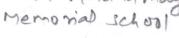
Man Anand mayer Memorial school





INDIA NON JUDICIAL Government of Uttarakhand





Certificate Issued Date

Account Reference

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Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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MAA ANAND MAYEE MEMORIAL SCHOOL TRUST

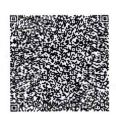
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MAA ANAND MAYEE MEMORIAL SCHOOL TRUST

MAA ANAND MAYEE MEMORIAL SCHOOL TRUST

(One Hundred only)



Please write or type below this line-----

RENT AGREEMENT

THIS AGREEMENT OF LEASE MADE ON THIS 6th DAY OF Aug

BETWEEN

Maa Anandmayee Memorial School, a duly registered trust under India Trust Act, 1882, having its registered office at, Birla Road, Haridwar, Uttarakhand (India) through Mr. Arpit Panjwani, Director, hereinafter called LESSOR which expression shall include their successors, legal representatives and assigns of ONE PART

Registrar

Swami Rama Himalayan University

- The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.

Swami Rama Himalayan University (SRHU), a University established under Section 2(f) of UGC Act and enacted vide Uttarakhand Act No. 12 of 2013, having its registered office at Swami Ram Nagar, P.O. Jolly Grant, Dehradun throuth its Registrar, Mr. Nalin Bhatnagar, hereinafter called the LESSEE, which expressions shall where the context so admits their legal representative and assigns of the OTHER PART.

Whereas the LESSOR is the absolute owner and landlord of the premises bearing municipal (A/c.) No. 00009 and having full and unfettered rights to let out the said premises. The said premises has three floor building out of which lessor is agreed to lease out the whole area of Ground Floor (As per drawing/map attached as Annexure-1) and two rooms in the First Floor(As per drawing/map attached as Annexure-2). In addition, the said premises shall also include adjoining old building comprising two rooms & a seminar room (As per drawing/map attached as Annexure-3). The Seminar room shall also be utilized by the students and the faculty of the LESSOR. The LESSOR shall also provide parking space for minimum 05 (Five) cars/four wheelers.

Contd...2...

Swami Rama Himalayan University

And whereas the LESSOR has agreed to let out and the LESSEE has agreed to take the premises on lease hereinafter referred to as "THE PREMISES" to run the Rural Health Training Center for hospital purpose.

NOW THIS DEED WITNESSETH AS FOLLOWS:

- That the period of the lease granted by the LESSOR to the LESSEE for the premises has been agreed for 03 (Three) years commencing from 15.08.2019 to 14.08.2022 which can be renewed or a fresh deed be executed for further period on mutually agreed terms and conditions between both the parties.
- 2. That the LESSEE shall pay a sum of Rs. 1,00,000/- (Rupees One Lac Only) GST extra, if applicable, to the LESSOR as quarterly rent for the premises and the LESSEE shall be making quarterly advance payments before 7th of every quarter successively for the lease period. TDS @ 10% shall be deducted from the quarterly rent as per the Income tax act for which TDS certificate will be provided to the Lessor on quarterly basis. Till the tenure of this lease agreement, a fixed annual hike of Rs. 25000/- (Twenty Five Thousand Only) in the rent will be given by the LESSEE to the LESSOR.
- That the lessor shall provide a separate electricity & water connection and shall ensure uninterrupted supply of electricity and water.
- 4. That the charges of electricity and water shall be paid by the LESSEE as per the actual bills received from the concerned authorities directly to the authorities concerned regularly.
- 5. That no structural additions or alterations shall be made by the LESSEE in THE PREMISES or any part thereof without the prior written consent of the LESSOR. However the LESSEE can install air-conditioner, RO filter, water cooler, machines, equipment, fixtures or any other electrical gadgets

Contd...3...

Registrar Swami Rama Himalayan University

(Appliances) in the space provided and make such changes for that purpose may be necessary. On expiry of the lease or earlier, the LESSEE shall remove

- 6. such equipments and fixtures at his own cost and shall make necessary repair in THE PREMISES.
- 7. That the LESSEE in any case shall not sublet THE PREMISES or any other part thereof.
- 8. That THE PREMISES shall be used by the LESSEE for Hospital purpose only.
- 9. That the LESSEE shall have the right to conduct OPD (Outpatient Department) and IPD (Indoor Patient Department) at THE PREMISES.
- 10. That the doctors and staff members may stay at THE PREMISES for smooth functioning and patient care at the hospital/centre.
- 11. The Lessor shall provide Mess facility to Hospital Staff on nominal Charges.
- 12. That the day to day repairs including minor repairs to the electrical, sanitary or any major fault which occurs due to negligence of LESSEE or any person related to hospital shall be repaired by the LESSEE at his own cost. In case of major repairs such as electrical fault or busting of sanitary fittings, water supply system shall be replaced with new one or damage to the structure arising from structural faults, the same shall be repaired by the LESSOR expeditiously at his own cost.
- 13. That all the existing and future taxes like property taxes levied by the Municipal and local bodies etc. shall be paid by the LESSOR.
- 14. That the LESSEE shall permit the LESSOR, his authorized representative to enter upon THE PREMISES for inspection and for carrying out repairs etc. at reasonable time as and when necessary with prior appointment.

Contd....4...

Swami Rama Himalayan University

- 15. That the LESSOR shall ensure that THE PREMISES had been fully painted and polished by the LESSOR before handling over the possession thereof to the LESSEE.
- 16. That the rules and regulations, laws and bye-laws of the local municipal corporation/authorities or any other local authorities as long as THE PREMISE is legal and in accordance with the authority having jurisdiction over the demised premises shall be compiled by the LESSEE.
- 17. The LESSOR confirms that THE PREMISE are approved by the competent authorities and is legal, in case of any disturbance and deviation from the approved plans by the LESSEE, LESSEE undertakes to indemnify the LESSOR for all loses and damages cause by his all acts and omission.
- 18. The LESSEE shall depute its security personnel for the security of its hospital and its assets.
- 19. That all the statutory compliances related to the hospital shall be complied by the LESSEE.
- 20. That all the medical liability arising out of treatment shall be borne by the LESSEE and the LESSOR shall not be liable in any manner what so ever.
- 21. That all the sanitary, electrical and other fittings and fixtures in THE PREMISES, shall be restored by the LESSEE to the LESSOR in as good condition as they are at present subject to natural wear and tear and damages by act of GOD.
- 22. That on expiry of the lease, the LESSEE shall handover the possession of THE PREMISES to the LESSOR and settles all the dues in respect to the rent, electricity or any other dues that may be payable by the LESSEE.

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Swami Rama Himalayan University

- 23. That the expiry of the lease period, the LESSEE shall handover the vacant possession of THE PREMISES to the LESSOR.
- 24. That the either party can terminate the lease deed of THE PREMISES before the expiry of the lease period by giving 03 (THREE MONTHS) advance written notice to the other party.
- 25. That the LESSOR and the LESSEE warrant that they are fully empowered, authorized and able to make the lease and that the LESSOR will keep LESSEE free and harmless of any demand and claims action or proceedings by other in respect of possession of THE PREMISES.

Witness: -1 Address: 1. Blula Road,

Shri

Registrar LESSEE Swami Rama Himalayan University

Witness: -2

Maa Anandmayee Memorial School Trust

1 Birla Road, Haridwar

Ref No.-MAMS/ 07/2019

Date- 27.07.2019

To Whomsoever It May Concern

We hereby authorize Mr. Arpit Panjwani, Director of Maa Anandmayee Memorial School to represent us on our behalf.

He is authorized to appear before any government or non-government organization on our behalf, and sign all documents in the interest of the school trust.

All acts done by him, shall be deemed to be done by us and shall be binding on the Maa Anandmayee Memorial School Trust.

Signed

Mahesh Panjwani

Secretary



भारत सरकार GOVERNMENT OF INDIA

अपित पजनाती ∗Arpit Panjwani अन्य प्रपे / Year of Birth : 1990 'पुरुष / Male



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नाम /NAME

MAA ANAD MAYEE MEMORIAL SCHOOL TRUST

निगमन/बनने की तिथि IDATE OF INCORPORATION/FORMATION

19-02-1985

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आयकर आयुक्त, मेरव COMMISSIONER OF INCOME-TAX, MEERUT

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This indenture is made on this 19th day of February, 1985 between :-

Shri Ram Panjwani S/o Shri Balchand resident of Birla road, Hardwar (hereinafter called the settler which expression, unless repugnant to the context or meaning thereof, shall include his heirs, executors and administrator) - Party of the one part :-

AND

- Shri B.K.Shah s/o Shri Kastur Chand Shah R/o Breach Candy Bhela Bhai Desai read, Bombay
- Shri Govind Narain S/o Shri Ram Narain R/o C-4/2 Vasant 2. Vihar, New Delhi
- Shri R.C.Shah S/o Shri C.Shah R/o Shahnaj, Neapensea road, 3. Bomb ay
- Dr. Triguna Sem S/o Shri Goloke Nath Sen R/o Shree Shree Anand Mayee Ashram, Kankhal
- 5. Shri O.P.Sapra S/o Shri I.D.Sapra R/o 583-584, Tilak read, Meerut
- Shri K.L., Panjwani S/o Shri Balchand R/o 27, B/C Gandhi Nagar.
- Shri Ram Panjwani S/o Shri Balchand R/o 1-Birla road,

(hereinafter called the trustee which expression shall, wherever the context so admits or requires, be deemed to include the said trustees and their/his survivor and survivors, or the executors and administrators of such survivor, his/their assignee and the trustees of trustee for the time being of these presents) - - of the other part :- -

Whereas the settler is possessed and in legal and beneficial ownership of a sum of R. 1,000/- (Rupees One thousand only).

AND WHEREAS the settler is desirous of settling apart and amking of the said sum a Public Charitable Trust wholly for Charitable purposes in India under the name and style of "Maa Anandmayee Memorial School Trust".

Ry no Paid

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AND MIEREAS the Trustees have agreed to become the First Trustees of the Trust and to faithfully discharge the confidence reposed in them.

AND WHEREAS to avoid the confusions, doubts, disputes and differences arising in future, if any to efficiently conduct and discharge for the said Trust it is necessary to make the formal expression of Settler's intention

NOW THIS DEED OF TRUST WITNESSETH that the Settlor hereby irrevocably transfers, assign and delivers the said sum of Rs. 1000/-(Rupees One Thousand only) to the Trustees to hold the same upon trust and with an subject to the objects, powers, provisions and agreements hereinafter declared and expressed concerning the same.

OBJECTS:

- i) To promote and work for public welfare in all its dimensions, phases and aspects, in particular, to promote physical, mental, eternal, moral and ethical development of human beings, to propegate and circulate ideas by public lectures, demonstrations, publications, research, or in any other manner whatsoever.
- To establish, rus, maistain a School "Man Asandmayee Memorial School Trust" or grant aid to other Schools, Colleges, educational Institutions, Hostels and other similar institutions imparting or facilitating education to boys and girls and also to provide facilities for the development and advancement of education and knowledge.
- To help poor or promising students in their studies by providing books, uniforms, meals, lodging and other necessaries or facilities and to provide stipends, scholarships, grants and aids for further studies.
- To establish, arrange and maintain resthouses, Dharamshallas, poor houses, water buts or other public utilities for the benefit of the Society.

Notary

इस लेख पत के विवाण को सुन व समझ कर ्रतथा अंकन पहले पा लेना बयान व य अंकन रु० नकद हमारे रवाकेत्र विनदे दे रवं प्रेरिक प्रवासी ने कारी उक्टाकी P. whoming

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- v) To formulate plans, schemes and programme for rural development and execute the same for the welfare of the Rural Community.
- vi) To formulate and carry out schemes and programme for the benefit of the society specially for the benefit of the poor and weaker sections of the Society and to take up other public charitable objects for the relief of the poor, education and medical relief.
- vii) To give donations or gifts to charitable institutions for carrying out similar objects.
- viii) The above objects are to be carried out without distinction of caste, creed or colour.

The Trustees shall be entitled to use corpus of the Trust Property or any part thereof for the objects aforesaid or any one or more of them.

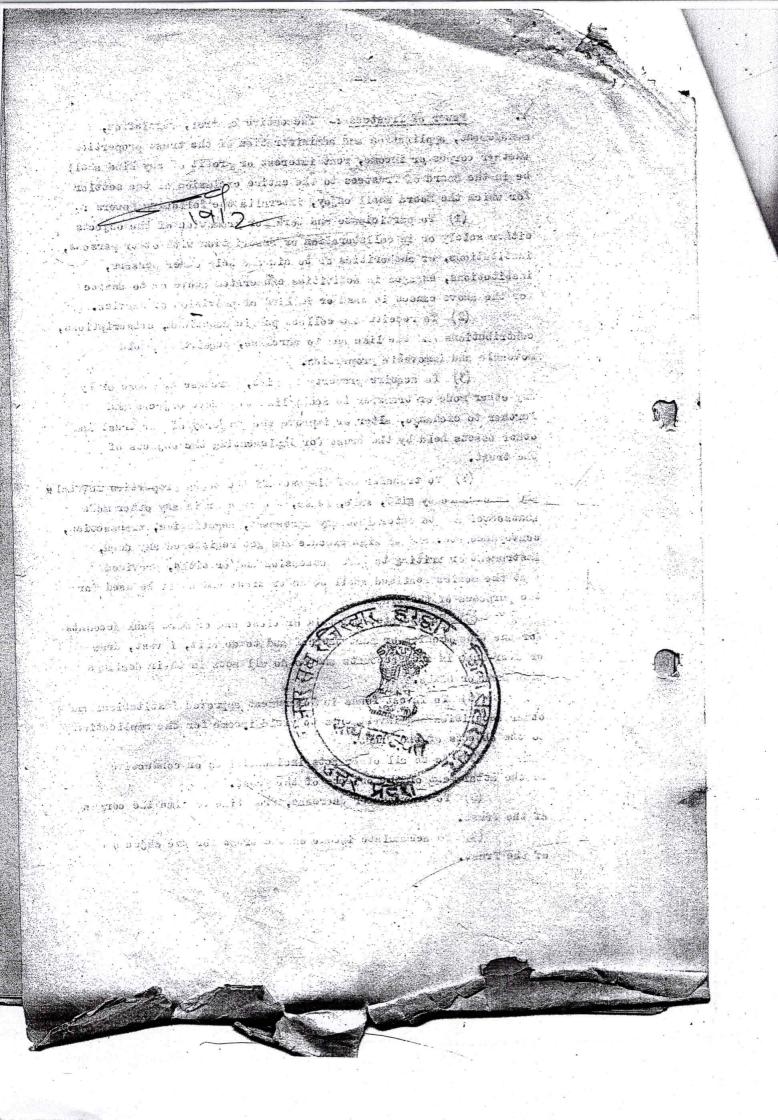
- 2. Corpus: The amount settled upon trust shall form the corpus of the trust which shall not be disposed off for meeting any expenses unless otherwise resolved unanimously by the trustees. The amounts which the trustees may receive after the execution of this deed with specific directions of forming corpus of the trust shall be subject to a similar control.
- Trust Properties: The trustees shall stand possessed of the said amount of corpus and such other properties movable eximmovable tangible or intangible, in possession or action as may be acquired from time to time by the trust by purchase, exchange, lease, grant, subscription, donation, contribution, will or otherwise in any manner whatsoever or in alternation, improvement or accession of property, which shall form trust property and which shall be upon trust.

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- 4. Power of Trustees: The entire control, regulation, management, application and administration of the trust properties whether corpus or income, rent interest or profit of any kind shall be in the Board of Trustees to the entire exclusion of the settlor for which the Board shall enjoy, interalia the following Powers:
- (1) To participate and work for promotion of the objects either solely or in collaboration or association with other persons, institutions, or authorities or to aid and help other persons, institutions, engaged in activities enumerated above or to donate for the above causes in cash or in kind of provision of service.
- (2) To receive and collect public donations, subscriptions, contributions and the like and to purchase, acquire and hold moveable and immovable properties.
- (3) To acquire property by gift, purchase or lease or by any other mode or transfer to accomplish the above objects and further to exchange, after or improve the property of the trust and other assets held by the trust for implementing the objects of the trust.
- (4) To transfer and dispose off the trust properties moveable and immercially sale, lease, exchange or in any other mode whatsoever and to enter into any agreement, negotiation, transaction, conveyance etc. and to sign execute and get registered any deed, instrument or writing to pass possession and/or title, provided that the monies realised shall be under trust and shall be used for the purposes of the trust.
- (5) To operate, maintain or close one or more Bank Accounts for the trust monies or part thereof and to deposit, invest, draw or over-draw in such accounts and to do all acts in their dealings with Bank or banks.
- (6) To invest funds in Government approved institutions and other securities and investments to yield income for the application to the objects of the Trust.
- (7) To do all other acts incidential to or conductive to the attainment of the objects of the Trust.
- (8) To increase or decrease, from time to time the corpus of the Trust.
- (9) To accumulate income of the trust for the objects of the Trust.

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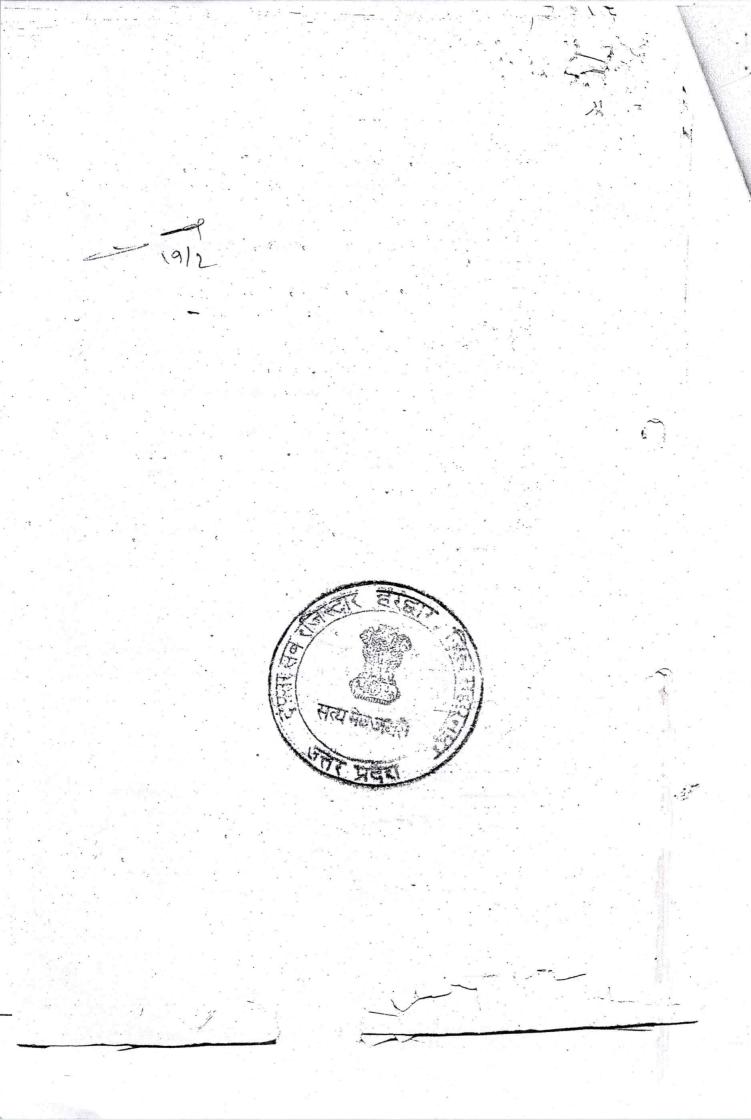


- (10) To frame, make and emforce all such rules, regulations and bye-laws not inconsistent with the express provisions of this trust, as they deem proper for the efficient management and administration of the trust properties and carrying out the objects of the trust and also from time to time repeal, alter, rescind or add to all such rules etc.
- (11) To appoint, engage, remove, dismiss and suspend any employee for the purposes of the activities of the Trust and do all acts necessary and incidental thereto.
- (12) To receive out of pocket expenses incurred by them in the course of discharging the duties.
- (15) To be indemnified and reimbursed for all layful acts in the discharge of duties.
- (14) To elect or nominate one of them as President of the Board of Trustees and another as Secretary. However, Shri B.K.Shah will be the First President and Shri Ram Panjwani will be the First Secretary during their life time.
- (15) To fill in any vacancy occurring in the Board of Trustees by death, serious and continuous illness, wilfull absence, incapacity, resignation or otherwise.
- (16) To meminate any other person as Trustee so long as the total number of trustees does not exceed 10.
- (17) To raise funds by loans and grants for the purposes of the trust and pay interest thereon, if may necessary.
- (18) To assume all such powers and anthority which is not immersized in consistent with the recitals of this Deed and which is conductive or necessary for the promotion of the objects of trust and intention of the Settlor as gathered by this Deed.
- 5_ Meeting s- The Board of Trustees shall meet atleast once a year and the quorum shall be a minimum of three.

6- Duties of Trustees:

- (i) The trustees shall maintain regular account of all receipts and payments of the Trust and shall draw balance sheet and annual income and expenditure account on Financial year basis, which will be got audited.
- (2) The Trustees shall after defraying all expenses, liabilities and taxes incurred in realisation of income and Maintenance of assets and subjects to clauses 4(12) and 4(13) spend trust income on the objects of the Trust.

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The Trustees shall faithfully discharge the trust reposed in them to the best advantage of the Trust and in accordance with the terms of this Deed.

6- Prohibitions of Trustees:

The trustees shall be prohibited from :-

- Making any distinction or discrimination in the beneficiaries on the ground of caste or religion except in favour of Schedules Castes, Scheduled Tribes and Backward Classes.
- Receiving any salary, remuneration, fee or honourarium for the conduct of the trust, subject, however to above clause.
- Deriving any direct or indirect pecuniary advantage out of the trust properties, income or application thereof, for themselves.
- Spending the trust properties on any object which is not 4) enumerated in clause 2 above.

Paramount Clause : 7.

It is mutually considered that the objects of the Trust shall be better achieved, if the income of the Trust is exempt under the Income Tax Act. In case, however, any clause or sub-clause of this Deed has been inadvertantly clothed in a language capable of interpretation in conflict with relevant provisions of Income Tax Law granting exeption it is hereby agreed and declared that such clause or sub-clause shall have restricted meaning.

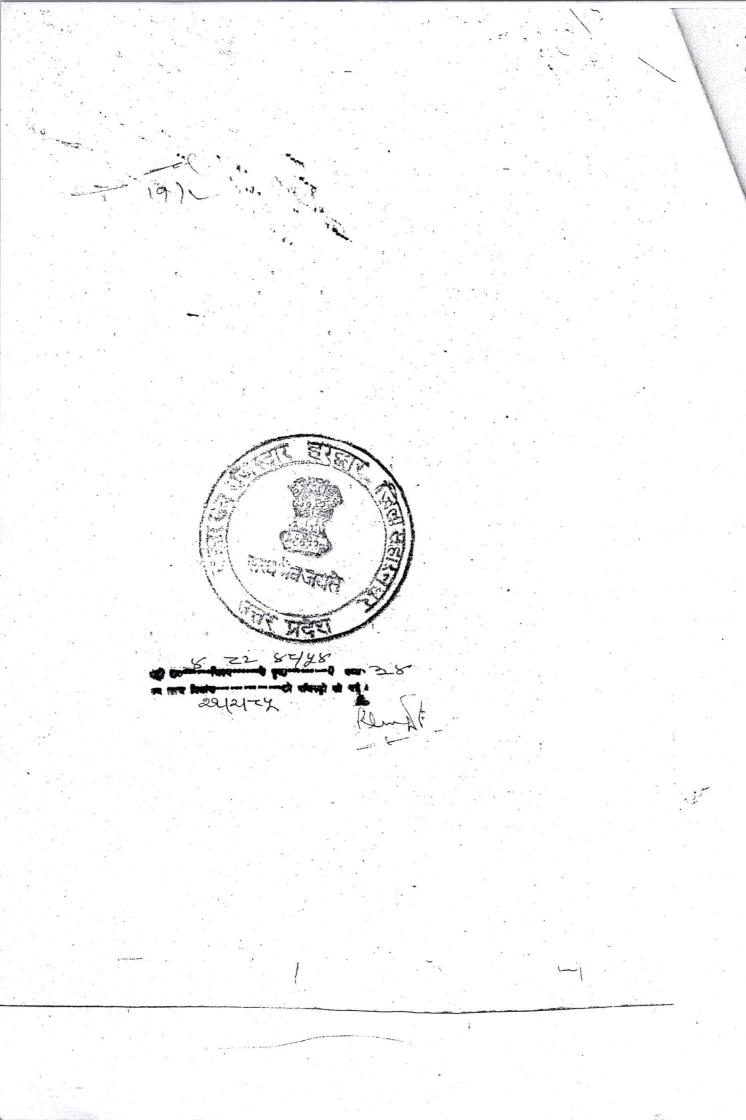
any disputes or differences not resolved by the Board of Trustees in respect of the objects of the Trust, Interpretation of this Deed the Settler's intention, the powers, duties, prohibitions and obligations of the Trustees or otherwise shall be feferred to Arbitration to which the provisions of Arbitration Act shall apply and the Award shall be binding on all concerned.

IN WITNESS WHEREOF the Settlor hereto has set his hand on the 1974 day of February, 1985 in the presence of the following witnesses:-

1- S.C. Mello . forla Road Hardwar. 2- R.K. Agrand Birla Road Hardwar

S/o Shri Balchand

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For Execution For Approval For Tender

For Reference

MR. ARPIT PANJYANI Client .-

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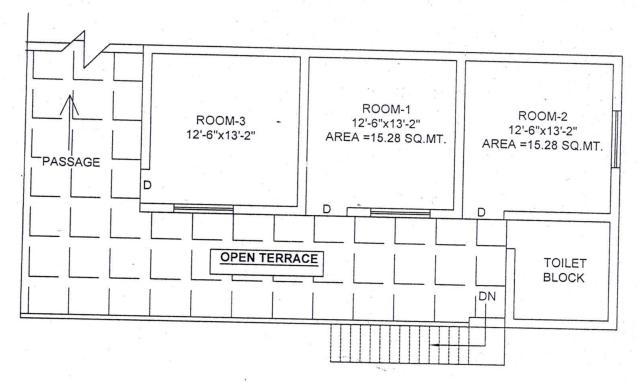
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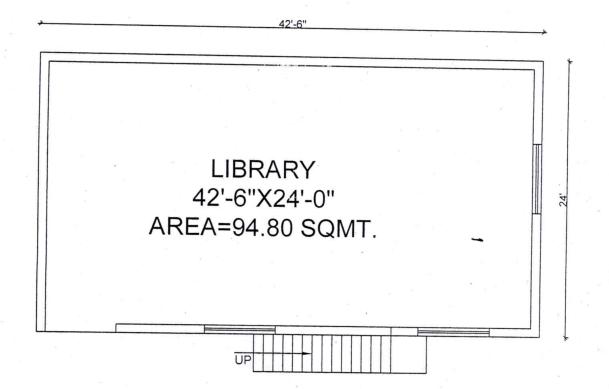
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Annexum 14



FIRST FLOOR PLAN



GROUND FLOORPLAN

Registrar
Swami Rama Himalayan University