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LEASE DEED

THIS INDENTURE OF LEASE made and executed, at
Bidar, on this the 6th day of December, 2005, by and in
between :

ANUSUYA MATA, disciple of Dattagiri Maharaj,
aged about 51 years, residing at Dattagiri
Maharaj Ashram, at Bardipur village, in
Zahirabad Mandal of Medak district-A.P.;

(hereinafter referred to as the "LESSOR", which
term wherever used shall mean and include all
her legal representatives and assignees etc.)

AND / IN FAVOUR OF :

SRI DATTAGIRI MAHARAJ EDUCATION SOCIETY (R),
Bidar, represented by its Executive President,
Sri Avadhoot Giri Maharaj, E/o Bardipur;

(hereinafter referred to as the "LESSEE", which
term wherever used shall mean and include all
its executors, administrators, successors-in-
office and assignees etc.)

as hereinbelow setforth :

WHEREAS, the executant-LESSOR herein is the owner
of and did possess a big spacious premises bearing G.P.
No.2-818, being comprised of constructed buildings thereon
with remaining open space in and around, altogether covered
by an area equivalent to 95837 square feet, situated on
Chitta Road, Gornalli, Bidar, presently bounded by :

EXECUTANT : LESSOR.

LESSEE.

.....2/-

Consist of 2
of document No. 05-0

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East : plots of others;
West : Bidar-Chitta Road, and plots of others;
North : houses and plots of others;
South : plots of others;

(hereinafter called the "PROPERTY UNDER LEASE"); and
accordingly, her name is standing entered in all the
concerned records; and

WHEREAS, the LESSEE herein is a registered
Education Society, at whose request, the LESSOR herein,
(who happens to be one of the members and the emritus
President of the former), has already leased out her
aforescribed premises under lease, in its entirety
and with all that piece and parcel thereof together with
all the constructions and such other astructures wade
thereon and open spaces etc., thereof, with due delivery
of possession, to and in favour of the LESSEE herein for
enabling it to establish and run its SRI DATTAGIRI MAHARAJ
COLLEGE OF EDUCATION (B.Ed.) of Bidar, thereon, for a
consecutive term of THIRTY YEARS to have already commenced
w.r.e.f. 01-08-1999 to 31-07-2029, on a mutually agreed
rental thereof at the rate of Rs.100/- (Rupees One hundred
only) per month upon certain other terms and conditions
contained hereafter :

NOW, THEREFORE, THIS INDENTURE WITNESSETH :

1. THE term of lease for the property under
lease agreed to by and in between the parties hereto

EXECUTANT : LESSOR.

LESSEE.

.....3/-

PRINCIPAL

shall be comprised of THIRTY YEARS consecutively, to have commenced W.R.E.F. 01-08-1999 to 31-07-2029 which may be extended from time to time at the option of either parties hereto.

2. THE LESSEE herein shall pay and keep paying the aforesaid monthly rental of the property under lease @ Rs.100/- (One hundred rupees) to the LESSOR, positively, on or before 5th of every succeeding month.

3. THE LESSEE shall also pay and keep paying the entire power consumption and such other charges of maintenance of the premises under lease at its own costs during the subsistence of the said term of lease.

4. BY virtue of this instrument of lease, the LESSEE shall be entitled to continue to run its aforesaid institution of College of Education with any such of its other institutions affiliated to it from time to time, on the property under lease, during the currency of the above lease term.

5. FURTHERMORE, the LESSEE shall be at full liberty to avail any type of advancements/cash credit facilities/financial assistance from any of the financing institutions/agencies, scheduled or unscheduled Banks and etc., by creating any type of charge of mortgage on its leasehold rights over the property under lease.

6. IT shall always be lawful on the part of the LESSEE to keep the property under lease quite clean, tidy and always well maintained at its own costs while also, paying the entire property-tax thereof to the concerned authority from time to time during the subsistence of the lease term.

7. UNDER any circumstances, the LESSEE shall not sub-let the property under lease or any part/s thereof in favour of any third person/s during the currency of the

EXECUTANT : LESSOR.

LESSEE.

....4/-

SRI DATTAGIRI MAHARAJ

Government of Madhya Pradesh

Registration Department

Chitta Road

...4...

said term of lease. However, the LESSEE shall be further entitled to make any further additional constructions over the property under lease to suit its requirements under valid permissions for construction obtained from the concerned competent authority from time to time.

IN WITNESS WHEREOF, both the within named parties hereto have set and subscribed their respective hands hereunto this indenture in token of their full consent, at Bidar, on this the day and year first above written.

EXECUTANT : LESSOR,

LESSEE,
SRI DATTAGIRI MAHARAJ
EDUCATION SOCIETY (R),
Bidar, represented by :

Anusuya Mata,
disciple of Dattagiri Maharaj,
R/o Bardipur.

(Sri Avadhoot Giri Maharaj),
Executive President.

WITNESSES :

1) Veershaty, S/o Ganpathrao,
R/o Vidyanagar Colony,
Bidar; and

2) Dattu, S/o Raulu,
R/o Bardipur, under
Zahirabad Mandal.

DRAFTED BY

G. B. SWAMY
DEED WRITER
S.R. OFFICE, BIDAR-585 403

PRESIDENT

PRESIDENT

Sri Dattagiri Maharaj College of Education
Chitta Road, BIDAR-585 403.

Sri Dattagiri Maharaj College of Education
Chitta Road, BIDAR-585 403.