CERTIFICATE OF LAND

No. Rev.Ass./R-1/Tah.Ngp(city)/WS-

/2024

Date -0.4../07/2024

It is Certified that the land measuring 14742.09 Sq. Mtrs is recorded in 7/12 abstract in the name of Bishop Cotton HighSchool Kameti Through Estij Namdar Governor Saheb Revrent Lord Vishabh, Sitaburdi. The details description of the said land is as under.

Sr.No.	Particulars	Details
1.	Mauza, Khasra No., Area	Mauza- Sitaburdi Khasra No. 171, Area- 14742.09 Sq.Mtrs out of total area 1.75 H.R.
2.	Tahsil/Sub Division, District and State	Tahsil- Nagpur (City), District- Nagpur, State- Maharashtra.

It is also Certified that the said entire land comprise of a single contiguous plot of land. It is further Certified as per the submission of the applicant that Bishop Cotton School, Nagpur run by name of Maharashtra Reigonal Board of Education Of CNI is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All the piece and parcel of land measuring 14742.09 Sq. Mtrs situated in Khasra No. 171 Mauza- Sitaburdi Tahsil- Nagpur (City), District- Nagpur, State- Maharashtra and bounded as follows.

North

: Road

East

: Station Road

West

: Museum Road

South

: Rifles Institute

Tahsildar, Nagpur(City)



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AGREEMENT OF LEA

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This AGREEMENT OF LEASE is made and Stamp Head Clert / 5- Cleentered into at Nagpur on this 8th day of January 2022.

BETWEEN

Nagpur Diocesan Trust Association, A Trust registered under the provision of Maharashtra Public Trust Act 1950, (hereinafter called the "LESSOR") though its Hon'ble Chairman Rt. Rev. Andrew Bachiraj Rathod, Bishop of Nagpur, aged about 65 years (Mobile No. (PAN No. AKMPR0710L) (Adhar 9823037389) 868796985393) R/o Bishops House, Opp. Coffee House, Cathedral Compound, Sadar, Nagpur, which expression unless is to be repugnant to the context of meaning, signing, and include legal heirs, thereof shall mean executors, nominees, successors, representative administrators and assigns) of the ONE PART.

AND

the parties by executing of a note of continuation for such term as the parties agrees. That the LESSEE is already in BISHOP COTTON SCHOOL CBSE, SADAR, NAGPUR

through its In-Charge, Mrs. Maudlin M. Tiwaskar, aged 33 years, herein after referred to as the "LESSEE" functioning under the banner of Maharashtra Regional Board of Education (upto the Secondary stage) and Junior College of Education of the Church of North India which expression unless is to be repugnant to the context or meaning signing include legal heirs, and thereof shall mean executors, nominees successors, representatives administrators and assigns) of the SECOND PART.

WHEREAS the LESSOR is the absolute and exclusive recorded owner of that piece and parcel of land admeasuring 14742.09 Sq. Mtrs (1.47 H.R.) situated at Mouza Sitabuldi, C.S.No. 1676, Khasra No. 171, Civil Lines, Sadar, Nagpur with the limits of Nagpur Muncipal Corporation Tahsil Nagpur and Dist. Nagpur more particularly described in the schedule. Out of the total land 5780 sq.mtrs (0.58 HR) granted to Bishop Cotton School CBSE, Sadar, Nagpur, agreement of lease for 29 years.

NOW THEREFORE THIS DEED AND THE PARTIES TO THIS DEED WITNESSESS AS FOLLOW:

- That the Land describe in the Schedule 1/ appended below has been leased by the LESSOR to the LESSEE for the purpose of conducting education activities i.e. for running a school and conducting all other ancillary activities pertaining to the School over the land belonging to the LESSOR.
- , That the instant Deed of Lease is executed 2/ initially for a period of 29 years, which shall be renewed by the parties by executing of a note of continuation for such term as the parties agrees. That the LESSEE is already in



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possession of the Land and had been running School over the Land belonging to the LESSOR on payment of monthly rent of Rs. 10,000/- exclusive of all other charges. The LESSEE shall continue to pay the monthly rent to the LESSOR in advance i.e. on or before 31 day of every month and the LESSOR shall pass valid receipt of the rent paid by the LESSEE.

- 3/ That the LESSEE shall not be entitle to let or given on License the open ground for any other activity or for holding any other cultural programme without the written permission from the LESSOR.
- 4/ That the LESSEE shall be entitled to make such addition, alteration in the School building owned by it or make new construction at its own expense after obtaining due permission from the competent authority at its own expenses and the LESSOR shall not raised any objection nor shall create any obstruction in the way of the LESSEE in making new construction.
- That the LESSOR shall co-operate with the LESSEE and shall execute such document to enable the LESSEE raise finance by creating charge over the School Building for the purposes of construction of new building, however the LESSEE shall always keep the LESSOR indemnify from all losses if any which the LESSOR is likely to suffer.
- That the LESSEE shall pay regularly the Electricity charges, Corporation tax, Water tax as per demand raised by the respective department and shall keep the LESSOR indemnify from such payment.



- 7/ That the lease shall be prepared by the LESSOR at the expenses of the LESSEE and shall be executed by the LESSOR and LESSEE.
- 8/ That all expenses for execution and preparation of this DEED shall be borne by the LESSEE.

SCHEDULE OF PROPERTY

All That piece and parcel of Land admeasuring 5780.86 Sq.mtrs (0.58 HR) granted to Bishop Cotton School CBSE, Sadar, Nagpur at Survey No. 1676 Khasra No. 171, Mouza Sitabuldi, situated at Civil Lines, Sadar, Nagpur within the limits of Nagpur Muncipal Corporation, Tahsil and District Nagpur and the same is bounded as under:

Bishop Cotton School TOWARDS NORTH

(State)

Station Road TOWARDS EAST

Museum Road TOWARDS WEST

Rifles Institute TOWARDS SOUTH

Description of the demised property

Direction of the Building	Classification of the Building
Ground Floor	1 Sports Room, 1 Library, 1 Chaple, 1 Computer Room, 8 Class Rooms.
First Floor	1 Hall, 1 Exam Room, 12 Rooms.
Second Floor	2 Labrotrary, 2 Rooms.

IN WITNESS WHEREOF the parties to the Deed have put their signature here in under on the day and year forst above - written.

