



MAHESH NAGAR

Government of Uttar Pradesh

SUB REGISTRAR OFFICE  
GREATER NOIDA  
MOB-9911484377

INDIA NON JUDICIAL



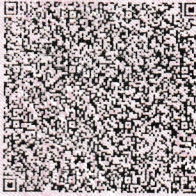
IN-UP99061891929573W

e-Stamp

340825



Certificate No. : IN-UP99061891929573W  
Certificate Issued Date : 03-Jul-2024 10:21 AM  
Account Reference : NEWIMPACC (SV)/ up14006504/ GREATER NOIDA/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUP1400650493785083473835W  
Purchased by : ST TERESA SCHOOL MANAGE BY METROCITY FOUNDATION  
Description of Document : Article 35 Lease  
Property Description : INSTITUTIONAL PLOT NO-HS-3, SECTOR-10, GREATER NOIDA, DISTT- GAUTAM BUDH NAGAR,U.P.  
Consideration Price (Rs.) :  
First Party : METROCITY FOODS PVT LTD  
Second Party : ST TERESA SCHOOL MANAGE BY METROCITY FOUNDATION  
Stamp Duty Paid By : ST TERESA SCHOOL MANAGE BY METROCITY FOUNDATION  
Stamp Duty Amount(Rs.) : 86,500  
(Eighty Six Thousand Five Hundred only)



E-STAMP  
LOCKED

Please write or type below this line

IN-UP99061891929573W

*[Signature]*

*[Signature]*

QE

0011051530

Statutory Alert:

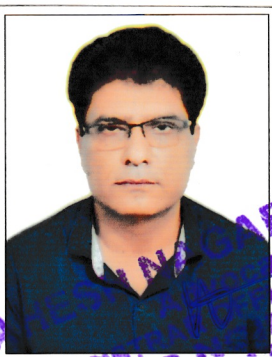
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the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



SHIL



0011021230



**SCHOOL LICENSE MANAGEMENT AGREEMENT/RENT  
AGREEMENT/LEASE DEED FOR 25 YEARS**

Rent Per Month:- 50,000/-  
Security:-3,00,000/-  
Average Annual Rent:-7,32,612/-  
Total Value:-47,22,600/-  
Stamp Duty:- 86,500/-

This Agreement is entered into 03<sup>rd</sup> day of July, 2024 between

**M/S. METROCITY FOODS PVT. LTD. THROUGH DIRECTOR HARVINDER KUMAR BUDHIRAJA S/O. SH. RAM NARAIN R/O H. NO.-2, GYAN KUNJ, PRIYADARSHINI VIHAR LAXMI NAGAR DELHI 110092**, which expression shall mean and include their successors legal heirs, representative, assignees and/or person (s) (PAN NO. AALPB8429R, AADHAR NO. XXXX XXXX 5424) hereinafter called the 'Owner' of one part.

AND

**(ST. TERESA SCHOOL) MANAGE BY METROCITY FOUNDATION THROUGH ITS DIRECTOR VIJAY GULATI (PAN NO. AARPG0488R, AADHAR NO. XXXX XXXX 5003) S/O. MR. VISHWA MITTAR R/O. H NO 74 BANK ENCLAVE LAXMI NAGAR DELHI 110092** (hereinafter called the 'Licensee') which person (s) under the terms and conditions mentioned below:-

The owner above named is the lessee of land measuring Property being **Institutional Plot No. HS-3, Sector-10, Allotment No. INS10-1400059, Greater Noida, Distt. G.B.Nagar** contained by admeasurements 6000 sq.M. Which includes play ground area 2550 Sq. Mt. to run the School in the Name of St. Teresa (hereinafter referred to as the 'Said Property')

The above stated property has been acquired by the lessee from the Greater Noida Industrial Development Authority (GNIDA) vide Lease Deed registered in the office of sub-registrar, Greater Noida as Bahi No. I, Jild No. 28891 on pages 389-468 at Serial No. 25906 on dated 27.07.2018 for a tenure of 90 years commencing from the date of the execution of the lease deed.

The said property has been leased by GNIDA for the purpose of construction and operation of a Senior Secondary School.



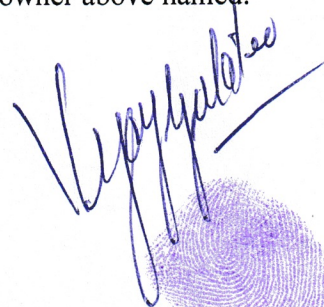
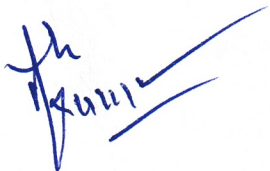


The licensee above named is a having its registered office/Registered Company at 74, 3<sup>rd</sup> Floor, Bank Enclave, Laxmi Nagar, Delhi promoted with the primary objective of establishment and operation of school, colleges and other educational institution and with the overall objective of promoting education and research and training in all branches of knowledge.

The licensee above named has approached the above stated owner and expressed interest in the development and operation of a Senior Secondary School on the said property as envisaged in the terms of the lease deed executed between the GNIDA and the owner. The said proposal of the licensee has been accepted by the owner above named and it has been agreed between the parties that the licensee shall undertake the construction and development of a Senior Secondary School on the said property strictly in accordance with the applicable rules and regulation and guidelines as promulgated by GNIDA from time to time and has further undertaken to operate/manage the proposed school for a tenure of 25 years in lieu of the payment of license fee to the owner above named.

Now therefore it is agreed between the parties as under:-

- i. That the monthly rent will be 50,000/- per month for land. Already Metrocity Foundation has constructed building as per map includes 50 class rooms, Library, Science Labs and toilets of each floor.
- ii. That the licensee shall at its own expenditure and cost undertake the construction and development of a Senior Secondary School on the said property including the designing, planning, construction, finishing including furniture's and fittings therein.
- iii. That the owner shall cooperate and assist the licensee in obtaining all necessary permissions and approvals at the cost of the licensee for the purposes of the design, development, construction, operation and maintenance of the said school to be constructed on the said property.
- iv. The licensee undertakes to develop the said school strictly in accordance with the guidelines, rules and regulations and other statutory and binding provisions applicable for the said purpose of construction and operation of the school. The licensee expressly undertakes that the said development and operation of the school shall strictly be in accordance with the terms of the lease deed executed by GNIDA in favour of the owner above named.





पट्टा विलेख/ कबूलियतनामा

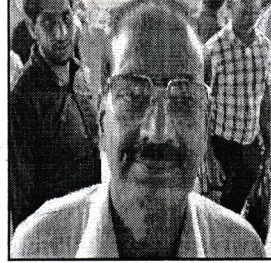
बही सं०: 1

रजिस्ट्रेशन सं०: 34825

वर्ष: 2024

प्रतिफल- 4722600 स्टाम्प शुल्क- 86500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 47300 प्रतिलिपिकरण शुल्क - 60 योग : 47360

श्री (एस टी टेरेसा स्कूल ) मेट्रोसिटी फाउंडेशन द्वारा  
विजय गुलाटी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री विश्वा मित्तर  
व्यवसाय : अन्य  
निवासी: मकान न०-74 बैंक एन्क्लेव लक्ष्मी नगर दिल्ली




श्री, (एस टी टेरेसा स्कूल ) मेट्रोसिटी  
फाउंडेशन द्वारा

विजय गुलाटी अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक  
03/07/2024 एवं 01:35:17 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
उमेश मोहन प्रभारी  
उप निबंधक :दादरी  
गौतम बुद्ध नगर  
03/07/2024

लोकेश गुप्ता .  
निबंधक लिपिक  
03/07/2024





- v. The licensee shall be responsible for the compliance with all safety and building standards and other regulations throughout including at the stage of design, construction, operation and maintenance of the said structure.
- vi. For the purposes of the said construction the licensee shall be entitled to avail credit facilities from any Bank or other financial institution and shall be entitled to offer the said property as security for the said credit facility availed by it. The owner undertakes to cooperate for the purpose of availing credit facilities including furnishing necessary guarantees, undertakings and creation of security interest over the said property and movables thereon in favour of the financial institutions from which such credit facility is availed.
- vii. That the licensee shall have the right to enter upon and use the said property for the above stated purposes and grant further license in furtherance of the objective of this agreement.
- viii. In lieu of the construction and development of the said Senior Secondary School the licensee shall be entitled to operate, manage and run the same for a period of 25 years from 1-4-2024 to 31-3-2049
- ix. It being a long term licensee has agreed to bear and pay the property tax or any other taxes related to the property till the period of licence.
- x. The licensee further undertakes to pay a monthly license fee of Rs. 50,000/- per month on or before the 7<sup>th</sup> day of the Month in Advance during the tenure of this agreement.
- xi. The licensee shall further bear all taxes and other charges payable to the GNIDA or any other authority pertaining to the said property during the operation of this agreement.
- xii. The licensee shall further have a right to make further constructions, repairs, improvements on the built up structure during the tenure of this Agreement.
- xiii. At the expiry of this agreement on 31-3-49 the licensee shall handover the built up structure along with all furniture's, fittings, movables and other assets on the said property to the owner and thereafter the same shall be the exclusive property of the owner.
- xiv. Upon the expiry of the agreement the licensee further undertakes to cooperate and furnish necessary undertakings, permissions, sanctions and





बही सं०: 1

रजिस्ट्रेशन सं०: 34825

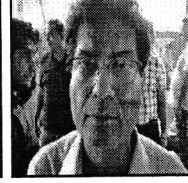
वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

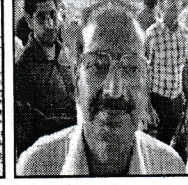
पट्टा दाता: 1

श्री मै० मेट्रोसिटी फूड्स प्रा० लि० के द्वारा हरविंदर कुमार बुधिराजा, पुत्र श्री राम नारायण निवासी: मकान न-2 ज्ञान कुंज प्रिदार्शिनी विहार लक्ष्मी नगर दिल्ली व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री (एस टी टेरेसा स्कूल) मेट्रोसिटी फाउंडेशन के द्वारा विजय गुलाटी, पुत्र श्री विश्वा मित्तर् निवासी: मकान न०-74 बैंक एन्क्लेव लक्ष्मी नगर दिल्ली व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री राजेन्द्र, पुत्र श्री रघुबर

निवासी: एच-164 गामा-02 ग्रेटर नॉएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री राहुल बुधिराजा, पुत्र श्री हरविंदर कुमार बुधिराजा निवासी: मकान न-2 ज्ञान कुंज प्रिदार्शिनी विहार लक्ष्मी नगर दिल्ली व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

उमेश मोहन प्रभारी  
उप निबंधक : दादरी  
गौतम बुद्ध नगर  
03/07/2024

लोकेश गुप्ता  
निबंधक लिपिक गौतम बुद्ध नगर  
03/07/2024



other compliances necessary for the transfer of the school in favour of the owner in a running condition.

- xv. The agreement shall have a lock in period of 25 years and neither party shall be entitled to terminate the same during the said period.
- xvi. Nothing in this agreement shall however affect the rights of the lending institution/bank to which the said property is charge/mortgaged and in the event of the enforcement of security interest by the lending institution/bank this license shall stand automatically terminated and the licensee shall be entitled peacefully to handover the possession of the premises along with structure and furniture and fittings as well as other movables thereon to the lending institution/bank. Neither the owner nor the Licensee shall initiate any Legal action or otherwise any action against the said property which defeats the right of the bank of the enforcement of security interest, till the said property is mortgaged with the landing institution/bank.
- xvii. In the event of the failure of the licensee to handover the peaceful possession of the said property along with structure and other assets situated thereon upon the terminated of the lease deed or in accordance with para xv above the licensee shall be liable to pay penal charges at thrice the market rent of the said premises for the period of such default to the owner or financial institution/bank in addition to the actual damages caused to the owner or financial institution. The determination of market rent made by the bank/financial institution shall be final and binding upon the licensee.
- xviii. The parties further understand that exclusive possession of the said property is not being given to the licensee and this agreement is not in violation of any terms and agreements of the lease deed executed by GNIDA in favour of the owner.
- xix. The present agreement is in the nature of a license and not a lease as defined in law.
- xx. The parties further declare that they are duly competent and authorize as per their constitutional documents as well as the terms and conditions of the lease deed to execute the present agreement.









- xxi. The licensee further undertakes to keep the owner indemnify for any loss, expense, costs or other consequence borne by the owner on account of its failure to abide by the terms of this agreement.
- xxii. Any Changes in this Agreement can be done on mutual understanding of both the parties

In witness whereof the parties hereto have set their hand on the day and in the year herein first above written.

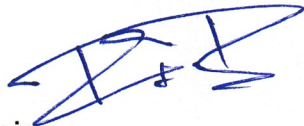
i. Witness 1



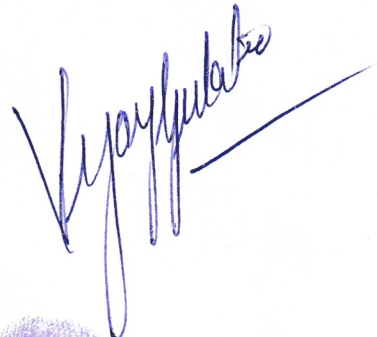
Rajendra S/o. Sh. Raghubar  
R/o. H-164, Gamma-II, Greater Noida



i. Witness 2



Rahul Budhiraja  
S/o. Sh. Harvinder Kumar Budhiraja  
R/o. 2, Gyan Kunj, Priyadarshini Vihar  
Laxmi Nagar, Gandhi Nagar, East Delhi



**MAHESH NAGAR**  
Advocate  
SUB REGISTRAR OFFICE  
GREATER NOIDA  
MOB-9911484377



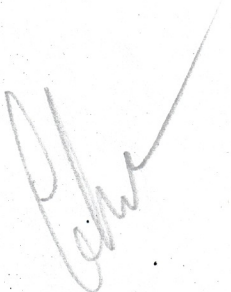
आवेदन सं०: 202400742042747

बही संख्या 1 जिल्द संख्या 27920 के पृष्ठ 139 से 158 तक  
क्रमांक 34825 पर दिनांक 03/07/2024 को रजिस्ट्रीकृत किया गया  
।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उमेश मोहन प्रभारी  
उप निबंधक : दादरी  
गौतम बुद्ध नगर  
03/07/2024





भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक दादरी गौतम बुद्ध नगर क्रम 2024149063422

आवेदन संख्या : 202400742042747

I 34825

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-07-03 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विजय गुलाटी

लेख का प्रकार पट्टा विलेख/ कबूलियतनामा

प्रतिफल की धनराशि 4722600 / 0.00

1. रजिस्ट्रीकरण शुल्क 47300

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुछ्तार के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 47360

शुल्क वसूल करने का दिनांक 2024-07-03 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए बियार होगा 2024-07-03 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक  
दादरी गौतमबुद्धनगर