

LEASE DEED

THIS LEASE DEED made and executed at Pune on this 04th day of September, 2017.

BETWEEN

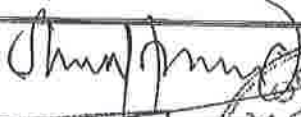


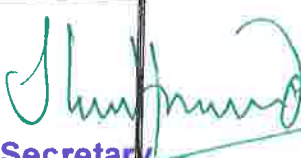
M/S. KARIA REALTY, a registered partnership firm incorporated and registered under the Indian Partnership Act, 1932 having Registration No.BA 102907, dated 09/11/2010 having its office at 205, Gera 77, Kalyani Nagar, Pune 411 006 and hereinafter referred to as the "**LESSOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present partners, survivor or survivors of them and their heirs, executors and administrators, nominees and assigns and successors in-title) through its authorized partner Mr. Nitin Chagpal Karia, Age 62 years having office at 205, Gera 77, Kalyani Nagar, Pune 411 006

.....Party of the One Part

AND

SREE SARASWATHI EDUCATIONAL TRUST, a Trust registered under the Bombay Public Trusts Act, 1950 bearing Registration No: E 32178/2015, having its registered office at 6 Dnyandevi, Sahitya Sahawas, M K Marg, Bandra East, Mumbai - 400051, among others its administrative office situated at Sri Chaitanya Junior College, village : Nere, Hinjewadi, Taluka : Mulshi, District Pune, Maharashtra represented by its Principal/Authorized signatory **Mr. Shiva Prasad Pasi**, Address: R - 7 / B 904, Life Republic, Marunji, Hinjawadi, Pune - 411 057 and hereinafter referred to as the "**LESSEE**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said trust, its present trustees and their successors)

.....Party of the Other Part

Sign 	Page No. 1
 PRINCIPAL	
 Secretary Sree Saraswati Educational Trust	

SRI CHAITANYA TECHNO SCHOOL-WAGHOLI

WHEREAS the Lessor is the absolute owner of and seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground admeasuring 03 H 79.86 Ares i.e. 37,986 sq. mtrs. as under:

Gat No. (NEW)	Plot No.	Area in sq. mtrs	Area Under
905/906/926/1085	1/A	27,893.00	Plot
905/906/926/1085	1/B	216.00	12 mtr. internal road
905/906/926/1085	1/C	380.00	Plot
905/906/926/1085	4	5,698.00	Amenity Space
905/906/926/1085	5	3,799.00	Open Space

situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force and which Plots are more particularly described in **SCHEDULE I** hereunder written and the same is hereinafter referred to as "**the said land**";

AND WHEREAS the Lessee have experience in running schools and colleges.

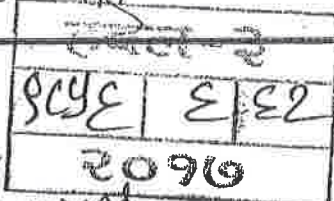
AND WHEREAS the Lessee will run the educational Institutions under the brand name of Sri Chaitanya. Towards the usage of brand name of Sri. Chaitanya the Lessee has executed the License agreement with Sri Chaitanya Educational Committee dated

AND WHEREAS the Lessee has visited the said land owned by the Lessor and have liked it and its surroundings and have approached the Lessor expressing their desire and intention to start a School/Educational Institute under CBSE curriculum or State Board on part of the said land admeasuring 02 acres i.e. 8100 sq. mtrs.

AND WHEREAS the Lessee requested the Lessor to construct for them on part of the said land admeasuring 02 acres a suitable building for running a School under the CBSE pattern totally admeasuring 6417.36 sq. mtrs built-up area.

Sign

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PRINCIPAL



Handwritten signature of the Secretary.

Secretary

Sree Saraswati Educational Trust

SRI CHAITANYA TECHNO SCHOOL-WAGHOLI

AND WHEREAS the Lessor has got sanctioned from the Pune Metropolitan Regional Development Authority (PMRDA in short) necessary building plans for School under its Commencement Certificate No. DP/BH/Mou. Wagholi/G. No. 905+906+926+1085/Pr. Kr. 18/17-18 dated 16/06/2017.

AND WHEREAS the Lessor has offered to lease the Lessee all that piece and parcel of land admeasuring 2 acres i.e. 8100 sq. mtrs. out of the said land totally admeasuring 37,986 sq. mtrs. from the land bearing

Gat No. (NEW)	Plot	Area in Sq. mtrs.	Area under
905/906/926/1085	4	5,698.00	Amenity Space
905/906/926/1085	1/C	380.00	Plot
905/906/926/1085	1/A	2,022.00	Part of 15 Mtr. and 12 Mtr Internal Road on a non-exclusive basis


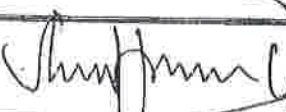
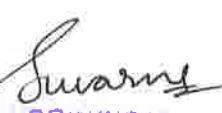
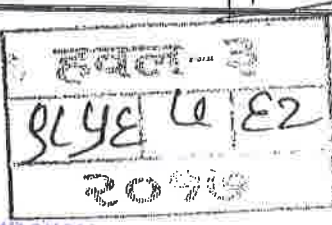

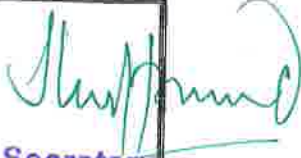
along with the proposed building to be constructed thereon for running a School totally admeasuring 6,417.36 sq. mtrs. built up area, situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force.

AND WHEREAS the parties hereto have agreed to reduce the terms and conditions agreed upon between them in writing in the manner as follows:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. DESCRIPTION OF THE PROPERTY TO BE LEASED AND THE PERIOD OF LEASE :-

In consideration of the rent hereby reserved and of the terms and conditions, covenants and agreements herein contained and on the part of the Lessee to be observed and performed the Lessor doth hereby demise unto the Lessee all that piece and parcel of land admeasuring 2 acres i.e. 8100 sq. mtrs. out of the said land totally admeasuring 37,986 sq. mtrs. from the land bearing

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 PRINCIPAL			 Secretary Sree Saraswati Educational Trust

CHAITANYA TECHNO SCHOOL WAGHOLI


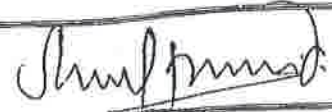
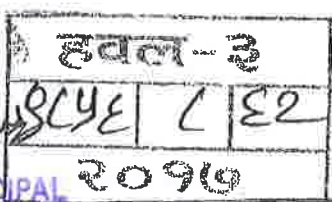


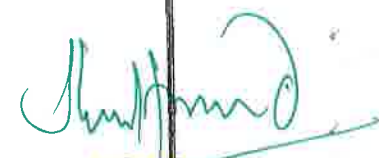
Gat No. (NEW)	Plot	Area in Sq. mtrs.	Area under
905/906/926/1085	4	5,698.00	Amenity Space
905/906/926/1085	1/C	380.00	Plot
905/906/926/1085	1/A	2,022.00	Part of 15 Mtr. and 12 Mtr Internal Road on a non-exclusive basis

along with the proposed building to be constructed thereon for running a School totally admeasuring 6417.36 sq. mtrs built-up spread over on the five floors in the manner:

Floor	Built - Up Area
GROUND	283.07 SQ. MTRS.
FIRST	1052.77 SQ. MTRS.
SECOND	1270.38 SQ. MTRS.
THIRD	1270.38 SQ. MTRS.
FOURTH	1270.38 SQ. MTRS.
FIFTH	1270.38 SQ. MTRS.
TOTAL	6417.36 SQ. MTRS.

The area under external walls from ground to terrace level, area under main staircase, lift at stilt level, etc... is 270.26 sq. mtrs. and hence the total built up area can be considered as 6687.62 sq. mtrs.

situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force and the land admeasuring 2 acres i.e. 8100 sq. mtrs. and the proposed School building totally admeasuring 6687.62 sq. mtrs built up area hereto agreed to be leased is more particularly described in **SCHEDULE II** hereunder written and the same is hereinafter referred to as "demised premises" and shown hatched on the layout plan annexed as **ANNEXURE 'A'** hereto to hold the demised premises unto the Lessee for a term of **33 years** commencing from **1st May, 2018** and ending by **30th April, 2051** but subject to the earlier determination of this demise as hereinafter provided.

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PRINCIPAL 2096		Secretary Sree Saraswati Educational Trust	

2. SCHOOL BUILDING :-

As requested and as per the building plans provided by the Lessee for a "Built to Suit", school building, the Lessor shall at its own costs and expenses construct for the Lessee a suitable building on the land leased hereto for running a school under the CBSE pattern and have got sanctioned from the PMRDA necessary building plans for pre-primary, primary, secondary/senior secondary school / educational building under its Commencement Certificate No. DP/BHA/Mou. Wagholi/G. No. 905+906+926+1085/Pr. Kr. 18/17-18 dated 16/06/2017.




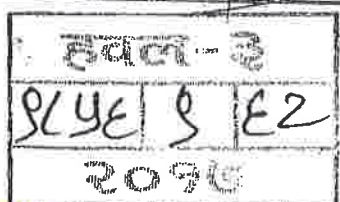


The Lessor shall construct, complete and handover the physical possession of the School Building in two phases in the manner as follows:

Phase	Floors comprising of	Built-Up Area	Completion and Possession Date
First Phase	Ground, First, Second and Third	4068.60 sq. mtrs	by April 2018
Second Phase	Fourth and Fifth	2619.02 sq. mtrs.	by April 2019

The Lessor shall construct the school Building in accordance with the aforesaid milestone scheduled. Provided that the Lessor shall be entitled to reasonable extension of time for completing the school building on the aforesaid dates, if the delay is on account of:

- non availability of steel, cement, other building material, water or electric supply.
- war, civil commotion or act of God.
- any notice, order, rules, notification of the Government and/or other public or Competent Authority.
- changes in any Rules Regulations by laws of various statutory bodies and authorities from time to time then affecting the development and the project.
- delay in grant of any NOC/permission/license/ connection installation of any services such as lifts, electricity & water connections & meters to the scheme/flat/road NOC or completion certificate from Appropriate Authority.

In the event the Lessor is unable to complete and handover the physical possession of the School Building for its First phase by April 2018 than the handover date for the First Phase will shift from April 2018 to April 2019 and the handover date for the second phase will shift from April 2019 to April 2020 and

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 PRINCIPAL			 Secretary Sree Saraswati Educational Trust

SRI CHAITANYA TECHNO SCHOOL WAGHOLI

likewise the commencement of the rental for the demised premises will be accordingly rescheduled to commence from April 2019 for First Phase and April 2020 for Second Phase respectively.

The Lessor shall construct the school Building strictly in accordance with the milestone schedule provided hereinabove and construct a finished building with exterior and interior walls, painting and flooring, windows and doors, bathrooms, toilets and wash area, fire fighting system as per prevailing provisional Fire NOC and necessary facility required for installing Generator with provisions of water and drainage in the Lab room on the 03rd Floor..


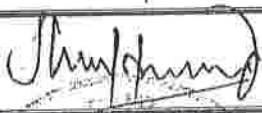
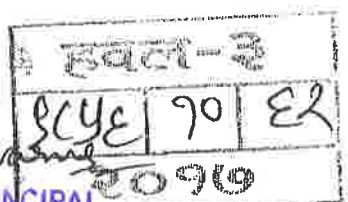
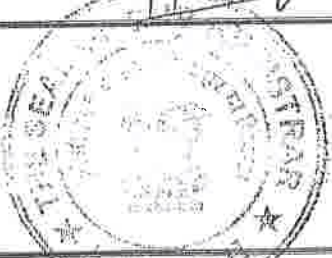

3. LEASE RENT :-

In consideration of the Lease granted herein, the Lessee shall, pay to the Lessor monthly Lease rent as under:

Upon Completion of	Lease Rent effective from	Monthly Lease Rent	Period
First Phase	01 st May 2018	Rs. 11,38,644/-	01/05/2018 to 30/04/2019
Second Phase	01 st May 2019	Rs. 18,71,636/-	01/05/2019 onwards

The aforesaid effective Lease rent date will be applicable provided the Lessor gives physical possession of the School Building on its due dates as specified herein above. In the event the Lessor is unable to complete and handover the physical possession of the School Building for its First phase by April 2018 than the handover date for the First Phase will shift from April 2018 to April 2019 and the handover date for the second phase will shift from April 2019 to April 2020 and likewise the commencement of the rental for the demised premises will be accordingly rescheduled to commence from April 2019 for First Phase and April 2020 for Second Phase respectively.

Tenancy Month :- The tenancy month shall be English Calendar Month commencing from 01st of each month to the 01st of the succeeding month.

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Date of Payment of Lease Rent :- The Lessee shall pay the lease rent to Lessor on or before 10th of every English calendar month in advance.


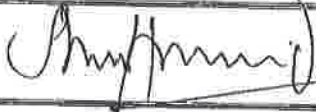

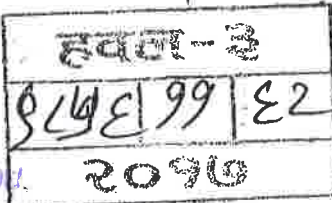


Mode of Payment of Rent :- The lease rent shall be paid by the Lessee through Cheque / Demand Draft / RTGS / NEFT / Pay Order, payable at Pune which should be drawn in favor of the Lessor and/or credited to Lessor's bank account.

Tax Deducted at Source (TDS) :- The Lessee shall be at liberty to deduct TDS as per income tax laws from monthly rent payable to the Lessor and provide the Lessor with necessary TDS Certificates in the prescribed form / 16A within 15 days from the close / end of each financial year.

Payment of Service Tax / GST :- The Lessee shall be liable for payment of incidental Service Tax / GST / or any other taxes and other levies as are applicable, incidental to payment of rent as and when is required to pay for renting out the demised premises.

In the event the Lessor completes the construction of either of the Phases prior to its due date and the Lessee intends to take possession of the same prior to the due date of possession as hereinabove mentioned but not later than the Lessee shall pay to the Lessor the proportionate Lease Rent for the period pre-poned as the case may be in for either phases.

Notwithstanding to anything herein contained contrary, if due to any Order issued by any Government Authority or the Court whereby the demised premises is sealed and becomes non-operational for reasons of negligent and mis-management of the School then in such event the Lessee will be bound to pay the rent and performs its obligations under this agreement during the period of such closure. Similarly in the event if the demised premises is sealed and becomes non-operational owing to any act of the Lessor then the Lessee shall not be bound to pay to the Lessor the rent during the period of such closure.

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 PRINCIPAL			 Secretary Sree Saraswati Educational Trust

SP CHAITANYA TECHNO SCHOOL WAGHOL

Escalation in Rent :- As agreed mutually an escalation of 15% in the lease rent will be first applicable for both the phases from 01/05/2021 and thereafter after every 3 years term an escalation of 15% in the lease rent on the then prevailing lease rent will be applicable.

4. SECURITY DEPOSIT :-

The Lessee shall keep deposited with the Lessor an amount of Rs. 2,24,59,632/- (Rupees Two Crores Twenty Four Lakhs Fifty Nine Thousand Six Hundred and Thirty Two only) as interest free refundable security deposit, equal to 12 months aggregate rent and agreed to release the amount in 2 Phases as follows.


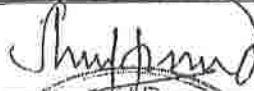
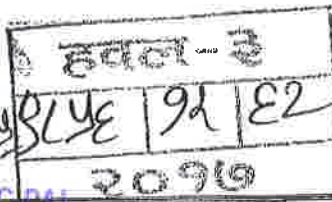

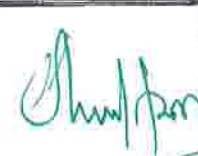
First Phase:

Security Deposit of Rs. 1,36,63,728/- (Rupees One Crore thirty six Lakhs Sixty Three Thousand Seven Hundred and Twenty Eight only) shall be paid/payable during the First Phase of construction of the School Building in 4 installments. The first installment shall be of Rs: 49,15,932/- (Rupees: Forty Nine Lakhs Fifteen Thousand Nine Hundred and Thirty Two only) which the Lessee have on execution of this Lease Deed hereof paid to the Lessor vide RTGS bearing UTR No. ANDBR52017083100451073 dtd. 31/08/2017 drawn on Axis Bank Ltd. The receipt of which the Lessor doth hereby acknowledge.

The balance Security Deposit of Rs: 87,47,796/- (Rupees Eighty Seven Lakhs Forty Seven Thousand Seven Hundred and Ninety Six) payable in the first phase will be paid by the Lessee to the Lessor in 3 equal installments of Rs. 29,15,932/- (Rupees Twenty Nine Lakhs Fifteen Thousand Nine Hundred and Thirty Two only) each payable during the laying / construction of 3 slabs of the School building i.e. laying of slab for the 1st floor, 2nd floor and 3rd floor respectively.

Second Phase :

Security Deposit of Rs. 87,95,904/- (Rupees Eighty Seven Lakhs Ninety Five Thousand Nine Hundred and Four only) shall be payable on or before 01st January 2019, provided the progress of construction of the building's second phase seems to be completed by April, 2019

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PRINCIPAL		Secretary Sree Saraswati Educational Trust




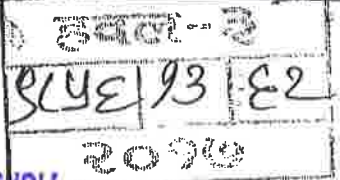
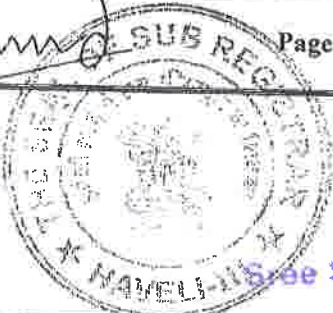

The Security Deposit is kept deposited by the Lessee with the Lessor for the due performance and observance by the Lessee of all and each of the terms and conditions and provisions of this Lease Deed.

The Security Deposit amount shall not carry any interest during the subsistence of the lease period.

Upon expiration of the term of the lease i.e. on 30th April 2051 or earlier termination of the lease post the expiry of lock-in-period as hereinafter appearing, the Security Deposit held by the Lessor shall be refunded to the Lessee after adjusting such amounts or permissible deductions on account of unpaid Lease Rent, unpaid utilities charges, i.e. the electricity and water consumption charges as per bills of the concerned authorities, interest thereon or arrears as the case may be payable by the Lessee to the Lessor under this Deed, simultaneously against the Lessee vacating and handing over the demised premises to the Lessor in a good, tenantable condition. In the event the Lessee delays in handing over the possession of the said demised premises then without prejudice to the rights of the Lessor to file necessary suit for eviction against the Lessee, the Lessee shall be liable to pay to the Lessor an escalated 15% of the then prevailing lease rentals and also escalation of 15% after every three years thereof in perpetuity for such period that the Lessee continues to occupy the demised premises post the expiry of the lease term or earlier determination.

5. LOCK IN PERIOD :-

The lock-in-period for the said Lease shall commence from the date of execution of this Lease Deed till 30th April 2028 and as such, it is agreed that the said Lease is not terminable by the Lessee during the Lock-in period. However, the Lessor shall always be at liberty to terminate the Lease in the event of failure on the part of the Lessee to comply with the covenants of the lease Deed and/or non-payment of the rent for any two consecutive months and in such event the Lessee shall be liable to reimburse to the Lessor the Lease rent for the remaining term of the lock-in-period as and by way of agreed contractual dues. Further in the event, the Lessee

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 PRINCIPAL			 Secretary Sree Saraswati Educational Trust

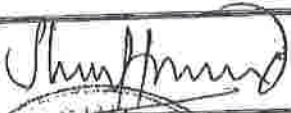
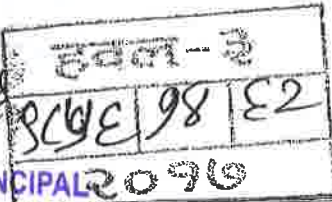


terminates the lease during the lock-in-period by giving 6 months prior notice then the Lessee shall be liable to reimburse to the Lessor the lease rent for the residual / remaining term of lock-in-period including the rent under the notice period. In such circumstances, the Lessor may adjust the security deposit towards such residual lock in period rent or return the amount of security deposit to the Lessee upon the Lessee handing over the vacant possession of the demised premises to the Lessor


6. Determination of Lease :-

- a) Unless, otherwise renewed, the Lease shall expire automatically at the end of the period of lease or earlier determination under the provisions hereof provided and the demised premises shall automatically vest in the Lessor without payment of any compensation thereof by the Lessor to the Lessee.
- b) After the expiry of lock in period i.e. after 30th April 2028 either party can terminate the lease by giving the other party a minimum 6 Months prior written intimation/notice.
- c) The Lessor may terminate the lease, if the Lessee default in discharging any obligations imposed under the Lease Deed including non-payment of rent for any two consecutive months or on violation of any of the terms and conditions of the lease.
- d) The Lessee shall not be entitled to terminate the Lease during the lock in period i.e. from the date of execution of this lease deed till 30-04-2028, except by paying the lease rent for the remaining/ residual lock-in-period. In such circumstances, the Lessor may adjust the security deposit towards such residual lock in period rent or return the amount of security deposit to the Lessee upon the Lessee handing over the vacant possession of the demised premises to the Lessor
- e) Upon determination of the Lease and/or its early termination herein stated the Lessee will forthwith hand over to the Lessor the vacant and peaceful possession of the entire demised premises inclusive of both the land and building thereof.

7. Renewal:-

On the expiry of term hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on part of the Lessee to be observed and performed, the lessee will have the option to renew the lease of the demised premises for a further period provided the Lessee gives a notice to the effect in the writing by registered post to the Lessor of the Lessee's intention to do so at least three calendar months before the termination of

Sign		Page No. 10
		 Secretary Sree Saraswati Educational Trust


PRINCIPAL

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the present lease, provided that the rent payable by the Lessee to the Lessor during the extended time of lease shall be mutually determined, which will include the rent of the demised premises

8. The Lessee doth hereby expressly covenant with the Lessor as under:-

- a) That the Lessee will during the said term regularly pay to the Lessor the aforesaid rent.
- b) That the Lessee will pay utilities charges, i.e. the electricity and water consumption charges as per bills to the concerned authorities and maintain the bills and receipts, and hand over such records of the last 3 consecutive years at the time of handing over the demised premises to the Lessor.
- c) That the Lessee will make requisite arrangement for drinking and domestic water by procuring the same through Water Tankers in line with the prevailing arrangement in the arcade till such time PMRDA provides drinking water but required capacity overhead water tanks will be built at appropriate places by the Lessor.
- d) That the Lessee will keep the demised premises with the building in good and tenantable repairs in the same way as the Lessor would be liable to do under the Law.
- e) That the lessee will use or permit to use the demised premises only for the functioning of school or educational institutions and not for any other purpose. The vacant and open space in the demised premises shall also be used purely for school activities.
- f) That the Lessee will not use or allow the demised premises to be used for any illegal purpose or in manner so as to become source of danger for public peace or safety or do anything over and beneath the demised premises causing inconvenience, obstruction to owners of land or occupiers of neighborhood land.
- g) The Lessee will be responsible for compliance with all statutory obligations under all relevant acts and laws of land.
- h) Any change in the constitution of the Lessee shall be intimated to the Lessor.
- i) That the Lessee will allow the Lessor at all reasonable hours to enter upon and inspect and examine the demised premises to ascertain that it is



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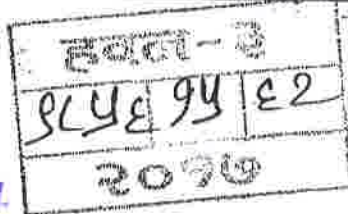
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PRINCIPAL

SRI CHA TANYA TECHNO SCHOOL-WAGHOLI



[Signature]

Secretary

Sree Saraswati Educational Trust

being used according to the terms of the Lease Deed and the covenants, as and when it is required.

j) That the Lessee will allow the Lessor to enter the demised premises for the purpose of constructing, laying, altering, repairing or maintaining any water course, drains, pipes or electric wires in connection with any adjoining property.

k) Any change in the name for the address of the registered office or administrative office of the Lessee should be intimated to the Lessor within 30 days.

l) That the Lessee will not mortgage, assign or charge its leasehold interest in the demised premises or the building structures thereof unto and in favour of any financial institution for the purpose of raising or securing any loan.

m) That as the lease is for a specific purpose and requirement; the Lessee shall be liable to make minor repair and maintenance at their cost and expenses. However the Lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of demised premises. However, the Lessee shall be at liberty to make minor internal alterations in the demised premises to suit the requirement of the Lessee at their cost but with prior written approval of the Lessor

n) That the Lessee will appoint required Traffic Warden to maintain the traffic and smooth plying of vehicles coming and going out of the school functioning on the demised premises.

o) That the Lessee will be responsible for the upkeep and maintenance of the Fire Fighting system, provided by the Lessor, at its own cost and expenses and shall carry out all required periodic checks and periodically get Form B/Fire NOC from the concern fire department under prescribed law from time to time.

p) That the Lessee will be responsible for the upkeep and maintenance of STP (Sewage Treatment Plant) sewerage system at its own cost and expenses as provided by the Lessor.

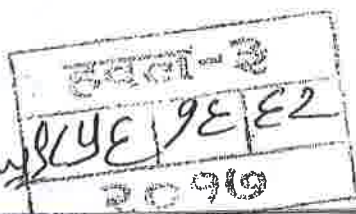
q) That these presents shall be binding on the heirs, successors and permitted assigns of the Lessee and in the event of the Lessee undergoing liquidation, the demise hereunder shall subsist and shall continue to be binding on the successors in title and they shall be bound by the terms hereof.



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Secretary
Sree Saraswati Educational
Trust

PRINCIPAL

9. The Lessor doth hereby covenant with the Lessee that :-

- a) That the Lessor have in itself good right full power and absolute authority to demise unto the Lessee the demised premises.
- b) That the title of the Lessor to the demised premises is clean, clear and marketable.
- c) That the Lessor will provide a convenient road from the main gate opening on the Wagholi Kesnand Road to the School entry point with required width for plying school vehicles.
- d) The Lessor shall provide a fully operational STP (Sewage Treatment Plant) sewerage system.
- e) That the Lessor shall pay the land revenue and the property tax of the building forming part of the demised premises to the Government.
- f) That no notices, including any notice for acquisition, requisition, adverse notice by the Government or by the PMRDA or any other local, or public body or authority in respect of the demised premises or any part thereof have been issued to, served upon or received by the Lessor or its agent or any other person on the Lessor's behalf.
- g) That there are no litigations either threatened, decided or pending in relation to the demised premises or any part thereof.
- h) That there is no lispendence, attachment, acquisition, requisition or trust of any nature whatsoever as regards the demised premises or any part thereof.
- i) That vide Indenture of Mortgage dated 10/03/2015 registered in the office of the Sub-Registrar Haveli No. 7 at Sr. No. 1903/2015 and Indenture of Mortgage dated 13/02/2017 registered in the office of the Sub-Registrar Haveli No. 3 at Sr. No. 1462/2017 the Lessor has mortgaged the said land in favour of ICICI Bank Limited wherein the Lessor have sought and obtained sanction of financial assistance by way of Rupee Term loan for its project Konark Orchid from the ICICI Bank Limited, towards it working capital requirements. The Lessor will intimate about the said lease to ICICI Bank and obtain from ICICI Bank an acknowledgement to that effect.
- j) That on Lessee paying the said monthly rent on the due dates thereof and in the manner herein provided and observing and performing the



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 PRINCIPAL SRI CHAITANYA TECHNO SCHOOL-WAGHOLI		 Secretary Sree Saraswati Educational Trust

covenants, conditions and stipulations herein contained and on Lessee's part to be observed and performed, the Lessee shall and may peaceably and quietly hold, possess and enjoy the demised premises during the term hereby created without any eviction, interruption, disturbance, claim and demand whatsoever by the Lessor or any person or persons lawfully or equitably claiming by from under or in trust for Lessor.

10. OTHER TERMS AND CONDITONS AGREED BETWEEN THE PARTIES HERETO ARE AS FOLLOWS:

A. That out of the demised premises an area admeasuring 2022.00 sq. mtrs. being Part of 15 Mtr. and 12 Mtr Internal Road from Gat No. 905/906/926/1085 Plot No. 1/A is been leased to the Lessee on a non-exclusive basis and the Right of Way for ingress and egress through it shall be available to the project Konark Orchid, Konark Oasis, the adjoining lands belonging to Mr. Girish Madhukar Rathi and M/s. NG Rathi Associates and to all such person/s and adjoining land as the Lessor may deem fit.

B. Sub-Letting

The Lessee will not be entitled to transfer or sublet its leasehold rights in the demised premises either in part or in whole or otherwise part with the possession of the whole or any part of the demised premises. However, with due written permission of the Lessor, the Lessee can with proper legal documentation allow only its sister concern or associates to use the said demised premises.

C. Terrace of the School premises

The Lessor shall reserve all its rights upon the overhead terrace of the school premises and can use the same for its own personal gains. The Lessee shall at all times make available to the Lessor, their employees, servants, agents, an easy access to reach the overhead terrace through the staircase of the school building.



Sign			Page No. 14
			Secretary Sree Saraswati Educational Trust

D. Sale / Transfer / Assignment / Mortgage of the Demised Premises

The Lessor reserves its right to sell, transfer, assign the demised premises to any person of his choice without any recourse to the Lessee on similar terms and conditions and subject to the lease deed as may be agreed upon between the parties hereto. The Lessor shall in such event ensure that the prospective new owner of the demised premises shall confirm to the satisfaction of the Lessee that the terms herein agreed to in the lease deed to be executed between the parties hereto shall be binding on the said prospective new owner and the said prospective new owner shall also acknowledge the receipt of the interest free refundable security deposit from the Lessor. It is hereby further agreed understood and confirmed that a clause in respect of such option in favor of the Lessee shall be incorporated in the deed of sale/transfer in favor of such prospective new owner.

The Lessor shall without the consent of the Lessee have the right to mortgage the demised premises or any part thereof to any bank, financial institution or private person in order to obtain a loan. However the Lessor will intimate about the said lease to such bank, financial institution or private person and obtain from them an acknowledgement to that effect.

E. Inspection of the Demised premises

The Lessee shall allow the Lessor to inspect the demised premises to ascertain that it is being used according to the terms of the lease deed and the covenants, as and when it is required for the Lessor to inspect the schedule demised premises within reasonable hours of the day.

F. Insurance

During the Lease term, the Lessee shall at its sole costs and expenses obtain and maintain appropriate and adequate insurance coverage for all the Lessee's fit outs, furniture, fixtures, equipment and storage of items against theft, burglary, fire, riot and third party claims and its authorized agents, employees and representatives arising out of and in connection with Lessee's use and

Sign			Page No. 15
 PRINCIPAL			 Secretary Saraswati Educational Trust

SRI CHAITANYA TECHNO SCHOOL-WAGHOLI

occupancy of the demised premises solely at the option, risk and responsibility of Lessee.

G. INDEMNITY BOND

Either party shall indemnify and keep indemnified and harmless the other party against all costs, expenses, interest, damages, compensation, levies, dues, duties, or fines et cetera suffered and/or borne for reasons of non-observance or non-compliance of any provisions under any statute, these presents or any breach or non-performance of any of the obligations under this Lease, or any inaccuracy in any of the representations and warranties provided hereto to the extent of such loss, damage, suffered by either party.

The Lessee alone shall be responsible for all its affairs as regards the management and running of the school (provided the same are not attributed or contributed due to any act of Lessor) and the Lessor will not in any ways be responsible for any action whatsoever taken by the Lessee thereof and the Lessee doth hereby forever keep the Lessor indemnified against any loss, damage, cost either civil or criminal caused to the Lessor by willful default and negligence on the part of the Lessee whilst running the school on the demised premises.

H. The parties shall ensure that during the subsistence of this Lease the interest created in favour of the other part herein are not jeopardized in any manner.

I. Notices

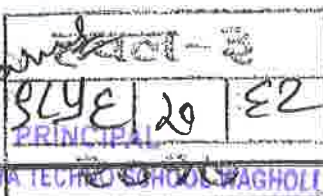
Any notices/communication required to be given to any of the Parties hereto shall be deemed to be sufficiently given or served, by registered post, if served to the other Party at the address stated in the caption hereof.

Sign

[Signature]

[Signature]

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[Signature]
Secretary
Sree Saraswati Educational
Trust

J. Arbitration

The parties hereto agree that in the event of any disputes or differences arising at any time hereafter between the parties hereto and/or their associates/nominees, in respect of any matter concerning this Deed, and/or any document/writing entered into between them in pursuance hereof the parties hereto shall endeavor to discuss and resolve the dispute amicably within 10 working days of service of such notice by either party to the other and in case of failure to arrive at an amicable settlement of such dispute, the same shall be referred to the arbitration of three arbitrators. In such an event each party to appoint one arbitrator and the arbitrators so appointed by the parties shall then appoint an Umpire to preside over the arbitration proceedings. Such Arbitration shall be governed by the provisions of Arbitration & Conciliation Act, 1996. The venue of such arbitration shall be at Pune and the language to be used in the arbitral proceedings shall be English. The arbitrator's fees shall be borne equally by the Parties and all other costs and expenses of the arbitration shall be borne by such party as the arbitrators may award. The Arbitrators shall pass an Award with reasons. The Courts in Pune shall have exclusive jurisdiction arising out of this Deed between the Parties to the present Deed, and no other Courts shall have jurisdiction. The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations under this Deed.

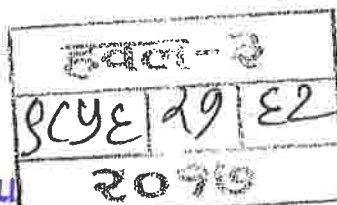
K. This Lease Deed will supersede all earlier writings, Letter of Intent, verbal communications as may be exchanged between the parties hereto either orally or in written form. Any additions, alterations, modifications and changes hereto will be jointly done into by and between the parties hereto only under a separate writing. However, the Lessor will to its best of ability assist the Lessee to get certificates/document and information, required to get the school affiliation from CBSE, Delhi or State Board.

Sign

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PRINCIPAL

SRI CHAITANYA TECHNO SCHOOL-WAGHOLI



Secretary

Sree Saraswati Educational Trust

L. Stamp duty:





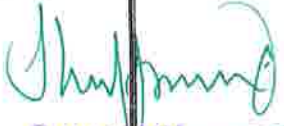
All expenses relating to stamp duty and registration fees of the writings executed between the Lessor and the Lessee shall be equally borne by the Lessor and Lessee.

However whilst registering the said Lease Deed the Lessee will initially pay the entire Stamp Duty amount and registration fees for both the parties hereto.

It is hereto agreed that the 50% share of the Lessor in the stamp duty and registration fees will then be proportionately adjusted/appropriated by the Lessee from the first, second and third installment of the Security Deposit amount payable by the Lessee to the Lessor in the First Phase.

The stamp duty payable on this Deed is calculated as follows: The total Government value of the land admeasuring 8,100 sq. mtrs. and the school building admeasuring 6687.62 sq. mtrs. built up area is Rs. 44,70,68,039/-. As per Article 36 (iv) of The Maharashtra Stamp Act, (amended), an amount of Rs. 1,78,83,000/- calculated @ 4% the government value is paid on this Lease Deed.



Sign 		Page No. 18
 PRINCIPAL SRI CHAITANYA TECHNO SCHOOL WAGHOLI		 Secretary Sree Saraswati Educational Trust

THE SCHEDULE I ABOVE REFERRED TO :

(Being the description of the said land)

ALL THAT PIECE AND PARCEL OF land admeasuring 03 H 79.86 Ares i.e. 37,986 sq. mtrs. bearing:

Gat No. (NEW)	Plot No.	Area in sq. mtrs	Area Under
905/906/926/1085	1/A	27,893.00	Plot
905/906/926/1085	1/B	216.00	12 mtr. internal road
905/906/926/1085	1/C	380.00	Plot
905/906/926/1085	4	5,698.00	Amenity Space
905/906/926/1085	5	3,799.00	Open Space

situated at Village Wagholi, within the limits of Zilla Parishad, Taluka Panchayat Samiti Haveli and Grampanchayat Wagholi, Taluka Haveli, District Pune and bounded as under:

ON OR TOWARDS THE :

East : By Gat Nos. 923, 924, 925 906,907 and 904.
South : By Gat No. 927, 1070, 905 (Part), 946, 947, 948 and 951
West : By Gat Nos. 1086, 1070, 927 and 905 (Part),
North : By Gat No. 925, 907 and Wagholi - Kesnand Public Road

THE SCHEDULE II ABOVE REFERRED TO :

(Being the description of the said Demised Premises)

ALL THAT PIECE AND PARCEL OF land admeasuring 2 acres i.e. 8100 sq. mtrs. carved out of the said land described in Schedule I hereinabove from the land bearing:

Gat No. (NEW)	Plot	Area in Sq. mtrs.	Area under
905/906/926/1085	4	5,698.00	Amenity Space
905/906/926/1085	1/C	380.00	Plot
905/906/926/1085	1/A	2,022.00	Part of 15 Mtr. and 12 Mtr Internal Road on a non-exclusive basis

along with the proposed building to be constructed thereon for running a School totally admeasuring 6417.36 sq. mtrs. built up area spread over on the five Floors in the manner:

Floor	Built - Up Area
GROUND	283.07 SQ. MTRS.
FIRST	1052.77 SQ. MTRS.
SECOND	1270.38 SQ. MTRS.
THIRD	1270.38 SQ. MTRS.
FOURTH	1270.38 SQ. MTRS.
FIFTH	1270.38 SQ. MTRS.
TOTAL	6417.36 SQ. MTRS.

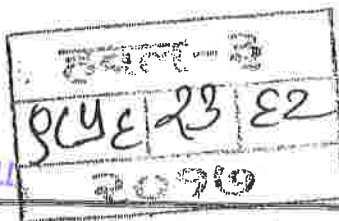
The area under external walls from ground to terrace level, area under main staircase, lift at stilt level etc... is 270.26 and hence the total built up area is 6687.62 sq. mtrs.

Sign

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PRINCIPAL

SRI CHATANYA TECHNO SCHOOL-WAGHOLI



Secretary



Sree Saraswati Educational Trust


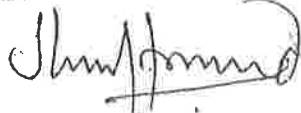
situated at Village Wagholi, within the limits of Zilla Parishad, Taluka Panchayat Samiti Haveli and Grampanchayat Wagholi, Taluka Haveli, District Pune and bounded as under :

ON OR TOWARDS THE :

East : By Gat Nos. 923, 924, 925 and 926.
 South : Partly by 30 mtr. wide R. P. Road and partly by 12 mtr. internal road.
 West : Partly by 15 mtrs. and partly by 12 mtr. internal road.
 North : By Gat No. 926 and Wagholi – Kesnand Public Road.


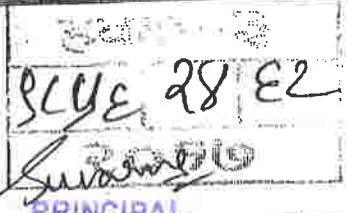
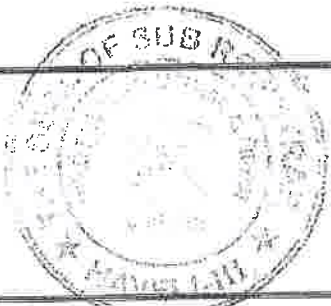
IN WITNESS WHEREOF the Parties here to have set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the within named LESSOR M/S. KARIA REALTY by the hand of its partner MR. NITIN CHAGPAL KARIA	Photo	Signature
		 Left Hand Thumb Impression

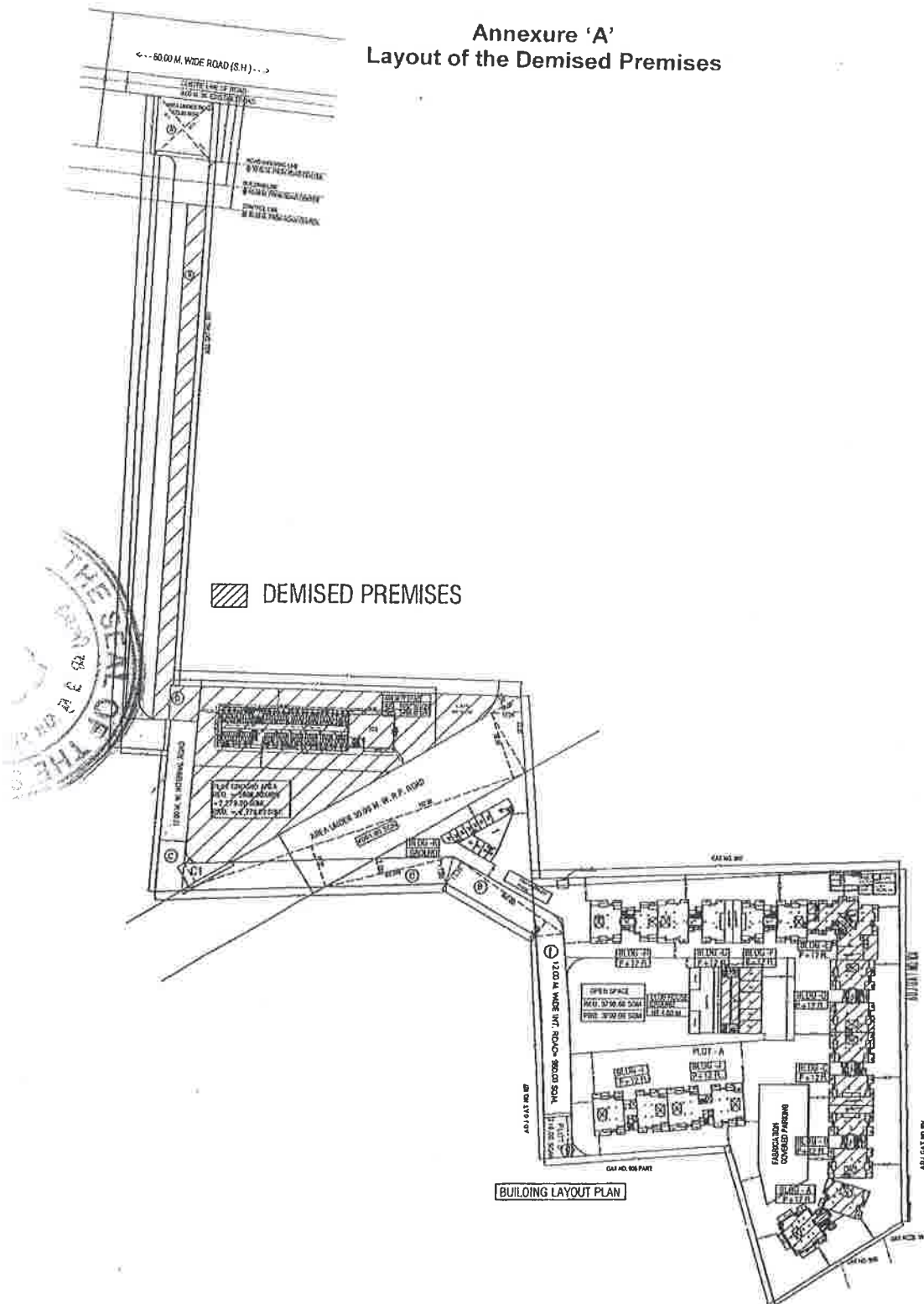
SIGNED SEALED AND DELIVERED by the within named LESSEE SREE SARASWATHI EDUCATIONAL TRUST by the hand of its Principal/Authorized signatory MR. SHIVAPRASAD PASI	Photo	Signature
		 Left Hand Thumb Impression

Witness:

1. Name: <u>B. Thirupalu</u> Address: <u>304, K. S. H. Heights</u> <u>447appa Society Main</u> <u>Road Madhapur Hyderabad</u> Signature: <u>[Signature]</u>	2. Name: <u>Rakhi Joneja</u> Address: <u>36, St. Patrick's Town Pune-1</u> Signature: <u>[Signature]</u>
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Sign 	Page No. 20
 PRINCIPAL	 Secretary Sree Saraswati Educational Trust

Annexure 'A' Layout of the Demised Premises



Sign <i>[Signature]</i>	<i>[Signature]</i>	Page No. 21
<i>[Signature]</i> PRINCIPAL	<div style="border: 1px solid black; padding: 5px;"> <p>Page-3</p> <p>8158 24 E2</p> <p>2096</p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p>SEAL OF SUB REGISTRAR</p> <p>2096</p> </div>
RI CHAITANYA TECHNO SCHOOL, WAGHOL		<p><i>[Signature]</i></p> <p>Secretary</p> <p>Sree Saraswati Educational Trust</p>

7/12 Extract upon which the demised premises is situated

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Page 1 of 1

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- वाघोली

तालुका :- हवेली

जिल्हा :- पुणे

दिनांक:- 09/07/2017 पर्यंत अद्यावत

गट क्रमांक व उपविभाग भुधारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र आकाराचे पैसे पो.ख. फ.फा	खाते क्रमांक
905/906/926/1085/प्लॉट/बिनशेती नं. 1/31			
शेतीचे स्थानिक नाव	क्षेत्र आकाराचे पैसे पो.ख. फ.फा	खाते क्रमांक	
क्षेत्र एकक आर.पो.मी	मै.कारीआ रि.ऑल्टी तर्फे भोगीदार	(12603)	8939
बिन शेती 278.93.00	नितीन चामपाल कारीआ	(12603)	कुळाचे नाव
जिरायत	समित नितीन कारीआ	(12603)	इतर अधिकार
बागायत	सामाईक क्षेत्र 278.93 000.00		
तरी			
वरकस			
इतर			
एकुण क्षेत्र			
मोटखराब (तागवलीस असोयवा)			
वर्ग (अ)			
वर्ग (ब)			
एकुण पो 0 00.00			
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जुडी किवा विशेष			
आकषणी			
			सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

दिनांक:- 09/07/2017 पर्यंत अद्यावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव:- वाघोली

तालुका:- हवेली

जिल्हा:- पुणे

		पिकाखालील क्षेत्राचा तपशील							निर्मळ पिकाखालील		जल	शेरा	
		मिश्र पिकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		सिंचनाचे साधन		
		मिश्रणाचा सकल क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		

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कामगार तलाठी यांनी
ता हवेली, जि पुणे

10/07/2017

Sign

Page No. 22

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Secretary
Sree Saraswati Educational Trust

SRI CHAITANYA TECHNO SCHOOL-WAGHOLI