सत्यमेव जयते

INDIA NON JUDICIAL

Government of Chhattisgarh

e-Stamp

Certificate No.	:	**IN-CG32098012890651U**
Certificate Issued Date	:	06-Jul-2022 11:04 AM
Account Reference	:	IMPACC (SV)/ cg6000104/ RAIPUR/ CG-RP
Unique Doc. Reference	:	SUBIN-CGCG60001044943299234615 2U
Purchased by	:	SHIVRAJ REALTY
Description of Document	:	Article 35 Lease (For a period of one year or more)
Property Description	:	DALDAL SEONI RAIPUR CG
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHIVRAJ REALTY
Second Party	:	SREE SARASWATHI EDUCATIONAL TRUST
Stamp Duty Paid By	:	SHIVRAJ REALTY
Stamp Duty Amount(Rs.)	:	37,41,900 (Thirty Seven Lakh Forty One Thousand Nine Hundred only)

Please write or type below this line

0001288322

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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3. In case of any discrepancy please inform the Competent Authority.



Warning

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सत्यमेव जयते

INDIA NON JUDICIAL

Government of Chhattisgarh

e-Stamp

Certificate No.	:	IN-CG13451043034 76U
Certificate Issued Date	:	14-Jun-2022 02:15 PM
Account Reference	:	IMPACC (SV)/ cg6000104/ RAIPUR/ CG-RP
Unique Doc. Reference	:	SUBIN-CGCG60001044950966 3119173U
Purchased by	:	SHIVRAJ REALTY
Description of Document	:	Article 35 Lease (For a period of one year or more)
Property Description	:	DALDAL SEONI RAIPUR CG
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHIVRAJ REALTY
Second Party	:	SREE SARASWATHI EDUCATIONAL TRUST
Stamp Duty Paid By	:	SHIVRAJ REALTY
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Please write or type below this line

JD 0001228421

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पंजीयन शुल्क एवं सेवा प्रभार की रसीद

टोकन नं. :4

उप पंजीयक कार्यालय रायपुर SR5

ई-पंजीयन आई-डी नं -CG6328215062022004

दस्तावेज क्रमांक -

प्रस्तुतकर्ता का नाम	दस्तावेज का प्रकार एवं प्रतिफल/बाजार मूल्य	शुल्क का विवरण	राशि रु.
शरण राज सिंह	पट्टा , Rs.-0	पंजीयन शुल्क	2,806,488.00
		अन्य शुल्क	0.00
		सेवा प्रभार शुल्क	1,680.00
		योग	2,808,168.00

दिनांक 15/06/2022

उप पंजीयक के हस्ताक्षर

पंजीयन शुल्क एवं सेवा प्रभार की रसीद

टोकन न. :4

उप पंजीयक कार्यालय रायपुर SR5

ई-पंजीयन आई-डी नं -CG6328215062022004

दस्तावेज क्रमांक –

प्रस्तुतकर्ता का नाम	दस्तावेज का प्रकार एवं प्रतिफल/बाजार मूल्य	शुल्क का विवरण	राशि रु.
शरण राज सिंह	पट्टा , Rs.-0	पंजीयन शुल्क	2,806,488.00
		अन्य शुल्क	0.00
		सेवा प्रभार शुल्क	1,680.00
		योग	2,808,168.00

दिनांक 15/06/2022

उप पंजीयक के हस्ताक्षर

LEASE DEED

This **Lease Deed** is made and executed on this 16th June 2022, at Raipur, by and between

SHIVRAJ REALTY, (PAN number- AERFS1709P) a partnership firm registered under Partnership Act registered vide partnership Number 31724 Dated 11th March 2022 having its registered office at D 182-183, Sector 4, Devendra Nagar, Raipur, Chattisgarh, represented through its partner Mr. Sharan Raj Singh, S/o Mr. Shivraj Singh, (AD NUMBER- 745689592588) aged about 34 years, MO. NUMBER- 9826822200, (Mr. Shivan Raj Singh, S/o Mr. Shivraj Singh, (AD NUMBER- 741376886142) aged about 23 years, MO. NUMBER- 9324395661, Mrs. Shobha Thakur, W/o Mr. Shivraj Singh, (AD NUMBER- 271749509129) aged about 58 years, MO. NUMBER- 9039008300, resident of House No. D-182, 183, Sector 04, Devendra Nagar, Raipur, Tehsil & District Raipur, Chhattisgarh – 492001.

(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

SREE SARASWATHI EDUCATIONAL TRUST (Runs schools under brand name of Sri Chaitanya Schools) PAN NUMBER- 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- represented by its Mr. Narayana Reddy V, S/o. Venkataramana, aged about 42 years, AD NUMBER- 626933999058, MO. NUMBER- 9611198261, resident of House No. 6-65/1, 4th Cross, 9th main, K K Palya, Near Ashok Pillar, Bengalore, South Bengalore, Karnataka – 560011, authorized vide resolution dated 12th May 2022.

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

SHIVRAJ REALTY PARTNER

SHIVRAJ REALTY PARTNER

पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
पंजीयन हेतु प्रस्तुतिकरण

जिला- रायपुर उप पंजीयक कार्यालय- रायपुर SR5 के कार्यालय में दिनांक- 15/06/2022 को समय- 10:52:46 AM प्रस्तुत किया।

टोकन नं.-	4
प्रस्तुतकर्ता का नाम	शरण राज सिंह
प्रस्तुतकर्ता पिता का नाम -	शिवराज सिंह
प्रस्तुतकर्ता का पता	रायपुर के द्वारा प्रस्तुत किया गया

एम० आर० यादव ,उप पंजीयक
उप पंजीयक कार्यालय , -रायपुर SR5

ई पंजीयन की पावती

निष्पादक का नाम	शरण राज सिंह
प्रथम पक्षकार/ निष्पादक की हैसियत	स्वतः (साक्षियों द्वारा शिनाख्त)

जिला- रायपुर उप पंजीयक कार्यालय- रायपुर SR5 के कार्यालय में दिनांक- 15/06/2022 को समय- 10:52:46 AM में ई-स्टॉम्प. द्वारा संलग्न निष्पादित विलेख को ई-पंजीयन हेतु प्रस्तुत की गई

ई-स्टाम्प पृष्ठों की संख्या	2
ई-स्टाम्प पृष्ठों का मूल्य	IN-CG32098012890651U,IN-CG31345104303476U / Rs. 3741900,100
कुल मुद्रांक	3742000

ई स्टाम्प की SHCIL द्वारा उपलब्ध कराया गया विवरणी

ई-पंजीयन आई-डी नं	CG6328215062022004	कुल प्रस्तुत पृष्ठों	19

एम० आर० यादव ,उप पंजीयक
उप पंजीयक कार्यालय , -रायपुर SR5

CG6328215062022004

Whereas the **LESSOR** is the absolute owner and possessor of the property situated at Vake Mauja Village Daldal Sivani, P.H.No. 109/41, Ra.Ni.M. Raipur – 1, Mowa Road, Tehsil & District Raipur, Chhattisgarh, **admeasuring 1.5 Acres of agricultural land** which is specifically described in the schedule annexed hereto and which will herein after be referred to as the 'DEMISED PREMISES' which the **LESSOR** had purchased as follows:

Sl	Sale Deed	Seller	Buyer	Khasara No	Extent
1	6881/2022, dated 26.03.2022	Mukesh Kumar Badvani	**Shivraj Realty**, through its partners 1. Sharan Raj Singh, 2. Shivan Raj Singh, 3. Shobha Singh Thakur	669/1	0.2310 Hector
				669/12	0.3970 Hector
TOTAL					**0-628 Hector or 1.55 Acre**

The above sale deed is Raipur Sub Registrar office.

A building is proposed to be constructed on the above property consisting of Ground +3 floors with plinth area of 60,000 Sq.fts.

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 **16 (Sixteen) years, w.e.f. 1st April, 2023 and run until 31st March, 2039 with Lock-in Period of 9 (Nine) years** on the monthly rent basis as follows:

S.No.	Phases	Academic year	Area in Sq.fts	Rate per Sq.ft	Total Rent Amount
1	Phase I	2023-24	25,000	Rs.26/-	Rs.6,50,000/- + GST
2	Phase II	2024-25	15,000	Rs.26/-	Rs.3,90,000/- + GST
3	Phase III	2025-26	20,000	Rs.26/-	Rs.5,20,000/- + GST

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

First rent will be deposited on or before 10th May, 2023. The land is an agricultural land and hence this lease deed is subject to the NALA conversion certificate. In case Lessors are unable to provide the NALA conversion Certificates to Lessee, then the lease deed will be automatically terminated and lock in period will not be applicable.

The **LESSORS** agreed to provide provision for office space to the **LESSEE** on or before **1st November, 2022**.

SHIVRAJ REALTY PARTNER

SHIVRAJ REALTY PARTNER

SHIVRAJ REALTY PARTNER

पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
जाँच परचा सह घोषणा प्रपत्र

जिला:	रायपुर	उप पंजीयक कार्यालय:	रायपुर SR5
टोकन नं.-	4	टोकन दिनांक/समय :	2022-06-15/11:35:50

प्रस्तुतकर्ता	शरण राज सिंह
प्रस्तुतकर्ता का पता	रायपुर
निष्पादक की हैसियत	स्वतः (साक्षियों द्वारा शिनाख्त)

विलेख प्रारूप	पट्टा	विलेख का प्रकार	10 से 20 वर्ष तक के लिए
		संलग्न मुद्रांक	3742000
कुल पृष्ठो की संख्या	28		
ई-पंजीयन आई.डी.नं.	CG6328215062022004		
ई-स्टाम्प नं.	IN-CG32098012890651U,IN-CG31345104303476U		
विशेष विलेख प्रकार			

पक्ष का विवरण

पक्षकार का प्रकार	पक्षकार का नाम	पिता/पति/माता/अभिभावक का नाम	पेशा	लिंग	जाति/उप जाति	पैन/60	पहचान संलग्न कागजात की विवरणी		पता
पट्टादाता	शिवराज रियल्टी भागीदार शरण राज सिंह	पिता-शिवराज सिंह	व्यवसाय	पुरुष	सामान्य/		आधार कार्ड	745689592588	म. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.
पट्टादाता	शिवराज रियल्टी भागीदार शिवनराज सिंह	पिता-शिवराज सिंह	व्यवसाय	पुरुष	सामान्य/		आधार कार्ड	741376886142	म. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.
पट्टादाता	शिवराज रियल्टी भागीदार शोभा ठाकुर	पति-शिवराज सिंह	व्यवसाय	स्त्री	सामान्य/		आधार कार्ड	271749509129	म. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.
पट्टाग्रहिता	श्री सरस्वती एजुकेशनल ईस्ट द्वारा नारायण रेड्डी	पिता-वेंकट रमना	व्यवसाय	पुरुष	सामान्य/		आधार कार्ड	626933999058	अशोक स्तंभ के पास थी बंगलोर
गवाह-1	टिकेश कुमार साहू	पिता-निर्मल साहू	नौकरी	पुरुष	पिछड़ा वर्ग/		आधार कार्ड	249093498063	मठपारा बिरगांव रायपुर छ.ग.
गवाह-2	अविनाश जवाहिरानी	पिता-जगदीश जवाहिरानी	व्यवसाय	पुरुष	सामान्य/		आधार कार्ड	398516531196	जरिपटका नागपुर

CG6328215062022004

NOW THIS LEASE DEED IS WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that they are the owners 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, liens 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 **1st 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 plinth area of the building shall be determined after completion of construction of the buildings. The rent will be paid only for the actual available/constructed plinth area under utility.

3. The term of lease is for a period of **16 (Sixteen) years with lock-in Period of 9 (Nine) years**. The lease period will commence from 1st April, 2023 and run till 31st March, 2039 or 16 (Sixteen) years from the date of actual occupation of building by the **LESSEE**. The **LESSEE** and the **LESSOR** have the option of terminating this lease deed by serving a notice period of Twelve months in advance from either side and only after completion of lock-in period.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:

S.No.	Phases	Academic year	Area in Sq.fts	Rate per Sq.ft (In Rs.)	Total Rent Amount (In Rs.)
1	Phase I	2023-24	25,000	Rs.26/-	Rs.6,50,000/- + GST
2	Phase II	2024-25	15,000	Rs.26/-	Rs.3,90,000/- + GST
3	Phase III	2025-26	20,000	Rs.26/-	Rs.5,20,000/- + GST
	TOTAL		60,000		15,60,000+ GST

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

The **LESSEE**'s liability to pay rent to the **LESSOR** will commence **from 1st April, 2023**, or on date of actual occupation of the completed building by the **LESSEE**. The rent will be paid in proportion to the occupied slab area of the building(s). Common areas like. **Cellar, Parking, Playground, open land, elevation balconies, 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.

5. 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.

मैं/हम इस संलग्नक विलेख के सभी पृष्ठों के एवं सारांकित उपर्युक्त निर्मुक्त प्रविष्टियों को,विलेख के ई-पंजीयन आई.डी. CG632821506202200 4 तथा ई-स्टाम्प नोट IN-CG32098012890651U,IN-CG31345104303476U सहित, एतद् द्वारा अभिप्रमाणित एवं पुष्टि करते है, तथा मेरे/अपने निम्नांकित हस्ताक्षरो से इस विलेख को निष्पादित करते है।

निष्पादको की हस्ताक्षर

दावेदारो की हस्ताक्षर

CG632821506202200 4

6. That the **LESSOR** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE.**

7. 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 lease deed and does not carry any rental value.

8. That the **LESSEE** agrees to enhance the rent at the rate of **15% after every 3 (Three) years** on complete building i.e. 60,000 Sq.fts from the handover of first phase.

9. That the **LESSEE** has agreed to pay to the **LESSOR** a sum equivalent to 6 months' rent i.e **Rs. 93,60,000/-(Rupees Ninety-Three Lakhs Sixty Thousand only) for area of (60,000 Sq.fts*Rs.26/-*6 months)** towards interest free rental deposit.

That the above refundable deposit shall be released in a phased manner as follows:

S.No.	Phases	Academic year	Area in Sq.fts	Rate per Sq.ft	Total Rent Amount	Refundable deposit Amount@ 6 months rent
1	Phase I	2023-24	25,000	Rs.26/-	Rs.6,50,000/-	39,00,000/-
2	Phase II	2024-25	15,000	Rs.26/-	Rs.3,90,000/-	23,40,000/-
3	Phase III	2025-26	20,000	Rs.26/-	Rs.5,20,000/-	31,20,000/-
					Total	93,60,000/-

If the **LESSEE** serves vacation notice the lease rentals cannot be paid from the date of notice. The lease rentals for the period after issuing notice and before actual vacation of the building can be adjusted against rental deposit. The balance if any left will be refunded immediately by the **LESSOR** to **LESSEE.**

10. That the **LESSEE** has also agreed to pay sum equivalent to 6 Months' Rent i.e **Rs. 93,60,000/- (Rupees Ninety-Three Lakhs Sixty Thousand only) for area of (60,000 Sq.fts*Rs.26/-*6 months)** to the **LESSOR** towards additional advance which shall be deducted from the monthly rent in 24 (Twenty Four) equal installments from the date of occupation of the premises.

That the above additional advance shall be released in a phased manner as follows:

S.No.	Phases	Academic year	Area in Sq.fts	Rate per Sq.ft	Total Rent Amount	Additional advance Amount@ 6 months rent
1	Phase I	2023-24	25,000	Rs.26/-	Rs.6,50,000/-	39,00,000/-
2	Phase II	2024-25	15,000	Rs.26/-	Rs.3,90,000/-	23,40,000/-
3	Phase III	2025-26	20,000	Rs.26/-	Rs.5,20,000/-	31,20,000/-
			60,000		Total	93,60,000/-

पंजीयन एवं मुद्रांक विभाग

छत्तीसगढ़

पंजीयन हेतू स्वीकृति एवं शिनाख्ती

निष्पादक	दावेदार
1. शिवराज रियल्टी भागीदार शोभा ठाकुर पति का नाम शिवराज सिंह जाति सामान्य निवास स्थान म. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग. 2. शिवराज रियल्टी भागीदार शिवनराज सिंह पिता का नाम शिवराज सिंह जाति सामान्य निवास स्थान म. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग. 3. शिवराज रियल्टी भागीदार शरण राज सिंह पिता का नाम शिवराज सिंह जाति सामान्य निवास स्थान म. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.	1. श्री सरस्वती एजुकेशनल ईस्ट द्वारा नारायण रेड्डी पिता का नाम वेंकट रमना जाति सामान्य निवास स्थान अशोक स्तंभ के पास बी बंगलोर

स्वीकार करते है कि तथाकथित पट्टा विलेख का निष्पादन किया गया था

गवाह

1.	अविनाश जवाहिरानी पिता का नाम जगदीश जवाहिरानी जाति सामान्य निवास स्थान जरिफटका नाजपुर जिला रायपुर
2.	दिनेश कुमार साहू पिता का नाम निर्मल साहू जाति पिछड़ा वर्ग निवास स्थान मठपारा खिरसांय रायपुर छ.ग. जिला रायपुर

की जाँच पूर्वोक्त निष्पादक/दावेदार की शिनाख्ती के विषय मे की गई है।

आज दिनांक 15/06/2022

एम० आर० यादव ,उप पंजीयक
उप पंजीयक कार्यालय , -रायपुर SR5

धारा 35 "च"

पट्टा के इस दस्तावेज में पक्षकारो ने सम्पत्ति का बाजार मूल्य .00 रु. अंकित किया है, और इस सम्पत्ति का वास्तविक बाजार मूल्य .00 रु. स्वीकार करता है। फलस्वरूप देय स्टाम्प की अंतर राशी 374190000 रु. का स्टाम्प लगाने को पक्षकार सहमत है। अतः स्टाम्प अधिनियम 1899 की धारा 35 के परंतुक "च" के प्रावधानो के अनुसार पक्षकार द्वारा उक्त कम स्टाम्प के बराबर स्टाम्प इस दस्तावेज के साथ जोड़े जाते है।

एम० आर० यादव ,उप पंजीयक
उप पंजीयक कार्यालय , रायपुर SR5

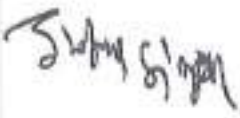
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पंजीयन एवं मुद्रांक विभाग

छत्तीसगढ़

पंजीयन अधिनियम 1908 की धारा 32 (क) के तहत निष्पादकों/दावेदारों एवं गवाहों का फोटो एवं अंगुष्ठ का छाप

टोकन नं.- 4 दिनांक - 15/06/2022 लिखेय का प्रकार - पट्टा

निष्पादकों/दावेदारों/गवाहों का विवरणी	इलेक्ट्रॉनिक फोटो	अंगूठे का निशान	हस्ताक्षर
नाम -शिवराज रियल्टी भागीदार शरण राज सिंह(पट्टादाता) पिता का नाम -शिवराज सिंह पता -ग. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.			
नाम -शिवराज रियल्टी भागीदार शिवनराज सिंह (पट्टादाता) पिता का नाम -शिवराज सिंह पता -ग. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.			
नाम -शिवराज रियल्टी भागीदार शोभा ठाकुर (पट्टादाता) पति का नाम -शिवराज सिंह पता -ग. नं. डी 182,183 से. 04 देवेन्द्र नगर रायपुर छ.ग.			
नाम -श्री सरस्वती एजुकेशनल ईस्ट द्वारा नारायण रेड्डी (पट्टाग्रहिता) पिता का नाम -वेंकट रमना पता -अशोक स्तंभ के पास बी दंगलोर			
नाम -दिनेश कुमार साहू (गवाह- 1) पिता का नाम -निर्मल साहू पता -मठपारा धिरगांव रायपुर छ.ग.			
नाम -अविनारा जसाहिरानी (गवाह-2) पिता का नाम -जगदीश जसाहिरानी पता -जरिफटका भाजपुर			

CG6328215062022004

11. That the buildings shall be constructed as per the approved plan by the respective Authority and as per the CBSE norms. The plan of the building 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 Lessor agrees that the building shall be constructed as per the CBSE norms.

13. The **LESSEE** shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the **LESSOR** in writing for major works.

14. 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 him/them.

15. 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.

16. 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 buildings. However, Water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities 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.**

17. That the Registration Charges whatsoever required for getting the lease deed registered for any/all purposes with sub-registrar or district registrar shall be borne by **both the parties in equal ratio i.e. 50:50**. The **LESSOR** must agree to register a separate lease deed that is required to be submitted get permission to run the educational institution, this expense will be borne by the **LESSEE** only.

18. That the **LESSOR** agree to undertake the responsibility of coloring/ painting or doing minor repairs, required for the demised premises once in **7 (Seven) 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.

19. 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.

20. 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**.

SHIVRAJ REALTY PARTNER

SHIVRAJ REALTY PARTNER



21. 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 pipe lines 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 pipe lines will lead to outlets at each floor level where it will be used.

22. 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 bison board paneled shutters/ G I sheet shutters. That the **LESSOR** agrees to provide the doors, windows and the bathrooms fittings of good quality. Office rooms, visitors longue, Director/Principal rooms shall be given altek finishing on the walls and the flooring with vitrified tiles. All floors including 2 staircases with railing to be furnished with iron gates as directed by the **LESSEE** wherever necessary. All open balconies/OTS, corridors to be provided with grills.

23. That the **LESSOR** agrees to provide a compound wall around the buildings with the gates erected at the required areas. And also agreed to provide Lift pits as per the requirement of the **LESSEE**.

24. Both the parties agree that the **LESSOR** is responsible for the structural maintenance of the building till the completion the term of lease.

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 plinth area with immediate effect.

28. The **LESSOR** agrees to abide by the mutually agreed schedule of construction annexed to this lease deed. **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 1st 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 2024-25.

SHIVRAJ DEVELOPERS
SHIVRAJ PARTNERSHIP FIRM



29. Both **LESSOR** and **LESSEE** agree that the building should be handed over to **LESSEE** by 1st 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 May, **LESSOR** agrees to forgo rent until end of June.

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. Soil load to be provided wherever required. Security posts (Rooms) at the all gates (including main gate) shall be provided by the **LESSOR**. The approach road to the premises will be provided by the **LESSOR**.

31. **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.

32. The LESEEE will make own arrangements for Generator and its maintenance.

33. 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 instruments under utility.

34. **The LESSOR should provide the authorized <u>building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate (With all fire safety equipment as specified by the competent authority)</u>, Municipal Occupancy Certificate, etc. issued by the competent authority at the LESSORS own cost. The occupancy certificate will be provided by the Lessor within 6 months from the date of occupation of the building.**

35. Both the parties agrees that the Lessee will install the water plant with Reverse Osmosis System in the premises at its own cost.

SHIVRAJ REALTY PARTNER

SHIVRAJ REALTY PARTNER



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

37. The **LESSOR** agrees to provide the **LESSEE** with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.

Witnesses:

Signature : _____
Name : Tikesh Kumar Sahu
S/o. : Nirmal Sahu
R/o. : Mathpara, Urkura, Birgaon,
Raipur (C.G.)
Aadhar NUMBER- 2490 9349 8063,
MOBILE NUMBER- 93400 45206

LESSOR

SHIVRAJ REALTY

_____
PARTNER

SHIVRAJ REALTY

_____
PARTNER

SHIVRAJ REALTY

_____
PARTNER

Signature : _____
Name : Avinash Jawahirani
S/o. : Jagdish Jawahirani
R/o. : Choudhary Chowk, Block – 358,
Jaripatka, Nagpur (M.H.)
Aadhar NUMBER- 3985 1653 1196,
MOBILE NUMBER- 99706 66998

LESSEE

_____





GROUND FLOOR PLAN

BUILT-UP AREA: 15,652 sft.

SUMMARY	
BUILT-UP AREA :	
GROUND FLOOR	: 15,652 sft.
FIRST FLOOR	: 14,299 sft.
SECOND FLOOR	: 15,652 sft.
THIRD FLOOR	: 14,391 sft.
TOTAL	: 60,094 sft.
NO. OF CLASS ROOM - G.F	: 7
NO. OF CLASS ROOMS - 1ST FLR	: 16
NO. OF CLASS ROOMS - 2ND FLR	: 18
NO. OF CLASS ROOMS - 3RD FLR	: 14
NO. OF LABS	: 6
ADMIN ROOMS	: 6

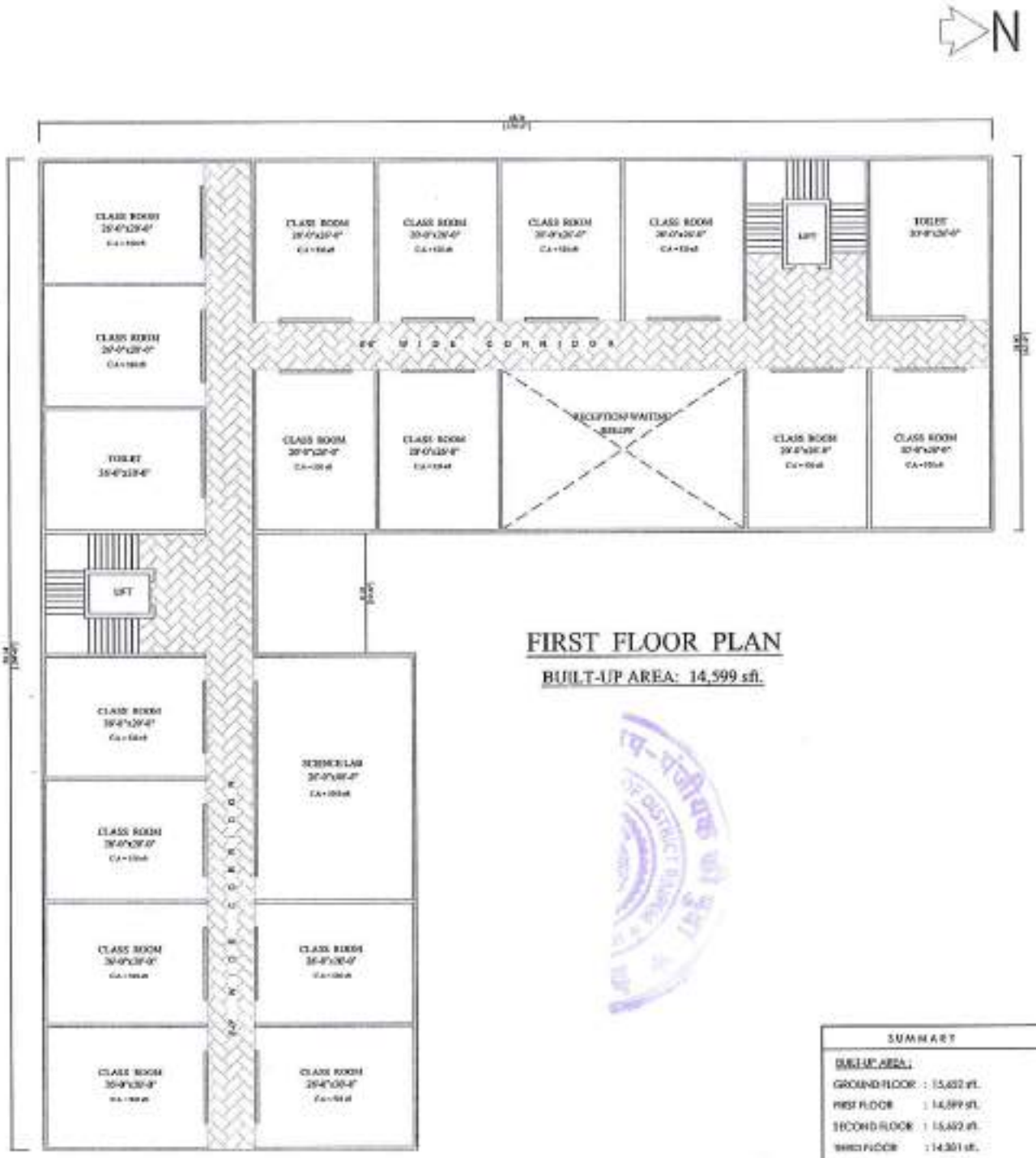
NOTE:
1. DO NOT SCALE THE DRAWING BUT FOLLOW DIMENSIONS ONLY.

PROPOSED SCHOOL(CBSE) AT MOWA

SRI CHAITANYA EDUCATIONAL INSTITUTIONS
HYDERABAD

DATE : 16-01-2012	CELL: 9394459112
SCALE : 1"=8'/8"0	GOSSIP PATRA TEJA
BUILT : J.Bhaskar	GROUND FLOOR PLAN
CELL : 9394459112	





FIRST FLOOR PLAN

BUILT-UP AREA: 14,599 sft.

SUMMARY	
BUILT-UP AREA :	
GROUND FLOOR	: 15,602 sft.
FIRST FLOOR	: 14,599 sft.
SECOND FLOOR	: 15,602 sft.
THIRD FLOOR	: 14,301 sft.
TOTAL	: 60,084 sft.
NO. OF CLASS ROOMS - G.F	: 7
NO. OF CLASS ROOMS - 1ST.FLR	: 16
NO. OF CLASS ROOMS - 2ND.FLR	: 10
NO. OF CLASS ROOMS - 3RD.FLR	: 14
NO. OF LABS	: 6
ADMIN ROOMS	: 8

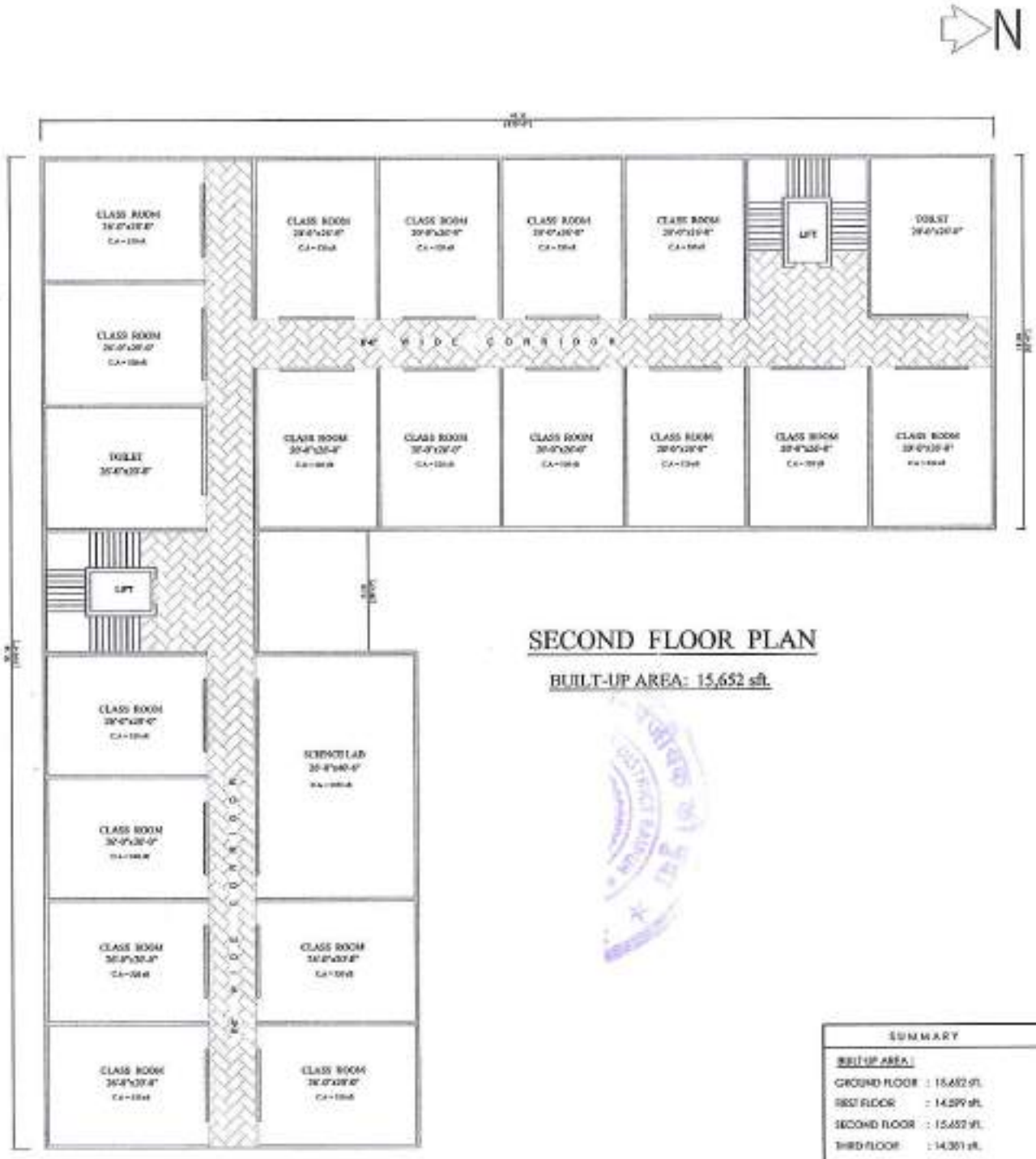
NOTES:
1. DO NOT SCALE THE DRG. READ FIGURED DIMENSIONS ONLY

PROPOSED SCHOOL(CBSE) AT MOWA

SRI CHAITANYA EDUCATIONAL INSTITUTIONS
HYDERABAD

DATE : 19-01-2022	DEL:
SCALE : 1"=8'-0"	
DRAFT :	
DEL :	FIRST FLOOR PLAN
RE Updates	DRG.NO: SRI/MOW/MR/A/01





SECOND FLOOR PLAN

BUILT-UP AREA: 15,652 sft.

SUMMARY	
BUILT UP AREA :	
GROUND FLOOR	: 15,652 sft.
FIRST FLOOR	: 14,599 sft.
SECOND FLOOR	: 15,652 sft.
THIRD FLOOR	: 14,381 sft.
TOTAL	: 60,284 sft.
NO. OF CLASS ROOM - G.F	: 7
NO. OF CLASS ROOMS - 1ST FLR	: 16
NO. OF CLASS ROOMS - 2ND FLR	: 18
NO. OF CLASS ROOMS - 3RD FLR	: 14
NO. OF LABS	: 8
ADMIN ROOMS	: 6

NOTES:
1. DO NOT SCALE THE DRG. READ FIGURED DIMENSIONS ONLY.

PROPOSED SCHOOL(CBSE) AT MOMA

SRI CHAITANYA EDUCATIONAL INSTITUTIONS
HYDERABAD

DATE : 18-04-2023	
SCALE : 1"=8'-0"	
DRAFT :	
CELL :	SECOND FLOOR PLAN
SL.NO:	





THIRD FLOOR PLAN

BUILT-UP AREA: 14,381 sft.

SUMMARY	
BUILT-UP AREA:	
GROUND FLOOR	: 15,692 sft.
FIRST FLOOR	: 14,299 sft.
SECOND FLOOR	: 13,652 sft.
THIRD FLOOR	: 14,381 sft.
TOTAL	: 57,994 sft.
NO. OF CLASS ROOM - G.F	: 7
NO. OF CLASS ROOMS - 1ST.FLR	: 16
NO. OF CLASS ROOMS - 2ND.FLR	: 16
NO. OF CLASS ROOMS - 3RD.FLR	: 14
NO. OF LABS	: 4
ADMIN ROOMS	: 4

NOTES:
1. DO NOT SCALE THE DRG. READ FIGURED DIMENSIONS ONLY.

PROPOSED SCHOOL(CBSE) AT MOWA

SRI CHAITANYA EDUCATIONAL INSTITUTIONS
HYDERABAD

DATE : 10-04-2023	
SCALE : 1"=8'-0"	
DRAWN :	
CHKD :	THIRD FLOOR PLAN
	DRG.NO. HYD/SCI/MOWA/A/FP/ 01



Extracts of the Minutes of the meeting of trustees of Sree Saraswathi Educational Trust held on Thursday 12th May 2022 at 11.00 am at Office Plot No: 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad - 500081.

Authorisation for the registration of lease deed at Raipur (Mowa, Raipur campus): The Chairman informed the trustees that the trust has executed the lease agreement with Shivraj Realty, for the property bearing Khasara No. 669/1 & 669/12 admeasuring 0-628 Hector or 1.55 Acre situated at Vake Mauja Village Daldal Sivani, P.H.No. 109/41, Ra.Ni.M. Raipur – 1, Mowa Road, Tehsil & District Raipur, Chhattisgarh, Building is proposed to be constructed on the above property, consisting of Ground + 3 floors, with plinth area of 60000 Sq.fts, for a lease period of 16 years w.e.f 01.04.2023.

He further informed that it is required to authorize someone to sign the lease agreement and represent before the Registrar of Assurances for the registration purpose on behalf of the trust. After due discussions the following resolution was passed by trustee:

"**Resolved that** the approval of trustees be and is hereby accorded to provide authorization to Mr. Narayana Reddy V, S/o. Venkataramana, aged about 42 years, resident of House No. 6-65/1, 4th Cross, 9th main, K K Palya, Near Ashok Pillar, Bengalore, South Bengalore, Karnataka – 560011, to represent the Trust before the Registrar of Assurances for the registration of Lease deed for the property bearing bearing Khasara No. 669/1 & 669/12 admeasuring 0-628 Hector or 1.55 Acre situated at Vake Mauja Village Daldal Sivani, P.H.No. 109/41, Ra.Ni.M. Raipur – 1, Mowa Road, Tehsil & District Raipur, Chhattisgarh, Building is proposed to be constructed on the above property, consisting of Ground + 3 floors, with plinth area of 60000 Sq.fts, for a lease period of 16 years w.e.f 01.04.2023.

Further Resolved that Mr. Narayana Reddy V, be and is hereby authorized to sign the all the deeds and documents required with respect to the execution of lease deed and registration of same on behalf of the trust.

Further Resolved that anyone trustee be and is hereby authorized to sign the resolution and communicate same to authorities on behalf of the trust."

// Certified True Copy//

For Sree Saraswathi Educational Trust

Sree Saraswathi Educational Trust Mumbai

Trustee



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AERFS1709P

नाम / Name
SHIVRAJ REALTY

निगमन की तारीख
Date of Incorporation/Formation
09/03/2022

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, प्लॉट संख्या,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आपका आधार क्रमांक / Your Aadhaar No.:
7456 8959 2588
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

7456 8959 2588
आधार - आम आदमी का अधिकार

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आपका आधार क्रमांक / Your Aadhaar No.:
7413 7688 6142
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

7413 7688 6142
आधार - आम आदमी का अधिकार

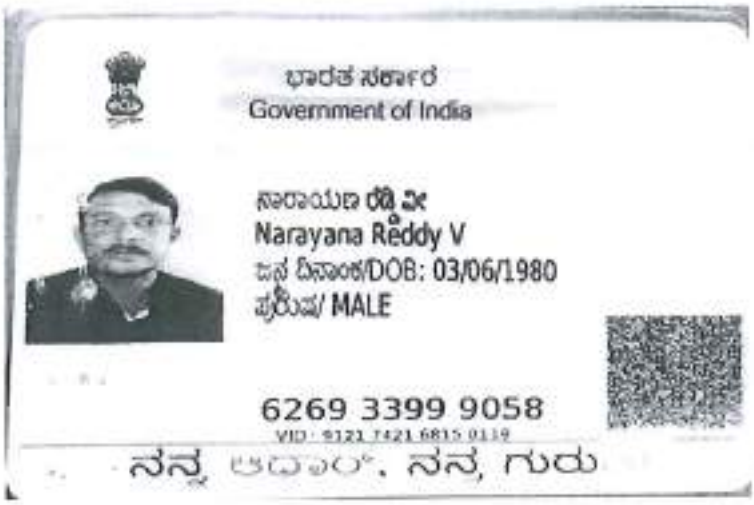
आधार
भारत सरकार
Unique Identification Authority of India
Government of India

आपका आधार क्रमांक / Your Aadhaar No.:
2717 4950 9129
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

2717 4950 9129
आधार - आम आदमी का अधिकार





ಭಾರತ ಸರ್ಕಾರ
Government of India

ನಾರಾಯಣ ರೆಡ್ಡಿ ವಿ
Narayana Reddy V
ಜನ್ಮ ದಿನಾಂಕ/DOB: 03/06/1980
ಪುರುಷ/ MALE

6269 3399 9058
VID : 9121 7421 6815 0119

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರು



Unique Identification Authority of India

ವಿಳಾಸ:
S/O ವೆಂಕಟರಮಣ, # 6-65/1, 4ನೇ ಕ್ರಾಸ್ 9ನೇ ಮೇನ್, ಕೆ ಕೆ ಪಾಳ್ಯ, ಅಶೋಕ್ ಪಿಲ್ಲರ್ ಹತ್ತಿರ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ, ಬೆಂಗಳೂರು.
ಕರ್ನಾಟಕ - 560011

Address:
S/O Venkataramana, No 6-65/1, 4th Cross 9th Main, K K Palya, Near Ashok Pillar, Bangalore South, Bengaluru, Karnataka - 560011

6269 3399 9058
VID : 9121 7421 6815 0119



भारत सरकार
Government of India

टिकेश कुमार साहू
TIKESH KUMAR SAHU
पिता : निर्मल साहू
Father : NIRMAL SHAU
जन्म तिथि / DOB : 07/07/1995
पुरुष / Male

2490 9349 8063

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

पता: S/O निर्मल साहू, वार्ड, महासमुंद तहसील बिरगांव, रायपुर, छत्तीसगढ़ 493221

Address: S/O: Nirmal Sahu, 763, MATHPARA, Urkura, Birgaon, Raipur, Chhattisgarh, 493221

2490 9349 8063

help@uidai.gov.in
www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA

अविनाश जगदिश जवाहीरानी
Avinash Jagdish Jawahirani
जन्म तारीख/ DOB: 11/06/1982
पुरुष / MALE

3985 1653 1196

माझे आधार, माझी ओळख



Address
S/O Jagdish Jawahirani, [illegible] GANDHIBAGH CHOWK, [illegible] NO 355 JARIPATKA, Jaripatka, S.O, Nagpur, Maharashtra - 440014

3985 1653 1196

P.O. Box No.1947, Bengaluru-560 001



SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Khasara No. 669/19, admeasuring 0.2310 Hector, Khasara No. 669/12, admeasuring 0.3970 Hector, total admeasuring 0.628 Hector or 1.5 Acres approx, situated at Vake Mauja Village Daldal Sivani, P.H.No. 109/41, Ra.Ni.M. Raipur – 1, Mowa Road, Tehsil & District Raipur, Chhattisgarh, building proposed to be constructed consisting of Ground +3 floors with total plinth area of 60,000 Sq.fts, leased to the Lessee is bounded by:

East:	**Road**
West:	**Land of Mr. Gopal Agrawal**
South:	**Land of Buyer (Shivraj Realty)**
North:	**Remaining land of Seller (Mr. Mukesh Kumar Badvani)**

In Witness Where of the **LESSOR** and **LESSEE** have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

Place : Raipur (C.G.)
Date : 16.06.2022

Witnesses:

Signature : _____
Name : Tikesh Kumar Sahu
S/o. : Nirmal Sahu
R/o. : Mathpara, Urkura, Birgaon,
Raipur (C.G.)
Aadhar NUMBER- 2490 9349 8063,
MOBILE NUMBER- 93400 45206

LESSOR

SHIVRAJ REALTY
PARTNER
SHIVRAJ REALTY
PARTNER
SHIVRAJ REALTY

Signature : _____
Name : Avinash Jawahirani
S/o. : Jagdish Jawahirani
R/o. : Choudhary Chowk, Block – 358,
Jaripatka, Nagpur (M.H.)
Aadhar NUMBER- 3985 1653 1196,
MOBILE NUMBER- 99706 66998

LESSEE

Drafted By : _____ Manish Jain Advocate Raipur

By Courtesy
23/7/22

पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
शुल्क रसीद

टोकन नं.	4
ई-पंजीयन आई-डी नं	CG6328215062022004
निष्पादक का नाम -	श्रवण राज सिंह
जिला	रायपुर
उप पंजीयक कार्यालय	रायपुर SR5
दिनांक	15/06/2022

मुद्रांक शुल्क विवरणी

मुद्रांक शुल्क	0.00
जनपद/न.नि./न.पा./न.पं./ शुल्क	0.00
उपकर	0.00
अतिरिक्त मुद्रांक शुल्क	3,742,000.00
कुल मुद्रांक	3,742,000.00

पंजीयन शुल्क विवरणी

पंजीयन शुल्क	2,806,488.00
सेवा प्रभार शुल्क	1,680.00
अतिरिक्त शुल्क	0.00
दीमर तहरीर शुल्क	0.00
कुल शुल्क	2,808,168.00

एम० आर० यादव ,उप पंजीयक
उप पंजीयक कार्यालय , -रायपुर SR5

निबंधन क्रमांक - 2795

पंजीयन प्रमाणपत्र
(अधिनियम की धारा 60)

आज तारीख 08/07/2022 माह July सन् 2022 समय 11:59:42 को
पुस्तक क्रमांक 1 पन्ना क्रमांक 1065 में पृष्ठ 77 से 104 पर निबंधन क्रमांक 2795 देकर पंजीकित किया गया।

एम० आर० यादव ,उप पंजीयक
उप पंजीयक कार्यालय , -रायपुर SR5

CG6328215062022004