

**Additional Tahsildar Pimpri Chinchwad,  
Tal – Haveli, Dist Pune**

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JAMIN/KAVI/1051/2023

DATED - 30 /06/2023



**CERTIFICATE OF LAND**

CERTIFIED That the land admeasuring 3300 Sq mtr is owned by M/s. Malini Ranjit Phalke and M/s. who has leased the same to TEJASVI EDUCATION TRUST, Chinchwad, Pune running a school in the name of GLOBAL ACHIEVERS SCHOOL, Gat. No./ Survey No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune Pune City 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)	Land Gat No / Survey No - 272/1/3,
2	Name of Street / Village, Sub Division, District and State	Village Borhadewadi, Moshi, Taluka Haveli, District Pune, State of Maharashtra.
3	In terms of (give details for 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.	Vide Lease deed dated 04/12/2018 in favour of TEJASVI EDUCATION TRUST, Chinchwad, Pune for period from 01/12/2018 and end 35 years
4	North : South : East : West :	<b>THE SCHEDULED A OF LAND ABOVE REFERRED TO</b> All that piece and parcel of land measuring 918 Sq. mtrs situated in Gat No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune and bounded as follows: <b>East</b> : 20 Ft Wide Road <b>South</b> : Property of Mr. Shantilal Oswal <b>West</b> : Remaining property of the said Gat no. <b>North</b> : Property of Mr. Ramesh Gaikwad  <b>THE SCHEDULED B OF LAND ABOVE REFERRED TO</b> All that piece and parcel of land measuring 918 Sq. mtrs situated in Gat No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune and bounded as follows: <b>East</b> : 20 Ft Wide Road <b>South</b> : Property of Mr. Shantilal Oswal <b>West</b> : Remaining property of the said Gat no. <b>North</b> : Remaining property of the said Gat no.  <b>THE SCHEDULED C OF LAND ABOVE REFERRED TO</b> All that piece and parcel of land measuring 546 Sq. mtrs situated in Gat No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune and bounded as follows: <b>East</b> : 20 Ft Wide Road <b>South</b> : Property of Mr. Shantilal Oswal <b>West</b> : Remaining property of the said Gat no. <b>North</b> : Remaining property of the said Gat no.

*Handwritten signature*  
GLOBAL ACHIEVERS SCHOOL  
PUNE-412105.

**Tejasvi Education Trust**  
*Handwritten signature*

		<p><b>THE SCHEDULED D OF LAND ABOVE REFERRED TO</b></p> <p>All that piece and parcel of land measuring 918 Sq. mtrs situated in Gat No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune and bounded as follows:</p> <p><b>East</b> : 20 Ft Wide Road  <b>South</b> : Property of Mr. Shantilal Oswal  <b>West</b> : Remaining property of the said Gat no.  <b>North</b> : Property of Mr. Ramesh Gaikwad</p>
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It is certified that the said entire land comprises of a single plot of land. It is further certified that the GLOBAL ACHIEVERS SCHOOL, Gat. No./ Survey No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune Maharashtra State is located on the above mentioned plot of land.

All that piece and parcel of land admeasuring 3300 sq mt is bounded as mentioned above in serial no. 4



*Archana Nikam*

**[DR. ARCHANA NIKAM]**  
**Additional Tahsildar Pimpri Chinchwad**  
**Tal. Haveli, Dist. Pune**

*Sashidhar*

**PRINCIPAL**  
**GLOBAL ACHIEVERS SCHOOL**  
**MOSHI, PUNE-412105.**

**Tejasvi Education Trust**  
*Tejasvi*  
**Chairman Secretary Treasurer**

Additional Tahsildar Pimpri Chinchwad,  
Tal - Haveli, Dist - Pune

\*\*\*\*\*

File No. JAMIN/KAVI/1051/2023

Date: 30/06/2023

**CERTIFICATE OF LAND**

Certified that the land measuring 3300 Sq.mtrs Situated in Gat No./Survey No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune fully described in the schedule mentioned herein after, is owned by the TEJASVI EDUCATION TRUST, Chinchwad, Pune by way of Lease Deed dated 4<sup>th</sup> December 2018 duly registered in the office of Sub registrar of Tal-Haveli Dist-Pune vide doc. Serial no. 18732/2018 for the period of 35 years commence from 01/12/2018 to 30/11/2053 or the end of immediate academic year at 35 years completion.

It is further certified that owner of the land has leased the said land to TEJASVI EDUCATION TRUST, Chinchwad, Pune fully described in the schedule mentioned hereinafter for a period of 35 years commence from 01/12/2018 to 30/11/2053 or the end of immediate academic year at 35 years completion.

Sr. No.	Particulars	Details
1	Survey No. (s)/Khasra No.(s)/Khata No.(s)/ Khatauni No.(s)	Gat No./ Survey No. - 272/1/3
2	Name of street/village, Sub Division, District and State	Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune, State - Maharashtra

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that GLOBAL ACHIEVERS SCHOOL, Gat. No./Survey No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune, run by name of TEJASVI EDUCATION TRUST, Chinchwad, Pune is located on the said plot of land.

**THE SCHEDULED OF LAND ABOVE REFERRED TO**

All that piece and parcel of land measuring 3300 Sq.mtrs situated in Gat. No./Survey No. 272/1/3, Village Borhadewadi, Moshi, Taluka-Haveli, Dist-Pune and bounded as follows:

- North : Boundary wall of School with adjoining Property of Mr. Ramesh Gaikwad  
East : School gate & 20 Ft Wide Road  
West : Boundary wall of School with Remaining property of said Gat no.  
South : Boundary wall of School with adjoining Property of Mr. Shantilal Oswal

*[Signature]*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
MOSHI, PUNE-412105



*[Signature]*

[DR. ARCHANA NIKAM]  
Additional Tahsildar Pimpri Chinchwad,  
Tal-Haveli, Dist Pune

**Tejasvi Education Trust**  
*[Signature]*  
Chairman Secretary Treasurer



II SHREE GAJANAN PRASANNA II

Original Document Type \_\_\_\_\_

—: झडिपट्टा:-

Registration No. : १८५३२/२०१८ Date - ०५/१२/२०१८

Office Of The Sub Registrar, Tal. Haveli No. २५ Dist. Pune

BETWEEN

Name :- तेजस्वी एज्युकेशन ट्रस्ट

Address :- \_\_\_\_\_  
\_\_\_\_\_

AND

Name :- श्री. रणजित वाजिराव फाकडे प इतर-२

Address :- \_\_\_\_\_  
\_\_\_\_\_

ADVOCATE

Name :- एस. धार. विगडे.

Address :- डी- पोस्टो, पुणे-२९.

PRINCIPAL  
GLOBAL ACHIEVERS SCHOOL  
NOSHI, PUNE-412105.

Tejasvi Education Trust

Chairman Secretary Treasurer

Lease Deed.  
Tejasvi Education Trust.

95032  
2095

1:04 to 1:10

SCANNED

*Tejasvi*  
PRINCIPAL  
GLOBAL ACHIEVERS SCHOOL  
WOSHI, PUNE - 412106.

Tejasvi Education Trust  
*Tejasvi*  
Chairman Secretary Treasurer

526/18732

पावती

Original/Duplicate

Tuesday, December 04, 2018

नोंदणी क्र. :39म

12:42 PM

Regn.:39M

पावती क्र.: 19549 दिनांक: 04/12/2018

मावाचे नाव: बोऱ्हाडवाडी

दस्तऐवजाचा अनुक्रमांक: हवल25-18732-2018

दस्तऐवजाचा प्रकार : भाडेपट्टा

मादर करणान्याचे नाव: तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री.संजय तानात्री खेमनार

नोंदणी फी

₹. 30000.00

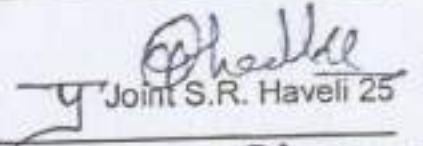
दस्त हाताळणी फी

₹. 840.00

पृष्ठांची संख्या: 42

एकूण:

₹. 30840.00

  
Joint S.R. Haveli 25

बाजार मूल्य: ₹.16572600/-

मोबदला ₹.16572600/-

भरलेले मुद्रांक शुल्क : ₹. 828700/-

सह.दुय्यम निबंधक  
हवेली क्र.२५,पुणे

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008964498201819E दिनांक: 04/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.840/-


डीडी/घनादेश/पे ऑर्डर क्रमांक: 0312201809618 दिनांक: 04/12/2018

बँकेचे नाव व पत्ता:





Tejasvi Education Trust

  
Secretary Treasurer



मूची क्र.2

दुसऱ्या निबंधक : मह पु.नि.हत्तेली 25  
दस्ता क्रमांक : 18732/2018  
नोंदणी :  
Regn.63m

गावाचे नाव : बोन्हाडवाडी

विवरण	भाडेपट्टा
1) निवेद्याचा प्रकार	
2) मोकडला	16572600
3) वाजाराभाव(भाडेपट्ट्याच्या बाबतितपटाकार अकारणी देतो की पट्टेदार व समुद्र करावे)	16572600
4) पु-मापन, पोटहिंग्मा व परकनांक (अमन्याग)	1) पाखिकेने नाव-रिपटी-बिचवड म.न.पा. इतर वर्षात ; इतर माहिती: गावमोने बोन्हाडवाडी येथील वट क्रमांक 272 / 1 / 3 मधील निहून देणार बांधे भातकीने प्रस्तुत भाडेपट्टा दस्ताचा विषय अगनेने क्षेत्र 3300 चौ मीटर आहे. ( ( Survey Number : 272/1/3 : ) )
5) क्षेत्रफळ	1) 3300 चौ.मीटर
6) अकारणी किंवा जुडी देण्यात असेल तेव्हा	
7) दस्तऐवज करण देणा-या पक्षकाराचे व देणा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याग, प्रतिवादिचे नाव व पत्ता.	1): नाव-नेत्रजी एन्वुकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे वेअरमन पी.मंत्रप तानाजी येमनार वय-43; पत्ता-प्लॉट नं. --, साळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, पुणे. पिन कोड- 411033 पॅन नं.-AAOFT3393D 2): नाव-नेत्रजी एन्वुकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे सचिव सतीश दारासाहेब पानगप्लापे वय-43; पत्ता-प्लॉट नं. --, साळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, पुणे. पिन कोड- 411033 पॅन नं.-AAOFT3393D
8) दस्तऐवज करण देणा-या पक्षकाराचे व देणा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याग, प्रतिवादिचे नाव व पत्ता	1): नाव-रघुजीत बाजीराव फाळके वय-72; पत्ता-प्लॉट नं. --, साळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. प्लॉट नं-२५३ सेक्टर नं-२४, निवडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड-411044 पॅन नं.-AAYP5416F 2): नाव-माहिती रणजीत फाळके वय-64; पत्ता-प्लॉट नं. --, साळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. प्लॉट नं-२५३ सेक्टर नं-२४, निवडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन कोड- 411044 पॅन नं.-AVUP6596R 3): नाव-नेत्रम रघुजीत फाळके वय-26; पत्ता-प्लॉट नं. --, साळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. प्लॉट नं-२५३ सेक्टर नं-२४, निवडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन कोड-411044 पॅन नं.-BVLPP3769A
9) दस्तऐवज करण दिल्याचा दिनांक	04/12/2018
10) दस्त नोंदणी केल्याचा दिनांक	04/12/2018
11) अनुक्रमांक, वंश व पृष्ठ	18732/2018
12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	828700
13) वाजाराभावाप्रमाणे नोंदणी शुल्क	
14) शेर	

वी नक्कल केली }  
 वी बाबली }  
 वी रुजवात पेशी }  
 अस्तंत बरहुतुन नक्कल }  
 दस्तारोदतही प्रत }  
 श्री/श्री. तेजस्वी एज्युकेशन ट्रस्ट }  
 घाना दिली असे. }  
 तारीख 05/12/2018

*(Signature)*  
 सचिव-दुसऱ्या निबंधक हत्तेली क्र. २५







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२०१८



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

**Receipt of Document Handling Charges**

PRN 0312201809618 Receipt Date 04/12/2018

Received from TEJASVI EDUCATION TRUST, Mobile number 9922818521, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 18732 dated 04/12/2018 at the Sub Registrar office Joint S.R. Haveli 25 of the District Pune.

DEFACED

₹ 840

DEFACED

**Payment Details**

Bank Name MAHB	Payment Date 03/12/2018
Bank CIN 10004152018120308302	REF No. 006965670
Deface No 0312201809618D	Deface Date 04/12/2018

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

*Tejasvi*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
MOBHI, PUNE - 412108.

Tejasvi Education Trust  
*Secretary*  
Secretary Treasurer

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### LEASE DEED

This Lease Deed is made and executed on this 04<sup>th</sup> day of December 2018 at Pune.

#### BY AND BETWEEN

**1.Mr.Ranjit Bajirao Phalke**  
Age-72 years, Occ-Business,  
**PAN NO-AAYP5416F.**

**2.Mrs.Malini Ranjit Phalke**  
Age-64 years, Occ-Housewife,  
**PAN NO-AVUP6596R.**

**3.Mr.Tejas Ranjeet Phalke**  
Age-26 years, Occ-Education,  
**PAN NO-BVLPP3769A.**  
All R/at-Plot No-253, Sector no.24,  
Pradhikaran Nigadi, Pune.411044.

Hereinafter referred to as the "LESSORS" (Which expression shall unless repugnant to the context or contrary to the meaning thereof shall deem to mean and include their legal heirs, representative, administrators, executors, successors, transferees and assigns)

..... OF THE FIRST PART



Tejasvi Education Trust  
  
Chairman Secretary Treasurer

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२०१८		



**TEJASVI EDUCATION TRUST**

A Registered Education Institute, having its Registered Office  
Having Registration No:-MH/1662/2018/PUNE

PAN-AAOFT3393D

Add- Add-S.no.188, Building no.C wing,  
Shop no.1, Shraddha Garden, Gawade Park,  
Chinchwad, Pune.411033.

Through its (CHAIRMAN)

- 1) Mr.Sanjay Tanaji Khemnar  
Age-43 years, Occ-Service,  
PAN-AQUPK4771A.

Through its (SECRETARY)

- 2) Mr.Satish Dadasaheb Pangavhane  
Age-43 years, Occ-Service,  
PAN-ALQPP2273D.

Hereinafter referred as the "LESSEE" (which expression shall, unless repugnant to the context or contrary to the meaning thereof shall deem to mean and include its representatives, administrators, trustees, transferees and assigns)

..... OF THE SECOND PART

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

**WHEREAS**

- a) The Lessors herein are seized, possessed of or otherwise entitled and is recorded as owner of the Land admeasuring 3300 Sq.Mtr (which Land more particularly described in the Schedule A, hereunder written and together hereinafter referred to as the "Entire Land") hereinafter referred to as the "Leased Land").

**BRIEF HISTORY OF LEASE LAND**

- b) 1) Whereas Mr.Ranjit Bajirao Phalke, purchased (918 Sq.mtr) this Property from Mr.Jaykisan Mulchand Goklani vide sale deed dated 23/02/2005 which is duly registered at Sub-Registrar office at Haveli No.18, place, reg. no. 1231/2005 accordingly he entered on 7/12 extract vide mutation entry no:-2259.

*Sanjay*

PRINCIPAL  
GLOBAL ACHIEVERS SCHOOL  
MOSH, PUNE - 412105.

Tejasvi Education Trust  
*Sanjay*  
Chairman Secretary Treasurer

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II) Whereas Mrs.Malini Ranjit Phalke, purchased (916 Sq.mtr) this Property from Mr.Jaykisan Mulchand Goklani vide sale deed dated 23/03/2005 which is duly registered at Sub-Registrar office at Haveli No.18, place, reg. no. 1939/2005. & purchased (918 Sq.mtr) this Property from Mr.Jaykisan Mulchand Goklani vide sale deed dated 07/03/2005 which is duly registered at Sub-Registrar office at Haveli No.18, place, reg. no. 1504/2005 accordingly she entered on 7/12 extract vide mutation entry no:-2256 & 2258.

III) Whereas Mr.Tejas Ranjit Phalke, purchased (918 Sq.mtr) this Property from Mr.Jaykisan Mulchand Goklani vide sale deed dated 16/03/2005 which is duly registered at Sub-Registrar office at Haveli No.13, place, reg. no. 1704/2005 accordingly he entered on 7/12 extract vide mutation entry no:-2257.

- c) The Lessors has informed, assured and represented that he is absolutely entitled to the said Leased Land and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed.
- d) The Lessee herein desires / intends to construct and set-up an education institute / school and was in the search of suitable place for their institute / school. Upon getting information about availability of the land owned and possessed by the Lessors, approached to the Lessors with a request to grant the Land owned and possessed by him on long lease to the Lessee to construct and set up the school on the said Land.
- e) After having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said Leased Land owned by the Lessors, the Lessors has accepted the request and agreed to grant his said Leased Land on long lease to the Lessee to construct and setup Educational Institute / School, in accordance with the terms and conditions set-forth in this Deed hereunder.

*Tejasvi*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
MOSH, PUNE - 412105.

Tejasvi Education Trust  
*Tejasvi*  
Chairman Secretary Treasurer

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4. **RENT COMMENCEMENT DATE -**  
 The parties agree that the Rent Commencement Date shall be from 1<sup>st</sup> day of December 2018. Lessee shall take possession of the Leased Land from 18.10.2018 itself for construction/alteration of School building as Rent free period 18/10/2018 to 1/12/2018 for the purpose of construction/alteration activities.

5. **LOCK-IN-PERIOD -**  
 The parties agree that except as provided herein, neither party will have a right to terminate this Deed until the completion of 7 (seven) years from the Rent Commencement Date (hereinafter the - 'Lock-in-Period'). The parties may however terminate this Deed for reasons set-out in Clause 7 below.

6. **FIRST RIGHT OF PRE-EMPTION -**  
 It has been agreed by and between the parties that in case the Lessors desires to sell /dispose of the said Land, the lessee shall have the first right of pre-emption to buy the Land, i.e. the Lessors shall offer the said Land, for sale, to the Lessee, in writing. The consideration there of shall be decided at mutual consent between the parties and for the purpose of arriving at the sale price, the parties shall consider the value as determined by government Approved valuer, to be decisive base. If the lessee refuses to buy the property, still the consent of the Lessee shall be required for transferring the property to any third party, however, the Lessors assures that he shall safeguard the interest of the Lessee, and that the new owner shall be bound by the terms and conditions of this deed. It is agreed that, in the event of the Lessors selling the Leased Land to any third person in future, the leasehold rights of the Lessee shall be continued with the new owner. The Lessee however, shall pay the monthly rent to the new owner on instructions received from time to time upon sale of the Leased Land. If required, a fresh Lease Deed shall be entered into by both the parties i.e. the Lessee and the new owner on the happening of such event, on same terms and conditions as agreed by the parties vide these presents. However the expenses of the stamp duty, registration charges and any ancillary charges towards the Deed, shall be borne by the new owner (Lessors) only.

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 MOSHI, PUNE - 412105.

**Tejasvi Education Trust**  
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 Chairman Secretary Treasurer

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7. **TERMINATION DURING THE TERM -**

- a) Notwithstanding anything to the contrary contained in this Deed or any other written agreement between the parties, during the Term, only Lessee shall enjoy the right to terminate this deed on account of:
- any breach of the terms and conditions of this Deed by the Lessors. (including any of his representation, warranties or covenants), which breach is not remedied by the Lessors within thirty (30) days of receipt of notice regarding such breach; or
  - the occurrence of an event due to which the Lessee is unable to make effective use of the Leased Land for a continuous period of more than sixty (60) days.
  - any disturbance in or interference by the Lessors (other than on account of any default on the part of the Lessee) with the use or possession of the Leased Land such that the Lessee is not able to carry on its activities or operations smoothly or at all, which is not rectified by the Lessors within a period of sixty (60) days from the date on which the Lessee notifies the Lessors to remedy such breach.

In the event Lessee terminates this Deed during the term for the reasons mentioned at (i) or (ii) or (iii) above, the Lessors shall return the entire portion of the Interest Free Refundable Security Deposit received by the Lessors in terms of this Deed, to the Lessee, after deducting all amounts due from the Lessee to the Lessors, simultaneously with the Lessee handing over vacant and physical possession of the Leased Land to the Lessors. This shall be without prejudice to any other rights and remedies available to the Lessee under this Deed or in law.

- b) Notwithstanding anything to the contrary contained in this Deed during the Term, the Lessors shall enjoy the right to terminate this Deed on account of failure on the part of the Lessee to pay lease rent for consecutive six months in a year and such breach is not remedied by the Lessee within sixty (60) days of such breach.

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**8. RENT, DUE, DATES AND PROPERTY TAXES -**

**a) RENT:-**

In consideration of the Rent hereby reserved and covenants herein contained on the part of the Lessee and observed, the Lessors hereby leases the said Leased Land to the Lessee for a period commencing from the Rent Commencement Date, the following rent payable by the Lessee to the Lessors month in advance, on or before the 10<sup>th</sup> day of every month, subject to deduction of applicable TDS and/or GST to be paid by the Lessors, and/or any other Statutory deductions. The Lessee shall deposit the tax deducted with the income tax authorities and furnish TDS Certificate. If the Lessee fails to deposit the same with the Income Tax authorities within the stipulated time and/or furnish TDS Certificate to the Lessors within stipulated period and as a result thereof Income Tax authorities claims any interest and/or penalty from the Lessors, for default of the Lessee, then in that event the Lessee will reimburse the same to the Lessors alongwith interest @ 15% p.a.

(i) The Lessee shall accordingly pay **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) per month Rent** monthly in advance, on or before the 10th day of every month

(ii)

S.no	Licnese Period	Rent Chart (Per month)
1.	1/12/2018 to 30/11/2019	1,50,000 Per Month
2.	1/12/2019 to 30/11/2020	1,50,000 Per Month
3.	1/12/2020 to 30/11/2021	1,50,000 Per Month
4.	1/12/2021 to till completion of Lease Deed	every year 3% rent increase.

**Note:-Lessee & Lessors decided & fixed Rent for Rs.1,50,000/- (In Words One Lac Fifty Thousand) for 3 years from commercing of this Lease Deed after completion of 3 years rent will increase 3% annually till the completion of Lease Deed.**

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The Lessee has been regularly making the payment of the Lease rent from the Rent commencement date, has made the payments till today, subject to TDS, and deductions agreed upon and admitted by both the parties, and the Lessors admits and acknowledges the receipt of the same.

- (iii) The lessee shall accordingly pay per month Rent in advance on or before the 10<sup>th</sup> day of every month (subject to TDS as applicable) and also subject to the Lessors paying his share of service tax to the appropriate authority. If the Lessors fails to pay the Service tax as applicable, the Lessee shall be entitled to deduct such amount from the subsequent Lease rent.

b) **DUE DATE AND INTEREST -**

The rent in respect of the Leased Land as specified in this Deed shall be paid monthly in advance on or before 10th day of every month, in respect of which the Rent is due (the 'Due Date') subject to deduction of TDS. However due to any occurrence of an event regarding title of the said Leased Land or due to dispute between the Lessors, due to which the Lessee is unable to make effective use of the Leased Land then Lessee shall not pay any rent amount for that particular period till the disturbance is cured by the Lessors.

c) **PROPERTY TAX -**

The Lessors shall, during the Terms, be solely responsible to meet and satisfy any levy of property tax or any other tax or increment thereof by whatever name called by any central, state or local authority in respect of the open Land and the Lessee shall pay Property tax applicable on constructed premises only. The Lessors shall regularly pay all charges raised by the local authorities, These charges shall be paid on the bills being raised together with service tax as applicable and payable to the competent authority without default and before the due date. In the event of the Lessors failing to pay the amounts due, the Lessee may at its discretion under notice to the Lessors to pay the amounts due under this clause along with penalty if any, ensure that the services are not disrupted. The Lessors shall immediately repay such amounts paid by the Lessee. If within thirty (30) days of such payment by the Lessee, Lessorss fail to repay, the Lessorss will be construed to be in material breach of the terms of this Agreement.

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d) **GOODS AND SERVICES TAX**

The Lessors shall, pay during the Term, applicable GST on the Rent or levy of any tax or increment thereof by whatever name called by any central, state or local authority for giving the said Land on lease to the Lessee. However if the Rent amount to any individual Lessors paid by Lessee exceeds the GST threshold limit then Lessee shall be liable to pay GST. If the Lessors fail to pay any such amount due and payable then in that event the Lessee may pay such amount including interest and penalty that may be due and payable to any such authorities and recover the same from the Lessors along with interest @ 15% p.a., from the due date till the date of payment, by deducting such amount from the monthly rent payable.

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

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c) **WATER AND ELECTRICITY CHARGES -**

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

9. **SECURITY DEPOSIT, REFUND OF SECURITY DEPOSIT**

- a) The Lessees have agreed to maintain with the Lessors refundable security deposit amounting to a an amount of **Rs. 10,00,000 /-(Rupees Ten Lakhs only)** approximately (hereinafter the 'Security Deposit' or SD) or during the Term as a security for due performance and observance of the terms and conditions of this Deed by the Lessee. The Lessors hereby confirms the receipt from the Lessee, entire SD amounting to **Rs. 10,00,000/- (Rupees Ten Lakhs only)**, on execution of this Deed in the following manner:

Amount	Particulars
10,00,000	Lessee has paid through HDFC Bank Ltd, Cheque no.000001d.04/12/2018 to Lessors.

b) **REFUND OF SECURITY DEPOSIT-**

On the expiry or earlier termination of this Deed, the Lessors shall, simultaneously with the Lessee handing over physical and vacant possession of the Leased Land to the Lessors, refund the IFRSD to the Lessee on demand and without demur, subject to such adjustments as may be lawfully made by the Lessors on account of any arrears payable by the Lessee under this Deed, if any.

c) **FAILURE TO REFUND THE SECURITY DEPOSIT / HANDING OVER QUIET, VACANT AND PEACEFUL POSSESSION -**

If on the expiry or earlier termination of this Deed, the Lessors fails to refund the IFRSD or balance thereof to the Lessee (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) as provided herein, though Lessee offers possession of the leased Land then without prejudice to the rights of the Lessee in law and under this Deed, (i) the Lessors shall, in addition to returning the IFRSD or balance thereof

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(or adjusting it against the compensation payable by the Lessee as per the provisions of the Deed), pay interest calculated at Fifteen (15 %) percent per annum from the date when the amount is due till the date of payment of the IFRSD; and (ii) the Lessee shall enjoy the right to the use of the Leased Land without the payment of any Rent from the date of expiry or earlier termination of this Deed to the date of actual repayment of the IFRSD (or adjusting it against amounts payable by the Lessee as per the provisions of the Deed). The Lessee shall also have the right to transfer the rights, appurtenant to this deed, to any third party, for recovery of such amount, and the Lessee has provided such consent by virtue of this deed and no separate consent/ No objection shall be required.

If on the expiry or earlier termination of this Deed, the Lessee fails to hand over quiet, vacant and peaceful possession of the leased Land to the Lessors then in that event the Lessee shall be liable to pay one and a half times the rent payable at that time as and by way of agreed amount of liquidated damages apart from Municipal Taxes and all other outgoings from the date of termination till handing over possession and till such time the Lessors shall be at liberty to withhold the IFRSD or balance thereof (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) till the Lessee hands over the quiet, vacant and peaceful possession of the leased Land to the Lessors. The Lessors shall also be at liberty to deduct such amount that may become due and payable by the Lessee for such period of which the Lessee were into the Leased Land.

The Lessee at the time of handing over the quiet, vacant and peaceful possession of the leased Land will provide all the up-to-date paid up bills relating to different services to the Lessors. If such bills are not available with the Lessee then in that event the Lessors will be entitled to withhold an amount aggregating to last 2 months average bill and the same will be reimbursed to the Lessee as and when the Lessee clears all their amounts that is due or as and when the Lessee provides the copy of such bills to the Lessors.

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MOSHI, PUNE - 412101.

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**10. LESSORS'S REPRESENTATIONS AND WARRANTIES**

The Lessors represents and warrants the following

- a) The Lessors has informed, assured and represented that he is absolutely entitled to the said Land and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed, and the same is the essence of this deed.
- b) The Lessors assures the Lessee that he is absolutely entitled to the said Leased Land, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessors also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the Land absolutely, to the Lessee, in respect of the said Land and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased Land, the same shall be cleared, sorted out by the Lessors at his own costs and expenses, and the Lessors shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.
- c) The Lessors (i) is the sole and absolute owner of the leased Land, (ii) has valid title and registered ownership rights to the leased Land; and (iii) enjoys the uninterrupted, quiet, peaceful, physical, vacant and legal possession of the Leased Land without any interference whatsoever; (iv) has the full right and absolute authority to offer the Leased Land to the Lessee.
- d) The Lessee shall be entitled to all the Floor Space Index (F.S.I.) available on the said Land that is leased to the Lessors, and the Lessors shall not create any third party interest in respect of the same. The Lessee, shall be entitled to all the construction to be carried out, in respect of the said Land available.
- e) the Leased Land is free from any and all encumbrances, liens and charges of any nature whatsoever which can affect the peaceful possession by the Lessee of the leased Land, thereby affecting the day to day operations of the Lessee;
- f) all necessary and applicable permissions, sanctions and approvals for water and power supply and any other utilities at the Leased Land have been obtained by the Lessors from the Central and State Government including local authorities;

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- g) there exists no claims, actions, litigations, arbitrations, land acquisition proceedings, garnishee or other proceedings relating to the Leased Land or the transactions contemplated under this Deed. The Lessors shall give the Lessee immediate notice of any claim, litigation, proceeding or investigation which becomes known to it during the Term, but shall safeguard the interest/ rights of the Lessee, till the Lease term;
- h) the Lessors as on the date of execution of this deed, does not have any liability for any taxes, or any interest or penalty in respect thereof, of any nature, that may be a lien against the leased Land.
- i) subject to the Lessee validly making all payments mandated hereunder, the Lessee may use the Leased Land on a twenty four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Leased Land and the Lessors shall not object to the Lessee carrying on any lawful activities in the Leased Land;
- j) The Lessors shall pay the corporation/municipal/Z.P. taxes as mentioned hereinbefore mentioned;
- k) The Lessors shall co-operate with the Lessee to get obtained requisite permissions, No Objection Certificates, as required for the Lessee's activities.
- l) the Lessors (i) has the right and authority to execute this Deed and is authorized to enter into the Deed; and (ii) has obtained all applicable approvals and permissions to execute this Deed;
- m) Incase of any claim for damages, etc. for the act or omission to act by the Lessors, the Lessors shall indemnify the Lessee.

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

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**11. LESSEE'S REPRESENTATIONS AND WARRANTIES**

- a) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, Rent and any other amounts payable under this Deed will be paid as and when they are due;
- b) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, the Lessee shall pay by the due date, electricity charges, water charges, maintenance charges and all other outgoings as may be applicable;
- c) the Lessee shall permit the Lessors and its representative, at all reasonable hours, after prior notice of three (3) Business Day, to enter the Leased Land for the purpose of inspection or maintenance services, provided that such entry would not in any way interfere with, or impede, the operations of the Lessee in any manner;
- d) the Lessee shall obtain all necessary and applicable statutory approvals, permissions and licenses from all appropriate authorities required to be obtained for its operations at the Leased Land and shall keep them valid throughout the Term;
- e) the Lessee shall be responsible for maintenance of the Leased Land on a day-to-day basis and will bear all the requisite costs thereof;
- f) the Lessee shall obtain the necessary and applicable statutory approvals, permissions and licenses required to be obtained in respect of any capital equipment used in the Leased Land by the Lessee; and
  - g) the Lessee hereby agrees to indemnify the Lessors in the event the Lessors suffers any liability or expense as a result of non compliance with the any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessors caused as a result of the Lessee's employees, contractors or agents in operating within the leased Land or caused on account of the breach of the conditions of this deed. The Lessee agrees that during the term, if any of the representation and warranties mentioned in this Clause hereinabove directly affecting the use of the Leased Land becomes invalid, then notwithstanding the rights of the Lessors as contained in this Deed, the Lessee will intimate the Lessors of the same within seven (7) days of the applicable representation or warranty becoming invalid and take all steps to ensure that such invalidity does not affect the Lessors' rights under this Deed.

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**12. TITLE, OWNERSHIP, ASSIGNMENT, SUBLETTING AND TRANSFER OF OWNERSHIP -**

- a) The Lessors has informed, assured and represented that he is absolutely entitled to the said Land, and Lessee can construct appropriate structure on the said Land and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed, and the same is the essence of this deed, and the same is the essence of this deed, and failing which the Lessee shall have the exclusive right to terminate this deed by serving a written notice of 30 days to the Lessors, irrespective of the Lock-in period and the said Lock-in period shall be ignored, and the Lessors shall refund all the amount of Security Deposit to the Lessee, and then, the Lessee shall hand over the vacant possession of the leased Land to the Lessors. Till the time of such refund of amount, the Lessee shall be entitled to occupy, possess and use the leased Land, without any rent, premium or amount under any head.
- b) The Lessors shall not be entitled to transfer the said leased Land, till the Lessors refunds the amount of security deposit, to the Lessee.
- c) In the event of transfer of the Leased Land or any part thereof by the Lessors, the new transferee shall be bound by the terms of this Lease Deed and the Lessees shall continue as the Lessee of the Leased Land in terms of this Lease Deed. The Lessee shall pay rent and other charges payable under this Lease Deed to the new transferee as per the written instruction of the Lessors and if Lessee acts in accordance with such written instructions, Lessee will be deemed to be fully in compliance with the terms of this Lease Deed.

**d) ASSIGNMENT AND SUBLETTING -**

The Lessee is in the education activities and running various schools / education centers on its own and/or with the help of other institute/trust working in the same activities and the Lessors hereby assures and agrees that the Lessee shall be entitled to permit its other institute/trusts to use such facilities / leased Land. Lessee shall construct suitable structure/building on the Leased Land by himself or through its contractor. The Lessors has no-objection to the Lessee licensing / sub-letting the Leased Land or building thereon to its affiliates without its prior permission for the said purpose. Not

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withstanding grant of such License / sub-letting, the Lessee hereby agrees that it shall be responsible to the Lessors for all terms, payments, etc. pertaining to the Leased Land, as mentioned in this deed, The Lessee shall take prior consent of the Lessors in writing for licensing the Land to third parties for purpose other than the aforesaid business which consent shall not be unreasonably withheld by the Lessors. All the terms and conditions and original lease deed will be applicable to the sub-lease agreement. In case of termination of original lease deed the rights of sub lease will automatically be terminated.

**13. INDEMNIFICATION -**

**a) LESSEE INDEMNIFICATION -**

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

**b) LESSORS INDEMNIFICATION -**

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

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 14. FORCE MAJEURE



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

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

In the event the Lessee does not exercise the option to terminate this Deed within Sixty (60) days of the expiry of Sixty (60) from the date of such damage or destruction, or in the event the Lessee is of the opinion that the damage is minor and the Leased Land or structure/building thereon could remain fit for normal occupation, this Deed shall be deemed to continue and shall remain in force and the Lessee shall, at its own expense, and as speedily as circumstances permit, perform such rebuilding and repair as maybe necessary to restore the Leased Land to its original condition. There shall, however, be a pro-rata abatement or Rent payable from the date of damage or destruction till the Leased Land or the effected part of the structure/building thereon, as applicable, is restored is restored to its former condition, apportioned on the basis of actual leasable areas being used by the Lessee.

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In the event the Lessors fails to repair the leased Land as per clause above, the Lessee shall have the option to carry out such repairs itself and any expense incurred by the Lessee in this regard shall be adjusted against the rent and other dues payable by the Lessee to the Lessors.

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

#### 15. QUIET ENJOYMENT -

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

#### 16. NOTICES -

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



Tejasvi Education Trust  
 Chairman Secretary Treasurer

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If to the Lessors -

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

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

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

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

**17. ENTIRETY AND SEVERABILITY -**

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

**18. AUTHORITY AND FINANCIAL STRENGTH -**

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

*[Handwritten Signature]*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
MOSH, PUNE - 412105.

**Tejasvi Education Trust**

*[Handwritten Signature]*  
**Chairman Secretary Treasurer**

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**19. REGISTRATION OF THE DEED -**

The Parties each agree that any costs related to stamp duty and other registration charges applicable to the deed shall be borne by the Lessee only. The Lessee shall register this Deed with the office of the **sub-Registrar, Haveli, Pune** and the Lessors shall provide all cooperation in this regard as requested by the Lessee and for procuring the approval of all applicable authorities contemplated under this Deed.

**20. OTHER REMEDIES -**

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

**21. GOVERNING LAW -**

This deed shall be governed and constructed in accordance with the laws of the Republic of India.

**22. COUNTERPARTS -**

This deed is executed in one original. The photo copy shall be retained by the Lessors.

**23. RELATIONSHIP BETWEEN THE PARTIES -**

Nothing in this Deed shall be construed as creating a partnership or joint venture between the Lessee and the Lessors. Neither party will be deemed to be an agent of the other party as a result of any act under or related to this Deed, and will not in any way pledge the other party's credit or incur any obligation on behalf of the other party.

24. After Completion of term of agreement the Lessors will pay the construction cost to the lessee which is the actual cost of the construction paid by the lessee.

25. After completion of 35 years Lessors and lessee mutually renew the lease agreement for the further period.

*Tejasvi*  
**PRINCIPAL**  
 GLOBAL ACHIEVERS SCHOOL  
 MOSHI, PUNE - 412105.

*Tejasvi*  
**Tejasvi Education Trust**  
 Chairman Secretary Treasurer

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२०९८		



26. **LEGAL FEES**

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

**SCHEDULE A**

**DESCRIPTION OF THE ENTIRE LAND  
ABOVE REFERRED TO**

All that piece and parcel of Land admeasuring approx. 918 Sq.mtr situated Gat no. 272 Hissa no. 1/3 at village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune and Registration District of Pune and being bounded on its four sides as under:

- On or East** :- 20 Ft Wide Road.  
**On or South** :- Property of Mr. Shantilal Oswal.  
**On or West** :- Remaining Property of the Said Gat no.  
**On or North** :- Property of Mr. Ramesh Gaikwad.

**SCHEDULE B**

**DESCRIPTION OF THE LEASED LAND  
ABOVE REFERRED TO**

All that piece and parcel of Land admeasuring approx. 918 Sq.mtr situated Gat no. 272 Hissa no. 1/3 at village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune and Registration District of Pune and being bounded on its four sides as under:

- On or East** :- 20 Ft Wide Road.  
**On or South** :- Property of Mr. Shantilal Oswal.  
**On or West** :- Remaining Property of the Said Gat no.  
**On or North** :- Remaining Property of the Said Gat no.

*Tejasvi*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
PUNE

**Tejasvi Education Trust**  
Chairman Secretary Treasurer

**SCHEDULE C**  
**DESCRIPTION OF THE LEASED LAND**  
**ABOVE REFERRED TO**

All that piece and parcel of Land admeasuring approx.546 Sq.mtr situated Gat no.272 Hissa no.1/3 at village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune and Registration District of Pune and being bounded on its four sides as under:

On or East :- 20 Ft Wide Road.  
 On or South :- Property of Mr.Shantilal Oswal.  
 On or West :- Remaining Property of the Said Gat no.  
 On or North :- Remaining Property of the Said Gat no.

**SCHEDULE D**  
**DESCRIPTION OF THE LEASED LAND**  
**ABOVE REFERRED TO**

All that piece and parcel of Land admeasuring approx.918 Sq.mtr situated Gat no.272 Hissa no.1/3 at village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune and Registration District of Pune and being bounded on its four sides as under:

On or East :- 20 Ft Wide Road.  
 On or South :- Property of Mr.Shantilal Oswal.  
 On or West :- Remaining Property of the Said Gat no.  
 On or North :- Property of Mr.Ramesh Gaikwad.

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२०९८		

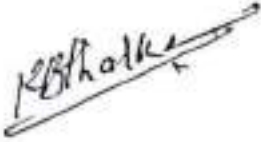


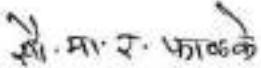







*(Handwritten Signature)*

**PRINCIPAL**  
 GLOBAL ACHIEVERS SCHOOL  
 MOSHI, PUNE - 412105.

**Tejasvi Education Trust**  
*(Handwritten Signature)*  
 Chairman Secretary Treasurer

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE 4<sup>th</sup> DAY DECEMBER AND YEAR 2018.

Name	Signature / Thumb Impression	Photo
 <b>1. Mr. Ranjit Bajirao Phalke</b> Lessors		
 <b>2. Mrs. Malini Ranjit Phalke</b> Lessors		
 <b>3. Mr. Tejas Ranjeet Phalke</b> Lessors		






*Pradhan*

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२०१८		

PRINCIPAL



Tejasvi Education Tr  
Chairman Secretary Treasu

Name	Signature / Thumb Impression	Photo
 <b>Mr. Sanjay Tanaji Khemnar</b> TEJASVI EDUCATION TRUST Through its (CHAIRMAN) <b>Lessee</b>		
 <b>Mr. Satish Dadasaheb</b> <b>Pangavhane</b> TEJASVI EDUCATION TRUST Through its (SECRETARY) <b>Lessee</b>		

**WITNESSES -**

- 1) Sign :- Mate  
 Name : Chandrakant B. Mate  
 Add - Bhoseri Pune-39
- 2) Sign :- महोजे  
 Name : Santosh J. Mahajan.  
 Add - Pimpale Guzar  
pune-01.

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*Sachin*



Tejasvi Education Trust


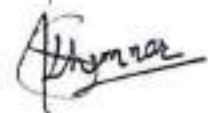


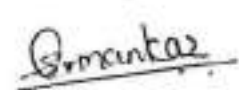
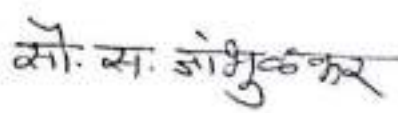

Chairman Secretary Treasurer








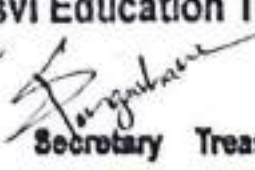

## संचालकांची यादी

- ① श्री. हनुमंत किमंत गोदंवाडे 
- ② श्री. सुपश संजय खेमनार 
- ③ श्री. संतोष जगन्नाथ महाजन 
- ④ सौ. सुरेशा कैलास शेळके 
- ⑤ सौ. सिद्धी गणेश मानकर 
- ⑥ सौ. सरता जयवंत जांभुळकर 
- ⑦ सौ. दिपिका सदानंद आदपारकर आडिघाव पालेकर 

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२०१८



**For Tejasvi Education Trust**

 Chairman  
 Secretary  
 Treasurer

No. 27317



## नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १९६०

(१९६० चा अधिनियम, २१)

नोंदणी क्रमांक महा./ 1662/2018/पुणे  
दिनांक 19/10/2018/पुणे

"TEJASVI EDUCATION

चाद्वारे असे प्रमाणित करण्यात येते की,

TRUST" S.NO. 188, BUILDING NO. 'C'  
WING, SHOP. NO. 1, SHRADHA GARDEN

खालील तारखेस संस्था नोंदणी अधिनियम, १९६० (सन १९६० चा अधिनियम, २१) अन्वये  
GAWADE COLONY, CHINCHWAD, PUNE 411093.  
याद्वारे नोंदणी करण्यात आली.

19/10/2018

तारीख :- / / १२० रोनी माझ्या सहनिरीक्षी विले.



*[Signature]*  
संस्थांचे सहायक निदेशक  
बहिष्कार संस्था निदेशक  
हजे विभाग, पुणे  
विभाग.

ह व ल - २५		
१८७३२	३०	०२
२०१८		



*[Signature]*

PRINCIPAL  
GLOBAL ACHIEVERS SCHOOL  
MOSHI, PUNE - 412108.

Tejasvi Education Trust  
*[Signature]*  
Chairman Secretary Treasurer



ह व ल - २५  
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 २०१८



अटी

महानगरपालिका विकासा योजना आराखडा महाराष्ट्र सरकारने दि. १८-९-१९९५ रिकमी  
 नुसार अटी वान अनुसरून तसेच वाढीव विपरी विंचवड मनपा हद्दीसाठी तयार करण्यात येणाऱ्या  
 आराखडास अनुसरून सदर बांधकामास काही उपसर्ग पोहचता असल्यास अथवा  
 कोणत्याही प्रकारची भरपाई मागता येणार नाही व ती देण्याची जबाबदारी या  
 आराखडा विकासा महामार नाही.

सदर बांधकाम व इतर कोणत्याही हक्कांबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्याचे निराकरण  
 कोणत्याही जबाबदारी दाखला धारण करणाऱ्यांची राहिल. मनपास कोणत्याही प्रकारची तोपिश सांगणार  
 नाही. जबाबदारी दाखला धारकाची राहिल.

अर्जदारांनी दिलेले हमीपत्र व त्यास नमूद केलेल्या बाबी/अथवा त्या व्यतिरिक्त कोणत्याही  
 बाबीबाबत निर्माण झाल्यास त्याची जबाबदारी दाखला धारण करणाऱ्याची राहिल.

नियमान्वित करण्यात येत असलेल्या भागातील नागरी सेवा सुविधा उदा. पाणी पुरवठा, इलेक्ट्रिक  
 कनेक्शन, कचरा निर्मूलन इत्यादीबाबत श्रेणीवाद करण्याबाबत मनपा प्रशासनातर्फे प्रयत्न  
 करत असून त्या हद्दीतील व परीसरातील बांधकामे नियमान्वित करून घेतल्याखेरीज  
 कोणत्याही नुकसानकारक वाद करण्याची कोणतीही मागणी तक्रार करता येणार नाही.

कोणत्याही बाबीबाबत कोणत्याही स्वरूपाचा मोबदला न मागता रस्त्याची जागा ताब्यात घ्यावी लागेल.

महानगरपालिका विकासा विंचवड महानगरपालिकेच्या संश्लिष्ट प्रभाग कार्यालय अथवा बांधकाम परवानगी  
 कार्यालय, को. मी. साठी आहे. (तळमजला/मकीम/मजले)  
 दि. २८/०५/१०२

महानगरपालिका विकासा विंचवड महानगरपालिकेच्या संश्लिष्ट प्रभाग कार्यालय अथवा बांधकाम परवानगी  
 कार्यालय, को. मी. साठी आहे. (तळमजला/मकीम/मजले)

बांधकाम नियमान्वित करण्यांतर विपरी विंचवड मनपाचा मिळकत कर संबंधितांनी वेळोवेळी  
 कर भरून घ्यावा लागेल.

*Tashu*

*[Signature]*  
 कार्यकारी अभियंता  
 प्रभाग  
 विपरी विंचवड महानगरपालिका

**PRINCIPAL**  
 GLOBAL ACHIEVERS SCHOOL  
 MOSHI, PUNE - 412105.

**Tejasvi Education Trust** - ४११ ०५८.  
*[Signature]*  
 Chairman Secretary Treasurer



हवल - २५  
 १८७२२ ३६ ७२  
 २०१८



दिनांक - ११/१०/१८ स्थानिक - अहमदनगर राजकीय सहायित्व फावटचे योगी राजकीयत मूलभूत शैक्षणिक संस्थांसाठी रोज ८५८ योगी रकम ४,९०,०००/- योगी २०१८/१९ अहमदनगर जिल्हा, अहमदनगर जिल्हा २५०४ तहसिल मोकळे येथील अहमदनगर तहसिली	२०२१/१३	मोकळे येथील राजकीय सहायित्व फावटचे योगी रकम ४,९०,०००/- योगी २०१८/१९
इच्छा बरकत स्वार ही २६/१०/१८		का. तहसिली योगी सहायित्व फावटचे योगी रकम ४,९०,०००/- योगी २०१८/१९

हक्काचे पत्रक (गा.न.नं. ६)

जिल्हा अहमदनगर तालुका अहमदनगर तहसिली मुळे

जिल्हा अहमदनगर	हक्काचे पत्रक	परपत्र झालेले तारखे नंबर आणि सेट दिवस	तहसिली अहमदनगर येथील स्थिति
इच्छा बरकत	दिनांक ११/१०/१८ स्थानिक अहमदनगर राजकीय सहायित्व फावटचे योगी राजकीयत मूलभूत शैक्षणिक संस्थांसाठी रोज ८५८ योगी रकम ४,९०,०००/- योगी २०१८/१९ अहमदनगर जिल्हा, अहमदनगर जिल्हा २५०४ तहसिल मोकळे येथील अहमदनगर तहसिली	२०२१/१३	मोकळे येथील राजकीय सहायित्व फावटचे योगी रकम ४,९०,०००/- योगी २०१८/१९
	इच्छा बरकत स्वार ही २६/१०/१८		का. तहसिली योगी सहायित्व फावटचे योगी रकम ४,९०,०००/- योगी २०१८/१९

*Eashu*

PRINCIPAL  
 GLOBAL ACHIEVERS SCHOOL  
 MOSHI, PUNE - 412106.

Tejas Education Trust  
 Chairman Secretary Treasurer

क्र.सं.	वर्ग	अवधि	भागीदार	विवरण	क्र.सं.
9/8			बका	लिपूबाण नाना काठकान	13212
		2	04	रुक्तांगिणी नानाकाठकान	
		2	04	सुखदेव नानाकाठकान	
		2	04	सुखदेव नानाकाठकान	
		2	32	सुखदेव नानाकाठकान	
		2	32	सुखदेव नानाकाठकान	

क्र.सं.	वर्ग	अवधि	भागीदार	विवरण	क्र.सं.
000251				सुखदेव नानाकाठकान	
				सुखदेव नानाकाठकान	
				सुखदेव नानाकाठकान	
				सुखदेव नानाकाठकान	
				सुखदेव नानाकाठकान	

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209C



*Tejasvi*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
MOSHI, PUNE - 412105.

**Tejasvi Education Trust**  
Chairman Secretary Treasurer





लेखिका

जिल्हा - हवेली

932/3

क्र.सं.	संस्था/व्यक्ति	पत्ता	धर्म	विवरण
1	श्री. राजेश राजेंद्र कापडे	...	...	...
2	श्री. राजेश राजेंद्र कापडे	...	...	...
3	श्री. राजेश राजेंद्र कापडे	...	...	...
4	श्री. राजेश राजेंद्र कापडे	...	...	...
5	श्री. राजेश राजेंद्र कापडे	...	...	...
6	श्री. राजेश राजेंद्र कापडे	...	...	...
7	श्री. राजेश राजेंद्र कापडे	...	...	...
8	श्री. राजेश राजेंद्र कापडे	...	...	...
9	श्री. राजेश राजेंद्र कापडे	...	...	...
10	श्री. राजेश राजेंद्र कापडे	...	...	...

संस्थानक वगैरे प्रत्येक संस्थानक अंतर्गत बांधू लागण्याबाबतची सूचना देण्यात येते. 15.05.2014

क्र.सं.	नाम	पत्ता	धर्म	विवरण
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
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9	...	...	...	...
10	...	...	...	...

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 २०९८



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**PRINCIPAL**  
 GLOBAL ACHIEVERS SCHOOL  
 MOSHI, PUNE - 412105.

**Tejasvi Education Trust**  
*Handwritten signature*  
 Chairman Secretary Treasurer





Part 1 (GoshwaraBhag-1)  
18732  
मो. 04 डिसेंबर 2018 11:30 म.पु.

दस्तावेजाचा भाग-1

दस्तावेज क्र. 86/82

दस्तावेज क्र. 18732/2018

मोबादला: रु. 1,65,72,600/-  
मोबादला: रु. 1,65,72,600/-  
मोबादला: रु. 8,28,700/-

मोबादला: रु. 1,65,72,600/-

दि. 04-12-2018  
दि. 04-12-2018  
दि. 04-12-2018

पावणी: 19549

पावणी दिनांक: 04/12/2018

सादरकार्यालयीन नाव: वेदवती एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था जे. वे. अय्यन श्री. मंत्रय सलानी येथे

गोंदणी फी रु. 30000.00

दस्तावेजाच्या फी रु. 840.00

पृष्ठांची संख्या: 42

एकूण: 30840.00

*[Signature]*  
सादरकार्यालयीन फी:

*[Signature]*  
S.R. Haveli 25

*[Signature]*  
Joint S.R. Haveli 25

सादरकार्यालयीन

ए.पु. (ए.पु.) सादरकार्यालयीन महानगरपालिकेच्या हद्दीत किंवा त्यासमत असलेल्या सादरकार्यालयीन कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या जागेत सादरकार्यालयीन

दि. 04/12/2018 10:58:12 AM ची वेळ: (सादरकार्यालयीन)

दि. 04/12/2018 11:02:51 AM ची वेळ: (पी)

### प्रतिज्ञापत्र

सादर दस्तऐवज हा गोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच गोंदणीत दाखल केलेला आहे. दस्तावेजातील संपूर्ण मजकूर, निष्पत्ती, नोंदी, सादरकार्यालयीन व सोबत जोडलेल्या कागदपत्रांची आणि दस्तावेजातील, वेगळे कायदेशीर बाबीतली खालील दस्त निष्पत्ती व अनुषंगानेचे संपूर्ण जबाबदार राहिल.

लिहून देणारे:

1) *[Signature]*  
2) *[Signature]*

लिहून देणारे:

1) *[Signature]*  
2) *[Signature]*

*[Signature]*

PRINCIPAL  
GLOBAL ACHIEVERS SCHOOL  
MOSH, PUNE - 412105.



Joint S.R. Haveli 25

Chairman Secretary Treasurer

रजि.क्रमांक.25/18732/2018  
ना.पत्रार.भाडेपट्टा

क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	व्ययाचित्र	अंगठ्याचा उतर
1	ना.प.तेजस्वी मज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे. नेअरमन श्री मंत्रय तानाजी शेठमवार पत्ता:प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, पुणे. पिन नंबर:AAOFT3393D	भाडेकरू वय :-43 स्वाधरी:- <i>[Signature]</i>		
2	ना.प.तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे. मखिच मनीष बादामाहेव पानरफ्हाणे पत्ता:प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. --, महाराष्ट्र, पुणे. पिन नंबर:AAOFT3393D	भाडेकरू वय :-43 स्वाधरी:- <i>[Signature]</i>		
3	ना.प.रघुजीत बाजीराव फाळके पत्ता:प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. प्लॉट नं.-२५३ मेटर नं.-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAYP5416F	मालक वय :-72 स्वाधरी:- <i>[Signature]</i>		
4	ना.प.मानिनी रघुजीत फाळके पत्ता:प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. प्लॉट नं.-२५३ मेटर नं.-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AVUPP6596R	मालक वय :-64 स्वाधरी:- <i>[Signature]</i>		
5	ना.प.तेजस रघुजीत फाळके पत्ता:प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. --, रोड नं. प्लॉट नं.-२५३ मेटर नं.-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन नंबर:BVLPP3769A	मालक वय :-26 स्वाधरी:- <i>[Signature]</i>		

दस्तावेज करून देणार तक्रारहीन भाडेपट्टा चा दस्त एवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ:04 / 12 / 2018 11 : 17 : 18 AM

दस्तावेज असे निवेदीत करतात की ते दस्तावेज करून देणा-यांना स्विकारतात, व त्यांची ओळख पटवितात

क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	व्ययाचित्र	अंगठ्याचा उतर
1	ना.प.श्री चंद्रकांत बाबुराव मने वय:52 पत्ता:भोसली पुणे पिन कोड:411039	स्वाधरी <i>[Signature]</i>		
2	ना.प.प्रकाश राम, बोंदल वय:32 पत्ता:भोसली, पुणे पिन कोड:411039	स्वाधरी <i>[Signature]</i>		

क्र.4 कोड:04 / 12 / 2018 11 : 18 : 00 AM  
क्र.5 ची वेळ:04 / 12 / 2018 11 : 18 : 11 AM नोंदणी पुस्तक 1 मध्ये

*[Signature]*  
S.R. Haveli 25

EPayment Details.  
GLOBAL ACHIEVERS SCHOOL  
MOSHI, PUNE - 411039



Tejasvi Education Trust  
Chairman Secretary Treas

१८-०१-२०१९ को गैर कानूनी पत्र - २ )

Equipment Number  
0312201809618D  
MH008964498201819E

Deplacement Number  
0312201809618D  
0004911108201819

18732 /2019

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Complete after registration.

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१८०१ प्रमाणित करणकरात दिने की  
१८०१ प्रमाणितकरात एवढा ४२ पाने आहेत १८०३२ अर्की वेदक

पुणे वृत्तम निवाक हवली क २५  
पुणे वृत्तम निवाक हवली क २५  
दिनांक ४/१२/२०१८

ह व ल - २५		
१८०३२	४२	४२
२०१८		



*Sachin*

**PRINCIPAL**  
GLOBAL ACHIEVERS SCHOOL  
MOSH, PUNE - 412106.

**Tejasvi Education Trust**  
*Sachin*  
Chairman Secretary Treasurer