

अज क्र. 5495 कलम
 अर्जदाराचे नांव दिपा 2101

व. क्र. मु. २१, ६०० (१९९२-९३) चा प्र. ११, १९९३
 G.M. I.D. N. 10476, dated 20/09/92, dated 22/9/92


कलेचा अर्ज आला तो दिनांक मुंबई सायनाजी
 मकल तयार दि.:-
 मकल दिली तो दि.

25-09-2023

अनुसूची-१

सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालय
 पुणे विभाग पुणे जिल्हा

सार्वजनिक विश्वस्तव्यवस्थांचे

अनुक्रमिक	विश्वस्तव्यवस्थांचे नाव व पत्तो	सार्वजनिक विश्वस्तव्यवस्थांचे नाव व पत्तो विश्वस्तव्यवस्थांचे नाव व पत्तो	विश्वस्तव्यवस्थांचे नाव व पत्तो विश्वस्तव्यवस्थांचे नाव व पत्तो
<p>F-7404 Pune Trk. No. 128/92</p>	<p>Kamala Education Society Sant Tukaram Nagar Pimpri Pune-18. श्री प्रतिभा दिवाण शेट व. श. दिवाण कोळतेकर प्रभात दिवाण दिवाण शेट जयिका दिवाण शेट, प्रभात राड माळी व. श. दिवाण शेट निवास भा. पुणे-४ Block No. D-III, Plot No. 3, Behind Mahila Hospital, off Mumbai Pune Road, chinchwad Pune-411019 Entry made as per order of ACC-2 in Cr. No. 1707/21 & Mis. Apl. No. 135/22 dated 09/03/23</p>	<p>श्री गगन धारमसि बाबा - President Mohan Nagar, chinchwad Pune-411019 Ganpatrao Laxman Sankpal - Secretary 615/16 Shukrawar Peth shahu chawk Pune - 411002. 3) Mrs. Nalini Vijayarao Baste - Treasurer 672/73, Kalpakalymn Society Bibulwadi Building No. 2 Room No. 57 Pune - 411037 4) Pramodini P. Bhasate - Trustee Rakshatekha Society, Gajendra Nagar, Rakar, Peth. Room No. 13 Datta Wadi Pune-411030 5) Mr. Wadekar Narayan Gajanan - r 45 shivajinagar pune. r 6) Narendra G. Sankpal - 190/830, Sant Tukaram Nagar Pimpri Pune- 411018. 7) Miss. Sujata G. Sankpal - 61st 16 Shukrawar Peth, Shahu chawk Pune-411004.</p>	<p>If any vacancy is caused in the Mng. Committee then the sur- viving or continuing trustee shall by majority appoint new trustee. The Mng. Committee will be elected after expiry of year in Gen. Body meeting. - The Mng. Committee shall consist of seven (7) members who all shall be the Trustee.</p>
	<p>व. श. दिवाण कोळतेकर प्रभात दिवाण दिवाण शेट जयिका दिवाण शेट, प्रभात राड माळी व. श. दिवाण शेट निवास भा. पुणे-४</p>	<p>व. श. दिवाण कोळतेकर प्रभात दिवाण दिवाण शेट जयिका दिवाण शेट, प्रभात राड माळी व. श. दिवाण शेट निवास भा. पुणे-४</p>	<p>व. श. दिवाण कोळतेकर प्रभात दिवाण दिवाण शेट जयिका दिवाण शेट, प्रभात राड माळी व. श. दिवाण शेट निवास भा. पुणे-४</p>

अर्ज क्र. 3199
अर्जदाराचे नांव :- डॉ. पार
कलेचा अर्ज अर्जा नो दिनांक 03 09 - 2023
कल तयार दि. :- 14/6/23
नकास दिली तो दि. :- 14/6/23



मा.सहाय्यक धर्मादाय आयुक्त-४, पुणे विभाग, पुणे याचे सादर



अधिक्षक
सार्वजनिक न्यास नोंदणी कार्यालय
पुणे विभाग, पुणे.

बदल अर्ज क्र :- १७०५/२०२१.
(किरकोळ अर्ज क्र.
१३५/२०२०)

न्यासाचे नाव :- कमला एज्युकेशन सोसायटी
नोंदणी क्र :- एफ - ५४०४/पुणे
(महा ३२५०/२०२०/पुणे)

कलम :- २२, २३/२०२३

मी कल तयार केली
मी दाखली
मी सादर केलेली

नि.क्र. १ वरील आदेश
दि. ०९.०३.२०२३

१. प्रस्तुतचा अर्ज महाराष्ट्र सार्वजनिक विणवस्त व्यवस्था अधिनियमा १९५० चे कलम २२ नुसार न्यासाच्या पत्त्यात दुरुस्ती करण्यात आली त्यापुढे झालेल्या बदलाची नोंद परिशिष्ट-१ वर घेणेकरीता दाखल केलेला आहे. अर्ज वादरहित आहे.
२. अर्ज नि.क्र. १ चे अवलोकन केले असता, न्यासाची दि. ०४.०५.२०२१ रोजी कार्यकारी मंडळाची सभा होऊन त्यातून ठरावानुसार न्यासाच्या पत्रव्यवहाराच्या पत्त्यात दुरुस्ती करण्यात आली. त्यानुसार झालेल्या बदलाची नोंद परिशिष्ट-१ वर घेणेकरीता प्रस्तुतचा बदल अर्ज दाखल केलेला आहे.
३. संस्था नोंदणी अधिनियम १९६० मधील कलम १२/१० अ प्रमाणे किरकोळ अर्जाची पुर्तता केलेली आहे.
४. अर्जदाराने अर्जासोबत सभेची नोटीस, नोटीस पोहोच, सभेचे इतिवृत्त, अर्जातील कथनाच्या पृष्ठयार्थ अर्जदाराचे पुराव्याचे प्रतिज्ञापत्र इ.कागदपत्र दाखल केलेली आहेत.
५. नि.क्र. १ नुसार कळविलेला बदल व दाखल कागदपत्रांचे अवलोकन केले असता सदर बदल हा न्यासाच्या नियम-नियमावलीस अनुसरून केला असल्यामुळे



झालेला बदल वैध व कायदेशीर असल्याचे दिसून येते. सबब मी खालीलप्रमाणे आदेश करतो.

आदेश

१. बदल अर्ज व किरकोळ अर्ज मंजूर करण्यात येतो.
२. या आदेशाच्या दोन प्रती असून एक प्रत बदल अर्ज क्र. १७०७/२०२२ मध्ये लावली असून दुसरी प्रत किरकोळ अर्ज क्र. १३५/२०२२ मध्ये लावण्यात आलेली आहे.
३. परिशिष्ट १ वर नोंद घेण्यात यावी.

ठिकाण :- पुणे

दि :- ०९.०३.२०२३.



(रा. जी. चव्हाण)

सहाय्यक धर्मादाय आयुक्त-२
पुणे विभाग पुणे

मी नक्कल तयार केली
मी वाचली
मी रुजविले केली



सही शिक्षकाची खरी नक्कल

अभिक्षक
सार्वजनिक नक्स नोंदणी कार्यालय
पुणे विभाग, पुणे.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

NO.ROP/PIMPRI 2023

2107

Office of the Regional Officer(I)
MIDC, Jog Center, 2nd Floor,
Pune-Mumbai Road
Wakdevadi, Pune 411003.

Date 20 MAR 2023

CERTIFICATE OF LAND

Certified that land measuring 8084 sq. mtr. is owned by Kamala Education Society, Pune by way of Lease Deed No.2933, dated 02.04.2008 executed by Sub Registrar, Haveli, 5 Pimpri, Pune

It is further certified that the owner of the land has leased the said land to Kamala Education Society, Pune (Name of the School/Society/Trust/Company under section 8 of companies Ac, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 95 years from 01st August 2006.

Sr.No.	Particulars	Details
1	Plot No./ServeyNo./KhasaraNo./Khata No./Khatauni No.	Block D-III, Plot No.3, MIDC,
2	Name of the Street/Village, Sub Division, District and State	Behind Mehta Hospital Off Mumbai Pune Road, Chinchwad Pune Maharashtra 411019.

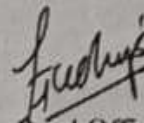
It is further certified that the entire land comprise of a single contiguous plot of land. It is further certified that Prabibha International School and Junior College run by Kamala Education Society's, Pune (Society/Trust/Company Section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8094 Sq. Mtr. situated in Plot No.3, D-III Block, Behind Mehta Hospital, Off Mumbai Pune Road, Chinchwad, Pune Maharashtra 411019 and bounded as follows.

North : Plot No. D-III/3, O.S.
South : Plot No.D-III/1 & 2,
East : MIDC, Road,
West : MIDC, Boundary.

This certificate is issued as per your request letter on 20.02.2023


Regional Officer
MIDC, Pune-03.



दस्तावेज क्र. व वर्ष: 6666/2006

Friday, August 18, 2006

6:44:01 PM

दुय्यम निबंधक: सह दु.नि.का-हवेली 17

नॉटरी 63 न

Regn. 63 n.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव: आकुर्डी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मांडपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 540,252.00
वा.भा. रु. 30:500.00

- (2) भू-मापन, पोटहिरस्ता व घरक्रमांक (असल्यास)
(1) वर्णन: गांव मोजे आकुर्डी येथिल एम.आय.डि.सी. हद्दीतिल तसेच पिंपरी औद्योगिक विभागाविल प्लॉट क्र. डि- III/3 ओपन स्पेस यासी क्षेत्र 2094 चौ. मी. अभिनियमित केस नं. 1864/2006 दिनांक 1/8/2006 जखये मु.शु.रु. 15100 वसूल

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा

(5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी किंवा नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा

(8) नोंदणीचा

(9) अनुक्रमांक, खंड व पृष्ठ

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

(11) बाजारभावाप्रमाणे नोंदणी

(12) शंका

(1) एम.आय.डि.सी. हद्दीतिल एम.आय.डि.सी. उपायिकर - : घर/प्लॉट नं. - : गल्ली/रस्ता: - : ईमारतीचे नाव: - : ईमारत नं. - : पेटवसाहत: - : शहर/गाव: - : तालुका: - : पिन: - : पैन नम्बर: -

(1) करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(2) सोफोरी, वियाली, आर. दळवी, घर/प्लॉट नं. - : गल्ली/रस्ता: - : ईमारतीचे नाव: - : ईमारत नं. - : पेटवसाहत: - : शहर/गाव: - : तालुका: - : पिन: - : पैन नम्बर: -

(1) करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी किंवा नाव व संपूर्ण पत्ता

(2) सोफोरी, वियाली, आर. दळवी, घर/प्लॉट नं. - : गल्ली/रस्ता: - : ईमारतीचे नाव: - : ईमारत नं. - : पेटवसाहत: - : शहर/गाव: - : तालुका: - : पिन: - : पैन नम्बर: -

(1) करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी किंवा नाव व संपूर्ण पत्ता

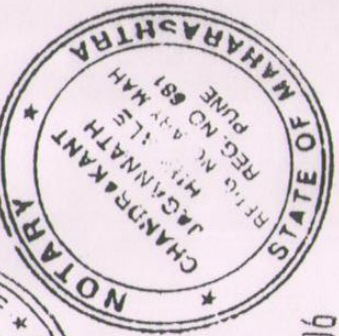
(2) सोफोरी, वियाली, आर. दळवी, घर/प्लॉट नं. - : गल्ली/रस्ता: - : ईमारतीचे नाव: - : ईमारत नं. - : पेटवसाहत: - : शहर/गाव: - : तालुका: - : पिन: - : पैन नम्बर: -



नो नक्कल केली
मी वाचली
मी रजदरात घेतली

सदर नक्कल अर्जदार श.व.दि.
शार त्याचे तारीख. 2/10/06
अर्जावरून. 11/10/06
यास दिले तारीख. 2/10/06

अरसल वा.कुमु. नक्कल



सह-दुय्यम निबंधक हवेली-१७

TRUE COPY

NOTARY PUBLIC
STATE OF MAHARASHTRA
C. J. CHIKHALE

16 OCT 2006

दस्ताक्रमांक व वर्ष: 2932/2008

Wednesday, April 02, 2008

11:43:54 AM

दुय्यम निबंधक: हवेली 5 (पिंपरी)

नोंदणी 63 म.

Regn. 63 m/e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : आकुडी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा

व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 9,747,000.00

बा.भा. रु. 1,123,000.00

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

(*) (1) वर्णन- गाव नोंदे आकुडी येथील पिंपरी औद्योगिक विभागातील MIDC हद्दीतील प्लॉट न 3 D-III, यासी क्षेत्र 8237 ची नोंद

(अंशमिद दू लीज दस्त क्र 6744/2006 व 6745/2006 दि 18/8/2006 अन्वये नु शु व नों की बसूल)

(3) क्षेत्रफळ (1)

(4) आकारणी कित्या जुडी देण्यास असंल तेव्हा (1)

(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) MIDC पुणे हाफ रिजलव्हा ऑफीस पुरुषोत्तम जाधव . ; घर/फ्लॅट नं. ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. ; पट/यसाहल: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर:

(6) दस्तावेज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता कित्या दिवाणी न्यायालयाचा हुकुमनामा कित्या आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) ने. कसला एज्युकेशन सोसायटी, तर्फे चेअरमन प्रलिमा दिपक शाहा . ; घर/फ्लॅट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. - ; पट/यसाहल: - ; शहर/गाव: - ; पुणे; तालुका: - ; पिन: - ; पॅन नम्बर: - AABTK/400B.

(7) दिनांक करून दिल्याचा 01/04/2008

(8) नोंदणीचा 02/04/2008

(9) अनुक्रमांक, खंड व पृष्ठ

(10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 20,00

(11) बाजारभावप्रमाणे नोंदणी रु 11230,00

(12) शंरा

मी केली

मी वाचली

मी रुजवाव घेतली

असल वर हुकूम नकल

नकल अर्ज दि. 02/11/08

नकल केल्याची दि. 02/11/08

नकल दिल्याची दि. 02/11/08

अर्जदार

दुय्यम निबंधक हवेली क्र. 5

पिंपरी दिव्यवद



Khatbha & Co.



MIDC

उद्यमात् सकल समृद्धि

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. E.E. (C)/ **B63060** /of 2018,
Office of the Executive Engineer,
MIDC, Civil Division,
Chinchwad, Pune 19.

Date: - **14/05/2018**.

To,
M/s. Kamala Education Society,
Plot No. **03, 'D-III' Block,**
MIDC Industrial Area,
Pimpri Chinchwad.

Sub :- 1] Building Plan Approval. (**Record**)

Ref :-1] Online application vide **SWC/19/20180322**
546892 dt. **26.03.2018.**

2] Your Architect's letter No. **NIL** dtd. **26/03/2018.**

Dear Sir,

You have submitted application for approval to 1] Building Plan (**Record**)

Above application are examined and following approvals are hereby granted...

A] Building Plan Approval

Since you have paid following

I) Development charges, amounting to Rs. **NIL** vide D.R. No. **-- dtd. --**

II) Scrutiny fees, amounting to Rs. **1200.00** vide DR No. **6C19 104**
dt. **09.05.2018.**

- 1) The set of plans, received from you vide your letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.
- 2) You had submitted plans and drawings for **1244.53 Sqm** of plinth area for the plot area of **6237.00 Sqm**, at present this office has approved

plans for total upto date 5652.34 Sqm. of built up area. This office has approved 08 Nos. of drawing details of which are mentioned on the accompanying statement.

A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. 58210 dt. 22.02.2013 by this office is treated as cancelled. The drawings approved now supercede previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

B. The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans vide letter No. dt. from the office of the Executive Engineer, (Civil) is to be treated as combined approval.

3) In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

- i) Department of Explosives of Govt. of Maharashtra.
- ii) Factory Inspection, Govt. of Maharashtra.
- iii) Maharashtra Pollution Control Board.

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

- 4) 'You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14. 09. 2006 and its subsequent amendments'.
- 5) You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
- 6) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- 7) For necessary approach road to the plot from the edges of MIDC. Road, 450 mm dia CD works or a slab drain of required span and size shall be provided.

- 8) Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
- 9) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
- 10) The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
- 11) No tube well, bore well or open well shall be dug.
- 12) Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.
- 13) The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
- 14) In case any power line is passing through the plot, the plot holder should approach MSEDCL or any other authority and obtain their NOC specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
- 15) The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
- 16) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 17) In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.

- 18) This permission stands cancelled, if no construction work is started within Twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately.

The construction shall be completed within the given stipulated time limit as per the lease agreement.

- 19) Breach of any rules stipulated will render the plot –holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
- 20) This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
- 21) As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
- 22) The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.
- 23) The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.
- 24) The Name and plot number shall be displayed at main entrance of plot.
- 25) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
- 26) The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

PLAN APPROVAL

**No. B63060/ of 2018, dated:- 14/05/2018 issued by the Office of the Executive Engineer, MIDC, Civil Division,
Name of Industrial Area. :- Pimpri Chinchwad Indl. Area.
Addressed to :- M/s. Kamala Education Society, Plot No. 03, 'D-III' Block,**

Sr. No.	Drg No.	Name of Architect	Particulars		Ground floor/ Parking	Stilt	Built up area				Excess Balcony	Total area in Sq.m
			BCC	Plan Approval			1 st Floor in Sq. M.	2 nd Floor in Sq. M.	3 rd floor in Sq. M.	4 th Floor in Sq. M.		
01		Mr..... Reg. Lic. No.	BCC		-	1271.02	851.53	-	-	-	-	3548.12
02		Mr. <u>S. V. Kodre</u> License No. <u>CA/2016/74644</u>	Present Approval		Vide letter No. 2236 dt. 04.05.2012 (Treated as combined approval) 1355.19	602.62	1238.99	1596.04	375.66	-	-	5652.34
			Total		1355.19	1873.70	2090.52	1596.04	375.66	-	-	9200.46

REMARKS:- 1. Area under demolition.

2. Plot Area . :- 6237.00 m².
3. 10% Open space :- (-) NIL m²
4. Explosive Area :- (-) NIL m²
5. Plot Area . (Net) :- 6237.00 m².
6. Upto date ground coverage in m². :- 1873.70 m².
7. F.S.I. in Ground coverage :- 0.30
8. Total Built up area in m² :- 9200.46 m².
9. Total F.S.I consumed. :- 1.48

**Subhash
Shankar
Malabade**

Special Planning Authority
M.I.D.C., Civil Division,
Chinchwad, Pune 19.

Digitally signed by Subhash Shankar Malabade
DN: cn=Subhash Shankar Malabade,
o=MIDC, ou=Special Planning Authority, email=shankar@midc.gov.in,
c=IN, postalCode=411019,
serialNumber=1541020417936158113672761363100413
2344120417936158113672761363100413
2344120417936158113672761363100413
2344120417936158113672761363100413
1764270417936158113672761363100413
Malabade
Date: 2018.05.14 17:33:23 +05'30'

MIDC



No. ROP/ 9793

Regional Office, Pune,
2nd Floor, Jog Center,
Mumbai Pune Highway,
Near Bajaj Showroom,
Pune 411003.

Date : - 8 NOV 2007

To,
M/s. Kamala Education Society,
C/o. Sau. Vaishali R. Dalavi,
31/853, Ganeshnagar,
Dhankawadi, Pune 411023.

**Sub :- Pimpri Industrial Area.
Plot No. 3, D- 3 Block.**

Ref :- 1. Your letter dated 7.11.2007.

Sirs,

With reference to your letter under reference, the plot No. 3, D-III Block in Pimpri Chinchwad Industrial Area has been allotted to M/s. Kamala Education Society for Education purpose.

Yours faithfully,

Area Manager,
MIDC, Pune-3.

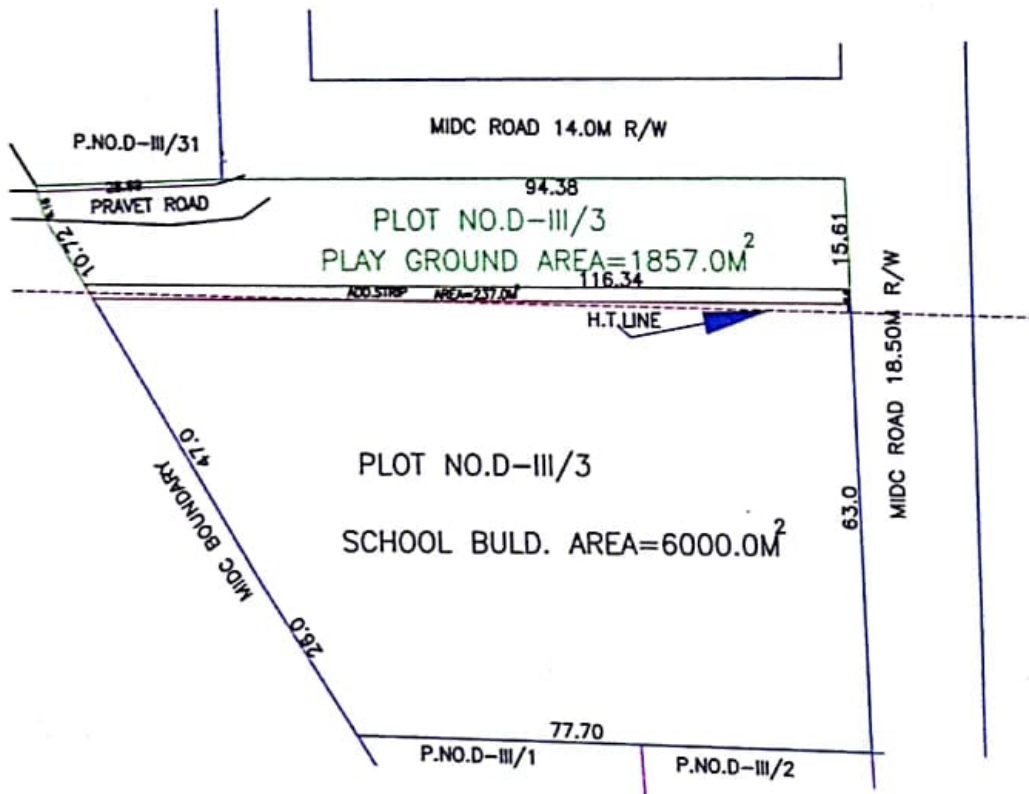
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Regional Office : Jog Centre, 2nd Floor, Wakdevadi, Pune - 3. Tel. : 25819444/5, Fax : 25819446
E-mail : ropune@midcindia.org Visit us at : www.midcindia.org www.maharashtrairtparks.com

PIMPRI INDUSTRIAL AREA "D-III" BLOCK
VILLEG-AKURDI TAL.HAVELI

DIST.PUNE SCALE 1CM=10MTR



----- SHOWN THIS H.T.LINE
■ SHOWN THIS ROAD

PREPARED BY

KASBE S.U.
SURVEYOR MIDC PUNE 3

Friday, August 18, 2006

6:47:29 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव आकुर्डी

पावती क्र. : 6747

दिनांक 18/08/2006

दस्तऐवजाचा अनुक्रमांक

हवेली 17 - 06667 - 2006

दस्ता ऐवजाचा प्रकार

प्रतिलेख किंवा प्रतिलिपी

सादर करणाराचे नाव: कमला एन्थुकेशन सोसा तर्फे चेअरमन प्रतिभा डि शहा - -

नोंदणी फी	: -	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)	: -	180.00
एकूण	रु.	280.00

आपणास हा दस्त अंदाजे 7:02PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का हवेली 17

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निबंधक
हवेली क्र. १७, पुणे

Duplicate

1 Stamp Duty Paid Rs. 15,100/-

Office of the
Collector of Stamps, Pune City
Case No. Adj...1864/166...
Date...11.8.06...

Received from Shri. Kamala Edu. Society
residing at Pune.....

stamp duty of Rs. (100/-.....)
one Hundred only.....

vide challan No. 15 .. Dated 11-8-06

Certified under Section 32 of the Bombay
Stamp Act 1953 that the full duty of
Rs. 100/- ..

one hundred only ..
with which this instrument chargeable as been paid
vide article 27.. of schedule.


This certificate is subject to provision of
Section 53 (A) of Bombay Stamp Act 1958.

Place Pune ..
Date 4.8.2006


Collector of Stamps
Pune City

Received Adjudication Fee Rs. (100.....)
Vide challan No. / Receipt No. 3895,773..
Dated 1-8-06.....




Collector of Stamps
Pune City.



Pratibha D Shah
रजि.नं. 312-६०६

AN AGREEMENT made at Pune the 18th day
of August.....Two Thousand Six.

BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a
corporation constituted under the Maharashtra Industrial Development Act,
1961 [Mah. III of 1962] and having its Principal Office at Orient House, Adi
Marzban Path, Ballard Estate, Mumbai 400 038, hereinafter called the
"Grantor" [which expression shall, unless the context does not so admit,
include its successors and assigns] of the One Part :

AND

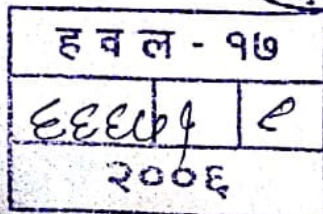
M/S. KAMALA EDUCATION SOCIETY having its Office at "Pratideep,
Kadolkar Colony - 2, Talegaon Dabhade, Dist. Pune, 410506 hereinafter
called "the licensee/s" (which expression shall unless the context does not so
admit includes, its successors and assigns) of the Other Part:

KAMALA EDUCATION SOCIETY

SECRETARY VICE-PRESIDENT PRESIDENT

Pratibha D Shah

रजि.नं. 312-६०६



developing the **play ground** and shall keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer, and shall not, without the consent in writing of the Executive Engineer, permit any labourers or workman to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

E) That it will not make any excavation upon any part of said land nor remove any stones, earth or other material therefore except so far as may, in the opinion of the officer authorised by the Grantor, be necessary for the purpose of forming the plantation of trees and for the purpose of developing **play ground** and executing the works incidental thereto.

F) That the Licensee shall at its own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specification and details prescribed by the Executive Engineer.

G) That the licensee shall not erect or display or permit to be erected or displayed any advertisement, hoardings or notices (whether illuminated or otherwise) upon the said land except a name plate or not exceeding the size approved by the Corporation to be applied at some conspicuous place in the said plot of land.

H) The said plot of land shall be used exclusively for the purpose of **play ground** and for no other purpose of play ground and for no other purpose whatever, not the said plot of land or any part thereof shall be used for the purpose of storing of raw materials nor for the purpose of parking of vehicles.

I) No construction of any kind of nature shall be allowed to be erected in the said plot of land or any part thereof except those which may in the opinion of the Executive Engineer, be necessary for the purpose **play ground**.

J) The Licensee shall maintain the existing trees in a proper and available condition during the entire term of this Deed and shall not cut or permit to be cut any trees, whether existing or otherwise, for any purpose whatsoever.

K) That in employing skilled and unskilled labour he/she shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said industrial area.

While employing skilled and unskilled labour, they shall also recruit the minimum local people on the basis of their knowledge of handling and operating the equipments / machinery used by the Licensee / Lessee and general qualifications of the local Labour.

L) The licensee shall not directly or indirectly transfer, assign, sell encumber or part with us interest under or the benefit of this Deed or any part thereof in any manner whatsoever.

4) In case the Licensee shall fail to develop the said plot of land for the purpose of **play ground** as hereinabove stipulated within a period of one year and in accordance with the stipulations hereinbefore contained or shall not proceed with the works with due diligence or shall commit default in payment to the Corporation of the feed or compensation hereunder ere served or shall fail to observe any of the stipulations hereinbefore described the Corporation shall forthwith resume possession of the said plot of land and everything thereon and thereupon this Agreement shall cease and terminated.

KAMALA EDUCATION SOCIETY

SECRETARY VICE PRESIDENT PRESIDENT

Pratibha D Shah

सौ. प्र. श. श. २२-६४५१



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- 5) In case any portion of the said plot of land is required for the purpose of expansion of National Highway or service road or for any other purpose then the same shall be surrendered by the licensee back to the Corporation and all licensee shall not be entitled to any payment by way of compensation for the development carried out on the said plot of land except the appropriated as provided in clause 8 hereof without interest.
- 6) It is hereby expressly agreed and understood by and between the parties hereto that the existing tree or the trees planted hereafter shall be the property of the Corporation and the licensee shall have no claim or right of whatsoever nature of kind upon the said trees or there said plot of land everything thereof.
- 7) AT the expiration or sonner determination of the said term hereby granted the Licensee shall deliver upto the Corporation the said plot of land and all trees and plantation standing and being thereon.
- 8) If the Licensee shall have duly performed and observed the condition and stipulations, hereinbefore contained and shall at the end of the said term hereby granted be desirous of renewing this Deed for a further term, the Licensee shall give notice in writing to the Corporation one month before the expiration of the term hereby granted, the Corporation shall and will be cost and expense in every respect of the Licensee grant renewal for a further term of **Five Years** on payment of such fees or compensation as may be determine by the Corporation and with the terms, conditions, previous and stipulations hereinafter contained.

IN WITNESS WHEREOF **SHRI. V. N. UMARJIKAR** the AREA MANAGER of the Maharashtra Industrial Development Corporation, for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee has set his/her hand hereunto the day and year first above written.

FIRST SCHEDULE

[Description of Land]

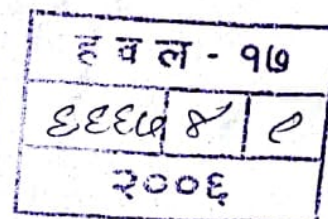
All that piece or parcel of land known as **Plot No. D – III / 3 Open Space** in the **PIMPRI Industrial Area**, within village limits of **AKURDI** and within the limits of **PIMPRI CHINCHWAD Municipal Corporation**, Taluka – **HAVELI**, District **PUNE** containing by admeasurements **2094 Square Meters** or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say –

On or towards the North by --	MIDC ROAD
On or towards the South by --	Plot No. D-III / 1 & 2
KAMALA EDUCATION SOCIETY On or towards the East by --	MIDC ROAD
On or towards the West by --	MIDC BOUNDRY

SECRETARY VICE PRESIDENT PRESIDENT

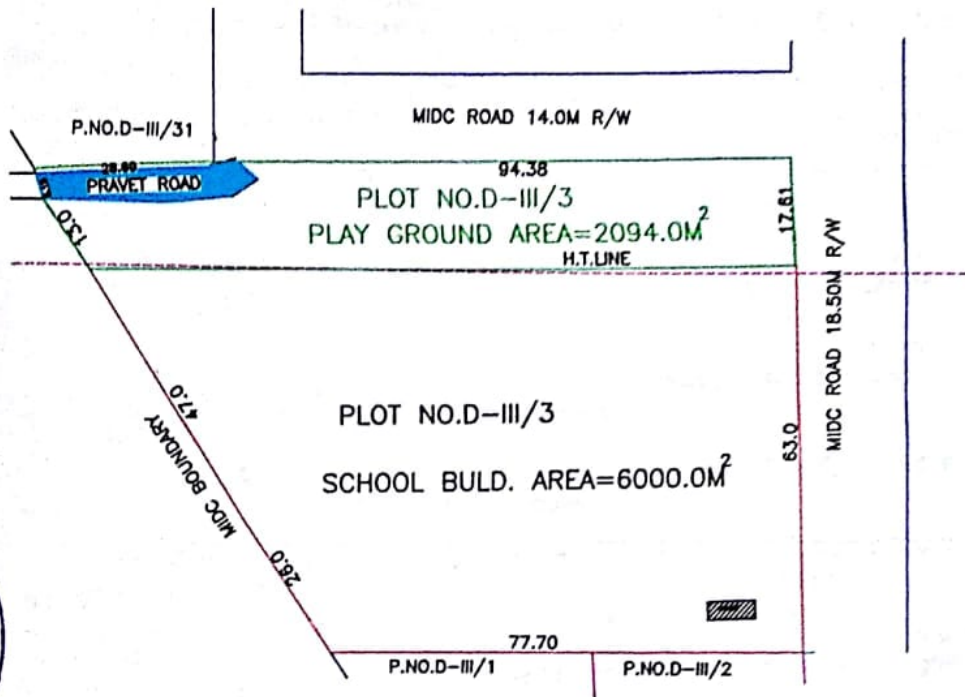
Pratibha D Shah

श्री. व. न. उमरजिकर



PIMPRI INDUSTRIAL AREA "D-III" BLOCK
VILLEG-AKURDI TAL.HAVELI

DIST.PUNE SCALE 1CM=10MTR



- SHOWN THIS HOUSE
- SHOWN THIS H.T.LINE
- SHOWN THIS ROAD

PREPARED BY

[Signature]
KASBE S.U.
SURVEYOR MIDC PUNE 3

JAMALA EDUCATION SOCIETY

Preetibha D Shah
SECRETARY VICE-PRESIDENT PRESIDENT

KATLA EDUCATION SOCIETY

[Signature]
SECRETARY VICE-PRESIDENT PRESIDENT



[Signature]
AREA MANAGER
M.I.D.C., Pune-03



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२००६		



MAHARASTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BY R.P.D.

No.MIDC/ROP/ 5258

Regional Office,
Jog Center, 2nd Floor
Wakadewadi, Pune -3,

Date : 18 AUG 2006

To,
M/s. Kamala Education Society,
C/o. Sau. Vaishali R. Dalavi,
31 / 853, Ganeshnagar,
Dhankawadi, Pune 411023.

Sub :- Pimpri Industrial Area.

Execution of Agreement to Lease in respect of Plot No. D-III / 3 (O.S.)

Sir,

The Agreement to lease in respect of the above has been executed on the **10.08.2006**. The Agreement to Lease has to be Sub-Register of Assurance for the propose of registration within a specific time limit prescribed by the law (viz., within 4 month from the date of execution of the documents) We would request you to arrange to lodge both copies of the Agreement to Lease for registration making -

- 3) The original returnable to you and
- 4) The duplicate to the office of the Regional Office, MIDC, Jog Center Floor, Wakadewadi, Pune-Mumbai Road, Pune-3.

We would request you to take two witnesses with you at the time of Registration before the Sub-Registrar of Assurance.

We would also request you to intimate to use the Sr. No. and the date on which the documents have been lodged for registration.

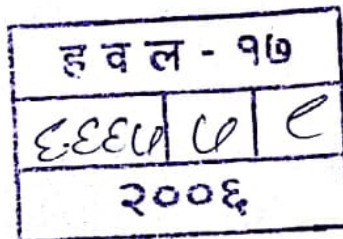
The Government in the Revenue and Forest and Deptt. By its Notification No. RGN-2001/328/CR 83/M-1 date 14 August 2002 has exempted the undersigned from appearing before the Registration of the Agreement to Lease and such other incidental document. A copy of the notification has already been sent to the Sub-Registrar of Assurance. You may bring this fact to the notice of the Sub-Registrar at the time of presenting the document for registration.

We inform you that the Income-Tax authorities have already granted us exemption from producing the Income-Tax certificate as request under Se. 230-A () of the Income Tax Act, 1961(vide their letter No. B.6/H.O/GF/COOR/D/80-81 dated the 19th Feb. 1981. You may also bring this fact to the notice of the Sub-Registration at the time of presenting the document for registration.

Encl - As above.

Yours Faithfully,

Area Manager,
MIDC, Pune-3.



08/2006
48:38 pm

दुय्यम निबंधकः
सह दु.नि.का-हवेली 17

दस्त गोषवारा भाग-1





हवल17

दस्त क्र 6667/2006

215

स्त क्रमांक : 6667/2006

स्ताचा प्रकार : प्रतिलेख किंवा प्रतिलिपी

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1] नाव: कमला एन्युकेशन सोसा तर्फे चेअरमन प्रतिभा डि शाहा - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: तळेगांव शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 46 सही <i>Pratibha Dshah</i>		
2] नाव: सेक्रेटरी वैशाली आर. दळवी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: धनकवडी शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 35 सही <i>श. द. आर. दळवी</i>		
3] नाव: एम आय डि सी तर्फे एरिया मॅनेजर एन.बि उमजिकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट



दस्त गोषवारा भाग - 2

हवेली 17
दस्त क्रमांक (6667/2006)
९९

दस्त क्र. [हवेली 17-6667-2006] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 18/08/2006 06:45 PM
निष्पादनाचा दिनांक : 18/08/2006
दस्त हजर करणा-याची सही :

Pratibha D Shah

पावती क्र.: 6747 दिनांक: 18/08/2006
पावतीचे वर्णन
नांव: कमला एन्युकेशन सोसा र्ताफे चेअरमन प्रतिभा
डि शहा - -

100 : नोंदणी फी
180 : नक्कल (अ. 11(1)), पृटांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

280: एकूण

दु. निबंधकाची सही, सह दु.नि.का-हवेली 17

दस्ताचा प्रकार : 27) प्रतिलेख किंवा प्रतिलिपी
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/08/2006 06:45 PM
शिक्का क्र. 2 ची वेळ : (फी) 18/08/2006 06:47 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 18/08/2006 06:48 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 18/08/2006 06:48 PM

दस्त नोंद केल्याचा दिनांक : 18/08/2006 06:48 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) अँड एस एस वर्मा, घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: काखारवाडी
शहर/गाव: पुणे
तालुका: -
पिन: -

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात एकूण पाने आहेत

सह. दुय्यम निबंधक
हवेली क्र. 97

दु. निबंधकाची सही
सह दु.नि.का-हवेली 17

पहिले नंबराचे पुस्तकाचे
९९९९ नंबरी नोंदला

सह. दुय्यम निबंधक हवेली 97
दिनांक १८/०८/०६





Friday, August 18, 2006

6:31:23 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6745

गावाचे नाव आकुर्डी

दिनांक 18/08/2006


दस्तऐवजाचा अनुक्रमांक हवल17 - 06665 - 2006

दस्ता ऐवजाचा प्रकार प्रतिलेख किंवा प्रतिलिपी

सादर करणाराचे नाव:कमला एन्युकेशन सोसा तर्फे चेअरमन प्रतिभा डि शहा - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)	:-	480.00
एकूण	रु.	580.00

आपणास हा दस्त अंदाजे 6:46PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.का-हवेली 17

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निबंधक
हवेली क्र. १७, पुणे

Duplicate

Stamp Duty Paid: Rs. 3,90,150/-

Received Adjudication Fee Rs. (100/-)
Vide challan No / Receipt No. 3095774

Dated 14.8.06



[Signature]
Collector of Stamps
Pune City.



Pratibha D Shah
स.स. 312-5541



[Signature]
Collector of Stamps
Pune City

Office of the
Collector of Stamps, Pune City
Case No Adj. 1865/06
Date 14.8.06

Received from S.ri. Kamala Edu. Society
residing at Pune

stamp duty of Rs. (100/-)
one hundred only.
vide challan No. 11 Dated 14.8.06

Certified under Section 32 of the Bombay
Stamp Act 1953 that the full duty of
Rs. 100/-
one hundred only.
with which this instrument chargeable as been paid
vide article 27 of schedule.

This certificate is subject to provision of
Section 53 (A) of Bombay Stamp Act 1958.

Place Pune
Date 14.8.2006

AN AGREEMENT made at Pune the 18th day
of August Two Thousand Six.

BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a
corporation constituted under the Maharashtra Industrial Development Act,
1961 [Mah. III of 1962] and having its Principal Office at Orient House, Adi
Marzban Path, Ballard Estate, Mumbai 400 038, hereinafter called the
"Grantor" [which expression shall, unless the context does not so admit,
include its successors and assigns] of the One Part :

AND

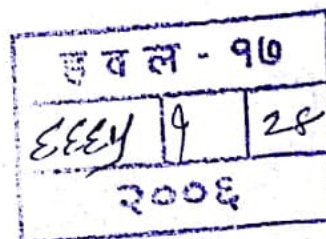
M/S. KAMALA EDUCATION SOCIETY having its Office at "Pratideep,
Kadolkar Colony - 2, Talegaon Dabhade, Dist. Pune, 410506 hereinafter
called "the licensee/s" (which expression shall unless the context does not so
admit includes, its successors and assigns) of the Other Part:

KAMALA EDUCATION SOCIETY

[Signature]

Pratibha D Shah

SECRETARY VICE-PRESIDENT PRESIDENT



RECITALS

WHEREAS, THE Licensee has applied to the Grantor for the grant to it/her of a lease of the land and premises hereinafter described, which the Grantor has agreed to grant upon certain terms and conditions.

AND WHEREAS, before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Bombay [hereinafter called "the Chief Executive Officer"] the sum of Rs. 77,40,000/- (Rupees Seventy Seven Lakh Forty Thousand Only) being the amount to premium and Rs. 7,74,000/- (Rupees Seven Lakh Seventy Four Thousand only) being road corner charges payable by the Licensee.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue, Grantor's share of cesses and the Owner's share of Municipal or Village Panchayat rates or taxes which the licensee has agreed to bear and pay under these presents although by law recoverable from the Grantor have been estimated at Rs. 1,55,000/-

NOW IT IS HEREBY MUTUALLY AGREED as follows:

1. GRANT OF LICENCE

During the period of **THREE YEARS** from the date of possession i.e. **14.07.2006** the Licensee shall have license and authority only to enter upon the piece of land described in the First Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red-coloured boundary line for the purpose of **EDUCATIONAL BUILDING** and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee / Licensees shall be deemed to be a bare Licensee only of the premises at the same rent and subject to the same terms as if the lease had been actually executed.

2. NOT TO DEMISE

Nothing in these presents contained shall be constructed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement.

3. SUBMISSION OF PLANS FOR APPROVAL

The Licensee hereby agree to observe and perform the following stipulations that is to say:-

[a] That they will within **36 months** from the date of possession i.e. **14.07.2006** submit to the Executive Engineer / Special Planning Authority, Maharashtra Industrial Development Corporation, in charge of the said industrial area [hereinafter called "the Executive Engineer / Special Planning Authority" which expression shall include any other officer to whom the duties and functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned] for his approval to the specifications, plans elevations, sections and details of the **EDUCATIONAL BUILDINGS**, hereby agreed by the Licensees to be erected on the said land

Pratibha D Shah
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and the Licensees shall at their own cost and as often as they may be called upon to do so amend all or any such plans, and elevations and if so amended will produce the same before the Executive Engineer / General Planning Authority and will supply him with details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensees shall sign and leave with him three copies thereof and also three signed copies of any further conditions of stipulations which may be agreed upon between the Licensees and Executive Engineer.

b) FENCING DURING CONSTRUCTIONS

The said plot of land shall be fenced in during construction by the Licensees at his/her expenses in every respect.

c) NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

No work shall be commenced which infringes any of the building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the land the subject of these presents nor until as No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and the said plans, elevations shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

D) TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

That he shall within a period of 36 months from the date of possession i.e. 14.07.2006 commence, and within a period of three years from the said date at his own expenses and in a substantial and workman like manner and with new and sound materials and in compliance with all Municipal Rules, by-laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and conformably to the approval by the Local Authority/Planning Authority marked on the plan hereto annexed and the Building Regulations, build and completely finish fit for occupation a building to be used as **EDUCATIONAL INSTITUTE BUILDING** with all requisite drains and other proper conveniences thereto.

E) PLANTING OF TREES IN THE OPEN SPACE:

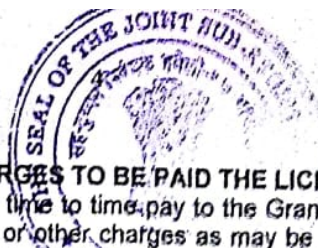
The Licensee shall at its own expenses within a period of one year from the date hereof plan trees in the open space on the periphery of the said land [one tree per 200 sq.mtr and one tree at a distance of 15 metres on the frontage of road or part thereof] and shall maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.

F) RATES AND TAXES

That he/she will pay all rates, taxes, charges claim and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.



Pratibha D Shah
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G] FEES OR SERVICE CHARGES TO BE PAID THE LICENSEE

That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder, in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of a notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue together with interest thereon at 17.5 per cent from the date of default in payment.

H] INDEMNITY

That he/she will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining building or other premises buy such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.

I] SANITATION

That he shall observe and conform, to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer and shall not, without the consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

J] TO COMPLY WITH THE WATER [PREVENTION & CONTROL OF POLLUTION ACT 1974 & AIR PREVENTION & CONTROL OF POLLUTION] ACT 1981

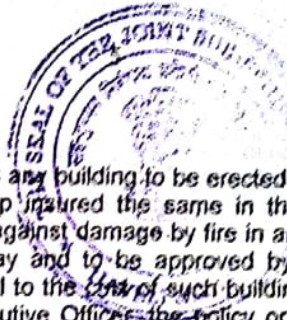
The Licensee shall duly comply with the provisions of the Water [Prevention and Control of Pollution] Act 1974 and Air [Prevention and Control of Pollution] Act 1981 and the rules made thereunder as also with any conditions which may from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise, howsoever, and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid

K] EXCAVATION

That he/she will not make any excavation upon any part of the said land nor remove any stone, earth, or other material therefrom except so far as may, in the opinion of the officer authorised by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.

Pratibha D Shah
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L] INSURANCE

That he/she will as soon as any building to be erected on the said land shall be rooted insure and keep insured the same in the joint names of the Grantor and the Licensee against damage by fire in an Insurance Company having an office in Bombay and to be approved by the Chief Executive Officer for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer the policy or policies of insurance and receipts for the payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

M] BENEFIT OF AGREEMENT NOT ASSIGNABLE

That he will not directly or indirectly transfer, assign, sell, encumber or part with his/her interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall change in constitution or transfer of plot, will not be permitted at least for five years from the date hereof be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

N] NUISANCE

That he/she shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for Trading and commercial activities [Hotel & Xerox] building set out in the Third schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid, dust, smoke, gas, noise, vibrations pr fore-hazards, and shall duly comply with the directions which my from time to time be issued by the said Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of such emission of odour, liquid-effluvia dust, smoke, gas or otherwise howsoever.

O] ACCESS ROAD:

That he/she shall at his/her own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Executive Engineer.

P] PREFERENCE IN EMPLOYMENT OF LABOUR

That in employing skilled and unskilled labour he/she shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said industrial area.

Q) While employing skilled and unskilled labour, they shall also recruit the minimum local people on the basis of their knowledge of handling and operating the equipments / machinery used by the Licensee / Lessee and general qualifications of the local Labour.

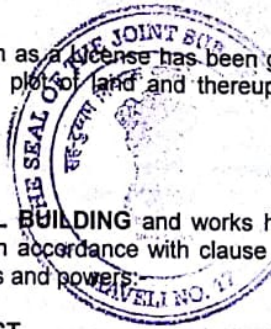
4. POWER TO TERMINATE AGREEMENT

Should the Executive Engineer not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or should the Executive Engineer not issue No Objection or if the same shall not be submitted within the time hereinbefore stipulated the Chief Executive Officer may by notice in writing to the licensee terminate this



Pratibha D Shah
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Agreement and if possession as a license has been given to the Licensee may re-enter upon the said plot of land and thereupon the plot shall be resumed to the Grantor.



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5. POWER OF GRANTOR

Until the EDUCATIONAL BUILDING and works have been completed and certified as completed in accordance with clause 7 hereof the Grantor shall have the following rights and powers:

[a] TO ENTER AND INSPECT

The right of the Chief Executive Officer, the Executive Engineer and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

[b] TO RESUME LAND

[I] In case the Licensee shall fail to complete the said Trading and commercial activities building within the time aforesaid and in accordance with the stipulations hereinbefore contained [time in this respect being the essence of the contract] or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on his/her part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume Possession of the said land and everything thereon and thereupon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee:

II) To continue the said land in the Licensee's occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer, and

III) To direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.

c) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or Improper materials [removed for the purpose of being replaced by proper materials] shall be removed from the said land without the previous



Pratibha D Shah
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consent of the Chief Executive Officer until after the grant of the completion certificate mentioned in Clause 7 thereof.

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6. EXTENSION OF TIME.

Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein continued or may fix any extended period for the completion of the **EDUCATIONAL BUILDING** and the works for the said period mentioned in clause 3 [d] above as if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee to complete the **EDUCATIONAL BUILDING** and to accept a lease shall be taken to refer to such extended period.

7. GRANT OF LEASE

As soon as Executive Engineer has certified that the **EDUCATIONAL BUILDING** and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease [which shall be executed by the parties in duplicate] of the said land and the **EDUCATIONAL BUILDING** erected thereon for the term of **Ninety five years** from the date hereof at the yearly rent of **Rupee one.**

8. FORM OF LEASE

The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Schedule hereunder-written with such modification and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of the Agreement and its duplicate, also the lease and its duplicate shall be borne and paid by the Licensee alone.

9. NOTICE

All notices, consents and approvals to be given under the Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left or posted, addressed to the Licensee or the Engineer or the Architect of the licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

10. GRANTOR MAY ALTER ESTATE RULES

The Grantor may at any time and from time to time alter the layouts, Building Regulations, General Estate Regulations relating to the other parts of the estate of the Grantor of which the said land forms part and the Licensee shall have no right to require the enforcement thereof or any of them, any time against the Grantor or any person claiming under the Grantor.

11. MARGINAL NOTICES.

The marginal notes to not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

Pratibha D Shah
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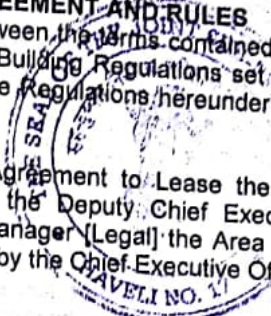


12. CONFLICT BETWEEN AGREEMENT AND RULES

Should there be any conflict between the terms contained in this Agreement and the terms contained in the Building Regulations set out in the Second Schedule and the General Estate Regulations hereunder written the former shall prevail.

13. For the purposes of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/ the Regional Officer/ the General Manager [Legal] the Area Manager and any other officer specially authorised by the Chief Executive Officer.

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IN WITNESS WHEREOF SHRI. N. V. UMARJIKAR, the AREA MANAGER of the Maharashtra Industrial Development Corporation, for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee has set his/her hand hereunto the day and year first above written.

FIRST SCHEDULE

[Description of Land]

All that piece of land known as Plot No. D - III / 3 in the PIMPRI Industrial Area, within village limits of BHOSARI and within the limits of PIMPRI CHINCHWAD Municipal Corporation, Taluka - HAVELI, District PUNE containing by admeasurement 6000 Square Meters or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say -

- On or towards the North by -- Plot No. D-III/3 O.S.
- On or towards the South by -- Plot No. D-III/1 & 2
- On or towards the East by -- MIDC ROAD
- On or towards the West by -- MIDC BOUNDRY

SECOND SCHEDULE

[BUILDING REGULATION]

1. The Building Regulations of "A" class Municipal Council or the Building Regulations of the respective local authority as amended from time to time will be Building regulations applicable for development of the plots in industrial area.
2. The periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 meters on the frontage of road part thereof but within the demised premises.
3. The Licensee shall not use the land for any purpose except as a Trading and commercial activities . It shall not be used for obnoxious industries, a list whereof is attached.

Pratibha D Shah
20.02.2021



- 20. Tanning, curing or storage of raw hides or skins.
- 21. Wool pulling or scouring.
- 22. Yeast plant.
- 23. Paper and paper products.
- 24. Charcoal.
- 25. Manufacture of Viscose Rayon.
- 26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.



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SIGNED, SEALED & DELIVERED by
SHRI N. V. UMARJIKAR
 The AREA MANAGER of the within named
 Maharashtra Industrial Development Corporation in
 the presence of:-

1. C. K. More, dy
2. N. M. Kale



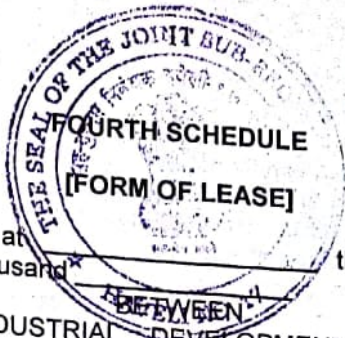
THE COMMON SEAL OF the above named Licensee

The common seal of within named
 lessee i.e. M/s. **KAMALA EDUCATION
 SOCIETY** was pursuant to Resolution passed
 by its member in that behalf on the 13
 day of 8- 2006 affixed hereto in the
 presence of Shri. Mr. Pratibha D. Shah, Vaisali R.
 Chairman / Secretary of the said Educational Society who, in token of having
 affixed seal of the Educational Society
 has set their hand / have set their respective
 hands hereto, in the presence of



1. MR. DEEPAK V. SHAH DVshah **KAMALA EDUCATION SOCIETY**
2. Miss Sujata K. Sankpal Sankpal **SECRETARY VICE-PRESIDENT PRESIDENT**





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THIS LEASE made at _____ the _____ day
 Two Thousand _____

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 [Mah III of 1962] and having its Principal Office at ORIENT House, Adi Marzban Path, Ballard Estate, Bombay - 400 038, herein after called 'the Lessor' [which expression shall, unless the context does not so admit, include its successors and assigns] of the One Part ;

AND

M/S. _____ a Company incorporated under the Indian Companies Act VII of 1913. Companies Act 1956 and having its registered office at _____ hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, includes its successor or successors in business and permitted assigns) of the Other Part.

Recitals:

WHEREAS by an Agreement dated the _____ day of _____ 20 and made between the Lessor of the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

AND WHEREAS pursuant to the said Agreement the certificate of completion thereby contemplated has been granted :

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchyat rates or taxes which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. _____ approximately per annum.

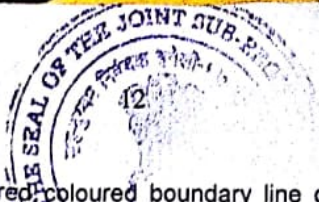
NOW THIS LEASE WITNESSETH as follows:-

1. Description of Land:

In consideration of the premises and the sum of Rs. _____ [Rupees _____] paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lesser ALL that piece of land known as plot No. B-24 in the Industrial Area, and within/outside the limits of _____ Municipal Council, within the Village .limits _____ of Taluka and Registration sub-District _____ District and registration District _____ containing by admeasurement _____ square metres or thereabouts and more particularly described in the First Schedule here under written and

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shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING Unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised [hereinafter referred to as "the demised premises"] unto the lessee for the term of _____ years computed from the first day of _____ 19 _____ subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor [hereinafter referred to as "the Chief Executive Officer" which expression shall include and other Officer to whom the duties or function of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned] or as otherwise required the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

2. **Covenants by the Lessees:**

The Lessee with intent to bind all persons into whosoever hands the demised premises may come do hereby covenant with the Lessor as follows:

[a] **To pay rent:**

During the said term hereby created to pay unto the Lessor the said rent at the times on the days in manner hereinbefore appointed for payment hereof clear of all deduction

[b] **To pay rates and taxes:**

To pay all existing and future taxes, rates, assessments, and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

[c] **To pay fees or service Charges:**

Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of service charges as may from time to time prescribed by Government of Maharashtra under Maharashtra Industrial Development Act 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessor.

[d] **Not to excavate:**

Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

[e] **Not to erect beyond building line:**

Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjunct thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

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[f] Access road :

The Lessee having at his/her own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and conditions to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation in charge of said Industrial Area [hereinafter referred to as "Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned.]

[g] To comply with the provisions of Water [Prevention and control of Pollution] Act 1974 and Air Water [Prevention and control of Pollution] Act 1981:

The Lessee shall duly comply with the provisions of the water [Prevention and Control of Pollution] Act 1974 and Air [Prevention and Control of Pollution] Act 1981, and the rules made thereunder as also with any condition which may from time to time be imposed by the Maharashtra pollution control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provisions or condition as aforesaid.

[h] To build as per agreement:

Not at any time during the period of this demise to erect any building erection or structure on any portion of the said land except in accordance with the said building Regulations set out in the second Schedule hereto.

[i] Plans to be submitted before building:

That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, Elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of in writing by the Executive Engineer, and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

[j] Indemnity:

To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining building or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or Of anything done under the authority herein contained.

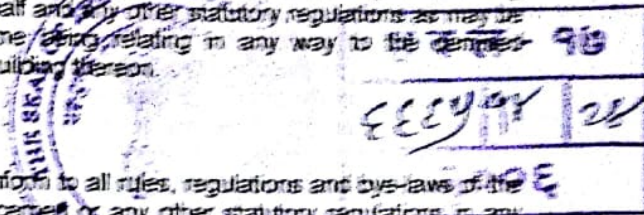
[k] To Build according to rules:

Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to

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conform to the said Building Regulations and to all by-laws, rules and regulations of the Municipality, Local Authority / Planning authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.



[l] Sanitation :

To observe and conform to all rules, regulations and by-laws of the Local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings, clean and good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

[m] Alterations:

That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer.

[n] To repair

Throughout the said term at the Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition [including all usual and necessary internal and external painting colour and white washing] to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

[o] To enter and inspect

To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect to state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may be notice to the Lessee call upon him/her to execute the repairs and upon his/her failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

[p] Nuisance:

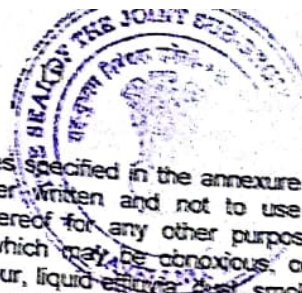
Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners occupiers or residents of other premises in the vicinity.

[q] User:

To use the demised premises only for the purpose of a Commercial and Commercial Activities but not for the purpose of a factory for any



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of the obnoxious industries specified in the annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part thereof for any other purpose not for the purpose of any factory which may be obnoxious, or offensive by reason of emission of odour, liquid effuvia, dust, smoke, gas, noise, vibrations or fire-hazard, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effuvia, dust, smoke, gas or otherwise howsoever.

[r] Insurance :

To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building [excluding foundation and plinths] in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term and said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

[s] Delivery of possession after expiration:

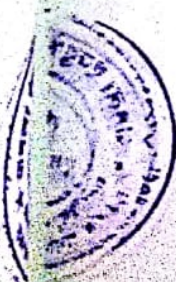
At the expiration or sooner determination of the said term quietly to deliver upto the Lessor, the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if he/she shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to himself/herself all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

[t] Not to assign:

Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to

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cause any division by metes and bounds, or otherwise to alter the nature of this present demise.

[u] Assignments to be registered with the Lessor :

If the Lessee shall sell assign or part with the demised premises for the residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment, or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

[v] To Give preference in employment of labour :

In employing skilled and unskilled labour, the Lessee shall give first preference to the person who are able bodies and whose lands are acquired for the purpose of the said Industrial Area.

[w] Notice in case of death :

And the event of the death of the permitted assign or assigns of the Lessee being a natural person, the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

3. Recovery of Rent, Fees, Etc. as Land Revenue :

If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 [XLI of 1966]

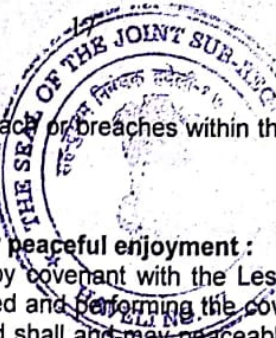
4. Rent, Fees, etc. in arrear :

If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the

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Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice



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5. Lessor's covenant for peaceful enjoyment :

The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6. Registration of Estate Rules:

The layout of the _____ industrial area and the building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

7. Renewal of Lease :

If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of _____ years on payment of premium as may be determined by the Lessor and with covenants provisions and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

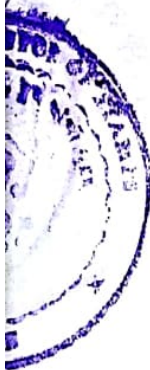
8. Costs and charges to be borne by the Lessee :

The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

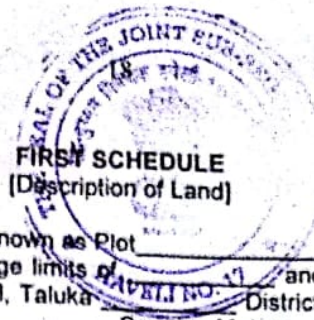
9. Marginal Notes: :

The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF SHRI _____, The General Manager (Legal) Regional Officer of Maharashtra Industrial Development Corporation has, for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the common Seal of the Corporation hereto on its behalf and their to the Lessee have set their respective the day and year first above written.



Tratibha P Shah
श्री. व्ही. आर. एस. एस.



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All that piece or parcel of known as Plot _____ in the _____ Industrial Area, within village limits of _____ and within the limits of Pimpri Municipal Council, Taluka _____ District Pimpri containing by admeasurement _____ Square Meters or thereabouts and bounded by red coloured lines on the plan annexed hereto, that is to say -

- On or towards the North by --
- On or towards the South by --
- On or towards the east by --
- On or towards the west by --

SECOND SCHEDULE [BUILDING REGULATIONS]

1. The Building Regulations of "A" class Municipal Council or the Building Regulations of the respective local authority as amended from time to time will be Building regulations applicable for development of the plots in industrial area.
2. The periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 meters on the frontage of road part thereof but within the demised premises.
3. The Licensee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.
4. The Licensee shall obtain a No Objection Certificate from the Department of Environment / Maharashtra Pollution Control Board constituted under the Water [Prevention and control of Pollution] Act 1974 and Air [Prevention and control of Pollution] Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Department Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorised by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly prescribed and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorised by the Grantor shall allocate this obligation suitably.
7. Building plans in triplicate as Approved by the Executive Engineer, MIDC.

Preetibha D Shah
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THIRD SCHEDULE
 [List of obnoxious Industries]

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine Manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxyline manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, vernish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage or raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

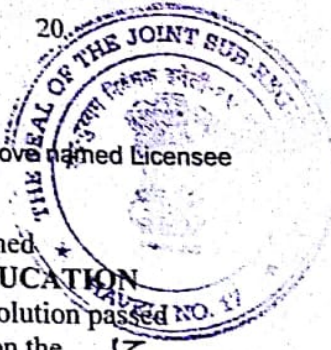


SIGNED, SEALED & DELIVERED by
SHRI
 The **REGIONAL OFFICER** of the within named
 Maharashtra Industrial Development Corporation in
 the presence of:-

1. _____
2. _____

KAMALA EDUCATION SOCIETY

Pratibha D. Shah
 SECRETARY VICE-PRESIDENT PRESIDENT



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THE COMMON SEAL OF the above named Licensee

The common seal of withinamed lessee i.e. M/s. **KAMALA EDUCATION SOCIETY** was pursuantto Resolution passed by its member in that behalf on the 15 day of 8- 2006 affixed hereto in the presence of Shri. _____ Chairman who, in token of having affixed seal has set his hand hereto, in the presence of

1. MRS PRATIBHA D. SHAH
2. MRS VAISHALI R. DALVI

KAMALA EDUCATION SOCIETY

श्री. प्रतीभा देवदास Pratiksha D. Shah
 SECRETARY VICE-PRESIDENT PRESIDENT

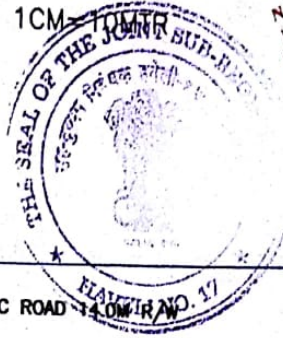
DUSHAK

1) MR. DEEPAK V. SHAH

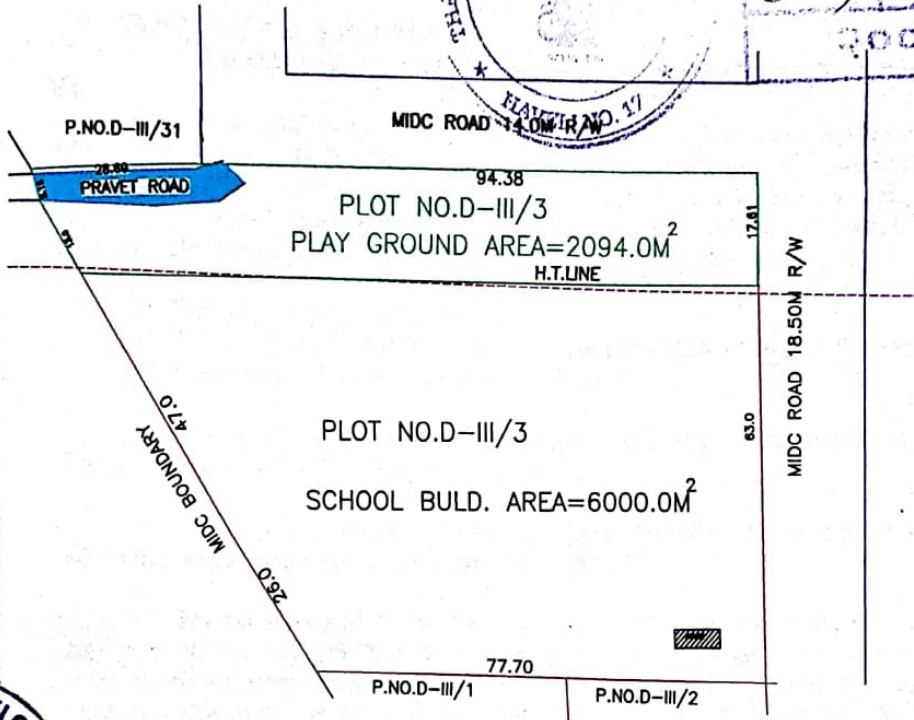
2) MRS SUJATA G. SANKPAL
S. Sankpal

PIMPRI INDUSTRIAL AREA "D-III" BLOCK
 VILLEG-AKURDI TAL.HAVELI

DIST.PUNE SCALE 1CM



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- SHOWN THIS HOUSE
- SHOWN THIS H.T.LINE
- ➡ SHOWN THIS ROAD

PREPARED BY

[Signature]

KASBE S.U.
 SURVEYOR MIDC PUNE 3



KAMALA EDUCATION SOCIETY

Pratibha D Shah
SECRETARY VICE PRESIDENT PRESIDENT
श्री. ए. आर. एस.



[Signature]
AREA MANAGER
 M.I.D.C., Pune-02

MAHARASTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BY R.P.D.
No. MIDC/ROP/ 5257

Regional Office,
Jog Center, 2nd Floor
Wakadewadi, Pune-3,

Date: 18 AUG 2006

To,
M/s. Kamala Education Society,
C/o. Sau. Vaishali R. Dalavi,
31 / 853, Ganeshnagar,
Dhankawadi, Pune 411023.



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Sub :- Pimpri Industrial Area.

Execution of Agreement to Lease in respect of Plot No. D-III/3

Sir,

The Agreement to lease in respect of the above has been executed on the 18.08.2006. The Agreement to Lease has to be Sub-Registered of Assurance for the propose of registration within a specific time limit prescribed by the law (viz., within 4 month from the date of execution of the documents) We would request you to arrange to lodge both copies of the Agreement to Lease for registration making:-

- 3) The original returnable to you and
- 4) The duplicate to the office of the Regional Office, MIDC, Jog Center Floor, Wakadewadi, Pune-Mumbai Road, Pune-3.

We would request you to take two witnesses with you at the time of Registration before the Sub-Registrar of Assurance.

We would also request you to intimate to use the Sr. No. and the date on which the documents have been lodged for registration.

The Government in the Revenue and Forest and Deptt. By its Notification No. RGN-2001/328/CR 83/M-1 date 14 August 2002 has exempted the undersigned from appearing before the Registration of the Agreement to Lease and such other incidental document. A copy of the notification has already been sent to the Sub-Registrar of Assurance. You may bring this fact to the notice of the Sub-Registrar at the time of presenting the document for registration.

We inform you that the Income-Tax authorities have already granted us exemption from producing the Income-Tax certificate as request under Se. 230-A () of the Income Tax Act, 1961(vide their letter No. B.6/H.O/GF/COORD/80-81 dated the 19th Feb. 1981. You may also bring this fact to the notice of the Sub-Registration at the time of presenting the document for registration.

Encl - As above.

Yours Faithfully,

Area Manager,
MIDC, Pune-3.

18/08/2006

दुय्यम निबंधकः

6:32:40 pm

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दस्त गोषवारा भाग-1





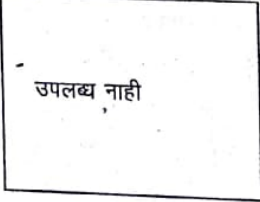
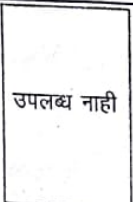
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दस्त क्र 6665/2006

23/28

दस्त क्रमांक : 6665/2006

दस्ताचा प्रकार : प्रतिलेख किंवा प्रतिलिपी

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: कमला एन्युकेशन सोसा तर्फे चेअरमन प्रतिभा डि शहा - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: तळेगांव</p> <p>शहर/गाव: पुणे-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 42</p> <p>सही <i>Pratibha DShah</i></p>		
2	<p>नाव: सेक्रेटरी वैशाली आर. दळवी - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: धनकवडी</p> <p>शहर/गाव: पुणे</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 35</p> <p>सही <i>श्री. व. व. वैशाली आर. दळवी</i></p>		
3	<p>नाव: एम आय डि सी तर्फे एरिया मॅनेजर एन.व्ही उमजिकर - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही</p>		

कलम 88 खाली कबुलीसाठी सुट





दस्त गोपवारा भाग - 2

हवेली 17

दस्त क्रमांक (6885/2006)

28/28

दस्त क्र. [हवेली 17-6885-2006] या गोपवारा
काजान मुल्य 10 सोबतला 1) भरलेले मुद्रांक शुल्क : 100

पावली क्र.: 6745 दिनांक: 18/08/2006
पावलीचे दर्शन
नोंद: कमरा एन्वयकेशन सासा उर्फ बेअरमन प्रतिम
दि शहा - -

दस्त हजर केल्याचा दिनांक : 18/08/2006 08:29 PM

निष्पादनाचा दिनांक : 18/08/2006

दस्त हजर करणा-याची सही :

Pratibha D Shah

100 : नोंदणी फी
480 : नकद (अ. 11(1)), पृष्ठांकनाची नकद
(अ. 11(2)),
कजदात (अ. 12) व धायाधिकरण (अ. 13) ->
एकत्रित फी

580: एकूण

दस्ताचा प्रकार : (27) प्रतिबंध किंवा प्रतिलिपी

शिफ्टा क्र. 1 ची वेळ : (सादरीकरण) 18/08/2006 08:29 PM

शिफ्टा क्र. 2 ची वेळ : (फी) 18/08/2006 08:31 PM

शिफ्टा क्र. 3 ची वेळ : (कडुली) 18/08/2006 08:32 PM

शिफ्टा क्र. 4 ची वेळ : (ओळख) 18/08/2006 08:32 PM

दस्त नोंद केल्याचा दिनांक : 18/08/2006 08:32 PM

दु. निबंधकाची सही, सह दु. नि. का-हवेली 17

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीचा ओळखतात, व त्यांची ओळख पटवितात.

1) अँड एस एस वर्ना, घर/फ्लॅट नं. -

माली/रस्ता: -

इमारतीचे नं: -

इमारत नं: -

पेट/वसाहत: केशवरावाडी

शहर/गाव: पुणे

तासुका: -

दिनांक: -

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात एकूण 28 पाने आहेत

सह. दुय्यम निबंधक
हवेली क्र. 99

दु. निबंधकाची सही
सह दु. नि. का-हवेली 17

पहिले नंबराचे पुस्तकाचे
६६६५.. नंबरी नोंदला

सह. दुय्यम निबंधक हवेली 99
दिनांक 9/11/05

