



Friday, June 07 ,2013  
3:07 PM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 4566 दिनांक: 07/06/2013

गावाचे नाव: नांदेड  
दस्तावेजाचा अनुक्रमांक: हवल11-4265-2013  
दस्तावेजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: नांदेड सिटी डेव्ह. आणि कन्स्ट्रक्शन ऍ. लि तर्फे अधिकृत डायरेक्टर श्री.

सतीश दत्तात्रय मगर यांचे तर्फे नोंदणी करिता रु.सु. म्हणून श्री नरेश गोविंद खळदकर  
नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 460.00  
पुष्पांची संख्या: 23

एकूण: रु. 30460.00

आपणास मूळ दस्त ,शंबनेल प्रिंट व सीडी अंदाजे 3:27 PM हा वेळेस मिळेल.  
सह दुय्यम निबंधक, हवेली-11

बाजार मुल्य: रु.236955000/-  
भरलेले मुद्रांक शुल्क : रु. 10663000/-

मोबदला: रु.0/-  
सह. दुय्यम निबंधक (जर्ग-२) हवेली क्र.११

1) देयकाचा प्रकार: By Demand Draft रकम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 827658 दिनांक: 06/06/2013  
बँकेचे नाव व पत्ता: Bank of Maharashtra  
2) देयकाचा प्रकार: By Cash रकम: रु 460/-

ix?cross=

6/7/2013



07/06/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 4265/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) नांदेड

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टदार ते नमुद करावे)	236955000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:पुणेइतर वर्णन ; इतर माहिती: गाव मौजे नांदेड ता. हवेली, जि. पुणे येथील प्रोजेक्ट नांदेडसिटी मधील स. नं. 10 (पै) स. नं. 11(पै), स. नं. 79 (पै), यासी क्षेत्र 17306 चौ.फुट , प्रायमरी आणि हायस्कूल नं. 2 ची ज्यीथ क्षेत्र 4998.88 चौ.मी. या सह मिळकत. लीज मुदत 99 वर्षे. (( Survey Number : 10,11,79 ; ) )

(5) क्षेत्रफळ

1) 4998.88 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-विद्या प्रतिष्ठाण , बारामती तर्फे सेक्रेटरी श्री. दत्तात्रय राजाराम उंडे वय:-67; पत्ता:-, , , , विद्यानगर, भिगवन रोड, बारामती, पुणे, , Baramati MIDC, Maharashtra, Pune, Non-Government. पिन कोड:-413133 पॅन नं:-AAAAV0596M

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-नांदेड सिटी डेव्ह . आणि कन्स्ट्रक्शन कं. लि तर्फे अधिकृत डायरेक्टर श्री. सतीश दत्तात्रय मगर यांचे तर्फे नोंदणी करिता कु. सु. म्हणून श्री नरेश गोविंद खळदकर वय:-64; पत्ता:-प्लॉट नं. फ्लॅट नं. 402, माळा नं: चौथा मजला , इमारतीचे नाव: वेंकटेश्वरा कॉम्प्लेक्स , ब्लॉक नं: 1458 ते 1468 शुक्रवार पेठ, पुणे 02 , रोड नं: , , . पिन कोड:-411002 पॅन नं:-AACCN2613H

(9) दस्तऐवज करून दिल्याचा दिनांक

06/06/2013

(10) दस्त नोंदणी केल्याचा दिनांक

07/06/2013

(11) अनुक्रमांक, खंड व पृष्ठ

4265/2013

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

10663000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शंरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मी नक्कल वाचली }  
मी रजुवात घेतली }

अस्सलवार हुकुम नक्कल

दस्तासोबतची नक्कल  
श्री. नरेश खळदकर  
यांना दिली  
दिनांक - 06/06/2013

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११



**SHCIL- MAHARASHTRA**

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012  
 Tel : 022-61778151  
 E-mail :

**Mode of Receipt**

Account Id mhshcil01

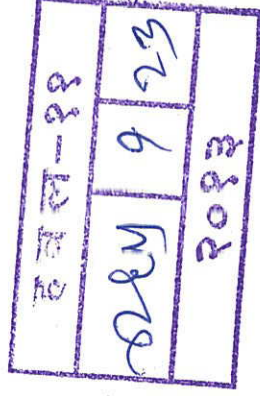
Receipt Id RECIN-MHMHSHCIL0120064310184947L

Account Name SHCIL- MAHARASHTRA

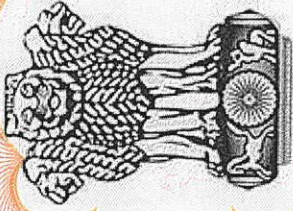
Receipt Date 06-JUN-2013

Received From	VIDYA PRATISHTHAN BARAMATI	Pay To
Instrument Type	DD	Instrument Date
Instrument Number	8276596061626364656667686970	Instrument Amount
Drawn Bank Details		
Bank Name	BANK OF MAHARASHTRA	
Out of Pocket Expenses	0.0 ( )	
Branch Name PUNE		

Issued by:  
 Stock Holding Corporation of India Ltd.  
 Location :- SRO GPR  
 Signature : *[Signature]*  
 Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com).



INDIA NON JUDICIAL  
Government of Maharashtra

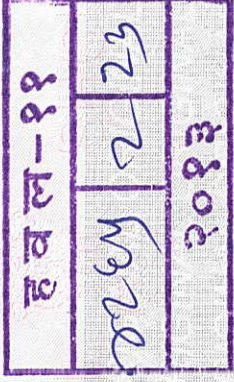
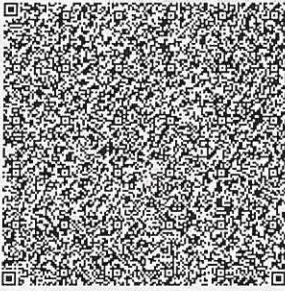


सत्यमेव जयते

Issued by:  
Stock Holding Corporation of India Ltd.  
Location :- SRO GPR  
Signature: *Ajaseali R332A*  
Details can be verified at [www.shcilstamp.com](http://www.shcilstamp.com).

e-Stamp

Certificate No. : IN-MH20159901474914L  
Certificate Issued Date : 06-Jun-2013 05:28 PM  
Account Reference : SHCIL (FI)/ mhshcil01/ PUNE/ MH-PUN  
Unique Doc. Reference : SUBIN-MHMHSHCIL0121144751450805L  
Purchased by : VIDYA PRATISHTHAN BARAMATI  
Description of Document : Article 36 Lease  
Property Description : PRIMARY AND HIGH SCHOOL NO.2 ADMEASURING 4,998.88 SQM, PLINTHS AT NANDED,PUNE  
Consideration Price (Rs.) : 23,69,55,000  
(Twenty Three Crore Sixty Nine Lakh Fifty Five Thousand only)  
First Party : NANDED CITY DEVELOPMENT AND CONSTRUCTION CO LTD  
Second Party : VIDYA PRATISHTHAN BARAMATI  
Stamp Duty Paid By : VIDYA PRATISHTHAN BARAMATI  
Stamp Duty Amount(Rs.) : 1,06,63,000  
(One Crore Six Lakh Sixty Three Thousand only)



Please write or type below this line.....

Lease Deed

*this Lease Deed is made and executed at  
Pune on this 6<sup>th</sup> day of June 2013 -*

*mm*

ZK 0001270583

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs). SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "[www.shcilstamp.com](http://www.shcilstamp.com)".



६०६-११		
२२५३	२३	
१०१३		

LEASE DEED

THIS INDENTURE OF LEASE is made and executed on this ६th day of June 2013.

BETWEEN

M/s. Nanded City Development and Construction Company Ltd., (Pan No. AACCN2613H) a Limited Company, registered under the Companies Act, 1956 and having its office Megaspaces 13, Sholapur Bazaar Road, Off East Street, Pune 411 001 hereinafter referred to as "LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, their successors-in-title and assigns) through its authorised Director Mr. Satish Magar, Age 54 years.

AND

Vidya Pratishthan Baramati, a Public Trust registered under Bombay Public Trusts Act, 1950, having its registered office at Vidyanageri, Bhigwan Road, Baramati District, Pune 413 133., hereinafter referred to as "LESSEE", (which expression shall, unless the context requires otherwise, mean and include its successors and permitted assigns) and represented herein by its Secretary, Mr. Dattatray Rajaram, Under of 99 the second part.



22/05/2023

1. The Lessor by virtue of diverse writings, all acts of law is well and sufficiently to all ~~the piece~~ and parcel of land duly notified by the Notification of the Government of Maharashtra No. TPS- 1804/144/Pr.kr.148/06/UD-13 dated 23<sup>rd</sup> January 2008 under Maharashtra Regional and Town Planning Act, 1966 for development of Township bearing Survey Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10(pt),11(pt), 12(pt), 13(pt), 14(pt), 15(pt), 16(pt), 17, 18, 19(pt), 20, 21, 22 (pt), 23, 24, 26, 36,, 53(pt), 54(pt), 55, 56(pt), 57, 58, 59, 60, 61(pt), 62(pt), 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79, 80(pt) forming part of Village Nanded and S. No.3 (pt), 4 & 5 forming part of Village Khadakwasla totally admeasuring 274.6977 Hectares all situated at Village Nanded and Khadakwasla Taluka Haveli, District Pune and more particularly described in the schedule I hereto are hereinafter referred as "the said lands"

2. The Lessor after obtaining from the Hon'ble Collector, Pune the Letter of Intent No. KR/PMH/KV/251/08 dated 29th March 2008 has evolved the said lands for developing an integrated Township Special Township on the said Lands named "Nanded City" comprising of Residential & Commercial Projects, Educational areas, Amenity spaces, Health Facility area, Public Utility Space, Transport & Communication area and common areas and facilities in consonance with such establishments in the manner as shown in the approved Master Lay-out Plan in respect of the said Land under Ref. No. PMH/KV/894/2008 dated 06/06/2008 (herein after referred to as the "Master Plan").

3. As per the Master Plan there is reservation for Primary & High School on certain pre-designated portions of the said lands i.e. all that piece and parcel of land bearing Survey Nos. 10(part), 11(part) and 79(part) collectively admeasuring 47250 sq.mtrs. and presently forming part of Nanded City, situated at Village Nanded, Taluka Haveli, District Pune and outlined in red on the plan to hereto annexed and marked as Exhibit "A" and hereinafter referred as "the said plot" and the Lessor are sufficiently entitled to deal with the same as per their desire.

2. The Lessor in furtherance of evolving the integrated Notified Township and in terms of the condition rendered mandatory as per the Conditions of the Master Layout sanctioned by the Planning Authority, is in the process of constructing a Primary & High School No. 2 on a part of the said Plot admeasuring 17,306 sq. mtrs. Hereinafter referred to as "the said School Plot".

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*[Handwritten mark]*

3. The Lessee, a reputed Educational Institution was looking for suitable premises in the said area for the purpose of starting Primary & High School in the said locality.

4. Getting knowledge of the need of the Lessee who is a premier leading Educational Trust with several years experience in running Educational Institutions, the Lessor, taking into consideration the need of a State-of-the-Art Educational Institution in Nanded City for the benefit of its residents, offered the Primary & High School No. 2 being developed on the said Plot to the Lessee on lease for a period of 99 years with option with both the parties to renew the same for a further period of 99 years on mutually agreeable terms and conditions.

5. The Premises offered by the Lessor are as Under

Plot admeasuring 17,306 sq.mtrs. forming part of Survey Nos. 10(part), 11(part) and 79(part) and presently forming part of Nanded City, situated at Village Nanded, Taluka Haveli, District Pune ("said School Plot") alongwith completed Plinths of the Primary & High School No. 2 admeasuring 4,998.88 sq.mtrs. and permissible Built-up area thereupon., more particularly described in Schedule "II" written here under and demarked in red in the Plan annexed to this indenture as Exhibit "B" and herein after referred to as the Leased Premises for the sake of brevity.

6. The Lessor assured the Lessee the Leased Premises are not subject to any encumbrance of any nature what so ever of any body whom so ever and are also not subjected to any litigation or recovery proceedings pending before any court of Law and they are entitled to deal with the same in the manner they deem fit.

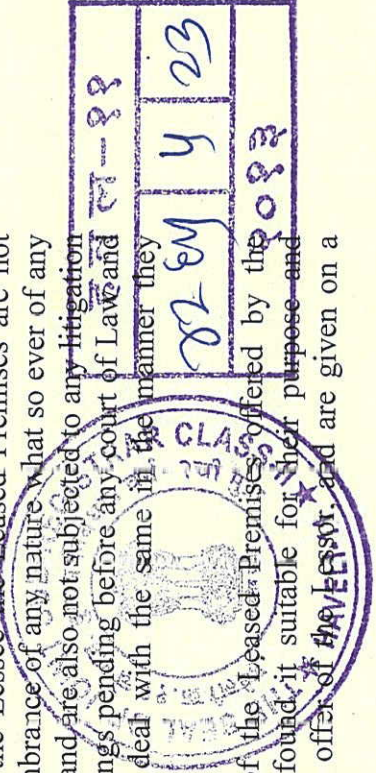
7. After due survey of the Leased Premises offered by the Lessor, the Lessee found it suitable for their purpose and agreed to accept the offer of the Lessor, and are given on a nominal lease rent.

8. After due discussions, the Lessor agreed to grant to the Lessee a lease of Leased Premises for a period of 99 years and the Lessee agreed to take the Leased Premises on lease for the said period on the following terms and conditions:

**NOW THIS INDENTURE OF LEASE WITNESSES AS UNDER:**

1. In consideration of the lessee to pay yearly rent of Re. 1/-, and on the terms and conditions herein after contained, the Lessor do hereby demise unto the Lessee the Leased Premises detailed herein under.

Plot admeasuring 17,306 sq.mtrs. forming part of Survey Nos. 10(part), 11(part) and 79(part) and presently forming part of Nanded City, situated at Village Nanded, Taluka Haveli, District Pune ("said School Plot") alongwith completed Plinths of the Primary & High School No. 2 admeasuring 4,998.88 sq.mtrs. and permissible Built-up area thereupon on LEASE for the purpose of setting up and managing "Vidya Pratishtan's Nanded City Public School (SSC Division)" for the period of 99 years w.e.f. 1<sup>st</sup> June 2013 and renewable on termination of the present lease at the option of both the



16

parties for further period of 99 years on mutually agreeable terms and conditions.

The Lessee has today i.e. at the time of the execution of these presents paid unto the Lessor an amount of Rs. 99/- ( Rs. Ninety Nine only) by Cheque No. 003131 dated 06-06-2013 drawn on Bank of Maharashtra in full and final payment of the rent for the entire lease period of 99 years. The Lessor does hereby acknowledge the payment of the rent for the entire Lease period and no separate receipt is necessary.

2. The Lessor assures the Lessee that Leased Premises are not subjected to any encumbrance of any nature what so ever such as lien, loan, mortgage, charge, agreement to sale, sale etc, of any body whom so ever. The Lessor further assures the Lessee that the Leased Premises are not subject matter of any litigation or recovery proceedings pending before any court of law. The Lessor hereby undertakes that in the event of any claim as mentioned herein above arises, the same will be dealt with by the Lessor at their costs keeping the Lessee and their rights over the Leased Premises indemnified of the same at all the time during the subsistence of lease.

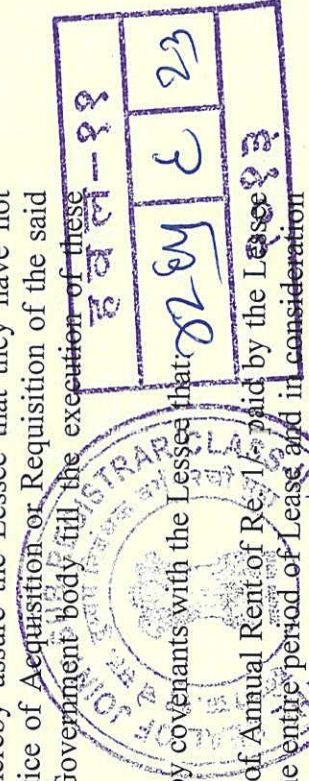
3. The Lessor do hereby assure the Lessee that they have not received any notice of Acquisition or Requisition of the said Plot from any Government body till the execution of these presents.

4. The Lessor hereby covenants with the Lessee that

A. In consideration of Annual Rent of Rs. 1/- paid by the Lessee in advance for the entire period of Lease and in consideration of Lessee observing and performing the terms and conditions hereto the Lessor has hereby put the Lessee in possession of the Leased Premises to enjoy the same as the Lessee; in the manner provided herein under during the period of Lease free from encumbrance and obstructions from the Lessor or any body claiming for or through them or in their name or their trust.

B. The said Lease is initially for the period of 99 years and is renewable for the further period of 99 years with a written notice 90 days prior at the option of the both the parties on terms and conditions to be mutually agreed at the relevant time. The advancement of rent on the part of the Lessee on expiry of the period herein mentioned shall deem to mean that the Lessee has exercised the option of renewal for further period of 99 years.

C. The Lessor is hereby consenting to lease out the Leased Premises to the lessee based upon the consideration that the residents of Nanded City would get first priority & preference for admission in the "Vidya Pratisthan's Nanded City Public School (SSC Division)" provided the required norms laid down by the School are fulfilled. It is hereby clarified that the Lessor has developed the reservation for a Primary & High School specifically for the benefit of the residents of Nanded City. The Lessee hereby assures the Lessor that the residents of Nanded City would be given first priority & preference for admissions. In the event the Lessee defaults in their assurance, the Lessor would have the right to take the necessary steps for



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ensuring due compliance by the Lessee thereof and/or in the alternate remedy the continuing breach of the essential term of the arrangement by such steps as are available and provided under any Statute and Law therefore.

D. In the event of the Lease for the next 99 years, the rent as agreed upon from time to time shall be payable in advance for the entire period of Lease and for renewal thereafter in advance year to year.

E. The Lessor do hereby agree and have assured that they will all the time co-operate with the Lessee and give necessary permission and signatures and remain present before the Government, Semi- government or Local authorities for the purpose of Lessee obtaining NA permission, water connection, drainage connection, roads, etc as and when required.

F. The Lessor shall keep the Lands surrounding the said Leased Premises and owned by them in good, clean and hygienic condition.

G. The Lessor has authorized the Managing Director, Shri Satish Dattatray Magar, Age Adult, to execute these presents and a copy of the said resolution are attached to the Lease-Deed along with other documents.

H. The Lessor shall not be responsible or liable for any loss theft, damage or destruction of any property of the Lessee or of any other person lying in the Leased Premises or for any damage to the lessees or its members agents employees, servants, visitors, invites and other persons entering the Leased Premises for the time being from any cause whatsoever.

The lessee covenants that it shall be responsible for safety and security of all materials, equipments and goods.

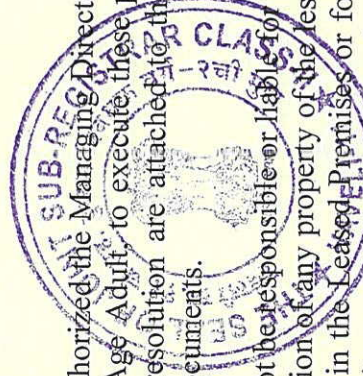
8 The Lessee does hereby covenants with the Lessor that:

I. The Lessee during the term of the Lease shall keep the Leased Premises in good, hygienic, clean, habitable and sanitary condition. And shall not do any act, which may result detrimental to the value of the entire property or part thereof.

II. The Lessee shall operate and maintain the Primary & High School No. 2 at their risk and costs the Lessor shall not be responsible for the same. The Lessee shall be responsible for maintenance of the Leased Premises including lighting and cleaning of the common areas, waste disposal, security, repairs and painting of the building, maintenance of elevators, provision of utilities, etc. All and any damage that may be caused to the Primary & High School No. 2 and furniture, fixtures etc. therein shall be entirely at the responsibility of Lessee at all the times.

III. The Lessee shall not transfer, sublet or part with the possession of the Leased Premises or any part thereof in favour of any third party.

IV. At the expiration of the said Lease, provided the same is not renewed the Lessee shall deliver to the Lessor vacant



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and peaceful possession of the Leased Premises previously removed there from the furniture & fixtures and /or other changes effected by the Lessee and owned by the Lessee.

V. The Lessee shall abide by all the Development Control Rules and regulations of the concerned Authorities in force from time to time.

VI. The Lessee shall pay all the rates, taxes, cesses, duties, assessments that may be levied on the leased Premises as and when payable and shall keep the Lessor indemnified against the same

VII. The Lessee shall use the said Leased Premises for the permitted legal pre-specified use only as is provided herein after and any contravention thereof shall tantamount to breach of lease

VIII. The Lessees agree that nothing shall be done permitted or committed contrary to any particular not to use or permit the Leased Premises to be used for any unlawful purposes and/or in any manner disfigure the Leased Premises or spoil its aesthetic appeal and/or diminish its value and/or damage its façade or interiors.

IX. Lessee shall be liable to pay the charges at actual for the electricity and water consumed in the Leased Premises as per the bills raised by the concerned statutory authority in accordance with the meter reading directly to the concerned authority during this lease. The sole liability of MSEB and water consumed would be of the Lessees.

The Lessees shall bear the cost and responsibility for the maintenance of electrical and communication equipment.

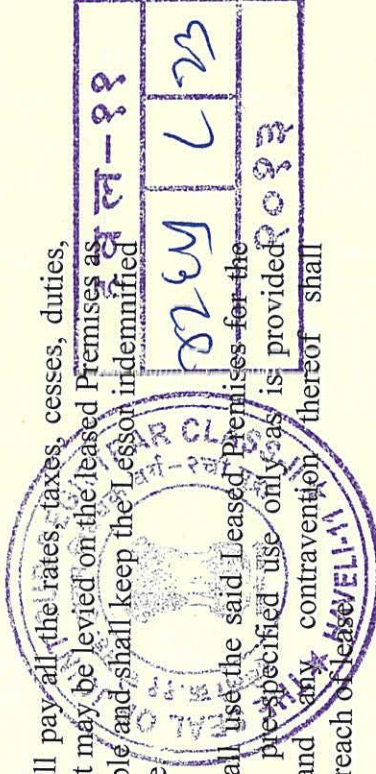
X. The Lessee shall also be liable to pay the charges towards landscaping services or other allied service, if any provided by the Lessor, on a monthly basis within 7 days from the receipt of Invoice from the Lessor.

XI. That the lessees shall obtain and keep in force adequate insurance cover to protect any loss and damage due to natural disaster, fire, accident, civil commotion, riot, storm, tempest, flood or any inevitable accident or electrical short circuiting or any other irresistible force or an act of God causing damage to the Leased Premises provided to the Lessees and shall give the copy of the insurance policy to the Lessor.

9) PROVIDED ALWAYS THAT

I. The Lessor shall at all time remove all or any defect may arise in the title in any manner whatsoever at their own costs keeping the Lessee and the Leased Premises indemnified of the same all the time.

II. The Lessee shall at all time use the Leased Premises with in the permissions and restrictions contained in this deed and/or under the Laws, rules and regulation.



*[Handwritten mark]*

*[Handwritten signature]*

III. The Lessor have the right to enter the Leased Premises at any time for the purpose of inspection thereof with appropriate permission from the Lessee.

IV. The Lessee shall bear and pay all costs, charges and expenses and charges incidental to execution of this Lease and Stamp Duty, Registration and other out of pocket expenses. Legal charges and professional fees shall be borne by the parties respectively.

V. The lease hereby granted by the Lessor to the Lessees are not entitled to and shall not at any time assign the same and/or transfer the benefit of this agreement to any other person or party or company. Nothing herein contained shall be construed save and expect for the rights hereunder conferred shall mean as creating any right, interest, easement or any other right or title of any kind whatsoever in favour of the Lessees in the said premises or as creating any interest therein in favour of the lessees other than one use hereby granted or as or as entitling the Lessees to possession of the said premises. It is the express intention of the parties hereto that under this Agreement Lease has been granted to the Lessees to use the said premises and the Lessor shall have an unfettered right to verify and inspect the same.

10)

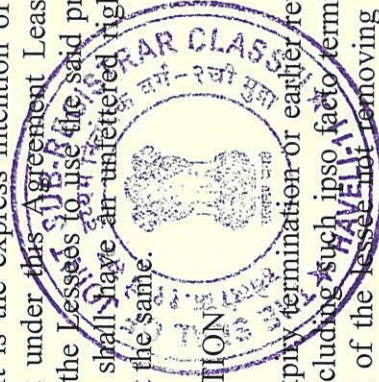
TERMINATION

I.

Upon the expiry termination or earlier revocation of this lease including such ipso facto termination and in the event of the lessee removing themselves and/or their and/or their articles, belongings and effects from the said premises or any of them or any part thereof the licensors shall:

a) Be entitled to remove the Lessees articles lying in the said premises after making a list thereof to a godown at the cost of the lessees. The Lessor shall not render themselves liable for any civil or criminal action by doing so. This authority is irrevocable and constitutes the basis for this agreement and the lessee's shall not be entitled to dispute or challenge or call into question the validity or reasonableness of this provision: and

b) The Lessor shall have a right to prevent the lessees their employees, agents and servants from entering in or upon remaining in the said premises except for removing their articles, effect and belonging there from. In the event of Lessee's or any of the persons aforesaid entering upon the said premises in breach of the provision of this clause they shall be trespassers and the Lessor shall have the right to take all steps to prevent the lessee's and the persons aforesaid from committing such trespass upon the said premises and the Lessor shall not be liable for any loss, damage or injury caused to any person or property therein while enforcing the rights under this agreement.



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०२६५ ल - ११

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c) Each of the rights stipulated above shall be without prejudice and independent of each other and to any other remedy as may be available to the Lessor in law or otherwise.

11) INDEMNITY

The Lessees hereby indemnify and agree to keep indemnified the Lessor and their estates and effects against all costs, charges, losses, damages which the Lessor being adversely affected and to reimburse to the Lessor all such costs, charges or expenses losses or damages as the case may be without any delay or default arising from non-payment or delayed payment of the said outgoings.

The Lessees further indemnifies the Lessor against all actions, proceeding, claims and demands arising out of, relating to the occupation and usage of the Leased Premises by the Lessees and/or any misrepresentation by the Lessees in the Lease Deed or in connection with any loss or injury to any person, customer or third party or any property in connection with any of the matters covered by this Deed or otherwise howsoever as long as it pertains to any willful / negligent or omission on part of the Lessees.

12)

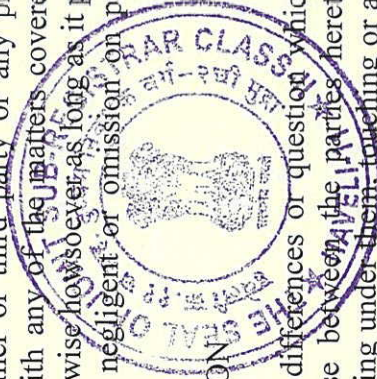
ARBITRATION

Any dispute, differences or question which may at any time arise between the parties hereto or any persons claiming under them touching or arising out of or in respect of these presents and/or any other document or documents that may be executed pursuant thereto by and between the parties hereto shall be referred to the Arbitration of sole arbitrator who may be appointed by the Chief Justice of Bombay High Court and such Arbitration shall be in accordance with the Arbitration and conciliation Act, 1996 or any statutory modification thereof for the time being in force. The Arbitrator shall have summary powers. The Arbitration proceeding shall be held at Pune.

**IN WITNESS WHEREOF, THE PARTIES TO THESE PRESENTS HAVE PUT AND AFFIXED THEIR SIGNATURES AND SEAL HEREUNDER ON THE DAY AND YEAR FIRST ABOVE WRITTEN.**

**LESSOR – PARTY OF THE FIRST PART**

NANDED CITY DEVELOPMENT AND  
CONSTRUCTION COMPANY LIMITED  
Registered Office at 13, Solapur Bazaar Road,  
Off. East Street, Pune  
Through its authorized signatory  
Shri. Satish Dattatray Magar



२०१३-१४	१०	२३
२०१३		

LESSEE - PARTY OF THE SECOND PART

VIDYA PRATISHTHAN BAFAMATI

Registered Office at Vidyanagari,  
Bhigwan Road, Baramati District, Pune  
Through its Secretary  
Mr. Dattatray Rajaram Unde



In the presence of:

SECRETARY  
Vidya Pratishthan  
Vidyanagari, Earamati, Dist. Pune

1) Name: Bhaskar  
Mrs. Bhatwaj Sanghadeo Bhaskar

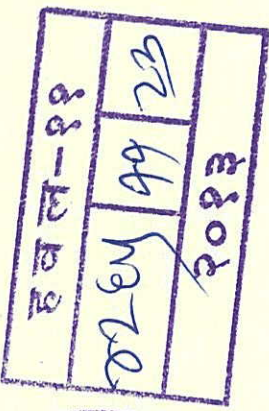
Address

Mahada Colony, Poygelli Baramati,  
Dist. Pune.

Saukar

2) Name: Saika Pawar

Address Pastan, Poygelli



 भारत निवडणूक आयोग ओळखपत्र IDENTITY CARD XUA2322600	 मतदारचे नाव : दत्तात्रय राजाराम उंडे Elector's Name : Dattatraya Rajaram Unde वडिलांचे नाव : राजाराम उंडे Father's Name : Rajaram Unde लिंग / Sex : मूळ / MALE जन्म तारीख / Date of Birth : XXXX/1943
मतदार क्रमांक : 335-1, आकल्पित सोसायटी, भरिल, बारामती गाव बारामती तालुका बारामती जिल्हा: पुणे (महाराष्ट्र) - 413102	Date : 17/08/2009 मतदार नोंदणी अधिकारी यांच्या सहोपा निरक्षण Facsimile Signature of the Election Officer for 29th Constituency
Address: 335 1, Akalpi Society Parisa, Baramati GRAM: Baramati TEHSIL: Baramati DISTT: Pune (M.H.)-413102	
XUA2322600 मतदार नोंदणी सोसायटी, भरिल, बारामती	

Saukar

THE SCHEDULE I ABOVE REFERRED TO:

ALL PIECE AND PARCEL OF LAND duly notified by the Notification of the Government of Maharashtra No. TPS-1804/144/Pr.kr.148/06/UD-13 dated 23<sup>rd</sup> January 2018 under Maharashtra Regional and Town Planning Act, 1966 for development of Township bearing Survey Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10(pt), 11(pt), 12(pt), 13(pt), 14(pt), 15(pt), 16(pt), 17, 18, 19(pt), 20, 21, 22 (pt), 23, 24, 26, 36,, 53(pt), 54(pt), 55, 56(pt), 57, 58, 59, 60, 61(pt), 62(pt), 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79, 80(pt) forming part of Village Nanded and S. No.3 (pt), 4 & 5 forming part of Village Khadakwasla totally admeasuring 274.6977 Hectares all situated at Village Nanded and Khadakwasla Taluka Haveli, District Pune.

THE SCHEDULE "II" ABOVE REFERRED TO:

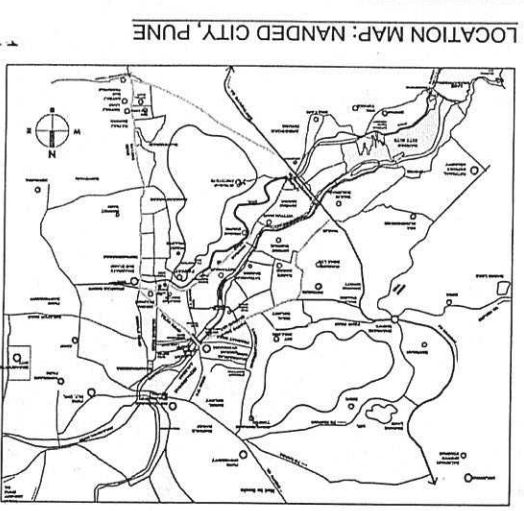
ALL PIECE AND PARCEL OF LAND under Maharashtra Regional Town Planning Act (MRTP), 1966 of Pune City bearing Survey Nos. 10(part), 11(part) and 79(part) admeasuring 17,306 sq. mtrs presently forming part of Nanded City, situated at Village Nanded, Taluka Haveli, District Pune and earmarked on the plans hereto alongwith Plinths of the Primary & High School No. 2 admeasuring 4,998.88

sq.mtrs..

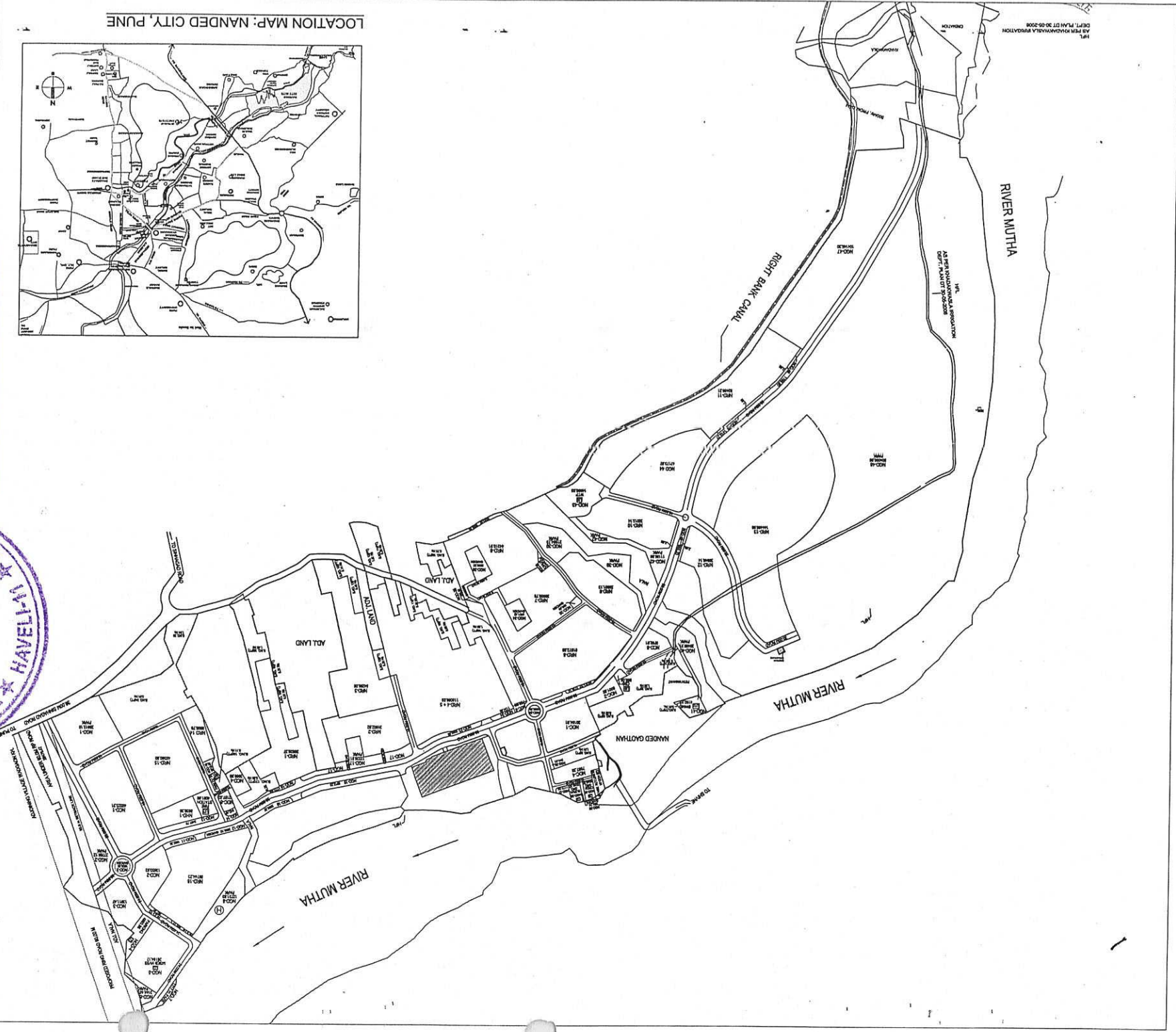


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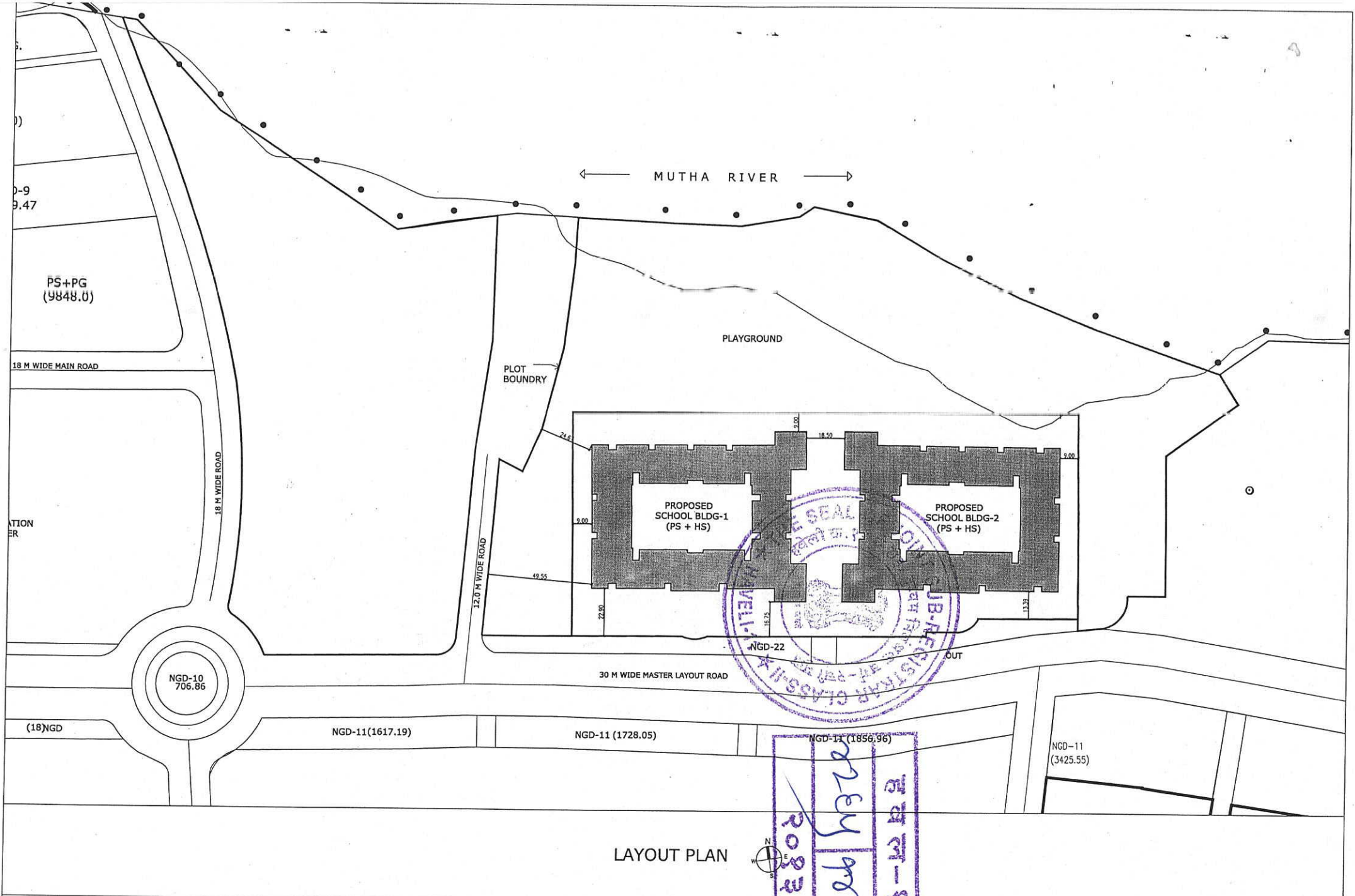
ARCHITECTS <b>Associated Space Designers Pvt. Ltd.</b> Registered: 12, Shivajinagar, 4th St., Colaba, Pune-411 004 PHONE: 2424-2641, 2423-4324 FAX: 020-2424-2421 EMAIL: info@aspace.com, info@spdesign.com, www.aspace.com, www.spdesign.com	
Scale: 1:1000	Date: 18.08.2013
Drawn By: Shriya	Checked By: Shriya
Project Name:	Project No.:
PROPOSED LAYOUT OF NANDED CITY TOWNSHIP AT VILLAGES NANDED AND KHADKAVASLA, TAL. HAVELI, DIST. PUNE FOR NANDED CITY DEVELOPMENT AND CONSTRUCTION COMPANY LTD. NAME OF OWNER / DEVELOPER:	
NAME OF ARCHITECT NANDED CITY DEVELOPMENT AND CONSTRUCTION CO. LTD. NANDED DIRECTOR	



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 ३३०३

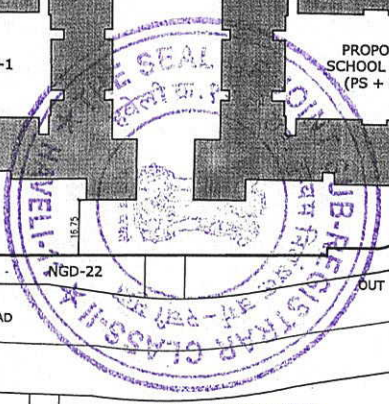


187  
 AS PER GOVERNMENT APPROVAL  
 DEPT. P.W.M. DT. 20.08.2008



LAYOUT PLAN

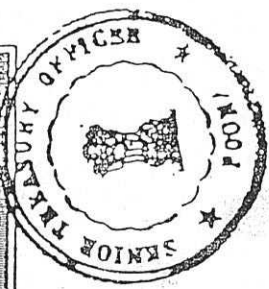
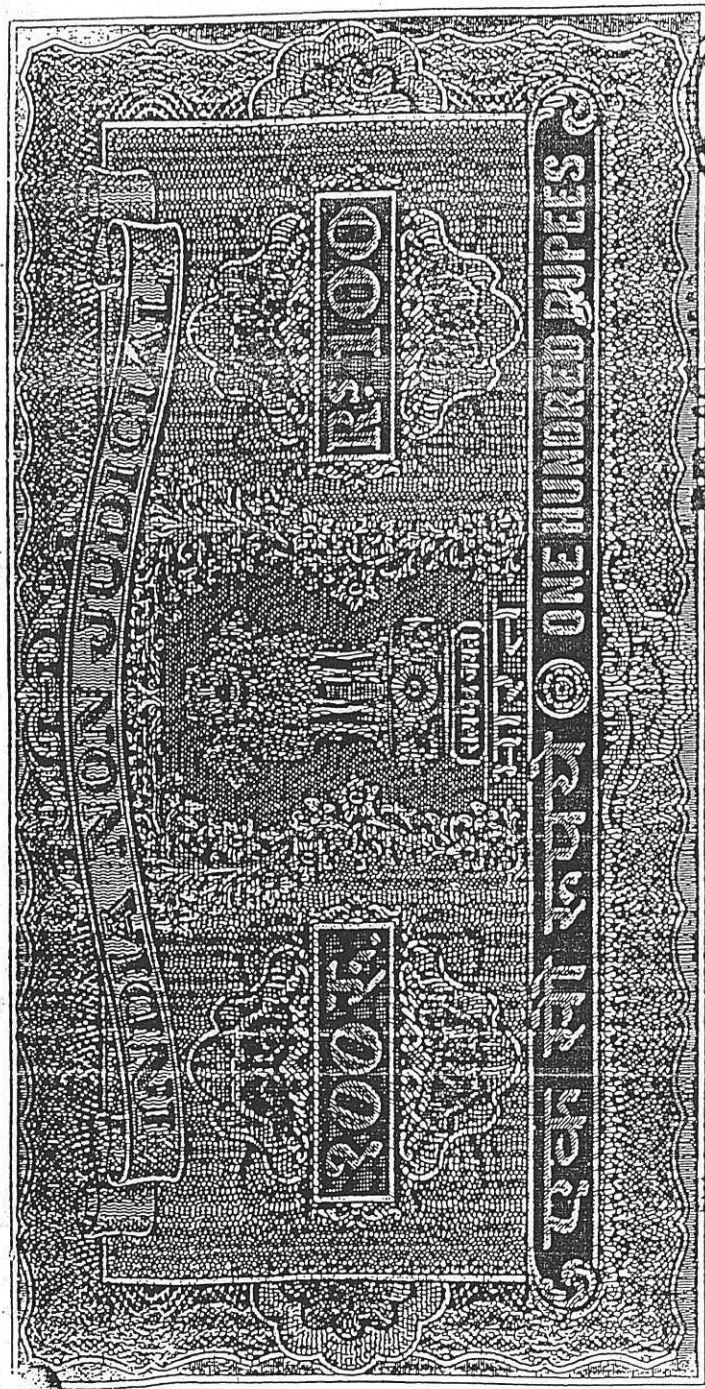
PROPOSED SCHOOL BLDG. AT [Sno 10(PT)+11(PT)+79(PT)],  
 NANDED CITY TOWNSHIP AT VILLAGE NANDED AND KHADAKVASLA, TALUKA HAVELI, DIST-PUNE



2284/98/23  
 2082  
 2082-88

ARCHITECTS: ASSOCIATED <b>SPACE DESIGNERS' PVT. LTD.</b> 13, MEGA SPACE, FIRST FLOOR, SOLAPUR BAZAR ROAD, PUNE 411001. PHONE NOS: 220-2838841, 220-2838824			
DWG: DWG: DWIURHANNANDEKSHOOLINDREY A18.05.2013	DATE: 09/06/2013	DRN BY: RUBINA	SIGN:
SCALE: 1	CHKD BY: PRADEEP	SIGN:	SIGN:





जे. एच. गांधी ४८५, सेंटर स्ट्राट पुणे-१.  
र. नं. ११५२. फोन १००८ ता. २२/१०/०३.

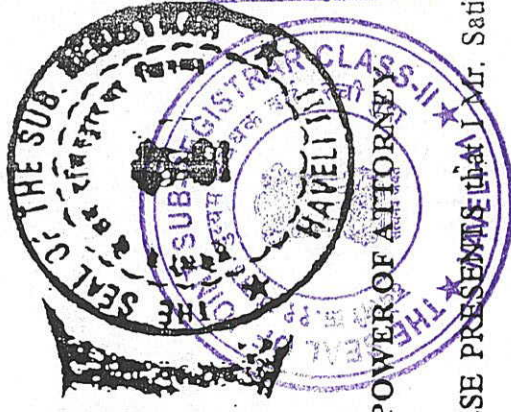
नाव श्रीमती शैलिंगी देवराज भागवत  
पत्ता २५५५५५ युनो इट  
हस्तक्षेप

सत्य संकेत

१. 2 OCT 2003

महेश  
पु. कोषागार अधिकारी  
कोषागार पुणे नरिस

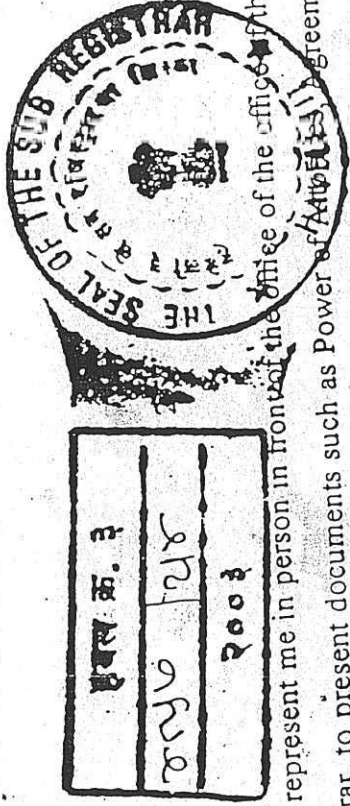
हवलदार, र  
२४५० १९१८  
२००३



हवलदार-११  
२२६५ १५ २३  
२०१३

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I Mr. Satish Dattatray  
Magar, Age-Adult, Occupation-Business, residing at 143, Magarpatta,  
Hadapsar, Pune 411 028. DO HEREBY APPOINT one of the Staff  
Employee Mr. Naresh G. Khaladkar, Age Adult, Occupation Service,  
residing at 1468, Shukrawar Peth, Bahumaharaj Lane, Pune - 411 002 as  
my lawful Attorney in my name and on my behalf to do or execute all or  
any of the following acts, or things:



1) To represent me in person in front of the office of the Sub Registrar, to present documents such as Power of Attorney, Agreement to Sale, for Flats/Units under construction or ready possession, Agreement to Sale of Bungalow Plots, Agricultural land, Row Houses, or any other Agreement to sale or document / possession, receipts / letter of exchange etc., required to be presented for Registration.

2) To represent and act on my behalf to present documents for Registration pertaining to final conveyance of flats, units, Row Houses, Plots, Agricultural land, etc., Registration of Deed of Declaration under the Maharashtra Apartment Ownership Act, Registration of Co-operative Housing Societies or any such documents required to be registered pertaining to the Building Construction and Real Estates Activities undertaken by me.

3) To represent and act on my behalf to obtain Index II Certificates, Certified true Copies of documents registered; to appeal for Stamp-Duty valuation, represent before the concerned Competent Authority and sign or submit any representation on my behalf.



4) To generally do all other lawful acts necessary for the conduct of Registration.

AND I hereby agree that all acts, deeds and things lawfully done by me and I Attorney shall be construed as acts, deeds and things done by me and I undertake to Rectify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of the Powers given by these presents.

IN WITNESS WHEREOF I have signed this Deed on this 30<sup>th</sup> day of

October 2003 in Pune.

WITNESSES:-

Pratik D. Somani  
91617 Ashutoshwade Road,  
Pune-1

(Mr. Satish D. Magar)  
Executant

दस्तावेज गोप्यता भाग-1

हवेली

दस्तावेज क्र 4857/2003

दुयम निबंधक:  
हवेली 3 (हडपसर)

क्रमांक : 4857/2003

दस्तावेज प्रकार : मुख्यारनामा

अनु क्र. पक्षकाराचे नांव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

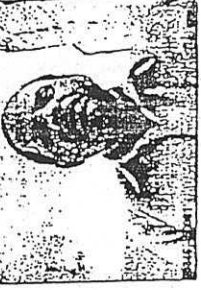
अंगठ्याचा ठसा

1 नांव: श्री. सतीश दत्तात्रय मगर  
पत्ता: घर/फ्लॅट नं: 143  
गल्ली/रस्ता: सगरपट्टा  
इमारतीचे नाव: -  
देश/प्रदेश: हडपसर  
शहर/गाव: पुणे  
पत्तुणा: हवेली  
पान 2B

लिहून देणार

वय

सही



2 नांव: श्री. नरेश गोविंद खळदकर  
पत्ता: घर/फ्लॅट नं: 146B  
गल्ली/रस्ता: भाऊ महाराज चौक  
इमारतीचे नाव: -  
देश/प्रदेश: -  
शहर/गाव: पुणे  
पत्तुणा: -  
पान: 2

लिहून देणार

वय 54

सही



हवेली क्र. ३  
४९७०३१८  
२००३



हवेली-११  
२२-११-२०१३



दस्त गोधवारा भाग - 2

हवल3

दस्त क्रमांक (4857/2003)

दस्त क्र. [हवल3-4857-2003] चा गोधवारा  
बाजार मूल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 11/11/2003 04:45 PM

निष्पादनाचा दिनांक : 11/11/2003

दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 11/11/2003 04:45 PM

शिकका क्र. 2 ची वेळ : (फ्री) 11/11/2003 04:46 PM

शिकका क्र. 3 ची वेळ : (कबुली) 11/11/2003 04:47 PM

शिकका क्र. 4 ची वेळ : (ओळख) 11/11/2003 04:47 PM

दस्त नोंद केल्याचा दिनांक : 11/11/2003 04:47 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तपत्रेक कसे निष्पादना  
व्यक्तीचा ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड. सुनिल बाळासाहेब बहिरट, घर/फ्लॅट नं. :  
गल्ली/रस्ता:

ईमारतीचे नाव:

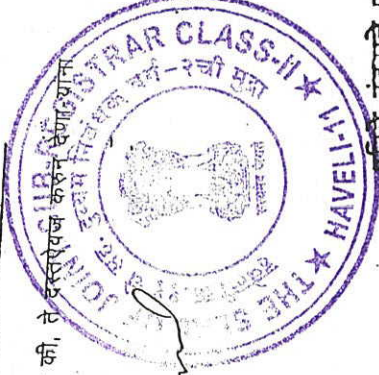
ईमारत नं.:

पेट/वसाहत: हडपसर

शहर/गाव: पुणे

तालुका: हवेली

पिन: 28



हवल-११  
२०११/१८/२३  
२०१३

पहिले नंबराचे पुस्तकाचे

प्रमाणित झरोठे वेंचे को

दस्तास पकूण घ्याने आहेत

दु. निबंधकाची सही  
हवेली 3 (हडपसर)

दुय्यम निबंधक हवेली क्र-१

दुय्यम निबंधक, हवेली क्र.३

दिनांक 11/11/2003



हवल क्र. ३

२०१३

घोषणापत्र

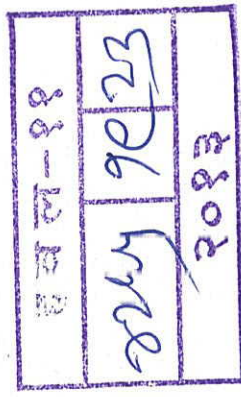
मी श्री/सौ/ लक्ष्मी देवदास रमेश याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली नशीपुणे यांचे कार्यलयात कोठार या शिबकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे श्री / सौ/ श्रीमती सुखदेव देवदास मसंड च्या यांनी दिनांक ११/११/२०१३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/ निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्याक्तिपैकी कोणीही मयात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आधळून आल्यास नोंदणी अधिनियम १३०८ चे कलम १२ अन्वये शिक्षेस मी पात्र राहील. याची मला जाणीव आहे.

दिनांक २१/१२/२०१३

Khadakhar

कोठार

कुलमुखत्यारपत्र धारकाचे नांव  
व सही



DY. COM. 2. INCOME-TAX (SYS2)  
D/O CHIEF COMM. OF INCOME-TAX  
ROOM NO. 12 AAYAKAR BHAVAN  
12 SADHU VASWANI ROAD  
PUNE - 411001

Ref. 810186 / 15

Status : ASSOCIATION OF PERSONS

Dear Sir/Madam/M/s,

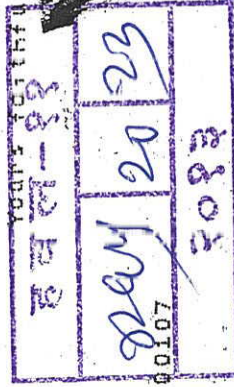
1. Thank you for helping us in our efforts to allot a new Permanent Account Number (PAN) to our assessee's.
2. Your new Permanent Account Number (PAN) is AAAAV0596M.
3. This new PAN supercedes any PAN/GIR Number allotted to you earlier.
4. Please note that you are required to quote this new PAN in all future correspondence with the Income-Tax Department and on all tax documents which include returns, challans, appeals etc. This is a mandatory requirement u/s 139A(5) read with u/s 272A(d) of the Income Tax Act, 1961. This would help us to improve customer services and maintain your accounts and records accurately.
5. In event of any change in the information furnished by you in your application form (including change of the Assessing Officer from the present one) for allotment of PAN, please inform this office so that we can keep your records current.
6. Your laminated PAN card is enclosed herewith. /Your laminated PAN card is under preparation and will be sent to you in due course.



Dated 05-FEB-80

810186/15/14187/AAAAV0596M/0300107

M/S VIDYA PRATISHIHAN  
VIDYA PRATISHIHAN  
P B NO 34  
KACHERI ROAD  
BARAMATI  
MAHARASHTRA - 413102



(S. U. Gosetti)  
Deputy Commissioner of Income Tax  
Systems-II, Pune.

नाम / NAME /PERMANENT ACCOUNT NUMBER

AAAAV0596M

नाम / NAME

VIDYA PRATISHIHAN

स्थापना/स्थापना तिथि / DATE OF INCORPORATION/FORUCTION

16-12-1972

*[Signature]*  
आयकर-सहायक-२

INCOME TAX DEPARTMENT



GOVT. OF INDIA

NANDED CITY DEVELOPMENT AND  
CONSTRUCTION COMPANY LIMITED

23/02/2006

Permanent Account Number

AAGCN2613H

21032006



१४-११	२९	२३
२२-६-०६		२०१३



शुक्रवार, 07 जून 2013 3:07 म.नं.

दस्त गोडवारा भाग-1

हवल11

दस्त क्रमांक: 4265/2013

दस्त क्रमांक: हवल11 /4265/2013

बाजार मूल्य: रु. 23,69,55,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 1,06,63,000/-

दु. नि. सह: दु. नि. हवल11 यांचे कार्यालयात

अ. क्र. 4265 वर दि.07-06-2013

रोजी 3:05 म.नं. वा. हजर केला.

पावती:4566

पावती दिनांक: 07/06/2013

सादरकरणाचाचें बाब: नॉंदेड सिटी डेव्ह. आणि कन्सट्रक्शन  
कं. लि तर्फे अधिकृत डायरेक्टर श्री. सतीश दत्तात्रय मगर यांचे  
तर्फे नॉंदणी करिस्त कु. मु. म्हणून श्री नरेश गोविंद खळदकर

*V. Nalodekar*

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-11

नॉंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकुण: 30460.00

सह दुय्यम निबंधक, हवेली-11

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दित किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दित किंवा  
उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 07 / 06 / 2013 03 : 05 : 51 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 07 / 06 / 2013 03 : 07 : 40 PM ची वेळ: (फी)







07/06/2013 3 09:52 PM




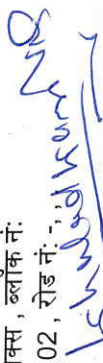


दस्त गोषवारा भाग-2

हवल 11 22/02/13

दस्त क्रमांक:4265/2013

दस्त क्रमांक :हवल11/4265/2013

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विद्या प्रतिष्ठाण, बारामती तर्फे सेक्रेटरी श्री. दत्तात्रय राजाराम उडे पत्ता:-, -, विद्यानगर, भिंगवन रोड, बारामती, पुणे, Baramati MIDC, Maharashtra, Pune, Non-Government. पिन नंबर:AAAAV0596M	भाडेकरू वय :-67 स्वाक्षरी:- 		
2	नाव:नावेड सिटी डेव्ह. आणि कन्स्ट्रक्शन कं. लि तर्फे मालक अधिकृत डायरेक्टर श्री. सतीश दत्तात्रय मगर यांचे तर्फे वय :-64 नोंदणी करिता कु.मु. म्हणून श्री नरेश गोविंद खळदकर पत्ता:प्लॉट नं: फ्लॅट नं. 402, माळा नं: चौथा मजला, इमारतीचे नाव: वेंकटेश्वरा कॉम्प्लेक्स, ब्लॉक नं: 1458 ते 1468 शुक्रवार पेठ, पुणे 02, रोड नं: - पिन नंबर:AAACCN2613H 			

वरील दस्तऐवज करून देणार तथाकथीत लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:07 / 06 / 2013 03 : 09 : 19 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.

पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:अॅड.बी. एस. ओसवाल

वय:61

पत्ता:बुधवार पेठ पुणे 02

पिन कोड:411002

  
स्वाक्षरी


शिवका क्र.4 ची वेळ:07 / 06 / 2013 03 : 09 : 35 PM

शिक्षा क्र.5 ची वेळ 07/06/2013 03:09:51 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, हवेली-11

प्रमाणित करण्यात येते की,  
सा दस्तऐवजत एव्हणु 23 पृष्ठे आहेत

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

पहिले नंबराचे पुस्तकाचे

२२५ नंबरी नोंदला



4265 / 2013

<http://10.187.203.77/MarathiReports/HTMLReports/HtmReports/HtmReportSummary2.aspx?cross=l...> 6/7/2013

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

दिनांक ०६/०६/२०१३