

THURSDAY

Thursday, October 12, 2017
2:40 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 3572 दिनांक: 12/10/2017

गावाचे नाव: अवसरी खुर्द

दस्तऐवजाचा अनुक्रमांक: अबग-3268-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: आई एज्युकेशनल सोसायटी तर्फे अध्यक्ष सौ स्वाती संजय सुळे - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 840.00

पुढांची संख्या: 42

एकूण: रु. 30840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:47 PM ह्या वेळेस मिळेल.

Sub Registrar Ambegaon

बाजार मुल्य: रु.3200000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 87000/-

दुसऱ्याम निबंधक आंबेगाव

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006242661201718E दिनांक: 12/10/2017

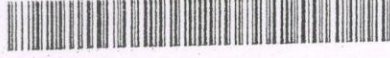
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 840/-

TRUE COPY

SATISH NANASAHEB GORDE
ADVOCATE & NOTARY
GOVT. OF INDIA
INDRAYNI NAGAR,
BHOSARI, PUNE-411 026
MOB.: 9822197186





12/10/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. आंबेगाव

दस्त क्रमांक : 3268/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) अवसरी खुर्द

TRUE COPY

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	0
(3) बाजारभावा(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3200000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	

SATISH NANASAHEB GORDE
ADVOCATE & NOTARY
GOVT. OF INDIA
INDRAYNI NAGAR,
BHOSARI, PUNE-411 026
MOB.: 9822197186

1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गाव मौजे अवसरी खुर्द येथील 1) जागा मालक नं. 1 ची मिळकत भूमापन क्र 48/1 यासी एकूण क्षेत्र 4 हे 87आर+ पो. ख. क्षेत्र 00 हे 01 आर असे एकूण क्षेत्र 4 हे 88 आर यासी आकार 10 रु 43 पै यापैकी लिहून देणार लिहून देत असलेले क्षेत्र 00 हे 20 आर यासी आकार 00 रु 55 पै अशी वागायत शेतजमीन मिळकत विहीर भांडेपाण्यातील हिस्सासह 2) जागा मालक नं. 2 ची मिळकत भूमापन क्र 48/1 यासी एकूण क्षेत्र 4 हे 87आर+ पो. ख. क्षेत्र 00 हे 01 आर असे एकूण क्षेत्र 4 हे 88 आर यासी आकार 10 रु 43 पै यापैकी लिहून देणार लिहून देत असलेले क्षेत्र 00 हे 21 आर यासी आकार 00 रु 55 पै अशी वागायत शेतजमीन मिळकत विहीर भांडेपाण्यातील हिस्सासह अशी एकूण भाडेपट्ट्यांनी देत असलेले एकूण क्षेत्र 00 हे 31 आर (Survey Number : 48/1 ;)

(5) क्षेत्रफळ

1) 0.41NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- आई एज्युकेशनल सोसायटी तर्फे अध्यक्ष सौ स्वाती संजय मुळे -- वय:-34; पत्ता:-, -, रा पी 13सदनिका नं 15 गंधर्वनगरी मोशी ता हवेली जि पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-412105 पॅन नं:-AAETA8360P

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

1): नाव:- सौ स्वाती संजय मुळे -- वय:-34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा पी 13सदनिका नं 15 गंधर्वनगरी मोशी ता हवेली जि पुणे, महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-ARSPM0223C
2): नाव:- श्री बाळासाहेब सुदाम औटी -- वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा राजुरी ता जुन्नर जि पुणे, महाराष्ट्र, पुणे. पिन कोड:-410504 पॅन नं:-AHLPA2560M

(9) दस्तऐवज करून दिल्याचा दिनांक 12/10/2017

(10) दस्त नोंदणी केल्याचा दिनांक 12/10/2017

(11) अनुक्रमांक, खंड व पृष्ठ 3268/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 87000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

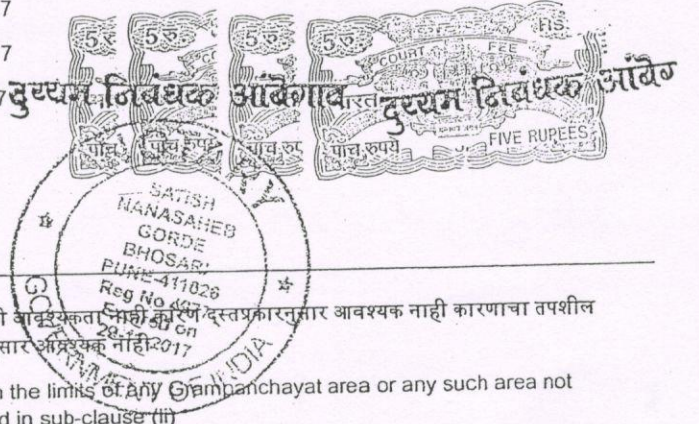
(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तकारानुसार आवश्यक नाही कारणाचा तपशील दस्तकारानुसार आवश्यक नाही

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

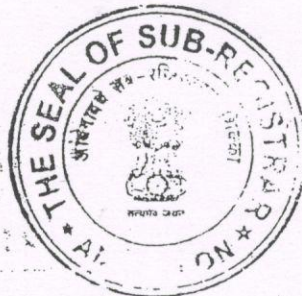




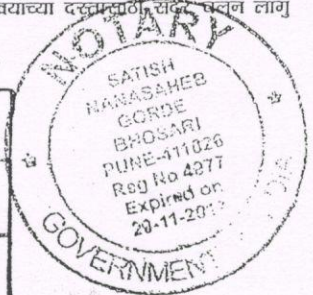
CHALLAN
MTR Form Number-6

GRN	MH006242661201718E	BARCODE			Date	11/10/2017-16:38:08	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	ABN_AMBEGAON SUB REGISTRAR			PAN No.(If Applicable)	AAETA8360P			
Location	PUNE			Full Name	AAI EDUCATIONAL SOCIETY			
Year	2017-2018 One Time			Flat/Block No.	GAT NO 48/1			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	87000.00	Road/Street		AWSARI KHURD			
0030063301	Registration Fee	30000.00	Area/Locality		AMBEGAON PUNE			
			Town/City/District					
			PIN		4	1	2	4 0 5
			Remarks (If Any)					
			PAN2=ARSPM0223C--SecondPartyName=MRS SWATI SANJAY MULE--					
			Amount In		One Lakh Seventeen Thousand Rupees Only			
Total		1,17,000.00	Words					
Payment Details			BANK OF BARODA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	02003942017101101350	74852985		
Cheque/DD No.		Bank Date	RBI Date	11/10/2017-16:42:45	Not Verified with RBI			
Name of Bank		Bank-Branch		BANK OF BARODA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुयम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सधर चलन लागू नाही.
 Mobile No. : Not Available



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LEASE DEED

THIS INDENTURE OF LEASE IS MADE AT PUNE ON THIS 12^{VE} DAY OF OCTOBER 2017.

BY AND BETWEEN

1) MRS. SWATI SANJAY MULE (admeasuring area 20 Aar)

Age : 34 years, Occu: Business

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

Moshi, Tal- Haveli, Dist - Pune -412105

PAN -ARSPM0223C

2) MR. BALASAHEB SUDAM AUTI (admeasuring area 11 Aar)

Age: 50 years, Occu: Agriculturist

R/at: Rajuri, Tal- Junnar, Dist- Pune

PAN - AHLPA2560M

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

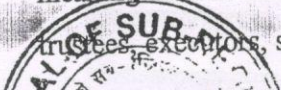
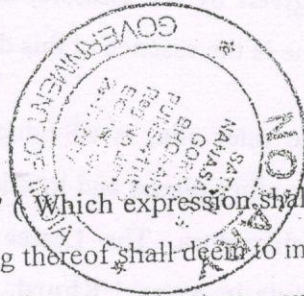
WITH

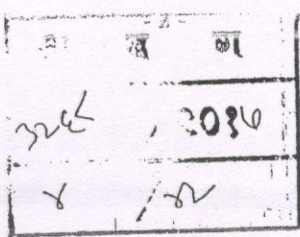
AAI EDUCATIONAL SOCIETY (Pan No.AAETA8360P) an education institute, duly registered under the Bombay Public Trust Act 1950 having its registration Dt.21/04/2015 -PUNE and Societies Act 1860 having its registration no. MAHARASHTRA/467/2015/PUNE, principal and registered office at:P-13,Flat No.15,Gandhrv Nagari ,Moshi Pune Through its Chairman / Authorized Signatory **MRS. SWATI SANJAY MULE** Age : 34 years, Occu: Business R/at: P-13, Flat No. 15, Gandharvanagari, Moshi, Tal- Haveli, Dist - Pune -412105 PAN -ARSPM0223C

..... Hereinafter referred as the "LESSEE"

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

party of the SECOND PART.





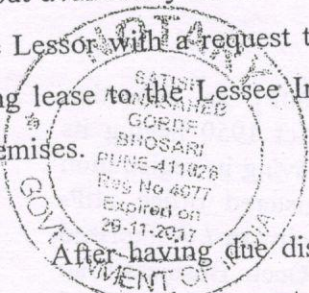
The Lessor and the Lessee are hereinafter referred to in the collective as the 'Parties' and in the singular as a 'Party', as the context may require.

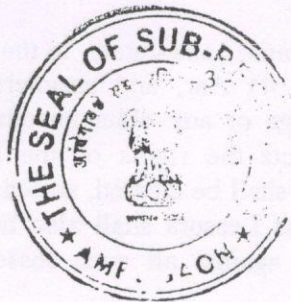
WHEREAS

a) The 1) Lessor No. 1 herein is seized, possessed of or otherwise entitled to and is owner of the property bearing Gat No. 48/1, an admeasuring area 1 H. 36 Aar assessed at 3 Rs. 74 Paise, out of that 00 H. 20 Aar assessed at 00 Rs. 55 Paise, and 2) The Lessor No. 2 is seized, possessed of or otherwise entitled to and is owner of the property bearing Gat No. 48/1, an admeasuring area 1 H. 36 Aar assessed at 3 Rs. 74 Paise, out of that 00 H. 21 Aar assessed at 00 Rs. Paise, i.e. Total land admeasuring area 00 H 41 Aar situated at village Awsari Khurd, Taluka - Ambegaon, Dist- Pune, (which Land are more particularly described in the Schedule, hereunder written and together hereinafter referred to as the "Leased Premises"). The Lessors has informed, assured and represented that he is absolutely entitled to the said property and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed, and the same is the essence of this deed.

a) The Lessee inter alia, is an Educational institute in Pune and having its branches at many other places and locations in the Pune District and elsewhere in the state of Maharashtra. The Lessee herein desires / intends to set-up an educational institute in Awsari Khurd, Tal- Ambegaon, Dist- Pune and was in the search of suitable place for their educational institute. Upon getting information about availability of the land owned and possessed by the Lessor, approached to the Lessor with a request to grant the premises owned and possessed by her on long lease to the Lessee Institute to set up the educational institute on the said premises.

b) After having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his





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abovementioned entire premises on long lease to the Lessee institute, in accordance with the terms and conditions set-forth in this Deed hereunder.

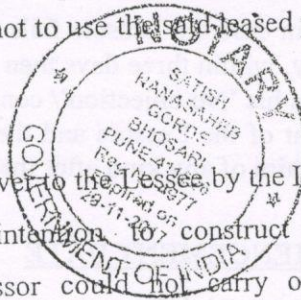
NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND COVENANTS HEREIN SET FORTH AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. GRANT

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

1.2 The leased premises has been handed over to the Lessee by the Lessor on as-is-where-is basis. The Lessor has an intention to construct a building unavailability of necessary funds, the Lessor could not carry out proposed construction on the Leased premises. The Lessee shall, however, obtain permission, if any required, from the concerned authorities and shall carry out modification, changes, additions and alterations and fit-out under the supervision of Architects, Engineers and Contractors at their own cost and expenses, however the same shall be re-imbursed by the Lessors to the Lessee. The leased premises are more particularly described in the Schedule written hereunder to this Deed.

1.3 The chargeable area of the Leased Premises is 00 H.41 Aar. The Lessors assures the Lessee that he is absolutely entitled to the said Land admeasuring 00 H. 41 Aar, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessors also confirms that





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possession and the right to use and enjoy the premises absolutely, to the Lessee, in respect of the said Land admeasuring 00 H. 41 Aar, and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrances is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased premises, the same shall be cleared, sorted out by the Lessors at his own costs and expenses, and the Lessors shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.

2. NO-OBJECTION CERTIFICATES

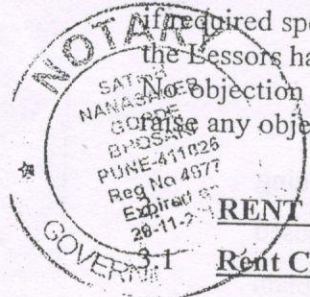
The Lessors hereby gives his consent for all the maintenance of the said premises, and development of the said premises, as required by the Lessee, and no separate consent letter/ No Objection Certificate (NOC) shall be required.

The Lessors declares and assures the Lessee that he has no objection for the Lessee carrying out construction as per sanctioned plan and / or to make changes, alterations, additions, deletions and/or renovation to the plan to fit-out as per the Lessee's requirements, and that he shall provide his consent and signatures as and when required, without any delay and extra consideration.

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

The Lessors further declares and assures the Lessee that he shall provide all signatures on all forms, affidavits, declarations, etc., as and when required by the Lessee, for maintaining, developing the said premises, as per the requirement of the Lessee.

Provided further that in case the Lessors fails to give his 'No Objection / consent', if required specifically, within three days then in that case it shall be presumed that the Lessors have given his 'No objection' / consent. It will be considered as deemed raise any objection / claim of any kind after the lapse of stipulated period.



RENT COMMENCEMENT DATE

Rent Commencement date

The parties agree that this Deed shall come into force and be effective from 10TH Jan.2018 to 10TH JAN.2018 and the Rent Commencement Date shall be from 10TH Jan.2018 Any access to the Lessee of the Leased Premises before the Rent Commencement Date will be only for the purposes of facilitating this Deed.



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4. TERM & TERMINATION

4.1 TERM

The term of the lease of the Leased Premises shall commence on the Rent Commencement Date and end 30 (Thirty) calendar years thereafter (hereinafter the 'Term') i.e. up to 10TH Jan.2018 to 9th Jan .2048.

4.2 LOCK-IN PERIOD

4.2.1 The parties agree that except as provided herein neither party will have a right to terminate this Deed until the completion of 25 (Twenty Five) years from the Rent Commencement Date (hereinafter the 'Lock-in-Period'). The parties may however terminate this Deed for reasons set-out in Clauses 4.3 to 4.7 below, provided however that in the event of termination by the Lessee on any of the grounds available to it under clause 4.3 below, the Lessee shall not be liable to pay the Rent for the balance period of 2 (two) years.

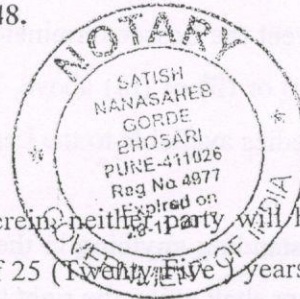
4.2.2 FIRST RIGHT OF REFUSAL

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

4.3 TERMINATION DURING THE TERM

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

(i) any breach of the terms and conditions of this Deed by the Lessor (including any of his representation, warranties or covenants), which breach is not remedied





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(ii) the occurrence of an event (as provided in Clause 14 herein below) due to which the Lessee is unable to make effective use of the Leased Premises for a continuous period of more than sixty (60) days;

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

4.3.2 In the event the Lessee terminates this Deed during the Term for the reasons mentioned at (i) or (ii) or (iii) above, This shall be without prejudice to any other rights and remedies available to the Lessee under this Deed or in law.

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

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

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

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



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

4.7 **Termination after Term**

The Lessee shall have the sole option, after the expiry of the Lock-in-period of 25 (Twenty Five) years to terminate this Deed, by giving 1 year notice in writing.

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

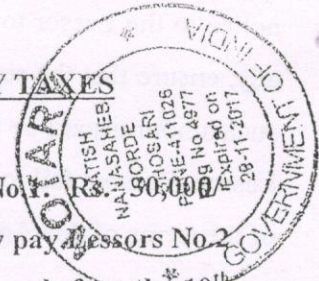
5.1 **RENT**

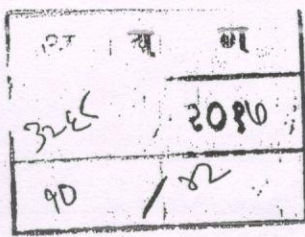
(i) The Lessee shall accordingly pay Lessors No. 1. Rs. 30,000/- (Rupees Thirty Thousand only) and Lessee shall accordingly pay Lessors No. 2 Rs. 1/- (Rupees One only) per month ('Rent'), monthly on or before the 10th day of every month. The Lessee has been regularly making the payment of the Lease rent from the Rent commencement date, and has made the payments till today, subject to TDS, and deductions agreed upon and admitted by both the parties, and the Lessor admits and acknowledges the receipt of the same.

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

5.2 **DUE DATE AND INTEREST**

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



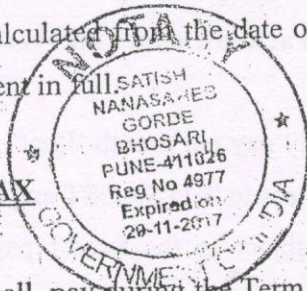


5.3 PROPERTY TAX

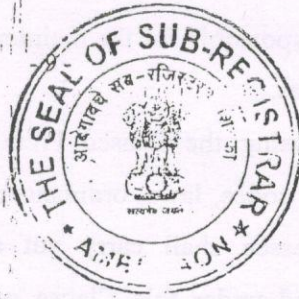
5.3.1 The Lessor shall, during the Terms, be solely responsible to meet and satisfy any levy of any tax or increment thereof by whatever name called by any central, state or local authority in respect of the said property (hereinafter the 'Property Tax') and the Lessee shall have no responsibility in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

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

5.4 SERVICE TAX



5.4.1 The Lessor shall, pay during the Term, applicable service tax on the Rent or levy of any tax or increment thereof by whatever name called by any central, state or local authority for giving the said premises on lease to the Lessee. If the Lessor fail to pay any such amount due and payable then in that event the Lessee may pay such amount including interest and penalty that may be due and payable to any



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such authorities and recover the same from the Lessor along with interest @ 15% p.a., from the due date till the date of payment, by deducting such amount from the monthly rent payable.

5.5 It is expressly agreed between the parties that all financial obligations pertaining to the premises, including any charges, dues, taxes, loan related payments/ installments, (hereinafter referred to as the "Financial Obligations") arising prior to the date of execution and after the date of execution of Lease Deed shall be borne solely by the Lessor. From the date of execution of the Lease Deed, all Financial Obligations in respect of period prior to the date of execution of these presents and/or for the period after the date of execution of this Lease Deed for which the Lessor incurs a default/ breach, shall be paid off by the Lessee, and the Lessee shall in such circumstances have a right to set-off the same from the Rent payable by the Lessee. The Lessee shall have the opportunity to rectify and remedy the breach/ default of the Lessor. It is expressly clarified for avoidance of doubt that the primary statutory responsibility/ liability in respect of the Financial Obligations arising prior and after the date of execution shall be that the Lessor, and the Lessee shall have the right to recover damages, if any, under the applicable laws. The Lessee shall also be entitled to sub-let the leased premises to recover such amount.

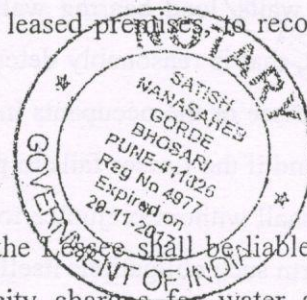
5.6. WATER AND ELECTRICITY CHARGES

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

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

7. MAINTENANCE

7.1 Maintenance



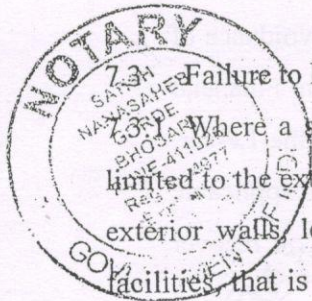


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7.1.1 The Lessee shall be responsible for the maintenance of the Leased Premises and common area and facilities.

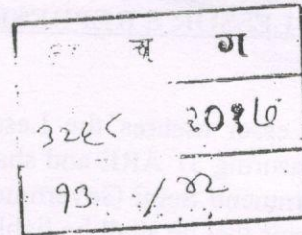
7.2.1 The Lessee, while using the Leased Premises will be responsible for compliance of all applicable codes, laws, ordinances, rules and regulations under Indian Law. Similarly Lessee shall carry out all the internal repairs and maintenance. Costs incurred under this Clause will be borne entirely by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

7.3). The Lessee hereby agrees to indemnify the Lessor in the event the Lessor suffers any liability or expense as a result of non-compliance with any law, or any other claim, case or proceeding on or on account of, any damage to the property of the Lessor caused as a result of the Lessee, Lessee's employees, contractors or agents or caused on account of the breach of the conditions of this Deed (and specifically the terms of this Clause 7.3).



Failure to Perform Repairs

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



for such costs within the above-mentioned period, the Lessee shall have the right to deduct such costs from the ensuing Rent(s) payable to the Lessor.

8. SIGNAGE Glow sign and electronic board or ballon

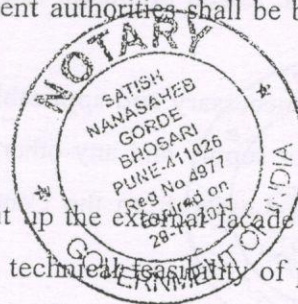
8.1 The Lessee intends to run a Educational Society in the name of "AAI EDUCATIONAL SOCIETY", and Lessor has given his consent to display, affix, attach the name board, sign board or any other identification, at the said leased premises. The Lessor shall, without any consideration, compensation, rent,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

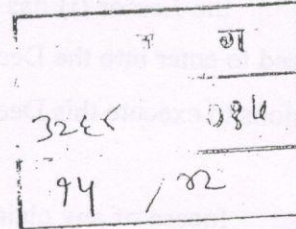
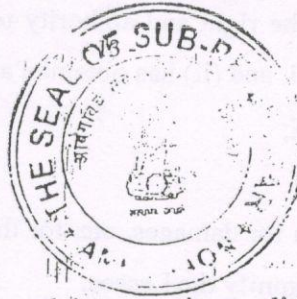
8.2 External Signage

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

8.3 Façade Signage

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





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

(e) the Lessor as on the date of execution of this Deed, does not have any liability for any taxes, or any interest or penalty in respect thereof, of any nature, that may be a lien against the Leased Premises;

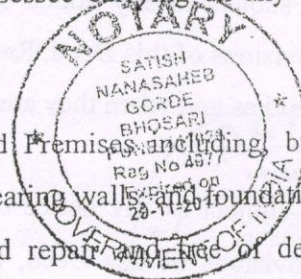
(f) subject to the Lessee validly making all payments mandated hereunder, the Lessee may use the Leased Premises on a twenty four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Leased Premises and the Lessor shall not object to the Lessee carrying on any lawful activities in the Leased Premises;

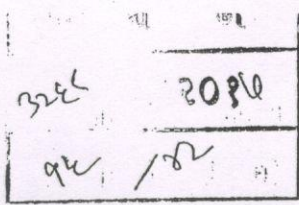
(g) the structural elements of the Leased Premises including, but not limited to, the exterior walls, roof, corridors, load bearing walls and foundation are sound and in good working order, condition and repair and free of deferred maintenance issues;

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

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

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





(k) the Lessor (i) has the right and authority to execute this Deed and is authorized to enter into the Deed; and (ii) has obtained all applicable approvals and permissions to execute this Deed;

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

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

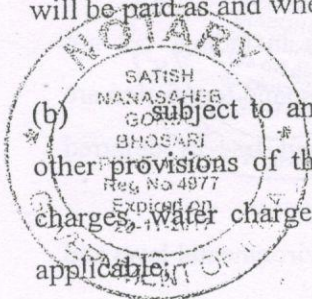
10. LESSEE'S REPRESENTATIONS AND WARRANTIES.

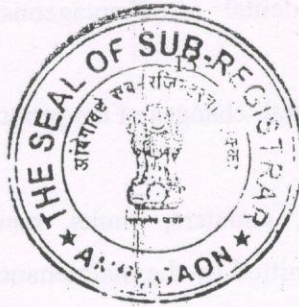
10.1 The Lessee represents and warrants the following:

(a) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, Rent and any other amounts payable under this Deed will be paid as and when they are due;

(b) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, the Lessee shall pay by the due date, electricity charges, water charges, maintenance charges and all other outgoings as may be applicable;

(c) the Lessee shall permit the Lessors and its representative, at all reasonable hours, after prior notice of three (3) Business Day, to enter the Leased Premises for the purpose of inspection or maintenance services, provided that such





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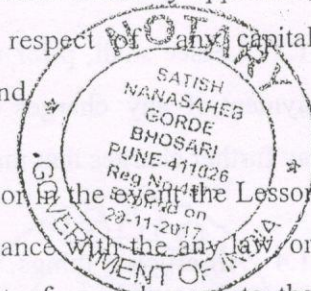
entry would not in any way interfere with , or impede, the operations of the Lessee in any manner;

(d) the Lessee shall obtain all necessary and applicable statutory approvals, permissions and licenses from all appropriate authorities required to be obtained for its operations at the Leased Premises and shall keep them valid throughout the Term;

(e) the Lessee shall be responsible for maintenance of the Leased Premises on a day-to-day basis and will bear all the requisite costs thereof;

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

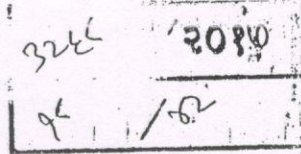
(g) the Lessee hereby agrees to indemnify the Lessor in the event the Lessor suffers any liability or expense as a result of non-compliance with the any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessor caused as a result of the Lessees' employees,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



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

11. ALTERATIONS

11.1 The Lessee shall, at its own expenditure, enjoy the right to make and affect upon the Leased Premises internally such additions, alterations and changes as the



Lessee may deem necessary, incidental or advantageous for the conduct of its activities, including;-

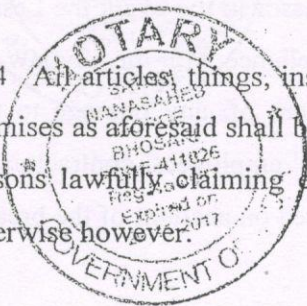
- a) internal changes / structural changes of the proposed building;
- b) - Ducting and conducting;
- c) Installing of partitions, counters, vaults, name boards or logos – illuminated or otherwise as permitted by the maintenance agency/ society – and other fixture such as cabins, screens, shelves, racks, sun blinds, gas, telephones, air-conditioning equipment light, sanitary fittings etc.

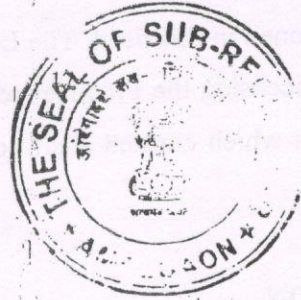
11.2 All the expenses for carrying out the Internal / External / Structural changes (but not those caused by default on the part of the Lessor) including but not restricted to painting; water pipes electricity wires, etc, shall be borne and paid by Lessee alone and the Lessor shall not be liable to bear and pay any of the said expenses. Provided that the approvals, consents, authorizations and permissions, if any, necessary for affecting the aforesaid alterations, additions and changes shall be obtained by the Lessee from the local authorities with the assistance of the Lessor if required.

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

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

11.5 Upon expiry or earlier termination of the Deed, the Lessee shall handover the Leased Premises along-with building and /or any other construction standing thereon to the Lessor upon and after receipt of then balance amount spent for such as mentioned hereinabove in this Deed. Provided further that if the Lessor fails and





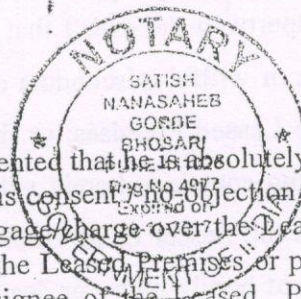
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/or unable to repay the amount as mentioned above then the Lessee has full right to recover the said amount from the Lessor with applicable rate of interest and till recovery of entire outstanding amount, Lessee will not handover the possession of the leased premises nor will liable to pay any rent.

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

12.1 Title and Ownership

The Lessor has informed, assured and represented that he is absolutely entitled to It is hereby agreed that the Lessor has given his consent and objection to the Lessee for raising finance by way of creating mortgage charge over the Leased Premises or any part thereof and to sub lease/assign the Leased Premises or part thereof to any third Party/ies; provided that such assignee of the Leased Premises shall recognize this Lease Deed and Lessor's rights in the Leased Premises, and the same shall not be in any manner be jeopardised by such an assignment.



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

12.4 ASSIGNMENT AND SUBLETTING

12.4.1 The Lessee is in the education activities and running various schools / education centers on its own and/or with the help of other institute/trust working in the same activities and the Lessor hereby assures and agrees that the Lessee shall be entitled to permit its other institute/trusts to use such facilities / leased premises. The Lessor has no-objection to the Lessee licensing / sub-letting the Leased Premises to its affiliates without its prior permission for the said purpose. Notwithstanding grant of such License / sub-letting, the Lessee hereby agrees that it



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Leased Premises, as mentioned in this deed, The Lessee shall take prior consent of the Lessor in writing for licensing the Premises to third parties for purpose other than the aforesaid business which consent shall not be unreasonably withheld by the Lessors.

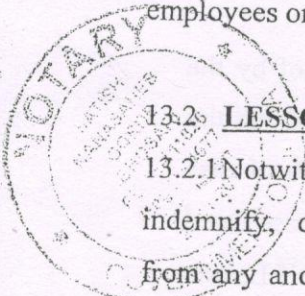
13. INDEMNIFICATION

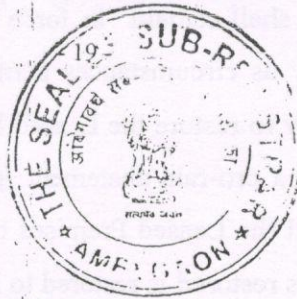
13.1 LESSEE INDEMNIFICATION

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

13.2 LESSOR INDEMNIFICATION

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





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

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

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

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

14.3 In the event the Lessee does not exercise the option to terminate this Deed within Sixty (60) days of the expiry of Sixty (60) from the date of such damage or destruction, or in the event the Lessee is of the opinion that the damage is minor and the Leased Premises shall be repaired within Sixty (60) days of the date of such damage or destruction, the Lessee shall be deemed to have exercised the option to terminate this Deed as from the date of such damage or destruction.

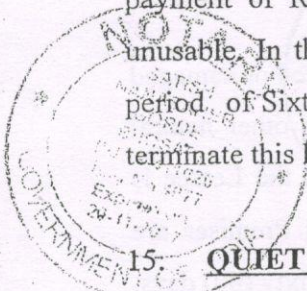


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deemed to continue and shall remain in force and the Lessee shall, at its own expense, and as speedily as circumstances permit, perform such rebuilding and repair as maybe necessary to restore the Leased Premises to its original condition. There shall, however, be a pro-rata abatement or Rent payable from the date of damage or destruction till the Leased Premises or the effected part of the Leased Premises, as applicable, is restored is restored to its former condition, apportioned on the basis of actual leasable areas being used by the Lessee.

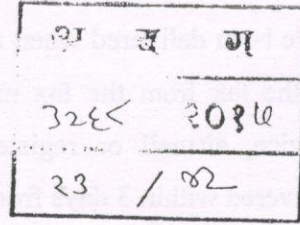
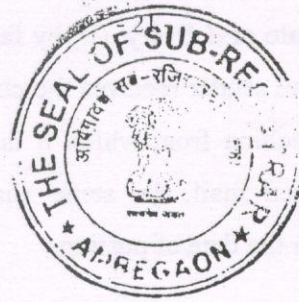
14.3 In the event the Lessor fails to repair the Leased Premises as per clause 7.4.1, the Lessee shall have the option to carry out such repairs itself, and any expense incurred by the Lessee in this regard shall be adjusted against the Rent and other dues payable by the Lessee to the Lessor.

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



15. QUIET ENJOYMENT

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



16. **NOTICES**

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

To the Lessor;

MRS. SWATI SANJAY MULEY,

Age : 34 years, Occu: Business

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

Moshi, Tal- Haveli, Dist – Pune -412105

PAN -ARSPM0223C

MR. BALASAHEB SUDAM AUTI

Age: 48 years, Occu: Agriculturist

R/at: Rajuri, Tal- Junnar, Dist- Pune

PAN – AHLPA2560M

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

To the Lessee

AAI EDUCATIONAL SOCIETY

Through its Chairman / Authorized Signatory

Mrs. Swati Sanjay Muley,

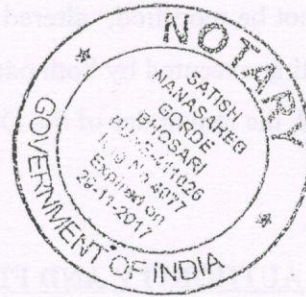
Age : 34 years, Occu: Business

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

Moshi, Tal- Haveli, Dist – Pune -412105

PAN -ARSPM0223C

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





1522	080
27	2

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

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

17. ENTIRETY AND SEVERABILITY

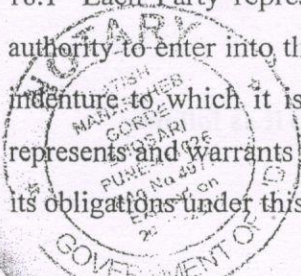
17.1 This Deed including the attached Schedule constitutes the entire agreement between the Lessor and the Lessee with respect to the Leased Premises and supersedes any other prior oral or written communication, representations or statements with respect to the transaction contemplated in this Deed.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

18. AUTHORITY AND FINANCIAL STRENGTH

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

19. REGISTRATION OF THE DEED

The Parties each agree that any costs related to stamp duty and other charges applicable to the deed shall be borne by the Lessor and that the Lessor shall, in the name of the Lessee, and the Lessor has reimbursed his share of the same.





ST	अ	ग
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share of such amount to the Lessee. The Lessee shall register this Deed with the office of the sub-Registrar, Haveli, and the Lessors shall provide all cooperation in this regard as requested by the Lessee and for procuring the approval of all applicable authorities contemplated under this Deed.

20. DISPUTE AND RESOLUTION

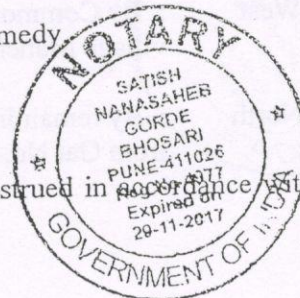
20.1 Any dispute arising out of this deed shall be governed by and construed in accordance with the laws of India. The courts of Pune shall have exclusive jurisdiction. Any difference, dispute, controversy or claim which may arise between the parties hereto out of or in relations to or in connection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

21. OTHER REMEDIES

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

22. GOVERNING LAW

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

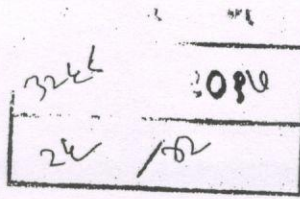


23. COUNTERPARTS

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

24. RELATIONSHIP BETWEEN THE PARTIES

24.1 Nothing in this Deed shall be construed as creating a partnership or joint venture between the Lessee and the Lessor. Neither party will be deemed to be an



agent of the other party as a result of any act under or related to this Deed, and will not in any way pledge the other party's credit or incur any obligation on behalf of the other party.

25. DEFINITIONS

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

26. LEGAL FEES

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

SCHEDULE

DESCRIPTION OF THE LEASED PREMISES

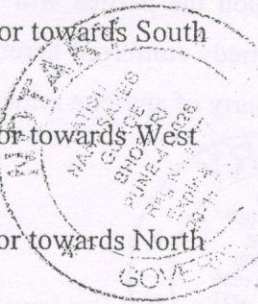
All that piece and parcel of immovable property bearing 1) Gat No. 48/1, an admeasuring area 1 H. 36 Aar assessed at 3 Rs. 74 Paise, out of that 00 H. 20 Aar assessed at 00 Rs. 55 Paise, 2) Gat No. 48/1, an admeasuring area 1 H. 36 Aar assessed at 3 Rs. 74 Paise, out of that 00 H. 21 Aar assessed at 00 Rs. 55 Paise, i.e. Total land admeasuring area 00 H 41 Aar situated at village Awsari Budruk, Taluka - Ambegaon, Dist- Pune within the local limits of Panchayat Samiti Ambegaon Jilha Parishad Pune and within the Grampanchayat Awsari Budruk and within the Jurisdiction of Sub Registrar Ambegaon of Pune and being bounded on its four sides as under:-

On or towards East : By 6 mtr. Road and then after property of Mr. Nandkumar Abhang & others from same Gat No. 48/1

On or towards South : By property of Mr. Nandkumar Abhang & Uttam Savleram Shinde from same Gat No. 48/1

On or towards West : By Common open plot & thereafter boundary of village Manchar's

On or towards North : By remaining property of Mr. Balasaheb Auti from Gat No. 48/1.





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20	102

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



Swati
1) Mrs. SWATI SANJAY MULE

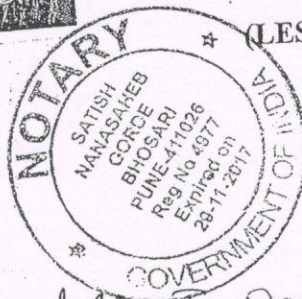


Balasaheb
2) MR. BALASAHEB SUDAM AUTI
(LESSOR)

AAI EDUCATIONAL SOCIETY
Through its Chairman / Authorized
Signatory



Swati
Mrs. SWATI SANJAY MULE
(LESSEE)



WITNESSES :

1. Sign *[Signature]*
Name Nikam Dewdatta Jaywantao
Add: A/P Nagapur Tal: Ambegaon Dist Pune

2. Sign *[Signature]*
Name *[Signature]*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AWTI BALU SUDAM

SUDAM MAHADU AWTI

12/06/1968

Permanent Account Number

AHLPA2560M

Awti
Signature



22102205

आयकर विभाग
INCOME TAX DEPARTMENT
MULE SWATI SANJAY
SOPAN TUKARAM WALUNJ
23/11/1983
Permanent Account Number
ARSPM0223C
Smiley
Signature



भारत सरकार
GOVT. OF INDIA

Smiley



आयकर विभाग
INCOME TAX DEPARTMENT
AAI EDUCATIONAL SOCIETY

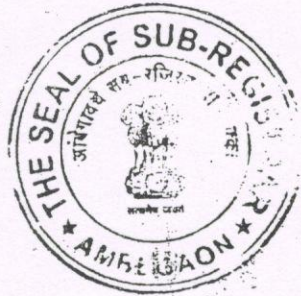


भारत सरकार
GOVT. OF INDIA



21/04/2015
Permanent Account Number
AAETA8360P

11062015



म	ग
3246	2080
318	/ 82



12/10/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. आंबेगाव

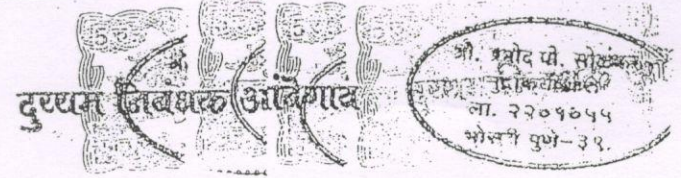
दस्त क्रमांक : 3267/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) अवसरी खुर्द

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	150000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	339000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	12/10/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3267/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	75000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14) शेरं	

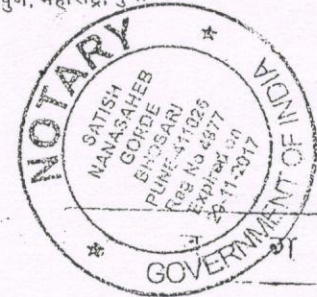


1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गाव मीजे अवसरी खुर्द येथील जमीन मिळकतसं 48/1 यांसी क्षेत्र 4 हे 87 आर + ख 0 हे 01 आर एकुण 4 हे 88 आर आकार 10 रु 43 पैसे यापैकी लिहून देणार लिहून देत असलेली जमीन क्षेत्र 0 हे 20 आर आकार 0 रु 55 पैसे अशी बागायत मिळकत. तसेच विहीर भांडेपाण्यातील हिश्यासह मिळकत. ((Survey Number : 48/1 ;))

1) 0.2000 हेक्टर . आर

1): नाव:- बाळासाहेब सुदाम औटी वय:-50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा राजुरी ता जुन्नर, महाराष्ट्र, पुणे. पिन कोड:-410503 पॅन नं:- AHLPA2560M

1): नाव:- सी स्वाती संजय मुळे वय:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा गंधर्वनगरी मोशी ता हवेली पुणे, महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:- ARSPM0223C



3267 3096

32 102

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारिताना निवडलेला अनुच्छेद:-



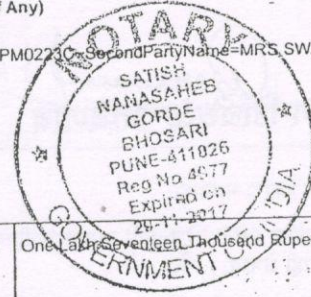
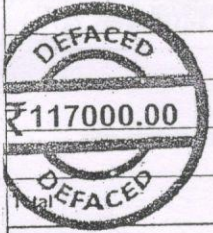
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area with in the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 995.

दुय्यम निबंधक आंबेगाव



CHALLAN
MTR Form Number-6

GRN	MH006242664201718E	BARCODE		Date	11/10/2017-16:38:08	Form ID	36
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	ABN_AMBEGAON SUB REGISTRAR		PAN No.(If Applicable)	AAETA8360P			
Location	PUNE		Full Name	AAJ EDUCATIONAL SOCIETY			
Year	2017-2018 One Time		Flat/Block No.	GAT NO 48/1			
Account Head Details		Amount In Rs.	Premises/Building				
046401 Stamp Duty		87000.00	Road/Street	AWSARI KHURD			
0030063301 Registration Fee		30000.00	Area/Locality	AMBEGAON PUNE			
			Town/City/District				
			PIN	4	1	2	4 0 5
			Remarks (If Any)	PAN2=ARSPM0223 Second Party Name=MRS SWATI SANJAY MULE-			
				SATISH NANASAHEB GORDE BHOSARI PUNE-411026 Reg No 4577 Expired on 26-11-2017			
			Amount In Words	One Lakh Seventeen Thousand Rupees Only			
		1,17,000.00					
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02003942017101101350	74852985		
Cheque/DD No.		Bank Date	RBI Date	11/10/2017-16:38:08	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF BARODA			
Name of Branch		Scroll No. , Date		1 , 12/10/2017			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-10-3268	0003479789201718	12/10/2017-14:33:09	IGR039	30000.00
2	(IS)-10-3268	0003479789201718	12/10/2017-14:33:09	IGR039	87000.00
Total Defacement Amount					1,17,000.00



2017
Page 1/1
2017

Print Date 12-10-2017 02:33:12

गुरुवार, 12 ऑक्टोबर 2017 2:45 म.नं.

दस्त गोषवारा भाग-1

अबग 89/22
दस्त क्रमांक: 3268/2017

दस्त क्रमांक: अबग /3268/2017

बाजार मुल्य: रु. 32,00,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.87,000/-

दु. नि. सह. दु. नि. अबग यांचे कार्यालयात

पावती:3572

पावती दिनांक: 12/10/2017

अ. क्रं. 3268 वर दि.12-10-2017

सादरकरणाचे नाव: आई एज्युकेशनल सोसायटी तर्फे अध्यक्ष
सौ स्वांती संजय मुळे - -

रोजी 2:25 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 840.00

पृष्ठांची संख्या: 42

दस्त हजर करणाऱ्याची सही:

एकुण: 30840.00

Sambh
दुष्यम विवेक आंबेगाव

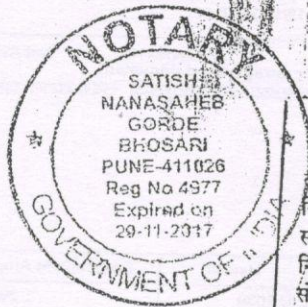
Sambh
दुष्यम विवेक आंबेगाव

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्षा क्रं. 1 12 / 10 / 2017 02 : 25 : 37 PM ची वेळ (सोबत)

शिक्षा क्रं. 2 12 / 10 / 2017 02 : 27 : 46 PM ची वेळ (सोबत)



प्रतिज्ञा पत्र

+ सदर दस्तापत्र हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
निरतुदीनुसारच नोंदणीस दाखल केलेला आहे. + दस्तातील संपुर्ण मजकूर
निष्पादक व्यक्ती साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची
सत्यता तपासली आहे. + दस्ताची स्वरुत, फेरीशीर खणीसाठी दस्त
निष्पादक व कबुलधारक हे स्वता जबाबदार राहिले. + दस्ताऐवजासाठी
सोबत जोडलेली कागदपत्रे कलमपुस्तकधारक यांच्या इच्छादी बनावट
आढळून आल्यास याची संपुर्ण जबाबदारी निष्पादकाची राहिल.

Sambh
लिहुन घेणारे

Sambh
लिहुन घेणारे

Summary-2(दस्त गोषवारा भाग - २)



12/10/2017 2 42:40 PM

दस्त गोषवारा भाग-2

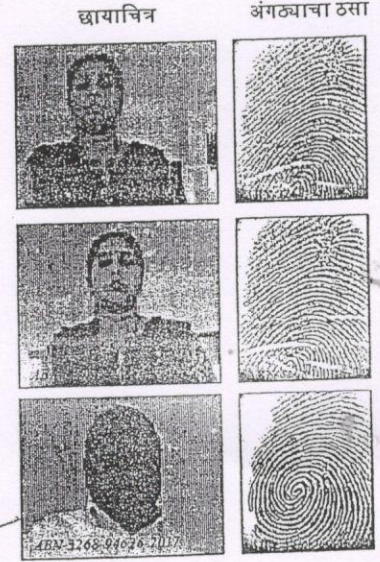
अबग 82/82
दस्त क्रमांक:3268/2017

दस्त क्रमांक :अबग/3268/2017

दस्ताचा प्रकार :-भाडेपट्टा



- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचे प्रकार |
|----------|--|--------------------------|
| 1 | नाव:आई एज्युकेशनल सोसायटी तर्फे संजय मुळे - -
पत्ता:-, -, -, रा पी 13सदनिका नं 15 गंधर्वनगरी मोशी ता हवेली जि पुणे , मोशी, MAHARASHTRA, PUNE, Non-Government.
पॅन नंबर:AAETA8360P | भाडेपट्टा |
| 2 | नाव:सौ स्वाती संजय मुळे - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा पी 13सदनिका नं 15 गंधर्वनगरी मोशी ता हवेली जि पुणे , महाराष्ट्र, पुणे.
पॅन नंबर:ARSPM0223C | मालक वय :-34 स्वाक्षरी:- |
| 3 | नाव:श्री बाळासाहेब सुदाम औटी - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा राजुरी ता जुन्नर जिपुणे , महाराष्ट्र, पुणे.
पॅन नंबर:AHLPA2560M | मालक वय :-50 स्वाक्षरी:- |



वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे फवुल करतात.
शिक्षा क्र.3 ची वेळ:12 / 10 / 2017 02 : 28 : 54 PM

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

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी |
|----------|---|-----------|
| 1 | नाव:अॅड. भरत बी रणदिवे
वय:33
पत्ता:भोसरी पुणे
पिन कोड:411039 | |



TRUE COPY
SATISH NANASAHEB GORDE
ADVOCATE & NOTARY
GOVT. OF INDIA
INDRAYNI NAGAR,
BHOSARI, PUNE-411 026
MOB.: 9822197186

शिक्षा क्र.4 ची वेळ:12 / 10 / 2017 02 : 29 : 19 PM

शिक्षा क्र.5 ची वेळ:12 / 10 / 2017 02 : 30 : 12 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक आंबेगाव

पहिले नंबरचे पुस्तकाचे
3268 नंबररी नोंदला
दुय्यम निबंधक आंबेगाव
दिनांक 12/10/2017

EPayment Details.

प्रमाणित करण्यात येते की या दस्ताची एकूण

sr.	पाणे आहेत Epayment Number
1	MH006242661201718E

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