

वसई क्र. २  
दस्त क्र. १०८२० / २०२२  
१०/१३

महाराष्ट्र मुद्रांक अधिनियमातील तरतुदी अन्वये निर्माणित केलेले आहे परंतु उक्त दस्त नोंदणी साठी नोंदणी अधिकाऱ्या समोर दाखल झाल्यास नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

Received Adj. Fee Rs. 100/-  
Vide Challan No. MH010003992202223E  
Date. 02.11.2022

Collector of Stamps, Palghar

जाच ११४३२ दिनांक २८/११/२०२२

OFFICE OF THE COLLECTOR OF STAMPS, PALGHAR  
Adj. Case No. 595/2022 Date. 02.11.2022  
Received from Shri. Sree Saraswathi Educational Trust.  
Residing at. Mumbai  
Stamp Duty Rs. 54,53,500/- (Rupees. Fifty four lac  
fifty three thousand five hundred only) paid  
in Bank. IDBI Bank  
Vide E-challan No. MH0100407202223M Date. 02.11.2022  
Certified under Section 32(1)(a)(b) of the Maharashtra Stamp  
Act the fully Stamp Duty. 54,53,500/- with which this  
instrument is chargeable has been paid vide Article No. 256(c)(ii)/(iii)  
This Certificate is subject to the provision of section 53(A)  
of Maharashtra Stamp Act.  
Palace: Palghar  
Date: 28/11/2022



Collector of Stamps, Palghar

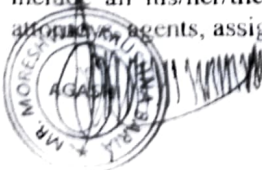
### AGREEMENT TO LEASE

This Agreement to Lease is made and executed on this 28<sup>th</sup> day of November, 2022 at Virar, by and between

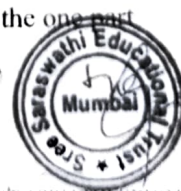
SHRI MORESHWAR KRUSHNA BARIA, aged about 67 years, No. ABSPB1365N, resident of B/11/12, Sheetal Co-Op Housing Society Limited, Agashi Chalpeth Road, Near K.G. High School, Virar West, Agashi, Taluka Vasai, District Thane (Since Palghar), Maharashtra - 401301.

(Hereinafter referred to as 'LESSOR/LANDLORD' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.) of the one part

AND



SHRI MORESHWAR KRUSHNA BARIA



(1)

SREE SARASWATHI EDUCATIONAL TRUST

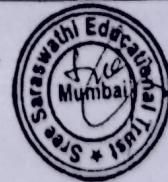
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**SREE SARASWATHI EDUCATIONAL TRUST** (runs schools under brand name of Sri Chaitanya School) Pan No. AASTS8962R a registered Trust bearing Regn. No. E- 32178/2015, Mumbai having its office at Regus Level 1, Block A, Shivsagar Estates, Dr. Annie Besant Road, Worli, Mumbai-400018 represented by its Authorised Signatory Mr. Rajarikam Surender, S/o.Appaiah, aged about 50 years, Residing at 6-8/P, Sai Township, Ragannaguda, Abdullapurmet Mandal, Manneguda, K.V.Rangareddy, Telangana-501510, authorized vide resolution dated 22<sup>nd</sup> September 2022.

(Hereinafter referred to as the 'LESSEE' which term shall mean and include all its heirs, successors, attorneys, agents, assigns and administrators, etc.) of the other part.

Whereas the LESSOR is the absolute owner and possessor of property bearing Survey No. 35/B/1, admeasuring 50.51.98 Are. Sq. meter, Survey No. 35/B/2, admeasuring 3.02.18 Are. Sq. meter & Survey No. 36/1/6/2, admeasuring 22.55.00 Are. Sq. meter, total admeasuring 7609.16 Sq. meters i.e 1.88 Acres, situated at Village Agashi, Taluka Vasai, District Palghar, Maharashtra, which the LESSOR had purchased/acquired as follows,

SI	Conveyance Deed	Vendors	Purchaser	Survey No	Hissa No	Extent
1	8207/2017, dt.21/09/2017	Mr. Peter Francis D'Britto & 4 others	Moreshwar Krushna Baria	36 (Old Survey No. 260)	1/6	451.43 Sq. mtrs
2	8215/2017, dt.21/09/2017	Mrs. Jebibai Anton Tuscan Alias Santan Anton Tuscano	Moreshwar Krushna Baria	36 (Old Survey No. 260)	1/6	451.43 Sq. mtrs
3	8217/2017, dt.21/09/2017	Mrs. Santanbai Anton Lopes	Moreshwar Krushna Baria	36 (Old Survey No. 260)	1/6	451.43 Sq. mtrs
4	8219/2017, dt. 21/09/2017	Mr. Inus Anton Ludrik Alias Igneshiyas Anton Rodrigues	Moreshwar Krushna Baria	36 (Old Survey No. 260)	1/6	451.43 Sq. mtrs
5	4908/2018, dt. 10/05/2018	Mr. Alex Domic Tuscano & 3 others	Moreshwar Krushna Baria	36 (Old Survey No. 260)	1/6	451.43 Sq. mtrs
<b>TOTAL</b>						<b>2257.15 Sq. mtrs</b>



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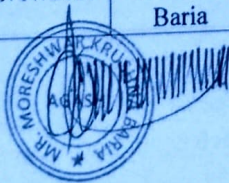
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SI	Conveyance Deed	Vendor	Purchaser	Survey No	Hissa No.	Extent
1	1563/2013, dt.30/04/2013	Smt. Johna Mathew Rodrigues & 22 others	Mr. Moreshwar Krushna Baria	35 (Old survey no. 259)	8	0 Hector 57 Are 7 Sq.mtrs or 5770 Sq.mtrs
				36 (Old survey no. 260)	1/7	0 Hector 22 Are 8 Sq. mtrs or 2280 Sq.mtrs
				36 (Old survey no. 260)	1/9	0 Hector 07 Are 1 Sq. mtrs or 710 Sq.mtrs
<b>TOTAL</b>						<b>0 Hector 87 Are 6 Sq.mtrs or 8760 Sq.mtrs</b>

SI	Land transfer agreement / donation deed	Transferor	Transferee	Survey No	Hissa No.	Extent
1	2869/2013, dt.01/08/2013	Mr. Moreshwar Krushna Baria	Vasai Virar City Municipal Corporation	35 (Old survey no. 259)	8	832.69 Sq.mtrs
				36 (Old survey no. 260)	1/9	451.32 Sq.mtrs
<b>TOTAL</b>						<b>1284.01 Sq.mtrs</b>

SI	Land transfer agreement / donation deed	Transferor	Transferee	Survey No	Hissa No.	Extent
1	9025/2021, dt.19/07/2021	Mr. Moreshwar Krushna Baria	Vasai Virar City Municipal Corporation	35	B/3	134.01 Sq.mtrs



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SHIR MORESHWAR KRUSHNA BARIA

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SI	Rectification Deed	Transferor	Transferee	Survey No	Hissa No.	Old Extent Transferred for road widening	New Survey No	Divided Extent	Transferred property for road widening
1	12238/2021, dt.28/09/2021 (for Land transfer agreement bearing no. 2869/2013, dt.01/08/2013)	Mr. Moreshwar Krushna Baria	Vasai Virar City Municipal Corporation	35 (Old survey no. 259)	8	832.69 Sq.meters	35/B/1	5051.98 Sq. meter	-
				36 (Old survey no. 260)	1/9	451.32 Sq.meters	35/B/2	1284.01 Sq. meter	981.83 Sq. meter
							35/B/3	134.01 Sq. meter	134.01 Sq. meter

All above documents are registered at Vasai Virar, Sub Registrar office.

After above all transactions LESSOR owns property as follows,

SI	Name of owner	Survey No	Extent of land
1	Moreshwar Krushna Baria	35/B/1	50.51.98 Are.Sq.meter or 5051.98 Sq.mtrs
2		35/B/2	3.02.18 Are.Sq.meter or 302.18 Sq.meters
3		36/1/6/2	22.55.00 Are.Sq.meter or 2255 Sq.meters
TOTAL			7609.16 Sq.meters i.e. 1.88 Acres

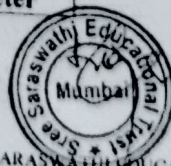


Out of which LESSEE has approached the LESSOR to let-out the below said property,

Survey No	Extent
Part of 35/B/1	1660 Sq.meter
35/B/2	133 Sq.meter
36/1/6/2	2255 Sq.meter
TOTAL	4048 Sq.meter



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A building has been proposed to be constructed on the above said 4048 Sq.meters i.e. 1 Acres out of the above said property consisting of Stilt + 5 floors and office administration building consisting of Ground + 4 floors, with total built up area of 60,000 Sq.ft, which is specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises.

Whereas the LESSEE has approached the LESSOR to let-out the above said property in Phased manner as per details below for the purpose of starting Educational Institution for a lease period of 29 (Twenty Nine) years, w.e.f 1<sup>st</sup> April, 2023 and run until 31<sup>st</sup> March, 2052, with Lock-in Period of 8 (Eight) years, on the monthly rent basis as follows:

SN	Phases	Academic year	Area/additional area in Sq.ft	Total area in Sq.ft	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2023-24	30,000	30,000	Rs.40/-	Rs.12,00,000/- + GST
2	Phase II	2025-26	15,000	45,000	Rs.40/-	Rs.18,00,000/- + GST
3	Phase III	2027-28	15,000	60,000	Rs.46/-	Rs.27,60,000/- + GST

And the remaining open land for playground which carries no rental value.

That the LESSOR agree to provide office Provision to the LESSEE on or before 30<sup>th</sup> October, 2022.

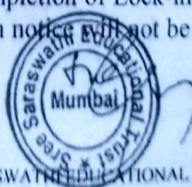
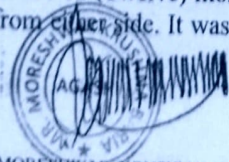
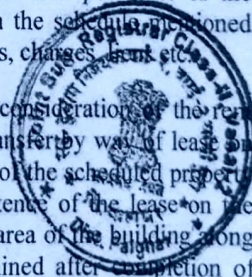
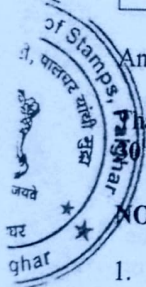
**NOW THIS AGREEMENT TO LEASE WITNESSETH AS FOLLOWS:**

1. The LESSOR hereby declares that he is the owner and possessor of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, taxes etc.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the LESSOR do hereby agree to transfer by way of lease on or before 1<sup>st</sup> April, 2023, all that its part and parcel of the scheduled property unto the LESSEE to hold the same till the subsistence of the lease on the following terms and conditions. The actual built up area of the building along with office administration building shall be determined after completion of construction of the buildings. The rent will be paid only for the actual available/constructed built up area under utility.
3. The term of lease is for a period of 29 (Twenty Nine) years, with lock-in period of 8 (Eight) years. The lease period will commence from 1<sup>st</sup> April, 2023 and run till 31<sup>st</sup> March, 2052 or 29 (Twenty Nine) years from the date of actual occupation of building by the LESSEE. The LESSEE and the LESSOR have the option of terminating this agreement to lease by serving a notice 12 (Twelve) months in advance after the completion of Lock-in period from either side. It was also agreed that the vacation notice will not be served

SHIR MORESHWAR KRUSHNA BARIA

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in the middle of academic year. The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time.

4. That the LESSEE has agreed to pay a monthly rent as follows:

SN	Phases	Academic year	Area/additional area in Sq.ft	Total area in Sq.ft	Rate per Sq.ft	Total Monthly Rent Amount
1	Phase I	2023-24	30,000	30,000	Rs.40/-	Rs.12,00,000/- + GST
2	Phase II	2025-26	15,000	45,000	Rs.40/-	Rs.18,00,000/- + GST
3	Phase III	2027-28	15,000	60,000	Rs.46/-	Rs.27,60,000/- + GST

The Rent payable subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / RTGS / Cheque on or before 10<sup>th</sup> day of next English calendar month and the TDS certificate in Form - 16A of the IT Act will be issued once in a year.

Both the parties hereby agrees that in case of failure of payment of lease rent for any six consecutive months, LESSEE will pay interest @18% p.a. on delayed rent amount to the LESSOR. In case of failure of same LESSOR has right to terminate this Lease Agreement by giving 3 months' notice to the LESSEE.

The LESSEE's liability to pay rent to the LESSOR will commence from 1<sup>st</sup> April, 2023, or on date of actual occupation of the completed phase wise building by the LESSEE. The rent will be paid in proportion to the occupied slab area of the building, which includes office administration building, Common areas like Cellar, Parking, Playground, open land, elevation balconies, open to sky (O.T.S.) will not be considered for the calculation of the rent. However, the LESSEE shall have right to utilize the space/area along with the building.

- Both the parties agree that post handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.
- That the LESSOR agree to provide/construct the required no. of walls for classrooms, toilets, flooring as per the drawing agreed by the LESSOR and LESSEE and water, electricity etc. as per the requirements of the LESSEE.
- As part and parcel of this deal the LESSOR have agreed to let the LESSEE use the open land for playground which is also co terminus with this agreement to lease and does not carry any rental value.
- That the LESSEE agrees to enhance the rent at the rate of 15% every 3 (Three) years over and above the existing rent in case the next

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enhancement will be takes place on as follows or actual date of Possession of Building.

S.No.	Sq.fts	Next Enhancement Date
1	30,000 (Phase I)	1 <sup>st</sup> April, 2026
2	15,000 (Phase II)	1 <sup>st</sup> April, 2028
3	15,000 (Phase III)	1 <sup>st</sup> April, 2030

9. That the **LESSEE** has agreed to pay to the **LESSOR** interest free refundable security deposit as follows,

SN	Phases	Academic year	Area/additional area in Sq.fts	Rate per Sq.ft	Monthly Rent Amount	Interest free Refundable Deposit amount (Monthly Rent*6)
1	Phase I	2023-24	30,000	Rs.40/-	Rs.12,00,000/-	Rs.72,00,000/-
2	Phase II	2025-26	15,000	Rs.40/-	Rs.6,00,000/-	Rs.36,00,000/-
3	Phase III	2027-28	15,000	Rs.46/-	Rs.6,90,000/-	Rs.41,40,000/-

Both the parties agree that upon issue of notice for vacating the premises, the amount of rent payable will be adjusted in the later months of notice period basis rent payable for said period and mutual understanding of both the parties. For better clarity for e.g.: If security deposit amount can be adjusted in 3 to 6 months then the same will be adjusted in later 3 to 6 months of the notice period and rent will be paid for balance notice period.

10. That the **LESSEE** has also agreed to pay to the **LESSOR** short term security deposit as follows,

SN	Phases	Academic year	Area/additional area in Sq.fts	Rate per Sq.ft	Monthly Rent Amount	Short term security deposit amount (Monthly Rent*6)
1	Phase I	2023-24	30,000	Rs.40/-	Rs.12,00,000/-	Rs.72,00,000/-
2	Phase II	2025-26	15,000	Rs.40/-	Rs.6,00,000/-	Rs.36,00,000/-
3	Phase III	2027-28	15,000	Rs.46/-	Rs.6,90,000/-	Rs.41,40,000/-

The above said short term security deposit shall be deducted in 12 equal monthly installments from the date of occupation in phase wise manner.

Whereas both the parties agrees that the total of interest free refundable security deposit and short term security deposit will be released in a phased manner as follows,



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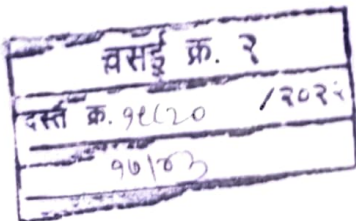
SI	Installment	Details	Amount
1	1 <sup>st</sup> Installment	At the time of lease registration	Rs.47,52,000/-
2	2 <sup>nd</sup> Installment	Completion of 1 <sup>st</sup> floor	Rs.47,52,000/-
3	3 <sup>rd</sup> Installment	Hand overing the building	Rs.48,96,000/-
4	4 <sup>th</sup> Installment	At the time of handover of Phase II	Rs.72,00,000/-
5	5 <sup>th</sup> Installment	At the time of handover of Phase III	Rs.82,80,000/-
<b>Total Interest free refundable Security Deposit &amp; short term security deposit Amount</b>			<b>Rs.2,98,80,000/-</b>

11. That the buildings shall be constructed as per the approved plan by the respective Authority and as per CBSE norms. Vasai Virar City Municipal Corporation has granted Commencement Certificate for construction of proposed School Building (Gr. /Stilt + 5 floors) vide its order bearing no: VVCMC/TP/CC/VP-5299/316/2022-23 dated 20/10/2022. The plan of the buildings to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the **LESSEE** and designed so as to bring out rich ambiance to the structure and its location.
12. The **LESSEE** shall have a right to alter internal of the buildings according to the convenience without affecting the structural stability of the buildings utility and the life of the building with the prior approval of the **LESSOR** in writing for major works.
13. That the **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by them.
14. The **LESSEE** has a right to sub lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions with prior intimation to the **LESSOR** and without affecting any terms and conditions incorporated in the present agreement to lease.
15. That the **LESSOR** shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the building. However, Water, Electricity consumption charges as per the meter readings and the bills issued by the competent authorities and annual maintenance of the lift shall be paid monthly/regularly by the **LESSEE** during the tenancy. **GST applicable on the rent of the building shall be borne by the LESSEE.**
16. That the **Stamp Duty and Registration Charges** whatsoever required for getting the agreement to lease registered for any/all purposes with sub-registrar or district registrar **shall be borne by both the parties equally i.e., in 50:50 ratio.**



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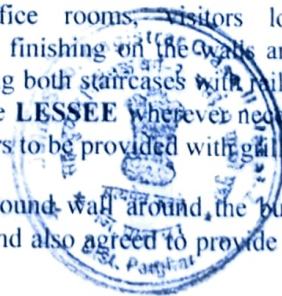
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17. That the **LESSOR** agree to undertake the responsibility of coloring/ painting and doing minor repairs, required for the demised premises once in 5 (Five) years in order to keep it in good state. In case the same is undertaken by the **LESSEE** with the prior approval of the **LESSOR**, the cost incurred by the **LESSEE** shall be reimbursed by the **LESSOR** by way of deduction from the succeeding monthly rentals payable.
18. THE ADDITIONAL ELECTRICAL CONSUMPTION DEPOSIT (ACD) shall be borne by the **LESSOR**. In case the ACD is paid by the **LESSEE** the same shall be reimbursed by the **LESSOR** by way of deduction from the next month rentals. Transformers to be erected by the **LESSOR** according to the technical and electrical requirement proportionate to the building.
19. Entire building is to be fixed with tube light, bulb fixtures and fan Hooks as directed by the **LESSEE**. Speaker cables and telephone cables should be provided as directed by the **LESSEE**.
20. The **LESSOR** must provide sufficient water for drinking and sanitary purpose. There must be a bore well drilled and fit with a 5 HP motor to pump water to an overhead tank with a capacity of 10,000 liters from where pipelines will let out water to restrooms and at required spots. Also, if the said bore well dries up it is the responsible of the **LESSOR** to drill a new one at their own cost or the same will be undertaken by the **LESSEE** and the spent amount will be deducted from the rent. There should also be a sump in the ground level where drinking water will be stored and pumped into a separate 5000-liter tank on the terrace from where pipelines will lead to outlets at each floor level where it will be used.
21. All rooms/corridors are to be provided with reputed quality anti-skid tile flooring and toilet/restroom/urinal floors, walls, passages to be fitted with glazed anti-skid tiles. Corridors, 2 staircases to be provided with good quality flooring. The doors frames shall be with wood sections, main door with flush shutter, windows of sliding UPVC make, and bathroom doors with waterprooff ply. That the **LESSOR** agrees to provide the doors, windows and the bathrooms fittings of good quality. Office rooms, visitors lounge, Director/Principal rooms shall be given altek finishing on the walls and the flooring with vitrified tiles. All floors including both staircases with railing to be furnished with iron gates as directed by the **LESSEE** wherever necessary. All open balconies open to sky (OTS), corridors to be provided with grills.
22. That the **LESSOR** agrees to provide a compound wall around the building with the gates erected at the required areas. And also agreed to provide lift as per the requirement of the **LESSEE**.
23. Both the parties agree that the **LESSOR** is responsible for the major structural maintenance of the building till the completion the term of lease.
24. The **LESSEE** shall not held the **LESSOR** responsible or liable for any loss, accident, death, bodily harm, injury, destruction or damage suffered by the **LESSEE**, its staff, agents, constituents, visitors or any other person or to any



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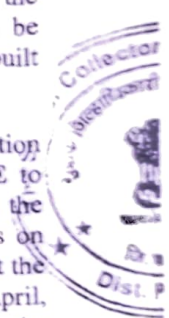
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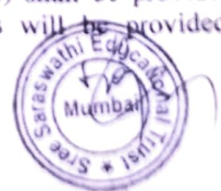
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furniture, cash, documents, equipment, hardware, data, articles or assets (that may be brought into the LESSEE Premises), on any account whatsoever including theft, fire, rain, water leakage, breakage, accident, riots, strike, act of force majeure, or due to any other causes, which may arise from any reason whatsoever caused to or suffered by the LESSEE any person in the Premises. The LESSEE shall recover such losses from its own account or from and out of the insurance claim and shall not look to the LESSOR for reimbursement of any loss or damage suffered by the LESSEE or any person in the buildings.

25. LESSOR will use good quality fittings for mechanical, electrical and plumbing. LESSOR will be responsible for the maintenance with respect to the mechanical, electrical and plumbing equipment's for the first 2 years.
26. All classrooms to be constructed platform of 8"x 4½ ft. at the floor level below the area where the chalk board is proposed to be placed. Wooden door stoppers for classrooms and Vision glass of 6" diameter to be installed in all the doors. Cement racks to be provided in each classroom, Office block, & Reception as per the requirement of the LESSEE.
27. In the event of any portion of the leased premises being taken away/acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the LESSEE shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the LESSOR property. However, the lease rentals of the premises shall be reduced as per the available building and office administration building built up area with immediate effect.
28. The LESSOR agrees to abide by the mutually agreed schedule of construction annexed to this agreement to lease. LESSOR agrees to allow LESSEE to monitor progress of the works from time to time. LESSEE will inspect the progress in the first week of March, 2023 and determine if the work is on schedule. If the work is behind schedule and the LESSEE determines that the LESSOR will not be able to handover the completed building by 1<sup>st</sup> April, 2023, LESSEE has the right to postpone the occupation of the property for the next academic year, i.e. LESSEE will take possession of the building 1<sup>st</sup> April, 2024.
29. Both LESSOR and LESSEE agree that the building should be handed over to LESSEE by 1<sup>st</sup> April, 2023 at the latest. In case there is any delay and the LESSEE agrees to such delay, LESSOR agrees to forgo rent until the end of the following month, i.e. if the building is handed over in June, LESSOR agrees to forgo rent until end of July.
30. The LESSOR promises to assist the LESSEE to claim warranty etc. in the first year. Thereafter the cost of all minor repairs shall be borne by the LESSEE. The LESSEE is not responsible for structural defects because of natural calamities like earthquake, Hurricanes, riots, fire ablaze etc. Security posts (Rooms) at all gates (including main gate) shall be provided by the LESSOR. The approach road to the premises will be provided by the LESSOR.



SHRI MORESHWAR KRUSHINA BARIA



SREE SARASWATHI EDUCATIONAL TRUST

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दस्त क्र. १९०० / २०२२
२०/१३

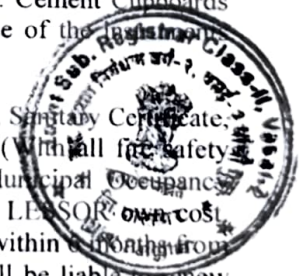
31. The LESSOR shall be entitled to assign, sale, transfer his Reversionary right and interest together with his rights and obligations including the right to receive, claim, demand the lease rent reserved under these presents to any other person or persons including any Banking or Financial institution and if so required, the LESSEE shall be called upon to be a party to such writing, instrument, deed of transfer of whatsoever and howsoever from, recording the transaction, recording assignment, sale or as the case may be transfer. It is further clarified that the term "transfer" shall have the same meaning as defined in the Transfer of Property Act, 1882.

32. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.



The LESSOR has agreed to provide or bear the cost of a brand new Generator with required capacity which will be used and maintained by the LESSEE.

34. Computer Lab/ Multimedia to be provided with electric plug/sockets at the ground level and electrification to the level of installing A/C's and the platform raised and neatly tiled. Laboratories-preferably PHYSICS, CHEMISTRY & BIOLOGY are to be fully ventilated and the platforms raised and neatly tiled as per the requirement of the LESSEE. Cement Cupboards with rack facility are to be provided for storage purpose of the under utility.

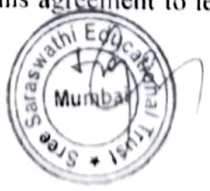


35. The LESSOR should provide the authorized building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate (With all fire safety equipment as specified by the competent authority), Municipal Occupancy Certificate, etc. issued by the competent authority at the LESSOR'S OWN COST. The occupancy certificate will be provided by the Lessor within 6 months from the date of occupation of the building. The LESSEE shall be liable to renew fire NOC of school and office administration building from the local authority every year.

36. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this agreement to lease shall be subjected to Vasai Jurisdiction only.



SHIR MORESHWAR KRUSHINA BARIA



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SREE SARASWATHI EDUCATIONAL TRUST

*Handwritten signature*



Address : OM SHIV SAI ROW HOUSE NO. 19B,  
TIRUPATI NAGAR PHASE-II, BOUNJ,  
VIRAR (W) TAL.-VASAI, DIST.-PALGHAR  
PIN- 401303.

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22/03

2. 

Name : MR. SANDESH GOPAL BHOIR

Address : 703, M. BARIA ESTATE 12A,  
MANVELPADA ROAD, VIRAR (EAST),  
TAL.-VASAI, DIST.-PALGHAR. 401305

SIGNED AND DELIVERED by the )  
 )  
with in named "THE LESSEE" )  
 )  
**Sree Saraswathi Educational Trust** )  
Through its Authorised Signatory )  
Mr. Rajarikam Surender )



in the presence of .....



1. 

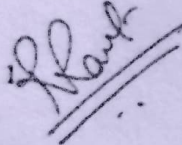
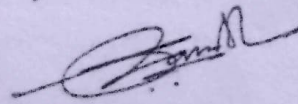
2. 



RECEIVED the day and the year first )  
)  
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)  
withinnamed LESSEE, Sree Saraswathi )  
)  
Educational Trust The Sum )  
)  
of Rupees Forty Seven Lakh Fifty Two )  
Thousand only by RTGS / Cheque No. )  
)  
as and by way of Part Interest Free )  
)  
Security deposit, to be paid by them )  
)  
to me. )

Rs 47,52,000/-

WITNESSES :-

1.   
2. 

I SAY I HAVE RECEIVED.

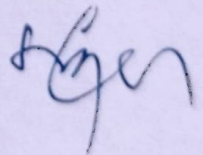


LESSOR

(SHRI MORESHWAR KRUSHNA BARIA)

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SHRI MORESHWAR KRUSHNA BARIA

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SREE SARASWATHI EDUCATIONAL TRUST