



Contact :

8149204599 / 8329814917

Shri Vyanktesh Trust

(Reg. No.E 8230/Pune, Dated - 16/07/2018)

Flat No- 19/A/9, Sr. No.125/1A/1A1/1/1 Build. No. 9, Padmamabham Tirupati Nagar, Warje, Pune - 411058

Registered Lease Deed Of Shri Vyanktesh Trust

331/2883

पावती

Original/Duplicate

Thursday February 16, 2023

पावती क्र.: 39M

3:12 PM

Regn.:39M

पावती क्र.: 3150 दिनांक: 16/02/2023

गावाचे नाव: वारजे

दस्तऐवजाचा अनुक्रमांक: हवल13-2883-2023

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: शानू रणछोडदास पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2360.00

पृष्ठांची संख्या: 118

एकूण:

रु. 32360.00

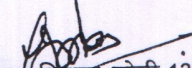
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:29 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.52058000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 2342700/-


सह दुय्यम निबंधक, हवेली-13
(व. नं. 13/1/2023)

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१३, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1502202313419 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1502202313367 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015384742202223E दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

मुळ दस्त रकमिंग करून
परत केला.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 13

16/02/2023

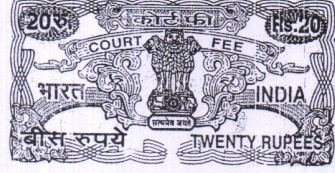
दस्त क्रमांक : 2883/2023

नोंदणी :

Regn:63m

गावाचे नाव : वारजे

(1) विलेखाचा प्रकार भाडेपट्टा
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 52058000



(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे वारजे येथील स न 125 हिस्सा न 1अ /1अ /1/1/1 यांसी एकूण क्षेत्र 1 हे 31.80आर अधिक पोटखराबा 2 हे 64 आर या पैकी यांसी प्लॉट न 6 आणि प्लॉट न 7 यांसी क्षेत्र 00हे 20.68 आर या जमीन मिळकतीवरील प्लॉट न 7 वरील इमारतीमधील बेसमेंट, लोवर ग्राउंड, अप्पर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांसी एकत्रित बांधकाम क्षेत्र 690 चौ . मी मंजूस 7424.4 चौ . फूट(अभिनिर्णीत दस्त न 1120/2022 दिनांक 15/2/2023 अन्वये अभिनिर्णय केलेला आहे)((Survey Number : 125/1अ/1अ/1/1/1 ;))

(5) क्षेत्रफळ 1) 0.2068 हेक्टर . आर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-श्री ब्रॅकटेश ट्रस्ट तर्फे अध्यक्ष संजीव दत्तात्रय कुलकर्णी वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९ पद्मनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-ACEPK2881M
2): नाव:-श्री ब्रॅकटेश ट्रस्ट तर्फे मॅनेजिंग विध्वस्त/सचिव जयलक्ष्मी संजीव कुलकर्णी वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ ९, न १९अ, स न १२५/१अ/१अ/१/१ इमारत न ९ पद्मनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AOLPK5010R

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

1): नाव:-शानू रणछोडदास पटेल वय:-79; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: ७ तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AAZPP7943E

(9) दस्तऐवज करून दिल्याचा दिनांक 16/02/2023

(10) दस्त नोंदणी केल्याचा दिनांक 16/02/2023

(11) अनुक्रमांक, खंड व पृष्ठ 2883/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2342700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

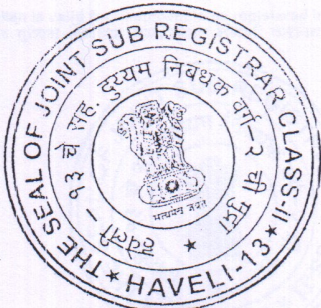
(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला माशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील अभिनिर्णीत दस्त केस नं 1120/2022 अन्वये मुशु वसुल

मुद्रांक शुल्क आकारताना निवडलेला मुन्व्हेद :-

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



दस्ता सोबतची प्रत / नवकल

श्री. शानू पटेल
दिनांक 16/2/2023

सह. दुय्यम निबंधक वर्ग-२ हवेली क्र. १३



CHALLAN
MTR Form Number-6



GRN	MH01538474220223E	BARCODE			Date	15/02/2023-17:59:03	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	AAZPP7943E			
Location	PUNE			Full Name	SHANU RANCHOD PATEL			
Year	2022-2023 One Time			Flat/Block No.	S N 125/1A/1A/1/1/1 WARJE-PUNE			
Account Head Details		Amount In Rs.	Premises/Building					
0030063301	Amount of Tax	30000.00	Road/Street	WARJE PUNE				
			Area/Locality	WARJE PUNE				
			Town/City/District					
			PIN	4 1 1 0 5 8				
			Remarks (If Any)	SecondPartyName=SHRI VYENKTESH TRUST-				
			Amount In	Thirty Thousand Rupees Only				
Total		30,000.00	Words					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332023021520334	2793060848			
Cheque/DD No.		Bank Date	RBI Date	15/02/2023-18:00:09	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
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.
कायदा चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्ताखाती लागू आहे. नोंदणी न करायत्याच्या दस्ताखाती सदर चालन लागू नाही.



ह व ल-१३		
२०२३	१	११५
२०२३		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1502202313367	Date	15/02/2023
Received from SHANU RANCHOD PATEL , Mobile number 9890502975, an amount of Rs.2000/-, 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	IBKL	Date	15/02/2023
Bank CIN	10004152023021512280	REF No.	2816943206
This is computer generated receipt, hence no signature is required.			



ह व ल-१३		
२८३	२	११८
२०२३		

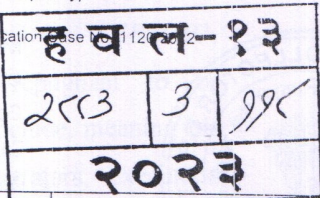
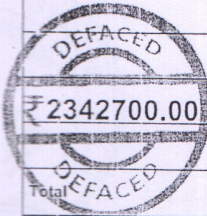


CHALLAN
MTR Form Number-6

9/90e



GRN	MH01413782220223M	BARCODE			Date	23/01/2023-09 21:31	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID / TAN (If Any)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			PAN No.(If Applicable)	AAZPP7943E		
Location	PUNE			Full Name	Shanu Ranchod Patel		
Year	2022-2023 One Time			Flat/Block No.	S. No.1 25/1A/1A/1/1/1		
Account Head Details	Amount In Rs.		Premises/Building				
0030051701	Amount of Tax	2342700.00	Road/Street		6 and 7 Tirupatinagar Warje		
			Area/Locality		Warje Pune		
			Town/City/District				
			PIN		4	1	1 0 5 8
Remarks (If Any)				Adjudication case no 1120002			
				हवल-१३			
				253 3 99			
				2023			
Total	2342700.00		Amount In Words	Twenty Three Lakh Forty Two Thousand Seven Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023013012263	722177477
Cheque/DD No.			Bank Date	RBI Date	30/01/2023-14:30:49	31/01/2023	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scrll No. , Date		100 , 31/01/2023		
Department ID :				Mobile No. :		8149204599	
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							
सदर चालन केवल दय्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चालन लागू नाही.							
Signature Not Verified							
Digital signed by DS							
DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02							
Date: 2023.07.01 11:25:46							
IST							
Reason: GRAS Secure							
Doc Ref No.							
Location: India							
Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount			
1	0007246692202223	01/02/2023-11:25:43	IGR002	2342700.00			
Total Defacement Amount				23,42,700.00			



प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम,
अन्वये असलेल्या नियमान्वये निर्गमित केलेले
आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी
अधिकार्यासमोर दाखल झाल्यास, नोंदणी
अधिनियम, 1908, च्या अधिनियमातील
तरतूदीनुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (100/-)
Vide e-Challan GRN No - MH012854922202223E
Dated - 28/12/2022.

Collector of Stamps
Pune City



M.V / Consideration Rs.....5,20,58,000/-
Office of the,
Collector of Stamps, Pune City
Case No. Adj1120/2022...
Date:- 29/12/2022.

Received from..... Shanu Ranchod Patel
Residing at.....

Stamp duty of Rs (23,42,700 /- Twenty Three Lakh Forty
Two Thousand Seven Hundred Rupees Only)
Vide e-Challan GRN No - MH014137822202223M
Dated :- 23/01/2023.....

Certified Under Section 32 of the Maharashtra Stamp Act
That the full duty of Rs (23,42,700 /- Twenty Three Lakh
Forty Two Thousand Seven Hundred Rupees Only
With which this instrument chargeable as been paid vide
Article..... 36 (iv) With 25 (b)of Schedule.

This Certificate is subject to the provisions of section 53(A)
Of the Maharashtra Stamp Act.

Place :- Pune
Date :- 15 /02/2023.

Collector of Stamps
Pune City



ह व ल-१३		
213	४	११८
२०२३		

3/30e

LEASE DEED

This Lease Deed is made and executed on this 16 day
of Feb Month, year Two Thousand and Twenty
Two at Pune.



ह व ल-१३		
२०३	५	११८
२०२३		

Mr. Shanu Ranchod ~~Patil~~
Age about 78 Years. Occ: ~~Business~~
R/at: 7, Tirupati Nagar, Warje, Pune-411058



Hereinafter collectively referred to as the 'LESSOR',
(which expression shall unless repugnant to or
inconsistent with the context shall include, meaning his
legal heirs, representative, administrators, executors,
successors, transferees and assigns) of the **FIRST**
PART.

AND

SHRI VYANKTESH TRUST, a public charitable trust
registered under Bombay Public Trusts Act, 1950
bearing No.E-8230 and having its registered office at
F.9, No. 19A, S.No. 125/1A/1A/1/1/1 BLDG No.9,
Padmanabham Tirupati Nagar, Warje, Pune-411058,
represented by its Chairman / Managing Trustee and
Secretary -

1) Mr.Sanjeev Dattatray Kulkarni,
Chairman and Managing Trustee
Age: 56 Years, Occ: Business

2) Mrs.Jaylaxmi Sanjeev Kulkarni,
Secretary and Managing Trustee
Age: 49 Years, Occ: Teacher

Sanjeev

Jaylaxmi

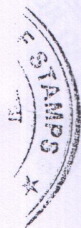
Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the **SECOND PART**

WHEREAS the terms 'Lessor' and the 'Lessee shall hereafter collectively be referred to as 'parties' in this Lease Deed.



ह व ल - १३		
213	0	991
2023		

AND WHEREAS the Lessor is ~~entitled~~ possessed of or otherwise entitled and is owner of all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2,680 Sq. Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the **Schedule-A**, hereunder written and together hereinafter referred to as the "Entire premises".



And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the **Schedule - B**, hereunder written and together hereinafter referred to as the "Leased premises"

AND WHEREAS Lessor has represented that the Lessor is sufficiently entitled to the leased premises and Lessee being satisfied about the same after due verification, the Lessee has agreed to take the Leased premises on Lease;

AND WHEREAS the Lessee herein desires / intends to run the educational activities including institute / school and other related activities, was in the search of suitable place for their institute / school. Upon getting

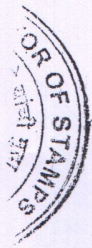
01/20e

information about availability of the Leased premise owned and possessed by the Lessor, approached to the Lessor with a request to grant the Leased premise owned and possessed by him on long lease to the Lessee to run the school on the said premises;

AND WHEREAS 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 Leased premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his said Leased premises on long lease to the Lessee to run Educational Institute / School, in accordance with the terms and conditions set-forth in this Deed hereunder;

NOW THIS LEASE WITNESSETH AS FOLLOWS:

The Lessor hereby on this day grants to the Lessee all the Leased admeasuring constructed area of 690 Square Meters (7427 Sq. Ft.) by way of Lease for a period of 30 (Thirty) years from the date of commencement of Lease to the Lessee on the following terms and conditions for the use and enjoyment of the Leased premises during the tenure of the Lease without any let or hindrance from Lessor or persons claiming through or under him.



1 . PERIOD OF LEASE:

1

1.1 The Lease of the Leased premises shall be for a period of 30 (Thirty) years from the date of commencement of Lease i.e. from 2021 till 2050.



ह व ल-१३	
2023	01/20e
२०२३	

2 . RENEWAL OF LEASE:

e/90e

2.1. The Lessor may in its discretion renew the Lease of the Leased premises for further period on mutually agreed terms. Provided, the Lessee shall notify the Lessor in writing to that effect one(1) year prior to the expiry of the preceding term of Lease.

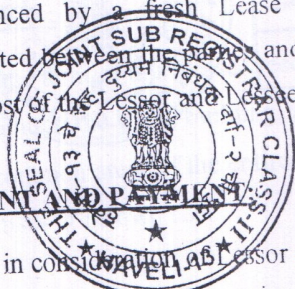
2.2. The renewal of the Lease as aforesaid shall be evidenced by a fresh Lease Deed to be executed between the parties and registered at the cost of the Lessor and Lessee equally.

3. LEASE RENT AND PAYMENT

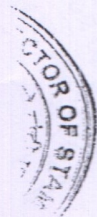
3.1. That in consideration of Lessor granting Lease of the Leased premises to the Lessee herein in terms of this Lease Deed, the Lessee shall pay the Lessor, a sum of Rs.3,00,000/- (Rupees Three Lakh Only) per month exclusive of Goods and Service Tax towards monthly Lease Rent of Rs, 2 lakh and Rs. 1 lakh towards the fully furnished infrastructure of building provided by the Lessor during the Lease period starting from the date of commencement of Lease.

3.2. The monthly Lease Rent is exclusive of electricity and water consumption charges in Leased premises.

3.3. The Lessee shall pay the Lessor monthly Lease Rent of the Leased premises every month on or before the 15th day of every English calendar month (Due Date) from the school fees collected. In case of delay in payment of Lease Rent, an interest of 12% per annum shall be charged on delayed payments, after 30 days from the due date till the date of actual payment.



ह व ल-१३		
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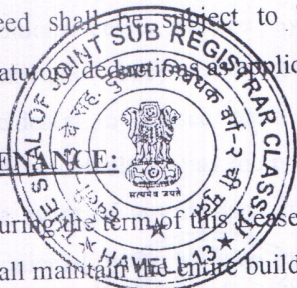
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3.4. The sign of lease deed mandates the chairman and secretary to make the provision of payment and pay the rent in time if delayed both should be held responsible.

3.5. The Monthly Lease Rent payable in this Lease Deed shall be subject to TDS and Other Statutory deductions as applicable.

4. MAINTENANCE:

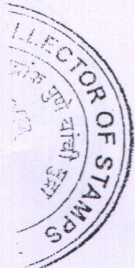
4.1 During the term of this Lease Deed, the Lessee shall maintain the entire building, premises and all the common areas of the entire Building and its premises at its own cost.



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5. ELECTRICITY CHARGES AND WATER CONSUMPTION CHARGES:

5.1. The Lessee shall pay and discharge the charges for consumption of electricity in the Leased premises for which separate meters are provided. The Lessee shall also pay charges of water consumption. The Lessee shall make timely payments towards charges for consumption of electricity and water.



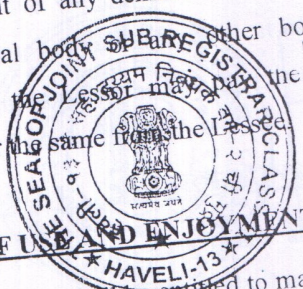
6. GOODS AND SERVICE TAX:

6.1. The Lessee shall pay and discharge GST in relation to Lease of the Leased premises granted in favour of the Lessee. The Lessor is not liable or responsible for payment of the aforesaid GST. The Lessee shall pay and discharge GST in relation to Lease of the Leased premises in favour of the Lessor along with Lease Rent. The Lessor is liable or responsible for payment of the aforesaid GST to the competent authority.

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7. PROPERTY TAXES:

7.1. The Lessee shall pay and discharge property taxes, assessments and levies including periodical increases and enhancements and additional cesses that are payable to the local municipal body and other authorities incidental in Leased premises. In case the Lessee defaults to pay the property taxes or in the event of any demand made by the local municipal body or other body to the Lessor, the Lessor may pay the same and recover the same from the Lessee.



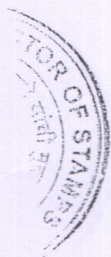
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8. NATURE OF USE AND ENJOYMENT

8.1. The Lessee shall be entitled to make use of the Leased premises for running and conducting education activities, institute and/or school and/or for other necessary infrastructure related to educational activities to fulfill the intention / aim of the Lessee relating to education only.

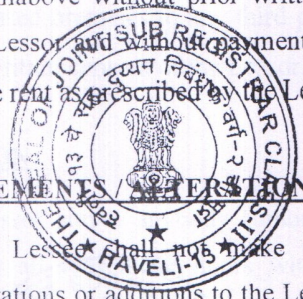
8.2. The Lessee shall be entitled to run and conduct their educational institute and/or school in the name of "Shri Shanu Patel Primary, Secondary and Higher Secondary School" in any/both medium and shall not be entitled to change the said name during the lease period.

8.3. The intellectual property rights like, business name or trade name of the Lessee shall vest exclusively with the Lessee and the Lessor shall have no right to use the same. It is agreed and confirmed by and between the Parties that, the Lessee can put and affix its signage



indicating its business name or trade name at the Leased premises. The size of the signage will be mutually agreed upon by the Parties. The Lessor shall provide pylon to affix signage in the Leased premises at no additional costs.

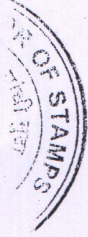
8.4. The Lessee shall not use or permit to be used the Leased premises or portions thereof for any other purpose other than mentioned hereinabove without prior written consent of the Lessor and without payment of additional lease rent as prescribed by the Lessor.



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9. IMPROVEMENTS / ALTERATIONS:

9.1. The Lessee shall not make any structural alterations or additions to the Leased premises without prior written consent of the Lessor. The Lessee however is entitled to effect temporary internal modifications, partitions and other improvements depending upon the needs of the Lessee from time to time during the Lease period and its occupation. The Lessee shall be entitled to at its cost to furnish the Leased premises with necessary fittings, furniture and fixtures, partitions and design its interiors, furnish the Leased premises with air-conditioners, fixtures, fittings, furniture, cabling for networking and power cabling.



10. REPAIRS AND MAINTENANCE:

10.1 The Lessee shall keep and maintain the Leased premises in good and tenantable condition throughout its occupation. Any repairs of the leased premises (minor and

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major) shall be attended and completed by the Lessee at its cost.

10.2 The Lessee shall at its cost colour wash or distemper inside the Leased premises as and when it deems fit.

11. SUBLETTING:

The Lessee shall not Sub-let/Sub-Lease with the lease granted, either in whole or in part of the Leased premises to any third party without prior written consent of the Lessor.

12. INSPECTION:

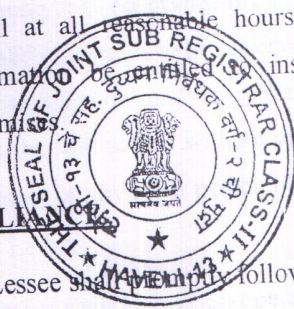
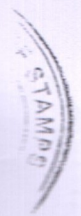
The Lessor and/or anybody authorized by him shall at all reasonable hours with prior intimation of Lessee inspect the Leased premises.

13. COMPLAINTS:

13.1 The Lessee shall strictly follow all the terms and conditions of this Lease. If there is a breach of any condition by the Lessee so far as it relates to the performance of the covenants herein contained, the Lessor shall call upon the Lessee with Two(2) months' notice to rectify the breach and on the Lessee's failure/default, the Lessor may rectify the breach and recover the cost of the same from Lessee but Lease cannot be terminated before expiry of Lease period subject to Clause No.21.2 of this Agreement.

14. LESSOR'S COVENANTS:

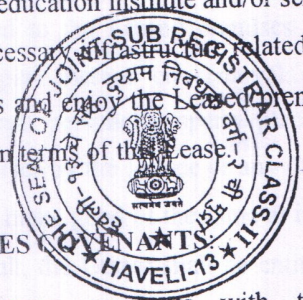
The Lessor covenants with the Lessee as follows:-



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- 14.1 That, Lessor is the lawful owner and has good right, title and power to grant this Lease of the Leased premises to the Lessee.
- 14.2 That the Lessor alone is the absolute owner of the Leased premises and his/her/its title to the same is clear and marketable and free from all encumbrances as aforesaid and is entitled to grant Lease of the Leased premises;
- 14.3 That the Lessor has not entered into any arrangement or agreement of sale, Lease, Lease of the Leased premises or any part thereof with any person or party.
- 14.4 The Lessee paying the Lease Rent hereby and performing and observing the covenants herein contained on its part to be observed and performed shall and may hold and enjoy the Leased premises during the said term/s without any interruption by the Lessor or any other person claiming through or under Lessor.
- 14.5 The Lessor shall always co-operate with the Lessee and furnish any consents, permissions, no-objections, as would be required for obtaining any approval, sanction, permission from any statutory, governmental or local authority for obtaining any amenities or facilities or for the Lessee to run and conduct education institute and/or school and/or for other necessary infrastructure related to educational activities and enjoy the Leased premises as Lessee thereof in term of this Lease.



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15. LESSEES COVENANTS
The Lessee covenants with the Lessor as follows:-

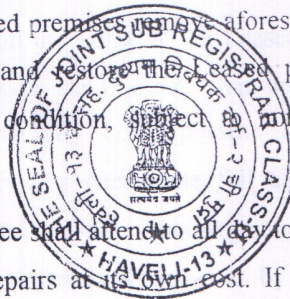
15.1 The Lessee represents that the Leased premises will be used lawfully as per the applicable laws, rules and regulations. The Lessee shall not carry on, nor permit to be carried on, any other activities than mentioned hereinabove in the Leased premises.

15.2 The Lessee shall obtain and update from time to time all necessary permissions and Licenses regarding its activities from competent authorities and shall keep the Lessor harmless and indemnified against any loss in that respect.

15.3 Further the Lessee shall also at its own cost and charges be at liberty to paint or otherwise decorate the interior of the Leased premises. The Lessee shall be entitled at any time during the Leased period and upon its expiry or earlier termination to remove at its cost and expense all or any of the foregoing without causing any damage to the Leased premises except normal wear and tear.

15.4 Further provided that Lessee shall upon vacating the Leased premises remove aforesaid fittings and fixtures and restore the Leased premises to its original condition, subject to normal wear and tear.

15.5 The Lessee shall attend to all day to day minor and major repairs at its own cost. If any damage is caused to the Leased premises or the fittings or any part thereof on removal of any furniture, fixtures, personal property placed in the Leased premises by the Lessee or any of them, the Lessee shall make good of the same at its own cost and in default, the Lessor shall be entitled to make good of the same at the risk and cost of the Lessee.

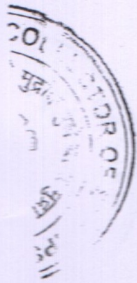


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16. MUTUAL COVENANTS:

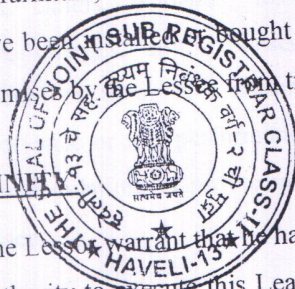
The Lessor and the Lessee specifically agree for the following:

- a. The Lessee shall have access to the Leased premises for the conduct of its for running and conducting education institute and/or school and/or for other necessary infrastructure related to educational activities till the expiry of the Lease.
- b. The Lessor and the Lessee agree that on the expiry of the Lease and at the time of vacating the Leased premises the Lessee will be entitled to remove and take away all its furniture, fixtures, fittings etc., as may have been purchased or bought in the Leased premises by the Lessee from time to time.



17. INDEMNITY

- a. The Lessor warrants that he has full right and authority to execute this Lease Deed and to grant the Lease of the Leased premises and Lessor shall ensure that the Lessee shall peacefully hold, possess and enjoy the premises during the full term of the this without any interruption, disturbance, or demands whatsoever by the Lessor or other person(s) on behalf of the Lessor. The Lessor shall indemnify the Lessee with to any loss that may be sustained by the Lessee in the event of the Property title of Lessor found defective resulting in interference of the activities of the Lessee or any loss that may be sustained for any whatsoever by which there would be an interference in the activities of the Lessee.

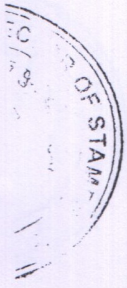


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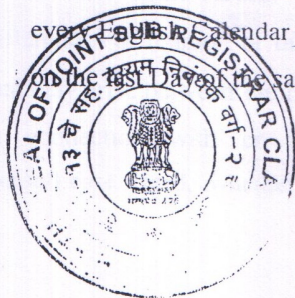
Likewise, the Lessee shall indemnify the Lessor with respect to any loss that may be sustained by the Lessor in the event of the damage caused to the Leased premises by negligent act of Lessee, subject to normal wear and tear and said damages not covered under the Insurance.

- b. The Lessee shall keep the Lessor, harmless and indemnified against any loss, damages, expenses, claims, actions that the Lessor may suffer on account of any non-compliance or illegal activity. The Lessee shall also indemnify and keep indemnified the Lessor against all actions, proceedings, suits, claims, demands, losses, damages, costs, charges, and expenses incurred or suffered by them as a reason of any non-observance or non-performance of any such rules, regulations or provisions of law by the Lessee.
- c. The Lessor shall have a right to mortgage the Leased Premises to any financial institution or Bank and avail loan subject to the rights of Lessee under this Agreement . The Lessee shall not raise any objection for the same.



18 COMMENCEMENT OF LEASE AND TERMINATION:

18.1 The Lease month shall be English Calendar Month and shall commence from first day of every English Calendar Month and shall end on the last day of the same month.

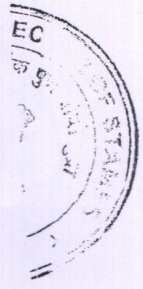


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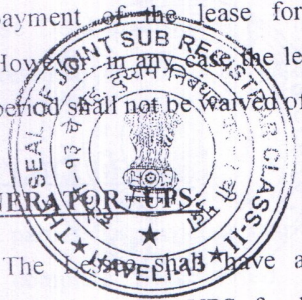
19 DISRUPTION IN THE ACTIVITY OF THE LESSEE

19.1 If there is any hindrance/obstruction/Disruption in the activity of the Lessee, which results into complete or partial stoppage of work or business activity of the Lessee for reasons of any force major event, civil unrest, civil commotion, accident, strike, Lockout, Court orders, Government order etc., the Leased premises becomes non-operational then in such event, the payment of Lease Rent shall be postponed till restoration of its activities and parties may mutually decide terms of the payment of the lease for the said period. However, in any case, the lease rent of the said period shall not be waived off.



20 GENERATOR & UPS

20.1 The Lessee shall have all rights to install Generator and/or UPS for backup. UPS to be installed inside the Leased premises and Generator installation will be done only at a designated place provided by the Lessor.



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21 JURISDICTION / DISPUTE RESOLUTION:

21.1 This Lease Deed shall be governed and construed in accordance with the laws of India and the courts in Pune shall have exclusive jurisdiction over all disputes occurring between the parties under this Lease Deed. If any dispute or differences of opinion or difference of any kind that may arise between the Lessor and the Lessee in connection with or arising out of this Lease/Lease Deed, whether before or after the

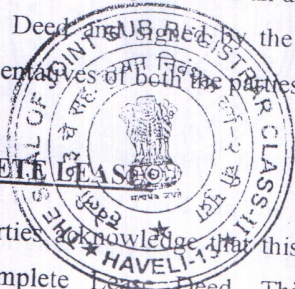
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termination of the Lease, it shall be subject to the jurisdiction of Pune courts.

22 AMENDMENTS / MODIFICATIONS:

22.1 Notwithstanding any other agreement, Lease or exchange of letters or discussions hitherto exchanged between the parties in the matter of Lease of the Leased premises, the terms of this Lease Deed alone shall prevail and bind the parties.

22.2 No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Lease Deed and signed by the duly authorized representatives of both the parties.



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23 COMPLETE LEASE:

23.1 The parties acknowledge that this Lease Deed is the complete Lease Deed. This Lease Deed supersedes prior agreements and representations between the parties, whether written or oral. Any such prior arrangements are cancelled as at this Date, without prejudice to any rights, which have already accrued to either of the parties.

24 NOTICE FOR SERVICE:

24.1 The Lessor agrees that all demands letters, communications, notices required to be issued under this Lease to it may be issued by registered Post acknowledgement due on following address:-

Mr. Shanu Ranchod Patel
R/at: 7, Tirupati Nagar, Warje,
Pune-411058

24.2 All notices required to be issued to the Lessee shall be deemed to have been validly issued if delivered under acknowledgement at the office of the Lessee or sent by courier addressed to:-

Shri Vyanktesh Trust,
Registered office at: F.9, No. 19A,
S.No. 125/1A/1A/1/1/1 BLDG No.9,
Padmanabham, Tirupati Nagar, Warje,
Pune-411058

25 STAMP DUTY:

25.1 The Lessor and Lessee shall pay equally the cost of the stamp duty and registration fee for this Lease Deed.



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26 CUSTODY:

26.1 The Certified True Copy from the Registrar's office of this Lease Deed shall be with the Lessee and the original copy thereof with the Lessor.

27 HEADING:

27.1 The heading to various clauses hereinabove are given for sake of convenience and they should not in any manner either govern or interpret the actual wordings of the contract.

SCHEDULE-A

(Description of Entire Premises)

All that piece and parcel of the lands bearing plot Nos. 6 and 7 admeasuring 2,680 Sq. Mtrs. (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune and bounded as under:

On or East : By Pt.No. 5
On or South : By S.No.6
On or West : By Pt.No.8
On or North : By common Rd.

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SCHEDULE-B

(Description of the Leased Premises)

Total leased admeasuring constructed Area of 690 Square Meters (7427 Sq. Ft.) situated at S. No. 125/1A/1A/1/1/1, Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune is the Leased Premises.

IN WITNESS WHEREOF, the Parties have executed this Lease Deed as of the date first written above.



Shanu Ranchod Patel

(LES Mr. Shanu Ranchod Patel (LESSOR)

(LESSEE) - FOR SHRI VYANKTESH TRUST (LESSEE)



Sanjeev Dattatray Kulkarni

1 Mr. Sanjeev Dattatray Kulkarni (Chairman and Managing Trustee)



Jayalaxmi Kulkarni

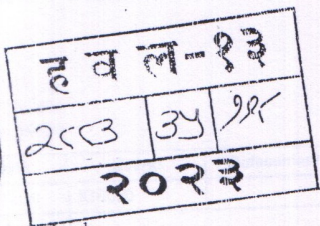
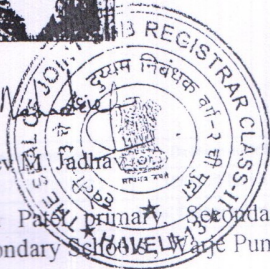
2 Mrs. Jayalaxmi Sanjeev Kulkarni (Secretary and managing Trustee)

WITNESSES:

1) Sign.

Mr. Mahadev M. Jadhav

Mr. Mahadev M. Jadhav, Principal Shri Shanu Patel primary, Secondary, And Higher Secondary School, Warje Pune- 58



2) Sign.

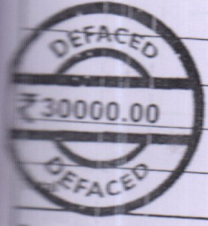
Mr. Samadhan V. Paul Warje, Pune



CHALLAN
MTR Form Number-6



GRN	MH01538474220223E	BARCODE			Date	15/02/2023-17:59:08	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	AAZPP7943E			
Location	PUNE			Full Name	SHANU RANCHOD PATEL			
Year	2022-2023 One Time			Flat/Block No.	S N 125/1A/1A/1/1/1 WARJE PUNE			
Account Head Details	Amount In Rs.			Premises/Building				
0030063301	Amount of Tax			Road/Street	WARJE PUNE			
	30000.00			Area/Locality	WARJE PUNE			
				Town/City/District				
				PIN	4 1 1 0 5 8			
				Remarks (If Any)	SecondPartyName=SHRI VYENKTESH TRUST-			
				Amount In Words	Thirty Thousand Rupees Only			
	30,000.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332023021520334	2793060848	
Name of Bank				Bank Date	RBI Date	15/02/2023-18:00:09	Not Verified with RBI	
Name of Branch				Bank-Branch	IDBI BANK			
				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. : 9890502975
चलान केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-331-2883	0007672397202223	16/02/2023-15:12:39	IGR020	30000.00
Total Defacement Amount					30,000.00



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Print Date 16-02-2023 03:18:36

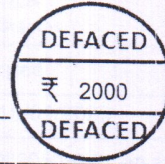


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1502202313367	Receipt Date 16/02/2023
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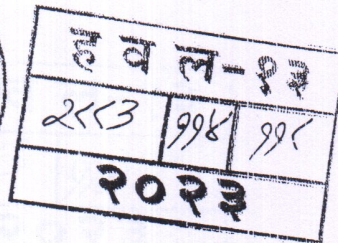
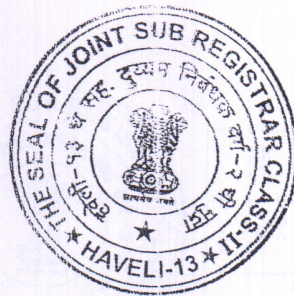
Received from SHANU RANCHOD PATEL , Mobile number 9890502975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2883 dated 16/02/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.



Payment Details

Bank Name IBKL	Payment Date 15/02/2023
Bank CIN 10004152023021512280	REF No. 2816943206
Deface No 1502202313367D	Deface Date 16/02/2023

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





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1502202313419 Receipt Date 16/02/2023

Received from SHANU RANCHOD PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 2883 dated 16/02/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.

DEFACED

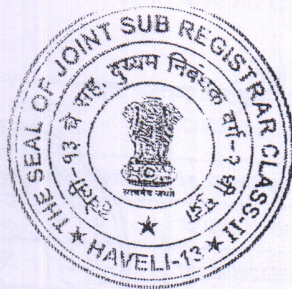
₹ 360

DEFACED

Payment Details

Bank Name IBKL	Payment Date 15/02/2023
Bank CIN 10004152023021512324	REF No. 2816944192
Deface No 1502202313419D	Deface Date 16/02/2023

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



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331/2883

गुरुवार, 16 फेब्रुवारी 2023 3:12 म.नं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: हवल13/2883/2023

हवल13 90/1/199
दस्त क्रमांक: 2883/2023

बाजार मूल्य: रु. 5,20,58,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.23,42,700/-

ड. नि. सह. दु. नि. हवल13 यांचे कार्यालयात

अ. क्र. 2883 वर दि.16-02-2023

रोजी 3:06 म.नं. वा. हजार केला.

पावती:3150

पावती दिनांक: 16/02/2023

सादरकरणाचा नाव: शंभू रणछोडदास पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2360.00

पृष्ठांची संख्या: 118

एकुण: 32360.00

दस्त हजार करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-13

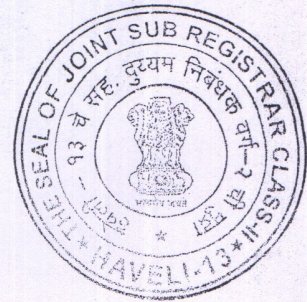
दस्ताचा प्रकार: भाडेपट्टा

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

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सह दुय्यम निबंधक, हवेली-13



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अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शानु रणछोडदास पटेल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: ७ तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन नंबर: AAZPP7943E	मालक वय :- 79 स्वाक्षरी:-		
2	नाव: श्री अॅकटेश ट्रस्ट तर्फे अध्यक्ष संजीव कुलकर्णी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: एक ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९ पद्दनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन नंबर: ACEPK2881M	भाडेकरू वय :- स्वाक्षरी:-		
3	नाव: श्री अॅकटेश ट्रस्ट तर्फे मॅनेजिंग विव्थस्त / सचिव जयलक्ष्मी संजीव कुलकर्णी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: एक ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९ पद्दनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन नंबर: AOLPK5010R	भाडेकरू वय :- स्वाक्षरी:-		

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शिक्का क्र. 3 ची वेळ: 16 / 02 / 2023 03 : 13 : 24 PM

ओळख:-

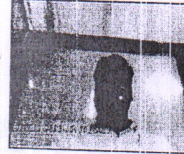
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अनु क्र. पक्षकाराचे नाव व पत्ता

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पत्ता: कुडजे हवेली पुणे
पिन कोड: 411023

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र. 4 ची वेळ: 16 / 02 / 2023 03 : 14 : 00 PM

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