







30/07/2021 5 09:08 PM

दस्ता क्रमांक : दस्ता 16/10233/2021

दस्ताचा प्रकार :-36-अ-निव्व अंड लायमन्मेस

अ. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्ता
1	नाव:श्री. अमफान रिझवान आलम तर्फे कु.पु.भायक गो. नसीम अमफान आलम -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं. फ्लॉट - 1, इमेन्मिया सोमायटी, वी-303, कोंढवा बुद्रुक, पुणे - 411048, महाराष्ट्र, पुणे. पिन नंबर:	लायमन्मार वय :-60 स्वाक्षरी:-		
2	नाव:श्री. नसीम अमफान आलम - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं. फ्लॉट - 1, इमेन्मिया सोमायटी, वी-303, कोंढवा बुद्रुक, पुणे - 411048, महाराष्ट्र, पुणे. पिन नंबर:	लायमन्मार वय :-60 स्वाक्षरी:-		
3	नाव:रिम्म इंटरनेशनल स्कूल तर्फे धनेजिग ट्रस्टी श्री. मुमीब अं. गडम -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेट नं. वी-112, ओस्फर्ड विनेज, बानवडी, पुणे - 411048, महाराष्ट्र, पुणे. पिन नंबर:	लायमन्मी वय :-68 स्वाक्षरी:-		

वर्गीय दस्ताऐवज करून देणारा तथ्याकधीत 36-अ-निव्व अंड लायमन्मेस चा दस्ता ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 07 / 2021 05 : 04 : 01 PM

ओळख:-

मदत दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:श्री.मचिन माने --
वय:34
पत्ता:कोथरुड,पुणे-38
पिन कोड:411038


स्वाक्षरी

छायाचित्र



अंगठ्याचा दस्ता



शिक्का क्र.4 ची वेळ:30 / 07 / 2021 05 : 05 : 37 PM

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 84 पाने आहेत

मदत दुय्यम निबंधक, इवेनी-16

सह दुय्यम निबंधक हवेसी क्र. 96 (वर्ग-2)

Pay ment Details.

sr.	Purchaser	Type	GRN/Licence	पहिले नंबरचे मुस्तकात used नवरी मोदला Number	Deface Date
1	MR ASFAN RIZWAN ALAM THR POA MRS NASIM ASFAN ALAM	eChallan	MH004208660202122E	22130.00 SD 0002047246202122	30/07/2021
2		DHC	2807202111011	900 RF 2807202111011D	30/07/2021
3	MR ASFAN RIZWAN ALAM THR POA MRS NASIM ASFAN ALAM	eChallan	MH004208660202122E	1000 RF 0002047246202122	30/07/2021

334/10233

दिनांक 30 जुलै 2021 5.09 म.न.

दम्प गोपवाग भाग-1

दस्तावेज 16

दस्तावेज क्रमांक: 10233/2021

89/54

दस्तावेज क्रमांक, दस्तावेज 16 /10233/2021

वातावरण मूल्य: ₹. 15,00,000/-

मोबदला: ₹. 1,25,000/-

भरणाचे मुदतीचे शुल्क ₹. 1,22,130/-

दु. नि. मर. दु. नि. दस्तावेज 16 याचे कार्यानिश्चय

अ. नं. 10233 वा दि. 30-07-2021

पेढी 4.46 म.नं. वा. दस्तावेज केला.

गावठी: 10835

गावठी दिनांक: 30/07/2021

सादरकरणासाठी ताल: रिम्य इंटरनेशनल स्कूल वॉर्क मॅनेजिंग ट्यूटर्स की
मॅनेजिंग अॅ. राइटम - -

गावठी फी

₹. 1000.00

दम्प हाताळणी फी

₹. 900.00

पुण्याची मूल्य 45

P. M. Subram

दस्तावेज करणाऱ्यांनी मदी.

₹. 1900.00

[Signature]
मह. दस्तावेज विभाग, दस्तावेज-16

[Signature]
मह. दस्तावेज विभाग, दस्तावेज-16

दस्तावेज क्रमांक 36-अ-निव्व अॅ. ड. मायगनेंग

मदत शुल्क Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state

दिनांक: 1 30 / 07 / 2021 04 : 46 : 20 PM ची वेळ (सादरीकरण)

दिनांक: 2 30 / 07 / 2021 04 : 47 : 38 PM ची वेळ (फी)



प्रतिज्ञापत्र
आम्ही लिहून देणार व लिहून घेणार
सत्य प्रतिज्ञावर लिहून देतो की सदर दस्तावेज
जोडलेली पूरक कागदपत्रे ही अस्सल व खरो
असून ती खोटी व बनावट आढळून आल्यास
आम्ही अधिनियम १९०८ चे कलम ८२ अन्वये
संश्लेष्या कायदाहीस आम्ही जबाबदार राहू

[Signature]
लिहून देणार

[Signature]
लिहून घेणार

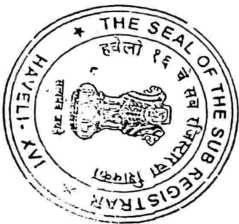


ADVOCATE
 Manoj Sachin Baliram
 High Court, Bombay



Name : MANE SACHIN BALIRAM
 Residence : PUNE Dist PUNE
 Roll No : MAN/24/1716
 Enrolled On : 05-08-2019
 Date Of Birth : 13-09-1974
 79078 HCN9921177
 CHAIRMAN

Signature



2023-22
 2023

Crown Gate Law Solicitors
 (Incorporating Purne's Solicitors)
 203, Soho Road, Handsworth
 Birmingham, B21 9SX
 Tel: 0121 554 8851 Fax: 0121 551 5468

AFFIDAVIT
 OF POWER OF ATTORNEY
 TO ALL TO WHOM IT MAY CONCERN

I, Mr. Aslan Rizwan Alam, Age 68 years. Occupation: Director Agape Outreach,
 UK R/Ac 11A/15 Linwood Road, Handsworth, Birmingham B21 9JG, UK.

I am the owner of the plot admeasuring about 25 R, with a building thereon
 consisting of Ground floor + 3 floors (appx. 52,000 sq. ft. plus built-up) situated
 at survey no.44, hissa no.1 at Village Undri, Pune 411028, within the limits of
 PMC, with the adjoining playground admeasuring 13,500
 sq. ft. bearing name Alams' Educational Edifice, hereinafter for brevity sake
 called and referred to as 'the property'.

I am usually of sound mind and memory, and I am unable to take care and perform all
 the deeds, acts and things required by law in respect of the said property and therefore I want to
 appoint my wife, Mrs. Nasim Akbar Alam, as my attorney-in-fact to do all such things
 which I am unable to do myself. I do hereby make, constitute and appoint my wife, Mrs. Nasim Akbar Alam, of
 age 60yrs. Old, D/o. Late. Mr. Aslan Alam, Khurd of Pune: 411048, Maharashtra, India, my
 wife to be my true and lawful attorney-in-fact, with all powers and authority in, to, her
 and on my behalf, to conduct all my business, deeds and agreements, such as
 details below:

1. To rent, lease, licence or perform business activities in the said property
 as a power of attorney holder.
2. To perform all financial transactions and be able to enter lease and
 licence agreement or a rental agreement and be able to collect rent or
 licence fee in the association of the said property on my behalf.
3. To pay taxes, rates, get assessments, charge fee/rent/claim deductions
 split out expenses and all other payments and outgoing whatsoever due
 and payable for the said property.
4. To agree on the mutual terms and conditions without constrains. To
 advise or issue notification on my behalf.
 To sign all the legal and formal application which are required and
 necessary.
5. To execute legal and formal documentation relating to the Lease and
 Licence Agreement. To seek legal advice if required, by my advocate.
6. To execute and lodge Lease and licence agreement for
 registration or verification. To sign any documents if need be to execute
 for its registration in the office of the Sub-Registrar's presence.
7. To accept or concur on my behalf, to pass a valid receipt if required, or
 issue a receipt or affirmation on my behalf.
8. To make payments, if any required on my behalf.
 To do my banking, collect my deposit, claim my funds and share. To do all
 the necessary statutory acts.

Aslan Alam
 (Aslan Alam)

Nasim Akbar Alam
 (Nasim Akbar Alam)

THE SUB REGISTRAR
 HAVELI KANAK
 90233 BK 54
 90233 BK 54



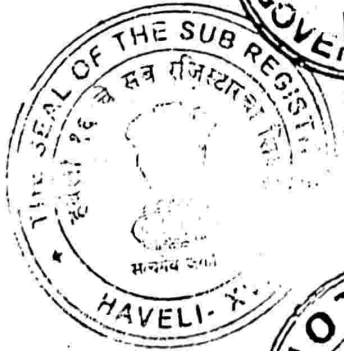
Signature

N. Nasim

I. Nasim Asifian Alam

Address : S.No.50 , Bhagyodya Nagar, Kondhwa K

Pune-411048



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महाराष्ट्र MAHARASHTRA

2020

BC 813552

8 MAR 2021

79546

दि..... म. रकम 500

स्तावा प्रकार.....

रत-नोंदणी करणार आहेत का? होय/नाही.

िकृतीचे वर्णन.....

मुद्रांक विकत घेणाऱ्याचे नांव.....

पत्ता.....

दुसऱ्या पक्षकाराचे नांव.....

हस्ते व्यक्तीचे नांव व पत्ता.....

किरण देवराज लडकत

मुद्रांक विकत घेणाऱ्याची सही

पत्ताना क्र. 2204924

ज्या कारणासाठी ज्यांनी मुद्रांक उरदी केला, त्यांनी त्या कारणासाठी मुद्रांक

करी केव्हापर्यंत व महिन्यात बापरो घेवतात असे



03 MAR 2021



AFFIDAVIT

OF POWER OF ATTORNEY



TO ALL WHOM IT MAY CONCERN
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१०२३३ ३२ ४५



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१०२३३	२९	१५
२०२१		

IN WITNESS WHEREOF, the Parties hereto have here unto set and subscribed their respective hands on the day, date, month and year mentioned herein above.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED FIRST PARTY

- 1) **MR. ASFAN RIZWAN ALAM**
Through his P.O.A. Holder
MRS. NASIM ASFAN ALAM



Party of the First Part

- 2) **MRS. NASIM ASFAN ALAM**
Signed for herself and for her P.O.A. Holder
MR. ASFAN RIZWAN ALAM

SIGNED, SEALED, AND DELIVERED BY, THE WITHIN NAMED SECOND PARTY

M. MUSEEB A RAIS
For self- As Managing Trustee and
On behalf of
"RIMS INTERNATIONAL SCHOOL (CBSE)"



Party of the Second Part

In the presence of

- 1) Signature : [Signature]
Name : Khan Mohammed Kafil Nazir
Address : Flat No. 2 Halima complex, Handewadi road, Hadapsar - 411028 Pune
- 2) Signature : [Signature]
Name : Rashmi Beels
Address : B-112, Oxford Village, Galunke vihar - Pune - 40

3) Adv. Sachin Mane [Signature]
MAH/21/24/34



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19) **STAMP DUTY AND REGISTRATION CHARGES :**

- (a) The cost by way of Stamp Duty, Registration Charges, Advocate fee and all other miscellaneous expenses for Registration in respect of this Leave and License Agreement and the expenses shall be borne by both the parties hereto equally.
- (b) The First Party shall retain the original of this Joint Venture Agreement of these presents while the Second Party shall keep the certified copy, Xerox true copy hereto.

20) **DISPUTE :**

All disputes or differences whatsoever arising between the parties hereto relating to the construction, meaning and operation or effect of this contract or breach thereof shall be governed in accordance with the laws of India.

THE SCHEDULE HEREIN ABOVE REFERRED TO :

All that Piece and parcel of Plot admeasuring 0 H. 25 R. with a building thereon consisting of Ground floor + 3 floors i.e. to say 1st, 2nd and 3rd Floors, situated at Survey No. 44, Hissa No.1, Wadachiwadi Road at Village Undri, Pune - 411028 within the adjoining playground area admeasuring 13,500 sq.fts. out of which Southern side of building "A" Ground floor + 3 floors i.e. to say 1st, 2nd, 3rd floors (tentative and rough map is attached herewith) the First Party has given this premises to the Second Party by virtue of this Joint Venture Agreement hereinafter for brevity sake Said Premises.



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- (iii) No change or modification of this Leave & License Agreement shall be valid unless the same shall be in writing and signed by both the Parties of this Agreement.
- (iv) The responsibility of informing the Police Station of this Agreement shall be that of the Party No.2.
- (v) It is agreed between Party No.1 and Party No.2 that all times judicial possession of the said premise mentioned in the said schedule allotted, given temporarily to the Party No.2 shall be of party No. 1 only and the Party No.1 has merely granted Party No.2 the License/Permission/allowed to make use of the said premises temporarily for a limited period of only 59 months i.e. up to the period of License/Permission/allowed under the Leave & License Agreement Dt 25th May 2021. After completion of 59 months Agreement period the same can be extended if the Party No.1 so desires upon the new terms and conditions. During subsistence of this Leave & License Agreement dt. 25th May 2021, the status of the Party No.1 will remain as Joint owners and judicial possession of the allotted premises shall always will remain with party No.1, and the Party no.2 is merely granted permission to use the said premises for 59 months temporarily for running educational institute/ school. If there is no breach of this agreement on the Party No.2 and relationship between Party No.1 and Party No.2 remains cordial and cooperative during this agreement dt. 25th May 2021, and payment is received on time by Party No. 1 from party No.2 as agreed, then is such event both the parties can execute another fresh agreement for a further period of 59 months with new terms and conditions to be agreed by both the parties.



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and shall not cause any loss or damage to the school building/premises and shall hand over vacant, peaceful and physical possession of the allotted premises in good, intact and in habitable condition to the First Party/Owners.

- (g) If any dispute, difference, litigation, problem, question or any query if arises between the parties the same shall be put before Arbitrator appointed by the parties and the same shall be solved by the Arbitrator and the decision of the Arbitrator shall be treated as final and both the party will adhere to it.

17) **NOTICES :**

Any notice/communication required to be given to any of the Parties hereto shall be deemed to be sufficiently given or served, by registered post, courier, speed post at the address mentioned in the caption above.

18) **ENTIRE LEAVE AND LICENSE AGREEMENT AND ITS VALIDITY :**

- (i) This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all or any prior negotiations, representations, or agreements, either written or oral.

- (ii) No failure or delay on the part of any of the Parties to this Leave & License Agreement relating to the exercise of any right, power, privilege or remedy provided under this Agreement shall operate as a waiver of such right, power, privilege or remedy or a waiver of any preceding or succeeding breach by the other party of this Leave & License Agreement nor shall any single or partial exercise of any right power privilege or remedy provided in this Agreement all of which are several and cumulative and are not exclusive of each other or of any other rights or remedies otherwise available at law.



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- (c) Notwithstanding anything stated herein it is clearly understood and agreed between the parties hereto that the permission granted hereby can be revoked by the First Part prematurely if any legislation/notification prohibiting or restricting this Leave & License Agreement permission comes in force.
- (d) For running and conducting school/educational institute the Second Party will affix and prepare classroom its internal fitting and fixtures like blackboard, benches, chairs, tables, cupboard and it is the so responsibility of the Second Party for appointment of teaching and non teaching staff like principal, vice-principal, teachers gents/ladies, peon and shall be responsible for their salaries. So also the Second Party will manage and arrange all functions activities from time to time in respect of said school timely and shall be responsible for the expenses. Similarly, the Second Party will provide all requisite and necessary and safety arrangement for the sports and games players.
- (e) The Second Party is further liable and responsible for conducting school/educational institute and for obtaining necessary and relevant permission/license from Pune Municipal Corporation, Grampanchyat, fire brigade and all other appropriate authorizes such as Talathi, Mamletdar, Tahashildar, Collector as and when required for smooth function of said school/educational institute and the Second Party will strictly follow and observe their rules and regulations and the same shall be legally binding upon both the parties till the subsistence of this Leave & License AND Joint Venture Agreement.
- (f) The Second Party after completion of 59 months agreement period shall remove/detach all fittings, furniture fixtures with proper care and caution attached and affixed thereto



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period ~~of~~ license period, transfer or create any charges thereon.

16) MISCELLANEOUS :

(a) The Second Party shall have full regard to observe all applicable Laws, procedures, rules and regulations, bye-laws etc. as may be applicable from time to time. The Second Party shall ensure that the said premises shall be equipped with adequate firefighting equipment fire extinguisher and maintain the same and comply with all applicable Rules, Regulations, Acts and Statutes to carry out its specific business at the said Premises, and the Second Party shall indemnify and shall always keep the First Party indemnified, saved, defended and harmless at all times and till the substance of this Leave & License Agreement. The First Party, its representatives and assigns from and against breach or non-compliances of any of such applicable laws, procedures, rules and regulations, bye laws etc. may be applicable from time to time. Similarly the Party No.1 shall also keep the Party NO.2 indemnified.

(b) The exclusive judicial possession of the said Licensed premises/ allotted permitted granted shall remain and/or deem to remain with the First Party. A duplicate key of the main entrance door to the Licensed premises/ allotted permitted granted has to be furnished by the First Party for the Second Party convenience only and should not be deemed to create any right by the Second Party. However, in the event, the Second Party desires to put additional lock to/on the main entrance door to the Licensed Premises/ allotted permitted granted, it may do so only after informing the First Party/Owners about the same and giving the First Party a duplicate key of such additional locks.



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person/s acting on its/his behalf for any theft, loss or damage of any property or any illegal act of the Second Party or of any other person lying, remaining or kept in the said Licensed Premises/allotted permitted granted or for any bodily injury harm/hurt to any person in the said Licensed Premises/allotted premises resulting from any cause whatsoever and the entire responsibility shall be that of the Second Party during the period of License granted hereby. Similarly the Party No.1 shall also keep the Party No.2 indemnified.

14) **ASSIGNMENT/ MORTGAGE/ CHARGE/ THIRD PARTY RIGHTS BY THE LICENSOR :**

The First Party confirms that the First Party has not created nor create any Mortgage/or/Charge and/or Third Party Rights in respect of Licensed Premises or any part thereof during the subsistence of the License Term, if the First Party intends to sell/create mortgage and/or charge and/or third Party rights in respect of the Licensed Premises or any part thereof, then such sale/mortgage/charge/third party rights in respect of the said Premises shall be subjected to the License granted/ Premises/allotted permitted granted by the First Party in favor of the Second Party under these presents by the also subject to the condition that the prospective purchaser/ mortgage fulfills all the obligation of the First Party under the Second Party.

15) **TRANSFER OF THE LICENSE :**

The Second Party is very well aware that mere License is granted Premises/allotted permitted granted in its favor to use and occupy the said premises and the same is for its exclusive use and non-transferable. The Second Party further agrees and undertakes that it shall not during the



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Deposit ~~without~~ any interest liability whatsoever thereon) and further, the Second Party shall be liable to pay sum of Rs. 15,000/- (Rupees Fifteen Thousand only) per day as and by way of compensation/penalty to the First Party till the Second Party hand over the vacant and peaceful charges of the said premises to the First Party.

13)

INDEMNITY:

As stated above, the Second Party intends to operate a school/ educational institute from said premises. The Second Party shall not be entitled to put the said Premises for any other use whatsoever. The Second Party shall ensure that all Second Party /permits/Sanctions of all concerned Governmental or Public Bodies or Authorities are duly procured by the Second Party and maintained during the period of Licensed Premises/ allotted permitted granted/area/premises hereby for operating the school/educational institute from the said premises and the Second Party shall keep the First Party indemnify and shall always keep them indemnified, saved, defended and harmless the First Party from all loss or damage suffered or incurred by the First as a result of the Second Party failing and/or neglecting to procure all such License/ Permits/Sanctions on the part of the Second Party. The Second Party shall ensure that all safety standards and norms are duly maintained in such school being operated by the Second Party from the said premises. The First Party shall not be held responsible for any untoward accident or mishap, which may occur to any person/students or to the property or to any person in the said premises during the period of the License granted hereby and as such for the same. The First Party shall not be held responsible or liable or due to negligence on the Part of Second Party or any of its

(17)

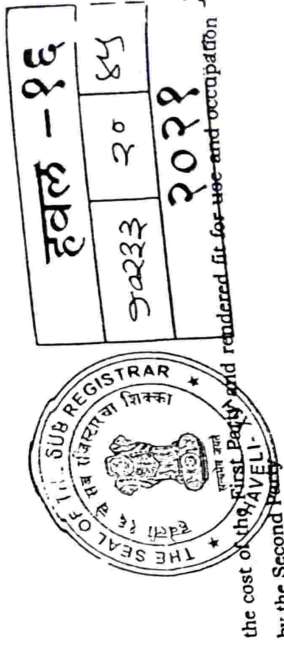


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including provision for estimated outstanding bills, internet facility, electricity charges, water charges and the likes) will be refunded by the First Party to the Second Party within 7 days by cheque from the date the First Party handing over the vacant charge of the condition in which it was at the commencement of the Licensed permission, use and occupation.

12) HANDING OVER THE VACANT CHARGE/ REPOSSESSION :

- (a) On expiry or early determination of this Leave & License Agreement, as the case may be, the Second Party shall handover the vacant charge of the said premises to the First Part, in the same state and condition as it is; it was given to the Second Party at the commencement hereof. The Second Party shall at its own cost and expenses get the said premises free of all damages, losses, repairs, replacements etc and to bring the premises in the same state and condition in which it was at the date of the commencement. The Second Party shall also ensure that all the government agencies/financial institutions, wherever necessary, are informed about the said premises being vacated by it on expiry of the License/ permitted/granted time period or its termination and all its liabilities pertaining to the said premises and the said premises cleared prior to vacating the same.
- (b) In the event the Second Party, its agents, employees, staff, servants fail and/or neglect to remove themselves and/or their articles and effects from the said premises and do not hand over the vacant premises to the First Part on expiry or earlier determination of the Agreement, as the case may be and the Second Party failing to rectify the breach within 60 days of the written notice thereof from the First Party, the First Party shall be entitled to withhold the entire Refundable



10) **CHARGE OF THE LICENSED PREMISES/ ALLOTTED/ PERMITTED PREMISES:**

- (a) On the said date of commencement, the First Party has given charge of the said Licensed premises/ allotted/ permitted premises to the Second Party to use and occupy the same for 59 months only, commencing from 25th May 2021.
- (b) Nothing herein contained shall be construed as creating any right, easement, tenancy or sub-tenancy in favor of the Second Party in or over or upon the said Licensed Premises allotted/ permitted premises or any part thereof other than the permissive license allotted time period to use the said Licensed Premises allotted permitted granted hereby granted. The First Party shall remain in exclusive de jure possession and full control of the said Licensed Premises/ allotted permitted granted at all times and as such status of the Second Party shall remain merely as temporary user and the Second Party is merely granted permission to use the said premises and more over the status of First Party shall remain as owners and the status of Second Party shall remain in the said property/ premises as temporary user/ temporary occupier.

11) **REFUND OF SECURITY DEPOSIT :**

- (a) On expiry or sooner determination of this Agreement, the balance of the said refundable interest free security deposit. (After adjustment towards unpaid license fee and / or an amount sufficient to rectify any damage caused to the said premises during the period of the License granted/ permitted hereby, and/ or any other amounts what so ever payable under this Leave & License Agreement by the Second Party,



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(k) That the ~~Second~~ Party hereby acknowledges and confirms that it will only be entitled to use west side gate of the said premises for its ingress and egress purpose and it shall not be entitled to use the other gate located on the east side of the said premises.

8) ALTERATIONS/ADDITIONS IN THE LICENSED PREMISES:

Subject to the prior written permission of the First Party, the Second Party may be entitled to make interior alternations or additions and additional electrical points in the said premises, at its own cost and responsibility. The Second Party shall be entitled to remove the installations and fittings made by the Second Party at its own cost in the said premises on expiry or sooner determination of the period of the License hereby granted without causing any damage to the said premises. It is expressly clarified and agreed by the Licensee that the Second Party shall be responsible for any damage/leakage caused to the said premises or part thereof due to any such alternation/addition/modification or removal of such fittings/installation and shall be obliged to re-instate the said premises in the original condition, in which it was given to the Second Party, at its own cost and expenses. The Second Party shall not carry out or make any structural or permanent alternation or additions in or to the said premises at any time except with the prior written consent of the First Party.

9) FORCE MAJEURE:

If at any time during the period of License period, permitted/allotted time period i.e. for 59 months, the said premises or any part thereof are destroyed or damaged by tempest, flood, earthquake or other irresistible force or act of God or cause beyond the control of the First Party (and not attributable to the Second Party or its employees/ representatives) then in such an event the agreed thereof according to the extend of damage as determined by an Architect, the said premises will be restored at



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remains in good condition and repair. If any damage done thereto.

- (j) That the Second Party shall not use the said Licensed Premises/permitted/allotted premises temporary or any Part thereof otherwise than for the school Educational Institute activities contemplated herein.
- (k) That the Second Party shall not do or caused to be done in the said premises deliberately or willfully anything which may be a nuisance or source of injury or annoyance to the occupants of adjacent area and to the General Public at large.
- (l) The Second Party shall also install the requisite fire fighting equipments in the facility and all safety measures for students and comply with all the required norms, rules, regulations and obligations as per the applicable norms, acts, rules and statutes for safety of property/school students.
- (m) To permit the First Party/its representatives or any authorized person/s at any time during the subsistence of this license/permitted/allotted time period, to enter the licensed premises/ permitted/allotted premises for carrying on inspection during the working hours, after giving to the Second Party at least one day's advance notice.
- (n) That the License/permitted/allotted to use the said premises is being granted to the Second Party alone to run the school/educational institute and the Second Party shall not transfer, not assign, nor sub-let any part or portion or alienate the right hereby created or part with possession/charge of the said Licensed premises/ permitted/allotted premises or any part thereof to any other person/s or party and the Second Party shall not claim any interest in the Licensed/ permitted/allotted premises as a tenant or a sub-tenant or in any other manner whatsoever in nature.



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7) **COVENANTS OF THE LICENSEE/TEMPORARY USER/OCCUPIER :**

The Second Party to the intent that the Second Party obligations may continue throughout the term hereby created covenants, assures and represents with/to the First Party as follows:

- (a) That the Second Party shall be obliged to pay License Fee /use and occupation charges, compensation from the commencement of the Leave & License Agreement period from 25thMay 2021 to 25thApril 2026, license fee monthly use occupation charges fee, compensation of @ 18% of annual turnover of collected from every student, Rs. 75,00,000/- (Rupees Seventy Five Lakhs only) i.e. 18 % of the tuition fee & registration fee per year including the increase of students every year and increase in the fee structure. RTE concession, sibling discounts, fee waiver and other discounts will not be borne by Party No 1 under any circumstances. Party No 2 will bear all the discounts and concessions. The payment is to be made in four quarters, i.e. 10th June, 10th September, 10th December and 10th March of each year of the License period i.e. for 59 months respectively.
- (b) That the Second Party shall bear and pay water and all electricity charges and all other outgoing in respect of the said premises within time period i.e. for 59 months.
- (c) That the Second Party shall comply with all the terms and conditions of these presents honestly and strictly.
- (d) That the Second Party shall have full regard to and observe all applicable laws, procedures, rules and regulations, bye laws etc. that are in existence and applicable from time to time of Education Board and Pune Municipal Corporation.
- (e) That the Second Party shall use the said premises prudently and shall keep the interior of the said premises in good and



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5) **LICENSED/ALLOTTED PREMISES/TEMPORARY PREMISES**

REQUIREMENT:

The Second Party is permitted to install its equipment's furniture like cupboard, chair, table, black-board, benches, extra fittings, fixtures, wooden partitions and all other related material things which are required for the use of said premises and the Second Party shall be responsible for its maintenance at his/their cost and expenses and on completion of the License 59 months tenure period the Second Party shall remove the same smoothly without causing any damage to the said premises its walls. It is agreed by the Second Party that in case if any permission/approvals and or/NOC is/are required for carrying out work of internal or external to the said premises from any concerned authorities, then the same will be applied, obtained and complied by the Second Party after getting a written approval from the First Party.

6) **MAINTENANCE & REPAIRS :**

The Second Party shall look after the day-to-day maintenance of the said premises and all its fittings, fixtures, furniture attached thereto and shall be responsible and liable for carrying out all the repairs caused to the said premises on account of its activity or due to its default, act or omission and subject to such responsibility and liability of the Licensee user of premises at his own cost. However, if during the license period/allotted period/permitted tenure of 59 months, it is noticed that structural repair needs to be carried then in such event, the First Party shall carry out all the repairs without any cost to the Second Party provided such structural damage is not caused due to any act or omission attributed to the Second Party/its representatives, employees or staff. In case of any damage and/or destruction of the said premises due to act and/or omission and/or commission by the Second Party, its staff, employees, guests, visitors and all others, the Second Party shall be obliged to repair/restore the said premises at its own cost and expenses.



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4) **SECURITY DEPOSIT :**

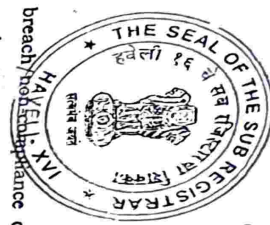
As and by way of assurance given by the Second Party to the First Party, for the due and proper performance of all its obligations (whether mentioned herein and/or not) including vacating and handing over the vacant charge of the License premises/ allotted premises/ permitted premises, on the date of expiry or early determination of this Joint Venture Agreement (in addition to the payment of the License fee/use and occupation charges/compensation and all other amounts as mentioned herein and as may be intimated hereafter), the Second Party shall, till the date the First Party take over the vacant charge of the Licensed /allotted/permitted premises (in the same state and condition in which it was handed over to the Second Party, except the normal wear and tear, maintain with the First Party a interest free, refundable Security Deposit without interest of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) paid by the Party No. 2 out of which Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand only) to be paid in favor of AqyaanAlam vide cheque No._068087 Dt.31/05/21 and Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand only) to be paid in favor of Mr. AsfanAlam vide cheque No.068119 Dt.25/12/21 both drawn on Axis Bank, Kondhwa Branch, Pune by the Party No. 2 to Party No. 1 be retained by the First Party (hereinafter referred to as the Security Deposit) free of interest for due observance and performance of this Leave & License AND Joint Venture Agreement. On or before execution hereof, the Second Party has deposited with the First Party, details whereof are mentioned above.



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2026 license fee of (a) 18% of the tuition fee & registration fee collected from every student. The First Party will receive from Party No 2, Rs. 75,00,000/- (Rupees Seventy Five Lakhs only) i.e. 18 % of per students per year including the increase of students every year and increase in the fee structure. RTE concession, sibling discount, fee wavier and any other discounts given to students will not be borne by Party No.1. The payment is to be made in four quarters i.e. 10th June, 10th September, 10th December and 10th March of each year of the License period i.e. for 59 months respectively.

- (ii) In addition to the license fee/use and occupation charges/compensation, the Second Party shall also be liable to pay the service tax/any other applicable tax (as applicable from time to time) on the License fee/use and occupation charges/compensation to the First Party.
- (iii) However, the property taxes in respect of the said premises/allotted premises to be paid to the Pune Municipal Corporation or any appropriate authorities shall be paid by the First Party alone as applicable.
- (iv) As aforesaid the quarterly License fee/use and occupation charges/compensation shall be paid on the 10th of first month of the quarter and any delay beyond that shall make the Second Party liable to pay an interest on the arrears of the fee @ 5 % of cheque amount for the delayed period till the same is paid by the Second Party.
- (v) The Second Party shall not stop or make any default delay in the quarterly payment to the First Party on account of any of its internal problems, disputes of any type and nature of whatsoever kind.



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breach/non-compliance of the terms and conditions record under these presents. In the events the Second Party defaults in the payment of the said license fee, use and occupation charges/ compensation quarterly or does the breach/non compliance of any of the terms and conditions mentioned herein, the First Party shall be entitled to send a prior written notice for thirty (30) days to the Second Party for making the payment of arrears together with the interest @ 5% of the cheque amount of the quarterly payment accrued thereon and or rectify/remedy the default/breach within the said notice period of 30 days the First Party shall be entitled to terminate the license/permission on the expiry of the said notice period of 30 days without further required of any writing/document towards the same.

(c) If such default/breach occurs on the part of Party of the Second Party during the lock in period and the First Party terminates the said license/permission then in such an event the First Party shall not be liable to pay any compensation to the Second Party. The Second Party, in such case, shall clear all its arrears and dues towards quarterly license fee, use and occupation charges, compensation found due and payable by the Second Party to First Party after adjusting the balance of the said security deposit lying with the First Party. On such a termination, the First Party shall be entitled to resume his possession on the said premises, without any hindrance/disputes/objection from the Second Party or any other person acting or claiming under the Second Party or on their behalf.

(d) LICENSE FEE/USE AND OCCUPATION CHARGES/COMPENSATION:

(i) The Second Party shall be obliged and responsible to pay from the commencement of the license period approved period, tenure, permission from 25th May 2021 to 25th



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occupy the said premises for a period of 59(Fifty Nine) months on which will commence w.e.f. 25th May 2021 to 25th April 2026, for the License fee/use and occupation charges compensation and on the terms and conditions hereinafter contained.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) In pursuance of the said agreement and subject to Second Party paying regular use and occupation charges assurance and covenants hereinafter reserved and contained, the First Party hereby grants to the Second Party and Second Party agrees to take from the First Party, a temporary, bare, non-transferable, non-assignable and non-heritable License/ Permission/allowed to use the said premises more particularly described in the schedule hereunder written or restricted and limited permission, on upon this and by virtue of this Joint Venture Agreement for the purpose of running a School/Educational Institute as mentioned herein for a period of 59 (Fifty Nine) months only, commencing from 25th May 2021 to 25th April 2026 (hereinafter referred to as "the said date of commencement").
- 2) **TERM:** The term of the License/tenure/permission of this Leave & License Agreement shall be for 59 months. The License/permission term shall commence from the said date of commencement as mentioned herein above i.e. 25th May 2021 to 25th April 2026.
- 3) **LOCK IN PERIOD :**
 - (a) Neither of the Party shall be entitled to terminate this agreement for the said period of 59 months.
 - (b) The First Party shall not terminate this License/permission/tenure during the said term of 59 months except in case of default by the Second Party in making regular payments of the said use and occupation charges/fees/Compensation including the service tax hereunder reserved and/or on



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AND WHEREAS the Second Party hereby represents and declare to the First Party that :

- i) It has verified all aspects of and relating to the said premises/school building, its suitability to the needs of the Second Party for running the School/Educational Institute therefrom and accepted the same and will not raise any requisitions.
- ii) The use, occupation and enjoyment by the Second Party of the said premises to be allowed as hereinafter stated will not tantamount to a tenancy or sub-tenancy and will not create tenancy, sub-tenancy and will also not create any Third Party interest or other similar right or interest in favor of the Second Party herein.
- iii) At no point of time, the Second Party will contend that the occupation of the said premises gives him any title or other similar right or interest to the Second Party in respect of the said premises or any part thereof other than a bare License/permission/approval.
- iv) The Second Party is not entitled to claim and will not claim protection of Maharashtra Rent Control Act 1999 or any statutory modification or reenactment thereof or any law subsisting or any law that may be enacted hereafter giving any protection to a Second Part or a tenant or Sub-tenant and that notwithstanding any change in laws, the rights and liabilities of the parties shall be governed as set out herein by the provision hereof.

AND WHEREAS relying upon the representations made by the Second Party to the First Party and believing the same to be true, the First Party has agreed to grant License/permission to the Second Party to use and



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- i) To check the School Registers of students twice annually for students count/ strength, randomly on undecided dated, which should be accessible within 24 hours or request within school working hours and no examination days.
- ii) Access to Party No.2 financial records being bank statements maintained with Bank respect of tuition fee and other fee, balance sheet and profit and loss account/statements, same as submitted for tax filing in IFRS reporting standards.
- iii) Any defects or failure in transparency in finance or students count will lead to termination of this Leave & License dt.25thMay 2021.
- iv) The License fee payment of 18% of the tuition and registration fee to Party No.1 by Party No.2 will be allocated through cheques in favor of Joint Owners i.e. Mrs. NasimAsfanAlam, Mr. AsfanRizwanAlam, Mr. AqyaanAsfanAlam (son) and AzaanAsfanAlam (son) as both the sons being Joint Owners as well as aware to the writing of this Leave & License AND Joint Venture Agreement dt.25thMay 2021 and the same is to their knowledge and they agreed for the same.
- v) Each year payment to be done quarterly i.e. to say on 10June, 10 September, 10 December, and 10 March of each year respectively on the respective months.
5% interest on the cheque amount will be levied in case of delay payment.
- vi) The Party No.1 through this Leave & License Agreement imposes permissibility to Party No. 2 to function only CBSE board School and its related programs in the said premises.



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License/permitted/granted period i.e. for 59 months commencing from 25th May 2021.

- 4) An interest free refundable Security Deposit of Rs.15,00,000/- (Rupees Fifteen Lacs only) to be paid by Party No. 2, out of which Rs. 7,50,000/- (Rupees Seven Lacs Fifty thousand only) to be paid in favour of AqyaanAlam vide cheque No. 068087 dt. 31/05/2021 and Rs.7,50,000/- (Rupees Seven Lacs Fifty thousand only) to be paid in favour of AsfanAlam, vide cheque no.068119 Dt.25/12/21 both drawn on Axis Bank, Kondhwa Branch, Pune, by Party No. 2 to Party No. 1 at the time of signing this agreement. The Party No.1 admits and acknowledges the same on the basis of this Leave & License dated 25th May 2021. The Party No.1 will return/refund/repay interest free security deposit Amount to the Party No.2 on taking over exclusive vacant and peaceful repossession of the said premises mentioned in the said schedule, from Party No.2. In case of any loss or damages if being caused to the said premises its fixtures, fittings, appropriate charges for the loss or damages and all pending bills which may be due by the party No.2 as on, will be deducted from the security deposit held by the Party No.1 and the balance amount shall be returned/refunded to the Party No.2 after deduction of loss and damage charges and for the same the Party No.2 has agreed.
- 5) Party No.2 will be entitled to pay Party No.1, 18% of the tuition fee & registration fee the students pay, upto the period of 59 months tenure period commencing from 25th May 2021. RTE students concessions, sibling discounts, fee waiver and any other discounts will not be borne or considered by Party No.1 under any circumstances. The above, mentioned 18% will be strictly on students count/strength only and any concession or waivers given to the students in good faith will be borne by Party No.2 only/alone.
- 6) It is hereby agreed that the Party No.1 will preserve rights of Accountability either through herself or through her duly appointed and authorized person/s acting on her behalf as follows:



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of the Second Party agreed to use, and occupy as user of said premises temporarily for 59 months. The said premises is more fully and specifically described in the Schedule hereinafter annexed, hereinafter called and referred to as the "SAID PREMISES".

WHEREAS, both the parties after their long discussion negotiated the terms and condition and finally decided to note it down into writing under the following manner.

NOW THEREFORE THIS LEAVE AND LICENSE IS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS APPENDED HEREIN BELOW:

- 1) This Leave and License Agreement made by and between the parties made and executed on 29TH day of July 2021 is terminating all previous agreements if so made by and between the Party No. 1 and Party No. 2.
- 2) Party No. 1 agrees to demise on to Party No. 2 and the Party No. 2 hereby accepts the said premises for a period of 59 months only temporarily with effect from 25th May 2021 to 25th April 2026 on the basis of the said Leave & License Agreement Dated 25th May 2021 mentioned above.
- 3) During the tenure of this agreement, Party No. 2 shall be Obligated to pay Party No.1 from the commencement of this Leave & License Agreement from 25th May 2021, license fee/use and occupation charges @ 18% of the tuition fee & registration fee collected from every student i.e. (Rs.75,00,000/-) (Rupees Seventy Five Lacs only) or 18 % of the total collection per year including the increase of students every year and increase in the fee structure, unconcerned or not deducting any amount that is discounted or waived by the Party No. 2 for the students. The payment is to be made in four quarters, i.e. 10 June, 10 September, 10 December and 10 March of each year respectively of the



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WHEREAS the Party of the First Part i.e. (1) Mr. Asfan Rizwan Alam, (2) Mrs. Nasim Asfan Alam, (3) Mr. Aqyaan Asfan Alam and (4) Mr. Azaan Asfan Alam and No. 3 Mr. Aqyaan and No.4 Mr. Azaan are the sons of Nos 1 and 2 and they are also Joint and Lawful owners in respect of property i.e. to say Plot admeasuring 0 H. 25 R. with a building constructed and standing thereon, this Building is comprising Ground Plus 03 Storey/floors i.e. 52000 sq.fts. built-up Ground Floor, 1st Floor, 2nd Floor, and 3rd Floor, situated at Survey No. 44, Hissa No.1, Wadachiwadi Road at Village Undri, Pune - 411028 and the same is in use, occupation and absolute possession of Joint-Owners situated within the limits of extended area of Pune Municipal Corporation with adjoining playground area admeasuring 13,500 sq.fts. which is part and parcel of this property, hereinafter for brevity sake well and sufficiently posses by the said Joint Owners.

Hereinafter called and referred to as **"THE SAID PREMISES"**.

AND WHEREAS the Party of the Second Part was in dire need and also in diligent search of suitable and spacious place temporarily for running/functioning their Educational Institute/School for imparting education to all casts students in English Medium the said school/educational institute is better known and recognized as RIMS INTERNATIONAL SCHOOL, (CBSE BOARD) having Registration No. E - 20992. Therefore The Party of the Second Part has approached the Party of the First Part with a request to permit him/them to grant License/Permission towards Southern side of said property i.e. to say the Building 'A' which comprises Ground Plus 03 Storey/floor i.e. to say 1st, 2nd and 3rd floor, situated at Survey No. 44, Hissa No.1, Wadachiwadi Road at Village Undri, Pune - 411028, situated within the limits of Pune Municipal Corporation (Extended area) along with play ground area adm. 13,500 sq.fts. to run and function their Educational Institute/ School for a period of (59) months without granting or transferring any estate, interest, right, title, claim of any type or kind or whatsoever nature therein **EXCEPT** and **ONLY/MERE** as Permissive user of said premises which the Party of the First Party/Owners agreed to do so and the Party



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THIS LEAVE AND LICENSE AGREEMENT IS MADE AND EXECUTED AT PUNE ON THIS 28TH DAY OF JULY, 2021 AT PUNE. 28TH

BETWEEN

- 1) **MR. ASFAN RIZWAN ALAM**
Age - 68 Years, Occ.: Business,
Present address at Aboard -
Director Agape Outreach, UK.
11A/15, Linwood Road, Handsworth,
Birmingham B-21 9JG, UK.
Through his P.O.A. Holder
MRS. NASIM ASFAN ALAM.
- 2) **MRS. NASIM ASFAN ALAM**
Age - 60 Years, Occupation : Educationist
R/at - Phase - 1, Essenseia Society,
B-303, KondhwaBudhruk, Pune - 411048

Hereinafter Jointly called and referred to as "**THE OWNERS**".

(which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Owners themselves their legal heirs, executors, administrators, successor-in-title, assigns, representatives, Power of attorney holder etc. etc.)

.....**The Party of The First Part.**

AND

"RIMS INTERNATIONAL SCHOOL, (CBSE)"

Through its one of the Managing Trustee

MR. MUSEEB A. RAIS

Age - 68 Years, Occ.: Service & Managing Trustee
R/at - B-112, Oxford Village,
Wanowari, Pune - 411048

Hereinafter called and referred to as "**THE TEMPORARY USER OF PREMISES/TEMPORARY OCCUPIER OF PREMISES**"

(which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Managing Trustee himself, his other Trustees, administrators, executors, assigns their respect legal heirs etc. etc.)

.....**The Party Of The Second Part.**

M. Raiz

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2807202111011
Date	28/07/2021
Received from RIMS INTERNATIONAL SCHOOL THR MANAGING TRUSTEE MUSEEB A RAIS, Mobile number 8605117712, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name	MAHB
Date	28/07/2021
Bank CIN	10004152021072809021
REF No.	007793168
This is computer generated receipt, hence no signature is required.	



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CHALLAN
MTR Form Number-6

GRN	MH004208660202122E	BARCODE	Date		28/07/2021-16:19:23	Form ID	36A
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR			Full Name	MR ASFAN RIZWAN ALAM THR POA		
Location	PUNE				NASIM ASFAN ALAM		
Year	2021-2022 One Time			Fla/Block No.	BUILDING NO. A. S.NO. 44. HISSA NO. 1		
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	1,22,130.00	Road/Street		GROUND PLUS THREE FLOOR, WADACHIV		
0030063301	Registration Fee	1000.00	Area/Locality		UNDRI, PUNE		
			Town/City/District				
			PIN		4 1 1 0 6 1		
				Remarks (If Any)			
				SecondPartyName=RIMS INTERNATIONAL SCHOOL THR MR MUSEE			
				A RAIS-			
Total		1,23,130.00	Amount In Words	Twenty Three Thousand One Hundred Thirty Rupees On			
Payment Details			BANK OF MAHARASHTRA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	02300042021072878017	212091145839		
Name of Bank		Bank Date	RBI Date	28/07/2021-16:20:18	Not Verified with RBI		
Name of Branch		Bank-Branch		BANK OF MAHARASHTRA			
		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.

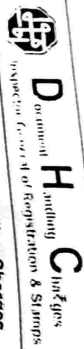
सदर चलन केवल दुय्यम निबंधक कार्यालय नोंणी कार्यालय दस्तावादी लागू आहे. नोंणी न कार्यालय दस्तावादी सदर चलन लागू नाही.

Mobile No. :

860511770



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Department of Registration & Stamps
Government of Maharashtra

Receipt of Document Handling Charges

PRN 2807202111011 Receipt Date 02/08/2021

Received from RIMS INTERNATIONAL SCHOOL, THR MANAGING TRUSTEE
MUSEEB A RAIS, Mobile number 9605117712, an amount of Rs. 900/-, towards
Document Handling Charges for the Document to be registered on Document No
10233 dated 30/07/2021 at the Sub Registrar office Joint S. R. Haveli 1/rn of the District
Pune.

DEFACED
₹ 900
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	28/07/2021
Bank CIN	10004152021072809021	REF No.	007793168
Deface No	2807202111011D	Deface Date	30/07/2021

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



₹ 900 - १६
90233 2 ४५
10233



90233 9 84

CHALLAN
KPS Form Number 6

GRN M400423665202122E BARCODE 28072021161923 Form ID 354

Department Inspector General Of Registration Payer Details

Stamp Duty TAX ID/TAN (If Any)

Type of Payment Registration Fee PAN No (if Applicable)

Office Name HVL 16, HAYEU 16, JOINT SUB REGISTRAR Full Name MR ASFAN RIZWAN ALAM THR POA M NASIM ASFAN ALAM

Location PUNE Premises/Bldg BUILDING NO. A. S. NO. 44, HISSA NO. 1

Year 2021-2022 One Time FR/Block No.

Account Head Details Amount in Rs. Premises/Bldg

003006401 Stamp Duty 1,22,130.00 Road/Street GROUND PLUS THREE FLOOR WADACHIKWA ROAD.

0030063001 Registration Fee 1000.00 Area/Locality UNDRI, PUNE

Town/City/District

Remarks (If Any) PIN 4 1 1 0 6 0

SecondPartyName/RIMS INTERNATIONAL SCHOOL THR MR MUSEEE

A RAIS-

Amount in Words Twenty Three Thousand One Hundred Thirty Rupees (In Words)

FOR USE IN RECEIVING BANK

Bank/Civ Ref No 0230004202102878017 212091145839

Cheque/DD No Bank Date 28/07/2021 16 20 18 29/07/2021

Name of Bank Bank Branch BANK OF MAHARASHTRA

Name of Branch School No, Date 10729, 29/07/2021

Department ID

Document Valid for document to be registered in Sub Registrar office only. Not valid for jurisdiction document.

Mobile No 9605117772

Signature of Sub Registrar

Signature of Applicant

Date 18/09/2021

18/09/2021

18/09/2021

18/09/2021

18/09/2021

18/09/2021

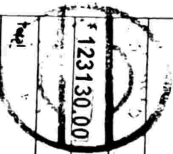
18/09/2021

18/09/2021

18/09/2021

18/09/2021

18/09/2021



Sl. No	Defacement No	Defacement Date	Use Id	Defacement Amount
1	(5)-334-10233	30/07/2021-16-51-03	IGR023	1000.00
2	(5)-334-10233	30/07/2021-16-51-03	IGR023	122130.00
Total Defacement Amount				1,23,130.00