



15/05/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 10

दस्त क्रमांक : 139/2013

नोंदणी :

Regn:63m

गाव: पिंपळे सौदागर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	42702000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: पिंपळे सौदागर (विभाग क्र. 10/ 2) येथील सर्वे नं. 160/2/1, 159/1, 160/1, [सिटी सर्वे नं. 1231 (पार्ट), 1232 (पार्ट)] येथील जमीन क्षेत्र 20,000 चौ. फूट व त्यावरील बांधकामाचे एकूण क्षेत्रफळ 946.5 चौ. मी. विल्ट अप (पार्किंग चे क्षेत्र 511.90 चौ मी. + स्टील फ्लोअर क्षेत्र 434.60 चौ मी. विल्ट अप) (C.T.S. Number : 1231 ;))
(5) क्षेत्रफळ	1) 946.5 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- क्रिपटीव एज्युकेशन सोसायटी (शाळेचे नाव- चॅलेंजर पब्लिक स्कूल) तर्फे ट्रस्टी / सेक्रेटरी / ऑथोराईझ्ड सिग्नेटरी - श्री. प्रशांत माधव दाणी वय:-45; पत्ता:-, -, १२/ए, मोतीराम पार्क, कोथरुड, पुणे, -, Pune, Maharashtra, Pune, Non-Government. पिन कोड:-411038 पॅन नं:- AABTC4162A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. शंकर नथु काटे वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- नवखत्र, फ्लॅट नं. १७, व १८, विश्वशांती कॉलनी, पिंपळे सौदागर, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:- AVIPK9525H
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2012
(10) दस्त नोंदणी केल्याचा दिनांक	08/01/2013
(11) अनुक्रमांक, खंड व पृष्ठ	139/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1941000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नवकर दाखली
मी छत्रदास पोतारी
असलावा हुकुम नवकरसदर नवकर अर्पित... संदिप कोटे
यांचे स्वाक्षे तारीख १५/०५/२०२५
से पावती क्रमांक १६/३०/२०२५
से अर्जांक... वसंत
यांचे दिली दिनांक १५/०५/२०२५

प्र. सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. १०



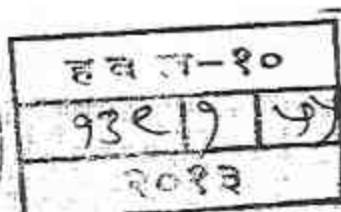
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Holding Corporation of
ation : SRO GPR
ature : *Balvi 2231*
is can be verified at www.shc-stamp.com

Certificate No.	: IN-MH14326058755665K
Certificate Issued Date	: 31-Dec-2012 10:57 AM
Account Reference	: SHCIL (FI)/ mshscil01/ PUNE/ MH-PUN
Unique Doc. Reference	: SUBIN-MHMHSKCIL0115221960102802K
Purchased by	: CREATIVE EDUCATION SOCIETY
Description of Document	: Article 36 Lease
Property Description	: LAND WITH STRUCTURE, S.NO. 159/1, 160/1, 160/2/1, PIMPLE SAUDAGAR, PUNE
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHRI SHANKAR NATHU KATE
Second Party	: CREATIVE EDUCATION SOCIETY
Stamp Duty Paid By	: CREATIVE EDUCATION SOCIETY
Stamp Duty Amount(Rs.)	: 19,41,000 (Nineteen Lakh Forty One Thousand only)



Please write or type below this line.

LEASE - DEED

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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centres (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Certified Details of ACCs, SHCIL Offices and SROs are available on the web site www.shc-stamp.com

SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

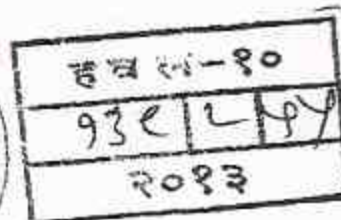
Receipt Id RECIN-MHMHSHCIL0114172577012567K

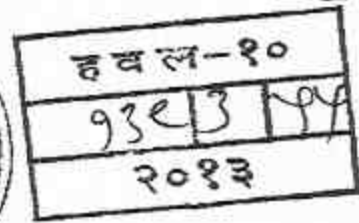
Account Name SHCIL- MAHARASHTRA

Receipt Date 31-DEC-2012

Received From CREATIVE EDUCATION SOCIETY	Pay To
Instrument Type DO	Instrument Date 29-DEC-2012
Instrument Number 713413	Instrument Amount 1941000 (Nineteen Lakh Forty One Thousand only)
Drawn Bank Details	
Bank Name UNION BANK OF INDIA	Branch Name PUNE
Out of Pocket Expenses 0.0 ()	

Signed by
ShCIL Holding Corporation of India Ltd.
Location - SRO GPR
Signature *Balv 2231*
Details can be verified at www.shcilstamp.com





THIS LEASE DEED together with its Schedule (hereinafter referred to as the 'Deed') is made at PUNE and executed on this 31st day of December, 2012

By and Between

SHRI. SHANKAR NATHU KATE,

Age: 55 years, Occu: Agriculturist,

R/at: Nakshatra, Flat No. 17 & 18,

Vishwashanti Colony, Pimple Saudagar, Pune – 411027.

PAN – AVIPK 9525 H

Hereinafter referred to as the "**LESSOR**" (Which expression shall unless repugnant to the context or contrary to the meaning thereof shall deem to mean and include his legal heirs, representative, administrators, trustees, executors, successors, transferees and assigns)

..... of the FIRST PART.

WITH

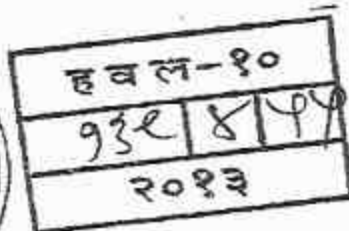
CREATIVE EDUCATION SOCIETY

(School Name –CHALLENGER PUBLIC SCHOOL)

An education institute, duly registered under the Trust Act and Societies Act having its principal and registered office at: 12/A, Motiram Park, Kothrud, Pune – 411 038, Through its trustee and Secretary / Authorised Signatory **MR. PRASHANT MADHAV DANI**, Age : 45 years, Occu: Business, R/at: B-102 Vastushree Pearl , Kothrd, Pune – 411 038.

PAN – AABTC 4162 A

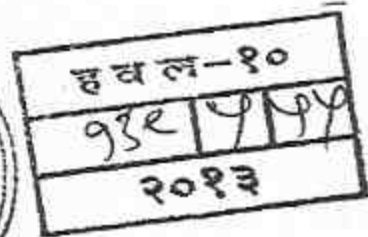
Hereinafter referred as the "**LESSEE**" (which expression shall, unless repugnant to the context or contrary to the meaning thereof shall deem to mean and include its representatives, administrators, trustees, executors, successors, transferees and assigns) of the OTHER PART.



The Lessor and the Lessee are hereinafter referred to in the collective as the 'Parties' and in the singular as a 'Party', as the context may require.

WHEREAS

- a) The Lessor herein is seized, possessed of or otherwise entitled to and is recorded owner of the property bearing Survey No. 160/2/1, 159/1, 160/1, having corresponding City Survey No. 1231 (p), 1232 (p), out of which some area has been acquired for road by the Government/ Municipal Corporation and after deducting the acquired area the remaining area is about 20,000 sq. ft. situated at village Pimple Saudagar, Taluka - Haveli, Dist- Pune, along with construction (As per plan sanctioned by PCMC vide no BP /P.saudagar 46/ 2010 dated 18.11.2010) admeasuring 946.5 sq mtrs Built up (Parking admeasuring 511.90 sq mtrs + Stilt Floor admeasuring 434.60 sq mtrs) standing thereupon. (which Land and construction are more particularly described in the Schedule, hereunder written and together hereinafter referred to as the "**Leased Premises**"). The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and that he has got appropriate plan sanctioned from the Pimpri Chinchwad Municipal Corporation, for 36,000 sq ft, and the Lessor also assures the Lessee that he shall get constructed appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor, within 280 days, and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to enter into this deed, and the same is the essence of this deed.
- b) The Lessee inter alia, is an Educational Institute in Pune and having its branches at many other places and locations in the Pune District and elsewhere in the state of Maharashtra. The Lessee herein desires / intends to set-up an education institute / school in Pimple Saudagar and was in the search of suitable place for their Institute / school. Upon getting information about availability of the land owned and possessed by the



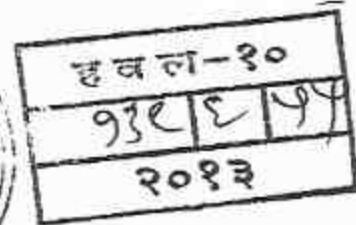
Lessor, approached to the Lessor with a request to grant the premises owned and possessed by him on long lease to the Lessee Institute to set up the school on the said premises.

- c) After having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his abovementioned entire premises on long lease to the Lessee institute, in accordance with the terms and conditions set-forth in this Deed hereunder.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS HEREIN SET FORTH AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **GRANT**

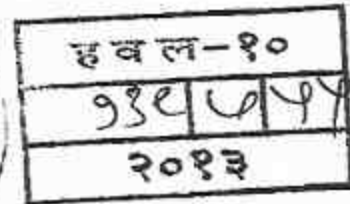
- 1.1 In consideration of the Rent (as hereinafter defined) agreed to be paid and the covenants, obligations, terms and conditions mutually agreed upon hereunder the Lessor hereby grants on long lease to the Lessee and the Lessee hereby takes on lease from the Lessor, the leased premises for the purpose of setting up and/or running and conducting education institute and/or school (preferably in the name of "Challenger Public School") to fulfill the intention/aim of the Lessee (the Lessee, however, agrees and undertakes not to use the said leased premises for other purpose than agreed hereto).
- 1.2 The leased premises has been handed over to the Lessee by the Lessor on as-is-where-is basis. The Lessor has an intention to construct a building and hence, already got a plan sanctioned from the concern authority i.e. Pimpri-Chinchwad Municipal Corporation. However, due to unavailability of necessary funds, the Lessor could not carry out proposed



construction on the Leased premises. The Lessee institute herein showed their readiness and willingness to complete the proposed construction of the building as per sanctioned plan by raising loans equivalent to estimated cost of proposed construction from various banks / financial institutes by mortgaging the leased premises to which the Lessor has agreed for. The existing structure of 946.5 sq mtrs Built up (Parking admeasuring 511.90 sq mtrs + Stilt Floor admeasuring 434.60 sq mtrs), has been constructed by the Lessee, at the cost of the Lessee, as per the plan sanctioned by the Pimpri Chinchwad Municipal Corporation, and the Lessor has agreed that the Lessee shall deducted the amount that has been spent for the construction for the present structure, and amount to be spent for construction in future. And Incase, the amount of rent payable falls short, then the Lessee shall be entitled to receive the same with interest @ 18 % p.a.. It is further agreed by and between the parties hereto that the Lessor will repay the entire amount spent by the Lessee institute at the time of taking back the possession of the leased premises. And Incase, the amount of rent payable falls short, then the Lessee shall be entitled to receive the same with interest @ 18 % p.a.. It is further agreed by and between the parties hereto that the Lessee is hereby fully authorized / empowered to deduct/ adjust the amount spent, from the rent payable to the Lessor every month. The Lessor has furnished the copy of the sanctioned plan to the Lessee for the leased premises as the leased premises exist on the date of execution of this Lease Deed. The Lessee is entitled to carry out the construction as per the sanctioned plan and / or to make modification, changes, additions and alterations and fit-out from the date of execution of this Deed. The Lessee shall, however, obtain permission, if any required, from the concerned authorities and shall carry out modification, changes, additions and alterations and fit-out under the supervision of Architects, Engineers and Contractors at their own cost and expenses, however the same shall be re-imbursed by the Lessor to the Lessee. The leased premises are more particularly described in the Schedule written hereunder to this Deed.

[Signature]

[Signature]

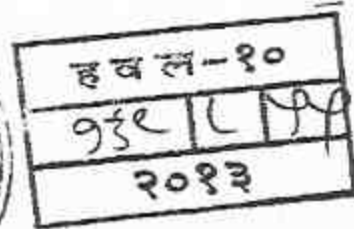


- 1.3 The chargeable area of the Leased Premises is 20,000 sq.ft. The Lessor assures the Lessee that he is absolutely entitled to the said Land admeasuring 20,000/- sq ft, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessor also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the premises absolutely, to the Lessee, in respect of the said Land admeasuring 20,000/- sq ft. and structure standing thereupon, and Incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased premises, the same shall be cleared, sorted out by the Lessor at his own costs and expenses, and the Lessor shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.

2. **NO-OBJECTION CERTIFICATES**

- (i) The Lessor hereby gives his consent for all the maintenance of the said premises, and development of the said premises, as required by the Lessee, and no separate consent letter/ No Objection Certificate (NOC) shall be required.
- (ii) The Lessor declares and assures the Lessee that he has no objection for the Lessee carrying out construction as per sanctioned plan and / or to make changes, alterations, additions, deletions and/or renovation to the plan to fit-out as per the Lessee's requirements, and that he shall provide his consent and signatures as and when required, without any delay and extra consideration.
- (iii) The Lessor further declares and assures that there are no dues payable with regard to water tax, electricity and other necessary municipal and other charges from local authorities, up to the date of execution of this Deed.
- (iv) The Lessor further declares and assures the Lessee that he shall provide all signatures on all forms, affidavits, declarations, etc., as



and when required by the Lessee, for maintaining, developing the said premises, as per the requirement of the Lessee.

Provided further that in case the Lessor fails to give his 'No Objection / consent', if required specifically, within three days then in that case it shall be presumed that the Lessor has given his 'No objection' / consent. It will be considered as deemed No objection / consent of the Lessor and the Lessor shall not have any right to raise any objection / claim of any kind after the lapse of stipulated period.

3. **RENT COMMENCEMENT DATE**

3.1 **Rent Commencement date**

The parties agree that this Deed shall come into force and be effective from 1st day of June, 2012 and the Rent Commencement Date shall be from 1st day of June, 2012. Any access to the Lessee of the Leased Premises before the Rent Commencement Date will be only for the purposes of facilitating this Deed:

4. **TERM & TERMINATION**

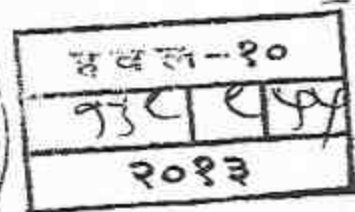
4.1 **TERM**

The term of the lease of the Leased Premises shall commence on the Rent Commencement Date and end 35 (Thirty Five) calendar years thereafter (hereinafter the 'Term') i.e. upto 31st May 2047.

4.2 **LOCK-IN PERIOD**

4.2.1 The parties agree that except as provided herein, neither party will have a right to terminate this Deed until the completion of 15 (Fifteen) years from the Rent Commencement Date (hereinafter the 'Lock-in-Period'). The parties may however terminate this Deed for reasons set-out in Clauses 4.3 to 4.8 below, provided however that in the event of termination by the Lessee on any of the grounds



available to it under clause 14 below, the Lessee shall not be liable to pay the Rent for the balance period of 25 (Twenty five) years.

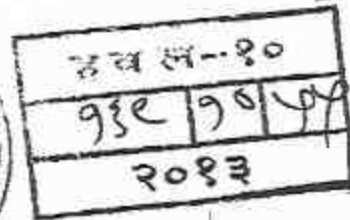
4.2.2 **FIRST RIGHT OF PRE-EMPTION**

It has been agreed by and between the parties that incase the lessor desires to sell /dispose of the said premises, the lesee shall have the first right of pre-emption to buy the premises, i.e. the Lessor shall offer the said premises, for sale, to the Lessee, in writing. The considration there of shall be decided at mutual consent between the parties and for the purpose of arriving at the sale price, the parties shall consider the value as determined by government Approved valluer, to be decisive base. If the lesee refuses to buy the property, still the consent of the Lessee shall be required for transferring the property to any third party, however, the Lessor assures that he shall safeguard the interest of the Lessee, and that the new owner shall be bound by the terms and conditions of this deed.

4.3 **TERMINATION DURING THE TERM**

4.3.1 Notwithstanding anything to the contrary contained in this Deed or any other written agreement between the parties, during the Term, only Lessee shall enjoy the right to terminate this deed on account of:

- (i) any breach of the terms and conditions of this Deed by the Lessor (including any of his representation, warranties or covenants), which breach is not remedied by the Lessor within thirty (30) days of receipt of notice regarding such breach; or
- (ii) the occurrence of an event (as provided in Clause 14 herein below) due to which the Lessee is unable to make effective use of the Leased Premises for a continuous period of more than sixty (60) days;



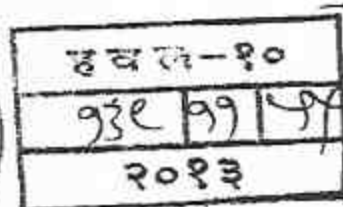
- (iii) any disturbance in or interference by the Lessor (other than on account of any default on the part of the Lessee) with the use or possession of the Leased Premises such that the Lessee are not able to carry on its activities or operations smoothly or at all, which is not rectified by the Lessor within a period of sixty (60) days from the date on which the Lessee notifies the Lessor to remedy such breach.

4.3.2 In the event the Lessee terminates this Deed during the Term for the reasons mentioned at (i) or (ii) or (iii) above, the Lessor shall return the entire portion of the Interest Free Refundable Security Deposit (as defined hereinafter) received by the Lessor in terms of this Deed and then balance amount spent by the Lessee for construction of the building on the leased premises as agreed and mentioned in clause 1.2 above, to the Lessee, after deducting all amounts due from the Lessee to the Lessor, simultaneously with the Lessee handing over vacant and physical possession of the Leased Premises to the Lessor. In the event the Lessor fails to return the Interest Free Refundable Security Deposit and then balance amount spent by the Lessee for construction of the building on the leased premises as agreed and mentioned in clause 1.2 above, to the Lessee as aforesaid, the provisions of Clause 6.4 shall apply. This shall be without prejudice to any other rights and remedies available to the Lessee under this Deed or in law.

4.4 Notwithstanding anything to the contrary contained in this Deed during the Term, the Lessor shall enjoy the right to terminate this Deed on account of.

- i) failure on the part of the Lessee to pay lease rent for consecutive four months in a year and such breach is not remedied by the Lessee within sixty (60) days of such breach.

Or



- ii) any breach of the terms and conditions of this Deed by the Lessee (including any of its representations, warranties or covenants), which breach is not remedied by the Lessee within One Hundred and Eighty (180) days of receipt of notice regarding such breach.

4.5 The Lessee undertakes that it will ensure regular payment of Rent and/or other charges as agreed herein. If the Lessee fails to pay Rent for any quarter at any point of time and the same is not remedied within sixty (60) days from the date of written demand by the Lessor, then the Lessor, without prejudice to any other remedies available to it under law, is entitled to terminate this Deed forthwith.

4.6 The Lessor hereby agrees that the Lessor cannot terminate this Deed during the Term, unless the Lessee are in breach of the terms of this Deed.

4.7 **Termination after Term**

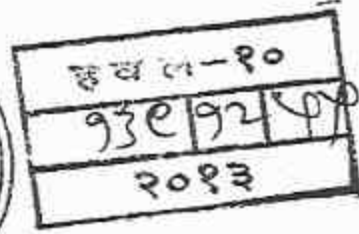
The Lessee shall have the sole option, after the expiry of the Lock-in-period of 15 (Fifteen) years to terminate this Deed, by giving sixty (60) days notice in writing.

5. **RENT. DUE DATES. ESCALATION. & PROPERTY TAXES**

5.1 **RENT**

5.1.1 In consideration of the Rent hereby reserved and covenants herein contained on the part of the Lessees to be observed, the Lessor hereby leases the said Leased Premises to the Lessee for a period commencing from the Rent Commencement Date, the following rent payable by the Lessee to the Lessor month in advance, on or before the 10th day of every month, subject to deduction of applicable TDS and/or Service Tax to be paid by the Lessor, and/or any other Statutory deductions and in addition thereto the amount towards repayment of construction cost (for the construction, development carried out and to be carried out by the Lessee). The Lessee shall deposit the tax deducted with the income tax



authorities and furnish TDS Certificate. If the Lessee fails to deposit the same with the Income Tax authorities within the stipulated time and/or furnish TDS Certificate to the Lessor within stipulated period and as a result thereof Income Tax authorities claims any interest and/or penalty from the Lessor, for default of the Lessee, then in that event the Lessee will reimburse the same to the Lessor along with interest @ 15% p.a.

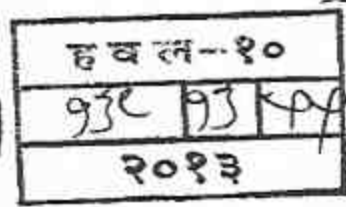
- (i) The Lessee shall accordingly pay Rs. **3,35,000/-** (Rupees Three Lakh Thirty Five Thousand only) per month ('Rent'), monthly in advance, on or before the 10th day of every month. The Lessee has been regularly making the payment of the Lease rent from the Rent commencement date, and has made the payments till today, subject to TDS, and deductions agreed upon and admitted by both the parties, and the Lessor admits and acknowledges the receipt of the same.

The Lessee has made/ shall make the payment of Lease Rent as per he following due dated

Rs. 3,35,000/-	(Rupees Three Lakh Thirty Five Thousand only) per month, for the period : 01/06/2012 to 31/05/2013
Rs. 3,50,625/-	(Rupees Three Lakh Fifty Thousand Six Hundred Twenty Five only) per month, for the period : 01/06/2013 to 31/05/2014
Rs. 4,44,125/-	(Rupees Four Lakh Forty Four Thousand One Hundred Twenty Five only) per month, for the period : 01/06/2014 to 31/05/2017
Rs. 5,10,744/-	(Rupees Five Lakh Ten Thousand Seven Hundred Forty Four only) per month, for the period : 01/06/2017 to 31/05/2020
Rs. 5,87,356/-	(Rupees Five Lakh Eighty Seven Thousand Three Hundred Fifty Six only) per month, for the period : 01/06/2020 to 31/05/2023

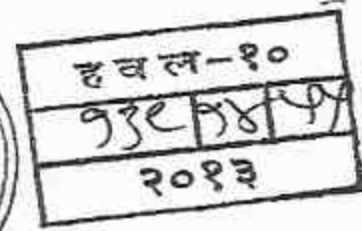
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Rs. 6,75,460/-	(Rupees Six Lakh Seventy Five Thousand Four Hundred Sixty only) per month, for the period : 01/06/2023 to 31/05/2026
Rs. 7,76,779/-	(Rupees Seven Lakh Seventy Six Thousand Seven Hundred Seventy Nine only) per month, for the period : 01/06/2026 to 31/05/2029
Rs. 8,93,296/-	(Rupees Eight Lakh Ninety Three Thousand Two Hundred Ninety Six only) per month, for the period : 01/06/2029 to 31/05/2032
Rs. 10,27,291/-	(Rupees Ten Lakh Twenty Seven Thousand Two Hundred Ninety One only) per month, for the period : 01/06/2032 to 31/05/2035
Rs. 11,81,385/-	(Rupees Eleven Lakh Eighty One Thousand Three Hundred Eighty Five only) per month, for the period : 01/06/2035 to 31/05/2038
Rs. 13,58,593/-	(Rupees Thirteen Lakh Fifty Eight Thousand Five Hundred Ninety Three only) per month, for the period : 01/06/2038 to 31/05/2041
Rs. 15,62,382/-	(Rupees Fifteen Lakh Sixty Two Thousand Three Hundred Eighty Two only) per month, for the period : 01/06/2041 to 31/05/2044
Rs. 17,96,740/-	(Rupees Seventeen Lakh Ninety Six Thousand Seven Hundred Forty only) per month, for the period : 01/06/2044 to 31/05/2047

- (ii) The Lessee shall accordingly pay per month 'Rent', in advance, on or before the 10th day of every month (subject to T.D.S. and repayment of construction cost deductions, as applicable), and also subject to the Lessor paying his share of Service tax to the appropriate authority. If the Lessor fails to pay the Service tax as applicable, the Lessee shall be entitled to deduct such amount from the subsequent Lease rent.



5.2 **DUE DATE AND INTEREST**

5.2.1 The Rent in respect of the Leased Premises as specified in this Deed shall be paid monthly in advance on or before 10th day of every month, in accordance with Clause 5.1 above, in respect of which the Rent is due (the 'Due Date') subject to deduction of TDS and repayment of construction cost. In case of delay in payment of Rent or any other amount, the Lessee shall pay interest calculated at fifteen (15%) per cent, calculated from the Due Date till the date of actual payment.

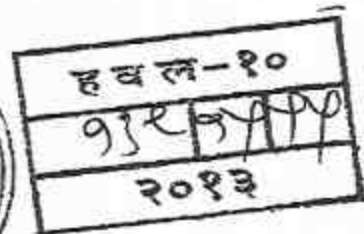
5.3 **PROPERTY TAX**

5.3.1 The Lessor shall, during the Terms, be solely responsible to meet and satisfy any levy of any tax or increment thereof by whatever name called by any central, state or local authority in respect of the said property (hereinafter the 'Property Tax') and the Lessee shall have no responsibility in that regard. The Lessor shall regularly pay all charges raised by the local authorities. These charges shall be paid on the bills being raised together with service tax as applicable and payable to the competent authority without default and before the due date. In the event of the Lessor failing to pay the amounts due, the Lessee may at its discretion under notice to the Lessor to pay the amounts due under this clause along with penalty if any, ensure that the services are not disrupted. The Lessor shall immediately repay such amounts paid by the Lessee. If within thirty (30) days of such payment by the Lessee, Lessors fail to repay, the Lessors will be construed to be in material breach of the terms of this Agreement.

In any of the cases above, if the Lessor fails to pay the amounts which are due, the Lessee shall have a right to set-off the same from the Rent payable by the Lessee along-with interest. The Lessee shall have right to collect interest at fifteen percent (15%) per annum calculated from the date on which the applicable sum was due till the date of payment in full.

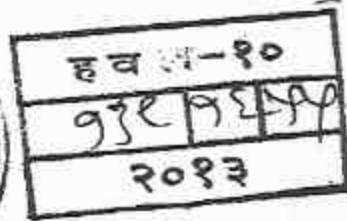
 

5.4 **SERVICE TAX**



- 5.4.1 The Lessors shall, pay during the Term, applicable service tax on the Rent or levy of any tax or increment thereof by whatever name called by any central, state or local authority for giving the said premises on lease to the Lessee. If the Lessors fail to pay any such amount due and payable then in that event the Lessee may pay such amount including interest and penalty that may be due and payable to any such authorities and recover the same from the Lessor along with interest @ 15% p.a., from the due date till the date of payment, by deducting such amount from the monthly rent payable.
- 5.5 It is expressly agreed between the parties that all financial obligations pertaining to the premises, including any charges, dues, taxes, loan related payments/ installments, (hereinafter referred to as the "Financial Obligations") arising prior to the date of execution and after the date of execution of Lease Deed shall be borne solely by the Lessor. From the date of execution of the Lease Deed, all Financial Obligations in respect of period prior to the date of execution of these presents and/or for the period after the date of execution of this Lease Deed for which the Lessor incurs a default/ breach, shall be paid off by the Lessee, and the Lessee shall in such circumstances have a right to set-off the same from the Rent payable by the Lessee. The Lessee shall have the opportunity to rectify and remedy the breach/ default of the Lessor. It is expressly clarified for avoidance of doubt that the primary statutory responsibility/ liability in respect of the Financial Obligations arising prior and after the date of execution shall be that the Lessor, and the Lessee shall have the right to recover damages, if any, under the applicable laws. The Lessee shall also be entitled to sub-let the leased premises, to recover such amount.



5.6. **WATER AND ELECTRICITY CHARGES**

5.6.1 It is expressly agreed between the parties that the Lessee shall be liable to pay to the concerned authorities water and electricity charges for water and electricity consumed by the Lessee in the leased premises from the date hereof during the term of lease.

6. **INTEREST FREE REFUNDABLE SECURITY DEPOSIT, REFUND OF SECURITY DEPOSIT:-**

6.1 **Interest Free Refundable Security Deposit.**

6.1.1 The Lessees have agreed to maintain with the Lessor an interest free fully refundable security deposit amounting to a an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) ~~approximately equivalent to 6 months rent~~ (hereinafter the 'Interest Free Refundable Security Deposit or IFRSD') during the Term as a security for due performance and observance of the terms and conditions of this Deed by the Lessee.


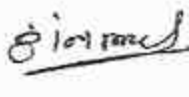
6.1.2 The Lessor hereby confirms the receipt from the Lessee, entire IFRSD amounting to Rs.15,00,000/- (Rupees Fifteen Lakhs only), on execution of this Deed in the following manner.

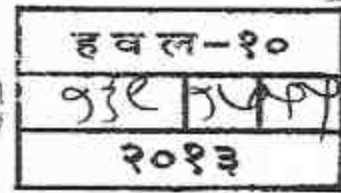
- i. Rs. 1,00,000/- paid by cheque No. 051601 dt. 28/03/2009
- ii. Rs. 4,00,000/- paid by cheque No. 051602 dt. 14/12/2010
- iii. Rs.10,00,000/- paid by cheque No. 051603 dt. 01/07/2011

All cheques are drawn on Union Bank of India, Aundh Branch, Pune. The Lessor acknowledges the receipt of the said amount.

6.2 **Payment of Security Deposit.**

6.2.1 The Lessor hereby acknowledges that the Lessee has already deposited the entire IFRSD payable under the Deed as on the date of execution of this Deed.




6.3 Refund of Security Deposit.

6.3.1 On the expiry or earlier termination of this Deed, the Lessor shall, simultaneously with the Lessee handing over physical and vacant possession of the Leased Premises to the Lessor, refund the IFRSD to the Lessee on demand and without demur, subject to such adjustments as may be lawfully made by the Lessor on account of any arrears payable by the Lessee under this Deed, or against adjustment of construction cost, if any.

6.4 Failure to Refund the Security Deposit/ Handing over quiet, vacant and peaceful possession:

6.4.1 If on the expiry or earlier termination of this Deed, the Lessor fails to refund the IFRSD or balance thereof to the Lessee (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) as provided herein, though Lessee offers possession of the leased premises then without prejudice to the rights of the Lessee in law and under this Deed, (i) the Lessor shall, in addition to returning the IFRSD or balance thereof (or adjusting it against compensation payable by the Lessee as per the provisions of the Deed), pay interest calculated at Eighteen (18 %) percent per annum from the date when the amount is due till the date of payment of the IFRSD; and (ii) the Lessee shall enjoy the right to the use of the Leased Premises without the payment of any Rent from the date of expiry or earlier termination of this Deed to the date of actual repayment of the IFRSD (or adjusting it against amounts payable by the Lessee as per the provisions of the Deed). The Lessee shall also have the right to transfer the rights, appurtenant to this deed, to any third party, for recovery of such amount, and the Lessee has provided such consent by virtue of this deed and no separate consent/ No Objection Certificate shall be required.

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6.4.2 If on the expiry or earlier termination of this Deed, the Lessee fails to hand over quiet, vacant and peaceful possession of the leased premises to the Lessor then in that event the Lessee shall be liable to pay one and a half times the rent payable at that time as and by way of agreed amount of liquidated damages apart from Municipal Taxes and all other outgoings from the date of termination till handing over possession and till such time the Lessor shall be at liberty to with hold the IFRSD or balance thereof (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) till the Lessee hands over the quite, vacant and peaceful possession of the leased premises to the Lessor. The Lessor shall also be at liberty to deduct such amount that may become due and payable by the Lessee for such period of which the Lessee were into the Leased Premises.



6.4.3 The Lessee at the time of handing over the quiet, vacant and peaceful possession of the leased premises will provide all the up-to-date paid up bills relating to different services to the Lessors. If such bills are not available with the Lessee then in that event the Lessors will be entitled to with hold an amount aggregating to last 2 months average bill and the same will be reimbursed to the Lessee as and when the Lessee clears all their amounts that is due or as and when the Lessee provides the copy of such bills to the Lessor.

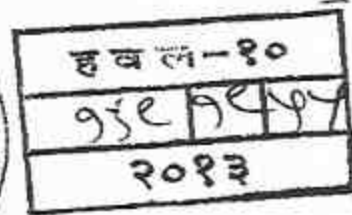
7. **MAINTENANCE**

7.1 Maintenance

7.1.1 The Lessee shall be responsible for the maintenance of the Leased Premises and common area and facilities.

7.2.1 The Lessee, while using the Leased Premises will be responsible for compliance of all applicable codes, laws, ordinances, rules and regulations under Indian Law. Similarly Lessee shall carry out all the internal repairs

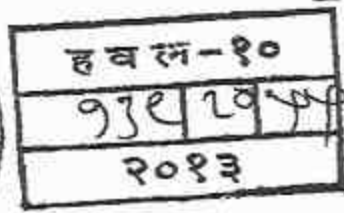


and maintenance. Costs ~~incurred~~ under this Clause will be borne entirely by the Lessee, and will not be reimbursed by the Lessor. The Lessor hereby agrees to indemnify the Lessee in the event the Lessee suffers any liability or expenses as a result of non-compliance with any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessee caused as a result of the Lessor, Lessor's employees, contractors or agents or caused on account of the breach of the conditions of this Deed (and specifically the terms of this Clause 7.3). The Lessee hereby agrees to indemnify the Lessor in the event the Lessor suffers any liability or expense as a result of non-compliance with any law, or any other claim, case or proceeding on or on account of, any damage to the property of the Lessor caused as a result of the Lessee, Lessee's employees, contractors or agents or caused on account of the breach of the conditions of this Deed (and specifically the terms of this Clause 7.3).

7.3 Failure to Perform Repairs

7.3.1 Where a structural defect exists in the Leased Premises, including but not limited to the exterior structure of the Leased Premises, roof space, water proofing, exterior walls, load bearing walls, support beams, foundation, columns, parking facilities, that is reasonably determined by the Lessee to be potentially dangerous to the Lessee or the occupants in the Leased Premises, the lessor shall remedy the defect, and if the Lessor fails to perform any of its obligations under this Deed, the Lessee shall without prejudice to its rights under law and this Deed have the right to perform such obligations itself, and the Lessor shall reimburse the Lessee for the entire cost of performing such obligations within 60 days of **remedy/ repair of such defect and intimation thereof**. If the Lessor fails to reimburse the Lessee for such costs within the above-mentioned period, the Lessee shall have the right to deduct such costs from the ensuing Rent(s) payable to the Lessor.

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8. **SIGNAGE Glow sign and electronic board or balloon**


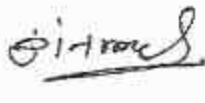
8.1 The Lessee intends to run a School in the name of "Challenger Public School", and Lessor has given his consent to display, affix, attach the name board, sign board or any other identification, at the said leased premises. The Lessor shall, without any consideration, compensation, rent, premium or any other barter, permit the Lessee to install their signage on designated floors & ground floor lobby of the Leased Premises as allocated by the architects/ signage consultants of the Lessee, subject to the Lessee obtaining the necessary regulatory approvals. The Lessee shall be entitled to have its signage anywhere in the Leased Premises as required by the Lessee. However the Lessee shall be responsible for obtaining all necessary permissions, if required and all taxes or statutory charges, if any, relating to the signage payable to the concerned government authorities shall be borne and paid by the Lessee.

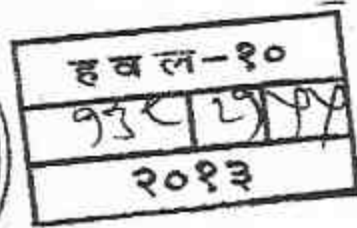
8.2 **External Signage**

The Lessee shall also be entitled to have its signage at the ground level in the open areas, parking spaces and other spaces within the Leased Premises in consultation with the Lessee's architect(s). No amounts shall be payable by the Lessee in this regard. However the Lessee shall be responsible for obtaining all necessary permissions, if required and all taxes or statutory charges, if any, relating to the signage payable to the concerned government authorities shall be borne and paid by the Lessee.

8.3 **Façade Signage**

The Lessee solely shall decide where to put up the external façade signage. The Lessee's architect shall confirm/ verify the technical feasibility of putting up the signage at the location selected by the Lessee. The Lessee shall have the exclusive rights to the façade signage. The size of the signage will be advised by the Lessee and shall be put up by the Lessee at its own cost. However, the Lessee shall be responsible for obtaining all permissions, if required, and all taxes or statutory charges, if


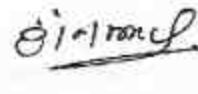


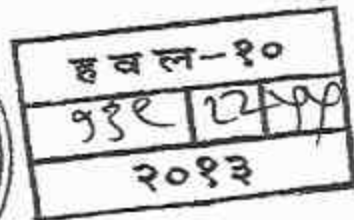
any, relating to the signages, payable to the concerned government authorities shall be borne and paid by the Lessee.

9. **LESSOR'S REPRESENTATIONS AND WARRANTIES.**

9.1 The Lessor represents and warrants the following:

- (a) The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and that he has got appropriate plan sanctioned from the Pimpri Chinchwad Municipal Corporation, for 36,000 sq ft, and the Lessor also assures the Lessee that he shall get constructed appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor, and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to enter into this deed, and the same is the essence of this deed.
- (b) The Lessor assures the Lessee that he is absolutely entitled to the said Land admeasuring 20,000/- sq ft, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessor also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the premises absolutely, to the Lessee, in respect of the said Land admeasuring 20,000/- sq ft. and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased premises, the same shall be cleared, sorted out by the Lessor at his own costs and exoenses, and the Lessor shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.
- (c) the Lessor (i) is the sole and absolute owner of the Leased Premises, (ii) has valid title and registered ownership rights to the Leased Premises; and (iii) enjoys the uninterrupted, quiet,

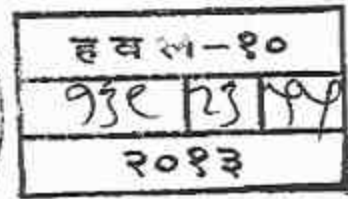
 



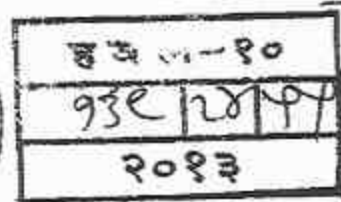
peaceful, physical, vacant and legal possession of the Leased Premises without any interference whatsoever; (iv) has the full right and absolute authority to offer the Leased Premises to the Lessee.

- (d) The Lessee shall be entitled to all the Floor Space Index (F.S.I.) available on the said Land that is leased to the Lessor, and the Lessor shall not create any third party interest in respect of the same. The Lessee, shall be entitled to all the construction to be carried out, in respect of the said Land available, and costs and expenses shall be borne by the Lessor. Rent for additional premises will be proportionate to rent prevailing at that time as per clause 5.1.1 of this deed.
- (e) the Leased Premises are free from any and all encumbrances, liens and charges of any nature whatsoever which can affect the peaceful possession by the Lessee of the leased premises, thereby affecting the day to day operations of the Lessee;
- (f) all necessary and applicable permissions, sanctions and approvals for water and power supply and any other utilities at the Leased Premises have been obtained by the Lessor from the Central and State Government including local authorities e.g. the Pimpri-Chinchwad Municipal Corporation, etc.;
- (g) there exists no claims, actions, litigations, arbitrations, land acquisition proceedings, garnishee or other proceedings relating to the Leased Premises or the transactions contemplated under this Deed. The Lessor shall give the Lessee immediate notice of any claim, litigation, proceeding or investigation which becomes known to it during the Term, but shall safeguard the interest/ rights of the Lessee, till the Lease term;
- (h) the Lessor as on the date of execution of this Deed, does not have any liability for any taxes, or any interest or penalty in respect thereof, of any nature, that may be a lien against the Leased Premises;

[Handwritten signature] *[Handwritten signature]*



- (i) subject to the Lessee validly making all payments mandated hereunder, the Lessee may use the Leased Premises on a twenty four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Leased Premises and the Lessor shall not object to the Lessee carrying on any lawful activities in the Leased Premises;
 - (j) the structural elements of the Leased Premises including, but not limited to, the exterior walls, roof, corridors, load bearing walls, and foundation are sound and in good working order, condition and repair and free of deferred maintenance issues;
 - (k) the Lessor is in compliance with all applicable environmental laws and has all the relevant approvals in relation to the Leased Premises;
 - (l) The Lessor shall pay the corporation taxes as mentioned in clause 5.3 hereinbefore mentioned;
 - (m) The Lessor shall co-operate with the Lessee to get obtained requisite permissions, No Objection Certificates, as required for the Lessee's activities.
 - (n) the Lessor (i) has the right and authority to execute this Deed and is authorized to enter into the Deed; and (ii) has obtained all applicable approvals and permissions to execute this Deed;
 - (o) Incase of any claim for damages, etc. for the act or omission to act by the Lessor, the Lessor shall indemnify the Lessee.
- 9.2. The Lessor acknowledges that the Lessor's representations and warrants in this Clause 9 are a material inducement to the Lessee's entry into this Deed. Further, the Lessor agrees that during the Term, if any of the representations and warranties mentioned in clause 9.1 directly affecting the use of the Leased Premises becomes invalid or untrue, then notwithstanding the rights of the Lessee as contained in this Deed, the Lessor will intimate the Lessee of the same within seven (7) days of the applicable representation or warranty becoming invalid and take all steps





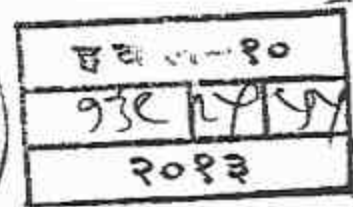
to ensure that such invalidity does not affect the Lessee's possession and rights to the Leased Premises under this Deed.

10. **LESSEE'S REPRESENTATIONS AND WARRANTIES.**

10.1 The Lessee represents and warrants the following:

- (a) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, Rent and any other amounts payable under this Deed will be paid as and when they are due;
- (b) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, the Lessee shall pay by the due date, electricity charges, water charges, maintenance charges and all other outgoings as may be applicable;
- (c) the Lessee shall permit the Lessors and its representative, at all reasonable hours, after prior notice of three (3) Business Day, to enter the Leased Premises for the purpose of inspection or maintenance services, provided that such entry would not in any way interfere with, or impede, the operations of the Lessee in any manner;
- (d) the Lessee shall obtain all necessary and applicable statutory approvals, permissions and licenses from all appropriate authorities required to be obtained for its operations at the Leased Premises and shall keep them valid throughout the Term;
- (e) the Lessee shall be responsible for maintenance of the Leased Premises on a day-to-day basis and will bear all the requisite costs thereof;
- (f) the Lessee shall obtain the necessary and applicable statutory approvals, permissions and licenses required to be obtained in respect of any capital equipment used in the Leased Premises by the Lessee; and
- (g) the Lessee hereby agrees to indemnify the Lessor in the event the Lessor suffers any liability or expense as a result of non-compliance with the any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessor caused as a result of the Lessees' employees, contractors or agents in operating



within the Leased Premises or caused on account of the breach of the conditions of this Deed.


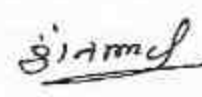
- 10.2 The Lessee agrees that during the Term, if any of the representation and warranties mentioned in this Clause 10 directly affecting the use of the Leased Premises becomes invalid, then notwithstanding the rights of the Lessor as contained in this Deed, the Lessee will intimate the Lessor of the same within seven (7) days of the applicable representation or warranty becoming invalid and take all steps to ensure that such invalidity does not affect the Lessors' rights under this Deed.

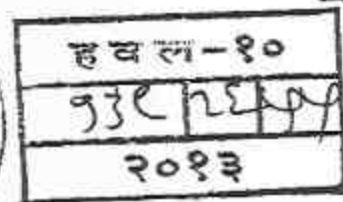
11. **ALTERATIONS**

- 11.1 The Lessee shall, at its own expenditure, enjoy the right to make and affect upon the Leased Premises internally such additions, alterations and changes as the Lessee may deem necessary, incidental or advantageous for the conduct of its activities, including:-

- a) Internal changes / structural changes of the proposed building;
- b) Ducting and conducting;
- c) Installing of partitions, counters, vaults, name boards or logos – illuminated or otherwise as permitted by the maintenance agency/ society – and other fixture such as cabins, screens, shelves, racks, sun blinds, gas, telephones, air-conditioning equipment light, sanitary fittings etc.
- d) Installation of Lift, and modification of plans as per the requirement (Lift cost and installation etc. at the costs of the Lessor)

- 11.2 All the expenses for carrying out the Internal / External / Structural changes (but not those caused by default on the part of the Lessor) including but not restricted to painting, water pipes electricity wires, etc, shall be borne and paid by Lessee alone and the Lessor shall not be liable to bear and pay any of the said expenses.



Provided that the approvals, consents, authorizations and permissions, if any, necessary for affecting the aforesaid alterations, additions and changes shall be obtained by the Lessee from the local authorities with the assistance of the Lessor if required.

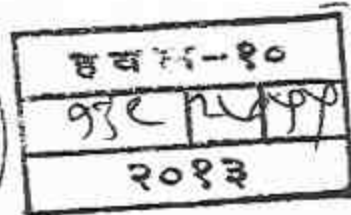
- 11.3 Lessee shall, prior to making such alterations, additions and changes make payment of any charges which may be levied by the local authorities and agree to pay further charges that may become payable as a consequence thereof.
- 11.4 All articles, things, installations, fixtures and fittings installed at the Leased Premises as aforesaid shall be the absolute property of the Lessee and the Lessee or persons lawfully claiming either through or under or in trust for the Lessee or otherwise however.
- 11.5 Upon expiry or earlier termination of the Deed, the Lessee shall handover the Leased Premises along-with building and /or any other construction standing thereon to the Lessor upon and after receipt of then balance amount spent for such construction as mentioned hereinabove in this Deed. Provided further that if the Lessor fails and /or unable to repay the amount as mentioned above then the Lessee has full right to recover the said amount from the Lessor with applicable rate of interest and till recovery of entire outstanding amount, Lessee will not handover the possession of the leased premises nor will liable to pay any rent.

12. **TITLE, OWNERSHIP, ASSIGNMENT, SUBLETTING & TRANSFER OF OWNERSHIP**

12.1 Title and Ownership

The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and that he has got appropriate plan sanctioned from the Pimpri Chinchwad Municipal Corporation, for 36,000 sq ft, and shall also get the area of 20,000/- sq ft demarcated from the

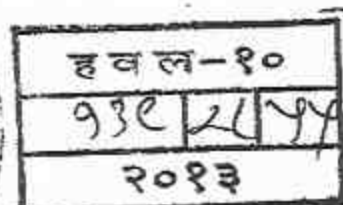
 



appropriate Government/ Government department / Local Authority, and that he shall get constructed appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to enter into this deed, and the same is the essence of this deed, and the same is the essence of this deed, and failing which the Lessee shall have the exclusive right to terminate this deed by serving a written notice of 60 days to the Lessor, irrespective of the Lock-in period and the said Lock-in period shall be ignored, and the Lessor shall refund all the amount of Security Deposit paid by the Lessee, along with construction cost to the Lessee, and then, the Lessee shall hand over the vacant possession of the leased premises to the Lessor. Till the time of such refund of amount, the Lessee shall be entitled to occupy, possess and use the leased premises, without any rent, premium or amount under any head.

- 12.2 It is hereby agreed that the Lessor has given his consent / no-objection to the Lessee for raising finance by way of creating mortgage/charge over the Leased Premises or any part thereof and to sub lease/assign the Leased Premises or part thereof to any third Party/ies; provided that such assignee of the Leased Premises shall recognize this Lease Deed and Lessor's rights in the Leased Premises, and the same shall not be in any manner be jeopardised by such an assignment. The Lessor shall not be entitled to transfer the said leased premises, till the Lessor refunds the amount of security deposit and construction costs, to the Lessee.
- 12.3 In the event of transfer of the Leased premises or any part thereof by the Lessor, the new transferee shall be bound by the terms of this Lease Deed and the Lessees shall continue as the Lessee of the Leased Premises in terms of this Lease Deed. The Lessee shall pay rent and other charges payable under this Lease Deed to the new transferee as per the written instruction of the Lessor and if Lessee acts in accordance with such



written instructions, Lessee will be deemed to be fully in compliance with the terms of this Lease Deed.

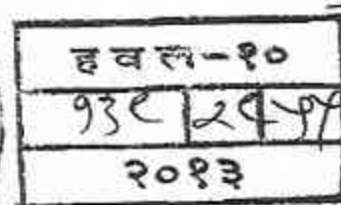
12.4 ASSIGNMENT AND SUBLETTING

12.4.1 The Lessee is in the education activities and running various schools / education centers on its own and/or with the help of other institute/trust working in the same activities and the Lessor hereby assures and agrees that the Lessee shall be entitled to permit its other institute/trusts to use such facilities / leased premises. The Lessor has no-objection to the Lessee licensing / sub-letting the Leased Premises to its affiliates without its prior permission for the said purpose. Notwithstanding grant of such License / sub-letting, the Lessee hereby agrees that it shall be responsible to the Lessor for all terms, payments, etc. pertaining to the Leased Premises, as mentioned in this deed, The Lessee shall take prior consent of the Lessor in writing for licensing the Premises to third parties for purpose other than the aforesaid business which consent shall not be unreasonably withheld by the Lessors.

13. INDEMNIFICATION

13.1 LESSEE INDEMNIFICATION

13.1.1 Notwithstanding anything to the contrary contained herein, the Lessee will Indemnify, defend and hold the Lessor, and its employees and agents, harmless from any and all losses or damage which the Lessor may sustain by reason of claims brought against the Lessor alleging bodily injury or death to any person or damage to property to the extent that such loss or damage is caused by (a) the gross negligence or willful misconduct of the Lessee, or its employees, or agents, in the use of the Leased Premises; or (b) the Lessee's default under the terms of this Deed, Nothing contained herein will require the Lessee to defend, indemnify or hold harmless the Lessor or its employees, and agents, for Losses or



damages related to claims of bodily injury or death to any person or damage to property to the extent caused by the gross negligence of willful misconduct of the Lessor, or its employees or agents.


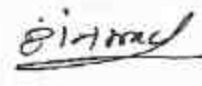
13.2 **LESSOR INDEMNIFICATION**

13.2.1 Notwithstanding anything to the contrary contained herein, the Lessor will indemnify, defend, and hold the Lessee, and its employees and agents, harmless from any and all loss or damage which the Lessee may sustain by reason of claims brought against the Lessee alleging bodily injury or death to any person or damage to property to the extent that such loss or damage is caused by (a) the negligence or willful misconduct of the Lessor, or its employees or agents, in connection with the Leased Premises; or (b) the Lessor's default under the terms of this Deed, Nothing contained herein will require the Lessor to defend, indemnify or hold harmless the Lessee, or its employees and agents, for losses or damages related to claims of bodily injury or death to any person or damage to property to the extent caused by the negligence or willful misconduct of the Lessee, or its, employees or agents.

14. **FORCE MAJEURE AND DESTRUCTION OF LEASED PREMISES**

14.1 None of the parties hereto shall be responsible for any delay or non-performance under this Deed which shall be due to any force majeure event such as without limitation, earthquakes, typhoons, floods, fires, strikes, riots, civil commotion, wars or warlike condition, restriction, change of laws, regulations, and all or any other cause of a like nature beyond the control of the parties (hereinafter referred to as 'Force Majeure Event'). The party which claims occurrence of a Force Majeure Event, shall as soon as possible notify the other party of the occurrence of such Force Majeure specifying details of the circumstances giving rise to the Force Majeure Event.

14.2 In the event the Leased Premises or any part thereof is destroyed or damaged by any Force Majeure Event Including earthquake, flood or any



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other natural calamity, or governmental action, to such an extent or degree that the Lessee is unable to continue its normal activities therein, or if the Leased Premises are rendered unfit for occupation for a continuous period of more than Sixty (60) days, then the Lessee shall have the option to terminate this Deed as from the date of such event. In the event the Lessee exercises such option to terminate this Deed, the Lessee shall not be liable to pay any Rent from the date of such event, and the Interest Free Refundable Security Deposit and all other amounts paid in advance by the Lessee, shall fall due immediately and be repaid in full by the Lessor to the Lessee without demur subject to clause 6 hereinabove.

- 14.3 In the event the Lessee does not exercise the option to terminate this Deed within Sixty (60) days of the expiry of Sixty (60) from the date of such damage or destruction, or in the event the Lessee is of the opinion that the damage is minor and the Leased Premises could remain fit for normal occupation, this Deed shall be deemed to continue and shall remain in force and the Lessee shall, at its own expense, and as speedily as circumstances permit, perform such rebuilding and repair as maybe necessary to restore the Leased Premises to its original condition. There shall, however, be a pro-rata abatement or Rent payable from the date of damage or destruction till the Leased Premises or the effected part of the Leased Premises, as applicable, is restored is restored to its former condition, apportioned on the basis of actual leasable areas being used by the Lessee.
- 14.3 In the event the Lessor fails to repair the Leased Premises as per clause 7.4.1, the Lessee shall have the option to carry out such repairs itself, and any expense incurred by the Lessee in this regard shall be adjusted against the Rent and other dues payable by the Lessee to the Lessor.
- 14.4 In the event the Leased Premises or any portion thereof are rendered uninhabitable or unusable or any of the utilities servicing the Leased

[Signature] *[Signature]*



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Premises or the common areas are interrupted so as to render the Leased Premises uninhabitable or unusable as a result of any act of omission or commission on the part of the Lessor and such uninhabitability or unsuitability continues beyond a period of Sixty (60) consecutive days, the Lessee shall be entitled to suspend payment of Rent until such time as the Leased Premises are inhabitable or unusable. In the event such uninhabitability or unsuitability continues beyond a period of Sixty (60) consecutive day, the Lessee shall be entitled to immediately terminate this Deed.

15. **QUIET ENJOYMENT**

- 15.1 The Lessor undertakes that it will ensure quiet and peaceful enjoyment and possession of the leased Premises by the Lessee at all times through the Term. Further, the Lessor shall provide to the Lessee twenty-four hour un-interrupted access to the Leased Premises, seven days a week

16. **NOTICES**

- 16.1 Any notice required or permitted to be given hereunder shall be in writing and shall be effectively given if (i) delivered personally; (ii) sent by prepaid courier service, airmail or registered mail; (iii) sent by prepaid by facsimile or other similar means of electronic communication (with confirmed receipt) (iv) Registered Post Acknowledgement Due R.P.A.D in the case of notice to the Lessor, if addressed to it as follows:

If to the Lessor;

Shri. Shankar Nathu Kate


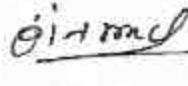
R/at: Nakshatra, Flat No. 17 & 18,

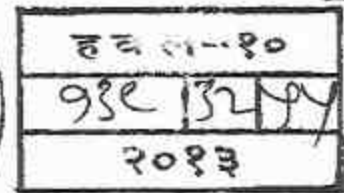
Vishwashanti Colony, Pimple Saudagar, Pune - 411027.

And in the case of notice to the Lessee, if addressed to it as follows:

CREATIVE EDUCATION SOCIETY

Add: 12/A, Motiram Park, Kothrud, Pune - 411 038.



Where notice is issued by facsimile, a confirmatory copy shall be sent by prepaid courier service, airmail or registered mail dispatched not later than the following the day on which the notice is transmitted by facsimile.

- 16.2 Where the notice is delivered; (i) personally, the same shall be deemed to have been received on the date of delivery; (ii) by fax, the same shall be deemed to have been delivered when the sender receives the confirmation of the transmission of the fax from the fax machine from which it is sent; (iii) by prepaid courier service, airmail or registered mail, the same shall be deemed to have been delivered within 3 days from the date of posting.
- 16.3 Any Party hereto may change any particulars of its address for notice by notice to the other in the manner aforesaid.

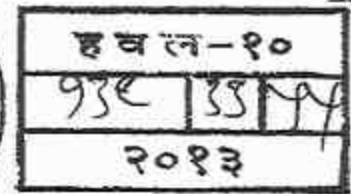
17. **ENTIRETY AND SEVERABILITY**

- 17.1 This Deed including the attached Schedule constitutes the entire agreement between the Lessor and the Lessee with respect to the Leased Premises and supersedes any other prior oral or written communication, representations or statements with respect to the transaction contemplated in this Deed. This Deed shall not be modified, altered or amended in any manner except by an agreement in writing executed by both parties. If a court finds any provision of this Deed to be invalid, the remainder of the Deed will be valid, enforceable and effective.

18. **AUTHORITY AND FINANCIAL STRENGTH**

- 18.1 Each Party represents and warrants to the other that it has full right and authority to enter into this Deed and by doing so violates no existing agreement or indenture to which it is a party or by which it is bound or affected. Each Party represents and warrants to the other that it has the financial wherewithal to perform its obligations under this Deed.



19. **REGISTRATION OF THE DEED**

- 19.1 The Parties each agree that any costs related to stamp duty and other registration charges applicable to the deed shall be borne by the Lessor and the Lessee equally, in the name of the Lessee, and the Lessor has reimbursed his half share of such amount to the Lessee. The Lessee shall register this Deed with the office of the sub-Registrar, Haveli, and the Lessors shall provide all cooperation in this regard as requested by the Lessee and for procuring the approval of all applicable authorities contemplated under this Deed.

20. **DISPUTE AND RESOLUTION**

- 20.1 Any dispute arising out of this deed shall be governed by and construed in accordance with the laws of India. The courts of Pune shall have exclusive jurisdiction. Any difference, dispute, controversy or claim which may arise between the parties hereto out of or in relations to or in connection herewith, or its breach, termination, effect, validity interpretation or application shall be settled by the parties, in the first instance, by mutual negotiations and agreement. If, for any reason, such dispute cannot be so resolved, the same shall be settled in accordance with the laws of India.

21. **OTHER REMEDIES**


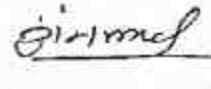
- 21.1 Any and all remedies herein expressly conferred upon the parties will be deemed cumulative with and not exclusive of any other remedy conferred hereby, or by law or equity upon such party, and the exercise by a party of any one remedy will not preclude the exercise of any other remedy.

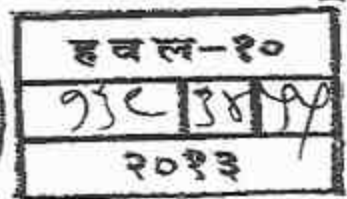
22. **GOVERNING LAW**

- 22.1 This Deed shall be governed and construed in accordance with the laws of the Republic of India.

23. **COUNTERPARTS**

- 23.1 This Deed is executed in one original. The photo copy shall be retained by the Lessor.



24. **RELATIONSHIP BETWEEN THE PARTIES**

- 24.1 Nothing in this Deed shall be construed as creating a partnership or joint venture between the Lessee and the Lessor. Neither party will be deemed to be an agent of the other party as a result of any act under or related to this Deed, and will not in any way pledge the other party's credit or incur any obligation on behalf of the other party.

25. **DEFINITIONS**

- 25.1 Any terms defined in this Deed shall have the meanings assigned to them in this Deed.

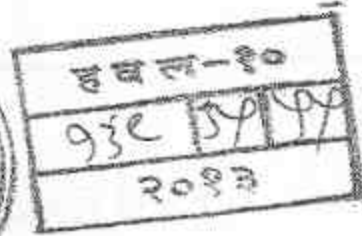
26. **LEGAL FEES**

- 26.1 Notwithstanding the above, each party shall bear their own legal costs with regard to this Deed.

SCHEDULE
DESCRIPTION OF THE LEASED PREMISES
ABOVE REFERRED TO

All that piece and parcel of immovable property bearing Survey No. 160/2/1, 159/1, 160/1, having corresponding City Survey No. 1231 (p), 1232 (p), out of which some area has been acquired for road by the Government/ Municipal Corporation and after deducting the acquired area the remaining area is about 20,000 sq. ft. lying being and situated at village Pimple Saudagar, Taluka - Havelli, Dist- Pune along with construction admeasuring 946.5 sq mtrs Built up (Parking admeasuring 511.90 sq mtrs + Stilt Floor admeasuring 434.60 sq mtrs) standing thereupon and within the limits of Pimpri Chinchwad Municipal Corporation and within Registration of Sub-District of Havelli and Registration District of Pune and being bounded on its four sides as under:-

On or towards East	: By S/NO. 159
On or towards South	: By plot owned kate shankar under road acquisition highway
On or towards West	: By Nala
On or towards North	: By DP ROAD (P.C.M.C.) 60 ft Road



IN WITNESS WHEREOF the parties hereto have set their hands and seal to these presents on the day, month and year first above written.



(SHRI. SHANKAR NATHU KATE)
(LESSOR)

For CREATIVE EDUCATION SOCIETY



(MR. PRASHANT MADHAV DANI)
Trustee and Secretary
/ Authorised Signatory
(LESSEE)

WITNESSES :

1. Sign
Name S.M. Chavan
Add: Chankawadi, Pune - 41

2. Sign
Name Pimaji Lawhadi
Add: Katewadi, Pimpri, Pune - 17

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.

(यापुढील पत्र व्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

(जमिनीच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(कमेन्समेंट सर्टिफिकेट)

- बांधकाम चालू करणेकरिता दाखला -

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ ची कलमे ४५ यातील तरतुदीप्रमाणे अटीवर देण्यात येत आहे आणि मुंबई महानगरपालिका अधिनियम १९४९ ची कलमे (रोकशान्त) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - ४११ ०१८.

क्रमांक - बी.पी./चिंचवड औद्योगिक/४६/२०१०

दिनांक १८/११/२०१०

श्री./श्रीमती/म. डाक्टर नरेश कोटे व इतर

कायदा स. श्री. संजिव मोरसे

श. शहर अभियंता,

पिंपरी चिंचवड महानगरपालिका बांधकाम -



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महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलमे ४५ आणि मुंबई महानगरपालिका अधिनियम १९४९ कलमे २५३ व २५४ अन्वये पिंपरी चिंचवड महानगरपालिकेच्या एसीवेलील बांधकामाचे संमतीपत्र देण्यात येत आहे. या बांधकामासाठी महानगरपालिकेला मुन्ही नोटीस दिली. ती दिनांक १५/१/२०१० या दिवशी पोहोचली. त्यावरून काम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्र. १३८ ते ... नुसार मुन्हास संमतीपत्र देण्यात येत आहे.

- सोबतच्या नवीन दुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- संकल्पित बांधकाम रस्त्याच्या प्रमाण रेवेत येत असल्यास महानगरपालिकेचे अधिकारी सांगतील त्या वेळी सदर काम स्वखर्चाने आणि दिनतक्रार जाळून टाकले पाहिजे.
- जोत्यापर्यंत काम आल्यानंतर सेट-बॅक नगर नियोजन कार्यालयाकडून तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- सोबतच्या नकाशावर मागे लिहिलेल्या / अटीवर हे संमती पत्र देण्यात येत आहे.
- ज्या प्लॉटवर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचे कंप्लीशन सर्टिफिकेट मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कंपाऊंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित बांधविण्याच्या दृष्टीने योग्य ती व्यवस्था, खबरदारी घ्यावी त्याशिवाय कंप्लीशन सर्टिफिकेट मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बांधकामाक आहे.
- इमारतीचे कंप्लीशन सर्टिफिकेट देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अजांथा विचार केला जाणार नाही.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधित बांधकाम हे मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून संक्षम अधिकार्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल/तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशात पूर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता बांधकाम केल्याबद्दल आपणाविरुद्ध वरील विधानानुसार खंडात्मक कार्यवाही करण्याचा पि. चिं. न.न.पा. चा हक्क राखून ठेवता आहे.
- बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर अथवा कोणताही अडथळा येणार नाही अशा ठिकाणी ठेवावा जर हे साहित्य अशा ठिकाणी ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास निबंधन नियमावलीनुसार निवासी वापरासाठी रु. २५/- व वाणिज्य वापरासाठी रु. ५०/- प्रति चौ. मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.

२४) जोगवरील एम.एस.ई.सी.सी. लॉन्ग (डिप्ट फ्रेम) विकसकावर बंधनकारक आहे असेल तो कोणता जो ते तपासणी दाखला द्या. आधार नाही

- २ -

- १०) आपल्या इमारतीचे सांडपाणी नलिका म.न.पा. ड्रेनेज नलिकेला मालकाने स्वखर्चाने जोडाव्यास हवी.
- ११) भूखंडधारकाने, प्रमोटर / विल्डरने अथवा प्रकल्प बांधकाम करणाऱ्या ठेकेदाराने पूर्णत्वाचा दाखला घेणेपूर्वी नियोजित निवासी / व्यापारी गाळे धारकांच्या यापुढे येणाऱ्या कोणत्याही तक्रारीस म.न.पा. जबाबदार राहणार नाही. असे प्रतिज्ञापत्र (स्पेशल एक्झिक्युटिव्ह मॅजिस्ट्रेट यांचे स्वाक्षरीचे) म.न.पा. कडे सादर करावे. पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक व आरोग्य विभागाचा ना हरकत दाखला इकडे सादर करावा.
- १२) इमारतीच्या तळमजल्यावर गाळेधारकाच्या नावे दर्शविलेली टपालपेटी (Letter Box) सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल त्याखेरीज इमारतीचा भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १३) विकास आराखड्यातील रस्ता रुंदीने बांधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक आहे.
- १४) इमारतीच्या सलोक कॉन्क्रीट (आर.सी.सी.) कामाच्या सर्व बाजूकरिता आधार व आकारासाठी लाकडाचा यापर कर नये. त्यासाठी लोखंडी आधारचा वापर करणे बंधनकारक राहिल.
- १५) इंडियन सो. ऑफ स्ट्रक्चरल इंजिनिअर्स पुणे - ३०. या संस्थेकडील मान्यताप्राप्त दर्जाच्या स्ट्रक्चरल इंजिनिअर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी, तसेच सदरचे काम स्वीकारल्या बाबतचे स्ट्रक्चरल इंजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १६) भूखंडाच्या संबंधित सहमाही अखेरचा कर भरल्याचा करसंकलन विभाग म.न.पा. यांचेकडील दाखला / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १७) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र. ११.३.१.५. नुसार तरतुदी अधिन विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १८) विकास आराखड्यातील रस्ता रुंदीने बांधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बांधित क्षेत्र म.न.पा. चे नावे लावून तसा सुधारित मालमतापत्रक व मोजणी नकाशा, माग अथवा पूर्ण भोगवटापत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. याबाबत मनपाचे भूमी-जिंदगी विभागाचा ना हरकत दाखला सादर करणे बंधनकारक आहे. तरतुदी सदरहू रस्ता रुंदीने बांधित क्षेत्राचे खडीमुरमीकरण महापालिकेच्या विनिर्देशाप्रमाणे अर्जदार स्वतः खर्चाने करणार अथवा महानगरपालिकेच्या त्यावेळेच्या प्रचलित दराने खडीमुरमीकरण खर्च भरणे आवश्यक आहे.
- १९) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा दृष्टीवाटीनुसार असून जागेच्या हद्दीबाबत वाद निर्माण झालेस म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा / व मालमता पत्रक सादर केल्याशिवाय बांधकामास भाग अथवा पूर्णत्वाचा दाखला देण्यात येणार नाही.
- २०) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारीत मालमतापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- २१) ३०० चौ. मी. व दरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटघरती क्षेत्र वगळून) रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २२) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. १.१ नुसार ती उपाय योजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. अशाप्रकारे पावसाळी पाण्याचा नैसर्गिकरित्या निचरा होण्यास कोणत्याही प्रकारे बाधा येणार नाही. याबाबतची योग्य ती खबरदारी घेणे विकसक / अर्जदार यांचेवर बंधनकारक राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्याचे संपुर्णतः निराकरण करण्याची जबाबदारी विकसक / अर्जदार यांचेवर राहिल. त्याची म.न.पा. स कोणत्याही प्रकारे तोडीस लागू देणार नाही. या अटीवर सदरहू बांधकाम चालू करण्याचे संमती पत्र मंजूर करण्यात येत आहे.
- २३) साईटवर राहणाऱ्या सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकसकांवर बंधनकारक आहे.
- २४) विकास नियंत्रण नियमावलीनुसार इमारतीच्या बांधकामास असेल त्या बांधकामाचे नवीन क्षेत्रासाठी विना मोबदला उपलब्ध करून देणे विकसकांवर बंधनकारक आहे.

Sanjeev. Bhosale
Reg. No. CA/92/14809

प्रत माहितीसाठी :-

TRUE COPY

Architect

Sanjeev Bhosale

Reg. No. CA/92/14809

- १) मा. जिल्हाधिकारी, पुणे जिल्हा आर. वी. (पुणे) माहितीसाठी
- २) सहा. मंडलाधिकारी, पिंपरी चिंचवड महानगरपालिका, म.न.पा. / पिंपरी यावेरे / पिंपरीनगर / चिंचवड / भोसरी कासारवाडी / आकुर्डी / निगडी / प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड रावेत / रहाटणी / शेल्गांव-यांना माहिती व पुढील कार्यवाहीसाठी
- ३) करसंकलन विभाग, मुख्य कार्यालय

TRUE COPY

२०१३

व्य. कार्य.

पिंपरी चिंचवड महानगरपालिका,
पिंपरी - ४११ ०१८, २

Sanjeev Bhosale
B.Arch., A.I.A., A.I.I.V.



21st Dec 2012

Project: - Proposed school scheme, on C.T.S No. 1331, 1332,
Survey No. 159,160, Pimple Saudagar, Pune-411033.

Owner: - Mr. Shankar Nathu Kate.

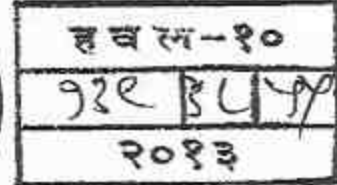
CERTIFICATE

To whomsoever it may concern

This is to certify that construction on C.T.S. No. 1331, 1332,
Survey No. 159,160, Pimple Saudagar, Pune-411033, has been
completed up to **Parking 511.90 sq.mt. + Still Floor 434.60 sq.mt.** as
per P.C.M.C. sanction plan.

Yours Sincerely,


Architect
Sanjeev Bhosale
Reg. No. CA/92/14809



Regd.No.: CA/92/14809
Govt. Regd.Valuer: 749/09-10

Mohol Market, Ashok Theatre Compound, Pimpri, Pune - 411 017 Tel.: 2741 0181 Mob.: 98220 33636
E mail: spotdesigner@rediffmail.com / spotdesigner@gmail.com Web Site: www.spotconsultants.com

गाव नमुना बाल - चालू

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मकल तयार ता. २५/०२/९२

तलाठी, पिपळी सोदागर
महसिल हवेली, जि. अहमदनगर



हवाल-१०	
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पं. नं. १५५६ खा. वा. भा. १

भूमापन क्रमांक १६०/१	भूमापन कार्यान्वयन उपविभाग	भूमापन पद्धती	संगणकीय माप श्रीमती चाणूभाबाई अ. कुमारी को. व. व. क्र. १२८ अ. क्र. न. क्र. को. १०१.२३ ११२८ १२८० ११२० १३००	सर्वे करवाक कुलचे माप ०००२८२
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वर्ग (अ)	०-०५	०-०५		
वर्ग (ब)	०-०५	०-०५		
आवृत्ती	०-३४	०-३४		
जमीन विभाग अधिकारी	०-३४	०-३४		

सीमा आणि भूमापन चिन्ने

गाव नमुना बारा (पिकांची नोंदवही)												
[नंतराष्ट्रीय जमीन नकाशा] अधिकार अधिकारी आणि नोंदवही (नंतर करणे व नोंदवही देणे) दि. १९७१-१-१-पाठानुसार २२१												
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						नंतराष्ट्रीय जमीन नकाशा	नंतराष्ट्रीय जमीन नकाशा					
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हवल-१०
१३८/४/५५
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गाय नमुना चारा - चालू

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२०७८									५३						५३
२०७९									५३						५३
२०८०									५३						५३

नकल तयार वा. २३/०२/९२
 तलाठी, विपरीत सीमांगर
 तलाठी, विपरीत सीमांगर



हवल-१०
 ९३८ १२/११
 २०९३

ताम्रका तबला

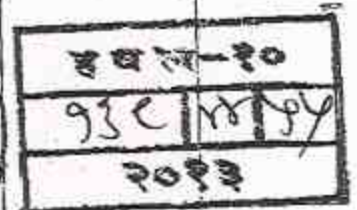
गाय तमुना खारा - चाल

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२००४			हे. मा.	हे. मा.		हे. मा.	हे. मा.		हे. मा.	हे. मा.		हे. मा.			
२००६									जवरी						५३
२००८									जवरी						५३
२००९									जवरी						५३
२०१०									जवरी						५३
२०११									जवरी						५३
२०१२									जवरी						५३

जवरी कर पंक्ति नं १२

चाल संचार ला. २३/०२/१२

गलादी, वि. संचार
महसिल हवेली, जि. हवेली



वाचने:- १ श्री. शंकर बंधू काटे, रा. पिंपळे साह्यकर, ता. हवेली, जि. पुणे यांचा दि.३१/०४/२०१२ रोजी अर्ज.

- २) मा. आयुक्त पुणे विभाग यांचेकडील याचिका क्रमांक मह- २/जमीन/आरआर/७७२/०३ दिनांक २२/९/२००३
- ३) पिंपरी चिंचवड महानगरपालिका यांचेकडील कमिन्समेंट सर्टिफिकेट क्र. बी.पी. / पिंपळे साह्यकर/४६/२०१०, दि.१८/११/२०१०
- ४) महाराष्ट्र शासन, पर्यावरण विभाग यांचेकडील पत्र क्र. इएनव्ही-२०१०/ प्र.क्र.१४४/ ता.क. दि. ५/०२/२०११
- ५) शासन परिपत्रक क्र.नाजक २२११/ प्र.क्र.१३८/ नाजकधा-२ दि.०७/०६/२०११
- ६) वनसारक्षक पुणे वनविभाग, पुणे यांचेकडील क्र.कहा-१/जमीन/११५/२००९-१०, दि.१४ मे, २००९.
- ७) महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४



जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र. पमह/ना/सर/२७७/२०१२
पुणे, दिनांक-१४/१२/२०१२

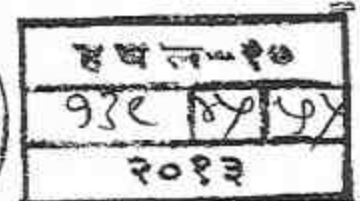
विषय:- मीजे पिंपळे साह्यकर, ता. हवेली, जि. पुणे येथील स.न. १५९/१ म १६०/२/१ येथील १४५३.६४ चौ.मी. पेकी रकबाखालील ४२.०० चौ.मी. जमीन गावा उर्वरीत क्षेत्र १४११.६४ चौ. मी. क्षेत्रास चांगणज (शेडभोवती) परवानगी महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ नुसार अकृषिक परवानगी मिळणेबाबत...

मी. शंकर बंधू काटे, रा. पिंपळे साह्यकर, ता. हवेली, जि. पुणे यांनी या कार्यालयाकडे दिनांक ३१/०४/२०१२ रोजी अर्ज दाखल करून मीजे पिंपळे साह्यकर, ता. हवेली, जि. पुणे येथील स.न. १५९/१ म १६०/२/१ येथील १४५३.६४ चौ.मी. पेकी रकबाखालील ४२.०० चौ.मी. जमीन गावा उर्वरीत क्षेत्र १४११.६४ चौ. मी. क्षेत्रास चांगणज (शेडभोवती) परवानगी महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ नुसार अकृषिक परवानगी मिळणेबाबत याचिका दाखिल केली आहे.

विषयावरील क्षेत्रावर पिंपरी चिंचवड महानगरपालिका यांनी क्र. बी.पी./पिंपळे साह्यकर/४६/२०१० दि.१८/११/२०१० अन्वये बांधकाम नुमाई भेजून दिलेले आहेत.

मीजे पिंपळे साह्यकर, ता. हवेली, जि. पुणे येथील जमीन खालीलप्रमाणे हक्कनॉंदणीस दाखल आहे.

अ.क्र.	गावाचे नाव	मूळ जमीन मालकाचे नाव	स.न.	नियोजनात समाविष्ट केलेले क्षेत्र (चौ. मी.)
१	मीजे पिंपळे	श्री. शंकर बंधू काटे	१५९/१	८५९.८९
२	साह्यकर, ता. हवेली, जि. पुणे		१६०/२/१	५९३.७५

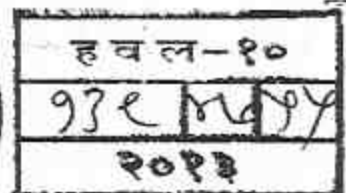


प्रस्तुत निष्कर्षाबाबत युएलसी कार्यदशार्थगत अर्जदार यांनी विवरणपत्र दाखल केले होते काय? तसेच कलम १० (३), १० (५) अन्वये कार्यवाही केलेल्या बाटीमध्ये तसेच कलम २० अन्वये सुट दिलेल्या, कलम २१ खालील चौक्यांचे यादीत सदर जमिनीचा समावेश आहे काय? तसेच प्रकरणांमध्ये कलम ८ (४) अन्वये निर्णय होऊन नोंदविषय क्षेत्र निर्यात सोपेत केले असलेल्या सदरचे प्रकरण आपल्या कार्यालयामध्ये उपलब्ध आहे काय? याबाबतची माहिती २० दिवसांमध्ये सदर करणेंबाबत युएलसी कार्यालयास पत्र क. पुनह/एनए/एआय/२००१/२ दि.१०/०८/२०१२ अन्वये कळविणेत आलेले आहे. तथापी सदरस्थितीमध्ये सदरचे पत्र युएलसी कार्यालयास पाठवून २० दिवसांमध्ये अधिक काळाकरी होण्याची युएलसी कार्यालयाकडील अभिप्राय प्राप्त झालेला नाही. तथापी या कार्यालयामध्ये पुणे नगरी समुह कार्यालयाचे तत्कालीन पत्र क.युएलसी/सीए-२१६१९/२००८ दि.०१/११/२००८ अन्वये पुणे नगरी समुहातील समाविष्ट भावातील ज्या गट दर्शविल्या ते बाबत युएलसी कार्यालय कलम २० अन्वये विवरणपत्र दाखल झालेले व कलम १०(३) मधील अन्वये कार्यवाही होऊनही आलेला सीडी या कार्यालयास पाठविलेला आहे. त्या यादी व सीडीनुसार प्रस्तावित मोजे प्रामुख्याने निम्नलिखित जमिनी वरील जि. पुणे येथील स.नं. १५२/१ व १६०/२/१ मधील १४५२.६४ चौ. मी. क्षेत्राचा या यादीत समावेश दिसून येत नाही.

तसेच सदर जमिनीबाबत युएलडी फंडील दिनांक ०३ मे, २०१९ रोजीचे प्राप्त झालेली यादी व शासनाच्या नगर विकास विभागकडील दिनांक १९ जुन, २०१९ रोजीचे पत्रानुसार, सीआरडीफंडील पत्रे, ३० संदिग्ध प्रकारच्या चांदी व बनावट/बोगस आदेशांची यादी पाहता विषयवर्षित जमिनीचा त्यामध्ये समावेश नाही.

मा. विभागीय आयुक्त, पुणे विभाग, पुणे यांचेकडील परिपत्रक क्रमांक मह-२/जमीन /जनरल / आरआर/७७२/२००३, दिनांक २२/९/२००३ मधील तरतुदीनुसार विहीत नमुन्यात अर्जदार यांनी प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात विषयविकित जमिनीचे बाबत खालील नमुद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा मारा आलेला नाही असे दिशद केले आहे.

१. मुंबई कुल वहादा व शेतजमीन अधिनियम, १९४८.
२. महाराष्ट्र जमीन महसूल अधिनियम १९४८.
३. महाराष्ट्र शेत जमीन (जमीन धारणेची क्रमाल मर्यादा) अधिनियम, १९७६.



४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे
५. मुंबई मुकदमे पाडण्यास प्रतिबंध करणे व जमीन एकाधिकरण करणे अधिनियम, १९४७.
६. महाराष्ट्र खाजगी वने संपादन अधिनियम, १९७५.
७. महाराष्ट्र अनुसूचित जमातीच्या जमिनी प्रत्यापित करणे अधिनियम, १९७४.
८. नागरी जमीन कमीत वारसा अधिनियम, १९७६.
९. महाराष्ट्र प्रकल्पबाधित व्यक्तीचे पुनर्वसन अधिनियम, १९८८.

उपरोक्त नमुद कायद्यातील तरतुदींचा भंग होऊ नयेत्याचे तसेच विख्यांकीत जमिन वर्ग २ पैकी नसलेचे प्रतिज्ञापत्रात नमुद केलेले आहे.

अर्जदार यांनी नियोजनामधील समाविष्ट केलेल्या स.नं. १५९/१ व १६०/२/१ मधील अनुसूच १४११.६४ चौ. मी. शैक्षणिक या वाणिज्य क्षेत्रासाठी लक्ष असलेल्या रु. ०.९६ पैसे प्रती चौ. मी. दराने आणखी वार्षिक अकारणी रक्कम रुपये १३५५/- व रूपांतरीत कर र. रु. ६१४५/- अशी एकूण रु. ८१३०/- इतकी रक्कम दिनांक ०३/१२/२०१२ रोजी शासनास जमा केलेली आहे. तसेच अर्जदार यांनी सदर अकृषिक क्षेत्राची भोजणी करणेकामी नगर भू-मापन अधिकारी, पिंपरी चिंचवड यांचेकडे रक्कम रु.१२,०००/- इतकी रक्कम दि.०३/१२/२०१२ रोजी जमा केलेली आहे.

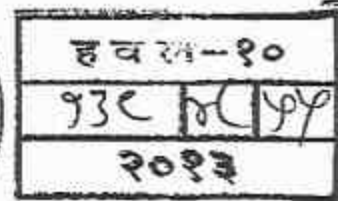
प्रस्तुत जमिनीवरील नियोजित बांधकाम आराखडे पिंपरी चिंचवड महानगरपालिका यांनी क. बी.पी./पिपळे सौदागर/४४/२०१०, दि.१८/११/२०१० अन्वये मंजूर केलेले आहेत. त्यानुसार सदर बांधकाम सुरु करण्याचे दाखला (कमेन्समेंट सेटिंग्ज) दिलेला आहे.

वरील वस्तुस्थितीचा विचारत घेता अर्जदार हे वाणिज्य प्रयोजनार्थ वापरासाठी अकृषिक परवानगी देण्यास पात्र आहेत. सबब, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील निवडानुसार मला प्रदान करणेत आलेल्या शक्तीनुसार मी, विकास देशमुख, जिल्हाधिकारी, पुणे, अर्जदार, श्री. शंकर नथू काटे, रा. पिपळे स्वयंसेवक, ता. हवेली, जि. पुणे यांना खालील नमुद जमीनीच्या १४५३.६४ चौ.मी. पैकी रस्त्याखालील ४२.०० चौ.मी वजा जाता उर्वरीत क्षेत्र १४११.६४ चौ. मी. क्षेत्रास वाणिज्य (शैक्षणिक) प्रयोजनासाठी खालील अटी व शर्तीवर अकृषिक परवानगी देत आहे.

बिनशेती मंजूर करावयाच्या जमिनीचे वर्णन

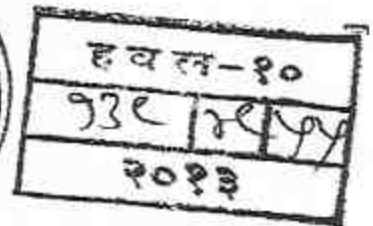
अ.क्र.	गावाचे नाव	तपशील	क्षेत्र (चौरस मीटर)
१	नौजे पिंपळे	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र	१४५३.६४ चौ. मी.
२	सौदागर, ता.	(-) रोड सेट-बॅक (रोड वाईडींग)	४२.०० चौ. मी.
३	हवेली, जि. पुणे	बिनशेती करावयाचे निव्वळ क्षेत्र	१४११.६४ चौ. मी.
४	स.नं. १५९/१ व १६०/२/१	बिनशेती वापराचे प्रयोजन	वाणिज्य (शैक्षणिक)

Development Under II, II-B & OTHER Class of land. Application No. १३८८



અટી ન શતી

१. सदरची परवानगी महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमान्वये देणेत येत आहे.
२. सदर नियतन्यायातील अकृषिक परवानगीचे एकूण १४५३.६४ चौ. मी. इतके होत आहे. त्याची या ठिकाणी भविष्यात नव्याने क्षेत्र समाविष्ट करून वा जागेदर २०,००० चौ. मी. पेक्षा जास्त बांधकाम करतक्याचे आल्यास पर्यावरण विभागाचा ना हरकत दाखला घेणे अर्जदार यांचेवर बंधनकारक राहील.
३. अर्जदार यांनी जमिनीचा वापर त्यावरील इमारतीसह ज्या कारणासाठी दिला आहे त्या कारणासाठीच करावा. जमिनीचा वापर अन्य कारणासाठी जिल्हाधिकारी यांचे परवानगी शिवाय करू नये.
४. जमिनीचा अकृषिक वापर वा आदेशाचे दिनांकापासून सुरू झाला असे समजणेत येत आहे.
५. जमिनीचा अकृषिक वापर आदेशापूर्वीच सुरू केलेले निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसूल अधिनियम १९६६ ने कलम ४५ मुदील तरतुदीनुसार कारवाईस पात्र राहतील.
६. पिंपरी चिंचवड महानगरपालिका यांनी प्र. बी.पी. पिंपळे सांदागर/४६/२०१०, दि.१८/११/२०१० मंजूर नगर उद्देग क्षेत्रात / इमारत नकाशाप्रमाणे अर्जदार यांनी बांधकाम केले पाहिजे व त्यामध्ये कोणत्याही प्रकारचा कोवटलू संशय प्राचल याच्या परवानगी शिवाय करू नये.
७. प्रस्तावासोबत नगर पुनर्गठन अधिकारी पिंपरी चिंचवड यांचेकडील ता./मो.र.न.३०६८ व ३०६९ दि.२२/०५/२००९ अन्वये केलेल्या वरिवाटीचे मोजणी नकाशातील हद्दीच्या अधिन राहून सदरची मंजूरी देणेत येत आहे. विषयाधीन जमिनीच्या वरिवाटीचे /हद्दीचे अनुषंगाने काही बांध/व्याखालदीन सध. इन्फ्रस्ट्रक्चर त्याची सर्वरची जबाबदारी अर्जदार / मालक यांची राहिल. प्रकरणी सादर मोजणी नकाशाव्यक्त कोणत्याही प्रकारचा वाद निर्माण झाल्यास अशा प्रकरणी परवानगी अर्देश आम्हीआप रद्द समजण्यात येईल.
८. नागरी क्रमाल जमीन धारणा अधिनियम १९७६ अंतर्गत अतिरिक्त ठरविणेत आलेली तसेच बोगस प्रकरणांचा यादी / सी. डी. इ. माहिती ही पिंपरी चिंचवड महानगरपालिका यांच्या कार्यालयात उपलब्ध आहे. सदर माहितीच्या आधारे वृद्धताळणी करून बांधकाम नकाशे पिंपरी चिंचवड महानगरपालिका यांनी मंजूर केलेले आहेत, असे गृहीत धरून प्रस्तुतची अकृषिक परवानगी देण्यात येत आहे.
९. अधिरूढित नैसर्गिक नाले /नदी ही प्रस्तुतच्या क्षेत्रामधून गेलेली आहे किंवा नाही याबद्दलची खातरजमा पिंपरी चिंचवड महानगरपालिका यांचे स्तरावरून करून सदरचे रेखांकन/ बांधकाम नकाशांना मंजूरी दिलेली असल्याचे गृहीत धरण्यात येऊन सदरची परवानगी देणेत येत आहे.



१०. संरक्षण विभागासाठी वर्क्स ऑफ डिफेन्स जेंट १९०३ अन्वये बांधिल होणाऱ्या क्षेत्रामध्ये सदरच्या सर्व्हे क्रमांकाचा समावेश नसल्याची खात्री करून घेण्याची पिंपरी चिंचवड महानगरपालिकेने त्याच्या स्तरावरून करून बांधकाम नकाशे मंजूर केले असल्याचे गृहीत करण्यात येऊन सदरची अकृषिक परवानगी देण्यात येत आहे.

११. अर्जदार यांनी प्रस्तावित केलेल्या क्षेत्राबाबत वाणिज्य प्रयोजनासाठी रु.०.९६ सेंसे प्रती घी. मी. या दराने अकृषिक सारा शासनास मरावा. सदरची आकारणी ही घातपुरत्या स्वरूपाची असून, दिनांक १/८/२००६ पासून सुधारीत दस्तऐवजत आल्यानंतर त्यानुसार घरकाची रक्कम रक्कम शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहील.

१२. अर्जदार यांनी विषयांकीत जागेची मोजणी करणेबाबती नगर, मुमापन अधिकाऱ्या पिंपरी चिंचवड यांचेकडून मंजूर नकाशाप्रमाणे जागेवर मोजणी करून घेणे अर्जदारावर बंधनकारक राहील.

१३. तसेच प्रस्तुत जमिनीवर शासनाने वेळोवेळी निदेशित केलेल्या दराने अकृषिक आकारणी करवची मरणे अर्जदारावर बंधनकारक आहे.

१४. सदरची अकृषिक परवानगी, नागरी जमीन कमाळ धारणा कावदा १९७६, मुंबई वुळवहिवाट व शेतजमीन अधिनियम १९४८ व महानगरपालिका कायद्याचे तरतुदीस पात्र राहून देण्यात आली आहे.

१५. अर्जदार यांनी महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात स्थल व अकृषिक आकारणी) नियम १९६९ चे धारिष्ट ४ व ५ कलामा राहिल जात व शतीचा उल्लेख करून स्वतः करून घ्यावी.

१६. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहतील तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.

१७. अर्जदार यांनी सादर केलेली कोणतीही माहिती तसेच प्रतिज्ञापत्रास नमुद केलेली बाब अथवा कागदपत्रे ही चुकीची अथवा दिशामुल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.

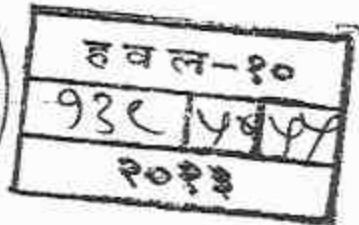
प्रति,

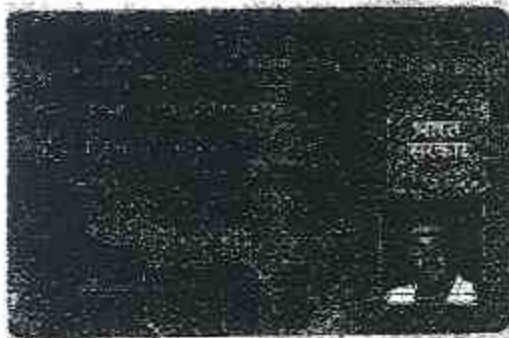
श्री. शंकर नथु काटे,

रा. पिंपळे सौदागर, ता. हवेली, जि. पुणे



(विकास देशमुख)
जिल्हाधिकारी पुणे





PERMANENT ACCOUNT NUMBER	KAUPD00000000000000000000
NAME	PRASHANT MADHAV DAD
DOB	27-09-1987
PERMANENT ACCOUNT NUMBER	KAUPD00000000000000000000
NAME	PRASHANT MADHAV DAD
DOB	27-09-1987



हव स्-१०
932 49 14
2083

K YOUR PAN APPLICATION STATUS

<https://tin.tin.mca.gov/tax/service/PanStat>

Tax Information Network
of Income Tax Department

Your PAN Application Status

Application Number	01400209601155
Name	CREATIVE EDUCATION SOCIETY
Category	Association of Persons (True)
Status	Your PAN card dispatched by courier post, returned undelivered to NSDL, after which it was re-dispatched by Registered Post. However, the PAN card was again returned undelivered to NSDL on 11-Sep-2010. Please contact NSDL or the TIN Facilitation Centre (TIN-FC) where application was made by you.
Permanent Account Number (PAN)	AAJTC4162A

1. PAN card will be dispatched only to the communication address provided in your PAN application. Whenever the Representative Address (RA) details (from Form 49A) are furnished in the application, PAN Card will be dispatched to the RA's address.

2. If your communication address has changed, please submit a Request for New PAN Card status/Correction in PAN card/ form so that the Income Tax Department's database is updated with your current address.

3. Written communication from the Income Tax Department will be directed to the communication address furnished against your PAN. Do to avoid any miscommunication in future, please ensure that your communication address is up-to-date in the Income Tax Department's database.

[BACK](#)

Creative Education Society

(Govt. Regn. No. F-23311, Pune)

Regd. Office : Motiram Park, Kothrud, Pune-411 038.

Branch : Near Planet Millennium Society, Pimple Saudagar, Pune - 411 027. Phone - 020-27400005

Extract of the Minutes of the meeting of the Trustees of CREATIVE EDUCATION SOCIETY at its Registered office at Motiram Society, Kothrud, Pune 38 on Mondy at 31.12.2012, 11 a.m.

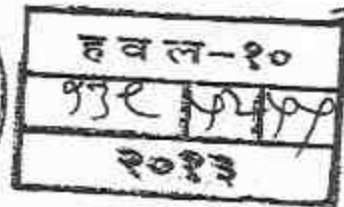
EXECUTION OF LEASE DEED AND AUTHORIZATION TO EXECUTE LEASE AND LICENSE AGREEMENT

RESOLVED that the Trustees of the Creative Education Society have decided to obtain on lease, Land bearing Survey No. 160/2/1, 159/1, 160/1, having corresponding City Survey No. 1231 (p), 1232 (p), at Pimple Saudagar, Taluka - Haveli, Dist- Pune along with construction admeasuring standing thereupon.

RESOLVED FURTHER that **MR. PRASHANT MADHAV DANI**, Trustee/ authorized signatory be and is hereby authorized to do the needful acts to give effect to the above resolution, and to sign and execute all Lease Agreements/ deeds, etc in respect thereof.

For Creative Education Society

M.V. Shah
Trustee



शुक्रवार, 04 जानेवारी 2013 10:49
म.पू.

दस्त मोपचारा भाग-1

हवेली-10
दस्त क्रमांक: 139/2013

दस्त क्रमांक: हवेली-10 /139/2013

वाजार मुल्य: रु. 4,27,02,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.19,41,000/-

डु. नि. सह. डु. नि. हवेली-10 वाचे कार्यालयात
अ. क्र. 139 वर दि.04-01-2013
रोखी 10:48 म.पू. वा. हजर केला.

पावती:141

पावती दिनांक: 04/01/2013

सादरकरणाचे नाव: क्रिपटीव एज्युकेशन सोसायटी (शाळेचे
नाव- चॅलेंजर पब्लिक स्कूल) तर्फे ट्रस्टी / सेक्रेटरी /
ऑयोरॉईफ्ट सिग्नेटरी - श्री. प्रशांत माधव वाजी

मोडणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1100.00

पृष्ठांची संख्या: 55

एकूण: 31100.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-10

सह दुय्यम निबंधक, हवेली-10

दस्तावा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वायत्त असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
उप-खंड (पोंग) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 04 / 01 / 2013 10 : 48 : 48 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 01 / 2013 10 : 49 : 34 AM ची वेळ: (फी)






Summary-2(दस्त गोपवारा भाग - २)

04/01/2013 10:50:36 AM

दस्त गोपवारा भाग-2

हवेली 10
दस्त क्रमांक: 139/2013

दस्त क्रमांक : हवेली 10/139/2013
दस्ताचा प्रकार :- भाडेपट्टा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: कि.ए.टी.व्हा. ए.ए.के.एम. सोसायटी (शाळेचे नाव- बॅलेजर पब्लिक स्कूल) तर्फे ट्रस्टी / सेक्रेटरी / ऑफोराईझ सिस्टीम - बी. प्रजांत साधव दाणी पत्ता: - , - , १२/ए, मोतीराम पार्क, कोयंबूर, पुणे, - Pune, Maharashtra, Pune, Non- Government. पिन नंबर: AABTC4162A	भाडेकरू वय: 45 स्वाधारी:- 		

वरील दस्तऐवज करून देणार तज्ज्ञावर्गीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

सधर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम: एडवोकेट एच. एच. हेमराजानी वय: 52 पत्ता: 224 भवानी पेठ, पुणे पिन कोड: 411002		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु. क्र.	पक्षकाराचे नाव व पत्ता
1	श्री. शंकर नथु : काटे प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नमस्तत्र, फ्लॅट नं. १७, व १८, विश्वशांती कॉलनी, पिंपळे सौदागर, पुणे, रोज नं: -, महाराष्ट्र, पुणे. AVIPK9525H

सह दुय्यम निबंधक, हवेली-10

139 /2013



08/01/2013 12:24:22 PM



दस्त गोपवारा भाग-2

हवेली-10

दस्त क्रमांक:139/2013

दस्त क्रमांक :हवेली-10/139/2013

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. शंकर नयू काटे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, अर्वाक नं: नवखव, प्लॉट नं: १७, व १८, विद्यार्थी कॉलनी, पिंपळे सीवागर, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:AVIPK9525H	मासक वय:-55 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तपासणीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:08 / 01 / 2013 12 : 23 : 24 PM

ओळख:-

सदर दस्त दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जॅड मणिष आर हेमराजानी वय:30 पत्ता:224 भवानी पेठ, पुणे पिन कोड:411002		

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	क्रिएटिव्ह एज्युकेशन सोसायटी (शाळेचे नाव- चॅलेंजर पब्लिक स्कूल) तर्फे ट्रस्टी / डायरेक्टरी / ऑथोराईझ्ड सिग्नेटरी - श्री. प्रशांत माखन दाणी - - - १२/ए, मोतीराम पार्क, कोथरुड, पुणे. - Pune, Maharashtra, Pune, Non-Government. AABTC4182A

शिक्षा क्र.4 ची वेळ:08 / 01 / 2013 12 : 24 : 05 PM

शिक्षा क्र.5 ची वेळ:08 / 01 / 2013 12 : 24 : 20 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, हवेली-10

139 /2013

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण १० पृष्ठे आहेत
पहिले नंबरचे पुस्तकाचे
नंबर नोंदला.
iSarita v1.0

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.१०
दिनांक १९ / १२ / २०१३



मी नक्कल वाचली
मी हजेर्यात घेतली
असतक हकूम नक्कल

सदर नक्कल अर्जदार...

संदिप काटे

यास त्याचे तारीख १५/०१/२०२५

चे पावती क्रमांक १६८३०/२०२५

चे अर्जावरून...

यास दिली दिनांक १५/०१/२०२५

सह. दुय्यमनिबंधक (वर्ग-२) हवेली क्र. १०





पावती

(Original/Duplicate

Thursday, December 22, 2016

नॉटरी नं.: 39M

6:40 PM

Regn.: 39M

पावती नं.: 8284 दिनांक: 22/12/2016

गावाचे नाव: पिंपळे सौदागर

दस्तावेजाचा अनुक्रमांक: हवस17-7632-2016

दस्तावेजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: त्रिपुटीन्ड एन्जुकेशन सोलायटी तर्फे विभासु आणि सोफ्रेटरी / अधिकृत सही
करणार श्री. संदीप विठ्ठल नाटे

नॉटरी फी

₹. 30000.00

दस्ता हाताळणी फी

₹. 760.00

गृहाची संख्या: 38

एकूण:

₹. 30760.00

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अंदाजे
6:57 PM ह्या वेळेस मिळेल.

(Signature)
श्री. दुल्लभ निंबंधक, हवेली-17

माजार मुल्य: ₹. 22172326 /-

भावदला ₹. 500000/-

भारतल मुद्रांक शुल्क : ₹. 997900/-

सह. दुल्लभ निंबंधक, हवेली-17
हवेली नं. १७, पुणे

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

सीडी/घनादेश/गि ऑर्डर क्रमांक: MH006703835201617R दिनांक: 22/12/2016

वेळेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 760/-

मूळ दस्त परत केला

TRUE COPY

GOVIND N. PATIL

ADVOCATE & NOTARY

GOVT. OF INDIA

17ad Colony, Panchpir Chowk,

Kalewadi, Pune-17



22/12/2016

सूची क्र.2

दुसरा विभाग : सह दु.नि. हवेली 17

दस्त क्रमांक : 7632/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) पिंपळे सौदागर

- (1) विलखाचा प्रकार भाडेपट्टा
- (2) मॉकदमा 500000
- (3) बाजारभाव(भाडेपट्ट्याच्या वायवितपट्टाकार आकारणी देतो की पट्टादार ते नमुद करतावे) 22172326
- (4) भू-मापन, गोटहिस्सा व घरक्रमांक (अमल्याम) 1)

पातिकांचे नाव: पिंपरी-विचवडे म.न.पा. इतर वर्णन : इतर माहिती: गावेची माहिती: सौदागर, ता. हवेली, जि. पुणे. येथील सर्व्हे नं. 160, हिस्सा नं. 2/1, यांनी क्षेत्र 00 हे 27.75 आर + 00 हे 02 आर पोटखर्गाचा, यांनी एकूण क्षेत्र 00 हे 29.75 आर, यांनी क्षेत्र 00 हे 09.81 आर म्हणजेच 10,664 चौ. फूट, ((Survey Number : 160 :))

(5) क्षेत्रकळ

1) 10664 चौ.फूट

(6) आकारणी निवा जुटी देण्यात असेल कि नाही.

(7) दस्तऐवज करून देणा-या या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:- शिवाजीराव गजपुत्रे पक्ष मोगावटी नॉन विश्वासू आणि मोगावटी / अधिकृत राहणी करणार श्री. संदीप विठ्ठल काटे वय:- 44; पत्ता:- प्लॉट नं. , बाळा नं. : इमागतीचे नाव : , ब्लॉक नं. : , रोड नं. : पिंपळे सौदागर, ता. हवेली, जि. पुणे., महाराष्ट्र, पुणे. पिन कोड:- 411027 पैन नं.:-

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:- म. वेणुबा प्रमोदसे अण्डे इम्हलपल तर्फे भार्यादार श्री. संदीप विठ्ठल काटे व श्री. निवेश विठ्ठल काटे तर्फे कुलमुधलताधारक म्हणून श्री. अर्भोज दशरथ वेगडे वय:- 26; पत्ता:- प्लॉट नं. , बाळा नं. : , इमागतीचे नाव : , ब्लॉक नं. : , रोड नं. : पिंपळे सौदागर, ता. हवेली, जि. पुणे., महाराष्ट्र, पुणे. पिन कोड:- 411027 पैन नं.:-

(9) दस्तऐवज करून दिल्याचा दिनांक 19/12/2016

(10) दस्त नोदणी केल्याचा दिनांक 22/12/2016

(11) अनुक्रमांक, खंड व पृष्ठ 7632/2016

(12) बाजारभलाप्रमाणे मुद्रांक शुल्क 997500

(13) बाजारभावाप्रमाणे नोदणी शुल्क 30000

(14) शेष

॥ नयकल केली
मी वाचली
मी रुज्यात घेतली

दस्तावेजतयी प्रत

श्री/सौ. नांदीप. वि. काटे
संना दिली आहे.

अस्सल वरहुकुम नयकल

तारीख

22/12/2016

Govind N. Patil
सात-अग्रिम निवेद्यक हवेली क्र. १७

मुल्यांकनासाठी विचारणेत घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



TRUE COPY

GOVIND N. PATIL
ADVOCATE & NOTARY
HAVELI, INDIA
22/12/2016

Hot Payment Successful. Your Payment Confirmation Number is 108106433

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MIH006703935201617R	Form ID :	Date: 14-12-2016
Department	IGR	Barcode	
Receipt Type	RE	Payee Details	
Office Name	IGR008-HVL1_HAVELI NOI SUB REGISTRAR	Dept. ID (If Any)	
Year	Period: From : 14/12/2016 To : 31/03/2019	PAN No. (If Applicable)	PAN-AAIFV1363M
Object	Amount in Rs.	Full Name	VAISHNAVI PROMOTERS AND DEVELOPERS
0030046401-75	997900.00	Flat/Block No. S NO 160 HISSA NO 2	
0030063301-70	30000.00	Premises/ Bldg 1	
	0.00	Road/Street, Area /Locality	
	0.00	Town/ City	PIMPLE SAUDAGAR
	0.00	District	PUNE Maharashtra
	0.00	PIN	4 1 1 0 2 7
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	1027900.00	Amount in words	Rupees Ten Lakhs Twenty Seven Thousand Nine Hundred Only
Payment Details:IDBI NetBanking Payment ID : 108106433		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332016121450330	
Cheque- DD No.		Date	14-12-2016
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



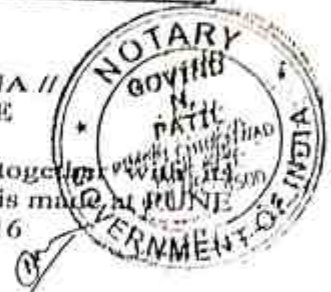
14-12-2016		
6832	9	37
2098		



हवेल - १७		
०६३२	२	३५
२०१६		

// SHRI GAJANAN PRASANNA //
AGREEMENT FOR LEASE

LEASE DEED THIS LEASE DEED together with the
Schedule (hereinafter referred to as the Deed) is made
and executed on this 22nd day of October, 2016
December



By and Between

M/S. VAISHNAVI PROMOTERS & DEVELOPERS,
Registered Partnership Firm,
PAN NO. AAIFV1363M
Through its Partner

1. MR. SANDEEP VITTHAL KATE,
Age - Adult, Occupation - Business,
PAN No. ACPK0561C

2. MR. SANTOSH VITTHAL KATE,
Age - Adult, Occupation - Business,

3. MR. NILESH VITTHAL KATE,
Age - Adult, Occupation - Business,

No. 1 to 3 R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune,

Hereinafter referred to as the "**LESSOR**"

(Which expression shall unless repugnant to the context
or contrary to the meaning thereof shall deem to mean and
include his legal heirs, representative, administrators, trustees,
executors, successors, transferees and assigns)

of the **FIRST PART.**

WITH

CREATIVE EDUCATION SOCIETY

(School Name -CHALLENGER PUBLIC SCHOOL)

An education institute,

duly registered under the Trust Act and Societies Act
having its principal and registered

office at: Pimple Saudagar, Tal. Haveli, Dist. Pune,

Through its trustee and Secretary / Authorised Signatory

MR. SANDEEP VITTHAL KATE,

Age -- About 44 Years, Occupation - Business,

Hereinafter referred as the "**LESSEE**"

(which expression shall, unless repugnant to the context
or contrary to the meaning thereof shall deem to mean and
include its representatives, administrators, trustees, executors,
successors, transferees and assigns)

of the **OTHER PART.**

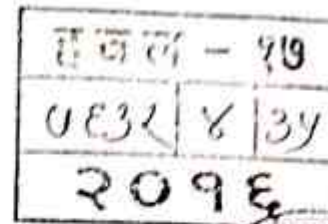
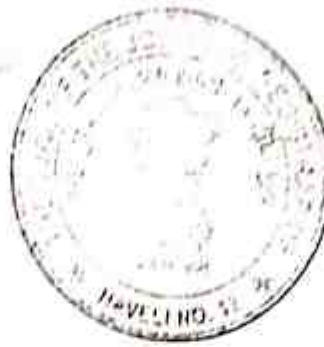


१६७ - १७		
७६३८	३	३५
२०१६		

The Lessor and the Lessee are hereinafter referred to in collective as the 'Parties' and in the singular as a 'Party', as the context may require.

WHEREAS

- a) The Lessor herein is seized, possessed of or otherwise entitled to and is recorded owner of the property bearing Survey No. 160, Hissa No. 2/1, area admeasuring 00 H 27.75 R + 00 H 02 R Potkharaba, total area admeasuring 00 H 29.75 R, out of it area admeasuring 00 H 09.91 R i.e. 10,664 Sq. Ft., situated at village Pimple Saudagar, Taluka - Haveli, Dist - Pune, (which Land is more particularly described in the Schedule, hereunder written and together hereinafter referred to as the "Leased Premises"). The Lessor has purchased the said property from its previous owner M/s. Goodwill Construction by registered Sale Deed. the said Sale Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5579/2016 on 03/09/2016. The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and the Lessor also assures the Lessee that he shall get constructed appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor, and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to enter into this deed, and the same is the essence of this deed.
- b) The Lessee inter alia, is an Educational institute in Pune and having its branches at many other places and locations in the Pune District and elsewhere in the state of Maharashtra. The Lessee herein desires / intends to set-up an education institute / school in Pimple Saudagar and was in the search of suitable place for their institute / school. Upon getting information about availability of the land owned and possessed by the Lessor, approached to the Lessor with a request to grant the premises owned and possessed by him on long lease to the Lessee Institute to set up the school on the said premises.
- c) After having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his abovementioned entire premises on long lease to the Lessee institute, in accordance with the terms and conditions set-forth in this Deed hereunder.



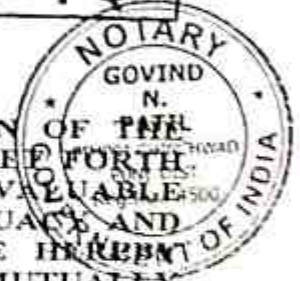
NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS HEREIN SET FORTH AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. GRANT

- 1.1 In consideration of the Rent (as hereinafter defined) agreed to be paid and the covenants, obligations, terms and conditions mutually agreed upon hereunder the Lessor hereby grants on long lease to the Lessee and the Lessee hereby takes on lease from the Lessor, the leased premises for the purpose of setting up and/or running and conducting education institute and/or school (preferably in the name of "Challenger Public School") to fulfill the intention/aim of the Lessee (the Lessee, however, agrees and undertakes not to use the said leased premises for other purpose than agreed hereto).
- 1.2 The leased premises has been handed over to the Lessee by the Lessor on as-is-where-is basis. The Lessor has an intention to construct a building and hence, shall submit plan sanctioned from the concern authority i.e. Pimpri-Chinchwad Municipal Corporation. However, due to unavailability of necessary funds, the Lessor could not carry out proposed construction on the Leased premises. The Lessee institute herein showed their readiness and willingness to complete the proposed construction of the building as per sanctioned plan by raising loans equivalent to estimated cost of proposed construction from various banks / financial institutes by mortgaging the leased premises to which the Lessor has agreed for. The existing structure of and has been constructed by the Lessee, at the cost of the Lessee, as per the plan sanctioned by the Pimpri Chinchwad Municipal Corporation, and the Lessor has agreed that the Lessee shall deducted the amount that has been spent for the construction for the present structure, and amount to be spent for construction in future. And incase, the amount of rent payable falls short, then the Lessee shall be entitled to recover the same with interest @ 18 % p.a.. It is further agreed by and between the parties hereto that the Lessor will repay the entire amount spent by the Lessee institute at the time of taking back the possession of the leased premises. And incase, the amount of rent payable falls short, then the Lessee shall be entitled to recover the same with interest @ 18 % p.a.. It is further agreed by and between the parties hereto that the Lessee



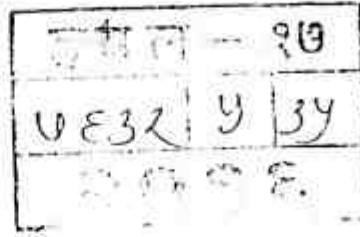
हजल - १७		
०६३८	४	३५
२०१६		



NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS HEREIN SET FORTH, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. GRANT

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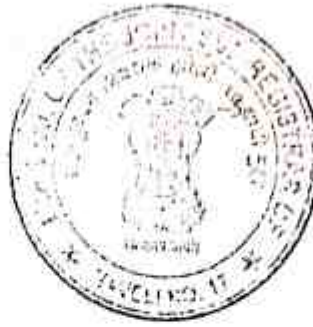


is hereby fully authorized / empowered to deduct/ adjust the amount spent, from the rent payable to the Lessor every month. The Lessor has furnished the copy of the sanctioned plan to the Lessee for the leased premises as the leased premises exist on the date of execution of this Lease Deed. The Lessee is entitled to carry out the construction as per the sanctioned plan and / or to make modification, changes, additions and alterations and fit-out from the date of execution of this Deed. The Lessee shall, however, obtain permission, if any required, from the concerned authorities and shall carry out modification, changes, additions and alterations and fit-out under the supervision of Architects, Engineers and Contractors at their own cost and expenses, however the same shall be re-imbursed by the Lessor to the Lessee. The leased premises are more particularly described in the Schedule written hereunder to this Deed.

- 1.3 The chargeable area of the Leased Premises is 10,664 sq.ft. The Lessor assures the Lessee that he is absolutely entitled to the said Land admeasuring 10,664/- sq ft, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessor also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the premises absolutely, to the Lessee, in respect of the said Land admeasuring 10,664/- sq ft. and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased premises, the same shall be cleared, sorted out by the Lessor at his own costs and expenses, and the Lessor shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.

2. NO-OBJECTION CERTIFICATES

- (i) The Lessor hereby gives his consent for all the maintenance of the said premises, and development of the said premises, as required by the Lessee, and no separate consent letter/ No Objection Certificate (NOC) shall be required.
- (ii) The Lessor declares and assures the Lessee that he has no objection for the Lessee carrying out construction as per sanctioned plan and / or to make changes, alterations, additions, deletions and/or renovation to the plan to fit-out as per the Lessee's requirements, and that he shall



६३३ - १७		
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२०१६		



provide his consent and signatures as and when required without any delay and extra consideration.

- (iii) The Lessor further declares and assures that there are no dues payable with regard to water tax, electricity and other necessary municipal and other charges from local authorities, up to the date of execution of this Deed.
- (iv) The Lessor further declares and assures the Lessee that he shall provide all signatures on all forms, affidavits, declarations, etc., as and when required by lessee for maintaining, developing the said premises, as per the requirement of the Lessee.

Provided further that in case the Lessor fails to give his 'No Objection / consent', if required specifically, within three days then in that case it shall be presumed that the Lessor has given his 'No objection' consent. It will be considered as deemed No objection / consent of the Lessor and the Lessor shall not have any right to raise any objection /claim of any kind after the lapse of stipulated period.

3. RENT COMMENCEMENT DATE

3.1 Rent Commencement date

The parties agree that this Deed shall come into force and be effective from 1ST day of November, 2016 and the Rent Commencement Date shall be from 1ST day of November, 2016. Any access to the Lessee of the Leased Premises before the Rent Commencement Date will be only for the purposes of facilitating this Deed;

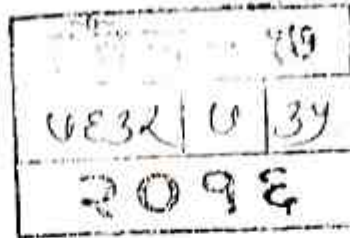
4. TERM & TERMINATION

4.1 TERM

The term of the lease of the Leased Premises shall commence on the Rent Commencement Date and end 30 years (Thirty Years) calendar years thereafter (hereinafter the 'Term') i.e. up to 31st October 2046.

4.2. FIRST RIGHT OF PRE-EMPTION

It has been agreed by and between the parties that incase the lessor desires to sell /dispose of the said premises, the lesee shall have the first right of pre-emption to buy the premises, i.e. the Lessor shall offer the said premises, for sale, to the Lessee, in writing. The consideration there of shall be decided at mutual consent between the parties and for the purpose of arriving at the



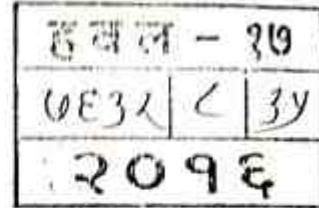
the parties shall consider the value as determined by government Approved valuer, to be decisive base. If the lessee refuses to buy the property, still the consent of the Lessee shall be required for transferring the property to any third party, however, the Lessor assures that he shall safeguard the interest of the Lessee, and that the new owner shall be bound by the terms and conditions of this deed.

4.3 TERMINATION DURING THE TERM

4.3.1 Notwithstanding anything to the contrary contained in this Deed or any other written agreement between the parties, during the Term, only Lessee shall enjoy the right to terminate this deed on account of:

- (i) any breach of the terms and conditions of this Deed by the Lessor (including any of his representation, warranties or covenants), which breach is not remedied by the Lessor within thirty (30) days of receipt of notice regarding such breach; or
- (ii) the occurrence of an event (as provided in Clause 14 herein below) due to which the Lessee is unable to make effective use of the Leased Premises for a continuous period of more than sixty (60) days;
- (iii) any disturbance in or interference by the Lessor (other than on account of any default on the part of the Lessee) with the use or possession of the Leased Premises such that the Lessee are not able to carry on its activities or operations smoothly or at all, which is not rectified by the Lessor within a period of sixty (60) days from the date on which the Lessee notifies the Lessor to remedy such breach.

4.3.2 In the event the Lessee terminates this Deed during the Term for the reasons mentioned at (i) or (ii) or (iii) above, the Lessor shall return the entire portion of the Interest Free Refundable Security Deposit (as defined hereinafter) received by the Lessor in terms of this Deed and then balance amount spent by the Lessee for construction of the building on the leased premises as agreed and mentioned in clause 1.2 above, to the Lessee, after deducting all amounts due from the Lessee to the Lessor, simultaneously with the Lessee handing over vacant and physical possession of the Leased Premises to the Lessor. In the event the Lessor fails to return the Interest Free Refundable Security Deposit and then balance amount spent by the Lessee for construction of the building on the leased premises as agreed and mentioned in clause 1.2 above, to the Lessee as aforesaid, the provisions of Clause 6.4 shall apply. This shall be without prejudice to



any other rights and remedies available to the Lessee under this Deed or in law.

4.4 Notwithstanding anything to the contrary contained in this Deed during the Term, the Lessor shall enjoy the right to terminate this Deed on account of,

i) failure on the part of the Lessee to pay lease rent consecutive four months in a year and such breach is not remedied by the Lessee within sixty (60) days of such breach. Or

ii) any breach of the terms and conditions of this Deed by the Lessee (including any of its representations, warranties or covenants), which breach is not remedied by the Lessee within One Hundred and Eighty (180) days of receipt of notice regarding such breach.

4.5 The Lessee undertakes that it will ensure regular payment of Rent and/or other charges as agreed herein. If the Lessee fails to pay Rent for any quarter at any point of time and the same is not remedied within sixty (60) days from the date of written demand by the Lessor, then the Lessor, without prejudice to any other remedies available to it under law, is entitled to terminate this Deed forthwith.

4.6 The Lessor hereby agrees that the Lessor cannot terminate this Deed during the Term, unless the Lessee are in breach of the terms of this Deed.

4.7 Termination after Term

The Lessor & Lessee shall have the sole option, to terminate this Deed, by giving one hundred and eighty (180) days i.e. 6 months notice in writing to each other.

5. RENT, DUE DATES, ESCALATION, & PROPERTY TAXES

5.1 RENT

5.1.1 In consideration of the Rent hereby reserved and covenants herein contained on the part of the Lessees to be observed, the Lessor hereby leases the said Leased Premises to the Lessee for a period commencing from the Rent Commencement Date, the following rent payable by the Lessee to the Lessor month in advance, on or before the 10th day of every month, subject to deduction of applicable TDS and/or Service Tax to be paid by the Lessor, and/or any other Statutory deductions and in addition thereto the amount towards repayment of



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any other rights and remedies available to the Lessor under this Deed or in law.

4.4 Notwithstanding anything to the contrary contained in this Deed during the Term, the Lessor shall enjoy the right to terminate this Deed on account of:

i) failure on the part of the Lessee to pay lease rent consecutive four months in a year and such breach is not remedied by the Lessee within sixty (60) days of such breach. Or

ii) any breach of the terms and conditions of this Deed by the Lessee (including any of its representations, warranties or covenants), which breach is not remedied by the Lessee within One Hundred and Eighty (180) days of receipt of notice regarding such breach.

4.5 The Lessee undertakes that it will ensure regular payment of Rent and/or other charges as agreed herein. If the Lessee fails to pay Rent for any quarter at any point of time and the same is not remedied within sixty (60) days from the date of written demand by the Lessor, then the Lessor, without prejudice to any other remedies available to it under law, is entitled to terminate this Deed forthwith.

4.6 The Lessor hereby agrees that the Lessor cannot terminate this Deed during the Term, unless the Lessee are in breach of the terms of this Deed.

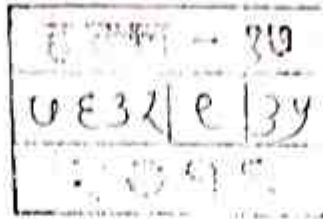
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5. RENT, DUE DATES, ESCALATION, & PROPERTY TAXES

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construction cost (for the construction, development carried out and to be carried out by the Lessee). The Lessee shall deposit the tax deducted with the income tax authorities and furnish TDS if the Lessee fails to deposit the same with the Income Tax authorities within the stipulated time and/or furnish TDS Certificate to the Lessor within stipulated period and as a result thereof income Tax authorities claims any interest and/or penalty from the Lessor, for default of the Lessee, then in that event the Lessee will reimburse the same to the Lessor along with interest @ 15% p.a.

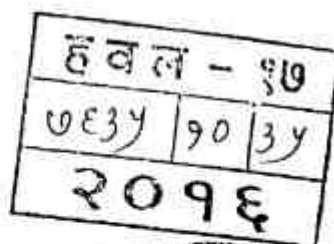
- (i) The Lessee shall accordingly pay Rs. 100/- (Rupees One Hundred only) per month for per square feet for constructed saleable area and Rs. 50/- (Rupees Fifty only) per month for per square feet for open land carpet areas 'Rent', monthly in advance, on or before the 10th day of every month. The Lessee has been regularly making the payment of the Lease rent from the Rent commencement date, and has made the payments till today, subject to TDS, and deductions agreed upon and admitted by both the parties, and the Lessor admits and acknowledges the receipt of the same.
- (ii) The Lessee shall accordingly pay per month 'Rent', in advance, on or before the 10th day of every month (subject to T.D.S. and repayment of construction cost deductions, as applicable), and also subject to the Lessor paying his share of Service tax to the appropriate authority. If the Lessor fails to pay the Service tax as applicable, the Lessee shall be entitled to deduct such amount from the subsequent Lease rent.

5.2 DUE DATE AND INTEREST

- 5.2.1 The Rent in respect of the Leased Premises as specified in this Deed shall be paid monthly in advance on or before 10th day of every month, in accordance with Clause 5.1 above, in respect of which the Rent is due (the 'Due Date') subject to deduction of TDS and repayment of construction cost. In case of delay in payment of Rent or any other amount, the Lessee shall pay interest calculated at fifteen (15%) per cent, calculated from the Due Date till the date of actual payment.

5.3 PROPERTY TAX

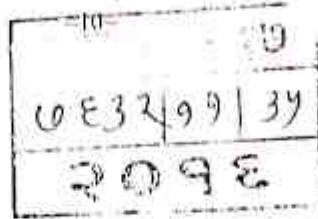
- 5.3.1 The Lessor shall, during the Terms, be solely responsible to meet and satisfy any levy of any tax or increment thereof by whatever name called by any central, state or



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5.4 SERVICE TAX

5.5 It is expressly agreed between the parties that all financial obligations pertaining to the premises, including any charges, dues, taxes, loan related payments/ installments, (hereinafter referred to as the "Financial Obligations") arising prior to the date of execution and after the date of execution of Lease Deed shall be borne solely by the Lessor. From the date of execution of the Lease Deed, all Financial Obligations in respect of period prior to the date of execution of these presents and/or for the period after the date of execution of this Lease Deed for which the Lessor incurs a default/ breach, shall be paid off by the Lessee, and the Lessee shall in such circumstances have a right to set-off the same from the Rent payable by



the Lessee. The Lessee shall have the opportunity to rectify and remedy the breach/default of the Lessor. It is expressly clarified for avoidance of doubt that the primary statutory responsibility/liability in respect of the financial obligations arising prior and after the date of execution shall be that the Lessor, and the Lessee shall have the right to recover damages, if any, under the applicable laws. The Lessee shall also be entitled to sub-let the leased premises, to recover such amount.

5.6. WATER AND ELECTRICITY CHARGES

5.6.1 It is expressly agreed between the parties that the Lessee shall be liable to pay to the concerned authorities water and electricity charges for water and electricity consumed by the Lessee in the leased premises from the date hereof during the term of lease.

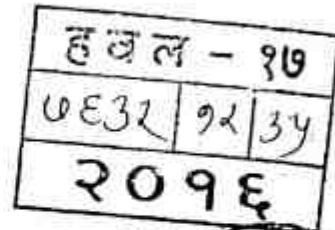
6. INTEREST FREE REFUNDABLE SECURITY DEPOSIT, REFUND OF SECURITY DEPOSIT:-

6.1 Interest Free Refundable Security Deposit.

6.1.1 The said deed is without any such type of security deposit. Hence this document shall be treated as 'without security deposit'.

6.4.2 If on the expiry or earlier termination of this Deed, the Lessee fails to hand over quiet, vacant and peaceful possession of the leased premises to the Lessor then in that event the Lessee shall be liable to pay one and a half times the rent payable at that time as and by way of agreed amount of liquidated damages apart from Municipal Taxes and all other outgoings from the date of termination till handing over possession and till such time the Lessor shall be at liberty to withhold the IFRSD or balance thereof (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) till the Lessee hands over the quiet, vacant and peaceful possession of the leased premises to the Lessor. The Lessor shall also be at liberty to deduct such amount that may become due and payable by the Lessee for such period of which the Lessee were into the Leased Premises.

6.4.3 The Lessee at the time of handing over the quiet, vacant and peaceful possession of the leased premises will provide all the up-to-date paid up bills relating to different services to the Lessors.

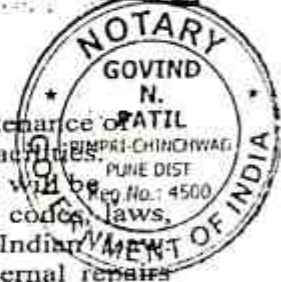


7. MAINTENANCE

7.1 Maintenance

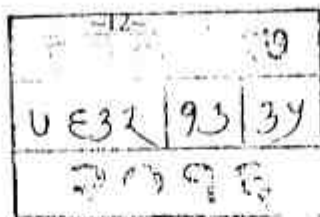
7.1.1 The Lessee shall be responsible for the maintenance of the Leased Premises and common area and facilities.

7.2.1 The Lessee, while using the Leased Premises will be responsible for compliance of all applicable codes, laws, ordinances, rules and regulations under Indian laws. Similarly Lessee shall carry out all the internal repairs and maintenance. Costs incurred under this Clause will be borne entirely by the Lessee, and will not be reimbursed by the Lessor. The Lessor hereby agrees to indemnify the Lessee in the event the Lessee suffers any liability or expenses as a result of non-compliance with any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessee caused as a result of the Lessor, Lessor's employees, contractors or agents or caused on account of the breach of the conditions of this Deed (and specifically the terms of this Clause 7.3). The Lessee hereby agrees to indemnify the Lessor in the event the Lessor suffers any liability or expense as a result of non-compliance with any law, or any other claim, case or proceeding on or on account of, any damage to the property of the Lessor caused as a result of the Lessee, Lessee's employees, contractors or agents or caused on account of the breach of the conditions of this Deed (and specifically the terms of this Clause 7.3).



7.3 Failure to Perform Repairs

7.3.1 Where a structural defect exists in the Leased Premises, including but not limited to the exterior structure of the Leased Premises, roof space, water proofing, exterior walls, load bearing walls, support beams, foundation, columns, parking facilities, that is reasonably determined by the Lessee to be potentially dangerous to the Lessee or the occupants in the Leased Premises, the lessor shall remedy the defect, and if the Lessor fails to perform any of its obligations under this Deed, the Lessee shall without prejudice to its rights under law and this Deed have the right to perform such obligations itself, and the Lessor shall reimburse the Lessee for the entire cost of performing such obligations within 60 days of **remedy/repair of such defect and intimation thereof**. If the Lessor fails to reimburse the Lessee for such costs within the above-mentioned period, the Lessee shall have the right to deduct such costs from the ensuing Rent(s) payable to the Lessor.



8.2 External Signage

The Lessee intends to run a School in the name of "Challenger Public School", and Lessor has given his consent to display, affix, attach the name board, sign board or any other identification, at the said leased premises. The Lessor shall, without any consideration, compensation, rent, premium or any other barter, permit the Lessee to install their signage on designated floors & ground floor lobby of the Leased Premises as allocated by the architects/ signage consultants of the Lessee, subject to the Lessees obtaining the necessary regulatory approvals. The Lessee shall be entitled to have its signage anywhere in the Leased Premises as required by the Lessee. However the Lessee shall be responsible for obtaining all necessary permissions, if required and all taxes or statutory charges, if any, relating to the signage payable to the concerned government authorities shall be borne and paid by the Lessee.

8.2 External Signage

The Lessee shall also be entitled to have its signage at the ground level in the open areas, parking spaces and other spaces within the Leased Premises in consultation with the Lessee's architect(s). No amounts shall be payable by the Lessee in this regard. However the Lessee shall be responsible for obtaining all necessary permissions, if required and all taxes or statutory charges, if any, relating to the signage payable to the concerned government authorities shall be borne and paid by the Lessee.

8.3 Facade Signage

The Lessee solely shall decide where to put up the external facade signage. The Lessee's architect shall confirm/ verify the technical feasibility of putting up the signage at the location selected by the Lessee. The Lessee shall have the exclusive rights to the facade signage. The size of the signage will be advised by the Lessee and shall be put up by the Lessee at its own cost. However, the Lessee shall be responsible for obtaining all permissions, if required, and all taxes or statutory charges, if any, relating to the signages, payable to the concerned government authorities shall be borne and paid by the Lessee.

9.LESSOR'S REPRESENTATIONS AND WARRANTIES.

9.1 The Lessor represents and warrants the following:

- (a) The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and the Lessor also assures the Lessee that he shall get constructed

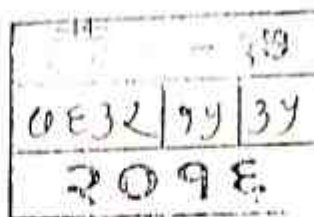


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appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor, and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to enter into this deed, and the same is the essence of this deed.

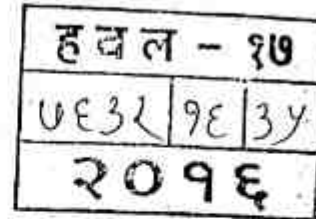
- (b) The Lessor assures the Lessee that he is absolutely entitled to the said Land admeasuring 10,664 sq. ft. and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessor also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the premises absolutely, to the Lessee, in respect of the said Land admeasuring 10,664/- sq ft. and proposed structure thereupon, and in case any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased premises, the same shall be cleared, sorted out by the Lessor at his own costs and expenses, and the Lessor shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.
- (c) the Lessor (i) is the sole and absolute owner of the Leased Premises, (ii) has valid title and registered ownership rights to the Leased Premises; and (iii) enjoys the uninterrupted, quiet, peaceful, physical, vacant and legal possession of the Leased Premises without any interference whatsoever; (iv) has the full right and absolute authority to offer the Leased Premises to the Lessee.
- (d) The Lessee shall be entitled to all the Floor Space Index (F.S.I.) available on the said Land that is leased to the Lessor, and the Lessor shall not create any third party interest in respect of the same. The Lessee, shall be entitled to all the construction to be carried out, in respect of the said Land available, and costs and expenses shall be borne by the Lessor. Rent for additional premises will be proportionate to rent prevailing at that time as per clause 5.1.1 of this deed.
- (e) the Leased Premises are free from any and all encumbrances, liens and charges of any nature whatsoever which can affect the peaceful possession by the Lessee of the leased premises, thereby affecting the day to day operations of the Lessee;
- (f) all necessary and applicable permissions, sanctions and approvals for water and power supply and any other utilities at the Leased Premises have been obtained by the



Lessor from the Central and State Government including local authorities e.g. the Pimpri-Chinchwad Municipal Corporation, etc.;

(g) there exists no claims, actions, litigations, arbitrations, land acquisition proceedings, garnishee or other proceedings relating to the Leased Premises or the transactions contemplated under this Deed. The Lessor shall give the Lessee immediate notice of any claim, litigation, proceeding or investigation which becomes known to it during the Term, but shall safeguard the interest/ rights of the Lessee, till the Lease term;

- (h) the Lessor as on the date of execution of this Deed, does not have any liability for any taxes, or any interest or penalty in respect thereof, of any nature, that may be a lien against the Leased Premises;
- (i) subject to the Lessee validly making all payments mandated hereunder, the Lessee may use the Leased Premises on a twenty four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Leased Premises and the Lessor shall not object to the Lessee carrying on any lawful activities in the Leased Premises;
- (j) the structural elements of the Leased Premises including, but not limited to, the exterior walls, roof, corridors, load bearing walls, and foundation are sound and in good working order, condition and repair and free of deferred maintenance issues;
- (k) the Lessor is in compliance with all applicable environmental laws and has all the relevant approvals in relation to the Leased Premises;
- (l) The Lessor shall pay the corporation taxes as mentioned in clause 5.3 hereinbefore mentioned;
- (m) The Lessor shall co-operate with the Lessee to get obtained requisite permissions, No Objection Certificates, as required for the Lessee's activities.
- (n) the Lessor (i) has the right and authority to execute this Deed and is authorized to enter into the Deed; and (ii) has obtained all applicable approvals and permissions to execute this Deed;
- (o) In case of any claim for damages, etc. for the act or omission to act by the Lessor, the Lessor shall indemnify the Lessee.



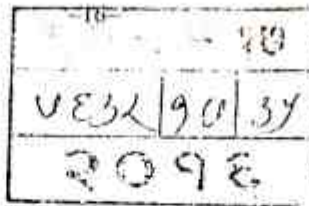
9.2. The Lessor acknowledges that the Lessor's representations and warrants in this Clause 9 are material inducement to the Lessee's entry into this Deed. Further, the Lessor agrees that during the Term, if the representations and warranties mentioned in Clause 9.1 directly affecting the use of the Leased Premises becomes invalid or untrue, then notwithstanding the rights of the Lessee as contained in this Deed, the Lessor will intimate the Lessee of the same within seven (7) days of the applicable representation or warranty becoming invalid and take all steps to ensure that such invalidity does not affect the Lessee's possession and rights to the Leased Premises under this Deed.



10. LESSEE'S REPRESENTATIONS AND WARRANTIES.

10.1 The Lessee represents and warrants the following:

- (a) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, Rent and any other amounts payable under this Deed will be paid as and when they are due;
- (b) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, the Lessee shall pay by the due date, electricity charges, water charges, maintenance charges and all other outgoings as may be applicable;
- (c) the Lessee shall permit the Lessors and its representative, at all reasonable hours, after prior notice of three (3) Business Day, to enter the Leased Premises for the purpose of inspection or maintenance services, provided that such entry would not in any way interfere with, or impede, the operations of the Lessee in any manner;
- (d) the Lessee shall obtain all necessary and applicable statutory approvals, permissions and licenses from all appropriate authorities required to be obtained for its operations at the Leased Premises and shall keep them valid throughout the Term;
- (e) the Lessee shall be responsible for maintenance of the Leased Premises on a day-to-day basis and will bear all the requisite costs thereof;
- (f) the Lessee shall obtain the necessary and applicable statutory approvals, permissions and licenses required to be obtained in respect of any capital equipment used in the Leased Premises by the Lessee; and



the Lessee hereby agrees to indemnify the Lessor in the event the Lessor suffers any liability or expense as a result of non-compliance with the any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessor caused as a result of the Lessees' employees, contractors or agents in operating within the Leased Premises or caused on account of the breach of the conditions of this Deed.

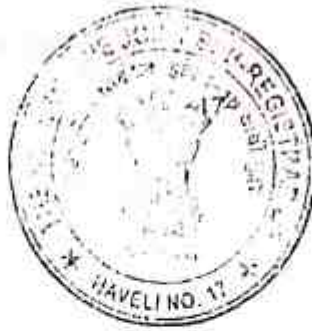
- 10.2 The Lessee agrees that during the Term, if any of the representation and warranties mentioned in this Clause 10 directly affecting the use of the Leased Premises becomes invalid, then notwithstanding the rights of the Lessor as contained in this Deed, the Lessee will intimate the Lessor of the same within seven (7) days of the applicable representation or warranty becoming invalid and take all steps to ensure that such invalidity does not affect the Lessors' rights under this Deed

11. ALTERATIONS

- 11.1 The Lessee shall, at its own expenditure, enjoy the right to make and affect upon the Leased Premises internally such additions, alterations and changes as the Lessee may deem necessary, incidental or advantageous for the conduct of its activities, including:-

- a) internal changes / structural changes of the proposed building;
- b) Ducting and conducting;
- c) Installing of partitions, counters, vaults, name boards or logos —illuminated or otherwise as permitted by the maintenance agency/ society — and other fixture such as cabins, screens, shelves, racks, sun blinds, gas, telephones, air-conditioning equipment light, sanitary fittings etc.
- d) Installation of Lift, and modification of plans as per the requirement (Lift cost and installation etc. at the costs of the Lessor)

- 11.2 All the expenses for carrying out the Internal / External / Structural changes (but not those caused by default on the part of the Lessor) including but not restricted to painting, water pipes electricity wires, etc, shall be borne and paid by Lessee alone and the Lessor shall not be liable to bear and pay any of the said expenses.



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Provided that the approvals, consents, authorizations and permissions, if any, necessary for affecting the aforesaid alterations, additions and changes shall be obtained by the Lessee from the local authorities with the assistance of the Lessor if required.

11.3 Lessee shall, prior to making such alterations, additions and changes make payment of any charges which may be levied by the local authorities and agree to pay further charges that may become payable as a consequence thereof.

11.4 All articles, things, installations, fixtures and fittings installed at the Leased Premises as aforesaid shall be the absolute property of the Lessee and the Lessee or persons lawfully claiming either through or under or in trust for the Lessee or otherwise however.

11.5 Upon expiry or earlier termination of the Deed, the Lessee shall handover the Leased Premises along-with building and for any other construction standing thereon to the Lessor upon and after receipt of then balance amount spent for such construction as mentioned hereinabove in this Deed. Provided further that if the Lessor fails and /or unable to repay the amount as mentioned above then the Lessee has full right to recover the said amount from the Lessor with applicable rate of interest and till recovery of entire outstanding amount, Lessee will not handover the possession of the leased premises nor will liable to pay any rent.

11.6 all the rights of expansion of school building along with plan sanction and construction shall be with Lessor. The Lessor shall carry out construction as per plan sanction and shall get necessary permission to carry out construction.

12. TITLE, OWNERSHIP, ASSIGNMENT, SUBLETTING & TRANSFER OF OWNERSHIP

12.1 Title and Ownership

The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and shall get plan sanctioned from the Pimpri Chinchwad Municipal Corporation, for 10664 sq ft. from the appropriate Government/ Semi Government department / Local Authority, and that he shall get constructed appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to





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enter into this deed, and the same is the essence of this deed, and the same is the essence of this deed, and failing which the Lessee shall have the exclusive right to terminate this deed by serving a written notice of 180 days to the Lessor, and then, the Lessee shall hand over the vacant possession of the leased premises to the Lessor.

12.2 It is hereby agreed that the Lessor has given his consent / no-objection to the Lessee for raising finance by way of creating mortgage/charge over the Leased Premises or any part thereof and to sub lease/assign the Leased Premises or part thereof to any third Party/ies; provided that such assignee of the Leased Premises shall recognize this Lease Deed and Lessor's rights in the Leased Premises, and the same shall not be in any manner be jeopardised by such an assignment. The Lessor shall not be entitled to transfer the said leased premises, till the Lessor refunds the amount of security deposit and construction costs, to the Lessee.

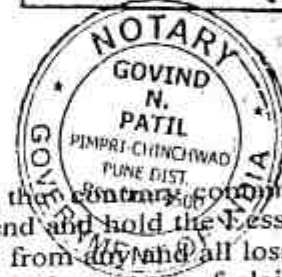
12.3 In the event of transfer of the Leased premises or any part thereof by the Lessor, the new transferee shall be bound by the terms of this Lease Deed and the Lessees shall continue as the Lessee of the Leased Premises in terms of this Lease Deed. The Lessee shall pay rent and other charges payable under this Lease Deed to the new transferee as per the written instruction of the Lessor and if Lessee acts in accordance with such written instructions, Lessee will be deemed to be fully in compliance with the terms of this Lease Deed.

12.4 ASSIGNMENT AND SUBLETTING

12.4.1 The Lessee is in the education activities and running various schools / education centers on its own and/or with the help of other institute/trust working in the same activities and the Lessor hereby assures and agrees that the Lessee shall be entitled to permit its other institute/trusts to use such facilities / leased premises. The Lessor has no-objection to the Lessee licensing / sub-letting the Leased Premises to its affiliates without its prior permission for the said purpose. Notwithstanding grant of such License / sub-letting, the Lessee hereby agrees that it shall be responsible to the Lessor for all terms, payments, etc. pertaining to the Leased Premises, as mentioned in this deed, The Lessee shall take prior consent of the Lessor in writing for licensing the Premises to third parties for purpose other than the aforesaid business which consent shall not be unreasonably withheld by the Lessors.



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13. INDEMNIFICATION

13.1 LESSEE INDEMNIFICATION

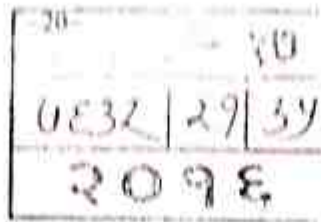
13.1.1 Notwithstanding anything to the contrary contained herein, the Lessee will Indemnify, defend and hold the Lessor, and its employees and agents, harmless from any and all losses or damage which the Lessor may sustain by reason of claims brought against the Lessor alleging bodily injury or death to any person or damage to property to the extent that such loss or damage is caused by (a) the gross negligence or willful misconduct of the Lessee, or its employees, or agents, in the use of the Leased Premises; or (b) the Lessee's default under the terms of this Deed. Nothing contained herein will require the Lessee to defend, indemnify or hold harmless the Lessor or its employees, and agents, for Losses or damages related to claims or bodily injury or death to any person or damage to property to the extent caused by the gross negligence or willful misconduct of the lessor, or its employees or agents.

13.2 LESSOR INDEMNIFICATION

13.2.1 Notwithstanding anything to the contrary contained herein, the Lessor will Indemnify, defend, and hold the Lessee, and its employees and agents, harmless from any and all loss or damage which the Lessee may sustain by reason of claims brought against the Lessee alleging bodily injury or death to any person or damage to property to the extent that such loss or damage is caused by (a) the negligence or willful misconduct of the Lessor, or its employees or agents, in connection with the Leased Premises; or (b) the Lessor's default under the terms of this Deed. Nothing contained herein will require the Lessor to defend, indemnify or hold harmless the Lessee, or its employees and agents, for losses or damages related to claims of bodily injury or death to any person or damage to property to the extent caused by the negligence or willful misconduct of the Lessee, or its, employees or agents.

14. FORCE MAJEURE AND DESTRUCTION OF LEASED PREMISES

14.1 None of the parties hereto shall be responsible for any delay or non-performance under this Deed which shall be due to any force majeure event such as without limitation, earthquakes, typhoons, floods, fires, strikes, riots, civil commotion, wars or warlike condition, restriction, change of laws, regulations, and all or any other cause of a like nature beyond the control of the parties (hereinafter referred to as 'Force Majeure Event'). The party which



claims occurrence of a Force Majeure Event, shall as soon as possible notify the other party of the occurrence of such Force Majeure specifying details of the circumstances giving rise to the Force Majeure Event.

14.2 In the event the Leased Premises or any part thereof is destroyed or damaged by any Force Majeure Event including earthquake, flood or any other natural calamity, or governmental action, to such an extent or degree that the Lessee is unable to continue its normal activities therein, or if the Leased Premises are rendered unfit for occupation for a continuous period of more than Sixty (60) days, then the Lessee shall have the option to terminate this Deed as from the date of such event. In the event the Lessee exercises such option to terminate this Deed, the Lessee shall not be liable to pay any Rent from the date of such event, and the Interest Free Refundable Security Deposit and all other amounts paid in advance by the Lessee, shall fall due immediately and be repaid in full by the Lessor to the Lessee without demur subject to clause 6 hereinabove.

14.3 In the event the Lessee does not exercise the option to terminate this Deed within Sixty (60) days of the expiry of Sixty (60) from the date of such damage or destruction, or in the event the Lessee is of the opinion that the damage is minor and the Leased Premises could remain fit for normal occupation, this Deed shall be deemed to continue and shall remain in force and the Lessee shall, at its own expense, and as speedily as circumstances permit, perform such rebuilding and repair as maybe necessary to restore the Leased Premises to its original condition. There shall, however, be a pro-rata abatement or Rent payable from the date of damage or destruction till the Leased Premises or the effected part of the Leased Premises, as applicable, is restored is restored to its former condition, apportioned on the basis of actual leasable areas being used by the Lessee.

14.3 In the event the Lessor fails to repair the Leased Premises as per clause 7.4.1, the Lessee shall have the option to carry out such repairs itself, and any expense incurred by the Lessee in this regard shall be adjusted against the Rent and other dues payable by the Lessee to the Lessor.

14.4 In the event the Leased Premises or any portion thereof are rendered uninhabitable or unusable or any of the utilities servicing the Leased Premises or the common areas are interrupted so as to render the Leased Premises uninhabitable or unusable as a result of any act of omission or commission on the part of the Lessor and such uninhabitability or unsuitability



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continues beyond a period of Sixty (60) consecutive days, the Lessee shall be entitled to suspend payment of Rent until such time as the Leased Premises are inhabitable or unusable. In the event such uninhabitability or unsuitability continues for a period of Sixty (60) consecutive day, the Lessee shall be entitled to immediately terminate this Deed.

15. QUIET ENJOYMENT

15.1 The Lessor undertakes that it will ensure peaceful enjoyment and possession of the leased Premises by the Lessee at all times through the Term. Further, the Lessor shall provide to the Lessee twenty-four hour un-interrupted access to the Leased Premises, seven days a week.

16. NOTICES

16.1 Any notice required or permitted to be given hereunder shall be in writing and shall be effectively given if (i) delivered personally; (ii) sent by prepaid courier service, airmail or registered mail; (iii) sent by prepaid by facsimile or other similar means of electronic communication (with confirmed receipt) (iv) Registered Post Acknowledgement Due R.P.A.D in the case of notice to the Lessor, if addressed to it as follows:
If to the Lessor;

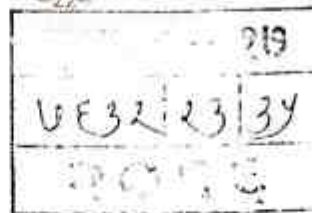
M/S. VAISHNAVI PROMOTERS & DEVELOPERS,
Registered Partnership Firm,
Through its Partner

1. **MR. SANDEEP VITTHAL KATE,**
Age - About 44 Years, Occupation - Business,
PAN No. ACPK0561C
2. **MR. SANTOSH VITTHAL KATE,**
Age - About 40 Years, Occupation - Business,
3. **MR. NILESH VITTHAL KATE,**
Age - About 35 Years, Occupation - Business,
No. 1 to 3 R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune,

And in the case of notice to the Lessee, if addressed to it as follows:

CREATIVE EDUCATION SOCIETY
O/at.- Challenger Public School,
Pimple Saudagar, Tal. Haveli, Dist. Pune-411027,

Where notice is issued by facsimile, a confirmatory copy shall be sent by prepaid courier service, airmail or registered mail dispatched not later than the following the day on which the notice is transmitted by facsimile.



When this notice is delivered; (i) personally, the same shall be deemed to have been received on the date of delivery; (ii) by fax, the same shall be deemed to have been delivered when the sender receives the confirmation of the transmission of the fax from the fax machine from which it is sent; (iii) by prepaid courier service, airmail or registered mail, the same shall be deemed to have been delivered within 3 days from the date of posting.

- 16.3 Any Party hereto may change any particulars of its address for notice by notice to the other in the manner aforesaid.

17. ENTIRETY AND SEVERABILITY

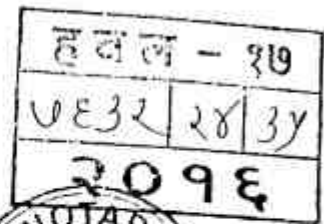
- 17.1 This Deed including the attached Schedule constitutes the entire agreement between the Lessor and the Lessee with respect to the Leased Premises and supersedes any other prior oral or written communication, representations or statements with respect to the transaction contemplated in this Deed. This Deed shall not be modified, altered or amended in any manner except by an agreement in writing executed by both parties. If a court finds any provision of this Deed to be invalid, the remainder of the Deed will be valid, enforceable and effective.

18. AUTHORITY AND FINANCIAL STRENGTH

- 18.1 Each Party represents and warrants to the other that it has full right and authority to enter into this Deed and by doing so violates no existing agreement or indenture to which it is a party or by which it is bound or affected. Each Party represents and warrants to the other that it has the financial wherewithal to perform its obligations under this Deed.

19. REGISTRATION OF THE DEED

- 19.1 The Parties each agree that any costs related to stamp duty and other registration charges applicable to the deed shall be borne by the Lessor and the Lessee equally, in the name of the Lessee, and the Lessor has reimbursed his half share of such amount to the Lessee. The Lessee shall register this Deed with the office of the sub-Registrar, Haveli, and the Lessors shall provide all cooperation in this regard as requested by the Lessee and for procuring the approval of all applicable authorities contemplated under this Deed.



20. DISPUTE AND RESOLUTION

- 20.1 Any dispute arising out of this Deed shall be governed by and construed in accordance with the laws of India. The courts of Pune shall have exclusive jurisdiction. Any difference, dispute, controversy or claim which may arise between the parties hereto out of or in relations to or in connection herewith, or its breach, termination, effect, validity interpretation or application shall be settled by the parties, in the first instance, by mutual negotiations and agreement. If, for any reason, such dispute cannot be so resolved, the same shall be settled in accordance with the laws of India.

21. OTHER REMEDIES

- 21.1 Any and all remedies herein expressly conferred upon the parties will be deemed cumulative with and not exclusive of any other remedy conferred hereby, or by law or equity upon such party, and the exercise by a party of any one remedy will not preclude the exercise of any other remedy.

22. GOVERNING LAW

- 22.1 This Deed shall be governed and construed in accordance with the laws of the Republic of India.

23. COUNTERPARTS

- 23.1 This Deed is executed in one original. The photo copy shall be retained by the Lessor.

24. RELATIONSHIP BETWEEN THE PARTIES

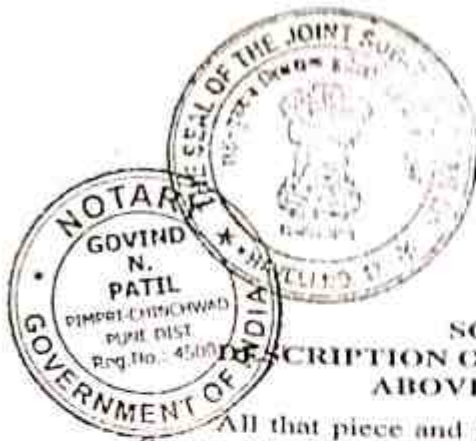
- 24.1 Nothing in this Deed shall be construed as creating a partnership or joint venture between the Lessee and the Lessor. Neither party will be deemed to be an agent of the other party as a result of any act under or related to this Deed, and will not in any way pledge the other party's credit or incur any obligation on behalf of the other party.

25. DEFINITIONS

- 25.1 Any terms defined in this Deed shall have the meanings assigned to them in this Deed.

26. LEGAL FEES

- 26.1 Notwithstanding the above, each party shall bear their own legal costs with regard to this Deed.



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**SCHEDULE
DESCRIPTION OF THE LEASED PREMISES
ABOVE REFERRED TO**

All that piece and parcel of immovable property bearing Survey No. 160, Hissa No. 2/1, area admeasuring 00 H 27.75 R + 00 H 02 R Potkharaba, total area admeasuring 00 H 29.75 R, out of it area admeasuring 00 H 09.91 R i.e. 0.664 Sq. Ft., situated at village Pimple Sandagar, Taluka - Haveli, Dist - Pune, standing thereupon and within the limits of Pimpri Chinchwad Municipal Corporation and within Registration of Sub-District of Haveli and Registration District of Pune and being bounded on its four sides as under:-

- On or towards East : By property of Mr. Shankar Kate.
On or towards South : By 45 MTRS BRT Road.
On or towards West : By property of M/s. Vaishnavi Promoters and Developers.
On or towards North : By 12 Mtrs. Wide Road.

IN WITNESS WHEREOF the parties hereto have set their hands and seal to these presents on the day, month and year first above written.



1. MR. SANDEEP VITTHAL KATE



2. MR. SANTOSH VITTHAL KATE



3. MR. NILESH VITTHAL KATE
Partners of M/S. VAISHNAVI PROMOTERS &
DEVELOPERS,
(LESSOR)



For CREATIVE EDUCATION SOCIETY
Trustee and Secretary
/ Authorised Signatory
MR. SANDEEP VITTHAL KATE
(LESSEE)

WITNESSES:

1.

Sign

Name

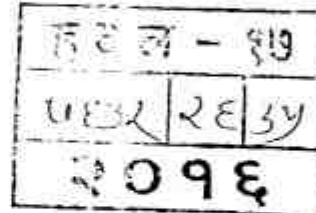
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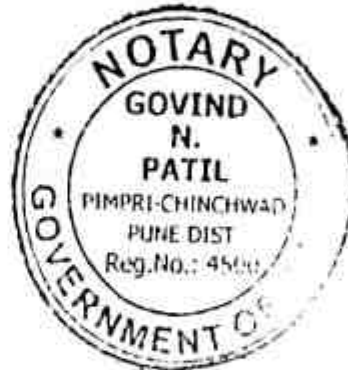
2.

Sign

Name

Add



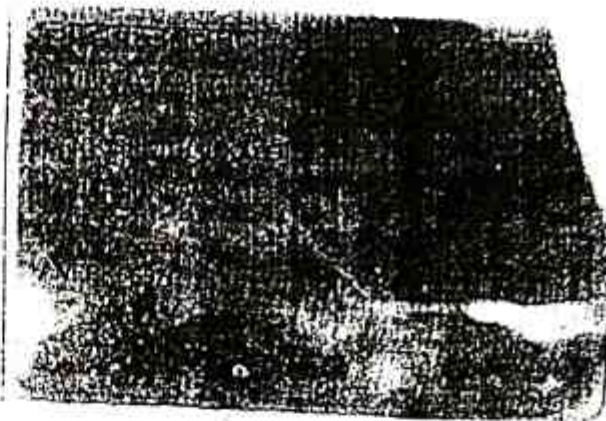


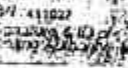
दिनांक: 14/12/2016


घोषणापत्र करणार

AMC No. 10000 PERMANENT ACCOUNT NUMBER
 ACAR10551C
 R/R NAME
 SANDEEP VITTHAL KATE
 R/O NAME / FATHER'S NAME
 VITHAL SITARAM KATE
 DATE OF BIRTH
 26-05-1972
 SIGNATURE

 Corrected by: _____ Date: _____



AMC No. 10000
 SANDEEP VITTHAL KATE
 R/O NAME / FATHER'S NAME
 VITHAL SITARAM KATE
 DATE OF BIRTH
 26-05-1972
 SIGNATURE

 Corrected by: _____ Date: _____

आयकर विभाग
 INCOME TAX DEPARTMENT
 KATE NILESH VITTHAL
 VITHAL SITARAM KATE
 13/01/1976
 Permanent Account Number
 AR11X4058N
 SIGNATURE

 सा. व. सरकार
 GOVERNMENT OF INDIA



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जिल्हासत	हेक्टर	आर		
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इतर अधिकार

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मी, श्री. अमोल दशरथ घेगडे, याद्वारे घोषित करतो की, निबंधक हवेली क्र. १८/२६ यांचे कार्यालयात लिझ डीड या शिफ्टचा दस्त नोंदणीसाठी दाखल करण्यात आला आहे. मे. वैष्णवी प्रमोटर्स डेव्हलपर्स तर्फे भागीदार श्री. संदीप विठ्ठल काटे, श्री. संतोष विठ्ठल काटे व श्री. निलेश विठ्ठल काटे यांनी दि. १८/१०/२०१० रोजी कुलमुखत्यारपत्र दस्त क्र. ९३००/२०१० दुय्यम निबंधक हवेली क्र. १८ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केलेला आहे. निष्पादीत करून कबुली जबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही/किंवा अन्य कोणत्याही कारणामुळे रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: २२/१२/२०१६
स्थळ: पिंपरी, पुणे.

(N)

श्री. अमोल दशरथ घेगडे
कुलमुखत्यारधारकाचे नाव

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दस्तावेज संख्या: ११११११



प्रमाणित जमीन मोजे पिकडे सोदागर, ता. हवेली, जि. पुणे येथील स.नं. १५१/१ व १६०/२/१ या सल्लसीमातक विवरणपत्र दाखल केले नसून त्यासाठी क्षेत्र अतिरिक्त होत असल्याचे प्रतिज्ञापीत केले आहे.

प्रस्तुत निकषातीमातक पुणेनरी कायदावार्तक अर्जदार यांनी विवरणपत्र दाखल केले की काय? तसेच कलम १० (३), १० (५) अन्वये कार्यवाही केलेल्या यादींमध्ये तसेच कलम २० अन्वये सुट दिलेल्या, कलम २१ खालील खेजनाचे यादीत सदर जमिनीचा समावेश आहे काय? तसेच प्रकरणाच्या कलम २ (३) अन्वये निर्णय होऊन अतिरिक्त क्षेत्र निरंकुश घोषित केले असलेस सदरचे प्रकरण आपल्या कार्यालयामध्ये उपलब्ध आहे काय? याबाबतची माहिती २० दिवसांमध्ये तादर करणीमातक पुणेनरी कार्यालयास पत्र क्र. प्रमह/एनए/एसआर/२००१/१२, दि.१०/०८/२०१२ अन्वये कळविणेत आलेले होते. तथापी सल्लसीतीमध्ये सदरचे पत्र पुणेनरी कार्यालयास पाठवून ० दिवसांपेक्षा अधिक कालावधी होऊनही पुणेनरी कार्यालयाकडील अभिप्राय प्राप्त झालेला नाही. तसेच या कार्यालयाकडे पुणे नागरी समूह कार्यालयाने त्यापेकडील पत्र क्र.पुणेनरी/सीए-१६११/२००६, दि.०५/११/२००६ अन्वये पुणे नागरी समूहातील समाविष्ट गावातून ज्या गट मालकाच्या क्षेत्रासाठी पुणेनरी कायदा कलम ६ अन्वये विवरणपत्र दाखल झालेले व कलम १०(३), १०(५) अन्वये कार्यवाहीमातकी यादी व सीडी या कार्यालयास पाठविलेली आहे. त्या यादी सीडीनुसार प्रस्ताविन मोजे पिकडे सोदागर, ता. हवेली, जि. पुणे येथील स.नं. १५१/१ व १६०/२/१ मधील १०५३.६४ चौ. मी. क्षेत्राचा या यादीत समावेश दिसून येत नाही.

राज्याचे नगर विकास विभागाचे पत्र क्र.नाकवा-२२११/प्र.क्र.१३८/नाणकवा-२, दिनांक ०६/०६/२०११ नुसार ज्या प्रकरणी पुणेनरी कायदा कलम १०(३), १०(५) नुसार कार्यवाही झालेली आहे अशाची प्रलपित आहे त्या प्रकरणी पुणेनरी/नागरी समूहाकडून अभिप्राय अथवा या ठरकत अभ्यासी अलक्ष्यकृत नसल्याचे स्पष्ट केले आहे.

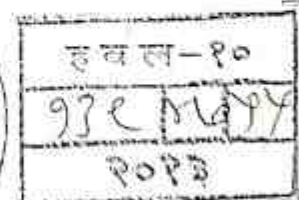
तसेच सदर जमिनीमातक पुणेनरी कडील दिनांक ०३ मे, २०११ रोजीचे प्राप्त झालेली यादी व सल्लनाच्या नगर पिकात विभागाकडील दिनांक १७ जुन, २०११ रोजीचे पत्रानुसार निष्पत्तीकडील पत्र, ३० संदिग्ध प्रकरणाची यादी व वनागट/गोमस आदेशाची यादी पहात सल्लनाच्या जमिनीचा त्यामध्ये समावेश नाही.

भा. विभागीय आयुक्त, पुणे विभाग, पुणे याचेकडील परिपत्रक क्रमांक मह-२/जमीन /जमदल / सारक २/००२/२००३, दिनांक २२/१/२००३ मधील तरतुदीनुसार विहित भूमिपत्र अर्जदार यांनी पत्रिका पत्र व अधिपत्र दाखल केले आहे. सदर प्रतिष्ठापनात विषयकित जमिनीचे बाबत खालील नमुद केलेले व कोणत्याही कायदाच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुदई कुल याहिबोद व शेवजमीन अधिनियम, १९७८.

२. महाराष्ट्र जमीन महसूल अधिनियम १९६६.

३. महाराष्ट्र रीत जमीन (जमीन वापरणीची काल मर्यादा) अधिनियम, १९०६.



३. इत्याम जमीनी अध्याय करण्यासाठीचे निर्दिष्ट केलेले विविध कायदे
 ४. भुमिदः काढे पाऊनसाठी प्रतिशत करणे व जमीन मालकीकरीत जाणारे अधिनियम, १९७७.
 ५. महाराष्ट्र खाजगी वने संभाजन अधिनियम, १९७५.
 ६. महाराष्ट्र अनुसूचित जगातीच्या जमिनी प्रस्थापित करणे अधिनियम, १९७५.
 ७. नागरी जमीन फगाल पारणा अधिनियम, १९७६.
 ८. महाराष्ट्र प्रत्यक्षप्राप्तित व्यक्तिचे पुनर्वास अधिनियम, १९८६.
- उपरी वर नमुद कायदांमधील तरतुदींचा भंग होत असल्याचे तसेच विषयांमधील जमिन वर्ग २ वरील नसलेले अतिशयवात नमुद केलेले आहे.

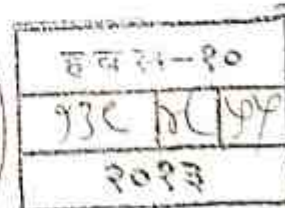
अर्जदर जमीनी निवोजनामधील सामायित केलेल्या स.नं. १५१/१ व १६०/२/१ मधील अनुक्रमे १४५१.६४ चौ. मी. शैक्षणिक या बाणिज्य क्षेत्रासाठी लागू असलेल्या स. ०.९६ पैसे प्रति चौ. मी. दराने आकारा जाणे : आकारणी रक्कम रुपये १३५५/- व रुपांतरित कर र. न. ६७७५/- अशी एकुलत रु. ८०३०/- इतक्या रक्कम दिनांक ०३/१२/२०१२ रोजी रास्तनास जमा केलेली आहे. तसेच अर्जदार जमीनी स्वतः (अर्जित जगाती मोजणी करण्यासाठी सगर भू-मापन अधिकारी, पिंपरी विचयड यांचेकडे रक्कम रु. १२ ०००/- इतकी रक्कम दि. ०३/१२/२०१२ रोजी जमा केलेली आहे.

आता जमीनीवरील निवोजित बाणजम अत्रावाडे पिंपरी विचयड महानगरपालिका जमीनी क. वी.टी./विचयड (विचयड/३८/२०१०). दि. १२/११/२०१० अन्वये मंजूर केलेले आहेत. त्यानुसार स्वतः बाणजम सुट करणारा दाखला (काननामेट सर्टिफिकेट) दिलेला आहे.

वरील बाणजमाला विचयड घेता. अर्जदार हे बाणिज्य प्रयोजनास पात्रतासाठी अर्जित बाणजमाला देणारा पात्र आहेत. सद्य. महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियमानुसार मत्त प्रदान करण्यात आलेल्या शक्तीनुसार मी, विचयड देशमुख, जिल्हाधिकारी पुणे अर्जदार, श्री शंकर गणू खाटे, स. पिंपळे संदागर, ता. हरोली, जि. पुणे यांना काढलेला नमुद जमीनीच्या १४५३.६४ चौ.मी. पैकी रस्त्यासाठी ४२.०० चौ.मी वजा जाता उर्वरित क्षेत्र १४११.६४ चौ. मी. क्षेत्रास बाणिज्य (शैक्षणिक) प्रयोजनासाठी खालील अटी व शर्तीवर अर्जित बाणजमाला देणारे आहेत.

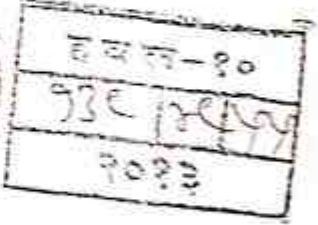
गिनशेती मंजूर करायच्या जमिनीचे वर्णन.

अ.क्र.	स बांधे नाव	तपशील	क्षेत्र (चौरस मीटर)
१	मौज विचयड	अर्जदार जमीनी रस्त्याकरीत नकारात सामायित केलेले क्षेत्र	१४५३.६४ चौ. मी.
२	मौज वर. ता.	(-) रौड रोड - रौड (रौड वाईडींग)	४२.०० चौ. मी.
३	हजार, जि. पुणे	पिंपरीती करायच्या निमज्ज क्षेत्र	१४११.६४ चौ. मी.
४	स.नं. १५१/१ व १६०/२/१	पिंपरीती बाणजम प्रयोजन	बाणिज्य (शैक्षणिक)



सह संशर्त

१. सदरची परवानगी महागाट जमीन महसूल अधिनियम १९६६ च. त्याखालील नियमानुसार देणेत येत आहे.
२. सदर विद्योत्तमानधील अनुषंगिक परवानगीचे एकूण १३५३.६४ चौ. मी. इतके होत आहे. त्याची या तिकाणी नमोदनात नमोदने अंश सनविष्ट करून या जागेवर २०,००० चौ. मी. पेक्षा जास्त क्षेत्रफळ आराखड्याचे आल्याने उपाययोजना विभागाला या बाबत दाखला घेणे अर्जावर नमोदना बंधनकारक नाही.
३. अर्जदार यांनी जमीनीचा बापर त्यावरील इमारतीतही ज्या कारणासाठी दिला आहे त्या कारणासाठीच करावा. जमीनीचा बापर अन्य कारणासाठी जिद्दाधिकारी यांचे परवानगी विचार करू नये.
४. जमीनीचा अनुषंगिक बापर या आदेशाचे दिनांकापासून सुरू झाला असे समजणेत येत आहे.
५. जमीनीचा अनुषंगिक बापर आदेशाप्रमाणे सुरू झालेले विद्योत्तमान झालेल अर्जदार महागाट जमीन महसूल अधिनियम १९६६ चे कलम ४५ मधील तरतुदीनुसार कारवाईत बांध राहतील.
६. येथील विद्युत महानगरपालिका यांनी ज. वी. सी. / पिप्ले सोडवणूक/४६/२०१०, दि. २८/११/२०१० मध्ये मजूर येथील विद्युत / इमारत नकाराप्रमाणे अर्जदार यांनी बांधकाम घेत नाहीत व त्यामध्ये कोणत्याही प्रकारचा झेब्रानेड सक्षम विद्युत-धोऱ्या परवानगी विभाग करू नये.
७. महागाट नगर न्यायन अधिकारी विररी विभागक येथील ज. वी. सी. ४०६८ व ४०६९ दि. २२/०५/२०११ अन्वये येथील बाईबाटोचे सोडणी नकारातील इर्दामा अधिन रावून सदरची मजूर येथेत येत आहे. विभागातील जमीनीच्या बाईबाटोचे / इर्दामा अनुषंगाने काही बांधकामातील व इ. सक्षमतेला त्याची सक्षमते पध्दती अर्जदार / मातल यांची बाईबाटो प्रकारची बांधकाम सोडणी नकाराप्रमाणे कोणासाठी अर्जदार याद निमोन झाल्यात असा प्रकारची परवानगी अर्जदार या बांधकाम व सक्षमतेला येईल.
८. या ही जमाज जमीन आल्या अधिनियम १९६६ अन्वये अधिनियम उपविभागेत आलेली सक्षम होणन प्रयत्नांची बाटी / ज. वी. सी. ४०६८ मधील ही विररी विभागक महानगरपालिका याच्या अधिनियमक बांधकाम आहे. याचा बाईबाटोच्या आधारे बाईबाटोची करून बांधकाम सोडणी विररी विभागक महानगरपालिका यांनी मजूर येथेत आहेत, असे मजूर जमाज प्रत्युत्तमी अनुषंगिक परवानगी देण्यात येत आहे.
९. अर्जद्विती नमोदनात मातल / मजूर ही प्रत्युत्तमी क्षेत्रमधून येतेली आहे किंवा नाही बाईबाटोची या रजना विररी विभागक महानगरपालिका यांचे सक्षमतेला जमाज सदरचे बाईबाटो बांधकाम मजूर यांनी विररी विभागक अन्वयेला मजूर घराबात येतल सदरची परवानगी देणेत येत आहे.



५०. निहाण विभागासाठी नगर ऑफ डिपेन्स अंक्ट १९०३ अन्वये यापित होणाऱ्या क्षेत्रांमध्ये सदरच्या सर्व इन्फ्राम्प्ट रमणोल नसल्याची खात्री घेण्यात येवली. विषयक महानगरपालिकेने त्यांच्या खांबवरून करण बांधकाम नकाशे संजूर केले असल्याचे मूळीत तदनुसार येवून सदरची अकृषिक परवानगी देण्यात येत आहे.
५१. अर्जदार यांनी प्रस्तावित केलेल्या क्षेत्राबाबत ताशिय प्रयोजनासाठी २०.०.९६ रीसे प्रती जी. पी. या घराणे अकृषिक तारस तारल्यास मरावा. सदरची आकारणी ही तालपुरत्या खाल्ल्याची असून दिनांक १८/२००६ पासून सुतादीस दर अमलात आल्यानंतर त्यानुसार परवाची रकाम रक्कम शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहील.
५२. अर्जदार यांनी विषयांकीत जागेची मोजणी इन्फ्राम्प्टी नगर मुनापम अधिकारी विमने विचपड जाचकपून नंगुर नकाशाप्रमाणे जागेवर मोजणी करून घेणे अर्जदारावर बंधनकारक राहील.
५३. तसेच प्रस्तुत जमिनीवर शासनाने येळोवळी निश्चित केलेल्या दराने अकृषिक आकारणी दरदधी मराणे अर्जदारावर बंधनकारक आहे.
५४. सदरची अकृषिक परवानगी, नामदी जमीन प्रमाल घारणा कायदा १९४६, मुजई सुल्यहिवाट व शेतजमीन अधिनियम १९४८ व महानगरपालिका कायदयाचे तरतुदीस पात्र राहून देण्यात आली आहे.
५५. अर्जदार यांना महाराष्ट्र जमन तहसूल अधिनियम कायदा १९४६ व अकृषिक आकारणी निवम १९६९ चे परिशिष्ट ४ व ५ मधील सर्व अटी व यातीका प्रत्येका करून खनद करण घ्यावी.
५६. सर्व आदेशातील अटी व यातीका भग केल्यास अर्जदार महाराष्ट्र जमन तहसूल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहतील तसेच दिलेली अकृषिक परवानगी रू समजणीत राहिल.
५७. अर्जदार यांनी खातर केलेली कोणतीही माहिती तसेच प्रविज्ञापनात नमुद केलेली याच अध्या कायदयाचे ही चुकीची अथवा दिशभुल करणारी असल्यास प्रस्तुतधी परवानगी रू समजणीत येईल.

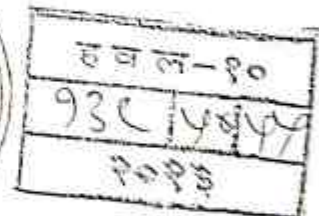
शी १,

श्री रायच नथु काटे,

११ विपजे रायसम, हा. इवेली, जि. पुणे



Signature
(विभास देशमुख)
जिल्हाधिकारी पुणे



Creative Education Society

(Govt. Regn. No. F-23311, Pune)

Regd. Office : Motiram Park, Kothrud, Pune 411 038.

Branch : Near Planet Millennium Society, Pimple Saudagar, Pune - 411 027. Phone - 020-27400005

Extract of the Minutes of the meeting of the Trustees of CREATIVE EDUCATION SOCIETY at its Registered office at Motiram Society, Kothrud, Pune 38 on Mondy at 31.12.2012, 11 a.m.

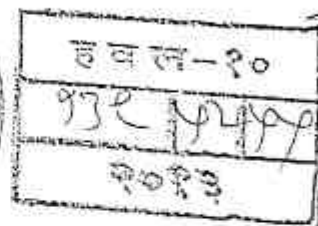
EXECUTION OF LEASE DEED AND AUTHORIZATION TO EXECUTE LEASE AND LEASE AGREEMENT

RESOLVED that the Trustees of the Creative Education Society have decided to obtain on lease, Land bearing Survey No. 160/2/1, 159/1, 160/1, having corresponding City Survey No. 1231 (p), 1232 (p), at Pimple Saudagar, Taluka - Haveli, Dist- Pune along with construction admeasuring standing thereupon.

RESOLVED FURTHER that MR. PRASHANT MADHAV DANI, Trustee/ authorized signatory be and is hereby authorized to do the needful acts to give effect to the above resolution, and to sign and execute all Lease Agreements/ deeds, etc in respect thereof.

For Creative Education Society

Mr. Prashant
Trustee



Summary (GushwaraBlang-1)

STANDARD

गुश्वारा-041 दिनांक 2013 10 49
पृष्ठ

गुश्वारा-041

गुश्वारा-041

गुश्वारा-041

गुश्वारा-041 दिनांक 10/10/2013

गुश्वारा-041 दिनांक 10/10/2013

गुश्वारा-041 दिनांक 10/10/2013

गुश्वारा-041 दिनांक 10/10/2013

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गुश्वारा-041 दिनांक 10/10/2013

गुश्वारा-041

गुश्वारा-041

गुश्वारा-041 दिनांक 10/10/2013

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गुश्वारा-041 दिनांक 10/10/2013

गुश्वारा-041 दिनांक 10/10/2013

गुश्वारा-041 दिनांक 10/10/2013



पावती

Original/Duplicate

Friday, June 03, 2016

नॉदणी क्र.: 39M

1:15 PM

Regn.: 39M

पावती क्र.: 6004 दिनांक: 03/06/2016

गावाचे नाव: पिंपळे मोदागर

दस्तावेजाचा अनुक्रमांक: हवेली 18-4802-2016

दस्तावेजाचा प्रकार: भाडेपट्टा

मादर करणाऱ्याचे नाव: क्रिएटीव्ह एज्युकेशन सोसायटी तर्फे अधिकृत गद्दी करणार श्री. संदीप विठ्ठल कांट

नॉदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

आपणाम मूळ दस्त, धंवनेल प्रिंट, सूची-२ अंदाजे

1:34 PM : द्या वेळेस मिळेल



सह-मुख्यम निबंधक, हवेली-18

बाजार मूल्य: रु. 22172326/-

मोबदला रु. 500000/-

भरलेले मुद्राक शुल्क : रु. 998000/-

सह-मुख्यम निबंधक
हवेली क्र. १८, (वर्ग २), पुणे

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH001422111201617 दिनांक: 03/06/2016

बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 740/-

Pre-Registration summary (नोंदणी पूर्व गोपवारा)



04/06/2016

सूची क्र.2

दुपयम निबंधक : मह. दु. नि. हवेली 18

दस्त क्रमांक : 4802/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पिंपळे सौदागर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	500000
(3) बाजारभावा (भाडेपट्ट्याच्या बाबतिलेखपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22172326
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म. न. गा. इतर वर्णन : इतर माहिती: विभाग क्र. 10/2 गांव मोजे पिंपळे सौदागर, ता. हवेली, जि. पुणे. येथील मळी नं. 160, हिस्सा नं. 2/1, चांसी क्षेत्र 00 हे 27.75 आर + 00 हे 02 आर पोटखराबा, चांसी एकुल क्षेत्र 00 हे 29.75 आर, चापकी क्षेत्र 00 हे 09.91 आर म्हणजेच 10.664 चौ. फूट. ((Survey Number : 160 :))
(5) क्षेत्रफळ	1) 10664 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- किराटीव्हा एज्युकेशन सोसायटी तर्फे अधिकृत सही करणार श्री. संदीप विठ्ठल काटे वय:- 44; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपळे सौदागर, ता. हवेली, जि. पुणे., महाराष्ट्र, पुणे. पिन कोड:- 411027 पैन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मं. वैष्णवी प्रमोटर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. संदीप विठ्ठल काटे, श्री. संतोष विठ्ठल काटे व श्री. निवेश विठ्ठल काटे तर्फे कबुलीजबाब मुलमुखत्यारधारक म्हणून श्री. अमोल दशरथ घेगडे वय:- 26; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं. : पिंपळे सौदागर, ता. हवेली, जि. पुणे., महाराष्ट्र, पुणे. पिन कोड:- 411027 पैन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2016
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2016
(11) अनुक्रमांक, खंड व पृष्ठ	4802/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	998000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुद्रांकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाचा निवडलेला अनुच्छेद :-

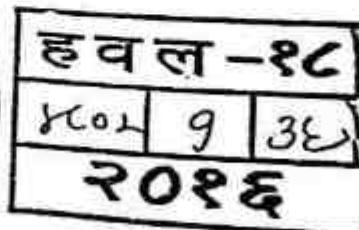
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.




Hot Payment Successful. Your Payment Confirmation Number is 91195893

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH001422111201617E	Form ID	Date: 31/05/2016 12:10:44
Barcode			
Department	Inspector General Of Registration	Payee Details	
Receipt Type	Stamp Duty & Registration Fee together/Registration Fee	Dept. ID (If Any)	
Office Name	HVL18_HAVELI 18 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	AABTC4162A
Year	Period: From : 01/10/2014 To : 31/03/2015	Full Name	CREATIVE EDUCATION SOCIETY
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	PIMPLE SAUDAGAR
0030046401 Stamp Duty	998000.00	Road/Street, Area /Locality	SURVEY NO 160 PUNE
0030063301 Registration Fee	30000.00	Town/ City/ District	
	0.00	PIN	4 1 1 0 2 7
	0.00	Remarks (If Any) :	
	0.00	PAN2=ACAPK0561C-SecondPartyName=VAISHNAVI PROMOTERS AND DEVELOPERS PART SANDEEP V KATE-	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	1028000.00	Amount in words	Rupees Ten Lakhs Twenty Eight Thousand Only
Payment Details:IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 91195893		Bank CIN No : 69103332016053111464	
Cheque- DD Details:		Date	
Cheque- DD No.		31/05/2016 12:10:44	
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

Print



Summary-2(दस्त गोबारा भाग - २)

मल्याकन पत्र (शहरी क्षेत्र-धुली जमीन)					
Valuation ID : 20160603989	03 June 2016, 01:32:48 PM				
मल्याकनाचे वर्ष 2016 ठिकाण धुली तालुका धुली जिल्ह्याचे भाग (वि.क्र. 10) (वि.क्र. 10) (वि.क्र. 10) उपमहानगरपालिका उपमहानगरपालिका 1102-उद्योग क्षेत्र निवासी विभाग क्षेत्राचे नाव Pune Municipal Corporation मिळकतीचा क्रमांक सधई नंबर 100					
 <div style="display: inline-block; border: 1px solid black; padding: 5px; text-align: center;"> ह व ल - १८ ४०२ २ ३६ २ २०१६ </div>					
वार्षिक मूल्य दर तपसवानुसार जमिनीचा दर					
धुली जमीन	निवासी वाढतिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
23540	63620	69670	83690	0	घी. मीटर
मिळकतीचे क्षेत्र ००१ घी. मीटर		Bulk Land			
1. ५४११ घी. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर १००% मूल्य दर = 23540/- ५४११ घी. मीटर क्षेत्रासाठी मल्याकन = ५४११ * 23540 = 11770000/-					
2. ४९१ घी. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर ९०% मूल्य दर = 21186/- ४९१ घी. मीटर क्षेत्रासाठी मल्याकन = ४९१ * 21186 = 10402326/-					
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र १ मूल्य + मिळकतीचे क्षेत्र २ मूल्य = 11770000 + 10402326 = Rs. 22172326/-					

[Name] [Print]



हवेल-१८		
२०२४	८	३६
२०१६		

4

// SHRI GAJANAN PRASANNA //
AGREEMENT FOR Lease

LEASE DEED THIS LEASE DEED together with its
Schedule (hereinafter referred to as the Deed') is made at
PUNE and executed on this 3rd day of June, 2016

By and Between

M/S. VAISHNAVI PROMOTERS & DEVELOPERS,
Registered Partnership Firm,
Through its Partner

1. MR. SANDEEP VITTHAL KATE,
Age – Adult, Occupation – Business,
PAN No. ACPK0561C

2. MR. SANTOSH VITTHAL KATE,
Age – Adult, Occupation – Business,

3. MR. NILESH VITTHAL KATE,
Age – Adult, Occupation – Business,
No. 1 to 3 R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune.

Hereinafter referred to as the "**LESSOR**"

(Which expression shall unless repugnant to the context
or contrary to the meaning thereof shall deem to mean and
include his legal heirs, representative, administrators, trustees,
executors, successors, transferees and assigns)

of the **FIRST PART.**

WITH

CREATIVE EDUCATION SOCIETY
(School Name -CHALLENGER PUBLIC SCHOOL)

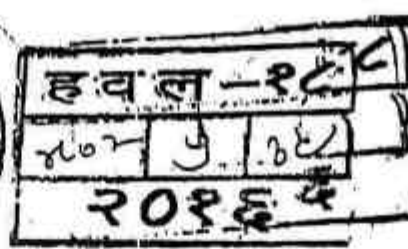
An education institute,
duly registered under the Trust Act and Societies Act
having its principal and registered
office at: Pimple Saudagar, Tal. Haveli, Dist. Pune,
Through its trustee and Secretary / Authorised Signatory.

MR. SANDEEP VITTHAL KATE,
Age – About 44 Years, Occupation – Business,

Hereinafter referred as the "**LESSEE** "

(which expression shall, unless repugnant to the context
or contrary to the meaning thereof shall deem to mean and
include its representative, administrators, trustees, executors,
successors, transferees and assigns)

of the **OTHER PART.**

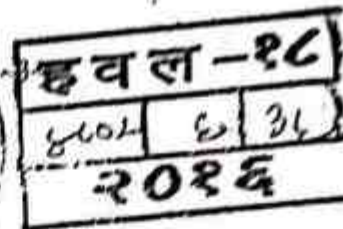


The Lessor and the Lessee are hereinafter referred to in the collective as the 'Parties' and in the singular as a 'Party', as the context may require.

WHEREAS

- a) The Lessor herein is seized, possessed of or otherwise entitled to and is recorded owner of the property bearing Survey No. 160, Hissa No. 2/1, area admeasuring 00 H 27.75 R + 00 H 02 R Potkharaba, total area admeasuring 00 H 29.75 R, out of it area admeasuring 00 H 09.91 R i.e. 10,664 Sq. Ft., situated at village Pimple Saudagar, Taluka - Haveli, Dist - Pune, (which Land is more particularly described in the Schedule, hereunder written and together hereinafter referred to as the "Leased Premises"). The Lessor has informed, assured and represented that he is absolutely entitled to the said property, and the Lessor also assures the Lessee that he shall get constructed appropriate structure on the said Land, apart from the existing structure, as required by the Lessee, at the cost of the Lessor, and based on the representations, assurances and declaration given by the Lessor, the Lessee has decided to enter into this deed, and the same is the essence of this deed.
- b) The Lessee inter alia, is an Educational institute in Pune and having its branches at many other places and locations in the Pune District and elsewhere in the state of Maharashtra. The Lessee herein desires / intends to set-up an education institute / school in Pimple Saudagar and was in the search of suitable place for their institute / school. Upon getting information about availability of the land owned and possessed by the Lessor, approached to the Lessor with a request to grant the premises owned and possessed by him on long lease to the Lessee Institute to set up the school on the said premises.
- c) After having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his abovementioned entire premises on long lease to the Lessee institute, in accordance with the terms and conditions set-forth in this Deed hereunder.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS HEREIN SET FORTH AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY

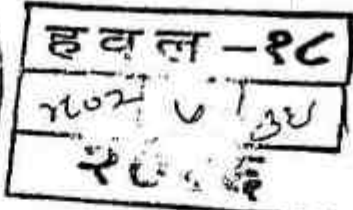


ACKNOWLEDGED, THE PARTIES MUTUALLY
AGREE AS FOLLOWS:

I. GRANT

1.1 In consideration of the Rent (as hereinafter defined) agreed to be paid and the covenants, obligations, terms and conditions mutually agreed upon hereunder the Lessor hereby grants on long lease to the Lessee and the Lessee hereby takes on lease from the Lessor, the leased premises for the purpose of setting up and/or running and conducting education institute and/or school (preferably in the name of "Challenger Public School") to fulfill the intention/aim of the Lessee (the Lessee, however, agrees and undertakes not to use the said leased premises for other purpose than agreed hereto).

1.2 The leased premises has been handed over to the Lessee by the Lessor on as-is-where-is basis. The Lessor has an intention to construct a building and hence, shall submit plan sanctioned from the concern authority i.e. Pimpri-Chinchwad Municipal Corporation. However, due to unavailability of necessary funds, the Lessor could not carry out proposed construction on the Leased premises. The Lessee institute herein showed their readiness and willingness to complete the proposed construction of the building as per sanctioned plan by raising loans equivalent to estimated cost of proposed construction from various banks / financial institutes by mortgaging the leased premises to which the Lessor has agreed for. The existing structure of and has been constructed by the Lessee, at the cost of the Lessee, as per the plan sanctioned by the Pimpri Chinchwad Municipal Corporation, and the Lessor has agreed that the Lessee shall deducted the amount that has been spent for the construction for the present structure, and amount to be spent for construction in future. And incase, the amount of rent payable falls short, then the Lessee shall be entitled to recover the same with interest @ 18 % p.a.. It is further agreed by and between the parties hereto that the Lessor will repay the entire amount spent by the Lessee institute at the time of taking back the possession of the leased premises. And Incase, the amount of rent payable falls short, then the Lessee shall be entitled to recover the same with interest @ 18 % p.a.. It is further agreed by and between the parties hereto that the Lessee is hereby fully authorized / empowered to deduct/ adjust the amount spent, from the rent payable to the Lessor every month. The Lessor has furnished the copy of the sanctioned plan to the Lessee for the leased premises as the leased premises exist on the date of execution of this

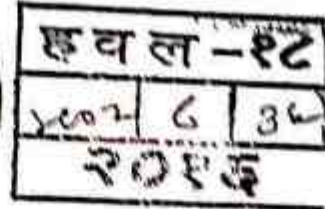


Lease Deed. The Lessee is entitled to carry out the construction as per the sanctioned plan and / or to make modification, changes, additions and alterations and fit-out from the date of execution of this Deed. The Lessee shall, however, obtain permission, if any required, from the concerned authorities and shall carry out modification, changes, additions and alterations and fit-out under the supervision of Architects, Engineers and Contractors at their own cost and expenses, however the same shall be re-imbursed by the Lessor to the Lessee. The leased premises are more particularly described in the Schedule written hereunder to this Deed.

- 1.3 The chargeable area of the Leased Premises is 10,664 sq.ft. The Lessor assures the Lessee that he is absolutely entitled to the said Land admeasuring 10,664/- sq ft, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessor also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the premises absolutely, to the Lessee, in respect of the said Land admeasuring 10,664/- sq ft. and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased premises, the same shall be cleared, sorted out by the Lessor at his own costs and expenses, and the Lessor shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.

2. NO-OBJECTION CERTIFICATES

- (i) The Lessor hereby gives his consent for all the maintenance of the said premises, and development of the said premises, as required by the Lessee, and no separate consent letter/ No Objection Certificate (NOC) shall be required.
- (ii) The Lessor declares and assures the Lessee that he has no objection for the Lessee carrying out construction as per sanctioned plan and / or to make changes, alterations, additions, deletions and/or renovation to the plan to fit-out as per the Lessee's requirements, and that he shall provide his consent and signatures as and when required, without any delay and extra consideration.



- (iii) The Lessor further declares and assures that there are no dues payable with regard to water tax, electricity and other necessary municipal and other charges from local authorities, up to the date of execution of this Deed.
- (iv) The Lessor further declares and assures the Lessee that he shall provide all signatures on all forms, affidavits, declarations, etc., as and when required by lessee for maintaining, developing the said premises, as per the requirement of the Lessee.

Provided further that in case the Lessor fails to give his 'No Objection / consent', if required specifically, within three days then in that case it shall be presumed that the Lessor has given his 'No objection' consent. It will be considered as deemed No objection / consent of the Lessor and the Lessor shall not have any right to raise any objection /claim of any kind after the lapse of stipulated period.

3. RENT COMMENCEMENT DATE

3.1 Rent Commencement date

The parties agree that this Deed shall come into force and be effective from 1st day of June, 2016 and the Rent Commencement Date shall be from 1st day of June, 2016. Any access to the Lessee of the Leased Premises before the Rent Commencement Date will be only for the purposes of facilitating this Deed:

4. TERM & TERMINATION

4.1 TERM

The term of the lease of the Leased Premises shall commence on the Rent Commencement Date and end 30 years (Thirty Years) calendar years thereafter (hereinafter the 'Term') i.e. up to 31st May 2046.

4.2. FIRST RIGHT OF PRE-EMPTION

It has been agreed by and between the parties that incase the lessor desires to sell /dispose of the said premises, the lesee shall have the first right of pre-emption to buy the premises, i.e. the Lessor shall offer the said premises, for sale, to the Lessee, in writing. The consideration there of shall be decided at mutual consent between the parties and for the purpose of arriving at the sale price, the parties shall consider the value as determined by government Approved valluer, to be



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Lessee shall deposit the tax deducted with the income tax authorities and furnish TDS If the Lessee fails to deposit the same with the Income Tax authorities within the stipulated time and/or furnish TDS Certificate to the Lessor within stipulated period and as a result thereof Income Tax authorities claims any interest and/or penalty from the Lessor, for default of the Lessee, then in that event the Lessee will reimburse the same to the Lessor along with interest @ 15% p.a.

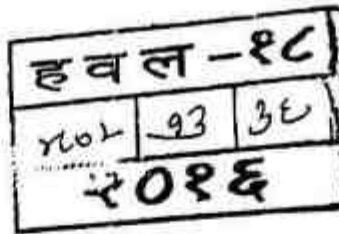
- (i) The Lessee shall accordingly pay Rs. 5,00,000/- (Rupees Five Lakhs only) per month ('Rent'), monthly in advance, on or before the 10th day of every month. The Lessee has been regularly making the payment of the Lease rent from the Rent commencement date, and has made the payments till today, subject to TDS, and deductions agreed upon and admitted by both the parties, and the Lessor admits and acknowledges the receipt of the same.
- (ii) The Lessee shall accordingly pay per month 'Rent', in advance, on or before the 10th day of every month (subject to T.D.S. and repayment of construction cost deductions, as applicable), and also subject to the Lessor paying his share of Service tax to the appropriate authority. If the Lessor fails to pay the Service tax as applicable, the Lessee shall be entitled to deduct such amount from the subsequent Lease rent.

5.2 DUE DATE AND INTEREST

- 5.2.1 The Rent in respect of the Leased Premises as specified in this Deed shall be paid monthly in advance on or before 10th day of every month, in accordance with Clause 5.1 above, in respect of which the Rent is due (the 'Due Date') subject to deduction of TDS and repayment of construction cost. In case of delay in payment of Rent or any other amount, the Lessee shall pay interest calculated at fifteen (15%) per cent, calculated from the Due Date till the date of actual payment.

5.3 PROPERTY TAX

- 5.3.1 The Lessor shall, during the Terms, be solely responsible to meet and satisfy any levy of any tax or increment thereof by whatever name called by any central, state or local authority in respect of the said property (hereinafter the 'Property Tax') and the Lessee shall have no responsibility in that regard. The Lessor shall regularly pay all charges raised by the local authorities. These



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Financial Obligations arising prior and after the date of execution shall be that the Lessor, and the Lessee shall have the right to recover damages, if any, under the applicable laws. The Lessee shall also be entitled to sub-let the leased premises, to recover such amount.

5.6. ATER AND ELECTRICITY CHARGES

5.6.1 It is expressly agreed between the parties that the Lessee shall be liable to pay to the concerned authorities water and electricity charges for water and electricity consumed by the Lessee in the leased premises from the date hereof during the term of lease.

6. INTEREST FREE REFUNDABLE SECURITY DEPOSIT, REFUND OF SECURITY DEPOSIT:-

6.1 Interest Free Refundable Security Deposit.

6.1.1 The said deed is without any such type of security deposit. Hence this document shall be treated as 'without security deposit'

6.4.2 If on the expiry or earlier termination of this Deed, the Lessee fails to hand over quiet, vacant and peaceful possession of the leased premises to the Lessor then in that event the Lessee shall be liable to pay one and a half times the rent payable at that time as and by way of agreed amount of liquidated damages apart from Municipal Taxes and all other outgoings from the date of termination till handing over possession and till such time the Lessor shall be at liberty to with hold the IFRSD or balance thereof (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) till the Lessee hands over the quiet, vacant and peaceful possession of the leased premises to the Lessor. The Lessor shall also be at liberty to deduct such amount that may become due and payable by the Lessee for such period of which the Lessee were into the Leased Premises.

6.4.3 The Lessee at the time of handing over the quiet, vacant and peaceful possession of the leased premises will provide all the up-to-date paid up bills relating to different services to the Lessors.

7. MAINTENANCE

7.1 Maintenance

7.1.1 The Lessee shall be responsible for the maintenance of the Leased Premises and common area and facilities.

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संस्कृत भाषाभाषा भाग-2

पृष्ठ संख्या: 3486
पृष्ठ क्रमांक: 4802/2016

दस्तावेज क्रमांक: १८/४८०२/२०१६
दस्तावेज प्रकार: धातुगोळा

भक्तः पञ्चपादाभिः नाभः च गन्तः

१) ताव म. वरणधी घमोदमं अंग इच्छन्तमं तम. भागोदा
 धी मदीय विद्वान् भादे, धी. संतोष विद्वान् भादे व धी.
 निर्विश विद्वान् भादे तर्पे. कमुनीजघाव ५ तमुन्मत्तधामधाम
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 व. , रोद म. , विपदे मीदाध, भा. हतेवी, जि. पुणे.
 पत्तापद्, पुणे
 येत मज्ज

पक्षपातशून्य प्रकाश

सहायान्वित

अनुसूचित जाति

भाषण
 समय :- 26
 मन्दावारी :-



2 माच त्रिमयीक मृगयुक्तेभ्यः सोसायटी तपः श्रद्धिभूत भाग
मन्थार धी, मदीय विष्णु काटे
मन्ताः, मन्ता मः, माका मः, इमावतीं माच, इलाक
मः, दोह मः पिपळे भीवागर, मा. इमेवी, जि. पुणे,
महाराष्ट्र, पुणे.
पंत मन्थार:

भा.दे.न.स.
वय :- 44
स्वाधरी:



बगीच हस्तशिल्प कला संस्था मराठवाडा भांडेपट्टा भा.सं. १६०० - अमरावती जिल्हा कार्यालय
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भारतम् •

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अनु
४. पक्षधाम्याने नाच व पता

नाम: अ. द. सागर अशोक पुजारी
वय: 26
पता: विपनी, पुणे.
पिन कोड: 411017

सदायाचिञ्च

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महत्त्वपूर्ण निबन्ध, हॉली-18

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सात एकूण ३ पाने आहेत.
सहा प्रश्नांनी निबंधक
हवेली, क्रं १८ पुणे शहर

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