



Date: 26-05-2025

Denomination: 100

Stamp S.No: DD 592408

Purchased By

Peddi Reddy Mohan Reddy
PEDDI REDDY MALLA REDDY
FLAT NO 404 B/2 KAVIRI BLOCK,
GREEN CITY HOMES
YADAVAJAGGARAJU PETA
VADALAPUDI Visakhapatnam 530046
India

For Whom

SARVAHITHA
EDUCATIONAL
SOCIETY
SARVAHITHA
EDUCATIONAL
SOCIETY
HANMAKONDA,
WARANGAL. T.G.

VENDOR: Smt Nethi

Suryalatha, W/o Nethi
Satya Sai Srinivasa Rao,

ID: 03-12-002-2017,

ADDRESS: D.No.10-1-32,
Meher Nagar, Old Gajuwaka,
Visakhapatnam

MOBILE: 7680023398

Lease Deed

This Lease Deed ("the/this Lease") is made and executed on this 26th day of May, 2025 at Gajuwaka, Visakhapatnam-26, BY AND BETWEEN **Hindustan Zinc Limited**, a company incorporated under the Companies Act, 1956 having its registered office at Yashad Bhawan, Udaipur 313004, represented by its Vice President (General Management) Sri **V.JAYARAMAN**, Aged: 50 Years, (AADHAAR No.6647 0695 3556) Son of Sri Viswanathan, hereinafter referred to as "HZL" or "Lessor", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns of the ONE PART.

AND

Sarvahitha Educational Society, RC No: 374/95, and having its registered office at H.No: 1-7-1169, Advocates Colony, Hanamkonda, Dist. Warangal-506001, Telangana State, represented by its Deputy General Manager Sri **PEDDI REDDY MOHAN REDDY**, Aged: 52 Years, (AADHAAR No.4821 8250 0405) Son of Sri P.Mallareddy, (herein after referred as "SES" or "Lessee", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns as the OTHER PART.

LESSOR:



For Sarvahitha Educational Society
Secretary
LESSEE:

The Lessor and the Lessee are hereinafter collectively referred to as "Parties" and individually as "Party".

WHEREAS, the Lessor is the owner in possession of a Premises measuring 33200 Sft., including play ground of Ac.5-00 Cents., situated at Survey No: 41, Mulagada village, Gajuwaka, Mandal, Visakhapatnam fully described in the schedule below (hereinafter referred to as the "Demised Premises"). The Lessor is thus the lawful owner representing having clear legal title to the Demised Premises entitled in law to enter into and execute this Lease;

AND WHEREAS, the Lessor has represented that there is no encumbrance, third party claims, dispute or other legal proceeding that is pending concerning the ownership, title and/or in respect of the Demised Premises and/or the building comprising the Demised Premises;

AND WHEREAS, relying on the representations and warranties of the Lessor, the Lessee is desirous of taking the Demised Premises on Lease for the purpose of operating a school, as per the applicable rules and regulations and in terms hereof;


NOW THEREFORE THE LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. GRANT OF LEASE IN RESPECT OF DEMISED PREMISES AND LEASE RENT IN RESPECT THEREOF:

1.1 The Lessor do hereby grant the Lease of and demise unto the Lessee, the Demised Premises and the Lessee accepts the grant of the Lease from the Lessor in respect of the Demised Premises on a monthly basic Lease rent of Rs. 1,50,000/- (Rupees One lakh fifty thousand only), including GST, payable by the Lessee to the Lessor for use and occupation of the Demised Premises for the purpose of operating a school, subject to the deduction of applicable tax at source (TDS) on the date of payment of the monthly rent upon completion of the Lease term.

LESSOR:

V. J. 

For Saravaliha Educational Society
P. M. 
Secretary
LESSEE:

1.2 The basic monthly Lease rent will be increased by 5% per year at the end of each Lease year, and the increased Lease rent will be calculated based on the rent of the last month of each Lease year.

1.3 The Lessee shall bear any and all taxes as may be applicable on such Lease rent.

1.4 The monthly Lease rent shall be paid within 20 (twenty) days of the Lessor raising the invoice. In the event the 20th day of the calendar month is a bank holiday, the Lease rent shall be payable on the next working day.

1.5 The Lessor shall give, and the Lessee shall take on lease property described in the schedule for a period of 15 (Fifteen) years commencing from 01.04.2025 and ending on 31.3.2040 on a monthly Lease rent.

LESSOR:



For Saravitha Educational Society
P. Kumar Secretary


LESSEE:

| Year | Lease period | Lease Rent |
|---------|---------------------------------------|--------------------|
| 2025-26 | Lease rent from 1.4.2025 to 31.3.2026 | 150000/- per month |
| 2026-27 | Lease rent from 1.4.2026 to 31.3.2027 | 157500/-per month |
| 2027-28 | Lease rent from 1.4.2027 to 31.3.2028 | 165375/- per month |
| 2028-29 | Lease rent from 1.4.2028 to 31.3.2029 | 173644/- per month |
| 2029-30 | Lease rent from 1.4.2029 to 31.3.2030 | 182326/- per month |
| 2030-31 | Lease rent from 1.4.2030 to 31.3.2031 | 191442/- per month |
| 2031-32 | Lease rent from 1.4.2031 to 31.3.2032 | 201014/- per month |
| 2032-33 | Lease rent from 1.4.2032 to 31.3.2033 | 211065/- per month |
| 2033-34 | Lease rent from 1.4.2033 to 31.3.2034 | 221618/- per month |
| 2034-35 | Lease rent from 1.4.2034 to 31.3.2035 | 232699/- per month |
| 2035-36 | Lease rent from 1.4.2035 to 31.3.2036 | 244334/- per month |
| 2036-37 | Lease rent from 1.4.2036 to 31.3.2037 | 256551/- per month |
| 2037-38 | Lease rent from 1.4.2037 to 31.3.2038 | 269378/- per month |
| 2038-39 | Lease rent from 1.4.2038 to 31.3.2039 | 282847/- per month |
| 2039-40 | Lease rent from 1.4.2039 to 31.3.2040 | 296990/- per month |

1.6 Subject to the Lessee receiving an invoice from the Lessor complete in all respect, the monthly rent shall be paid by the Lessee to the Lessor by way of NEFT/RTGS/NET BANKING to Hindustan Zinc Limited.

LESSOR:



For Sarvathitha Educational Society

 LESSEE: Secretary

2. TERM OF LEASE:

It is agreed between the Parties that the Lease of the Demised Premises shall commence from 1st April 2025 ("the Lease commencement date"), and the Lease shall expire after 15 years commencing from the Lease Commencement Date, i.e. on 31st March 2040 ("Lease term"), unless terminated earlier in accordance hereof.

3. INTEREST FREE REFUNDABLE SECURITY DEPOSIT TO THE LESSOR:

Upon execution of this Lease, the Lessee will deposit Rs. 5,00,000/- (Five Lakhs) as a security deposit with the Lessor in respect of the Demised Premises ("the Security Deposit"), which Security Deposit shall be refunded by the Lessor to the Lessee forthwith on the expiry or earlier termination of the Lease, without any deductions whatsoever, except for any amount(s) that remains outstanding against the damage to the property. It is to be noted that the Security Deposit will be treated as an Interest Free Refundable Security Deposit.

4. PROPERTY TAX:

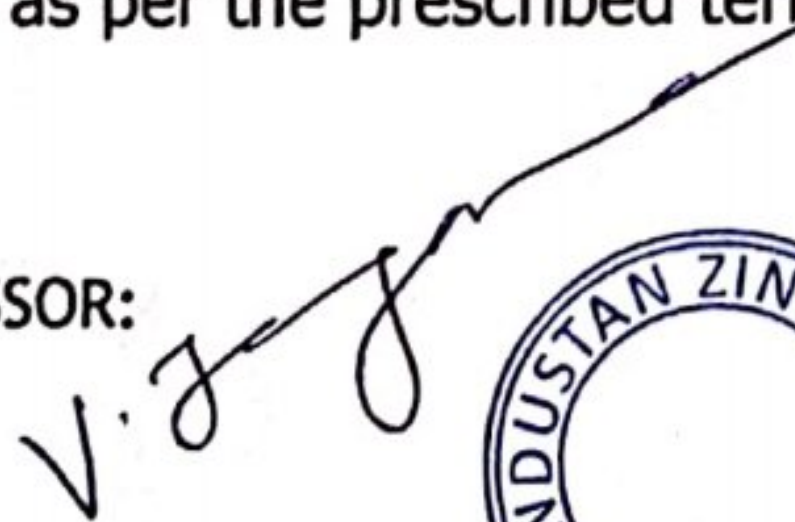

The Lessee shall pay the property tax for the Demised Premises i.e., 1831.83 sq. mts. (approx.) plinth area, to the Lessor on an actual basis every year, as per the Minutes of Meeting ('MOM') dated 21.09.2011 as signed between both the Parties.

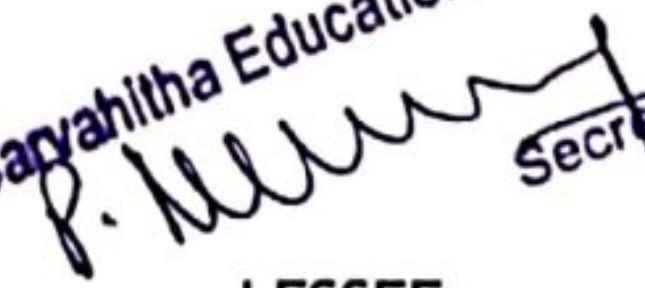
5. RENWAL OF THE LEASE:

5.1 This Lease is renewable at the sole discretion and option of the Lessor, after the expiry of the Lease term of 15 years.

5.2 The intent to renew the Lease, if any, shall be communicated by the Lessor to the Lessee on or before 3 months of the expiry of the Lease or 1st January 2040 and the renewal shall be accomplished by signing a fresh/new Lease Deed in respect of the renewal term. In case of no such communication by the Lessor to the Lessee, it shall be deemed that the Lease is set to expire as per the prescribed term.

LESSOR:

For Sarvathitha Educational Society

Secretary
LESSEE:

5.3 Upon completion or termination of the Lease term, whichever is earlier, the Lessee shall be obliged to give vacant and peaceful possession of the Demised Premises to the Lessor.

6. REPAIRS AND MAINTENANCE:

6.1 Lessee's Obligations:


- a) The Lessee agrees to keep and maintain the Demised Premises in good and tenantable condition throughout the term of the Lease.
- b) The Lessee shall be responsible for carrying out all routine and day-to-day maintenance activities at and of Demised Premises including but not limited to:
 - i. Cleaning, painting, and upkeep of internal walls, floors, ceilings, doors, and windows.
 - ii. Regular maintenance of all plumbing, electrical, heating, ventilation, and air-conditioning systems, if any, and replacing any worn-out components.
 - iii. Maintenance of the school's furniture, fixtures, fittings, and equipment, ensuring that they remain in good operational condition.
 - iv. Maintenance of the premises' safety equipment, including fire alarms, extinguishers, emergency lighting, and any other equipment that is necessary to comply with applicable safety standards and regulations.
- c) The Lessee shall use and occupy the Demised Premises to operate a school and shall be responsible to take insurance for the Demised Premises and will renew the insurance every year and will hand over a copy of the renewed insurance to the Lessor.

7. USE OF THE DEMISED PREMISES:

7.1 The Lessee shall use and occupy the Demised Premises for the purpose of operating a school and shall not use the Demised Premises for any purpose which may or is likely to cause nuisance or annoyance to the other occupiers within the vicinity of the Demised Premises nor for any illegal or immoral purposes.

LESSOR:




For Sarvathitha Educational Soci.,

Secretary

LESSEE:

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7.2 The Lessee shall abide by the applicable rules and regulations regarding use and occupation of the Demised Premises. Any act, whether legal, illegal, or unlawful committed by the Lessee or its representatives, employees of or any other person associated with the Lessee, on the Demised Premises shall be the sole responsibility of the Lessee.

8. STORAGE OF HAZARDOUS SUBSTANCES:

The Lessee shall not store or allow to be stored or brought in the Demised Premises any goods, articles, or things that may be objectionable, hazardous, inflammable, explosive or of combustible nature (other than chemicals or other substances in small quantities as required for normal school use/cleaning).

9. THE LESSEE NOT TO ASSIGN, TRANSFER, OR SUB-LET ETC.:

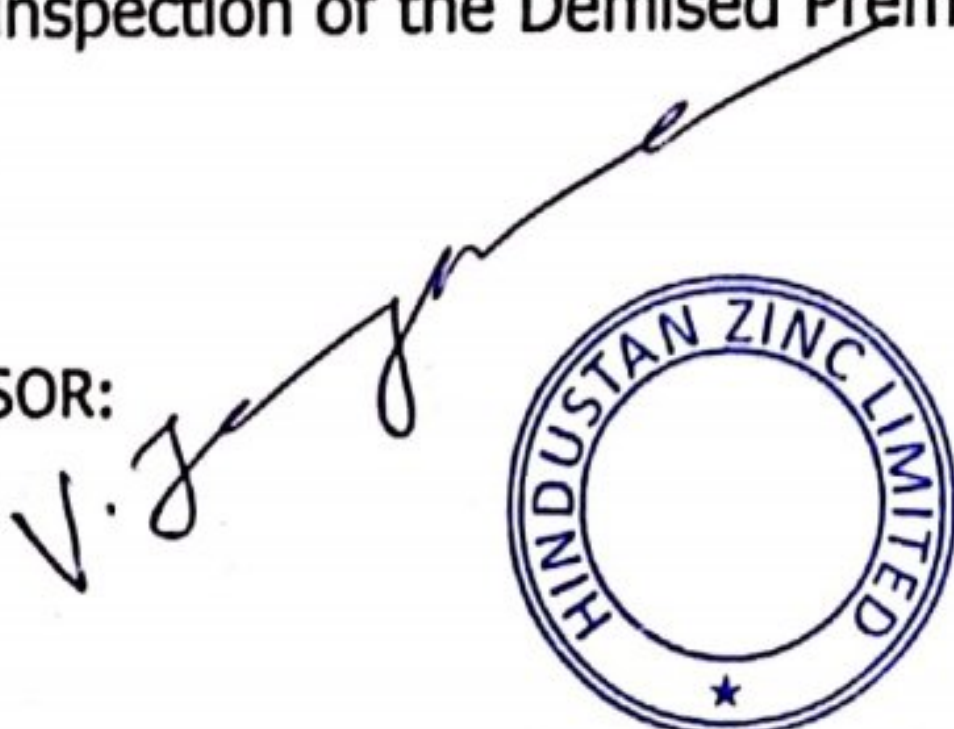
9.1 The Lessee shall not assign, transfer and/or sub-lease or let out any part/portion of the Demised Premises nor part with the possession of any portion of the Demised Premises to any third party without the prior written consent of the Lessor.

9.2 This Lease constitutes a non-transferable Lease to the Lessee, and the Lessee shall not permit any of its subsidiary company, group company and/or affiliates to use the Demised Premises and/or to use the address of the Demised Premises, without seeking prior written consent of the Lessor, which may be granted at the sole discretion of the Lessor.

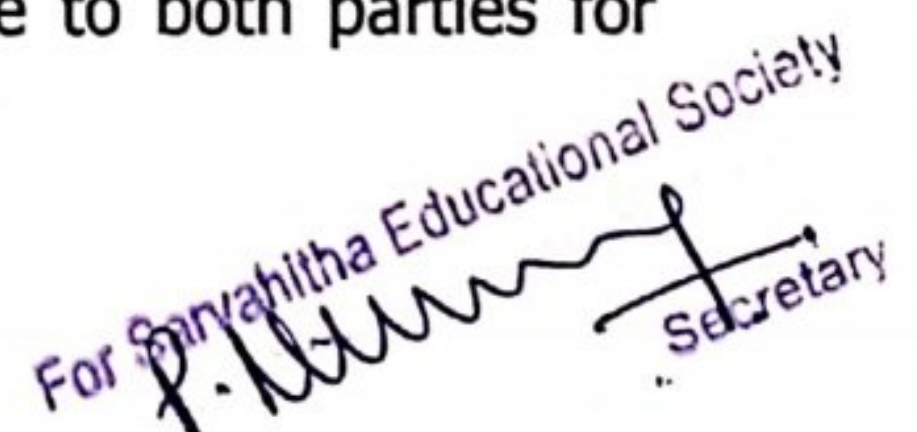
10. INSPECTION:

During the term of the Lease, the Lessor will have the right to enter the Demised Premises at a reasonable and convenient time to both parties for inspection of the Demised Premises.

LESSOR:


HINDUSTAN ZINC LIMITED

LESSEE:


For Sarvathitha Educational Society
Secretary

11. OTHERCHARGES:

The Lessee shall pay any and all charges as may be applicable and levied on the Lessor/Lessee, with respect to the Lessee's usage of the Demised Premises and/or any structures as may be associated with the same, including but not limited to electricity and water charges. In case of any default by the Lessee to ensure compliance in this regard, any such cost as may have to be borne by the Lessor shall be recovered from the Lessee.

12. SALE OF THE DEMISED PREMISES BY THE LESSOR:

12.1 If the Lessor during the Lease term sells and/or in any manner transfers the Lessor's ownership rights and title in the Demised premises to any other person or party, then in that event as a condition to such sale, the Lease shall attorn to such transferee or transferees (intending/new owner) on the same terms and conditions as are contained herein. The Lessor will provide the Lessee with a written notice of 3 months prior to any such sale or transfer to a new owner.

12.2 In the event that the new owner does not agree to enter into this Lease with the Lessee, the Lessor shall provide the Lessee with notice in accordance with the terms of this agreement, rendering this Lease has terminated.

13. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE LESSOR:

13.1 The Lessor makes the following representations, warranties and covenants:

13.1.1. The Lessor is legally competent and duly authorized to enter into this Lease.

13.1.2. The Lessor shall at all times have full charge and control over the Demised Premises, except in reference to such instances as under the control of the Lessee or as specified in this agreement.

LESSOR:




For Saravahitha Educational Society

Secretary

LESSEE:

14. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE LESSEE:

14.1 The Lessee makes the following representations, warranties and covenants:

14.1.1. The Lessee shall pay, Lease rent, applicable taxes and other utility charges, as specified herein and/or as may be payable under law, as per the terms and condition of the Lease.

14.1.2. During the Lease term, the Lessee shall maintain the Demised Premises in good order as it was at the time of entering the Demised Premises and shall not cause or suffer any damage to the same, subject to the normal wear and tear.


14.1.3. The Lessee represents that it has procured all necessary permissions and approvals as are required to carry out its activities in the Demised Premises, and shall be solely responsible and liable for any breach of the same. The Lessee covenants that in the event of the Lessee committing any act in contravention of the terms of this agreement, the Lessee shall be responsible and liable for the consequences thereof to the Lessor as well as the concerned authorities.

14.1.4. To use the Licensed Premises only to run the school and related activities and not for any other purpose.

14.1.5. If the Lessee fails to observe any law, direction, order, notice or requirements of any Government or public body or Authority in respect of the use of the Demised Premises by the Lessee, the Lessor shall be entitled to serve upon Lessee a written notice inter alia asking the Lessee to cure the defect, comply with such directions, order, notice or requirement within a period of 30 days, failing which the same shall be construed as breach of term of this Lease.

LESSOR:




For Sarvathitha Educational Society

Secretary
LESSEE:

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14.1.6. To peacefully cease to use and vacate the Demised Premises and handover the same to the Lessor at the end of the Leaseterm or sooner determination thereof in good order and condition.

14.1.7. The Lessee represents that there are no proceedings pending in any court of law, tribunal, or arbitration at the time of signing of this Lease that will affect the performance of its obligations under this deed.

15. LESSORS' RIGHT TO DEAL WITH DEMISED PREMISES:

The Lessor may at its discretion and in such manner as it may deem fit sell, alienate, transfer, create encumbrance, or third party rights in respect of the Demised Premises, provided that, such sale, transfer, alienation, encumbrance, third party rights in relation to the Demised Premises shall not prejudice the rights of the Lessee under this Lease, except to the extent as specified in this agreement.

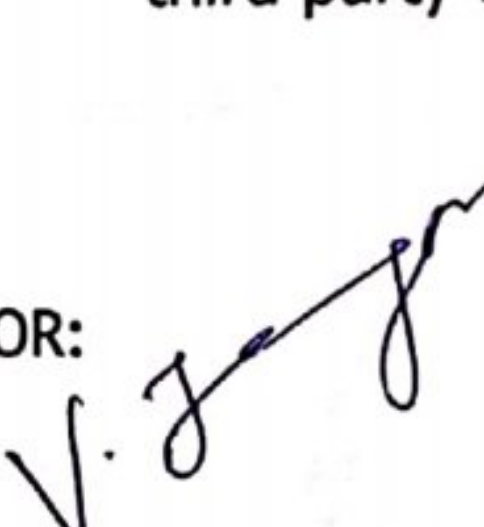
16. TERMINATION:

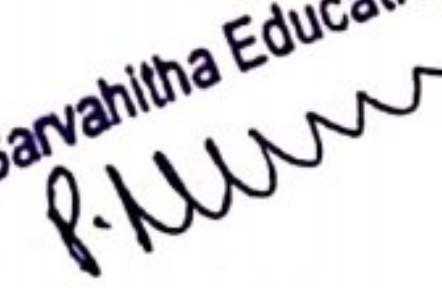
16.1 In case of any breach of the terms of this agreement, and Lessee's failure to remedy such breach within the provided timeline, the Lessor shall be entitled to terminate this Lease upon providing six months' prior notice in writing to the Lessee.

16.2 Notwithstanding anything contained herein to the contrary, the Lessor may terminate this agreement by one (1) years' written notice without assigning any reason whatsoever or if the Lessee fails to obtain any approval required under the terms of this agreement.

16.3 Upon expiration or sooner termination of this Lease as provided herein, the Lessee and its employees and representatives shall cease to enter upon, use or occupy the Demised Premises, and the Lessee shall remove itself together with all its belongings and articles therefrom and thereupon, and the Lessor shall be entitled to enter upon the Demised Premises or any part thereof and the Lessee shall not, in any manner, prevent or obstruct the Lessor from entering, using or allowing any third party to use, the Demised Premises.

LESSOR:




For Sarvathitha Educational Society,

Secretary
LESSEE:

16.4 In case of termination of this Lease, the Lessee shall hand over the possession of vacant building with fixtures, furniture etc as provided at the time of commencement of previous agreement dated 8th April 2011 as previously executed between the parties.

17. INDEMNITY:

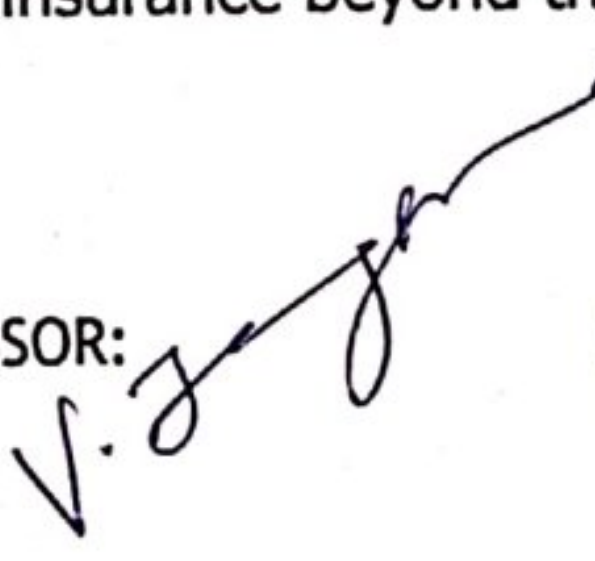

17.1 The Lessee shall indemnify and keep indemnified the Lessor from and against any and all claims, liabilities, costs, expenses (including court costs and legal fees) and damages (including, but not limited to, any claim made by any governmental or statutory authority) that may be caused to, suffered or incurred by the Lessor on account of the Lessee.


17.2 In addition to the above, in the event the Lessee carries out any alteration, addition or modification or any other work of similar nature in the Demised Premises, the Lessee shall indemnify and keep indemnified the Lessor against any damages, costs, charges, losses or expenses that may be caused to, suffered or incurred by the Lessor on account of such work being carried out in the Demised Premises and also, against any claims, notices, suits, cases or litigation proceedings, that may be made or initiated, by the appropriate authorities or any other person against the Lessor on account of such work being carried out in the Demised Premises, irrespective of whether the necessary approvals and/or permissions were obtained from the appropriate authorities by the Lessee with respect to such work in the Demised Premises.

18. FORCE MAJEURE:

18.1 For the purposes of this Lease, "Force Majeure" means the occurrence of any event or circumstance or combination of events or circumstances that is beyond the reasonable control of a Party, has a material and adverse effect on the performance by that Party of its obligations under or pursuant to this Lease, and that demonstrably could not have been foreseen by the Parties; provided, however, that such material and adverse effect could not have been prevented, overcome or remedied by the affected Party through the exercise of diligence and reasonable care; but provided, further, that the exercise of diligence and reasonable care will not include the obtaining or maintaining of insurance beyond the requirements of this Lease.

LESSOR:

For Sarvahltha Educational Society

LESSEE: Secretary

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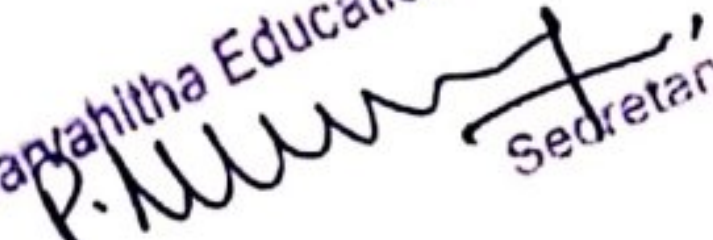
18.2 Subject to clause hereinabove, Force Majeure includes without limitation, the following events and circumstances, but only to the extent that each satisfies the above requirements as provided under Clause hereinabove (a) Act of God, (b) fire, flood, earthquake, epidemic, pandemic, natural disaster or extreme natural event (c) war, riot, insurrection, civil commotion, mobilization or military, call up of a comparable scope, which has been notified in accordance with this Force Majeure Clause any direction, judgement, decree or any other order passed by any judicial/quasijudicial/administrative authority and/or any direction passed by the government authority/(ies) restraining the performance of obligations, whether in part or in full, of the affected party provided that such orders or directions must not emanate out of actions directly attributable to the affected party or (e) any event owing to any restrictions, directives/directions imposed or passed by the government, judicial, quasi-judicial authorities if they impede or delay the performance of the Lease (Force Majeure Events).

18.3 If, at any time during the Lease Period, the Demised Premises gets destroyed or damaged as a result of Force Majeure Events, and not on account of any reasons attributable to the Lessee, such that the Demised Premises become unfit for use due to destruction or damage for a continuous period of thirty (30) days, then the Parties shall enter into bonafide discussions and if the Force Majeure event continues for a further period of thirty (30) days then, only in such an event, the Lessor shall have an option to terminate this Lease by giving thirty (30) days' notice in writing to the Lessee.

18.4 However, if the Demised Premises or any part thereof is destroyed or damaged on account of any negligence on the part of the Lessee, then, in that event the Lessee shall be liable and responsible, at its own cost and expense, to restore the Demised Premises and/or any part thereof (as the case may be) which is so destroyed, in the same good order and condition, as it were at the time of entering into this Lease.

LESSOR:




For Sanjivitha Educational Society

LESSEE: Secretary

19. NO TENANCY

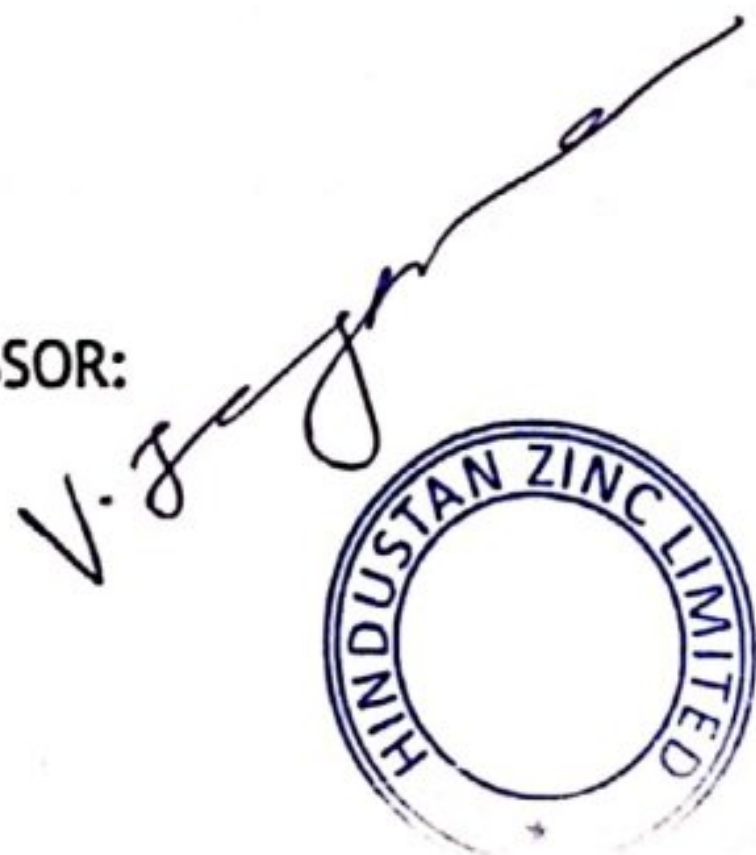
19.1 Notwithstanding anything herein contained, it is hereby expressly agreed and declared that neither any tenancy rights nor any right or interest in the nature of tenancy or sub-tenancy nor any other interest in the Demised Premises whatsoever except the permission to use the Demised Premises as a bare lease is granted in favour of the Lessee.


19.2 The Lessee hereby expressly agrees, understands, accepts and confirms that the Lessee is by and under this Lease merely granted a non-assignable and non-transferable permission, for the Lease Period to use the said Premises, and subject to the terms, conditions, covenants, stipulations and provisions of this Lease, and that it is not the intention of the Lessee hereto to create any other rights or interests whatsoever (including easementary, leasehold, tenancy or sub-tenancy rights) in respect of the said Premises, and neither the Lessee shall be entitled to and nor shall claim any right or interest whatsoever to use the said premises beyond the Lease Period or in any manner contrary to the terms, conditions, covenants, stipulations and provisions of this Lease.

20. GOVERNING LAW AND DISPUTE RESOLUTION:

20.1 This Lease shall be governed by, construed and enforced in accordance with the laws of India. Subject to the below clause, the parties submit to the exclusive jurisdiction of the courts of Visakhapatnam, India and any courts that may hear appeals from those courts in respect of any proceedings in connection with this Lease.

LESSOR:



For Samahitha Educational Society

LESSEE:

20.2 Any difference and/or dispute whatsoever arising between the parties out of or relating to the interpretation, meaning, scope, operation or effect of this Lease or the existence, validity, breach or anticipated breach thereof or determination and enforcement of respective rights, obligations and liabilities of the parties thereto shall be amicably settled by (a) way of mediation by meeting(s) between the representatives of each Party, (b) If the dispute is not conclusively settled within a period of twenty-one (21) days from the date of commencement of mediation or such further period as the parties shall agree in writing, the dispute shall be referred to and finally resolved by arbitration under the Arbitration and Conciliation Act 1996. The arbitration shall be conducted as follows:

20.2.1 A sole arbitrator shall be appointed in case the value of claim under dispute is less than ₹ 50,00,000 (Rupees Five Million Only) and in any other event by a forum of three arbitrators with one arbitrator nominated by each Party and the presiding arbitrator selected by the nominated arbitrators.

20.2.2. The language of the mediation and arbitration proceedings shall be English. The seat of arbitration shall be Udaipur, India.

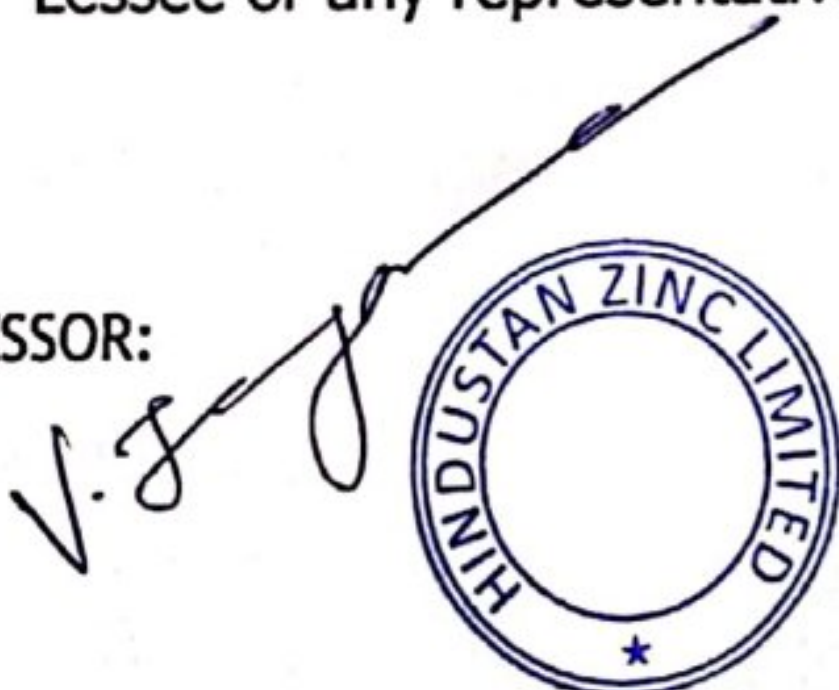
20.2.3 The award made in pursuance thereof shall be final and binding on the parties. The right to arbitrate Disputes under this Lease shall survive the expiry or termination of the Lease.

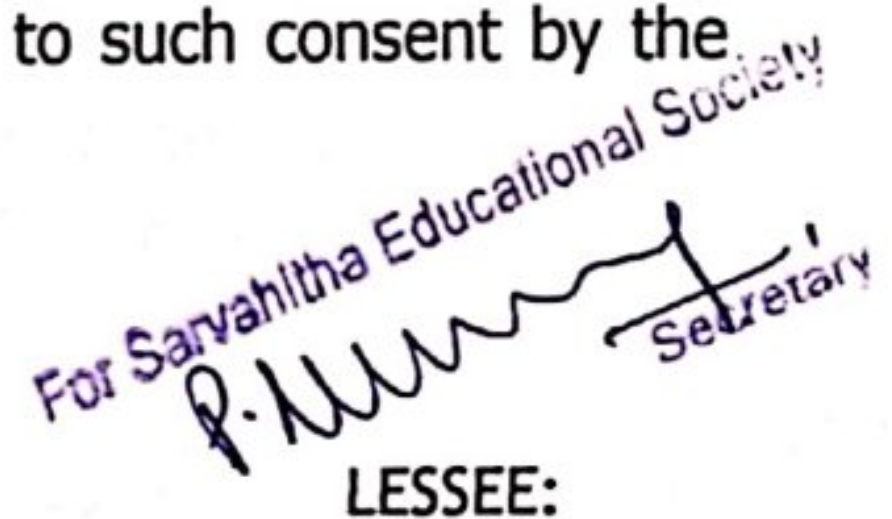
21. GENERAL PROVISIONS:

21.1 Interpretation: In this Lease, unless the context requires otherwise, the heading and bold typeface are only for convenience and shall be ignored for the purpose of interpretation.

21.2 Mistake, Fraud, Misrepresentation etc.: No rights shall accrue to the Lessee or any obligation arise for Lessor, if it is discovered at any time that the consent of Lessor was obtained through fraud or misrepresentation or cheating or inducing mistake as to any fact material to such consent by the Lessee or any representative of the Lessee.

LESSOR:


HINDUSTAN ZINC LIMITED

For Sarvathitha Educational Society

LESSEE: Secretary

21.3 Relationship between Parties: Nothing contained in the Lease is intended to, or shall operate to, create a relationship of partnership or employer-employee or joint venture between the parties. Nothing in the Lease constitutes either party as the agent or legal representative of the other party or creates any fiduciary relationship between the parties. Neither party shall have authority to act in the name or on behalf of or otherwise to bind the other or commit or purport to bind the other in any way (including the making of any representation or warranty, the assumption of any obligation or liability and the exercise of any right or power) or pledge the credit of the other party for any purpose.


21.4 No right, title and interest: At no point of time will the Lessee or anyone on its behalf contend that this Lease of Lease confers any right, title or interest of any nature whatsoever on the Lessee in respect of the Demised Premises or any part thereof, other than bare Lease to use the Demised Premises.

21.5 Theft, loss, damage or destruction: The Lessor shall not be responsible or liable for any theft, loss, damage or destruction of any property/asset of the Licensee kept in the Demised Premises and/or for any bodily injury to any person in the Demised Premises and/or in the Factory Premises from any cause whatsoever.

21.6 Notice: Unless otherwise provided, any notice required or permitted under this Lease shall be given in writing and shall be deemed effectively given (a) when delivered in person (b) on the same date when dispatched by email, or (c) when received by a nationally recognised courier service or registered post and addressed to the Party to be notified at the address of the addressee shown in this Lease or to such other address as either party may notify to the other for this purpose in writing.

21.7 Amendments: Any term of this Lease may be amended, only with the written consent of the Lessor, which shall be complete only if recorded in writing and signed by the both the Parties.

LESSOR:

V. J. 

For Sarvathitha Educational Society
Secretary
LESSEE:

21.8 Waiver and Remedies: A failure or delay in exercising any right, power or privilege in respect of this Lease will not be presumed to operate as a waiver, and a single or partial exercise of any right, power or privilege will not be presumed to preclude any subsequent or further exercise, of that right, power or privilege or the exercise of any other right, power or privilege. All waivers under this Lease must be made in writing.

21.9 Entire Lease: The Parties acknowledge, declare and confirm that this Lease represents the entire Lease between them regarding the subject matter hereof and supersedes any prior agreement/Lease or arrangement (oral or written), except those provisions and agreements/Lease which are expressly reserved to survive the execution of this Lease and further no alterations, additions or modifications hereto shall be valid and binding, unless the same are reduced in writing and signed by both the Parties.

21.10 Severability: If any clause or provision of this Lease is prohibited, invalid or unenforceable in any jurisdiction, that provision will, as to that jurisdiction, be ineffective to the extent of the prohibition, invalidity or unenforceability without affecting or invalidating the remaining provisions of this Lease or affecting the validity or enforceability of that provision in any other jurisdiction, unless it materially alters the nature or material terms of this Lease.

21.11 Code of Business Ethics: Parties are committed to conducting their business free from any unlawful, unethical or fraudulent activity.

LESSOR:

V. J. 


For Saravahitha Educational Society

LESSEE: Secretary

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21.12 Stamp duty, Registration Charge and other charges: The stamp duty, registration charges, notarisation charges (for notarising the photocopy of registered Lease Deed) and other ancillary charges payable on this Lease shall be borne and paid solely by the Lessee.

IN WITNESS WHEREOF the Parties have executed these presents on the day and the year first herein above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:


LESSOR

HINDUSTAN ZINC LIMITED



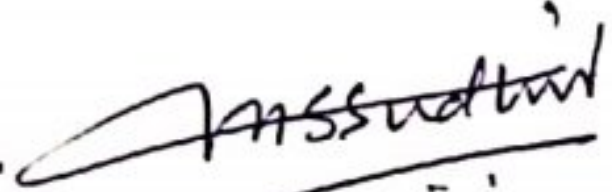
Through its Authorized Signatory Through its Authorized Signatory


LESSEE

SARVATHITHA EDUCATIONAL

For Sarvathitha Educational Society
secretary

in the presence of in the presence of

1. 
2. Ch. Ganesh Kumar

1.

2.

Schedule-I

(Description of the Demised Premises)

All that piece and parcel of land measuring an extent of 24,829 Sq.Yards., or 20,760 Sq.Mtrs., with RCC Building thereon, with a plinth area of 33,200 Sft., (Near Door No.65-6-149) covered by S.No.41 Part of **Mulagada** Village, along with play ground of Ac.5-00 Cents., (within the boundary wall of school) within the limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka Registration Sub-District of Visakhapatnam District, bounded by:

East : Licensor Property.

South : Licensor Property.

West : Licensor Property.

North : 30 feet road.

In witness whereof the Lessor and Lessee have signed on this Deed of Lease on the date month and year mentioned above.

LESSOR:

Witnesses:-

1. Assessment
2. Ch. Parthosh Kumar

Prepared by:-

this Deed of Lease on the

For Saravitha Educational Society
P. N. Mung
LESSEE:

LESSEE: