signature]
Contd P/4
SECRETARY
YMCA PUBLIC SCHOOL
HATIA RANCHI - 834004
YMCA PUBLIC SCHOOL



- 4 -

10. That the Lessee shall pay the rent fixed as aforesaid on the due dates and in default thereof the Lessee shall forfeit their rights under the Lease.

11. That the Lessee shall pay in addition to the rent mentioned above all taxes, charges, rents or levies imposed by any act of legislation or executive orders by any local authority or state or Central Government on or before the respective due dates thereof in respect of the premises and shall indemnify the Lessor in case Lessor is made to discharge any of the obligation arising ^{consequent} to non-payment of such dues.

12. In the event of failure of the Lessee to pay due rent, electric & water charges or any other dues and damages due to

Here
PRINCIPAL
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004
the Lessor the Lessee agrees that such arrears of rent, electric water charges or any other due/damages may be recovered by the Lessor under the provisions of Bihar & Orissa Public Demand Recovery Act and/ or PDE Act.

13. That the Lessee shall use the demised premises only for the purpose mentioned in the Lease Deed and for no other purpose except with the permission in writing of the Lessor. Any breach

General Secretary
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

Attended
[Signature]

डा० रजनी पुष्पा सिंक्ु
शोध पदाधिकारी (सामान्य रोग)

Contd 1P/5

[Signature]
SECRETARY
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004

-: 5 :-

of the agreement by the Lessee on the subject will result in the termination of Lease Deed and the Lessor taking over the premises without any compensation whatsoever.

14. That the Lessee shall deliver vacant possession of the demised premises to the Lessors within one month of the expiry of the period fixed in the Lease or as extended or on the termination of the tenancy in case of forfeiture of the Lease. In case of the Lessee's failure to do so the Lessors shall have the right to re-enter upon the demised premises and take possession thereof together with the structures/buildings standing on the demised premises and no compensation whatsoever shall be payable to the Lessee for the same. In case the Lessor decides to dismantle the built up structures either wholly or partially while taking over its possession, the cost so incurred shall be payable by the Lessee. In the event of failure of the Lessee to pay such costs/damages the Lessor reserves the right to recover such costs/damages under the provisions of the Bihar & Orissa Public Demand Recovery Act and/or PDE Act. The Lessee, however, shall continue to be liable to pay rent or/ and damages at the same rate as provided in the Lease till the Lessor obtains such possession from the Lessee.

15. That the Lessee shall not in any manner assign their interest in the Lease or sublet, sell or mortgage or

Contd P/6

Atthorp
PRINCIPAL
YMCA PUBLIC SCHOOL
DHURWA, RANCHI-834004

General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

Atthorp
11/2/16

डा० रजनी गुप्ता सिन्हा
महोदय, सहायिका, विभागाध्यक्ष, रजनी

SECRETARY
YMCA PUBLIC SCHOOL
RANCHI-834004

or transfer the premises to any person without the prior permission of the Lessor in writing.

16. In the event of death/liquidation of the Lessee, the Lessor reserves the right to recover all its dues/damages from the successor/or assignee of the Lessee and such dues/damages will be on first charge by way of claims to the successor/or assignee of the Lessee and the recovery of such dues/damages may be made under the provision of Bihar and Orissa Public Demand Recovery Act/or PPE Act..

17. Subject to above the Lessor hereby covenants:

1) That the Lessee paying annual rent herein above referred and in the manner set hereinabove shall enjoy the possession of the Leased land free from any interference from the Lessor or their successor in interest.

Atthubd
PRINCIPAL
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004

11) That for the purpose giving notice or sending any communication by one party to the other, the address of each party as given below, shall be deemed to be the proper address on which such notice or communication shall have to be made or such other address as the party may have furnished to the other during the currency of the Lease Deed in

Atthubd
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

Atthubd
11/2/16
डा० राजनी पुष्पा सिंह
शोध पदाधिकात्री

Contd P/7

Atthubd
SECRETARY
YMCA PUBLIC SCHOOL
RANCHI - 834004

substitution of the address given below:-

- a) Address of Lessor: Heavy Engineering Corporation Ltd.,
(A Government of India Enterprise), TA Division,
Revenue Ning, PO. Dhurwa, Ranchi-834 004.
- b) Address of Lessee: Young Men's Christians Association,
Johannesen Building, Old Hazaribagh Road, Ranchi-834001.

18. That this indenture of Lease made as above shall be duly registered with the constituted authority by the Lessor at a future date if need arises at the cost of Lessee.

19. The Lessee hereby agrees that during the course of his carrying over the legitimate business for which the Lease Agreement has been executed, the Lessee (or his successor assignee thereof) shall not indulge in any activity or acts of omission/commission which shall be prejudicial to the larger interest of the Heavy Engineering Corporation Limited or its employees residing in the HEC Township. In order to ensure the conditions of this clause, the Lessee agrees to keep one ex-officio member who will be nominated by the Township Division in its Board Executives/ its managing local unit and the opinion expressed by Ex. Officio Member shall be given due weightage and while taking any major decision involving larger interests of the HEC Township area, prior approval of the same must be

taken from the Lessor.

Attested
Principal
YMCA PUBLIC SCHOOL
DHURWA, RANCHI-834004

Attested
Signature

Attested
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

20. Unless otherwise agreed upon by the parties, any proceeding in any court of law under these presents shall remain at Ranchi in the State of Bihar only.

21. That if the Lessee fails to act in conformity with any of the terms and conditions herein above mentioned, the Lessor may terminate this agreement with proper notice and compensation. Similarly the Lessee may also terminate the agreement.

22. That the Lessee hereby agrees to indemnify the Lessor and save it from any claims, demands, damage, actions costs and charges to which the Lessor may become subject or which it may have to pay or be held liable thereof by reason of any injury to person, reputation or property suffered or sustained by any employee of the Lessor or arising out of any action or negligence or omission of the Lessee or its employees in or around or within the Leased land. The Lessor shall also indemnify the Lessee when the Lessee suffers similiary damages or injury due to the reasons attributable to the Lessor.

PRINCIPAL
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004

23. That this Agreement shall be deemed to have come into force with effect from the 1st day of January 1995.

Arora
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

Attended
Arora
11/2/16

श्री रजनी प्रिया सिंघ

Contd P/9

[Signature]
SECRETARY
YMCA PUBLIC SCHOOL
RANCHI - 834004

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SCHEDULE

Khata No. Plot No. Area.

43	407	0.18
43	408 P	2.02
43	412	0.05
71	410 P	0.60
43	411	0.21
52	413 P	0.60
121	417 P	0.02
76	419 P	0.25
43	409 P	0.01
96	418 P	0.46

Totals:- 4.50 Acres.

General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001

Principal
PRINCIPAL
YMCA PUBLIC SCHOOL
KHURWA, RANCHI-834004

IN WITNESS THEREOF the parties have put their hands
and signature on the date month and year first above
mentioned in the presence of the witnesses.

Nityanand
(Nityanand) General Secretary
Secretary Y.M.C.A. Ranchi
for & on behalf of YMCA
Johannessen Building,
Old Hazaribagh Road,
Ranchi-834 001
(Lessee)

K.C. Yadav
(K.C. Yadav) Chief of Township
Chief of Township I. A. Division
for & on behalf of the
Heavy Engineering Corporation
Artisan Hostel No.1,
Ranchi-834 004.
(Lessor)

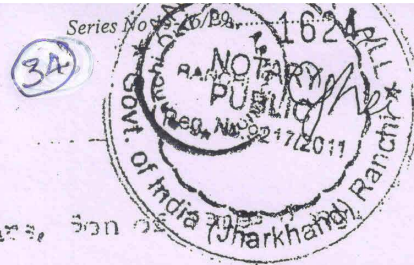
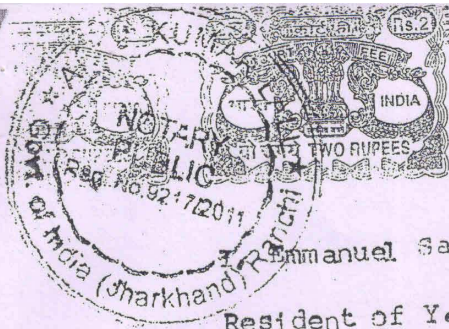
Witnesses:

1.

Secretary
SECRETARY
YMCA PUBLIC SCHOOL
KHURWA, RANCHI-834004

डा० राजनी पुष्पा सिंह
शोध पदाधिकारी (सामान्य रोग) Witnesses:
पशु स्वास्थ्य एवं उत्पादन संस्था-1
कौंके, राँची
(V. A. J. BERRY JOHN)

Attended
11/2/16



IDAVID/शपथ पत्र

Emmanuel Sanga Aged about 64 years, Son of
Resident of Y.M.C.A. Vocational Training Centre, Kantatoli,
P.S. Lower Bazar Dist. Ranchi (Jharkhand) do hereby solemnly
affirm and declare on oath as under :-

1. That I am posted as General Secretary at Y.M.C.A.
Ranchi.
2. That I have applied for Affiliation of Y M C A
Public School, Dhurwa, from C.B.S.E. Board Delhi
and enclosed lease deed which was executed in
Between M/s. Heavy Engineering Corporation Ltd.
(A Govt. of India Enterprises) Company having
its Registered office at Flat Plaza Road, Ranchi &
Young men's Christian's Association having its
Registered office at Johannesen Building Old H.I.
Road, Ranchi.
3. That C.B.S.E. Board has given a letter to Y.M.C.A.
Public School, Dhurwa, stating there in that the
Lease Deed enclosed with the affiliation form is
not legible therefore to send a fresh copy.

That the Deed which is sending in light of the
letter given by C.B.S.E. Board Delhi and the

SECRETARY
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004

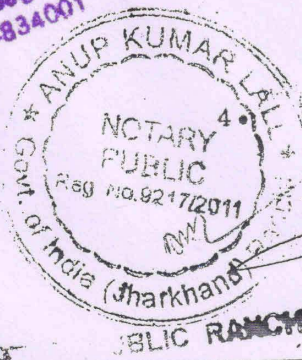
Deed sent earlier are same and both are
generated from same copy.

Signature Attached
Identification Verified
...vers

Authorized under Notaries Act-1956 by
and Notary Public
Govt. of India (Jharkhand)

17 FEB 2016

General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi-834001



17 FEB 2016

- : 2 : -

5. That statements given above are true
and best to my knowledge.

Sown and signed this Affidavit on this the
11th day of February , 2016 at Ranchi.

The above named deponent
who has been identified
by - P. C. Verma - -
Advocate, Ranchi, does
hereby solemnly affirm
and declare on oath that
the statements made above
are true to his knowledge.

P. C. Verma
Deponent
Identified by
P. C. Verma
11/02/16
Advocate,

11 FEB 2016

Notary Public
Ranchi.



NOTARY PUBLIC, RANCHI

Signature Attached as
Identification Verification
of Lawyers.

General Secretary
General Secretary
Y.M.C.A. Ranchi
Old Hazaribagh Road
Ranchi - 834001
SECRETARY
YMCA PUBLIC SCHOOL
DHURWA, RANCHI - 834004