

THIS LEASE DEED is made and executed at Pune, this  
1<sup>st</sup> day of August 2017;

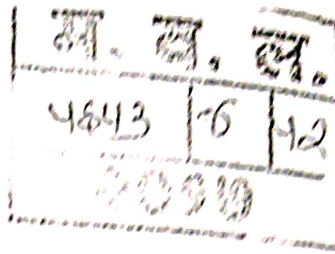
BETWEEN

<sup>AAAFK 5122F</sup>  
M/S. KAKADE VTP ASSOCIATES (PAN: ~~AAAFK9573A~~), (Formerly known as "M/S. KAKADE ASSOCIATES UNIT VI") a partnership firm incorporated and registered under the provisions of the Indian Partnership Act, 1932, having its office at B/2. 207, Gera Gardens, 2<sup>nd</sup> Floor, Near St. Mira's College, Koregaon Park, PUNE - 411001, through its partners: (1) VTP CORPORATION LLP, through its designated partner: MR. NILESH VILAS PALRESHA, adult, occupation: business, S. No. 34A, Near Phoenix Mall, Wadgaonsheri, Pune- 411 014 and (2) MR. ANIL BALASAHEB KAKADE, adult, occupation: business, residing at B-2/1104 Rose Parade, Off. N.I.B.M. road, Kondhwa, PUNE - 411 048, hereinafter referred to as the 'LESSOR' (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its partners for the time being and from time to time and their respective heirs, executors and administrators)

---- PARTY OF THE FIRST PART;

AND

EDEN EDUCATION SOCIETY (PAN:AAAAE8750E), a Society registered under the Societies Registration Act, 1860, under Registration No.Maha/616/2016 of 13<sup>th</sup> April, 2016, and a Trust registered under the Maharashtra Public Trusts Act, 1950, under Registration No.F-47091/P of 07<sup>th</sup> June, 2016, through its (1)



land to the Lessor herein. The said Agreement is duly registered in the office of Sub-Registrar Vadgaon Maval At Sr. No. 1049/2011. The said society also executed separate power of attorney dated 17/02/2011 in favour of Lessor and thereby authorized its partners to do various acts deeds and things in respect of the said larger land, including right to sell the said larger land and/or to lease out the said larger land or part thereof. The said Power of Attorney is duly registered in the office of Sub-Registrar Vadgaon Maval At Sr. No 1050/2011. In consideration thereto, the Lessor agreed to allot residential flats for the members of the said society as per the terms and conditions mentioned in the said Agreement.

4. In pursuance of said Agreement and Power of Attorney dated 17/02/2011, the Lessor applied to collector for sanction of layout of the said larger land. The Collector Pune sanctioned the layout of the said larger land vide its order bearing No 81P/SSP/5396 dated 17 September, 2013, which was further revised from time to time.
5. As per the said layout, and as per the order passed by PMRDA, bearing No.- DP/BMA/C.NO.593/Mouje Katvi/Gat No. 81(Part)/16-17 dated 25/10/2016, the portion of land admeasuring about 4848.27 Square Metres, at the north-east portion carved out of the said larger land, named as Amenity Space, which is more particularly described in the **SCHEDULE - I** hereunder written and hereinafter referred to as the **SAID PROPERTY** for the sake of convenience only.
6. The said society i.e. THE PURNANAND CO-OPERATIVE HOUSING SOCIETY LIMITED executed Sale Deed dated 20<sup>th</sup> March, 2017 in favour of KAKADE VTP ASSOCIATES, and

3

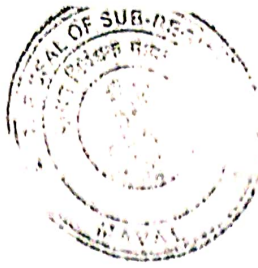


4443  
2020

thereby sold and conveyed said property to the Lessor. The said sale deed is duly registered in the office of Sub-Registrar Vadgaon Maval, No. 2 at Sr. No. 1743/2017. Thus KAKADE VTP ASSOCIATES, i.e. Lessor herein become absolute owner of the said property.

7. The Lessee wanted to establish an international standard Higher Secondary School in and around Talegaon and was on the lookout for a suitable land owner, who could construct and lease out to the Lessee sufficient school accommodation phase/stage wise in accordance with the proposed plans of the Lessee regarding commencement of classes according to the expected year wise and class wise intake of students;
8. The Lessee therefore approached to the Lessor to lease out the said property on lease and also requested the Lessor to carryout construction on the said property for the purpose of phase wise school accommodation so constructed as per the year wise requirements of the Lessee; taking into consideration the need of the Lessee, the Lessor agreed to lease out the said property. The Lessor has agreed to construct phase wise school accommodation;
9. The parties hereto had entered into a Memorandum of Understanding dated 18<sup>th</sup> March, 2016, containing the salient terms and conditions agreed upon between them;
10. The Lessor applied to Pune Metropolitan Regional Development Authority for sanction of building plan of the proposed building to be constructed on the said property. The PMRDA sanctioned the building plan of the building vide its order/commencement certificate bearing NO BMA/CR NO. 1531/16-17 MAUJE KATVI dated 17/01/2017;



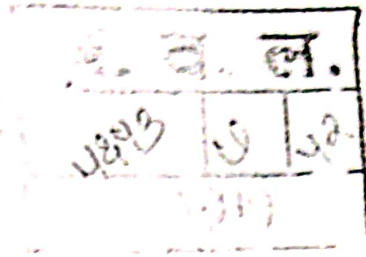


म. व. ल.		
५६५३	६	५२
००१७		

11. The Lessor started construction of the building, as per the sanctioned building plans on the said property;
12. The Lessor thereafter executed Lease Deed dated 20<sup>th</sup> March, 2017 in favour of Lessee and thereby leased out the land or ground admeasuring 4848.27 square metres, being the Amenity Space, carved out of the sanctioned layout of Gat No.81(part) (Old Survey No. 23), situated at Kaatvi Village, Talegaon, Taluka Maval, Dist:- Pune for the period of 29 years. The said Lease Deed is duly registered in the office of Sub-Registrar, Vadgaon Maval 2, Pune, at Sr. No.1744/2017;
13. In pursuance of Lease Deed dated 20<sup>th</sup> March, 2017, and in pursuance of terms and conditions agreed between the parties, the Lessor has constructed Phase I of the building, comprising ground+ 7 floors and admeasuring 36687.05 square feet i.e. equivalent to 3408.31 square metres carpet area (which is more particularly described in the **SCHEDULE - II** hereunder written), as per the sanctioned building plan on the said property. The Lessee approached the Lessor and requested to lease out the said Phase I of the premises admeasuring 36687.05 Square feet i.e. equivalent to 3408.31 square metres (carpet area) constructed on the said property (which is more particularly described in the **SCHEDULE - II** hereunder written) for the purpose of establishing its school. The Lessee also agreed to pay rent of the said Phase I of the construction to the Lessor as per the terms and conditions mentioned herein;
14. The parties hereto have now decided to execute the necessary Lease Deed in respect of the above arrangement, being THESE PRESENTS;

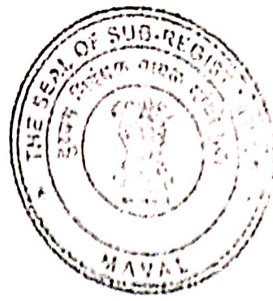
  
5





**NOW THIS INDENTURE OF LEASE WITNESSED AS FOLLOWS: -**

1. In consideration of the lease rentals to be paid and conditions and covenants hereinafter contained to be observed, the Lessor doth hereby demise unto the Lessee and the Lessee doth hereby accept from the Lessor, Phase I of the building, comprising ground+ 7 floors admeasuring 36687.05 square feet i.e. equivalent to 3408.31 square metres carpet area and 44024 square feet i.e. equivalent to 4089.97 square metres built-up area, which Phase I of the premises is more particularly described in the **SCHEDULE - II** hereunder written, and hereinafter referred to as "**THE DEMISED PREMISES**", which is delineated by red ink on the map annexed hereto as **Annexure - I, TO HOLD** the same **UNTO** the Lessee for the term of 29 (twenty-nine) years.
2. In the event, additional FSI is granted by the regulatory authority, based on the Lessee's requirement, the Lessor will construct the additional FSI and demise the same unto the Lessee on lease by executing separate/ additional Lease Deed, on the same terms and conditions as herein contained.
3. The term of the lease of 29 (twenty-nine) years hereby created shall commence or deemed to have commenced on and from the 1<sup>st</sup> day of July, 2017 and shall be in force till lease of said property described in **SCHEDULE - I** hereunder written is effective and is in force, subject, however, to earlier determination as hereinafter provided.
4. The parties can mutually agree and seek renewal of the lease of the Demised Premises for a further period, on mutually agreed terms and conditions, provided the Lessee shall notify the Lessor in writing regarding the renewal request at least 1 (one) year prior to the expiry of the term of the lease to



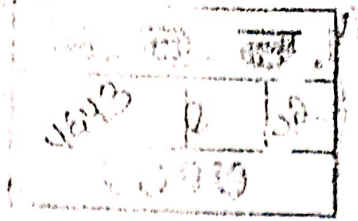
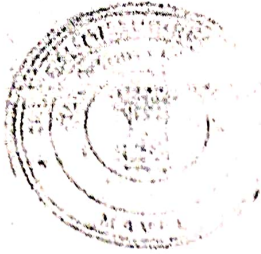
M. V. L.		
4843	r	42
2099		

enable the Lessor to have the necessary discussion regarding the renewal terms. Every renewal of the lease shall be affected by a fresh Lease Deed to be executed between the parties and registered at the cost of the Lessee.

5. Lease Rental & Exclusivity : - In consideration of Lessor granting the lease of the Demised Premises, the Lessee shall pay to the Lessor a monthly Lease Rental at the following rates during the term of lease hereby granted:-

Sr. No.	Term / period of lease	Monthly lease rent payable
1	During the first and second years of lease, from 1 <sup>st</sup> July, 2017 to 30 <sup>th</sup> June 2019.	Rs.35.10 (Rupees thirty-five and Paise ten only) per square foot of carpet area, per month.
2	During the third and fourth years of lease, from 1 <sup>st</sup> July, 2019 to 30 <sup>th</sup> June 2021.	Rs.40.95 (Rupees forty and Paise ninety-five only) per square foot of carpet area, per month.
3	During the fifth year of lease, from 1 <sup>st</sup> July 2021 to 30 <sup>th</sup> June 2022.	Rs.46.80 (Rupees forty-six and Paise eighty only) per square foot of carpet area, per month.
4	During the sixth year of lease, from 1 <sup>st</sup> July 2022 and onwards	The lease rent shall be increased by 5 (five) per cent

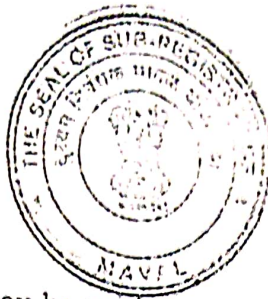




		per month of the monthly lease rent of the previous year, for each year of lease
--	--	--

Such Lease Rental payment by the Lessee, after deducting TDS at the rate/s applicable from time to time, shall be due and payable by the Lessee to the Lessor on or before 07<sup>th</sup> (seventh) day of every month in advance. Such Lease Rental shall be inclusive of compensation for amenities to be provided by the Lessor, as detailed in the **Annexure - III** hereto annexed. The TDS certificate shall be issued by the Lessee to the Lessor within the period stipulated as per Income Tax Act.

6. The ownership of the Demised Premises with the infrastructure and facilities shall always be with the Lessor herein. The Demised Premises with infrastructure and facilities shall be handed over by the Lessee back to the Lessor on the expiry of term hereby created or upon earlier determination, as the case may be.
7. The Lessor shall provide to the Lessee at its own efforts, costs, charges and expenses necessary power/ electricity and water supply connections to the Demised Premises as may be required from time to time. The Lessee shall be solely responsible for the maintenance thereof and observance and performance of the terms, conditions, covenants as stipulated by the concerned electricity and water supply authorities/companies as well as for payment of the charges for the electricity and water consumed by the Lessee, and shall indemnify the Lessor against any claim and/or demand

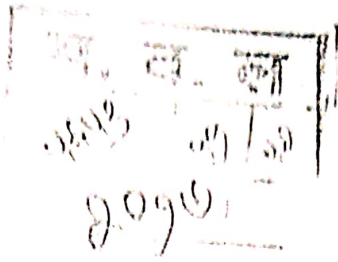


A. G. A.		
4843	90	42
2099		

made or may be made by any authority or body arising as a result of non-observance of such terms, conditions, stipulations and as also for non-payment of the charges for electricity and water consumed by the Lessee.

8. The Lessor shall be entitled to mortgage the Demised Premises in favour of any banking and or financial institutions as and by way of security for the purpose of obtaining financial accommodation required for construction remaining phases of the buildings/ structures with infrastructure and facilities, PROVIDED however that the Lessee shall not in any way be liable or responsible for or in respect of the liabilities thereof and without anyway adversely affecting the right of the Lessee to use and occupy the Demised Premises with infrastructure and facilities for the purpose of conducting the proposed school there from.
9. The Lessor shall be entitled to sell the Demised Premises in favour of any third person/party. The Lessee shall not be entitled to object the said transaction on any other ground, subject only to the conditions that such purchaser/s is/are made aware of the provisions of this Lease Deed and the right derived by the Lessee under these presents.
10. The Lessee has deposited with the Lessor a refundable security deposit of Rs. 30,00,000/- (Rupees Thirty Lakh only), as stated in Annexure - II hereto annexed, which shall be refundable by the Lessor to the Lessee at the end of the term of lease or upon lawful determination as the case may be after deducting there from any amount found due and outstanding against the Lessee under the provisions of this Agreement or on any other account of the Lessee or



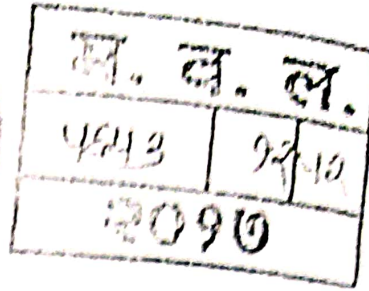
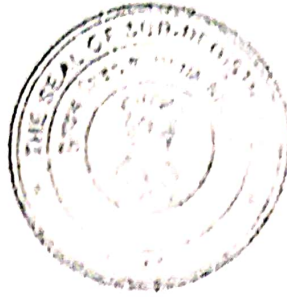


deductions for any damages caused. The Lessor doth hereby admit and acknowledge the same.

11. In pursuance of the covenants contained in THESE PRESENTS, the Lessor having so authorised the Lessee, the Lessee has entered upon and taken possession of and occupied the Demised Premises described in the **SCHEDULE - II** hereunder written.

12. The Lessee for itself and its assigns and to the intent that the obligations may continue throughout the terms hereby created, hereby covenants with the Lessor as follows:-

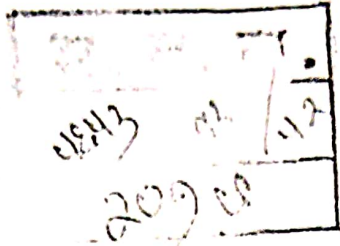
- a. To pay the reserved rents without any deduction or abatement whatsoever, except as stated herein, on the day and in manner aforesaid.
- b. To bear pay and discharge all existing and future rates, taxes, assessments, duties, impositions and outgoings whatsoever during the continuation of the lease assessed, imposed or charged upon the Demised Premises or on the rent thereof or upon the owner or occupier in respect thereof or payable by either in respect thereof and not included in the said reserved rents.
- c. To observe, comply with and satisfy all regulations, bye-laws, rules and conditions now or at any time hereafter prescribed by Government or by the local authority.
- d. To well and substantially repair, cleanse, maintain, uphold, support, amend and keep the Demised Premises and improvements which may at any time be thereon and additions thereto and the drains, sewer and other pipes and sanitary and water apparatus



thereof in good substantial condition and the brick work properly pointed.

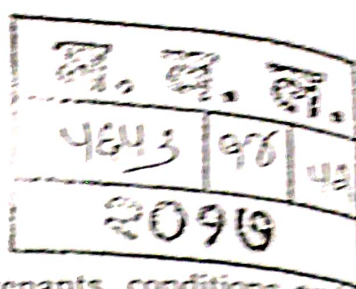
- e. To use the Demised Premises for the purpose of School activity and other allied activities only and not without the license in writing of the Lessor first hand obtained to do or permit any trade or business in the Demised Premises or upon any part of the Demised Property
- f. Not to make or permit to be made any structural alterations in the Demised Premises without the consent in writing of the Lessor.
- g. To keep the compound and open spaces of the Demised Premises in a clean and sanitary condition and not to allow the same to be ever grown with weeds and vegetation and to keep the hedges and fences in neat and proper order and to repair to the satisfaction of the Lessor.
- h. Not to do or suffer anything to be done on the Demised Premises or any part thereof which may cause damage, nuisance, annoyance or inconvenience to the occupiers of the neighborhood.
- i. That if the Lessee shall at any time make default in the performance of the covenants herein contained for or relating to the repair or maintenance of the Demised Premises or any part thereof it shall be lawful for the Lessor with or without workmen and others at any time and from time to time (but without prejudice to the right of re-entry under the clause hereinafter contained) to enter upon the Demised Premises and maintain the same at the expense of the Lessee in accordance with the covenants and provisions of these





presents and the expenses of such repairs and maintenance shall be repaid by the Lessee to the Lessor on demand.

- j. That the Lessor or any other person on their behalf shall at all times have power without obtaining any consent from or making compensation to the Lessee, to deal as the Lessor may think fit with any of the lands and premises adjoining or opposite or near to the said property on which the Demised Premises situated and to erect or permit to be erected on such adjoining or opposite or neighboring lands or premises any building whatsoever whether such building shall or shall not affect or diminish the light or air which may now or at any time during the said term hereby granted or enjoyed by the Lessee or the occupiers of the said property and/or building/s thereon of any part thereof and so to permit any such building to be used for any purpose which the Lessor may approve.
- k. Not to assign under let or part with the possession of the Demised Premises or part thereof, at any time during the said term hereby granted without the written consent of the Lessor.
- l. Not to make any assignment or other disposition of the Demised Premises or any part thereof which shall have the effect of vesting the Demised Premises or any part thereof to any person or persons or party or parties
- m. Not to do or suffer to be done anything which may render any increased insurance payable by the Lessor for the insurance of the Demised Premises or which may make void or voidable any policy for such insurance.

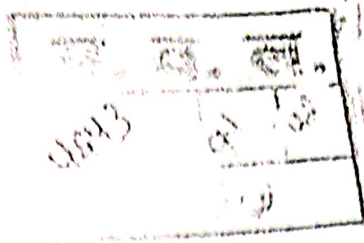


- n. To observe and perform the covenants, conditions and obligations of the sale, lease or government Sanad or agreement under which the said property on which the Demised Premises is situated is held by the Lessor and the Lessee shall and will at all times, indemnify the Lessor against any breach or non-observance thereof.
- o. At the end or sooner determination of the term hereby created peaceably and quietly to yield up and deliver, the Demised Premises to the Lessor with all additions and improvements thereto.
13. The Lessor hereby covenants with the Lessee as follows:-
- a. That the Lessee paying the rents hereby reserved and observing and performing the several covenants and stipulations herein on its part contained, shall peaceably hold and enjoy the Demised Premises during the said term without any lawful interruption by the Lessor or any person/s or party/ies rightfully claiming through under or in trust for the Lessor.
- b. To keep the Demised Premises insured against loss or damage by fire and in the event of the same being damaged or destroyed by fire, to expend all moneys received in respect of such insurance in reinstating the Demised Premises so damaged or destroyed.
14. PROVIDED ALWAYS AND it is expressly agreed as follows:-
- a. If the rents hereby reserved or any part thereof shall be unpaid for 3 (three) consecutive months after becoming payable (whether formally demanded or not) or if any covenant on the Lessee's part herein contained shall not be performed or observed, then and in any of the said cases it shall be lawful for the Lessor at any time

*Oh*

*John*





thereafter to give to the Lessee 3 (three) calendar months' notice requiring the Lessee to remedy the same and that on the expiration of such notice, unless the same shall be complied with, to re-enter into and upon the Demised Premises or any part thereof as if these presents had never been granted without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's covenant herein contained.

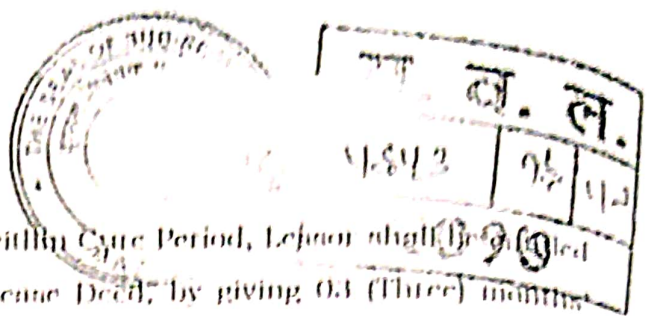
- b. Any notice requiring to be served or requirement or demand to be made hereunder shall be sufficiently served or made on the Lessee and although only addressed to the Lessee and affixed to or left on the Demised Premises or left at or sent by registered post to the last known address of the Lessee or their authorized agent.

**15. PLAY GROUND:**

The Lessor has created an access to open area adjoining the said premises, totally admeasuring 1939.30 square metres, which shall be made available for use of the Lessee for the purpose of sports and recreational activities for only to its students during school timings only, without any additional charges.

**16. BREACH AND CONSEQUENCES:-**

In the event of a breach of a covenant by the Lessee or a breach of any of the terms and conditions of the Lease Deed, Lessor agrees to give the Lessee a written notice of such breach. The Lessee undertakes to rectify such breach (such rectification shall be referred to as "Cure" or "Cured") within a period of 30 (thirty) days ("Cure Period") from the date of such written notice from Lessor. In case the Lessee does not



cure such breach within Cure Period, Lessor shall be entitled to terminate this Lease Deed, by giving 03 (Three) months prior written notice to the Lessee.

**17. RIGHTS OF THE PARTIES:**

The Lessee agrees to be locked-in for the period of entire ~~33~~ (Thirty ~~Three~~ <sup>Twenty Nine</sup>) years, whereas Lessor agrees to be locked in for the period of 10 (Ten) years, hereinafter referred to as "Lock-in Period". During the respective Lock-in Period, neither party shall be entitled to terminate this Lease Deed save and except in case of breach of any terms and conditions hereby agreed to.

**18. TERMINATION:-**

- a. After expiry of the firm lock-in period, the Lessee shall have the sole option to terminate the Lease Deed by giving a 180 (One Hundred and Eighty) days prior written notice to the Lessor. The Lessor shall not terminate the Lease Deed except in the event of non-payment of lease rent.
- b. Notwithstanding anything contained hereinabove, the parties shall be entitled to terminate this Lease Deed forthwith (without prejudice to all other rights and remedies that may be available to the affected party under the prevailing law) in the event:
  - (i) A petition or application has been admitted for winding up or the liquidation of the party or any event that has occurred rendering either the Lessee or the Lessors financially insolvent or in a similar standing;

A handwritten signature or scribble, possibly a name, located at the bottom left of the page.

A handwritten signature, possibly 'P. M.', located at the bottom center of the page.

Two handwritten signatures, one appearing to be 'A. S.' and the other 'K. S.', located at the bottom right of the page.





(ii) A material default/breach has been committed by either party of the provisions of this Lease Deed and such material default has not been remedied within 30 (Thirty) days from the receipt of such notice in writing from the other party pointing out such material default(s);

(iii) Violation of any provision of the law applicable and in force for the time being with respect to the Demised Premises adversely affecting the right of the parties hereto provided such violation is incapable of being remedied.

c. The Lessor shall be entitled to terminate this Lease Deed during the Term in the event the Lessee has defaulted in remitting the Lease Rentals/other charges payable under this Deed for 2 (Two) consecutive months and has failed or neglected to remedy such financial breach within 30 (Thirty) days from the date of receipt of notice pointing out such financial breach from the Lessors.

**19. EFFECT OF TERMINATION:**

Upon expiry of the Term or earlier termination or determination of this Lease Deed, as provided herein, it is agreed between the parties that:

a. The Lessee shall vacate and handover the Demised Premises in good order and condition, subject to normal wear and tear, to the Lessor. Provided that any fit-outs or alterations / improvements carried out by the Lessee to the Demised Premises or to any part thereof which have not been removed shall not constitute a default of Lessee's obligations herein, subject to the Lessor confirming the same in writing.

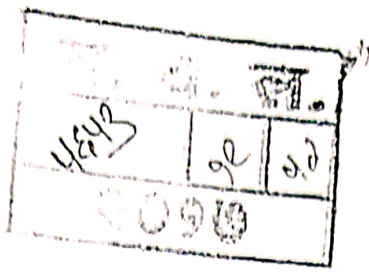


M. V. L.		
1543	90	40
2019		

- b. During the 45 (forty-five) days prior to expiry / end of Term of the Lease, the Lessor shall be entitled, upon providing reasonable notice to the Lessee, in writing, to enter upon and inspect the Demised Premises or part thereof. The Lessor shall communicate forthwith to the Lessee, in writing, any claims in relation to damages to the Demised Premises or part thereof occurred during the Term. The parties shall thereupon discuss and agree upon the damages to be deducted from the Interest free Refundable Security Deposit, if any.
- c. In the event the Parties are unable to agree upon any matter relating to the damages quantum to the Demised Premises, the Parties shall mutually appoint an independent architect to assess and value the damages. The decision of the architect shall be conclusive and binding on the Parties. The decision of the independent architect shall constitute a decision of an expert and not an arbitration award. The independent architect must be appointed within 1 (one) week of determination by either party of disagreement as contemplated herein and the independent architect must give his decision within 2 (two) weeks thereafter. The professional charges and expenses payable to the independent architect shall be borne and paid by the parties equally.
- d. A written notice by the Lessee to the Lessor indicating that they are ready and willing to vacate the Demised Premises shall conclusively obligate Lessor to return the interest free Refundable Security Deposit, after deductions if any. The handing of over possession of the Demised Premises and the return of the Security Deposit, after deductions, if any, shall occur

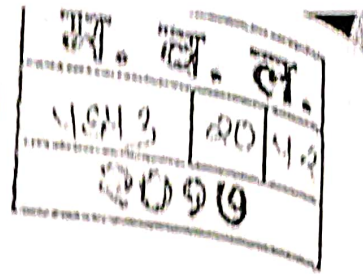
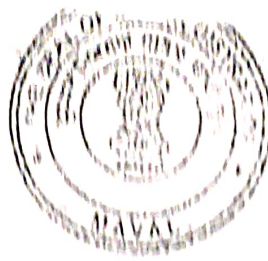
17





simultaneously on the day after the day on which the lease expires.

- c. If for no fault attributable to the Lessee and the Lessee being willing to vacate and peacefully handover the Demised Premises to the Lessor, and if the Lessor does not return the Security Deposit to the Lessee as required herein, the Lessee shall be entitled to continue to stay in possession of the Demised Premises, without any obligation of payment of Lease Rentals. In such an event, the Lessor shall also be required to pay interest at 18% (eighteen per cent) per annum thereon as applicable on the first day of default, on a pro rata basis for such period of default.
- f. If despite the Lessor being ready and willing to refund the interest free security deposit to the Lessee and providing proof of its willingness to do so, and if the Lessee does not hand over vacant possession of the Demised Premises to the Lessor the Lessee shall be required to pay an amount equivalent to twice/double the last paid Lease Rental for such period that the Lessee remains in adverse possession of the Demised Premises.
- g. The Lessor shall be entitled to deduct from the Security Deposit, such amounts that may be due to the Lessor & including any rent/consumption charges which have become payable but remaining unpaid in terms of this Lease Deed and costs for repair of damages to the Demised Premises subject to what is stated in Clause-\_\_ above, provided that the Lessor has indicated its intention of doing so at least 45 (forty-five) days prior to the end of the lease and also provided further that in



in case the same is disputed by the Lessee, the procedure for resolution in such dispute as provided herein above in sub-clause above (c) is followed.

- b. If pending resolution of any dispute between the Parties in relation to the decision of the independent architect as provided in sub-clause (c) above, the Term of Lease expires or is terminated, the Lessee shall be entitled to remain in possession of the Demised Premises and the Lessor shall be entitled to hold on the Security Deposit, provided that the Lessee shall not be required to pay any Lease Rent to the Lessor but the Lessee cannot make use of the Demised Premises or part thereof and Lessor shall not be required to pay any interest on the security deposit to the Lessees.

**20. AMENDMENTS AND MODIFICATIONS :-**

In case the parties mutually desire to vary and/or modify any of the terms, conditions and/or provisions of this deed, they shall record the variations and/or modifications in writing and have the same signed by the parties or their respective authorized signatories and all such variations and/or modifications shall be deemed to form integral part of these presents and shall be valid, effective and binding on the parties hereto.

**21. SEVERABILITY:-**

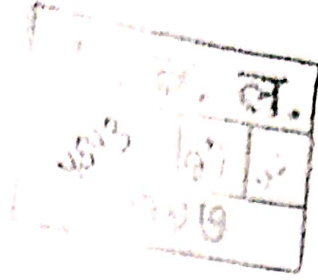
If any provision of this Deed is held invalid, unenforceable or illegal due to the emergence of any statute, or by the verdict of any court of law, all other provisions of this Deed shall remain valid and in full force and the parties shall replace the invalid provision with legally valid provision that most nearly reflects the same purpose as that of the deleted

*Qpc*  
*[Signature]*

*[Signature]*

*[Signature]*





provision. Such added provision(s) shall be construed as if existence at the inception of this Lease Deed.

**22. ARBITRATION:-**

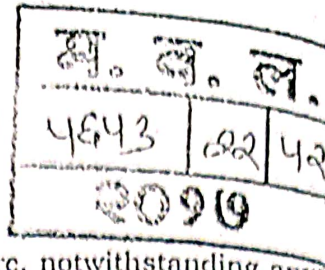
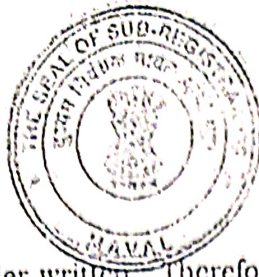
If any dispute or difference arises between the parties hereto in respect of this Lease Deed or the interpretation or meaning of any of provisions hereof or otherwise ~~howsoever~~ relating to the Demised Premises and/or in respect of the duties, responsibilities and obligations of either party hereunder or as to any act or omission of any party or as to any other matter in anyway relating this Lease Deed, the same shall be referred to a sole Arbitrator to be mutually appointed by the parties hereto. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act 1996 or any modification or re-enactment thereof. The arbitration meetings/hearing shall take place in Pune and shall be conducted in English language. In case, if the award is silent as regards the costs and expenses of arbitration including advocates fees/costs, travelling, arbitrator fees etc., the same shall be born and paid by the party against whom the final award is passed by the Arbitrator.

**23. JURISDICTION:-**

This Lease Deed shall be governed in all respects by the laws of India. All disputes or claims arising from this Lease Deed shall be subject to the exclusive jurisdiction of the competent courts at Pune.

**24. LEASE DEEDS CO-TERMINUS:-**

This Lease Deed will be co-terminus with the Lease Deed dated 20/03/2017, registered with the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 1744/2017, in respect of the said property described in the SCHEDULE



- I hereunder written. Therefore, notwithstanding anything contained in this Lease Deed and/or in the said Lease Deed dated 20/03/2017, termination and determination of either of the Lease Deeds shall always automatically amount to termination of the other Lease Deed.

**25. STAMP DUTY AND REGISTRATION:-**

The stamp duty and registration fees payable on these presents including all charges incidental thereto shall be borne by the Lessee s. It shall be the responsibility of the Lessee to have this Lease Deed registered with the appropriate office of the Sub-Registrar of Assurances. Each party shall bear their own legal, all statutory and other related liabilities and charges in connection with this Lease.

**26. CUSTODY OF THE LEASE DEED:-**

- a. This Lease Deed is executed in duplicate which may be considered one and the same agreement and each of which shall be deemed as original. The Deed on which the full stamp duty is paid shall be retained by the Lessor and the other copy on which Rs.500/- stamp duty is paid shall be retained by the Lessee.
- b. This Deed is a conclusive document incorporating all previous discussions, writings, MOU and agreements etc. and thus supersedes all such previous writings and agreements.

**THE SCHEDULE -I REFERRED TO ABOVE**

(Description of the Amenity Space leased out, on which the proposed school building shall be constructed by the Lessor)





ALL THAT piece and parcel of land or ground admeasuring 4848.27 square metres, being the Amenity Space, carved out of the sanctioned layout of Gat No.81(part) (Old Survey No. 23), situated at Kaatvi Village, Talegaon, Taluka Maval, within the Sub-Registration District of Vadgaon Maval, District Pune, and bounded as under:-

On or towards the East : By Gat No.71, Kaatvi;

On or towards the South : By Gat No.81(part), Kaatvi  
(HPCL - Rou land);

On or towards the West : By Gat No.81(part), Kaatvi, 90  
metre wide MIDC road;

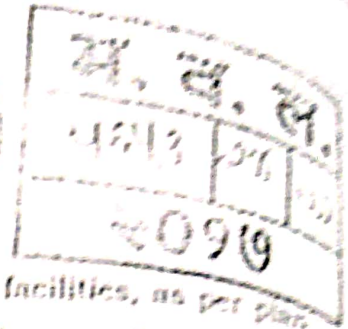
On or towards the North : By Gat No.83, Kaatvi;

TOGETHER with ingress to and egress from the 110 meter wide MIDC road and shown on the plan annexed hereto as **Annexure - I** in red colour boundary line.

**THE SCHEDULE -II REFERRED TO ABOVE**

(Description of Phase I of the construction hereby leased out, by  
the Lessor)




ALL THAT piece and parcel of construction admeasuring 36687.05 Square feet i.e. equivalent to 3408.31 square metres carpet area, i.e. 40688.89 square feet i.e. equivalent to 3780.09 square metres, built-up area, being Phase-I, comprising Ground+ 7 floors, constructed on land or ground admeasuring 4848.27 square metres, being the Amenity Space, carved out of the sanctioned layout of Gat No.81(part) (Old Survey No. 23), situated at Kaatvi Village, Talegaon, Taluka Maval, described in **SCHEDULE - I** above, within the Sub-Registration District of Vadgaon Maval,



District Pune, along with infrastructure and facilities, as per plan annexed hereto as Annexure - I and with the specifications and amenities as shown in the Annexure - III hereto annexed, and the said land is bounded as under:-

- On or towards the East : By Gat No.71, Kaatvi;  
On or towards the South : By Gat No.81(part), Kaatvi  
(HPCL - Rou land);  
On or towards the West : By Gat No.81(part), Kaatvi, 90  
metre wide MIDC road;  
On or towards the North : By Gat No.83, Kaatvi;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinbefore written.

Photo	Name/Signature of LESSOR	L.H.T.I.
	<p>M/S. KAKADE VTP ASSOCIATES through its partners</p> <p></p> <p>(1) VTP CORPORATION LLP (Through its designated partner: MR. NILESH VILAS PALRESHA)</p>	



20/10






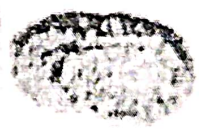



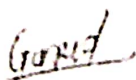

Photo	Name/Signature of LESSOR	L.H.T.I.
	 (2) MR. ANIL BALASAHEB KARADE	

Photo	Name/Signature of LESSEE	L.H.T.I.
	EDEN EDUCATION SOCIETY through its  (1) President: DR. JUSTUS DEVADHAS	

	 (2) Secretary: MS. SHIRIN STENOY	
---	---	---

In the presence of:

1. Signature : 
- Name : पुस्तिका विक्री कर
- Address : बुंदेली नगर माला वि.पुणे
2. Signature : 
- Name : Machindra Koli
- Address : chandanwade Pune