

10/5051

पावती

Original/Duplicate

Thursday, October 19, 2023

नोंदणी क्र.: 39म

4:50 PM

Regn.: 39M

पावती क्र.: 5651 दिनांक: 19/10/2023

गावाचे नाव: रांजणी

दस्तावेजाचा अनुक्रमांक: अवग-5051-2023

दस्तावेजाचा प्रकार: भाडेपट्टा

नादर करणाऱ्याचे नाव: आई एज्युकेशन सोसायटी करीता अध्यक्ष स्वाती मंजय मुळे - -

नोंदणी फी

रु. 8500.00

दस्त ह्याताळणी फी

रु. 900.00

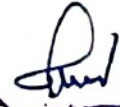
पृष्ठांची संख्या: 45

एकूण:

रु. 9400.00

आपणाम मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे

5:10 PM ह्या वेळेस मिळेल.

  
Sub Registrar, Ambedkar  
दुर्यम नियंत्रक अंदाजे

वाजार मुल्य: रु. 4048000 /-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 146000/-

1) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023194714452 दिनांक: 19/10/2023

वर्कचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 8500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009765182202324E दिनांक: 19/10/2023

वर्कचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees





19/10/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. आंबेगाव

दम्न क्रमांक : 5051/2023

नोंदणी :

Regn:63m

गावाचे नाव : रांजणी

|  |  |
|--|--|
| (1)विनेखाचा प्रकार   | भाडेपट्टा  |
| (2)मोबदला  | 0  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)   | 4048000  |
| (4) भू-मापन,पोटहिस्सा व घरभ्रमांक(अमल्याम)   | 1) पालिकेचे नाव पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मोजे रांजणी ता आंबेगाव जि पुणे येथील गट नं 720/721/2 पैकी क्षेत्र 0 हे 41 आर आकार 0 र 53 पमे अशी मिळकत( ( Survey Number : 720/721/2 ; ) )   |
| (5) क्षेत्रफळ  | 1) 0.4100 हेक्टर . आर  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा   |  |
| (7) दम्नांवेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता | 1). नाव:-आई एज्युकेशन सोसायटी करीता अध्यक्ष म्याती मंजय मुळे - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: पी 13 प्लॉट नं 15 गर्धवनगरी, मोशी ता हवेली जि पुणे , महाराष्ट्र, PUNE. पिन कोड:-410503 पंत नं:-<br>2). नाव:-राजधी देवदल निकम मॅनेजिंग डायरेक्टर - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: -, ब्लॉक नं: -, रोड नं. नागापुर ता आंबेगाव जि पुणे , महाराष्ट्र, पुणे. पिन कोड:-410510 पंत नं:- |
| (8)दम्नांवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता                   | 1). नाव:-धनंजय गोविंद भोर वय:-35, पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: रांजणी ता आंबेगाव जि पुणे , महाराष्ट्र, पुणे. पिन कोड:-410510 पंत नं:-   |
| (9) दम्नांवेज करून दिल्याचा दिनांक   | 19/10/2023   |
| (10)दम्न नोंदणी केल्याचा दिनांक  | 19/10/2023   |
| (11)अनुक्रमांक,खड व पृष्ठ  | 5051/2023  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 146000   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क  | 8500   |
| (14)शेरा   |  |

मुल्यांकनासाठी विचाराल घेतलेला तपशील :-

मुद्रांक शुल्क अकाराना निवडलेला अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)



दुय्यम निबंधक आंबेगाव

Payment Details

| Sl. No. | Particulars | Type    | Registration No./Transfer No. | Reference            | Amount     | Mode | Debit Number     | Debit Date |
|---------|-------------|---------|-------------------------------|----------------------|------------|------|------------------|------------|
| 1       | Overdraft   | Account | 02/2008/2027/10/1344/31       | 10-40074014020030-02 | 140000 (0) | SI   | 0000118000200304 | 19-10-2023 |
| 2       |             | Doc     |                               | 10/01/94/14020030    | 000        | DP   | 1000118000200304 | 19-10-2023 |
| 3       | Overdraft   | Account |                               | 10-40074014020030-02 | 0000       | DP   | 0000118000200304 | 19-10-2023 |

[SI] Stamp Duty [DP] Registration Fee [Doc] Document Handling Charges

|  |  |
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| मूल्यांकन पत्रक ( ग्रामीण क्षेत्र-खुली जमीन )  |  |
| Valuation ID : <b>202310067138</b>   | 05 October 2023 05 16 02 PM                                |
| सूचना संख्या   | 2023   |
| जिल्ला   | सुन  |
| सुब-जिल्ला   | आंबेगाव  |
| सुब-जिल्ला   | सुब-जिल्ला   |
| ग्रामांचे नाव  | Rural  |
| विभागाचे नाव   | 3  |
| एकरी क्षेत्र/एकरी क्षेत्र  | 720  |
| मूल्य  | Rs 1150 /-   |
| विज्ञापनाचा प्रकार   | सुनी   |
| अधिकृत प्रमाणित बाण  | विज्ञापनी जमीनी/सुखद                                       |
| संविदाचा दर  | Rs 1150 /-   |
| विज्ञापनीय क्षेत्र   | 4100 चौ. मीटर <span style="float: right;">Bulk Land</span> |
| साक्षरपत्राचे प्रकार   | चौ. मीटर   |
| सुनांकनाचा दिनांक  |  |
| पत्रक क्रमांक  |  |
| <b>Government Land Converting to Non-Agriculture Purpose</b>   |  |
| Zone Change Primary Notification No  |  |
| Rules Applicable   | 23 अ   |
| <p>1 500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100 % मूल्य दर = 1150 /-</p> <p>500 चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 1150</p> <p style="text-align: center;">= 575000/-</p> <p>2 1500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 90 % मूल्य दर = 1035/-</p> <p>1500 चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 1035</p> <p style="text-align: center;">= 1552500/-</p> <p>3 2000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 80 % मूल्य दर = 920 /-</p> <p>2000 चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 920</p> <p style="text-align: center;">= 1840000/-</p> <p>4 100 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 70 % मूल्य दर = 805 /-</p> <p>100 चौ. मीटर क्षेत्रासाठी मूल्य = 100 * 805</p> <p style="text-align: center;">= 80500/-</p> |  |
| <p>सुनांकनाचे एकूण मूल्य = विज्ञापनीय क्षेत्र (1) मूल्य + विज्ञापनीय क्षेत्र (2) मूल्य + विज्ञापनीय क्षेत्र (3) मूल्य + विज्ञापनीय क्षेत्र (4) मूल्य</p> <p style="text-align: center;">= 575000 + 1552500 + 1840000 + 80500</p> <p style="text-align: center;">= <b>Rs.4048000/-</b></p> <p style="text-align: center;">= ₹ चार लाख अठ्ठाश्याहून हजार /-</p>  |  |

भोसपुटा 30 वर्षे 90% अनुमानित

Home Print 36,13,200/- (4%)

दुसरे निबंधक आंबेगाव 1,16,000/- 2% म



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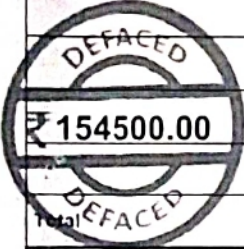
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| ✓ <i>MP</i> |



CHALLAN  
MTR Form Number-6



|                      |                                   |               |   |                          |                       |                           |         |    |
|----------------------|-----------------------------------|---------------|---|--------------------------|-----------------------|---------------------------|---------|----|
| GRN                  | MH009765182202324E                | BARCODE       |   |                          | Date                  | 19/10/2023-16:10:28       | Form ID | 36 |
| Department           | Inspector General Of Registration |               |   | Payer Details            |                       |                           |         |    |
| Type of Payment      | Stamp Duty<br>Registration Fee    |               |   | TAX ID / TAN (If Any)    |                       |                           |         |    |
|                      |                                   |               |   | PAN No.(If Applicable)   |                       |                           |         |    |
| Office Name          | ABN_AMBEGAON SUB REGISTRAR        |               |   | Full Name                | Dhananjay Govind Bhor |                           |         |    |
| Location             | PUNE                              |               |   | Flat/Block No.           | 720/721/2             |                           |         |    |
| Year                 | 2023-2024 One Time                |               |   | Premises/Building        |                       |                           |         |    |
| Account Head Details |                                   | Amount In Rs. | Road/Street   |                          |                       |                           |         |    |
| 0030046401           | Stamp Duty                        | 146000.00     | Ranjani   |                          |                       |                           |         |    |
| 0030063301           | Registration Fee                  | 8500.00       | Area/Locality   |                          |                       |                           |         |    |
|                      |                                   |               | Town/City/District  |                          |                       |                           |         |    |
|                      |                                   |               | PIN   |                          |                       |                           |         |    |
|                      |                                   |               | 4 1 0 5 1 0   |                          |                       |                           |         |    |
|                      |                                   |               | Remarks (If Any)  |                          |                       |                           |         |    |
|                      |                                   |               | SecondPartyName=Aal Education Society Karita Swari Sanjay Mule- |                          |                       |                           |         |    |
|                      |                                   |               | Amount In   |                          |                       |                           |         |    |
|                      |                                   |               | One Lakh Fifty Four Thousand Five Hundred Rupees O              |                          |                       |                           |         |    |
|                      |                                   |               | Words   |                          |                       |                           |         |    |
|                      |                                   |               | nly   |                          |                       |                           |         |    |
|                      |                                   |               | Total   |                          |                       |                           |         |    |
|                      |                                   |               | 1,54,500.00   |                          |                       |                           |         |    |
| Payment Details      |                                   |               | BANK OF MAHARASHTRA   |                          |                       | FOR USE IN RECEIVING BANK |         |    |
| Cheque-DD Details    |                                   |               | Bank CIN  | Ref. No                  | 02300042023101944231  | 012073153                 |         |    |
| Cheque/DD No.        |                                   | Bank Date     | RBI Date  | 19/10/2023-16 11:20      | 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 : 9000000000

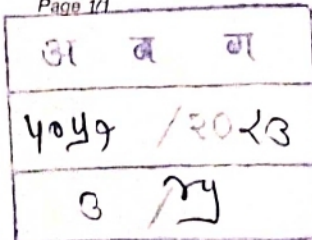
सदर चालन केवल दृश्यम निकाय कार्यालयत नोदणी करव्याच्या दरचाराठी लागू आहे. नोदणी न करव्याच्या दरचाराठी सदर चालन लागू नाही.

Challan Defaced Details

| Sr. No.                 | Remarks      | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1                       | (IS)-10-5051 | 0005119868202324 | 19/10/2023-16 50 28 | IGR039 | 8500.00           |
| 2                       | (IS)-10-5051 | 0005119868202324 | 19/10/2023-16 50 28 | IGR039 | 146000.00         |
| Total Defacement Amount |              |                  |                     |        | 1,54,500.00       |



Page 1/1



Print Date 19-10-2023 04:52:55



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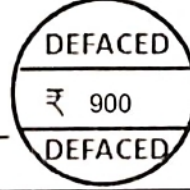


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

|     |               |              |            |
|-----|---------------|--------------|------------|
| PRN | 1023194714452 | Receipt Date | 19/10/2023 |
|-----|---------------|--------------|------------|

Received from Dhananjay Govind Bhor, Mobile number 9000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 5051 dated 19/10/2023 at the Sub Registrar office S.R. Ambegaon of the District Pune Gramin.



**Payment Details**

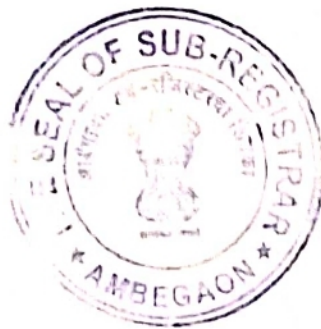
|           |                      |              |            |
|-----------|----------------------|--------------|------------|
| Bank Name | MAHB                 | Payment Date | 19/10/2023 |
| Bank CIN  | 10004152023101913531 | REF No.      | 012126364  |
| Deface No | 1023194714452D       | Deface Date  | 19/10/2023 |

This is computer generated receipt, hence no signature is required.



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| ६ / ०५      |

**LEASE DEED**

THIS LEASE DEED together with its Schedule (hereinafter referred to as the 'Deed') is made at Mauje- Ranjani, Tal- Ambegaon, Dist-Pune and executed on this 19<sup>th</sup> day of October, 2023

**By and Between**

**SHIRI. DIHANANJAY GOVIND BHOR,**

Age: 35 years, Occu: Agriculturist,

R/at: Ranjani Tal-Ambegaon, Dist-Pune 410 412

PAN No -

Adhar No -

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**

**1) MRS. SWATI SANJAY MULEY,**

Age : 39 years, President AAI EDUCATIONAL SOCIETY

R/at: P-13, Flat No. 15, Gandharvanagari,

Moshi, Tal- Haveli, Dist - Pune -41210

PAN -ARSPM0223C

**2) MRS. RAJASHIRI DEVDATTA NIKAM,**

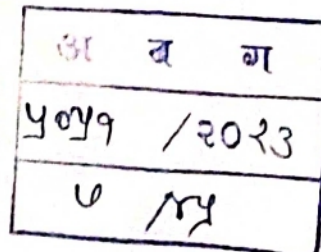
Age : 50 years, Managing Director AAI EDUCATIONAL SOCIETY

R/at: Nagapur, Tal- Ambegaon, Dist- Pune 410 504

PAN -ARMPN9915G

**AAI EDUCATIONAL SOCIETY (Pan No.AAETA8360P)** an education institute, duly registered under the Bombay Public Trust Act 1950 having its

*Shirji*  
*Swati*  
*Rajashiri*



registration Dt.21/04/2015 -PUNE and Societies Act 1860 having its registration no. MAHARASHTRA/467/2015/PUNE, principal and registered office at: P-13, Flat No.15, GandhryNagari ,Moshi Pune Through its Chairman / Authorized Signatory Mrs. Swati Sanjay Muley, Age : 39 years, Occu: Business R/at: P-13, Flat No.15, Gandharvanagari, Moshi, Tal- Haveli, Dist - Pune -412105 PAN - ARSPM0223C

..... 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)

..... party of the SECOND PART

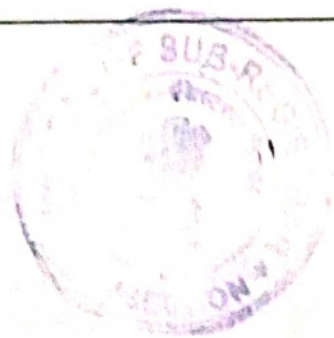
The Lessor and the Lessee are hereinafter referred to in the collective as the "Parties" and in the singular as a 'Party', as the context may require.

**WHEREAS**

a) The Lessor No. 1 herein is seized, possessed of or otherwise entitled to and is owner of the property bearing 1) Gat No.-720/721/2 area 4-36 Aar + PK 0 II 03 R assessed 5 Rs 69 Paise at. Rajnaji out of that area 0 II 41 Aar assessed 0-53 Paise situated at village Mauje - Ranjani (Karphata) Taluka-Ambegaon, Dist- Pune, (which Land are more particularly described in the Schedule, hereunder written and together hereinafter referred to as the "Leased Premises"). The Lessors has informed, assured and represented that he is absolutely entitled to the said property and based on the representations, assurances and declaration given by the Lessors, 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 educational institute in Ranjani, Tal-Ambegaon, Dist- Pune and was in the search of suitable

*Swati Muley*  
*Swati Muley*  
*Aravind*



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place for their educational institute. 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 her on long lease to the Lessee Institute to set up the educational institute 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 PREMISES 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 educational institute and (**preferably in the name of "AAI EDUCATIONAL SOCIETY"**) 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 unavailability of necessary funds, the Lessor could not carry out proposed construction on the Leased premises. The Lessee shall, however, obtain

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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 Lessors 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 00 H. 41 Aar. The Lessors assures the Lessee that he is absolutely entitled to the said Land admeasuring 00 H. 41 Aar, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessors also confirms that they 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 00 H. 41 Aar, and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrances 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 Lessors at his own costs and expenses, and the Lessors shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.

## 2. NO-OBJECTION CERTIFICATES

The Lessors 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.

The Lessors 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.

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The Lessors further declares and assures that there are no dues payable with regard to water tax, electricity and other necessary and other charges from local authorities, up to the date of execution of this Deed.

The Lessors 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 Lessors fails to give his 'No Objection / consent', if required specifically, within three days then in that case it shall be presumed that the Lessors have given his 'No objection' / consent. It will be considered as deemed No objection / consent of the Lessors and the Lessors 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 01 May 2022 and the Rent Commencement Date shall be from 01 May 2022 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

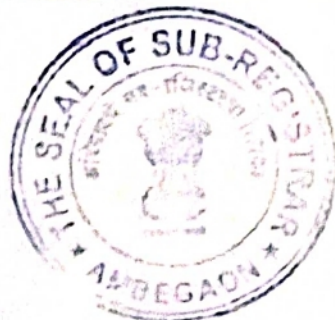
4.1 TERM

The term of the lease of the Leased Premises shall commence on the Rent Commencement Date and end 30 (Thirty) calendar years thereafter (hereinafter the 'Term') i.e. up to 31st December 2053

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 25 (Twenty Five ) years from

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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 4.7 below, provided however that in the event of termination by the Lessee on any of the grounds available to it under clause 4.3 below, the Lessee shall not be liable to pay the Rent for the balance period of 2 (two) years.

#### 4.2.2 FIRST RIGHT OF REFUSAL

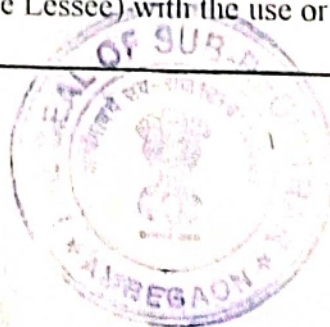
If lessors want to sell /dispose of the said premises lessee is having first right of refusal to buy the premises. Consideration thereof will decided at mutual consent and for the purpose of arriving of the sale price, value as determine by government Approved valuer OR Government valuation OR Market Valuation will be deceive base. If the lessee refuse to buy the property still their consent of the lessee shall be required for transferring the property to any third party, However, the lessor assure that he shall safeguard the interest of the lessee & 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

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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, 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.

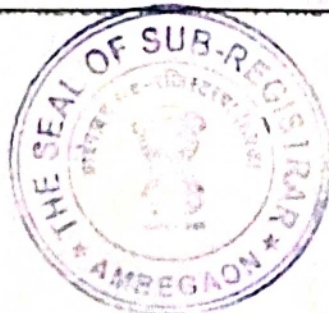
4.5 The Lessee undertakes that it will ensure regular payment of Rent and/or other charges as agreed herein. If the Lessee fails to pay Rent for any quarter at any point of time and the same is not remedied within sixty (60) days from the date of written demand by the Lessor, then the Lessor, without 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 25 (Twenty Five ) years to terminate this Deed, by giving sixty (60) days notice in writing.

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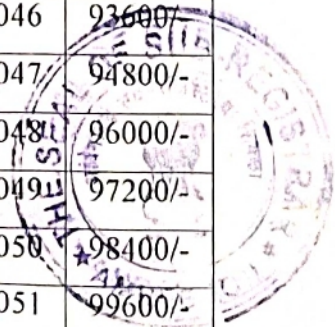


5. RENT, DUE DATES, ESCALATION, & PROPERTY TAXES

5.1 RENT

(i) The Lessee shall accordingly pay Rent per year as follows

| Sr.No | Period                  | Rent     |
|-------|-------------------------|----------|
| 1     | 1/01/2023 to 31/12/2023 | 66000/-  |
| 2     | 1/01/2024 to 31/12/2024 | 67200/-  |
| 3     | 1/01/2025 to 31/12/2025 | 68400/-  |
| 4     | 1/01/2026 to 31/12/2026 | 69600/-  |
| 5     | 1/01/2027 to 31/12/2027 | 70800/-  |
| 6     | 1/01/2028 to 31/12/2028 | 72000/-  |
| 7     | 1/01/2029 to 31/12/2029 | 73200/-  |
| 8     | 1/01/2030 to 31/12/2030 | 74400/-  |
| 9     | 1/01/2031 to 31/12/2031 | 75600/-  |
| 10    | 1/01/2032 to 31/12/2032 | 76800/-  |
| 11    | 1/01/2033 to 31/12/2033 | 78000/-  |
| 12    | 1/01/2034 to 31/12/2034 | 79200/-  |
| 13    | 1/01/2035 to 31/12/2035 | 80400/-  |
| 14    | 1/01/2036 to 31/12/2036 | 81600/-  |
| 15    | 1/01/2037 to 31/12/2037 | 82800/-  |
| 16    | 1/01/2038 to 31/12/2038 | 84000/-  |
| 17    | 1/01/2039 to 31/12/2039 | 85200/-  |
| 18    | 1/01/2040 to 31/12/2040 | 86400/-  |
| 19    | 1/01/2041 to 31/12/2041 | 87600/-  |
| 20    | 1/01/2042 to 31/12/2042 | 88800/-  |
| 21    | 1/01/2043 to 31/12/2043 | 90000/-  |
| 22    | 1/01/2044 to 31/12/2044 | 91200/-  |
| 23    | 1/01/2045 to 31/12/2045 | 92400/-  |
| 24    | 1/01/2046 to 31/12/2046 | 93600/-  |
| 25    | 1/01/2047 to 31/12/2047 | 94800/-  |
| 26    | 1/01/2048 to 31/12/2048 | 96000/-  |
| 27    | 1/01/2049 to 31/12/2049 | 97200/-  |
| 28    | 1/01/2050 to 31/12/2050 | 98400/-  |
| 29    | 1/01/2051 to 31/12/2051 | 99600/-  |
| 30    | 1/01/2052 to 31/12/2052 | 100800/- |



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(ii) The Lessee shall accordingly pay Rent per year on or before the 15<sup>th</sup> day of January every year. 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.

(iii) The Lessee shall accordingly pay per month 'Rent', in advance, on or before the 15<sup>th</sup> day of every month (subject to T.D.S./ GST and repayment of 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 15<sup>th</sup> 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/GST 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%), 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 & Xerox copy of such property tax receipt of every year shall furnish by the lessor. 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

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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 Lessor 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 Lessor 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

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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. **No any type of security deposit refundable or Non -Refundable**

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)

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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. SIGNAGE Glow sign and electronic board or ballon

7.1 The Lessee intends to run a Educational Society in the name of "AAI EDUCATIONAL SOCIETY", 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. LESSOR'S REPRESENTATIONS AND WARRANTIES.

The Lessor assures the Lessee that he is absolutely entitled to the said Land admeasuring 00 H 41 ARE 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 31 ARE. and structure standing thereupon, and incase any dispute, claim, charge or

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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.

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.

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.

- (a) 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;
- (b) 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 etc.;
- (c) There exists no claims, actions, litigations, arbitrations, land

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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;

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;

(d) Subject to the Lessee validly making all payments mandated hereunder, the Lessee may use the Leased Premises on a twentyfour (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;

(e) 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;

(f) The Lessor is in compliance with all applicable environmental laws and has all the relevant approvals in relation to the Leased Premises;

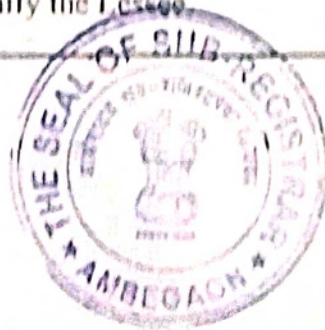
(g) The Lessor shall pay the corporation taxes as mentioned in clause 5.3 hereinbefore mentioned;

(h) The Lessor shall co-operate with the Lessee to get obtained requisite permissions, No Objection Certificates, as required for the Lessee's activities.

(i) 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,

(j) In case of any claim for damages, etc. for the act or omission to act by the Lessor, the Lessor shall indemnify the Lessee.

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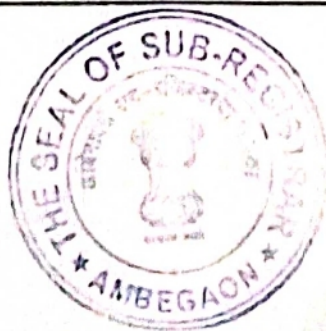
8.2. The Lessor acknowledges that the Lessor's representations and warrants in this Clause 9 are a material inducement to the Lessee's entry into this Deed. Further, the Lessor agrees that during the Term, if any of the representations and warranties mentioned in clause 8.1 directly affecting the use 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.

9. LESSEE'S REPRESENTATIONS AND WARRANTIES.

9.1 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;

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(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;

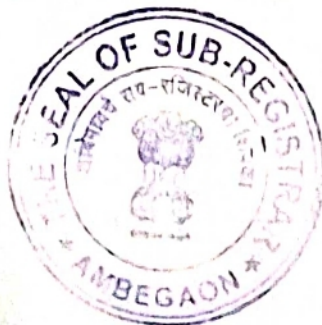
(f) the Lessee shall obtain the necessary and applicable statutory approvals, permissions and licenses required to be obtained in respect of any capital equipment used in the Leased Premises by the Lessee; and

(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.

9.2 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.

10 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 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.

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**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 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 Parties; 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 jeopardized by such an assignment.

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

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S. S. S. S. S.  
R. S. S. S. S.



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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 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 in 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.

*Handwritten signatures and initials:*  
Ramesh  
Ramesh  
Ramesh



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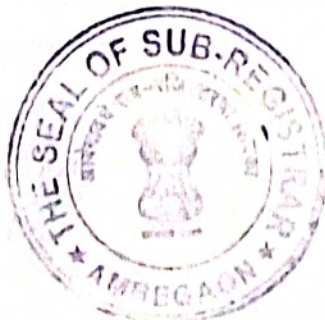
14. **FORCE MAJEURE AND DESTRUCTION OF LEASED PREMISES**

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.

*Journal of*  
*Smiley*  
*Ritesh*



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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 inhabitability 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 inhabitability 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

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*Rings*



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Acknowledgement Due R.P.A.D in the case of notice to the Lessor, if addressed to it as follows:

To The Lessor;

**SHRI. DHANANJAY GOVIND BHOR,**

Age- 36 years Occu: Agriculturist

At post Ranjani Tal Ambegaon Dist

PAN -

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

To the Lessee

**AAI EDUCATIONAL SOCIETY**

Through its Chairman / Authorized Signatory

**1) MRS. SWATI SANJAY MULEY**

Age : 39 years, President AAI EDUCATIONAL SOCIETY

R/at: P-13, Flat No. 15, Gandharvanagari,

Moshi, Tal- Haveli, Dist - Pune -41210

PAN -ARSPM0223C

**2) MRS. RAJASHRI DEVDATTA NIKAM**

Age : 50 years, Managing Director AAI EDUCATIONAL SOCIETY

R/at: Nagapur, Tal- Ambegaon, Dist- Pune 410 504

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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.

11 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

*Swati Muley*  
*Rajashri Nikam*  
*Pune*



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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.

11.1 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.

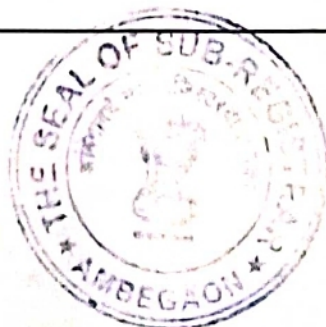
**18. AUTHORITY AND FINANCIAL STRENGTH**

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.

*Handwritten signatures:*  
Kumar  
Gulab  
Ramesh



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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.

*[Handwritten signatures and initials]*



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26. LEGAL FEES

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

SCHEDULE

DESCRIPTION OF THE LEASED PREMISES

All that piece and parcel of immovable property bearing **Ranjani** Taluka - Ambegaon, Dist- Pune within the local limits of Panchayat Samiti Ambegaon Jilha Parishad Pune and within the Grampanchayat Ranjani and within the Jurisdiction of Sub Registrar Ambegaon of Pune and being bounded on its four sides as under:-

| Gat No.        | Area  | assessed |
|----------------|-------|----------|
|                | H-R   | Rs-Piase |
| 720/721/2 part | 00-41 | 00-53    |

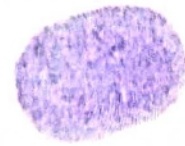
Boundaries :-

- On or towards East : Gat No 720/721/2 part  
On or towards South : Gat No 720/721/2 part  
On or towards West : Road and Gat No 720/721/2 part  
On or towards North : Gat No 720/721/2 part

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



*Dhananjay*



1)MR.Dhananjay Govind Bhor  
(LESSOR)



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AAI EDUCATIONAL SOCIETY

Through its President /Managing Director /  
Authorized Signatory



*Swati Muley* [Purple ink stamp]

1) MRS. SWATI SANJAY MULEY



*Rajashiri Nikam* [Purple ink stamp]

2) MRS. RAJASHIRI DEVDATTA NIKAM

(LESSEE)

WITNESSES :

1.

*Shri. Devdatta Jayawant Nikam*

Shri. Devdatta Jayawant Nikam

A/p- Nagapur, Tal-Amsbegaon, Dist-Pune

2.

*Shri. Vikas Shantaram Jadhav*

Shri. Vikas Shantaram Jadhav

A/p- Manchar, Tal-Ambegaon, Dist-Pune

*Swati Muley*  
*Rajashiri Nikam*  
*Rajashiri Nikam*



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಗ್ರಾಮ ಮುಖ್ಯಸ್ಥರ ಸಾಲ (ಅಧಿಕಾರ ಅಧಿನಿಯಮ)

(ವಸತಿಯನ್ನು ಕಟ್ಟಿಸಲು ಅಧಿಕಾರ ಅಧಿನಿಯಮ ಅಧಿನಿಯಮದಡಿ ಸಾಲದ ಮೊತ್ತವನ್ನು ಪಾವತಿಸಲು ಮತ್ತು ಸುಸ್ಥಿರವಾಗಿ ಹಿಂತಿರುಗಿಸಲು ವಿಧಿಸಿದ ೧೯೮೧ ರಾಜ್ಯ ಸಂಸತ್ತಿನ ಅಧಿನಿಯಮ ೨೫, ೨೬ ಮತ್ತು ೨೭)

ಪುಟ: ೧ (೧೯೯೧)

ತಾಲ್ಲೂಕು: ಅರಸೀಕೆರೆ

ಜಿಲ್ಲೆ: ಬಳ್ಳಾರಿ



ಸಂಖ್ಯೆ: ೫೫೨೧೬೧೬೧೬

ಪಾಲಿಸಿ ನಂ: ೧೨೨೧೬೧೬೧೬

೨೦೨೩/೨೦೨೪

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| ಮುಖ್ಯಸ್ಥರ ಸಾಲದ ವಿವರ |        | ಮಾಹಿತಿ |        | ಮಾಹಿತಿ |        | ಮಾಹಿತಿ |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|
| ಕ್ರ. ಸಂಖ್ಯೆ         | ಮಾಹಿತಿ | ಮಾಹಿತಿ | ಮಾಹಿತಿ | ಮಾಹಿತಿ | ಮಾಹಿತಿ | ಮಾಹಿತಿ | ಮಾಹಿತಿ |
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| ೩೪                  | ೨೦೨೪   | ೨೦೨೪   | ೨೦೨೪   | ೨೦೨೪   | ೨೦೨೪   | ೨೦೨೪   | ೨೦೨೪   |
| ೩೫                  | ೨೦೨೫   | ೨೦೨೫   | ೨೦೨೫   | ೨೦೨೫   | ೨೦೨೫   | ೨೦೨೫   | ೨೦೨೫   |
| ೩೬                  | ೨೦೨೬   | ೨೦೨೬   | ೨೦೨೬   | ೨೦೨೬   | ೨೦೨೬   | ೨೦೨೬   | ೨೦೨೬   |
| ೩೭                  | ೨೦೨೭   | ೨೦೨೭   | ೨೦೨೭   | ೨೦೨೭   | ೨೦೨೭   | ೨೦೨೭   | ೨೦೨೭   |
| ೩೮                  | ೨೦೨೮   | ೨೦೨೮   | ೨೦೨೮   | ೨೦೨೮   | ೨೦೨೮   | ೨೦೨೮   | ೨೦೨೮   |
| ೩೯                  | ೨೦೨೯   | ೨೦೨೯   | ೨೦೨೯   | ೨೦೨೯   | ೨೦೨೯   | ೨೦೨೯   | ೨೦೨೯   |
| ೪೦                  | ೨೦೩೦   | ೨೦೩೦   | ೨೦೩೦   | ೨೦೩೦   | ೨೦೩೦   | ೨೦೩೦   | ೨೦೩೦   |



4049/2023  
33/24





गाव भुमुना घाटा ( विक्रीची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकाऱ अधिलेख आणि नोंदवही (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव : राजगी ( ५५५५०७ )

तालुका :- आंबेगाव

जिल्हा :- पुणे

मह. क्रमांक व तपविभाग

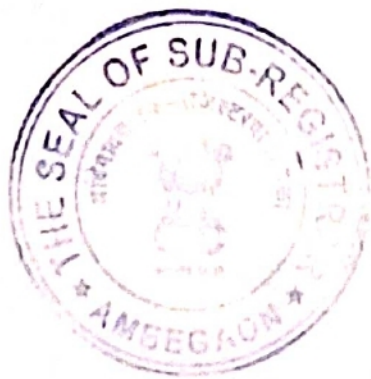
७२०/७२५/२

| अर्थ    | इकाय         | खाल क्र.सं० | विकासातील क्षेत्राचा तपशील |              |             |             |                    | लागतडीसाठी उपलब्ध करावलेली जमीन |             | अंश |
|---------|--------------|-------------|----------------------------|--------------|-------------|-------------|--------------------|---------------------------------|-------------|-----|
|         |              |             | विकासा प्रकार              | विकासाचे नाव | जल सिंचित   | अजल सिंचित  | जल सिंचनाचे स्वरूप | स्वरूप                          | क्षेत्र     |     |
| (१)     | (२)          | (३)         | (४)                        | (५)          | (६)         | (७)         | (८)                | (९)                             | (१०)        |     |
|         |              |             |                            |              | हे आर.सी.सी | हे आर.सी.सी |                    |                                 | हे आर.सी.सी |     |
| २०२०-२१ | खरीप         |             | विषय                       | ज्वारी       |             | १.६२००      |                    |                                 |             |     |
|         |              |             | विषय                       | गुईगुग       |             | ०.००००      |                    |                                 |             |     |
| २०२१-२२ | खरीप         | १०६४        | विषय                       | बटाटा        | १.५९००      |             | बोअरवेल            |                                 |             |     |
|         | संपूर्ण वर्ष | १०६५        | विषय                       | अडसाली ऊस    | १.६०००      |             | विहिर              |                                 |             |     |
| २०२२-२३ | संपूर्ण वर्ष | ५२५*        | विषय                       | अडसाली ऊस    | ०.०६००      |             | बोअरवेल            |                                 |             |     |

टीप :- याद्वारे नोंद सोबादल क्षेत्र द्वारे घेतलेले आलेखी आहे



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| ३६ / १५     |



# Aai Educational Society

Regd. Office : P-13, Flat No.15, Gandharv Nagar, Moshi, Pune - 412105 Ph. : 9822047264  
Email : newoxfordpune@gmail.com Website : www.newoxfordpune.com  
Registered No. : Maharashtra 467 / 2015 / Pune F. 45150 / Pune

Mrs. Swati Muley  
Founder President

Mrs. Prema Walunj  
Secretary

Outward No. : Aai / 2023-2024 / 510

Date : 10 / 07 / 2023

ठराव क्र : ४

विषय क्र : ४

स्थळ : गंधर्व नगरी, मोशी.

दिनांक : १० / ०७ / २०२३

## कारणापुरत्या ठरावाची सत्यप्रत

विषय: न्यू ऑक्सफर्ड इंटरनॅशनल स्कूल रंजणी या शाळेचा भाडे करार करणेबाबत.....

ठराव: आई एज्युकेशनल सोसायटी संचालित, न्यू ऑक्सफर्ड इंटरनॅशनल स्कूल रंजणी ही शाळा रंजणी (कारफाटा) ता. आंबेगाव जि. पुणे येथे सुरु असून सदर शाळेची इमारतीची जागा भाडेतत्वावर घेण्यात येत आहे. सदर मिळकत रंजणी (कारफाटा) येथे गट क्रमांक ७२०/७२१/२ मध्ये असून जागामालक श्री. धनंजय गोविंद भोर व आई एज्युकेशनल सोसायटी यांच्यात सदर भाडेकरार करण्यात यावा असे संस्थेच्या मासिक सभेत सर्वानुमते ठराव मंजूर करण्यात आला आहे.

सौ. प्रेमा सोपान वाळुंज.

Secretary

सौ. प्रेमा सोपान वाळुंज  
Aai Educational Society



Prema Walunj

President

सौ. प्रेमा सोपान वाळुंज  
Aai Educational Society



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| ३७ / २३     |





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| ३६   | / | २५   |

No. 10986



## नोंदणी प्रमाणपत्र

संख्या नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम, २१)

महा. 467 /2015/पुणे

नोंदणी क्रमांक : दिनांक 21/4 /2015/पुणे

याद्वारे असे प्रमाणित करण्यात येते की, **Aai Educational Society**  
P-13 Flat No. 15 Bandhuv Nagari Mashi Pune

खालील तारखेस संख्या नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम, २१) अन्वये  
कोणत्याही नोंदणी करण्यात आली. **Mrs. Swati Sanjay Mule**

तारीख : 21/4/2015 रोजी माझ्या सहनिरीक्षण दिवस.

*(Handwritten Signature)*  
21/4/15

संख्यांचे सहाय्यक निबंधक,  
बहाय्यक संस्था निबंधक  
पुणे विभाग, पुणे विभाग



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भारत सरकार  
Government of India

Swati Sanjay Muley  
Date of Birth/DOB: 23/11/1983  
Female / FEMALE

5147 0157 8105  
VID | 9102 3314 1268 5777  
मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ARSPM0223C

नाम / Name  
SWATI BANJAY MULEY

पिता का नाम / Father's Name  
SOPAN TUKARAM WALUNJ

जन्म की तारीख / Date of Birth  
23/11/1983

भारत सरकार  
Government of India

राजश्री देवदत्त निकम  
Rajshree Devdatta Nikam

जन्म तारीख / DOB: 01/10/1973

पुरुष / Male

4049

8432 78 11 2809

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजश्री देवदत्त निकम  
RAJASHREE DEVDATTA NIKAM

सायलराम साकाराम पटे  
SAYALERAM SAKHARAM PATE

01/10/1973

Reference Account Number  
ARMPN9915G

भारत सरकार  
Government of India

धनंजय गोविंद भोर  
Dhananjay Govind Bhor

जन्म तारीख / DOB: 17/12/1989

पुरुष / Male

4508 9200 9718

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CDXPB6233L

नाम / Name  
DHANANJAY GOVIND BHOR

पिता का नाम / Father's Name  
GOVIND BALAJI BHOR

जन्म की तारीख / Date of Birth  
17/12/1989

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH14 20025005711 DOJ: 19-08-2002  
Valid Till: 18-10-2031 (MT)

11-10-2021

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT PMA

CGV DOJ  
LMV 19-08-2002  
MCWG 19-08-2002

DOB: 28-05-1979 BG

Name: VIKAS JADHAV  
SEWA of SHANTARAM  
A/33 AP MACHAR JADHAVWADI  
THANE DIST PUNE  
MH-400 015953

आपला आधार क्रमांक / Your Aadhar Number

6683 6763 6994

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

देवदत्त जयवंतराव निकम  
Devdatta Jaywantrao Nikam

जन्म तारीख / DOB: 01/06/1970

पुरुष / Male

6683 6763 6994

आधार - सामान्य माणसाचा अधिकार



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10/5051

गुरुवार, 19 ऑक्टोबर 2023 4:50 म.न.

दम्न गोपबारा भाग-1

अवकाश 23/10  
दम्न क्रमांक: 5051/2023

दम्न क्रमांक: अवकाश /5051/2023

आवकाश मूल्य: ₹. 40,48,000/-

गोपबारा: ₹. 00/-

अन्वयेने मुद्रांक शुल्क: ₹. 1,46,000/-

नोदणी फी घाफि अगल्याम तपशिल -

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. अवकाश यांचे कार्यालयगत

पावनी:5651

पावनी दिनांक: 19/10/2023

अ. क्र. 5051 कर दि. 19-10-2023

मादरकरणागचे नाव: आई एज्युकेशन सोसायटी करीना अध्यक्ष  
म्याती मजबूत मुळे - -

जेजी 4:49 म.न. वा. हजर केला.

नोदणी फी

₹. 8500.00

दम्न हाताळणी फी

₹. 900.00

पुटाची मळ्या: 45

दम्न हजर करणाऱ्याची मही:

एकूण: 9400.00

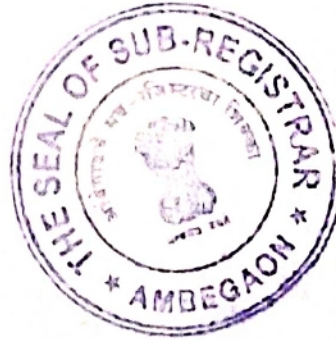
Sub Registrar Ambegaon  
दुय्यम निवधक आंबेगावSub Registrar Ambegaon  
दुय्यम निवधक आंबेगाव

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामांचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्र. 1 19 / 10 / 2023 04 : 49 : 17 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 19 / 10 / 2023 04 : 50 : 12 PM ची वेळ: (फी)



## प्रतिज्ञा पत्र

\* सदर दस्तऐवज हा नोदणी कायदा १९०८ अंतर्गत असेल्ल्या तरतुदीनुसारच नोदणीस दाखल केलेला आहे. \* इस्तीलात संपूर्ण मजबूर निष्पादक व्यक्ती मालीदार/आळपट्टीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* इस्तीची सत्यता वैधता कायदेशीर थारीगारी दस्त निष्पादक व कपुलीधारक हे सत्यात जमाखतार राहतील \* दस्तऐवजासाठी सोबत जोडलेली कागदपत्र संपुर्णत्वार धारक व्यक्ती इत्यादी घनावट आजून् आल्गाम याची संपूर्ण जबाबदारी निष्पादकाची राहिल

सिंहुन देणारे

सिंहुन घेणारे



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19/10/2023 4 52:39 PM

दम्न गोपवाग भाग-2

अवग ४५/४५  
दम्न क्रमांक 5051/2023

दम्न क्रमांक : अवग/5051/2023  
दस्तावा प्रकार :- भाडेपट्टा

| अनु क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार                 | छायाचित्र | टमा प्रमाणित |
|----------|--|-----------------------------------|-----------|--------------|
| 1        | नाव: धनंजय गोविंद भोर<br>पत्ता: प्लॉट नं. -, माळा नं. -, इमागतीचे नाव: -, ब्लॉक नं: -, गेट नं. राजर्षी ता आंबेगाव जि पुणे, महाराष्ट्र, पुणे.<br>पिन नंबर: -  | मानक<br>वय :-35<br>स्वाक्षरी:-    |           |              |
| 2        | नाव: आई एज्युकेशन सोल्युशन्स प्रायव्हेट लिमिटेड -<br>पत्ता: प्लॉट नं. -, माळा नं. -, इमागतीचे नाव: -, ब्लॉक नं: -, गेट नं. पी 13 प्लॉट नं 15 मधुवनगरी, मोशी ता हवेली जि पुणे, महाराष्ट्र, PUNE.<br>पिन नंबर: - | भाडेकरू<br>वय :-39<br>स्वाक्षरी:- |           |              |
| 3        | नाव: राजर्षी देवदत्त निकम मॅनेजिंग डायरेक्टर -<br>पत्ता: प्लॉट नं. -, माळा नं: -, इमागतीचे नाव: -, ब्लॉक नं: -, गेट नं. नागापुर ता आंबेगाव जि पुणे, महाराष्ट्र, पुणे.<br>पिन नंबर: -                           | भाडेकरू<br>वय :-50<br>स्वाक्षरी:- |           |              |

वरील दम्नगोपवाग करून देणार तयारकीत भाडेपट्टा चा दम्न गोपवाग करून दिव्याचे कबूल करतात.  
शिक्का क्र.3 ची वेळ: 19 / 10 / 2023 04 : 51 : 31 PM

श्रेय:-

पारित दम्न अमे निवेदीत करतात की ते दम्नगोपवाग करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता   | छायाचित्र     | टमा प्रमाणित |
|----------|--|---------------|--------------|
| 1        | नाव: देवदत्त जयवंत निकम - -<br>वय: 55<br>पत्ता: रा नागापुर ता आंबेगाव<br>पिन कोड: 410503 | <br>स्वाक्षरी |              |
| 2        | नाव: विकास शातागम त्राधव - -<br>वय: 43<br>पत्ता: मंचर ता आंबेगाव<br>पिन कोड: 410502      | <br>स्वाक्षरी |              |

प्रमाणित करण्यात येते की या दस्ताची एक  
४५ पाने आहेत

शिक्का क्र.4 ची वेळ: 19 / 10 / 2023 04 : 52 : 19 PM

Sub Registrar Ambegaon  
दुय्यम निवेदक आंबेगाव  
Payment Details

दुय्यम निवेदक आंबेगाव

| sr. | Purchaser             | Type     | Verification no/Vendor | GRN/Licence        | Amount    | Used At | Deface Number    | Deface Date |
|-----|-----------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1   | Dhananjay Govind Bhor | eChallan | 02300042023101944231   | MH009765182202324E | 146000.00 | SD      | 0005119868202324 | 19/10/2023  |
| 2   | Dhananjay Govind Bhor | eChallan |                        | 1023194714452      | 900       | RF      | 1023194714452D   | 19/10/2023  |
| 2   | Dhananjay Govind Bhor | eChallan |                        | MH009765182202324E | 8500      | RF      | 0005119868202324 | 19/10/2023  |

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

दुय्यम निवेदक आंबेगाव

दिनांक 19/10/2023

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# Aai Educational Society

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Registered No. : Maharashtra 467 / 2015 / Pune F. 45150 / Pune

**Mrs. Swati Muley**  
Founder President

**Mrs. Prema Walunj**  
Secretary

Outward No. :

Date : 25/10/2023

प्रति,

शिक्षण विभाग (प्राथमिक),

पुणे जिल्हा परिषद, पुणे.

विषय : शाळा जागा भाडे कराराबाबत.....

मा. महोदय,

वरील विषयानुसार आई एज्युकेशनल सोसायटी संचालित न्यू ऑक्सफर्ड इंटरनॅशनल स्कूल, रांजणी (कारफाटा) ता. आंबेगाव जि.पुणे या शाळेचा जुना भाडे करार दिनांक ०६/०५/२०१७ रोजी केलेला असून त्यामध्ये काही तांत्रिक अडचणीमुळे त्यामध्ये बदल करून नवीन भाडे करार ०१/०५/२०२२ ते ३१/१२/२०५३ पर्यंत करण्यात आलेला आहे.

सदर आपण त्या भाडे कराराची आपल्या दफ्तरी नोंद करण्यात येवून सहकार्य करावे ही विनंती.

सौ. प्रेमा सोपान वाळुंज,  
Secretary

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