

540/13435

पावती

Original/Duplicate

Monday, December 20, 2021

नोंदणी क्र.: 39म

4:21 PM

Regn.: 39M

पावती क्र.: 15098 दिनांक: 20/12/2021

गावाचे नाव: वाघोली (आव्हाळवाडी)

दस्तऐवजाचा अनुक्रमांक: हवल27-13435-2021

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: बाळू लक्ष्मण सातव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:41 PM ह्या वेळेस मिळेल.

Joint S.R. Haveli-27

बाजार मुल्य: रु. 35955000/-

मोवदला रु. 0.00/-

भरलेले मुद्रांक शुल्क : रु. 1813000/-

सह दुर्यम निबंधक  
हवेली क्र. २७

1) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

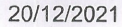
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2012202107966 दिनांक: 20/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010366366202122E दिनांक: 20/12/2021

बँकेचे नाव व पत्ता:



दुय्यम निबंधक : सह दु.नि. हवेली 27

दस्त क्रमांक : 13435/2021

નોદંણી :

Regn:63m

|   |  |
|---|--|
| (1)विलेखाचा प्रकार  | भाडेपट्टा  |
| (2)मोबदला   | 0.00   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 35955000   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :. इतर माहिती: गाव मौजे वाघोली येथील मिळकत गट नं. 641 यांसी क्षेत्र 00 हे. 55 आर यांसी आकार रु. 01.68 पैसे हि संपूर्ण मिळकत प्रस्तुत दस्ताचा विषय असे.(( GAT NUMBER : 641 ; ))  |
| (5) क्षेत्रफळ   | 1) 0.5500 हेक्टर . आर  |
| (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:-चंद्रकलाबाई वडजे प्रतिष्ठाण तर्फे प्रेसिडेंट सुनंदा मानसिंग वडजे वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं.11, हुसेन कॉलनी गोरखेडा परिसर औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAYPW1893P<br>2): नाव:-चंद्रकलाबाई वडजे प्रतिष्ठाण तर्फे सेक्रेटरी श्री. रणजित अरुण बारी वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वाघोली, ता. हवेली, जि. पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-ALBPPB6811A |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-बाळू लक्ष्मण सातव वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वाघोली, ता. हवेली, जि. पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-DCLPS8706K  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 20/12/2021   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 20/12/2021   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 13435/2021   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 1813000  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14)शेरा  |  |

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

मी जखल वाचली  
मी रूजुवात घेतली  
अस्सलवर हुकुम जखल

नक़ल अर्ज क्र .....  
नक़ल अर्जदार .....  
अर्ज प्राप्त दिनांक .....  
चे अर्जावरून .....  
यांस दिली दिनांक .....



सह.दु.नि. (वर्ग-२) हवेली क्र.२७ सह.दु.नि. (वर्ग-२) हवेली क्र.२७



मूल्यांकनाचे वर्ष : 2021  
 जिल्हा : पुणे  
 तालुका : हवेली  
 गावाचे नाव : मौजे : वाघोली  
 क्षेत्राचे नांव : Influence Area  
 मूल्य विभाग/उपमूल्य विभाग : 11/11.2  
 सर्वे नंबर/ गट नंबर. 641

मिळकतीचा प्रकार खुली  
 मिळकतीचे क्षेत्र 5500 चौ. मीटर Bulk Land  
 वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर Rs.7990 /-  
 Zone Change Primary Notification: No  
 जमीन बिनशेती झाली नाही:जमिनीचा दर: Rs.7990 /-  
 वापरायचा दाखला :रहिवास

Applicable Rules : ,16 ब

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =7990/-

$$500\text{चौ. मीटर क्षेत्रासाठी मूल्य} = 500 * 7990 \\ = 3995000/-$$

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =7191/-

$$1500\text{चौ. मीटर क्षेत्रासाठी मूल्य} = 1500 * 7191 \\ = 10786500/-$$

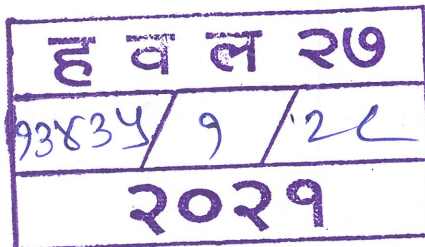
3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =6392 /-

$$2000\text{चौ. मीटर क्षेत्रासाठी मूल्य} = 2000 * 6392 \\ = 12784000/-$$

4. 1500चौ. मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =4794/-

$$1500\text{चौ. मीटर क्षेत्रासाठी मूल्य} = 1500 * 4794 \\ = 7191000/-$$

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य  
 = 3995000 + 10786500 + 12784000 + 7191000  
 = Rs.34756500/-  
 = ₹ तीन करोड सत्तेचाळीस लाख छप्पन्न हजार पाच शे /-

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[Print](#)




**CHALLAN**  
**MTR Form Number-6**



|                             |  |                    |  |         |  |                                     |  |                     |  |         |  |                           |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--------------------|--|---------|--|-------------------------------------|--|---------------------|--|---------|--|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| GRN                         |  | MH010366366202122E |  | BARCODE |  | Date                                |  | 20/12/2021-13:10:53 |  | Form ID |  | 36                        |  |  |  |  |  |  |  |  |  |  |  |
| Department                  |  |                    |  |         |  | Inspector General Of Registration   |  |                     |  |         |  | Payer Details             |  |  |  |  |  |  |  |  |  |  |  |
| Stamp Duty                  |  |                    |  |         |  | Type of Payment                     |  |                     |  |         |  | Registration Fee          |  |  |  |  |  |  |  |  |  |  |  |
| Office Name                 |  |                    |  |         |  | HVL27_HAVELI 27 JOINT SUB REGISTRAR |  |                     |  |         |  | Full Name                 |  |  |  |  |  | CHANDRAKALABAI WADJE PRATISHTHAN               |  |  |  |  |  |
| Location                    |  |                    |  |         |  | PUNE                                |  |                     |  |         |  | Flat/Block No.            |  |  |  |  |  | GAT NO 641                                     |  |  |  |  |  |
| Year                        |  |                    |  |         |  | 2021-2022 One Time                  |  |                     |  |         |  | Premises/Building         |  |  |  |  |  | WAGHOLI  |  |  |  |  |  |
| Account Head Details        |  |                    |  |         |  | Amount In Rs.                       |  |                     |  |         |  | Road/Street               |  |  |  |  |  | WAGHOLI  |  |  |  |  |  |
| 0030046401 Stamp Duty       |  |                    |  |         |  | 1813000.00                          |  |                     |  |         |  | Area/Locality             |  |  |  |  |  | PUNE   |  |  |  |  |  |
| 0030063301 Registration Fee |  |                    |  |         |  | 30000.00                            |  |                     |  |         |  | Town/City/District        |  |  |  |  |  | PUNE   |  |  |  |  |  |
|                             |  |                    |  |         |  |                                     |  |                     |  |         |  | PIN                       |  |  |  |  |  | 4 1 2 2 0 7                                    |  |  |  |  |  |
|                             |  |                    |  |         |  |                                     |  |                     |  |         |  | Remarks (If Any)          |  |  |  |  |  | SecondPartyName=BALU MAXMAN SATAV~             |  |  |  |  |  |
|                             |  |                    |  |         |  |                                     |  |                     |  |         |  | Amount In                 |  |  |  |  |  | Eighteen Lakh Forty Three Thousand Rupees Only |  |  |  |  |  |
|                             |  |                    |  |         |  |                                     |  |                     |  |         |  | Words                     |  |  |  |  |  |  |  |  |  |  |  |
| Total                       |  |                    |  |         |  | 18,43,000.00                        |  |                     |  |         |  |                           |  |  |  |  |  |  |  |  |  |  |  |
| Payment Details             |  |                    |  |         |  | BANK OF INDIA                       |  |                     |  |         |  | FOR USE IN RECEIVING BANK |  |  |  |  |  |  |  |  |  |  |  |
| Cheque-DD Details           |  |                    |  |         |  | Bank CIN                            |  |                     |  |         |  | Ref. No.                  |  |  |  |  |  | 02202292021122005589 124744254                 |  |  |  |  |  |
| Cheque/DD No.               |  |                    |  |         |  | Bank Date                           |  |                     |  |         |  | RBI Date                  |  |  |  |  |  | 20/12/2021-13:10:53 Not Verified with RBI      |  |  |  |  |  |
| Name of Bank                |  |                    |  |         |  | Bank-Branch                         |  |                     |  |         |  | BANK OF INDIA             |  |  |  |  |  |  |  |  |  |  |  |
| Name of Branch              |  |                    |  |         |  | Scroll No. , Date                   |  |                     |  |         |  | Not Verified with Scroll  |  |  |  |  |  |  |  |  |  |  |  |

Department ID :

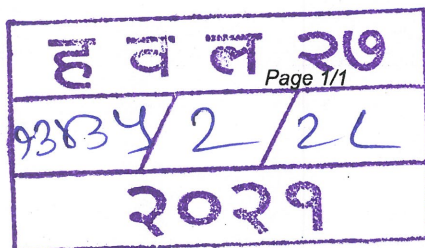
Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

### Challan Defaced Details

| Sr. No.                 | Remarks        | Defacement No.   | Defacement Date     | Userld | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1                       | (iS)-540-13435 | 0004957123202122 | 20/12/2021-16:21:23 | IGR008 | 30000.00          |
| 2                       | (iS)-540-13435 | 0004957123202122 | 20/12/2021-16:21:23 | IGR008 | 1813000.00        |
| Total Defacement Amount |                |                  |                     |        | 18,43,000.00      |



Print Date 20-12-2021 04:24:36





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2012202107966

Receipt Date 20/12/2021

Received from BALU LAXMAN SATAV , Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 13435 dated 20/12/2021 at the Sub Registrar office Joint S.R. Haveli 27 of the District Pune.

DEFACED

₹ 560

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 20/12/2021

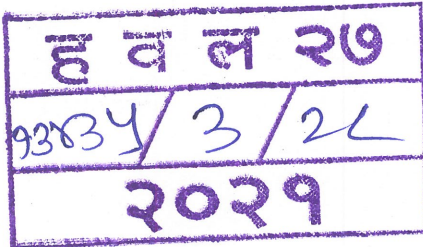
Bank CIN 10004152021122007096

REF No. 202135454729652

Deface No 2012202107966D

Deface Date 20/12/2021

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





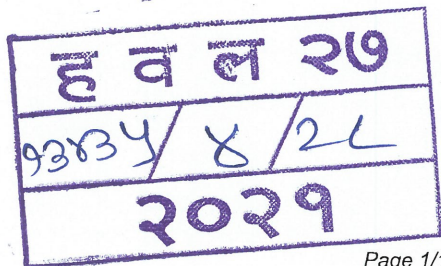
CHALLAN  
MTR Form Number-6



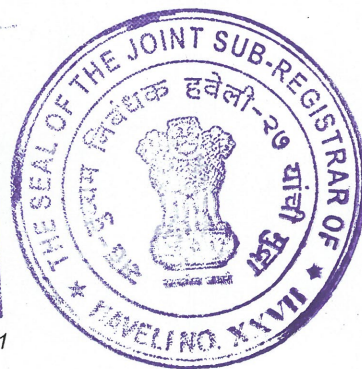
|   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
|---|--------------------|---------|--|---------------|------------------------------------|--|----------------------------------|---------|----|-----------------------|---|---|---|
| GRN   | MH010366366202122E | BARCODE |  |               | Date                               | 20/12/2021-13:10:53                            |                                  | Form ID | 36 |                       |   |   |   |
| Department Inspector General Of Registration    |                    |         |  |               | Payer Details                      |  |                                  |         |    |                       |   |   |   |
| Stamp Duty                                      |                    |         |  |               | TAX ID / TAN (If Any)              |  |                                  |         |    |                       |   |   |   |
| Type of Payment Registration Fee                |                    |         |  |               | PAN No.(If Applicable)             |  |                                  |         |    |                       |   |   |   |
| Office Name HVL27_HAVELI 27 JOINT SUB REGISTRAR |                    |         |  |               | Full Name                          |  | CHANDRAKALABAI WADJE PRATISHTHAN |         |    |                       |   |   |   |
| Location PUNE                                   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
| Year 2021-2022 One Time                         |                    |         |  |               | Flat/Block No.                     |  | GAT NO 641                       |         |    |                       |   |   |   |
| Account Head Details                            |                    |         |  | Amount In Rs. | Premises/Building                  |  |                                  |         |    |                       |   |   |   |
| 0030046401 Stamp Duty                           |                    |         |  | 1813000.00    | Road/Street                        |  | WAGHOLI                          |         |    |                       |   |   |   |
| 0030063301 Registration Fee                     |                    |         |  | 30000.00      | Area/Locality                      |  | PUNE                             |         |    |                       |   |   |   |
|   |                    |         |  |               | Town/City/District                 |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               | PIN                                |  |                                  | 4       | 1  | 2                     | 2 | 0 | 7 |
|   |                    |         |  |               | Remarks (If Any)                   |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               | SecondPartyName=BALU MAXMAN SATAV~ |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               |                                    |  |                                  |         |    |                       |   |   |   |
| Total   |                    |         |  | 18,43,000.00  | Amount In                          | Eighteen Lakh Forty Three Thousand Rupees Only |                                  |         |    |                       |   |   |   |
|   |                    |         |  |               | Words                              |  |                                  |         |    |                       |   |   |   |
| Payment Details BANK OF INDIA                   |                    |         |  |               | FOR USE IN RECEIVING BANK          |  |                                  |         |    |                       |   |   |   |
| Cheque-DD Details                               |                    |         |  |               | Bank CIN                           | Ref. No.                                       | 02202292021122005589             |         |    | 124744254             |   |   |   |
| Cheque/DD No.                                   |                    |         |  |               | Bank Date                          | RBI Date                                       | 20/12/2021-13:10:53              |         |    | Not Verified with RBI |   |   |   |
| Name of Bank                                    |                    |         |  |               | Bank-Branch                        |  | BANK OF INDIA                    |         |    |                       |   |   |   |
| Name of Branch                                  |                    |         |  |               | Scroll No. , Date                  |  | Not Verified with Scroll         |         |    |                       |   |   |   |

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

Mobile No. : 0000000000



Page 1/1

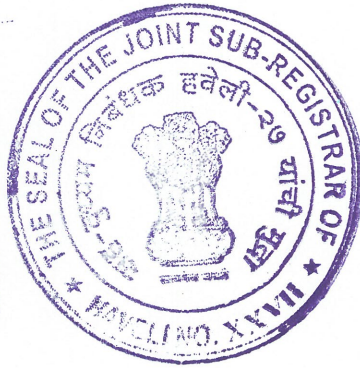


Print Date 20-12-2021 01:14:15



|  |                         |
|--|-------------------------|
| Department of Stamp & Registration, Maharashtra  |                         |
| Receipt of Document Handling Charges   |                         |
| PRN 2012202107966  | Date 20/12/2021         |
| Received from BALU LAXMAN SATAV , Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 27 of the District Pune. |                         |
| Payment Details  |                         |
| Bank Name sbiepay  | Date 20/12/2021         |
| Bank CIN 10004152021122007096  | REF No. 202135454729652 |
| This is computer generated receipt, hence no signature is required.  |                         |

ह व ल २७  
१३४५/५/२८  
२०२१





**|| Shree Ganesh ||**  
**LEASE DEED**

This LEASE DEED is made and executed at Pune on 20 th Day of December in the year 2021.

**BETWEEN**

**MR. BALU LAXMAN SATAV**

Age about 63 yrs, Occupation: Agriculturist

PAN NO. DCLPS8706K

UID NO. 9981 6540 2935

Hereinafter referred to as "THE LESSOR"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, assigns from time to time) of the PARTY OF THE FIRST PART...

**AND**

**CHANDRAKALABAI WADJE PRATISHTHAN**

Through its President

**MRS. SUNANDA MANSING WADJE**

Age about 45 yrs, Occupation: Business

PAN NO. AAYPW1893P

UID NO. 8038 5066 5122

R/at: Plot No. 11, Hussen Coloney, Aurangabad

Tal Dist.- Aurangabad

**Through its secretary**

**MR. RANAJIT ARUN BARI**

Age about 40 yrs, Occupation: Business

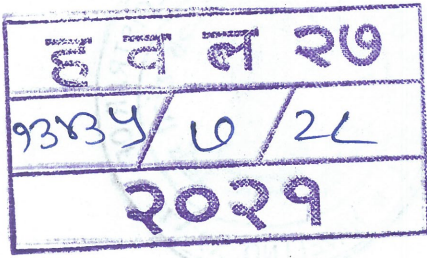
PAN NO. ALBPB6811A

UID NO. 8178 3395 1263

R/at: Wagholi, Tal- Haveli, Dist.- Pune

Hereinafter referred to as "THE LESSEE"





(Which expression shall unless repugnant to the context or meaning there of shall mean and include his legal heirs, executors, administrators, assigns from time to time) of the PARTY OF THE SECOND PART...

WHEREAS, the LESSOR is absolutely seized and possessed or otherwise well and sufficiently entitled to the land, which is more particularly described in the Schedule here in under written.

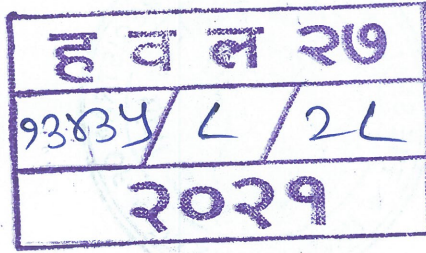
And whereas, the LESSEE being in need of the land for running School/College/ Educational Society/ Business approached to the LESSOR and that the property he requires for the purpose of carrying on said business.

And whereas, the LESSEE required the LESSOR to grant the lease of Property bearing Gat No. 641, Total area adm. About 00H. 55R i.e., 5500 Sq Meteris part of this lease agreement situated at Village Wagholi, Tal-Haveli, Dist.-Pune from and out of the share of LESSOR for the period of 41 years.

And whereas, the LESSOR has agreed to grant to the LESSEE the lease of the above said property (more specifically described in the schedule written hereunder). And hereinafter referred to as "Said Land" for a consideration monthly rent for the purpose of developing and building structure by himself thereon in such manner to suit the purpose of carrying on the business and also carry on the construction and buildings of the structure and premises thereon for an aforesaid purpose by LESSEE.

And whereas, the LESSOR has permitted the LESSEE to sub-lease the said land, more particularly described in the schedule hereunder written for the purpose of School, Collage, Educational, and other Business.

And whereas for the purpose of setting up the business, the LESSEE would be requiring to convert the use of land to non-agricultural purposes and also seek permissions



from various authorities and under various statute and rules of the local body, cost of the all such permissions shall be fully borne by the LESSEE.

And whereas, the LESSOR has accordingly agreed to give permission to LESSEE to make an application and get permission from any of the authorities under Govt./Local Body or under any special statute, as may be applicable.

And whereas, the LESSOR has put at the time of execution of this deed the LESSEE in possession of the said land, more particularly described in the schedule hereunder written.

And whereas, the LESSEE has expressed that he shall be require to make applications to various authorities of Govt. Local bodies, Authorities and under special statute for the purpose of seeking and obtaining various permissions, which the LESSOR has agreed to the same however the cost of the same shall be fully borne by the LESSEE.

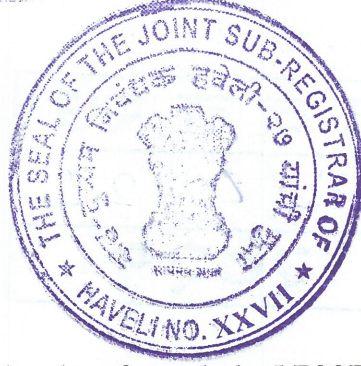
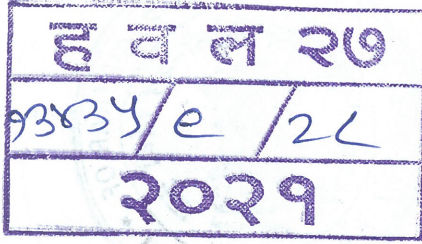
And that it is the responsibility if the lessors to clear all dues in arrears in respect of land tax, non-agricultural levy and electricity bills etc. by the time of handing over the property to the lessee.

And whereas the LESSEE has accordingly accepted the lease of the said land for the purpose of aforesaid business at a consideration of monthly rent of that the Lessee shall pay **Rs. 80,000/- (Rs. Eighty Thousand Only) i.e. for open land**(Taxes applicable on the rent payments will be deducted from Rent amount.) as monthly compensation to the Lessor, regularly every month, by the 10th day of the month, and that no other charges or amount whatsoever shall be payable by the Lessee. The license fees will be increased by 15% after every 3 Year (Three Year).

NOW THEREFOR THIS DEED WITNESSETH AS UNDER

1. In pursuance of the agreement and in consideration of the rent hereby reserved and all the terms, condition, covenants and agreements herein contained and on the part of





LESSEE to be observed and performed, the LESSEE TO HOLD said land (hereafter for the brevity's sake referred to as "said land") unto the LESSEE for a terms of 41 years commencing from **01<sup>st</sup> July 2021 to 30<sup>th</sup> June 2062** and thereafter renewable for a further period 41 years on the terms that may be mutually agreed upon between LESSOR and LESSEE the monthly rent and or proportionately for any part of a month, the rent as mentioned hereinabove and the said monthly rent will be increase by 15% after every 03 year and rent to be paid 10th day of each and every English Calendar month. New agreement will be registered after 41 years for renewal.

**Rs. 39,00,000/- (Rs. Thirty-nine Lakhs Only)** for Refundable Rent Security deposit for said land, Returnable at the time of vacant of the land, Lessor has to refund the deposit, Deposit is as following:

|                |  |
|----------------|--|
| Rs. 50,000/-   | Paid By Cash Dt 10/08/2021   |
| Rs. 5,00,000/- | Paid by Cheque No. 041304 dated 06/12/2018 drawn on<br>Bank of India, Wagholi, Pune Br.  |
| Rs. 5,00,000/- | Paid by Cheque No. 041305 dated 05/03/2019 drawn on<br>Bank of India, Wagholi, Pune Br.  |
| Rs. 3,00,000/- | Paid by Cheque No. 041307 dated 05/12/2019 drawn on<br>Bank of India, Wagholi, Pune Br.  |
| Rs. 5,00,000/- | Paid by Cheque No. 041306 dated 10/04/2019 drawn on<br>Bank of India, Wagholi, Pune Br.  |
| Rs. 3,00,000/- | Paid by Online Transfer By way of NEFT/UTR No.<br>BKIDN21188523779dated 07/07/2021 Through<br>Bank of India, Wagholi, Pune Br. |
| Rs. 5,00,000/- | Paid by Online Transfer By way of IMPSNo.<br>134911155302 dated15/12/2021 Through<br>Bank of India, Wagholi, Pune Br.          |
| Rs. 7,50,000/- | Paid by Cheque No. 070456dated 19/12/2021 drawn on<br>Bank of India, Wagholi, Pune Br.   |
| Rs. 5,00,000/- | Paid by Cheque No. 070457dated 15/03/2022 drawn on<br>Bank of India, Wagholi, Pune Br.   |



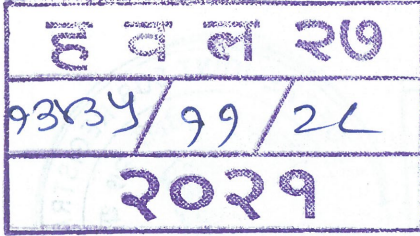
**Total Rs. 39,00,000/- (Rupees Thirty Nine lakhs only)**

The payment and receipt of Rs. 39,00,000/-only, doth hereby admit and acknowledge by the Lessor and therefore no separate payment receipt is necessary.

2. The LESSEE both hereby convent with the LESSOR as follows:

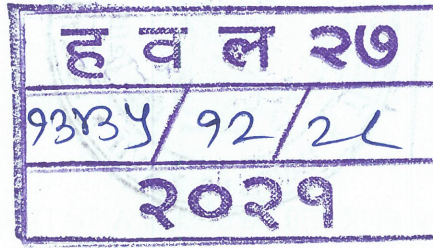
- a) To pay the rent reserve on the day and in the manner aforesaid.
- b) To keep the land in good and tenable repairs in the said way the LESSOR is liable to do under the law provided that if the LESSEE to desire he shall have the power and authority to construct any building or structure on the said land for his business purpose only.
- c) That the Lessee shall build the necessary structure as per his own wish at his own cost. Lessor is not liable to pay for any structures temporary or permanent on the said property built by the Lessee for business purpose. Lessor will grant necessary permissions for the future Development of the Land.
- d) To use or permit to be use the building and structure to be constructed on the said land/ for any and all lawful purpose as may be permitted by the authorities from time to time including for storing, or otherwise carrying on the above said business.
- e) To permit the LESSOR to enter in and upon the Land at a reasonable time and after giving reasonable notice (not less than 48 Hours) to the LESSEE in that to be for the purpose of viewing/examining the condition of the Land.
- f) All the liability relates to all additions, alterations, installation, fitting and fixture thereto which during the said term or any renewal thereof on time to time.
- g) That, the lessee is liable to pay Property Municipal taxes, Government taxes relating to the proposed constructions, Levied by the concerned local Authorities during the lease period regularly. The Lessor shall liable to pay the Land Tax, non-agriculture(NA) levy, all other taxes, rates, cess as per demand of central Govt. in respect of Open Land/site of the demised property.





- h) That Besides Providing copies of Property Documents, approved revised Plan etc, From the competent authorities, the Lessors have agreed to provide to the Lessee any other required documents/certificates and cooperate with the Lessee for Obtaining affiliation/ permissions from the concerned Boards of state/ Central to establish and run Educational Institution.
- i) That the lessors have undertaken to provide clear title to the demised/Open Land Property to establish and run Educational Institutions with peaceful possession and enjoyment. In case any dispute arises on the title, the Lessors have to resolve the issue at their costs and consequences. In Case the work of society or Institute in the demised property is stopped due to any defect in title of the Lessor to the said property then the Lessor shall refund the Security Deposit along with 18% Interest thereon and the actual construction cost as incurred by the society or Lessee, to the Lessee.
- j) That the Lessor have undertaken and agreed that he has taken the Loan from Bank Pune Arban Co Of Bank LTD, Pune, which is shown on property 7/12, That Loan amount with interest will be clear by Lessor and same assurance given to Lessee . Lessee will not responsible for above bank loan.
- III) AND THE LESSOR so as to bind his heirs, executors, administrators and assigns DO HEREBY COVENANT WITH THE LESSEE, as follows:
- a) That, the LESSOR has good title, full power and absolute authority to grant a lease of the Land to the LESSEE in the manner hereinbefore mentioned.
- b) That on the LESSEE paying the rent hereby reserved and observing and performing all the several covenants, conditions and agreements hereinbefore contained and, on its part, to be observed and performed, the LESSEE shall peaceably hold and enjoy the Land during the said terms and renewal or renewals thereof without any let or interruption by the LESSOR or by any person or persons lawfully or equitably claiming through, under or in trust for the LESSOR.

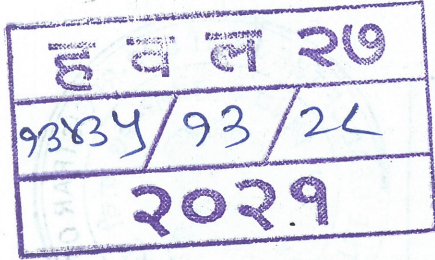




IV) AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO, AS FOLLOWS: that is to say:

- a) If the rent hereby reserved or any part thereof shall be in arrears for a period of three months after becoming payable that will deduct from Refundable deposit. If any Pandemic situation will arise then both Lessee and Lessor mutually agreed on midway for the rent.
- b) Apart from Educational activity the LESSOR has permit to the LESSEE will be entitled to sub-lease assign, transfer, sub-let, underlet or part with possession of the Land or any part thereof.
- d) That the LESSEE shall be entitled to carry out such additions, erection and alterations on the Land extensively or any part thereof as may be necessary for the purpose of the work and business of the LESSEE, subject, however to compliance by LESSEE.
- e) The LESSEE shall also be entitled to and be at liberty to affix, place or display the name board, sign boards, advertisement boards of any nature whatsoever in relation to the business of the LESSEE or licensees to, in, upon or from any part of the said land.
- f) The LESSEE shall be entitled to excavate, dig open the surface of any part of the land at any time during or after the expiration of the term hereby granted and to remove stone, sand, garble, clay, earth or other material there from only for the purpose of erecting, laying, maintaining and/or removing storage tanks, containers, receptacles and other erections or installation for the purpose of the aforesaid business of the LESSEE.
- g) The LESSEE for the purpose of the construction and erection mentioned in any of the proceeding sub-clauses shall be entitled to allow any sub-LESSEE, dealer, sub-dealer, agent, person or other authorized persons/representatives to enter upon the Land, property and to build and erect according to the LESSEE's specifications requisite items herein mentioned without any let hindrance or obstruction from the LESSORS or any person claiming by, through or under him.

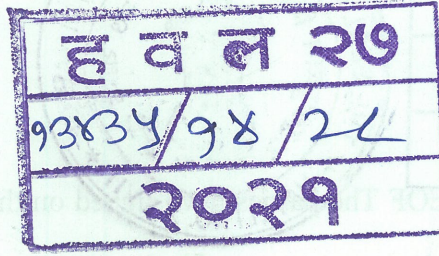




V) AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO, as follows: -

- a) The LESSOR shall not sell, transfer, assign, mortgage, encumber or otherwise dispose of whole or in part his right, title and interest in the said land or do any act, deed or things or enter into any agreement for such purpose during the currency of the term end of lease agreement. Thereby granted and any renewals thereof for a period of School Academic Year (12 Months i.e. April to March). The LESSEE shall not Mortgage the said Property or any Part thereof in any Bank or financial Institution without permission of LESSOR.
- b) LESSOR will not have any right to dispose of his right, title and interest in the said land and in the said reversion during the currency of the term of the lease.
- c) That this Agreement has a lock-in-period of **30 (Thirty) years** and cannot be terminated by either party. After the completion of lock-in period, Lessee can terminate the said Agreement by giving **1 (One) year (Education Year)** notice to the lessor or the rent in lieu of. Likewise, after the completion of lock-in-period, the Lessor can also terminate the lease Agreement by giving **1 (One) year (Education Year)** notice to the lessee. If after completing the locking period the LESSOR terminates the said agreement then the LESSOR and LESSEE has calculate the building cost and Mutually the LESSOR has to pay the Building Cost to the LESSEE. And after completing the agreement period the LESSEE handover the said premises and building to the LESSOR without any cost and LESSESS not claimed in the said constructed building.
- d) Any notice to be given by the LESSOR under these leases shall be deemed to have been duly given if served at the LESSEE's office, any notice to be given by the LESSEE to the LESSOR shall be deemed to have been duly given by hand or dispatched by registered post to the last known address of the LESSOR.





e) PROVIDED ALWAYS AND IT IS AGREED AND DECLARED that on the expiration of the said term of 41 years these leases will be automatically and without any further act of any of the parties hereto renewed for further period from the expiration of last-mentioned term unless the LESSEE gives to the LESSOR on School one academic Year previous notice of their intention not to take any renewed lease. The renewed lease will be on the rents, covenants, conditions and agreement to be mutually agreed upon between the parties hereto.

VI) AND IT IS HEREBY LASTLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO, that the stamp duty and registration charges payable in respect of this lease a duplicate thereof shall be borne and paid by the LESSEE each party hereto shall bear and pay its own Advocates charges and the LESSEE shall retain the original lease and the LESSOR the duplicate and the renewal or renewals thereof.

### **SCHEDULE OF THE PROPERTY**

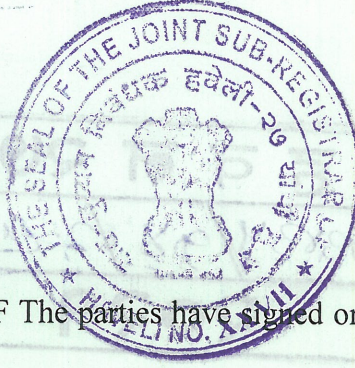
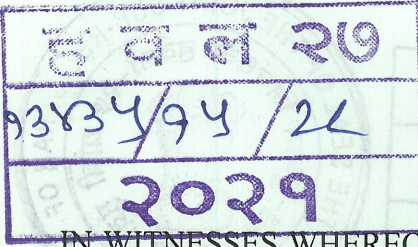
All that piece and parcel of land bearing Gat No. 641, Total area adm. About 00H. 55R i.e., 5500 Sq. Meter is part of lease agreement, situated at Village Wagholi, Tal-Haveli, Dist.-Pune situated within the limits of Sub-Registrar Haveli No. I to XXVII, Dist. Pune, and within the Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Pune

Along with the use of the common facilities and rights of the easement approach roads.

#### **ON OR TOWARDS**

|       |  |
|-------|--|
| EAST  | : By Property of Mayuri Sunrise Society and Road                 |
| SOUTH | : By Gat No. 644 and Property of Mayuri Sunrise Society and Road |
| WEST  | : By 20ft. wide Road   |
| NORTH | : By property of Blessing Society and Spandan Sparsh Society.    |





IN WITNESSES WHEREOF The parties have signed on the present deed of this 16th day of December 2021.

**Sealed Signed and Delivered**

Within named LESSEES



**CHANDRAKALABAI WADJE PRATISHTHAN**

Through its President

**MRS. SUNANDA MANSING WADJE**



Through its secretary

**MR. RANAJIT ARUN BARI**



**Sealed Signed and Delivered**

Within named LESSOR



**MR. BALU LAXMAN SATAV**



**Witness:**

1. Sign:

Name : **MR. GANESH BALU ALIAS BALASAHEB SATAV**

Address.: Wagholi, Pune, Pin 412207

2. Sign:

Name: **MRS. SADHANA BALASAHEB SATAV**

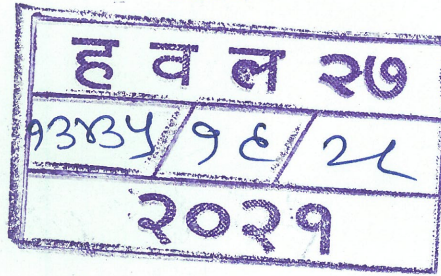
Address.: Wagholi, Pune, Pin 412207

3. Sign:

Name: **RAJANEE SUTHAR**

Address: Wagholi, Tal- Haveli, Dist. Pune





Appendix X

CERTIFICATE OF LAND

FileNo.

Date : 20/20/2021

Certified that the land measuring **5500 Sq. Meters (00 H 55 R )** is owned by the **Chandrakalabai Wadje Pratishthan** ( Name of the school/society/Trust/Company under section 8 ) fully described in the schedule mentioned hereinafter with the following details:

| Sr. No | Particulars  | Details   |
|--------|--|---|
| 1.     | Plot No.(s) / Survey No.(s) / Khasra No.(s) / Khata No.(s) / Khatauni No.(s)   | Gat No. 641   |
| 2.     | Name of Street / village , Sub Division, District and Street   | Wagholi, Tal. Haveli, Dist. Pune  |
| 3.     | In terms of (give details of the document / deed i.e. Sale Deed / Conveyance Deed / Gift Deed / Lease Deed (with period in terms of no. of years) /Sub lease (with period in terms of no. of years) Allotment Letter etc | Lease Deed<br>( 41 Years )<br><br>01/06/2021 to 30/05/2062  |
| 4.     | Registration details:<br>Duly registered on<br><br>Executed by<br>Serial No.<br>Book no.<br><br>Volume no. etc   | 20/12/2021<br>Sub Registrar, Haveli, No. 27,<br>Wagholi, Dist.Pune<br><del>13435</del> /2021<br>Page No. 1 to --- |

It is certified that the said entire land comprise of a single plot of land. It is further certified that

**Rising Star English Medium School** (Name of the School) is located on the above mentioned plot of land.

**THE SCHEDULED OF LAND ABOVE REFERRED TO**

All that piece and parcel of land measuring **5500 Sq. Meters (00 H 55 R )** is bounded as follows:

EAST : By Property of Mayuri Sunrise Society and Road  
SOUTH : By Gat No. 644 and Property of Mayuri Sunrise Society and Road  
WEST : By 20ft. wide Road  
NORTH : By property of Blessing Society and Spandan Sparsh Society.

(Stamp & Signature)

(Name & Officer)

(Name & District)

**DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/  
REGISTRAR/ SUB- REGISTRAR/ EQUIVALENT LAND  
AUTHORITY**

(Stamp and Signature) (Name of Officer) (Name of District)