

20 Rs.



LEASE AGREEMENT

This agreement is being executed on this Tuesday of 13th NOVEMBER 2001 at Narsinghpur (M.P.)

BETWEEN

S.R.M. Foundation Of India, a society registered under Societies Registration Act, 1860 vide Registration No.S-2366 dated 07.11.1963 having its office at A-14, Mohan Co-operative Industrial Estate Mathura Road, New Delhi represented thru its authorised representative Shri Anurish Sharma S/o Shri N.P. Sharma R/o 22/A Geet Vihar, Pokh Pathar, Narmada Road, Jabalpur (M.P.) hereinafter referred to as the "**FIRST PARTY**".

AND

Maharishi Shiksha Sansthan, a society registered under Societies Registration Act, 1860 vide Registration No.S-22644 dated 12.0.21992, having it's National Office at Maharishi Nagar, Noida Dadri road, Distt. Gautam Nagar (U.P.) represented thru it's authorised representative Shri Vivek Mishra S/o Shri H.P. Mishra R/o Maharishi Nagar, Noida Dadri Road, Distt. Gautam Buddha Nagar (U.P.) here in after referred as the "**SECOND PARTY**".

The Expression of the "The First Party" and "The Second Party" shall unless repugnant to the context include thier heirs, Successors and assigns of both the parties.

WHEREAS The "First Party" has purchased land at Distt. Narsinghpur, State-M.P. admeasuring-2.84 Acre Bearing khasra No.224/5, 224/7 the sale Deed for which has been registered at Office of Sub-Registrar, Narsinghpur on dated 18th September-1997 Tehsil-Narsinghpur & Distt. Narsinghpur. Hereinafter referred to as the "**Said Land**".

AND WHEREAS the "First Party" is the absolute owner and in physical possession of the "**Said Land**".

AND WHEREAS the "**Said Land**" has been properly mutated in the name of "First Party" and the "First Party" is the absolute and lawful owner in possession of the "**Said Land**".

AND WHEREAS the "Second Party" is running and managing Education Institutions on the ideals and principles of Unified Field based Ideal Education, as propounded by His Holiness Maharishi Mahesh Yogi Ji, which is one of the objects of the "First Party".

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० महार्थि शिक्षा संस्थान नोएडा गौतम बुद्ध नगर नोएडा
० समूह भा.सं. फाउन्डेशन ए.एम. मथुरा रोड नई दिल्ली

श्री.म. तिवारी
राजेश मन्नेर निवास
वाराणसी

जिला कोमालक्ष
नरसिंहपुर
16 जून 2001

श्री अमरीश शर्मा स्लोजी एन.पी. कामा

१. द्वारा उप जिला भरासिद्ध
जिला मन्त्रालय के एक पंजीयक
कार्यालय में आज
को नं./प.स. २/- वजे
बस्तुतः किया गया।

1200
उप पंजीयक
वर्षिकार

~~Harmo.~~
~~(Amrish Sharma)~~

५.०० m. S.R.M. - 1201-
Foundation
19 NOV 2001
प्रमाणित दस्तावेज़
महानिवासीका धर्मो-
उपस्थान, आदर -
भाविता -
विधि (अदि होना) -

चक्र - 1201-
140
एक पंजीयक
वर्षिकार



AND WHEREAS the "Second Party" has desired the "Said Land" on lease for establishing and running as Educational Institution on the Ideals and Principles as described above.

AND WHEREAS the "First Party" has agreed to give the "Said Land" on lease to the "Second Party".

NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT ARE REDUCED IN WRITING :

01. That this Agreement shall be effective for a period of 29 years from the date of the execution of this agreement.
02. That the since the "Second Party" has proposed to set up an educational institution in the name & style of "Maharishi Vidya Mandir" based on principles of Unified Field based Ideal Education as propagated by His Holiness Maharishi Mahesh Yogi Ji, a Centre for teaching Transcendental Meditation. As the above activities being proposed by the "Second Party" is one of the aims and objects of the "First Party", it's has been agreed that the "First Party" will charge the national lease rent being Rupee 1/- per annum (Rupees One Only) per annum for the purpose of registration of the lease agreement from the "Second Party". The "Second Party" shall pay this amount of lease rent being Rs. 29/- (Rupees Twenty Nine Only) for 29 years at once and premium NIL.
03. That after the expiry of 29 years from the date of execution of this agreement, both the parties shall have option to terminate/renew this agreement by serving a notice to this effect at lease six months in advance.
04. That the "First Party" shall hand over the "Said Land" on as is where is position to the "Second Party".
05. That the "Second Party" shall be entitled to construct building for carrying on educational activities out of it's own funds on the "Said Land" and the building constructed upon it shall be utilised only for running Educational Institutions and Transcendental Meditation Centre on the ideals and principles of His Holiness Maharishi Mahesh Yogi Ji and not for and other purpose whatsoever.
06. That the "Second Party" will construct the building and other structures as per the bye-laws of the local municipal or any other concerned authorities and shall abide by the same.
07. That as regards the construction activities, the "First Party" shall in no way be responsible if any of the terms and conditions of the municipal or any other concerned authorities are violated by the "Second Party". The "Second Party" shall be fully responsible for dealing in any/all matters legal or otherwise arising out of construction or carrying out the activities at the "Said Land".

Sharma

First Party

~~इसका नाम है~~ यह स्तम्भ १८६८ में बनाई,

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[Signature]

२१ सन्तिवाली
रामजीबा आम्हेकर विचार
महाराष्ट्र राज्य
व्यवस्थापक

विद्या बर्मालय
नरसिंहरपुर
० १ २००१

पार्श्व 1-2 डी निपटी 2.5 मा 5/0 एन.पी. क्रमांक
 10. मा. 2.5 मा 5/12 मा. पाउंड 2.5 मा निम्न प्रतिमा

जान 2) इति विवेक मित्रा, १९१० (च. जी. मित्रा, १९१०)
 जिनो में सर्वविधता रूप से जानना है
 स्वीकार करने हैं कि तथा नष्टि विषय

जिन्हें मैं स्वयंसेवक बन के जानता हूँ
स्वीकार करते हैं कि तथा वसित कि
विशेष रूप विशेषता दिया गया था
और वे जानते हैं पूरे अर्थों में
असल
बताते हैं कि तथा कि
मैं तो
मेरे पुराने दोस्त मैं जानते हैं
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3 NOV 2001

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① राजेश भलोहा रिवाड़ी आरु राम भलोहा रिवाड़ी

② महेश्वर कुमल झा
 एम.बी. उन्नाव
 हरिश्चन्द्र काल कोठी
 बालक वार्ड ग. वि. वि.

श्री राज्य कृषीक निष्पादन/अभिकर्ता
की शिक्षा, २०११ के १०० वें वर्ष को गौरव
काय्य दिनांक- ११/११/२०११

✓ 143 NOV - 201

उप-धर्मीयक
नरसिंहपुर



08. That for the purpose of construction of building, if the "Second Party" does not has sufficient funds of it's own and may require loan/finances from bank or other financial institution, in such case the "Second Party" will have the absolute rights to pledge or mortgage the "Said Land" in favour of any bank/financial institutions for raising funds from such bank/financial institutions building construction.
09. That the "Second Party" will repay all such loans/interest/penalties etc. before expiry of the terms of this agreement and obtain NOC from the concerned Financial Institution/ bank and hand over the same to the "First Party" at the time of termination/expiry of the term of this agreement whichever is earlier.
10. That the "First Party" will not be responsible for repaying the loan/interest/penalties/liability etc. which may be due to any bank/financial institution/society/company/individual etc. because of any act of the "Second Party".
11. The loan availed by the "Second Party" by pledging/mortgaging the "Said Land" shall be strictly used for advancement and furtherance of the aims and objects of the "Second Party" which are similar to the aims and objects of the "First Party".
12. However, it shall be the sole responsibility of the "Second Party" to repay the entire loan amount, principal and interest, penal interest etc. whatsoever. The "First Party" will in no way be responsible/liable for repaying and liabilities created by the "Second Party".
13. That in case at the time of termination/expiry of this agreement, if any liabilities are found by the "Second party", the "First Party" shall be free to realize the same alongwith the cost of realisation from the "Second Party" located in any part of the country. For this act of the "First Party", the "Second Party" will have no objection of any nature whatsoever.
14. That by availing the loan, the "Second Party" Maharishi Shiksha Sansthan the society will be the beneficiary. None of the office bearers or members of either the "First Party" and the "Second Party" will have any individual beneficial interest or profit sharing interest or draw any personal benefits out of the funds of the "First party" and the "Second Party".
15. That the "Second Party" shall give due preference for admission in the educational institution run by it to the children of the members, associate members, well wishers, and workers of the "First Party".
16. That the "Second Party" by running and managing Educational Institutions shall be fulfilling one of the objects of the "First Party".

Sham

Chaitanya

यह स्वायत्त १२६२ में नहीं है।

१२६०/१९९८
१०

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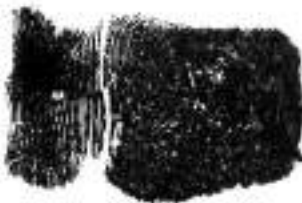
डा. म. तिवारी
राज्यीय सम्बन्ध विभाग
राज्य सेवा १२. १. १९९०
प्राविष्ट (२०६०)



[Signature]
Anrich Sharma

अपराध/निष्पादक बालक/व्यक्ति
पी. पी. ए. १२६०/१९९८
हस्ताक्षर एवं दिनांक
१३ NOV २००१

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उप पंजीयक
प्राविष्ट



[Signature]

Vivek Mishra

अपराध/निष्पादक बालक/व्यक्ति
पी. पी. ए. १२६०/१९९८
हस्ताक्षर एवं दिनांक
१३ NOV २००१

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प्राविष्ट

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मेड-ड मेडरी





17. That the "First Party" undertakes that the lease shall not be determined or vacated during the subsistence of the loan liability, if any, of the "Second Party", due to any bank/financial institutions against any loan which has been raised by the "Second Party" for Educational Institutions building construction.
18. That the "Second Party" shall pay all the bills for actual consumption of electricity and water.
19. That the "Second Party" shall from the Managing Committee every year which shall manage the affairs and activities at the "Said Land". The "Second Party" shall properly inform the "First Party" regarding the formation of the Managing Committee. The "Second Party" shall induct two persons nominated by "First Party" in the Managing Committee as representative of the "First Party".
20. That irrespective of this lease agreement being executed in favour of the "Second Party" and the activities being carried on by the "Second Party", the "First Party" shall always remain absolute owner of the "Said Land".
21. That this agreement shall be terminated if:
 - (a) The "First Party" Feels that the "Second Party" is not functioning accordance with the aims and objects of the "First Party".
 - (b) The "Second Party" is not imparting education or carrying on activities as per the ideals and principles of Unified Field Based Ideal Education as propagated by His Holiness Maharishi Mahesh Yogi Ji.
 - (c) The "Second Party" is not fulfilling the objects for which the "Said Land" had been given to it.
 - (d) If the Transcendental Meditation (T.M.) & T.M. Sidhi programmes are not being conducted properly at the education institution run by the "First Party" or the teaching of His Holiness Maharishi Mahesh Yogi Ji are not being imparted properly to, all the persons associated with "Second Party".
 - (e) Some other party is interfering in the activities/functioning of the activities of "Second Party".
 - (f) The "Second Party" has lost control over functioning of it's activities.
22. That in case of termination of this agreement the "First Party" shall issue notice to the "Second Party" to this effect.

Adams

Prakash

9/11/2001

8 यह स्याम्पु 9/11/2001 में नये हैं।

[Signature]

वास्तविक

जिला कोषालय
नरसिंहपुर
16 OCT 2001

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3 NOV 2001

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नरसिंहपुर



23. That in case of termination of this agreement and serving of the notice to this effect, the "First Party" shall automatically become legal and absolute owner of all the immovable assets created at the "Said Land" by the "Second Party". The "Second Party" than shall be treated as trespasser and in case of delay in compliance of the terms and condition of the notice, the "First Party" shall impose penalty or take any other action that in may be deen fit & proper. The "Second Party" shall have no objection of any nature whatsoever the "Second Party" can Not approached any court of law for any such action of the "First Party".
24. That in case of a situation arising as per clause 23 above, the "Second Party" shall abandon all its activities and hand over undisputed peaceful physical vacant possession of the "Said Land" alongwith all immovable assets created on the "Said Land" to the "First Party". The "Second Party" shall not demand any money or compensation irrespective of the amount (hug or small) invested by it at the "Said Land".
25. That all the members, staff, officers, workers and everybody associated with the "Second Party" shall regularly practice the Transcendental Meditation & T.M. Siddhi Programme.
26. That the "First Party" shall take part in the activities being carried on at the Said Land" by the "Second Party" as the activities are being conducted for fulfilment of the aims and objects of the both the parties.
27. That irrespective of the activities being carried on by the "Second Party", the First Party" may at any time start any project to fulfil its aims and objects at the "Said Land", the "Second Party" shall have no objections for the same. The "Second Party" shall extend its help and full co-operation.
28. That the "Second Party" shall not carry on any such activity at the "Said Land" which is against the interest/aims & objects of the "First Party".
29. That the "Second Party" shall take all necessary steps to maintain "Said Land" and building in a good condition without causing any damages, encroachments etc.
30. That this agreement is being executed with the sole purpose of achieving the aims and object of both the parties. For mutual benefit of both the parties, the terms and conditions are mutually agreed.
31. That in case of there arising any dispute between the parties, the matter shall be resolved amicably by both the parties.

Sharma.

[Signature]

9262 499/2001

सहस्रामुद्र 9262 संख्या 1 E / 4.

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राजस्थान शासक विवाही

जिला नरसिंहपुर
16 OCT 2001

ब 11 103.4
दिनांक 13 NOV 2001
दि साय

[Signature]
नरसिंहपुर

SCHEDULE OF PROPERTY

S.N.
224
5
224
7

Area
· 575
· 525
1.150

N. Narsinghpur

S.N. 278

P.C.N. 17 Dist - Narsinghpur

East. — Rajendra Patel

West. — Road

North — Shakailal

South — Road (Boye Pans Road)

Shakailal

[Signature]



IN WITNESS WHERE OF, both the parties have set their hands and signed the agreement in presence of the following witnesses on the day month and year first above written *Drafted by me*

in my office. Phalun.
Phalun. 12/11/01

FIRST PARTY
P.O.A holder of *Sri Jai Kumarji*

[Signature]
SECOND PARTY
P.O.A holder of *Sri Prakash Chand Jodhi*

WITNESSES:

01. Signature
Name
Fathers Name
Address

[Signature]
Rajendra Manohar Tiwari
Sri Ram Manohar Tiwari
Ram ward, Kandeli
NARSINGHUR.

02. Signature
Name
Fathers Name
Address

[Signature]
MAHENDRA KOSATI
SHANKAR WARD
NARSINGHUR

3389

रसीद दस्तावेज नं० 41
13/11 नृकाय

दस्तावेज को वसूल, जारी व कोमत या इच्छा अनुसार इसे वापस या हिरा में सुरक्षित रखना जिस तक हो सके प्रत्येक चीज का नकल तैयार हो	वादाद चीज (यदि कोई) वापस हो	रजिस्ट्रार के फाइल में के प्रविष्टि नमूना
1	3	4

डा. हरीश चंद्र शर्मा 115/-
एग्रीमेंट 29 वन
देर 1/-

11:3 NOV 2001

मुख्यालय वीज वजीवर
नर्सिंहपुर (म.प्र.)

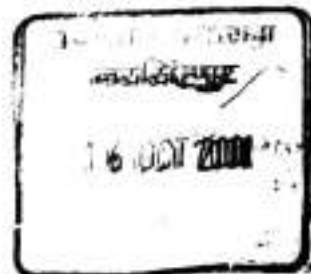
(14)

यह स्थापना है कि इस दस्तावेज में कोई काट छाँट नहीं है।

9/10/2000

[Signature]

श्री. म. तिवारी
राज्यपाल, उत्तर प्रदेश



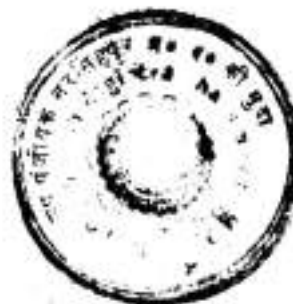
प्रमाणित है कि इस दस्तावेज में कोई काट छाँट नहीं है।

नाम दिनांक --- 13 NOV 2000
को पुराना बयान नं. 14/14/11
जिनमें अंकित 2064
पृष्ठ 903 तक नं. 1034
यहां पर भी अंकित किया गया।

उप पंजीयक 13 NOV 2000
बरेलीपुरा

उप पंजीयक
बरेलीपुरा

पंजीयन शुल्क --- 90/-
पुराणकन शुल्क ---
तुलना शुल्क --- 25/-
अन्य शुल्क ---
अतिरिक्त शुल्क ---
मे. मो. ---



1157- एका द्वा पन्हा माग

उप पंजीयक
बरेलीपुरा

13 NOV 2000