

527/13785

Monday, July 25, 2022

4:01 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14349 दिनांक: 25/07/2022

गावाचे नाव: सांगवी

दस्तावेजाचा अनुक्रमांक: हवल26-13785-2022

दस्तावेजाचा प्रकार: भाडेपट्टा

मादश करणाऱ्याचे नाव: किशोर शंकर गारवे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:19 PM ह्या वेळेस मिळेल.


S.R. Haveli 26

बाजार मूल्य: रु.9030171.6 /-

मोबदला रु.100000/-

भरलेले मुद्रांक शुल्क : रु. 406500/-

सह-दुय्यम निबंधक (तर्ग-२)
हवेली क्र.२६, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202206933 दिनांक: 25/07/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005462293202223E दिनांक: 25/07/2022

बँकेचे नाव व पत्ता:

Index-II



25/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 26

दस्त क्रमांक : 13785/2022

नोदणी :

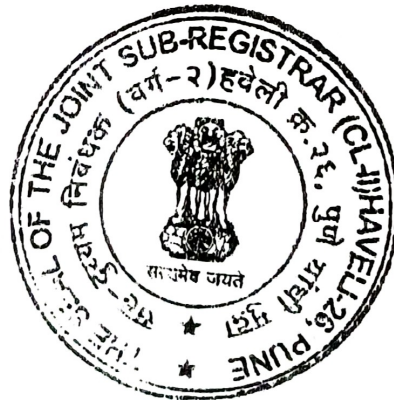
Regn:63m

गावाचे नाव : सांगवी

| | |
|--|--|
| (1) विलेखाचा प्रकार | भाडेपट्टा |
| (2) मोबदला | 100000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 9030171.6 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे सांगवी, सर्वे नं. 66 हिस्सा नं. 2/1/21 यांसी क्षेत्र 03 आर, सर्वे नं. 70 हिस्सा नं. 1/33 यांसी क्षेत्र 02 आर, सर्वे नं. 70 हिस्सा नं. 1/28 अ यांसी क्षेत्र 01 आर यासी एकुण क्षेत्र 06 आर अशी हि मिळकत भाडेपट्टा मुदत 30 वर्षे (Survey Number : 66 ;) |
| (5) क्षेत्रफळ | 1) 6000 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 असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- फर्नस एज्युकेशन सोसायटी तर्फे संचालक/विश्वस्त क्रिस्टोफर जोसेफ फर्नांडिस -- वय:-72; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सिध्दी पार्क, सांगवी, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-AAATF3181B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- किशोर शंकर गारवे -- वय:-64; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: नंदन फेस्टीवा, औंध, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:-AAVPG2791H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25/07/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/07/2022 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 13785/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 406500 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

भुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह-दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २६, पुणे

| | |
|---------------------|--|
| मूल्यांकनाचे वर्ष : | 2022 |
| जिल्हा | पुणे |
| तालुका : | तालुका : हवेली विभागाचे नाव : (वि.क्र.7) सांगवी (पिंपरी चिंचवड महानगरपालिका) |
| उपमूल्य विभाग : | 7/3-नविन सांगवी मधील निवासी विभाग |
| क्षेत्राचे नांव : | Pune Municipal Corporation |
| मिळकतीचा क्रमांक : | सि.टी.एस. नंबर#2015 |

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
|-----------|---------------|----------|--------|----------|----------------|
| 16200 | 51560 | 58700 | 62990 | 0 | चौ. मीटर |

मिळकतीचे क्षेत्र 557.418 चौ. मीटर Layout Plot

Applicable Rules : .16 क

1. 557.418चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =16200/-

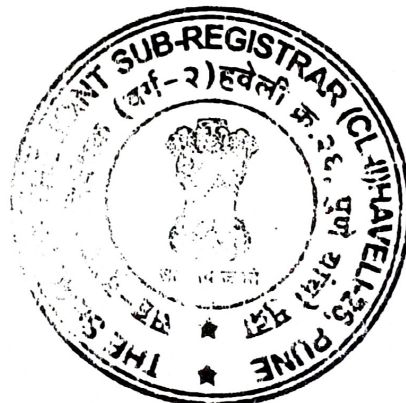
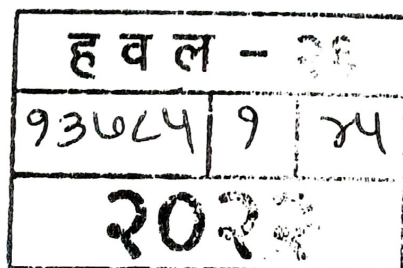
557.418चौ. मीटर क्षेत्रासाठी मूल्य = 557.418 * 16200
=9030171.6/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=9030171.6 + 0
= Rs.9030171.6/-
= ₹ नव्वद लाख तीस हजार एक शें बाहत्तर /-

Home

Print



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|--|--------------------|---------------|---|--------------------------|------------------------------|-----------------------|
| GRN | MH005462293202223E | Barcode | Date 25/07/2022 06:48:46 | | Form ID | 36 |
| Department Inspector General Of Registration | | | Payer Details | | | |
| Stamp Duty | | | TAX ID / TAN (If Any) | | | |
| Type of Payment Registration Fee | | | PAN No.(If Applicable) | | AAVPG2791H | |
| Office Name HVL1_HAVELI NO1 SUB REGISTRAR | | | Full Name | | KISHOR SHANKAR GARVE | |
| Location PUNE | | | Flat/Block No. | | Survey No 66 Hissa No 2/1/21 | |
| Year 2022-2023 One Time | | | Premises/Building | | | |
| Account Head Details | | Amount In Rs. | Road/Street | | Plot | |
| 0030046401 Stamp Duty | | 406500.00 | Area/Locality | | Sangvi Pune | |
| 0030063301 Registration Fee | | 30000.00 | Town/City/District | | | |
| | | | PIN | | 4 1 1 0 2 7 | |
| | | | Remarks (If Any) | | | |
| | | | PAN2=AAATF3181B~SecondPartyName=FERNS EDUCATION | | | |
| | | | SOCIETY~ | | | |
| | | | Amount In Four Lakh Thirty Six Thousand Five Hundred Rupees | | | |
| | | | Words Only | | | |
| Total | | 4,36,500.00 | | | | |
| Payment Details BANK OF MAHARASHTRA | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 02300042022072593064 | 006684664 |
| Cheque/DD No. | | | Bank Date | RBI Date | 25/07/2022-13:50:27 | Not Verified with RBI |
| Name of Bank | | | Bank-Branch | BANK OF MAHARASHTRA | | |
| Name of Branch | | | Scroll No. , Date | Not Verified with Scroll | | |

Department ID :

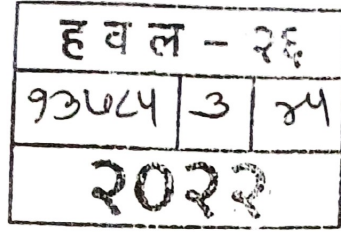
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9823437816

सदर चालन केवल दफ्तर निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-527-13785 | 0002724801202223 | 25/07/2022-16:01:27 | IGR567 | 30000.00 |
| 2 | (IS)-527-13785 | 0002724801202223 | 25/07/2022-16:01:27 | IGR567 | 406500.00 |
| Total Defacement Amount | | | | | 4,36,500.00 |



LEASE DEED

This Lease Deed is made and executed at Pune on this 25th day of July 2022.

BY AND BETWEEN

MR. KISHOR SHANKAR GARVE

PAN No.: - AAVPG2791H

Age: - 64 Years

Occupation: - Business

R/At: - Flat No 3, Nandan Festiva

Aundh, Pune 411007.

hereinafter referred to as “the Lessor” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and partners) of the One Part;

AND

FERNS EDUCATION SOCIETY

A Trust registered under Indian Trusts Act

Having registered office at : A-3/13, Siddhi Park,

Sai Chowk, Pune 411027

Bearing PAN No.: - AAATF3181B

Through its Director/Trustee

Mr. Christopher Joseph Fernandes

Age - 72 years Occupation – Business

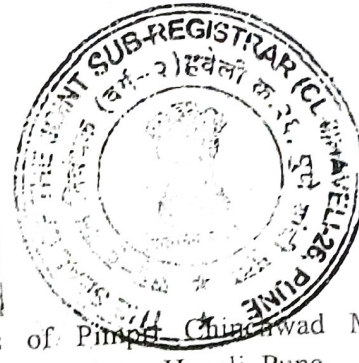
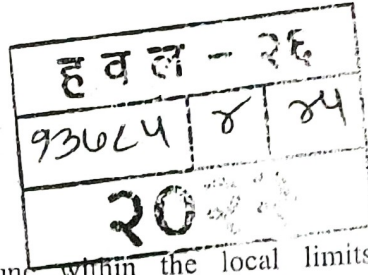
hereinafter referred to as “the Lessee”, of the Other Part. (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, partners, directors, trustees etc.) of the Other Part;

RECITALS

A. Description of Property

i. All that piece and parcel of land admeasuring 03 R i.e. 3000 sq.fts bearing Survey No. 66 Hissa No. 2/1/21, lying and being at village Sangvi, Tal. Haveli, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and in the jurisdiction of Sub Registrar Haveli, Pune.

ii. All that piece and parcel of land admeasuring 02 R i.e. 2000 sq.fts bearing Survey No. 70 Hissa No. 1/33, lying and being at village Sangvi, Tal. Haveli,



Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and in the jurisdiction of Sub Registrar Haveli, Pune.

iii. All that piece and parcel of land admeasuring 01 R i.e. 1000 sq.ft. bearing Survey No. 70 Hissa No. 1/28A, lying and being at village Sangvi, Tal. Haveli, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and in the jurisdiction of Sub Registrar Haveli, Pune.

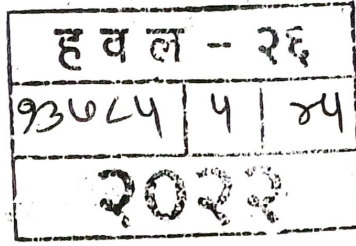
Thus totally admeasuring 6000 sq. ft. (Hereinafter referred as the Leased Property)

- B. The Lessor is the owner of and seized and possessed of and otherwise well and sufficiently entitled to the ("the Leased Property") along with open spaces which has been provided by Lessor.
- C. The Lessee has been furnished with copies of all documents of title of the Lessor in relation to the Leased Property and the Lessee has perused the same and after an independent due diligence exercise and verification, has satisfied itself in all respects with regard to the title of the Lessor to the Leased Property.
- D. The Lessee has also conducted site visits to the Leased Property and has ascertained the propriety and suitability including inter alia in terms of the location of the Leased Property for use of the same as a school of the Lessee. That the Parties shall construct a temporary structure in the said leased property and the Lessee shall after termination or completion of the lease period shall give an open, vacant and peaceful possession of the said property.
- E. The Lessee is in the business of education society i.e. School. That being in need of the Leased Property for a temporary period of **360 (Three Hundred and Sixty) months i.e. 30 years** for use of similar premises for the purpose of school and allied activities related to the same, the Lessee has approached the Lessor with a proposal to permit the Lessee to avail of the facility to use and occupy the Leased Property, purely on lease basis only (not acquiring any right, title and interest, either as tenant or irrevocable Lessee or in any other capacity of any nature whatsoever).
- F. Relying on the various representation of the Lessee in this Agreement, the Lessor has agreed to grant to the Lessee a license to use the Leased Property on the terms and conditions and in the manner hereinafter appearing.

NOW THIS AGREEMENT OF LEASE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

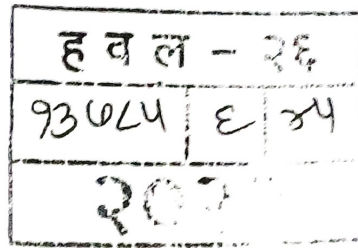
1. DEFINITIONS AND INTERPRETATION

1.1. Definitions



In this Agreement, unless the contrary intention appears from a bare perusal of a particular provision hereof, the following terms shall have the meaning as assigned to them:

- 1.1.1. "Agreement" shall mean this Lease Deed as may be amended from time to time in writing upon the mutual consent of the Parties and shall include the Recitals hereof and Annexures that may be annexed to this Agreement.
- 1.1.2. "Approvals" shall mean and include all the approvals and permissions as described under Sub-Clause [8.4.1].
- 1.1.3. "Commencement Date" shall mean the date **commencing from 1st April, 2022.**
- 1.1.4. "Dispute" shall have the meaning as ascribed to the said term in Clause [19.1].
- 1.1.5. "Lease Fee" shall mean the monthly fixed fees to be paid by the Lessee to the Lessor for the use and occupation of the Leased Property per month from the commencement date as per the provisions of Clause [1.1.3] hereof.
- 1.1.6. "Lease Period" shall mean the period of 360 (Three Hundred and Sixty) months i.e. 30 years from the commencement date.
- 1.1.7. "Leased Property" shall mean the premises as described in Recital [A] above.
- 1.1.8. "Lock-in Period" shall mean the period of **30 years i.e. 360 (Three Hundred and Sixty) months** from the Commencement Date.
- 1.1.9. "Other Utility Charges" shall have the meaning as ascribed to the said term in Sub-Clause [6.3.1] hereof.
- 1.1.10. "Party" shall mean the Lessor or the Lessee severally.
- 1.1.11. "Parties" shall mean the Lessor and the Lessee collectively.
- 1.1.12. "Property Tax" property taxes payable to the Pimpri Chinchwad Municipal Corporation or any other local authority as set out in Clause [0] hereof.
- 1.1.13. "Rectification Period" shall mean the period of **30 (Thirty) days** from the date of receipt by the Lessee of any notice or communication by the Lessor, pointing out a breach or default or non-compliance with any of the terms and conditions hereof, as elaborated under Sub-Clause [12.1].



- 1.1.14. "Service or other Taxes" shall mean and include all the taxes as described in Sub-Clause [1.1.3].
- 1.1.15. "Tribunal" shall mean the Arbitration Tribunal as provided for in Sub-Clause [19.3].
- 1.1.16. "Security Deposit" shall mean an interest free refundable amount to be deposited with the Lessor during the entire Lease Period for due observance and performance of the terms and conditions of this Agreement as per the provisions of Clause [7.1].
- 1.1.17. Force majeure means circumstances such as war; revolution; acts of terrorism; riot or civil commotion; fire; pandemic; lockdowns, explosions; floods; Acts of God; natural disasters.
- 1.2. In addition to the terms defined in Clause [1.1] certain other terms are defined elsewhere in this Agreement and whenever such terms are used in this Agreement, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.
- 1.3. **Interpretation**
- 1.3.1. Any express reference to an enactment or statute or legislation (which includes any legislation in any jurisdiction) includes references to that enactment as reenacted, amended, extended or applied by or under any other enactment before or after the date of this Agreement.
- 1.3.2. All references to an "agreement" or "document" shall be construed as a reference to such agreement or document (including all annexures thereto) as the same may have been amended, varied, supplemented or novated in writing at the relevant time in accordance with the requirements of such agreement or document and, if applicable, of this Agreement with respect to amendments.
- 1.3.3. Where there is any inconsistency between the definitions set out in Clause [1.1] and the definitions set out in any particular Clause then for the purposes of construing and interpreting such particular Clause, the definitions set out in such Clause shall prevail.
- 1.3.4. Words denoting singular shall include the plural and vice versa and words denoting any gender shall include both genders unless the context otherwise requires.

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| १३०८५ | ७ | ४५ |
| २०२२ | | |



- 1.3.5. The headings, subheadings, titles, subtitles, Clauses, Sub-Clauses and paragraphs are for information only, shall not form part of the operative provisions of this Agreement, and shall be ignored in construing the same.
- 1.3.6. The terms mentioned in the Recitals and Annexures to this Agreement shall take effect as if set out in the operative part of this Agreement and references to this Agreement shall include such Recitals and Annexures.
- 1.3.7. References to "Clauses", "Recitals" or "Annexures" are references to the clauses, recitals or annexures respectively of this Agreement.
- 1.3.8. Any reference to "writing" includes printing, typing, lithography and other means of reproducing words in permanent visible form.
- 1.3.9. The terms "include" and "including" shall always be deemed to mean "include without limitation".
- 1.3.10. The provisions of this Clause [1] shall apply unless the contrary intention appears.

2. GRANT OF LEASE

- 2.1. The Lessor hereby grants to the Lessee and the Lessee hereby accepts from the Lessor, the license to use and occupy the Leased Property during the Lease Period, subject to the Lessee observing and complying with all the terms, conditions and covenants herein contained
- 2.2. The Parties agree, confirm and acknowledge that the lease rights as contemplated to be granted by the Lessor to the Lessee in this Agreement is a bare non-transferable lease rights enabling the Lessee to use and occupy the Leased Property only during the Lease Period, subject to the Lessee observing and performing the terms and conditions hereof, and is confined to the use of the Leased Property by the Lessee as set out in this Agreement.

3. LEASE PERIOD AND LOCK-IN PERIOD

- 3.1. Save as expressly mentioned herein, the Lessor or the Lessee (irrespective of inadequate business or any other reasons whatsoever and howsoever arising) shall not be entitled to terminate this Agreement during the Lock-in Period.
- 3.2. In the event, if the Lessee terminates this Agreement during the Lock-in Period or in the event if the Lessor terminates this Agreement on account of breach of any terms and conditions of this Agreement by the Lessee during

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| ह व ल - २६ | | |
| १३०८५ | ८ | ४५ |
| २०२२ | | |



the Lock-in Period in the manner set out in Clause [12.2] hereof, then and in such an event, without prejudice to all other rights and remedies available with the Lessor under this Agreement and/or in law or in equity, the Lessor shall be entitled to recover and the Lessee shall be liable to pay the Lease Fee for the un-expired term of the Lock-in Period within 30 days from Lessee's intimation of termination and the Lessee shall thereupon forthwith vacate and handover the Leased Property to the Lessor; and such sum of money may also be recovered by the Lessor from the Security Deposit to the extent possible.

3.3. On the expiry of the Lock-in Period, the Lessee shall have the right to terminate this Agreement at any time during the remainder of the Lease Period by giving at least 1 (one) month's advance notice in writing to the other party, thereby expressing his/its intention to terminate this Agreement. It is clarified that such notice for termination can be issued by the Lessee only after the expiry of the Lock-in Period.

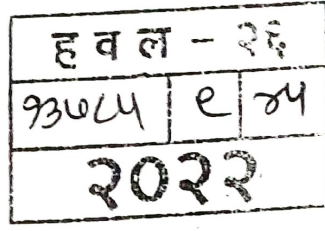
3.4. The lease rights hereby granted shall commence on the Commencement Date and shall be in force for the entire Lease Period unless otherwise terminated at an earlier date in accordance with the terms of this Agreement.

4. LEASE FEE

4.1. The Lessee shall on or before 10th (Tenth) day of every month, pay to the Lessor, the monthly Lease Fee of **Rs. 30,000/- (Rupees Thirty Thousand Only)** for the use and occupation of the Leased Property. The aforesaid monthly Lease Fees excluding the amount of GST and the Lessee shall pay the amount of GST in addition to the Lease Fees. The Lease Fee shall be paid in advance on or before the 10th (Tenth) day of each calendar month to which such Lease Fee relates, for e.g. the Lease Fee for the month of April of a particular year shall be paid on or before 10th April of that year. Where the Lease Fees for the first month and the last month of the Agreement relate to part of a calendar month, the same shall be paid proportionately.

4.2. In the event, if the Lessor enters into any arrangement with any third party (e.g. bank, financial institution etc.) for discounting the Lease Fee receivable by the Lessor under this Agreement, then in such an event the Lessor shall give the Lessee, written instructions to pay the Lease Fee as payable under this Agreement directly to such third party and which the Lessee shall be obliged to do, without any demur.

4.3. In case of default by the Lessee in making payment of the Lease Fee in the manner stipulated as aforesaid, the Lessor shall in addition to any other remedy available to it in law or hereunder, be entitled to receive interest from the Lessee at the rate of 12% (Twelve percent) per annum, after 1 month of due date of payment till the date of realization thereof by the Lessor.



- 4.4. The Lessee shall if applicable be entitled to deduct from the Lease Fee, tax at source under applicable income tax laws in force from time to time unless the Lessor provides to the Lessee directions in writing from the Income Tax Department to either not deduct tax at source or to deduct the same at some other rate, in which case the Lessee shall deduct tax at source in accordance with such directions and shall pay the same over to the Income Tax Department within the prescribed time. The Lessee shall furnish to the Lessor the original certificates of tax deduction at source evidencing such payment made by the Lessee as soon as practical after the end of each quarter in accordance with the applicable provisions of the Income Tax Act, 1961 and the rules made there under. If the Lessee fails and/or neglects or delays in submission of the relevant certificate evidencing tax deducted at source in relation to each payment, then it shall amount to breach of the payment of the Lease Fee and the Lessor shall thereby be entitled to all rights and remedies as stated herein.

5. MAINTENANCE AND TAXES

The Lessor has informed the Lessee that the outgoings presently payable in respect of the use and occupation of the Leased Property consist of property taxes payable to the Pimpri Chinchwad Municipal Corporation or any other local authority ("Property Tax") which shall also be borne and paid by the Lessor alone.

6. UTILITY CHARGES

6.1. Water Charges:

6.1.1. The Lessor has provided a water connection for consumption of water in the Leased Property. The Lessor shall not be responsible for the supply and/or quality of water and/or any matter whatsoever connected therewith as the same is supplied by the Pimpri Chinchwad Municipal Corporation. The Lessee shall not apply for any additional and/or alternative water meter under any circumstances, without the prior written approval of the Lessor.

6.1.2. It is clarified that the Lessor shall not be responsible if there is a break or shortage in the supply of water for any reason whatsoever. The water charges for the same shall be paid by the Lessor.

6.2. Electricity Charges:

6.2.1. The Lessor has provided separate electricity meter (with a [3] three) phase C.T. operated electricity connection, for the purpose of ascertaining the consumption of electricity by the

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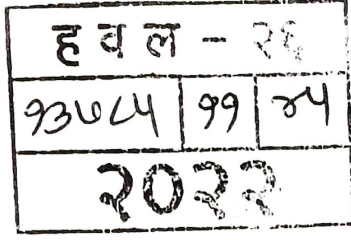


Lessee, within the Leased Property. The electricity meter shall at all times be the Lessor's sole property and the Lessee shall not have any right whatsoever over and/or in respect of the same.

- 6.2.2. The Lessee shall, from the date of Commencement, be liable to pay to the Lessor or directly make the payment to concerned authority, all charges for the electricity consumed in the Leased Property, on the basis of the copies of the bills either furnished by the Lessor to the Lessee or directly received by the Lessee, in respect of the separate electricity meter, without any delay and/or demur, within a period of 7 (Seven) days from the date of receipt of such bills from the Lessor.
- 6.2.3. The Lessee agrees and undertakes that the Lessee shall neither be entitled to apply for conversion of the electricity meter to its name nor receive in its own name any electricity bills in the Leased Property. Further, the Lessee shall not apply for or obtain any additional and/or alternative electricity meter.
- 6.2.4. In case if the Lessee fails or neglects to pay the electricity charges or any part thereof payable by the Lessee hereunder when the same are due and payable, the Lessor may, at its discretion without being bound to do so, after giving 7 (seven) days written notice to the Lessee, pay the same and the Lessee shall immediately reimburse the same to the Lessor within 7 (seven) days of written demand by the Lessor. Without prejudice to the foregoing, the Lessor shall be entitled to deduct such unpaid amounts from the Security Deposit or otherwise claim the same from the Lessee. In addition to the same, in the event any penalty become payable to any authorities or agencies due to delay in payment of the electricity charges by the Lessee, then and in such an event the Lessor shall be entitled to recover such penalty from the Lessee.
- 6.2.5. In case of any additional electricity power requirement, the Lessor shall apply and provide the same to the Lessee and the costs & expenses towards the same shall be borne by the Lessee. However, the electric bills will be paid by the Lessee.

6.3. **Other Utility Charges:**

- 6.3.1. The Lessee shall regularly and punctually pay charges for all other utilities and telecommunications including internet, telephone, cable charges etc. even if not specifically mentioned

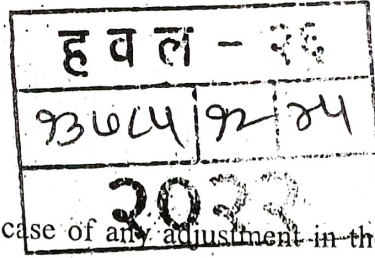


herein, in respect of the Leased Property at actuals ("the Other Utility Charges").

- 6.3.2. In case the Lessee fails or neglects to pay such Other Utility Charges or any part thereof when the same are due, the Lessor may, at its discretion without being bound to do so, after giving 7 (seven) days prior written notice to the Lessee, pay the same and the Lessee shall immediately reimburse the same to the Lessor within 7 (seven) days of such written demand by the Lessor. Without prejudice to the foregoing, the Lessor shall be entitled to deduct such unpaid amounts from the Security Deposit or otherwise claim the same from the Lessee. In addition to the same, in the event any penalty become payable to any authorities or agencies due to delay in payment of such charges by the Lessee, then and in such an event the Lessor shall be entitled to recover such penalty from the.

7. SECURITY DEPOSIT

- 7.1. The Lessee has prior to the execution of this Agreement deposited (the payment and receipt whereof the Lessor hereby admits and acknowledges) and shall continue to keep deposited with the Lessor an Interest free Security Deposit of the sum of **Rs.1,00,000/- (Rupees One Lakh Only)** paid by Cheque No. 001079 dated 22/07/2022, drawn on Bank of Baroda, Sangvi, Pune for the due observance and fulfillment by the Lessee of the terms and conditions of this Agreement ("the Security Deposit"). The payment and receipt whereof the Lessor hereby admits and acknowledges and the aforesaid amount of Security Deposit (subject to realization) shall remain deposited with the Lessor throughout the subsistence of the Lease Period.
- 7.2. In the event if the Lessee fails, refuses or neglects to make payment of any amount(s) due from and/or payable by and/or recoverable from the Lessee under the terms of this Agreement, the Lessor shall without prejudice to any of its rights under this Agreement or in law, shall intimate the Lessee before setting-off and adjusting all such unpaid amounts and interest as payable thereon under the provisions hereof against the Security Deposit placed by the Lessee with the Lessor and in case the Security Deposit is inadequate, to claim the balance amount from the Lessee, irrespective of whether the Lessee is at such time physically occupying the Leased Property or not.
- 7.3. On every such adjustment being made by the Lessor as mentioned in Sub-Clause [7.2] above, the Lessor shall inform the Lessee of the same and thereupon, the Lessee undertakes and agrees to pay the adjusted amount (being deficit of the Security Deposit) to the Lessor within a period of 7 (seven) days from the receipt of such intimation from the Lessor in this



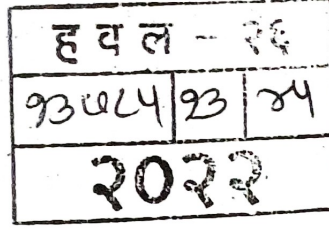
regard. In case of any adjustment in the amount of the Security Deposit as per the terms hereof, the Lessee shall be liable to pay the differential Security Deposit amount to the Lessor within 7 (Seven) days from the day it becomes due. In the event, if Lessee fails to pay the said differential Security Deposit amount to the Lessor from the date it becomes due and payable.

- 7.4. The Security Deposit shall be refunded to the Lessee without interest in accordance with the provisions of Clause [13]. The Lessor shall be entitled to deduct from the Security Deposit any amounts payable by the Lessee hereunder and remaining unpaid at the time of expiry or sooner termination including the charges towards the repair of damages caused by the Lessee to the Leased Property, if any. It is expressly clarified that, if the amount of Security Deposit is inadequate to recover the amounts payable by the Lessee under this Agreement and/or to pay the charges towards the repair of damages caused by the Lessee to the Leased Property, then in that case the Lessee shall be forthwith liable to pay the deficit/inadequate amount to the Lessor
- 7.5. The Lessor agree that in the event the Interest Free Security Deposit is not refunded in terms of clause 7.1 above, simultaneously with the Lessee handing over vacant and peaceful possession of the Schedule Property, the Lessor shall become liable to pay interest on the said Security Deposit, remaining unpaid at the rate of 9% per annum from the date on which the amounts become due for repayment till receipt of the entire amounts by the Lessee. The Lessee also be entitled to withhold possession of the Schedule Property and use the same without payment of any Lease Fee or any other charges whatsoever till the amount of the security deposit, together with interest is fully repaid. If the amounts are not repaid within 30 days of the same becoming due, the Lessor shall be liable to pay interest at 18% p.a. till the time the deposit is refunded to the Lessee.

8. COVENANTS OF THE LESSEE

8.1. Payment of Lease Fee and other charges:

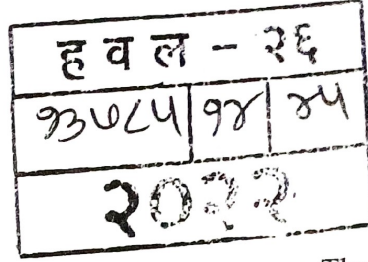
- 8.1.1. The Lessee shall regularly and punctually pay the Lease Fee and all other amounts, payments, charges and outgoings as payable by the Lessee hereunder in accordance with the provisions hereof.
- 8.1.2. The Lessee hereby undertakes and agrees that, the Lessee shall deposit the Lease Fee into the Lessors account via Cheque/ ECS / RTGS / NEFT on or before 10th (tenth) day of every month. In the event if the Lessee fails to make any payment/s under this Agreement within the time frame specified for the



same herein, then in such an event, the Lessee shall be liable to issue postdated cheques in the name of the Lessor for the Lease Fee payable for the entire residue of the un-expired Lease Period.

8.2. Usage:

- 8.2.1. The Lessee agrees and undertakes that the Lessee shall utilize the Leased Property for the school use i.e. as a School and allied activities related to the same only and for no other purposes whatsoever.
- 8.2.2. The Lessee shall strictly adhere to the policies as may be framed by the local authorities, from time to time with regard to the opening and closing timings of the Leased Property.
- 8.2.3. The Lessee undertakes and agrees that, except with the prior written permission of the Lessor, the Lessee shall not provide any services for use of/by the Lessee in the Leased Property through open compound, common areas, internal roads or any other spaces in which the Leased Property is situate. The Lessee further undertakes and agrees that in the event if such permitted services shall, at any time, prejudicially affect the Lessor or any of the neighboring occupant's interest, then in such an event, the Lessee shall unconditionally compensate the Lessor or neighboring occupant and forthwith discontinue the said service. The Lessee shall, at its own costs and expenses, be liable to obtain all the necessary/required permissions, consents, etc. from the concerned local, public, municipal and other concerned authorities for the permitted services and shall at all times ensure a strict compliance of such permissions. The Lessee undertakes to indemnify and keep indemnified the Lessor of, from and against any losses, claims, damages, etc. which may be suffered by the Lessor by virtue of a breach by the Lessee of its obligations under this Sub-Clause [8.2.4].
- 8.2.4. The Lessee acknowledges that the Lessee shall not and/or permit any third party to create a mortgage or charge or encumbrance of any nature whatsoever, in or upon the Leased Property.
- 8.2.5. The Lessee shall park its vehicle in the designated place of parking only and shall not use the aforesaid parking spaces for any other purposes than as mentioned herein. The aforesaid open/parking spaces shall be used by the Lessee, their employee and its visitors to park its/their vehicle only and not



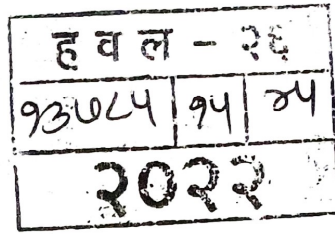
for any other purposes. The Lessee shall not assign the right to use the aforesaid open/parking spaces to any third party and or the person/s. The Lessee and or any person/s through it/them shall vacate the aforesaid open/parking space immediately upon expiry of the Lease Period or sooner termination of this Agreement whichever is earlier. The Lessee shall not park its vehicle/s in the internal road of the society and next to the pylon and junction of service and internal road which could lead the obstruction to the other occupants of the society.

8.3. Appearance:

- 8.3.1. The Lessee shall at all time during the Licensed Period keep the interiors of the Leased Property in good order and condition and shall maintain cleanliness at all the time, subject to reasonable wear and tear.
- 8.3.2. The Lessee shall not affix and/or exhibit any signage in the Leased Property, except at such part within the Leased Property or on the front entrance and at such places as may be approved by the Lessor. The specifications, size and location of the signage shall be as per the Lessor's written approval. The Lessee shall also be solely responsible and liable to ensure that such signage is in accordance with the requisite rules, regulations and applicable law in force.
- 8.3.3. The Lessee shall not put up any advertisement, loudspeaker, screens, devices or any other equipment's on the external façade of the Leased Property or on any window or anywhere in the Leased Property.

8.4. Permits and Licenses:

- 8.4.1. The Lessee shall at its own costs and expenses, prior to commencing use of the Leased Property as an school, obtain all requisite all necessary approvals, sanctions, permits, licenses, clearances, permissions, exemptions, no objection certificates, including but not limited to the registration and permission under the required Act and Laws, etc. in relation to the use of the Leased Property, permits from the local police authorities, permits from the municipal and civic authorities as are mandatorily required, if any, to be obtained ("the Approvals").
- 8.4.2. The Lessee shall keep such Approvals valid and subsisting during the entire Lease Period, including by making payments



for all renewals thereof in accordance with the terms of such licenses and permits.

- 8.4.3. The Lessee shall on demand produce and furnish to the Lessor certified true copies of all such licenses and permits obtained by the Lessee from time to time.

8.5. Repairs:

The Lessee shall not be entitled to carry out any alterations in the Leased Property nor execute any work of a temporary or permanent character in the Leased Property, under any circumstances whatsoever, without the prior written permission from the Lessor. The exterior/ structural repairs and maintenance expenses, if any that may be required to be incurred to be borne by the Lessor. On receipt of intimation of the Lessee, the Lessor shall take immediate action of carrying out exterior/structural repairs, if the same are immediately required and only if the same are caused due to no fault or negligence of the Lessee. In that event the Lessor shall see that the Lessee shall not be put in any difficulty during the period when exterior/ structural repairs are carried out.

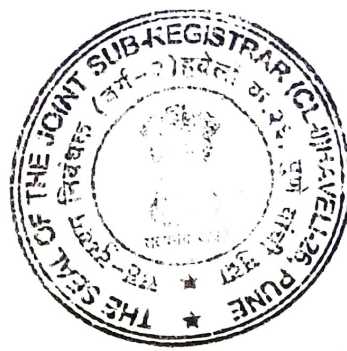
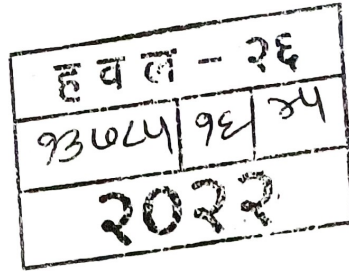
8.6. Inspection:

The Lessor and/or its representatives shall at all times, be deemed to be in complete control and exclusive juridical possession of the Leased Property and shall, throughout the Lease Period, be entitled to enter upon the Leased Property during working hours on a working day and inspect the same for any purpose, including but not limited to showing the Leased Property to prospective Lessees or other clients, for carrying out repairs in the Leased Property at all reasonable times etc., as and when necessary and for such purpose the Lessor and/or its representatives shall have free access to the Leased Property, further the Lessor agrees that to the extent possible, during such visits the business of the Lessee will not be hampered in any manner.

8.7. Compliance:

The Lessee undertakes and agrees that the Lessee shall, at all times, without any objections comply with:

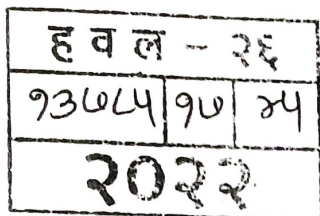
- 8.7.1. The obligations as set out in this Agreement;
- 8.7.2. The obligations as a Lessee, under any law for the time being in force;
- 8.7.3. The legal obligations in respect of the business, under any law as may be applicable and for the time being in force;



- 8.7.4. All statutory and municipal enactments, rules, regulations, bye-laws etc. as may be applicable.

8.8. **Safety and Usage norms:**

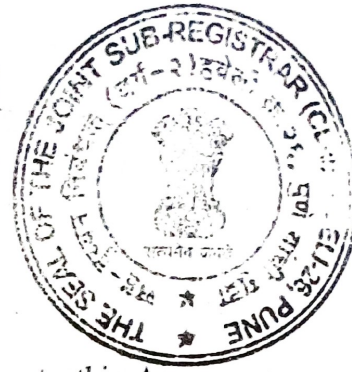
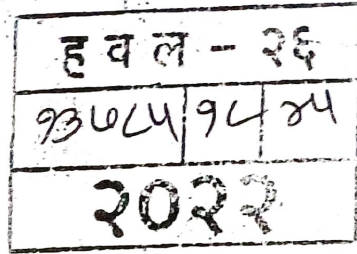
- 8.8.1. The Lessee shall neither keep nor cause to be kept nor allow to be kept anything in the Leased Property which is of a hazardous, explosive, inflammable, toxic or corrosive nature except for LPG gas in the pantry/canteen of the office in the Leased Property.
- 8.8.2. The Lessee shall comply with all fire hazard and security procedures in respect of the Leased Property, including without limitation to installation of fire extinguishers inside the Leased Property and other requirements relating hereto, as may be required by the Lessor or the competent authorities.
- 8.8.3. The Lessee shall use the Leased Property with due care and caution and as a person of ordinary prudence would use as if it were his own. Further, the Lessee shall maintain the Leased Property in good and habitable condition and subject to what is stated herein.
- 8.8.4. The Lessee shall carry out all day-to-day and other maintenance and minor repairs in respect thereof as may occur or be reasonably required during the Lease Period.
- 8.8.5. The Lessee shall comply with all sanitation, health or safety requirements or guidelines as may be specified by the Lessor or the statutory authorities.
- 8.8.6. The Lessee shall neither do, nor cause to be done, nor allow to be done in and around the Leased Property any activity which shall be or is likely to be objected as illegal, unlawful, immoral, obnoxious, a nuisance an annoyance, a disturbance or prejudicial to the norms of decency or etiquette, or store any material or goods of hazardous or combustible nature in the Leased Property, which is likely to cause damage to the Leased Property or any part of the Leased Property, or which may in any manner interfere with the use of any common areas or facilities in the Leased Property.
- 8.8.7. The Lessee or his concerned representative shall be solely responsible for any bodily harm or injury to any person in the Leased Property due to any reason or due to any natural or unnatural calamities whatsoever and the Lessor shall not be held responsible for the same.



8.9. Employees/Agents:

The Lessee undertakes and agrees that:

- 8.9.1. The Lessee shall use the Leased Property only by itself and/or through its employees, servants, agent and/or representatives and not by and/or through any other person.
- 8.9.2. The Lessee shall appoint any of its sister concerns/holding companies to use the said Leased Property, subject to prior written permission from the Lessor.
- 8.9.3. The Lessee's employees, servants, agent and/or representatives shall be properly dressed, adequately trained and well mannered.
- 8.9.4. The Lessee shall at all times observe, perform and comply with all labour or employee related laws, rules and regulations in force and shall not commit any breach thereof.
- 8.9.5. The Lessee shall ensure that all its employees, agents and persons calling upon the Lessee abide by and comply with all the terms and conditions hereof and any breach of any of the terms and conditions hereof by any of the employees, agents or other persons calling upon the Lessee shall be deemed to be a breach by the Lessee and the Lessor shall be entitled to proceed against the Lessee as if such non-compliance or breach was committed by the Lessee itself.
- 8.9.6. The Lessee shall at all times be responsible for the conduct of such employees and agents.
- 8.9.7. The Lessee shall neither employ nor continue to employ any person in the Leased Property, in respect of whom or whose conduct the Lessor has made any written complaint to the Lessee.
- 8.9.8. The Lessee covenants that it shall not involve the Lessor and the Lessor shall not be concerned with the arrangements or disputes between the Lessee and its agents or employees or visitors or any other person who may attend the Leased Property in any manner whatsoever. The Parties agree that such arrangements or any disputes between the Lessee and third parties shall have no bearing on the terms of this Agreement or the Lessee's obligations hereunder. The Lessee shall be solely responsible for the Leased Property, and any stand taken by the Lessee or any of its agents or employees or students, which is



inconsistent with or contrary to this Agreement or any term thereof, shall amount to a breach of this Agreement.

8.9.9. The Lessee, it's employees, servants, agents and/or representatives shall not in any manner whatsoever, do or suffer to be done any act whereby the Lessor's right relating to the Leased Property is adversely affected, prejudiced or extinguished.

8.9.10. The Lessee, it's employees, servants, agents and/or representatives shall not in any manner whatsoever, do or suffer to be done any act or omission, whereby any insurance policy taken by the Lessor for the Leased Property may become void, voidable or whereby the premium payable in respect thereof may be increased.

8.9.11. In the interest of security of the Leased Property, the Lessee shall provide to the Lessor the name, address and such other details of its employees as may be required by the Lessor in such manner and such format as may be specified by the Lessor.

8.10. General Obligations/covenants:

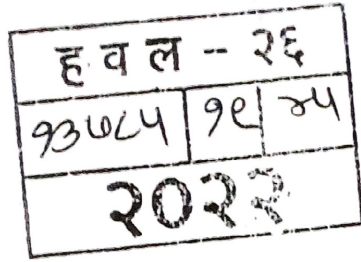
The Lessee further agrees and undertakes to carry out the following acts:

8.10.1. The Lessee shall at its own cost, take an appropriate insurance policy and third party insurance for its goods, vehicles, articles, furniture and fixtures, lying in the Leased Property and also a public liability insurance policy in respect of the Leased Property. The Lessee shall furnish a copy of the said insurance policy to the Lessor on demand.

8.10.2. The Lessee shall not do any act, deed, matter or thing which may have an adverse impact on or render void or voidable any insurance policy relating to the Leased Property.

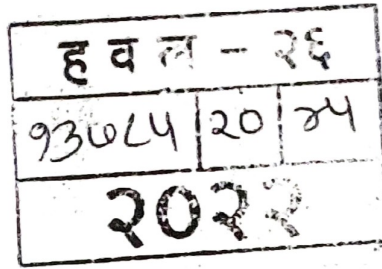
8.10.3. The Lessee shall put up such interiors as may be necessary for running its business. While carrying out interior works in the proposed temporary building/structure, the Lessee shall not do anything which will affect the structural stability of the proposed temporary building/structure.

8.10.4. The Lessee shall be at liberty to put up or affix at its own cost and expense an illuminated name or signboard of itself or of any affiliate, associate, subsidiary or holding company thereof



at the schedule premises, with the consent of the Lessor. PROVIDED, HOWEVER, THAT the Lessee shall at its own cost and expense obtain all necessary permissions and approvals for putting up such hoarding or hoardings as permitted by the law.

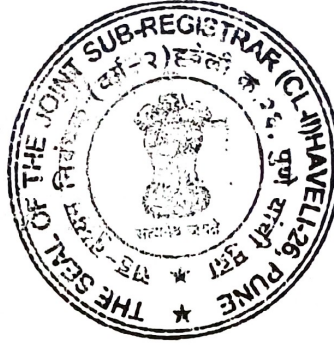
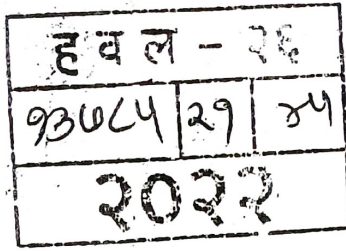
- 8.10.5. The Lessee shall neither keep any articles nor make any obstruction in any common area, of the Leased Property nor place any personnel or security guards in the common areas of the Leased Property without the prior written approval of the Lessor.
- 8.10.6. The Lessee shall not conduct or permit to be conducted in the Leased Property, any auction or sale or carry on any form of marketing, advertising, and distribution of pamphlets or other promotional materials (including solicitation of clients).
- 8.10.7. The Lessee shall not under any circumstances whatsoever, keep any pets in the Leased Property.
- 8.10.8. The Lessee shall take all reasonable precautions to keep the Leased Property free of rats, rodents, insects, pests, birds and animals and shall promptly give notice to the Lessor in case of any infectious illness or disease. The Lessee shall co-operate with all the competent authorities in disinfecting, fumigating or in taking any other steps, as may be required or deemed necessary by the competent authorities and also pay for the expenses in this regard, on the basis of actual.
- 8.10.9. Upon the expiry or termination of this Agreement, the Lessee shall not commit any delay in vacating and handing over the Leased Property to the Lessor forthwith in good order and condition, subject to reasonable wear and tear.
- 8.10.10. The Lessee shall observe, perform and abide by or otherwise comply with all rules, regulations and bye-laws for the time being in so far as the same are applicable to the Lessee in respect of the Leased Property.
- 8.10.11. The Lessee undertakes and agrees that time is of the essence for performance of all obligations under this Agreement, including furnishing of tax deducted at source certificates and payment of all amounts (including but not limited to the Lessee Fee) by the Lessee to the Lessor, or to any service providers and statutory authorities relating to the Leased Property, and all other payments as stated in this Agreement.



8.10.12. Notwithstanding anything contained in this Agreement or in any other agreement or document between the Parties hereto, the Lessee shall not be allowed or permitted to carry out any act of omission or commission relating to the Leased Property in contravention or violation of any laws, provisions, rules and regulations.

9. LESSOR'S RIGHTS

- 9.1. The Lessee unconditionally agrees that the Lessee shall not claim or entitled to be in possession of the Leased Property at any time whatsoever and that the Lessor shall at all the times have the lawful possession thereof.
- 9.2. The Lessee hereby unconditionally agrees that, in the event if, Lessee appoints any agent to operate from the Leased Property (which shall not be done until due written consent from the Lessor has been obtained), then in such an event, the Parties shall enter into a Deed of Adherence in respect of the same and the Lessee hereby undertakes that the Lessee shall always be responsible for all the acts, deeds and/or omissions of the Lessee's agents or franchisee.
- 9.3. In the event if, during the subsistence of this Agreement, the Lessor decides to sell the Leased Property to any third party, then and in such an event, the Lessor shall be entitled to do so only upon giving a prior intimation of such act of the Lessor to the Lessee. Then and in such an event, upon a written communication sent by the Lessor jointly with the transferee of the Lessor, this Agreement shall be attorned to such transferee on the same terms and conditions as contained herein without the requirement of execution of a separate lease deed between the Lessee and such Transferee of the Lessor and shall lawfully remain in effect for the remainder Lease Period of this Agreement. If the Lessor so desires, the Lessee shall sign a Fresh Lease Deed of Adherence in respect of the same. In the event of entering into fresh Lease Deed due to change in ownership of the Leased Property, the expenses thereof shall be borne and paid by the Lessor or his transferee alone.
- 9.4. The Lessee hereby agrees and undertakes that if at any point of time any hoardings, placards, posters, signs, products or any other material displayed in the Leased Property is found to be objectionable in the reasonable opinion of the Government Authority, then and in such an event, the Lessee shall, immediately upon the intimation of the Lessor, remove the same from the Leased Property and shall not display any such items in future, failing which the Lessor shall have good right, full power and absolute authority to enter upon the Leased Property and remove such items therefrom after issuing at least 24 (twenty four) hours' notice.



- 9.5. The Lessor shall at all times, be entitled to create a mortgage or charge of any nature whatsoever, into or upon the Leased Property or any part thereof in favour of any third party for raising funds including for the purpose of a Lease Fee discounting loan. The Lessor shall be entitled to develop the said property in any manner whatsoever by giving notice to the Lessee of 1 months in respect of the same and shall be at discretion to continue the said lease with the Lessee in the proposed new Leased Property on same or renewed terms and conditions.

10. LESSOR'S WARRANTIES AND OBLIGATIONS

- 10.1. The Lessor has represented to the Lessee as follows:

- 10.1.1. The Lessor is the absolute owner and holds the right, title and interest in to and upon the Leased Property and is in sole and exclusive possession of the Leased Property
- 10.1.2. The title of the Lessor to the Leased Property is free from all encumbrances and reasonable doubts.
- 10.2. It is understood and agreed by the Lessee that the Lessor has only granted the license / permission to use the Leased Property. The actual and legal possession (de-facto & de-jure) of the Leased Property shall always rest with Lessor and the Lessee shall not be entitled to make any claim towards the possession of the Leased Property on any grounds whatsoever.

10.3. Usage:

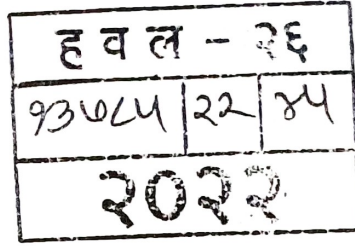
The Lessor hereby agrees that subject to the Lessee performing all the obligations including payment of the Lease Fee and all other payments and on complying upon all the terms and conditions contained herein, the Lessee shall be entitled to use and occupy the Leased Property during the Lease Period, free from any objection or interference by the Lessor.

10.4. Maintenance and Repairs:

The Lessor hereby agrees to make reasonable endeavors to keep and maintain the Leased Property in good structural condition, subject however to the Lessee's compliance with its financial and other obligations under this Agreement.

11. DISCLAIMER OF LIABILITY

The Lessee hereby agrees that the Lessor shall under no circumstances be liable for:



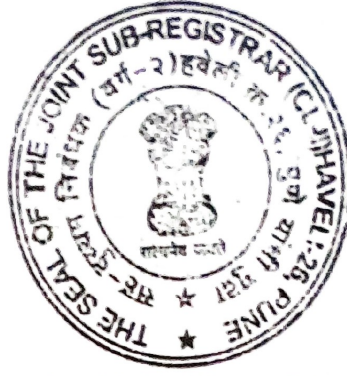
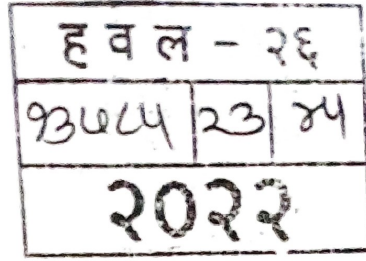
- 11.1. Any action, omission, claims, damages, destruction, injury, litigation, loss, theft, etc., caused by or due to the act or omission of the Lessee or any other person/s as may be appointed/authorized by the Lessee from time to time.
- 11.2. any loss, damage, injury or death of any person or property that may be caused, by the reason of collapsing of any plaster or slabs, short circuit, explosion, escape of gas, fumes, water leakage or defect of the piping, wiring and sprinkler system or otherwise, due to any action, inaction, omission or negligence, due to any act or omission on the part of Lessee or any other person/s as may be appointed/authorized by the Lessee from time to time for carrying out the works in the Leased Property or for any other purpose.
- 11.3. any diminution or obstruction of air, light or view or access that may be caused due to unauthorized construction of any building or structure in the periphery of the Leased Property.

12. BREACHES AND RECTIFICATION

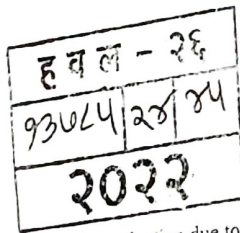
- 12.1. In the event that the Lessee commits any breach of the provisions of this Agreement at any time during the Lease Period (Lock-in Period notwithstanding), then in such an event the Lessor shall be entitled to serve a written notice to the Lessee, calling upon the Lessee to rectify/remedy the breach within a period of 30 (thirty) days from the date of receipt of such notice ("the Rectification Period").
- 12.2. If the Lessee fails and/or neglects to rectify/remedy such breach within the said Rectification Period then, the Lessor shall, without prejudice to the right and remedies available to the Lessor under this Agreement or in law or in equity, be entitled to forthwith terminate this Agreement. Upon such termination, the license herein granted shall stand revoked without further notice to the Lessee and without any further act on the part of the Parties and upon such termination the provisions of Clause [13] shall apply.

13. CONSEQUENCES OF EXPIRY/TERMINATION

- 13.1. After the expiry of the Lease Period or on sooner termination of the license, the Lessor shall, refund the Security Deposit to the Lessee after the deductions and/or adjustments in terms of this Agreement, if any, upon the Lessee satisfying the Lessor that:
- 13.1.1. the Lessee has performed all its obligations under this Agreement; and
 - 13.1.2. the Lessee has cleared all its dues and charges payable by the Lessee under this Agreement and no further amounts are outstanding; and



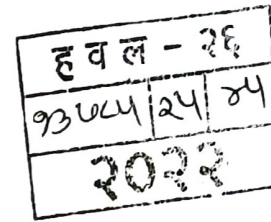
- 13.1.3. the Leased Property is in good and habitable condition, subject however to reasonable wear and tear.
- 13.2. In the event of expiry or sooner termination of this Agreement, then in such an event, the Lessee shall forthwith and without demur or default, and notwithstanding any claims or disputes, forthwith (as the case may be):
- 13.2.1. cease to use Leased Property and shall cease to avail use and occupation the Leased Property and the infrastructural amenities; and
 - 13.2.2. vacate and handover the Leased Property to the Lessor to the exclusion of the Lessee or any other person/s as may be appointed by the Lessee for the use of school on the Leased Property; and
 - 13.2.3. restore the Leased Property to its original condition as on the date of this Agreement (except for reasonable wear and tear). In the event if any damage is caused to the Leased Property or the infrastructural amenities, then in such an event, the Lessee shall make good to the damage caused to the satisfaction of the Lessor, at the Lessee's own cost and expense; and
 - 13.2.4. remove Lessee's signage, hoardings etc. from the Leased Property; and
 - 13.2.5. without causing any damage to the Leased Property, remove all goods, merchandise, stocks, furniture, fittings and other articles and things belonging to the Lessee from the Leased Property.
- 13.3. In the event the Lessee fails and/or neglects to carry the aforesaid acts, the Lessee hereby specifically authorizes the Lessor to carry out the same, at the Lessee's sole risk and expense.
- 13.4. Notwithstanding anything contained in this Sub-Clause [13.4], it is agreed by and between the Parties that in case the Lessee has been in default of payment of any sums of money to the Lessor and if this Agreement has been terminated due to such default, then and in such an event, the Lessee shall not be entitled to remove any fittings, products and other equipment belonging to the Lessee from the Leased Property till such arrears are paid after mutual reconciliation and in full, to the satisfaction of the Lessor within 15 (Fifteen) days of the termination of this Agreement. Further, if the Lessee fails to pay the said amounts within the said period of 7 (Seven) days from the termination of this Agreement (for any reasons whatsoever and howsoever arising, including inter alia non-reconciliation of accounts) then, the Lessor shall be entitled to invoke and take recourse to the provisions of this Sub-Clause [13.4].



- 13.5. In the event of such termination due to breach by the Lessee, the Lessee shall handover the possession of the property to the Lessor and if the Lessee continues to occupy the said property then in such event the Lessee shall be liable to pay 1.5 times the amount of Lease Fees to the Lessor towards unlawful occupation.

14. NO TENANCY

- 14.1. The license contemplated in this Agreement is restricted to the Lessee alone and the same is not transferable, assignable or heritable to any other person/s in any manner whatsoever.
- 14.2. The Lessee undertakes that the Lessee shall not, under any circumstances whatsoever:
- 14.2.1. allow any other person or third party to use the Leased Property or any part or portion thereof or allow to keep any movables of any third party in the Leased Property; or
 - 14.2.2. create any third party rights or interest in respect of the Leased Property; or
 - 14.2.3. transfer the benefits of this Agreement to any third party; or
 - 14.2.4. be entitled to allow any third party to use the Leased Property and/or any part thereof.
- 14.3. The Lessee shall not under any circumstances whatsoever represent to any person that the Lessee is entitled to transfer, assign or create any third party rights or interest in the Leased Property or any part and/or portion thereof.
- 14.4. The Parties agree that the license as contemplated in this Agreement is a bare license for a temporary period and is confined to a particular use by the Lessee as set out in this Agreement. This Agreement neither amounts to nor is intended to create or confer any, tenancy, easement, irrevocable license, or as transferring any right, title and interest of any nature whatsoever in favour of the Lessee or any other person. The Lessee agrees and undertakes that the benefits of this Agreement are not assignable or transferable, in any manner, including but not limited to, by way of amalgamation, merger or takeover of the business of the Lessee.
- 14.5. The Parties hereby agree that irrespective of any change/new law or statute, the Lessee or any person claiming through or on behalf of the Lessee shall not claim that this Agreement or the use of the Leased Property creates or is deemed to amount to create any tenancy or sub-tenancy rights or creates transfer of any right, title, interest of any nature whatsoever in favour of the Lessee.



- 14.6. Further, in the event if, the Lessee becomes entitled to continue the use of the Leased Property against the will of the Lessor or if Lessor's rights, power, privileges hereunder provided, become incapable of legal recognition or enforcement in their entirety or parts, pursuant to any change in/new legislation, or due to any change in legislation (whether by ordinance or law and/or rules framed there under) pertaining to or adversely affecting the right/s of the Lessor and/or giving more or better rights to the Lessee other than as mere Lessee in respect of the Leased Property, then and in any such event, this Agreement shall be deemed to have been terminated 1 (one) day prior to the effective date of such legislation. The Lessee agrees and undertakes that the Lessee shall neither be entitled to take advantage of such legislation nor make any claim to use or occupy the Leased Property.
- 14.6 The Lessee expressly agrees that the Lease Fee as contemplated in this Agreement shall for all purposes be deemed to be the fair and reasonable Lease Fee and the Lessee shall not under any circumstances challenge the same in any court of law, or before any other authority or forum, as not being a fair Lease Fee or being excessive.

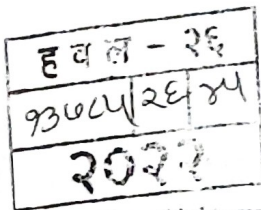
15 INDEMNITY

The Lessee hereby indemnifies and agrees to indemnify and keep/save harmless the Lessor's property against all actions, omission, claims, injury, loss, damage, litigation or liabilities, prejudice etc., or any nature whatsoever, that may be suffered by the aforesaid, as also for all amounts whether by way of costs, charges, expenses, damages or otherwise, that the Lessor may incur or become liable to pay owing to:

- 15.6 negligence, misrepresentation, default, breach, violation, contravention etc. on the part of the Lessee or any other person/s appointed by the Lessee;
- 15.7 harmful effects of the goods or services of the Lessee or any deficiency or defects therein;
- 15.8 acts, deeds, matters, things etc., omitted or committed by the Lessee or by any other person/s appointed by the Lessee; or
- 15.9 any act of omission or commission by the Lessee or any other person/s appointed by the Lessee.

16 ACQUISITION PROCEEDS

The Parties hereby agree that if during the term of the Agreement, the Leased Property is acquired or requisitioned by the government or any local body or



authority, the Lessor alone shall be entitled to receive compensation and the Lessee shall not have or raise any claim, right, title, interest in respect hereof.

17 Force Majeure:

17.1 None of the Parties hereto shall be responsible for any delay or non-performance under this Agreement which shall be due to any Event of Force Majeure including but not limiting to acts of god, earthquake, war, riots, civil commotion, pandemic, lockdown etc. The Party which claims occurrence of an Event of Force Majeure shall as soon as possible notify the other Party of the occurrence of such Event of Force Majeure specifying details of the circumstances giving rise to the Event of Force Majeure.

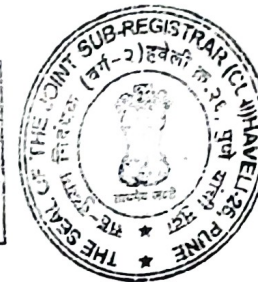
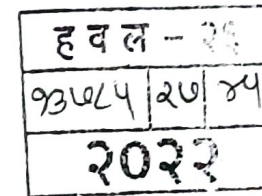
17.2 In the event the Leased Property or any part thereof is destroyed or damaged due to any Event of Force Majeure, to such an extent or degree that the Lessee is unable to continue its normal business therein, or if the Leased Property are rendered unfit for occupation for a continuous period of more than thirty (30) days, then the Lessee shall have the option to terminate this Agreement as from the date of such event. In the event the Lessee exercises such option to terminate this Agreement including the Lock-in Period, the Lessee shall not be liable to pay any Lease Fee from the date of such intimation, and only in such an event the Lessor shall refund the said Security Deposit in full within a period of three (3) months from the date termination of this Agreement under this clause.

17.3 In the event the Lessee does not exercise the option to terminate this Agreement within fifteen (15) days from the expiry of thirty (30) days 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 Property could remain fit for normal occupation, this Agreement shall be deemed to continue and shall remain in force and the Lessor shall, at its own expense, and as speedily as circumstances permit, perform such rebuilding and repair as may be necessary to restore the Leased Property to its original condition. There shall, however, be a pro-rata abatement of Lease Fee payable from the date of damage or destruction till the Leased Property or the affected part of the Leased Property, as applicable, is restored to its former condition, apportioned on the basis of actual area given on license being used by the Lessee.

18 GOVERNING LAW

This Agreement shall be governed by, interpreted and construed in accordance with the laws of India, as applicable to the State of Maharashtra and shall be subject to the exclusive jurisdiction of competent courts of Pune.

19 DISPUTE RESOLUTION



19.1 Any dispute, controversy, claim or disagreement of any kind whatsoever between or among the Parties in connection with or arising out of this Agreement or the breach, termination or invalidity thereof ("Dispute") shall be referred to and finally resolved by arbitration.

19.2 The seat of the arbitration shall be Pune, Maharashtra, India and the arbitration proceedings shall be conducted under, and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory re-enactment thereof in force in India at the time such arbitration is commenced.

19.3 The arbitration proceedings shall be conducted by a sole arbitrator ("the Tribunal") to be mutually appointed by the Parties and failing such mutual agreement on the appointment, the sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

19.4 The language of the arbitration proceedings shall be English.

19.5 The award rendered by the Tribunal shall be in writing and shall set out the reasons for the Tribunal's decision. The award shall allocate or apportion the costs of the arbitration, as the Tribunal deems fair. The Tribunal shall also be entitled to grant any injunction and/or specific performance if it considers such remedy appropriate.

19.6 The Parties agree that the arbitration award passed by the Tribunal shall be final and binding on the Parties.

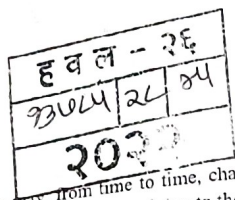
20 NOTICES

20.1 Any notice and other communications provided for in this Agreement shall be in writing and shall be sent prepaid registered post with acknowledgement due or by courier service, in the manner as elected by the Party giving such notice at the address details stated below.

20.2 The relevant address of each Party for the purposes of receipt of notices and communications under this Agreement shall be as follows:

Lessor: Mr. Kishor Shankar Garve
Address: Flat No 3, Nandan Festiva
Aundh, Pune 411007.

Lessee: FERNS EDUCATION SOCIETY
Address: Having registered office at: A-3/13, Siddhi Park,
Sai Chowk, Pune 411027



20.3 Any Party may, from time to time, change its address for receipt of notices provided for in this Agreement by giving to the other not less than 15 (Fifteen) days prior written notice thereof and till such written intimation, any notice/communication transmitted at the last known address shall be valid and good service.

21 MISCELLANEOUS PROVISIONS

21.1 Non-Waiver:

No delay, forbearance, indulgence or relaxation or inaction by the Lessor at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such the Lessor to require performance of that provision. Any waiver or acquiescence by the Lessor of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence of any right under or arising out of this Agreement or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Agreement.

21.2 Damages:

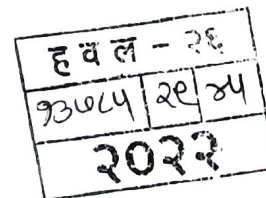
The Lessee undertakes and agrees that notwithstanding anything contained in this Agreement, the Lessee shall not be entitled to claim exemplary damages or loss of profits or business from the Lessor under any circumstances whatsoever and howsoever arising, even if advised of the possibility of the same.

21.3 Cumulative Rights:

All remedies of either Party under this Agreement whether provided herein or conferred by statute, civil law, common law, custom, trade, or usage are cumulative and not alternative and may be enforced successively or concurrently. These rights of the either Party herein provided, shall be without prejudice to the right and remedies available to the them in law and in equity.

21.4 Entirety:

This Agreement constitutes the entire agreement between the Lessor and the Lessee with respect to the subject matter hereof to the exclusion of and shall supersede all other prior documents including term sheets, agreements, arrangements, understandings and assurances, either written or oral, existing or proposed, between the Lessor and the Lessee or their Affiliates, including with any third party relating to the subject matter hereof. The Lessor and the Lessee hereto expressly waive any and all the surviving terms contained in any and all of the abovementioned agreements, arrangements, understanding and assurances, either written or oral or existing or proposed.



21.5 Partial Invalidity:

If any provision of this Agreement or the application thereof to any Person or circumstance shall be invalid or unenforceable to any extent for any reason including by reason of any Law or regulation or government policy, the remainder of this Agreement and the application of such provision to Persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by Law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

21.6 Amendments:

No modification or amendment to this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by the Lessor and the Lessee.

21.7 Force Majeure:

The Lessor shall not be liable to the Lessee hereunder for any act of God, including but not limited to war (declared and undeclared), terrorist attacks, riots, pandemic, civil disturbance, strike, fire, earthquake, explosion, floods, sabotage or any other act or event which is beyond the reasonable control of the Lessor.

21.8 Stamp Duty and Registration:

- 21.8.1 The Lessee shall bear and pay the stamp duty and registration charges and all other charges incidental thereof payable in relation with to this Agreement. This Agreement shall be executed in two sets and one of such sets shall be duly registered according to the provisions of the Registration Act, 1908.
- 21.8.2 The Parties agree and undertake to attend the office of the concerned Sub-Registrar of Assurances for the purpose of registration of this Agreement.
- 21.8.3 The Lessor shall retain the original registered set and the second duplicate/certified set shall be retained by the Lessee. The Lessor shall also furnish to the Lessee a certified true copy (duly certified by the concerned sub-registrar of assurances) of the registered set.
- 21.8.4 The Parties agree that notwithstanding anything contained in this Agreement or in any others document, receipt or writing

whatsoever, this Agreement shall not operate as an agreement or create any binding obligations or relationship between the Parties till this document is registered.

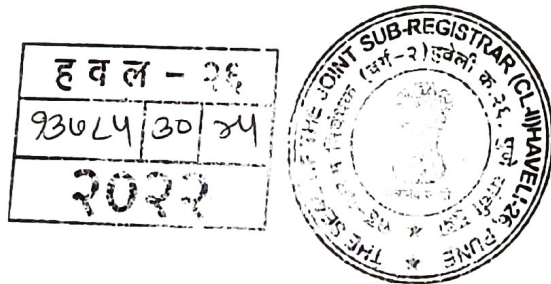
SCHEDULE OF THE PROPERTY

i. All that piece and parcel of land admeasuring 03 R i.e. 3000 sq.fts bearing Survey No. 66 Hissa No. 2/1/21, lying and being at village Sangvi, Tal. Haveli, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and in the jurisdiction of Sub Registrar Haveli, Pune.

ii. All that piece and parcel of land admeasuring 02 R i.e. 2000 sq.fts bearing Survey No. 70 Hissa No. 1/33, lying and being at village Sangvi, Tal. Haveli, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and in the jurisdiction of Sub Registrar Haveli, Pune.

iii. All that piece and parcel of land admeasuring 01 R i.e. 1000 sq.fts bearing Survey No. 70 Hissa No. 1/28A, lying and being at village Sangvi, Tal. Haveli, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and in the jurisdiction of Sub Registrar Haveli, Pune.

Thus totally admeasuring 6000 sq. fts. (Hereinafter referred as the Leased Property)



IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hand and seal on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED
By the above named LESSOR



MR. KISHOR SHANKAR GARVE
LESSOR

SIGNED SEALED AND DELIVERED
By the above named LESSEE

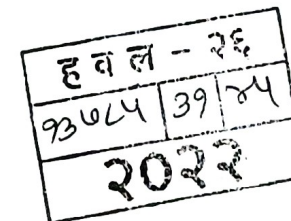


FERNES EDUCATION SOCIETY
Through its Director/Trustee
Mr. Christopher Joseph Fernandes
LESSEE

WITNESSES:

1. *Sule Salte*
2. *Ancha D. Salte*
Sangvi, Pune-27

२१ *विमल*
दावराज वाघमारे
चिंचवड पुणे - ४१



2022



जिल्हा :- पुणे

शेताचे स्थानीक नाव :


वापरावा।

टीप : *४ - मिश्रणाचा संश्लेष क्रमांक, *५ - जल रिचिंत, *६ - अजल रिचिंत

| | |
|------------|-------|
| ह व ल - २६ | |
| १३७८५ | ३३ ४५ |
| २०२२ | |



પૃષ્ઠ ક્ર. ૨/૨



गव नमुना सात (अधिकार अनिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अनिलेख आणि नोंदपत्रा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

जिल्हा - पुणे

ता. पुणे हवेली

गाव - सातवी हवेली


शेताचे स्थानीक नाव :

| क्र. स. गवक व आकाराची | खोले क्र. | मोगवटादार नाव | क्षेत्र | आकार | पो.ख. | फेरफार क्र. | कुळ, खंड व इतर अधिकार |
|-----------------------|-----------|-------------------------|---------|------|-------|-------------|--|
| १. गवक व आकाराची | २४४६ | किशोर शंकर गारवे | | | | (१०३१) | कुळाचे नाव व खंड |
| २. गवक व आकाराची | | अशोक शंकर गारवे | | | | (१३२२२) | इतर अधिकार |
| ३. गवक व आकाराची | | विजय बाबुराव बाबुळ | | | | (१३२२२) | इतर |
| ४. गवक व आकाराची | | कमल मारीबा बागडी | | | | (१३२२२) | कु. का. क. ८४ फस बात्र (१५९९) |
| ५. गवक व आकाराची | | किरण शंकर गारवे | | | | (१३२२२) | इतर |
| ६. गवक व आकाराची | | (कृष्णबाई शंकर गारवे) | | | | (१३२२२) | इतर |
| ७. गवक व आकाराची | | गौरी दत्ता ठाकुर | | | | (१३२२२) | वेकायदेगीर व्यवहार (६०४४) |
| ८. गवक व आकाराची | | बाजीबाई चंद्रकांत बागडी | | | | (१३२२२) | दर्शन दिलीप मोरे शे.०.०२ आर (६०४४) |
| ९. गवक व आकाराची | | विजया किरण गारवे | | | | (१३२२२) | |
| १०. गवक व आकाराची | | अजित आप्पासाहेब रासाणे | | | | (१३२२२) | प्रत्यक्ष फेरफार - नाही |
| ११. गवक व आकाराची | | रमणीत आप्पासाहेब रासाणे | | | | (१३२२२) | शेवटचा फेरफार क्रमांक - १३२२२ व दिनांक - |
| १२. गवक व आकाराची | | सुनिता राजेंद्र गारवे | | | | (१३२२२) | ०४/०६/२०१९ |
| १३. गवक व आकाराची | | अश्वय राजेंद्र गारवे | | | | (१३२२२) | |
| १४. गवक व आकाराची | | गुणम राजेंद्र गारवे | | | | (१३२२२) | |
| १५. गवक व आकाराची | | -----सातवी क्षेत्र----- | ०.०२०० | ०.०४ | | | |

ह व ल - २६

१३०८५ | ३४ | ४५

२०२२



सीमा आणि मूल्यांकन विभाग

जिल्हा कार्यालय (१५५९७) (१३३७) (१२६४६)




पृष्ठ सं. ७/२

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल रिचिंत, *६ - अजल रिचिंत

| | | |
|------------|----|----|
| ह व ल - २१ | | |
| 93664 | 34 | 84 |
| 2022 | | |





महाराष्ट्र शासन

गाव नमुना शात (अधिकार अनिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अनिलेख आणि नोंदवहा (साधार करणे व सुरक्षित ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

जिल्हा :- पुणे

तालुका :- हवेली

गाव :- सागवी हवेली

मुद्रापत्रक क्रमांक व उपविभाग : ७०/१/२८३

मुद्रापत्रक पद्धती : भोगवटादार वर्ग - १


शेताचे स्थानीक नाव :

| वि.स. क्र. एकक व आकारही | खते क्र. | भोगवटादाराचे नाव | हजे | आकार | पो.ख. | फेरफार क्र. | कुळ, खंड व इतर अधिकार |
|--------------------------|----------|--|--------|------|-------|-------------|---|
| किसाचे एकक हे आर.प्री.मी | २४४६ | किशोर शंकर गारवे | | | | (४९४६) | कुळाले नाव व खंड |
| आ.स.भा.व.स. धोरण क्षेत्र | | अशोक शंकर गारवे | | | | (१३२२२) | |
| वि.स.भा.व.स. ०.०५.०० | | विमल बाबुराव वाकुडे | | | | (१३२२२) | इतर अधिकार |
| आ.स.भा.व.स. | | कमल मारीबा बागडी | | | | (१३२२२) | |
| एकूण | | [<u>मुद्रापत्रक २४४६ शंकर गारवे</u>] | | | | (१३२२२) | प्रलंबित फेरफार नाही. |
| सा.भा. क्षेत्र ०.०५.०० | | किरण शंकर गारवे | | | | (१३२२२) | शेवटचा फेरफार क्रमांक : १३२२२ व दिनांक : ०४/०६/२०१९ |
| आ.स.भा.व.स. क्षेत्र | | गौरी दत्ता ठाकूर | | | | (१३२२२) | |
| एकूण क्षेत्र ०.०५.०० | | संजीवनी धंदकात बागडी | | | | (१३२२२) | |
| आ.स.भा.व.स. क्षेत्र | | विजया किरण गारवे | | | | (१३२२२) | |
| एकूण क्षेत्र ०.०५.०० | | अजित आप्णासो सराणे | | | | (१३२२२) | |
| आ.स.भा.व.स. क्षेत्र | | रणजीत आप्णासो रासाणे | | | | (१३२२२) | |
| एकूण क्षेत्र ०.०५.०० | | सुनिता राजेश गारवे | | | | (१३२२२) | |
| आ.स.भा.व.स. क्षेत्र | | असह राजेश गारवे | | | | (१३२२२) | |
| एकूण क्षेत्र ०.०५.०० | | शुभम राजेश गारवे | ०.०१०० | ०.०२ | | | |
| आ.स.भा.व.स. क्षेत्र | | सांगाईक क्षेत्र | | | | | |

ह व ल - २६

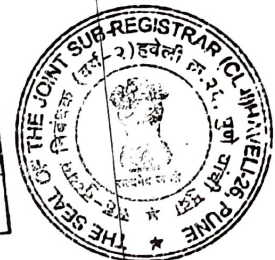
१३०८५
३६
४५

२०२२



रोमा आणि मुद्रापत्रक विवेक

हवल - २६
१३७८५ | ३६ | ४५
२०२२



हा.क्र./१२ अगिलेख दि.०२/०८/२०१६-१२:३८ AM रोजी डिजिटल स्वाक्षरीत फेला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

[illegible]

पृष्ठ क्र. २/२



हा ७/१२ अगस्त २०१९ दि. ०३/०८/२०१९, ०६:२५ AM रोजी डिजिटल स्वाक्षरीत कोठा भरतबाग येथे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

[illegible]

पृष्ठ क्र. १/२

ਪ੍ਰਿ ਸਾਹਿਬ - ੫੦

कोठे भोग्छी अपवित्रता

दाख्योवलेमी वाहयल

આ પ્રમાણે બાગેવર નવિન વાંઠકાના અન્નો

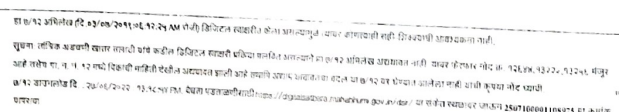
3

मोक्षोपयोग

बोली दिनांक: १८-१-२०१६

टीप : '४' - मिश्रणाचा संकेत क्रमांक, '५' - जल सिंचित, '६' - अजल सिंचित

हवल - २६
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୧୫ ୫, ୨/୨





30/08/2022

सूची क्र.2

दुस्यम निबंधक : सह दु.नि. हवेली 5

दस्ता क्रमांक : 8219/2019

नोवणी :

Regn.83m

गावाचे नाव : सांगवी

- (1) विलेखाचा प्रकार एकसोडपत्र
(2) मोबदला 0
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे 1
(4) भू-गापन, पोटहिस्सा व घरजमांक (असल्यास)

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गांव मोजे सांगवी.ता. हवेली.जि. पुणे येथील मिळकती यांसीब. सन्हे नं. 70/1, हिस्सा नं. 33 यांसी एकूण क्षेत्र 00 हे 2 आर बांसी आकार 00 रु 40 पैसे, यापैकी लिहून देणार व लिहून घेणार यांचे सामाईक मालकीचे क्षेत्र 00 हे 01 आर म्हणजेच 100 चौ. मी. ब/सन्हे नं. 70/1, हिस्सा नं. 28/अ यांसी एकूण क्षेत्र 00 हे 1 आर बांसी आकार 00 रु 40 पैसे, यापैकी लिहून देणार व लिहून घेणार यांचे सामाईक मालकीचे क्षेत्र 00 हे 0.5 आर म्हणजेच 50 चौ. मी. या मिळकती मधील लिहून देणार यांचे संपूर्ण क्षेत्राबाबत. ((Survey Number : 70/1 :))

- (5) क्षेत्रफळ 1) 150 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.

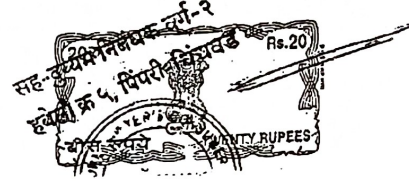
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-कै. श्री. राजेश शंकर गारवे यांच्या वर्फे वारस श्रीमती. सुनिता राजेश गारवे .. बय:-43; पत्ता:-.. .. कवडे नगर, नवी सांगवी, पुणे, पिंपळे गुरव, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411061 पॅन नं:-BNFPG5374Q
2): नाव:-कै. श्री. राजेश शंकर गारवे यांच्या वर्फे वारस श्री. अश्वय राजेश गारवे .. बय:-26; पत्ता:-.. .. कवडे नगर, नवी सांगवी, पुणे, पिंपळे गुरव, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411061 पॅन नं:-BEFPG4838E
3): नाव:-कै. श्री. राजेश शंकर गारवे यांच्या वर्फे वारस श्री. शुभम राजेश गारवे .. बय:-23; पत्ता:-.. .. कवडे नगर, नवी सांगवी, पुणे, पिंपळे गुरव, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411061 पॅन नं:-BWZPG6988D

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

- 1): नाव:-श्री. किशोर शंकर गारवे .. बय:-61; पत्ता:-.. .. औंध, पुणे, औंध, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411007 पॅन नं:-AAVPG2791H

- (9) दस्तऐवज करून दिल्याचा दिनांक 23/08/2019
(10) दस्त नोंदणी केल्याचा दिनांक 23/08/2019
(11) अनुक्रमीक, खंड व पृष्ठ 6219/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 1000
(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

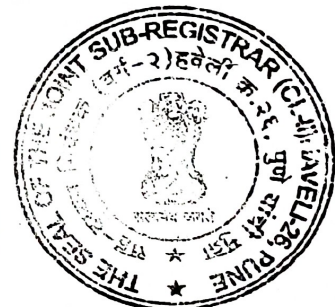
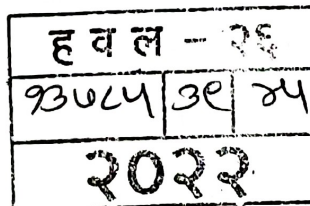
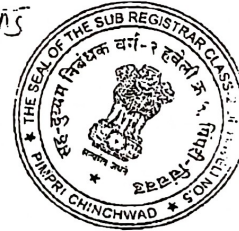
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

सी.पी. नं. 892/2022
मी नखल केली } सदर नखल दर्जदार
मी वाचली } यांस त्यांचे सारीख 21.6.2022
मी रुजवात घेतली } अर्जापरून
असल वटहकूम नखल } यांस दिले सारीख 20.6.2022

सह. दुस्यम निबंधक हवेली क्र. ५



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पृष्ठ नं. 2

सूचना नं. 2
दस्तावेज नं. 6873/2019
मोहरी
Regn 83m

11/07/2022

प्रमाणपत्र
दस्तावेज नं. 6873/2019
मोहरी
Regn 83m

(1) प्रमाणपत्र देकर
(2) प्रमाणपत्र देकर
(3) प्रमाणपत्र देकर
(4) प्रमाणपत्र देकर
(5) प्रमाणपत्र देकर

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(21) प्रमाणपत्र देकर
(22) प्रमाणपत्र देकर
(23) प्रमाणपत्र देकर

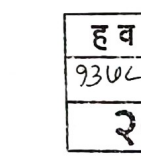
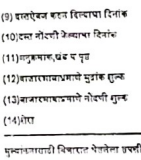
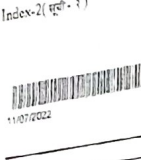
(24) प्रमाणपत्र देकर
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(27) प्रमाणपत्र देकर
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(36) प्रमाणपत्र देकर
(37) प्रमाणपत्र देकर
(38) प्रमाणपत्र देकर



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93064 80 84
2022

ता. को. मि. पु. मु. २५० (१०० पुस्तक) - ९-०५

क्रमांक

082



नोंदणी प्रमाणपत्र
संस्था नोंदणी अधिनियम, १८६०
(१८६० चा अधिनियम २१)

नोंदणी क्रमांक

महा. ८७४/२०१०/पुणे
दि. १५/४/१०/पुणे

याद्वारे असे प्रमाणित करण्यात येते की, फर्नस एड्युकेशन सोसायटी, A-3/13,
सिद्धी पार्क, सार्ड चोक, नवी सोडगी पुणे.
खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम २१) अन्वये योग्यरीत्या नोंदणी
कारण्यात आली अर्जदार - क्रिस्टोपर सी. फर्नान्डिस.

तारीख १५/४/१०

२० रोजी माझ्या सहीमिती दिले



सहायक संस्था निदेशक
पुणे विभाग, पुणे

हवल - २६
93064 80 84
2022



हवल - २६
93064/82 24
2022



[निर्देश-ध अ/गु सा वि/रम]



069

नोंदणी प्रमाणपत्र

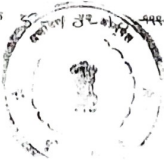
Inno/983/10
MAH/874/18

यादारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विस्तारव्यवस्था ही आज, मुंबई सार्वजनिक विस्तारव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम २९) या अन्वये pune region pune येथील सार्वजनिक विस्तारव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे

सा सार्वजनिक विस्तारव्यवस्थाचे नाव Ferns Education Society - 113
Siddhi Park, Sai Chowk, New Sangli, Pune - 27
सार्वजनिक विस्तारव्यवस्थाच्या नोंदणी मुद्राकाढील क्रमांक F-26107-Pune-3
Mr. Christopher P. Fernandes यास प्रमाणपत्र दिले

आज दिनांक २६/०५/२०२२ रोजी माझ्या सहोपस्थितीने

शिवका



सही [Signature]
पदनाम [Signature]

हवल - २६
93064/83 24
2022



PERMANENT ACCOUNT NUMBER
AACPF5735F
NAME
CHRISTOPHER JOSEPH FERNANDES
FATHER NAME
GEORGE PATRIC FERNANDES
DATE OF BIRTH
26-05-1949
Signature
Commissioner of Income-tax 1, Pune

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
FERNs EDUCATION SOCIETY
9/04/2010
Permanent Account Number
AAATF3181B
Signature

भारत सरकार
GOVERNMENT OF INDIA
सागर अशोक सलवी
Sagar Ashok Salvi
जन्म तारीख/ DOB 20/02/1987
पुरुष / MALE
9294 0569 9882
माझे आधार माझी ओळख

भारत सरकार
Government of India
पाव किशन सुर्याकान्त
Paul Kiran Suryakant
जन्म तारीख/ DOB 01/05/2001
पुरुष / MALE
7417 3598 2145
माझे आधार माझी ओळख

527/13785

श्रीमवार, 25 जुलै 2022 4:05 म.नं.

दस्त गोषवारा भाग-1

हवल26

४४/४५

दस्त क्रमांक: 13785/2022

दस्त क्रमांक: हवल26 /13785/2022

बाजार मूल्य: रु. 90,30,172/-

मोवदला: रु. 1,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,06,500/-

दु. नि. सह. दु. नि. हवल26 यांचे कार्यालयात

अ. क्र. 13785 वर दि.25-07-2022

रोजी 3:57 म.नं. वा. हजर केला.

पावती:14349

पावती दिनांक: 25/07/2022

मादरकरणाचा नाव: किशोर शंकर गारवे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची मही:

एकूण: 30900.00

Joint S.R.Haveli 26

सह-दुय्यम निबंधक (वर्ग-२)

हवेली क्र.२६, पुणे

Joint S.R.Haveli 26

सह-दुय्यम निबंधक (वर्ग-२)

हवेली क्र.२६, पुणे

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

शिक्रा क्र. 1 25 / 07 / 2022 03 : 57 : 58 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 25 / 07 / 2022 03 : 59 : 39 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोळा जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता व नोंदणी बाबीसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. *दस्त ऐवज कोणत्याही कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट अडवून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

(Signature)
लिहून देणारे :

(Signature)
लिहून घेणारे

25/07/2022 4 21:38 PM

दम्न गोपवाग भाग-2

हवल26

दम्न क्रमांक.13785/2022

दम्न क्रमांक :हवल26/13785/2022

दम्नाचा प्रकार :-भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:फर्मे गज्युक्शन सोमायटी तर्फे संचालक/विश्वमन क्रिस्टोफर जोसेफ फर्नांडिस -
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: मिथदी पार्क, सांगवी, पुणे , गेड नं: - , महाराष्ट्र, पुणे.
पिन नंबर:AAATF3181B

पक्षकाराचा प्रकार

भाडेकरू
वय :-72

स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



2 नाव:किशोर शंकर गारवे -
पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: नंदन फेस्टीवा, औंध, पुणे , गेड नं: - , महाराष्ट्र, पुणे.
पिन नंबर:AAVPG2791H

मालक
वय :-64

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तशाकथीत भाडेपट्टा चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 07 / 2022 04 : 18 : 41 PM

ओळख:-

खालीलन इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:किरण सुर्यकांत पाटील -
वय:22

पत्ता:काशिद पार्क पिपळे गुरुव पुणे
पिन कोड:411061

छायाचित्र

अंगठ्याचा ठसा



2 नाव:सागर अशोक माळवी -
वय:34

पत्ता:नखाते वस्ती रत्नाटणी पुणे
पिन कोड:411017

स्वाक्षरी

स्वाक्षरी



शिक्का क्र.4 ची वेळ:25 / 07 / 2022 04 : 19 : 45 PM

Joint S. P. Haveli 26

सह-दुय्यम निबंधक (वर्ग-2)

हवेली क्र.26, पुणे

प्रमाणित करणेत येते की, या दस्तऐवजात

एकूण 24 पृष्ठे आहेत

पहिल्या नंबराचे पुस्तकामध्ये 93624

ह्या नंबरा नोंदविला आहे

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Deface Date |
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| 2 | | DHC | | 2507202206933 | 900 | RF |
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13785 /2022