

1/2783

पावती

Original/Duplicate

Monday, March 08, 2021

नोंदणी क्र. :39म

12:53 PM

Regn.:39M

पावती क्र.: 3080 दिनांक: 08/03/2021

गावाचे नाव: खराडी (पुणे महापालिकेमध्ये समाविष्ट)

दस्तऐवजाचा अनुक्रमांक: हवल1-2783-2021

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: लेस्सी - युरोस्कुल फाऊंडेशन (इएसएफ) तर्फे अधिकृत स्वाक्षरीकर्ता सिद्धार्थ सक्सेना . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

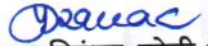
रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:11 PM ह्या वेळेस मिळेल.


दुय्यम निबंधक, हवेली-1

बाजार मुल्य: रु.280097800.8 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 7563000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0603202102303 दिनांक: 08/03/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012744229202021M दिनांक: 08/03/2021

बँकेचे नाव व पत्ता:



09/03/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि.हवेली 1

दस्त क्रमांक : 2783/2021

नोदणी :

Regn:63m

गावाचे नाव : खराडी (पुणे महापालिकेमध्ये समाविष्ट)

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	280097800.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: पुणे महानगर पालिकेच्या हद्दीतील मीजे खराडी येथील स.नं 66 हिस्सा नं 1 एकूण क्षेत्र 11 हे 09 आर पैकी लेसर यांच्या मालकीचे 09 हे 80 आर पैकी पुणे महानगर पालिकेने सॅक्शन केलेल्या ले आऊट मधील प्लॉट नंबर 3 यासी क्षेत्र 17841 चौ मी या मिळकतीपैकी 8034.08 चौ मी जमीन मिळकत व त्यावर बांधण्यात येणा-या इमारतीचे बांधकाम क्षेत्र 1489 चौ मी-लीज कालावधी 33 वर्षे((Survey Number : 66 ;))
(5) क्षेत्रफळ	1) 8034.08 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लेस्सी - सुरोस्कुल फाऊंडेशन (इएसएफ) तर्फे अधिकृत स्वाक्षरीकर्ता सिद्धार्थ सक्सेना . . वय:-45; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: सांताक्रूझ मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AACCE7411Q 2): नाव:-मान्यता देणार-हरियाणा एज्युकेशन सोसायटी तर्फे ट्रस्टी/ सेक्रेटरी श्री सुभाष सीताराम गोयल तर्फे नोंदणीकरिता अशोक गाडे . वय:-53; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: बंड गार्डन रोड पुणे , महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयप्रकाश सीताराम गोयल व अतुल जयप्रकाश गोयल तर्फे नोंदणीकरिता कु मु अमित जयप्रकाश गोयल - वय:-37; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: बंड गार्डन रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AHCPCG8734C 2): नाव:-अमित जयप्रकाश गोयल - - वय:-37; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: बंड गार्डन रोड पुणे , महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:- 3): नाव:-राजेंद्र सीताराम गोयल व अम्मूल राजेंद्र गोयल तर्फे नोंदणीकरिता कु मु डॅनियल कदम - - वय:-52; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: बंडगार्डन रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:- 4): नाव:-अश्रुज उमेश गोयल व अंकित उमेश गोयल तर्फे नोंदणीकरिता गणेश मुंगसे - - वय:-40; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: बंड गार्डन रोड पुणे , महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:- 5): नाव:-सुभाष सीताराम गोयल व अनुराग सुभाष गोयल तर्फे नोंदणीकरिता अशोक गाडे - - वय:-53; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: बंडगार्डन रोड , महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	08/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	08/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	2783/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7563000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (25-a) Movable Property

मी नक्कल केली

मी वाचली

मी रुजवात घेतली

अस्सल परतुकूप नक्कल

सि.पो.क्र.:-

सदर नक्कल अर्जदार जो मल

यांस त्यांचे तारीख... 31/2

अर्जावरून... 21.11.20

मी दिली तारीख... 31/2

Danae

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र.-१

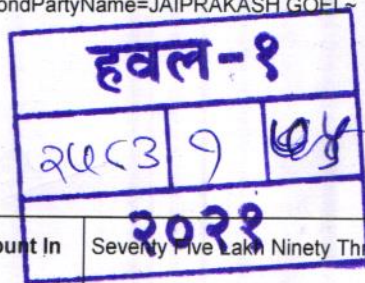




CHALLAN
MTR Form Number-6



GRN	MH012744229202021M	BARCODE			Date	06/03/2021-00:46:14	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	EUROSCHOOL FOUNDATION			
Location	PUNE			Flat/Block No.	S NO 66 HISSA NO 1			
Year	2020-2021 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street		KHARADI			
0030046401 Stamp Duty	7563000.00		Area/Locality		PUNE			
0030063301 Registration Fee	30000.00		Town/City/District					
			PIN		4 1 1 0 1 4			
			Remarks (If Any)		SecondPartyName=JAIPRAKASH GOEL~			
			Amount In		Seventy Five Lakh Ninety Three Thousand Rupees Onl			
			Words		y			
Total	₹7593000.00		Amount In		Seventy Five Lakh Ninety Three Thousand Rupees Onl			
			Words		y			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.		69103332021030611747		693970979	
Cheque/DD No.	Bank Date		RBI Date		06/03/2021-13:49:52		Not Verified with RBI	
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8879515346
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-1-2783	0006023753202021	08/03/2021-12:53:22	IGR008	30000.00
2	(iS)-1-2783	0006023753202021	08/03/2021-12:53:22	IGR008	7563000.00
Total Defacement Amount					75,93,000.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0603202102303

Receipt Date 08/03/2021

Received from EURO SCHOOL FOUNDATION, Mobile number 8879515346, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 2783 dated 08/03/2021 at the Sub Registrar office S.R. Haveli 1 of the District Pune.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name ICICIRB

Payment Date 06/03/2021

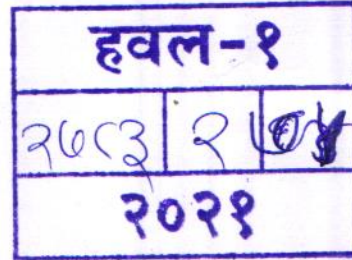
Bank CIN 10004152021030601847

REF No. 0061418731

Deface No 0603202102303D

Deface Date 08/03/2021

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





CHALLAN
MTR Form Number-6



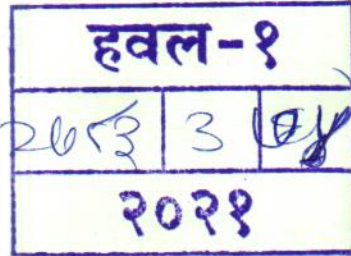
GRN	MH012744229202021M	BARCODE			Date	06/03/2021-00:46:14	Form ID	36			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	EUROSCHOOL FOUNDATION						
Location	PUNE										
Year	2020-2021 One Time			Flat/Block No.	S NO 66 HISSA NO 1						
	Account Head Details		Amount In Rs.	Premises/Building							
	0030046401	Stamp Duty	7563000.00	Road/Street	KHARADI						
	0030063301	Registration Fee	30000.00	Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	1	0	1	4
				Remarks (If Any)	SecondPartyName=JAIPRAKASH GOEL~						
				Amount In	Seventy Five Lakh Ninety Three Thousand Rupees Onl						
Total			75,93,000.00	Words	y						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
	Cheque-DD Details			Bank CIN	Ref. No.	69103332021030611747	693970979				
Cheque/DD No.				Bank Date	RBI Date	06/03/2021-13:49:52	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

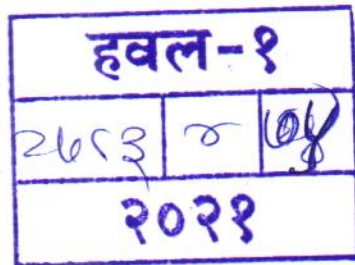
Mobile No. : 8879515346

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0603202102303	Date	06/03/2021
Received from EURO SCHOOL FOUNDATION, Mobile number 8879515346, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.			
Payment Details			
Bank Name	ICICIRB	Date	06/03/2021
Bank CIN	10004152021030601847	REF No.	0061418731
This is computer generated receipt, hence no signature is required.			





CHALLAN
MTR Form Number-6



GRN	MH012744229202021M	BARCODE	[Barcode]				Date	06/03/2021-00:46:14	Form ID	36														
Department					Inspector General Of Registration					Payer Details														
Type of Payment					Stamp Duty Registration Fee					TAX ID / TAN (If Any)														
Type of Payment					Registration Fee					PAN No.(If Applicable)														
Office Name					HVL1_HAVELI NO1 SUB REGISTRAR					Full Name					EUROSCHOOL FOUNDATION									
Location					PUNE					Flat/Block No.					S NO 66 HISSA NO 1									
Year					2020-2021 One Time					Premises/Building					KCHARADI									
Account Head Details					Amount In Rs.					Road/Street					PUNE									
0030046401 Stamp Duty					7563000.00					Area/Locality					TOWN/CITY/DISTRICT									
0030063301 Registration Fee					30000.00					PIN					4 1 1 0 1 4									
Remarks (If Any)					SecondPartyName=JAIPRAKASH GOEL~					Amount In					Seventy Five Lakh Ninety Three Thousand Rupees Onl									
Total					75,93,000.00					Words					y									
Payment Details					IDBI BANK					FOR USE IN RECEIVING BANK														
Cheque/DD Details					Bank CIN					Ref. No.					69103332021030611747					693970979				
Cheque/DD No.					Bank Date					RBI Date					06/03/2021-13:49:52					Not Verified with RBI				
Name of Bank					Bank-Branch					IDBI BANK														
Name of Branch					Scroll No. , Date					Not Verified with Scroll														

Department ID :

Mobile No. : 8879515346

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



हवल-१

2023 4 10/8

2022

Print Date 06-03-2021 01:50:04

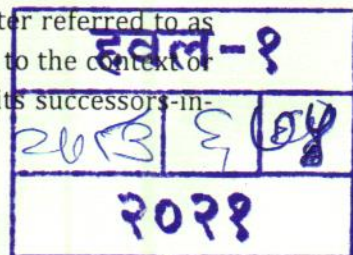
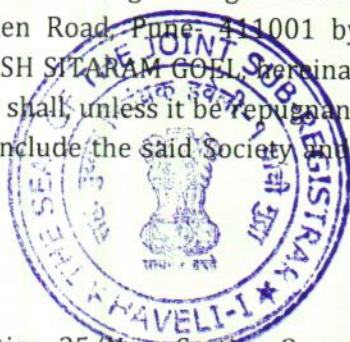
AGREEMENT TO LEASE

This Agreement to Lease ("Agreement") is entered into at 8th Pune this 8th day of March 2021 between

(1) JAIPRAKASH SITARAM GOEL, (2) ATUL JAIPRAKASH GOEL, (3) AMIT JAIPRAKASH GOEL (4) RAJENDRA SITARAM GOEL , (5) AMMUL RAJENDRA GOEL (6) ANNUJ UMESH GOEL, (7) ANKIT UMESH GOEL, (8) SUBHASH SITARAM GOEL, AND (9) ANURAG SUBHASH GOEL, all adults Indian Inhabitants of Pune, having their office at San Mahu Complex, Opp. Poona Club, 5, Bund Garden Road, Camp, Pune, Maharashtra 411001 (hereinafter referred to as the "Lessors", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, successors, executors, nominees, administrators, legal representatives and assigns) of the First Part;

AND

HARIYANA EDUCATION SOCIETY, a Society registered under the Societies Registration Act, 1860 under Registration No. Maharashtra/ 282/2004/ Pune (and also a Public Charitable Trust duly registered under the provisions of the Maharashtra Public Trusts Act, 1950 under Registration No.F-19617-Pune having its Registered Office at San-Mahu Complex, 7, Near Poona Club, Bund Garden Road, Pune, 411001 by the hand of its Managing Trustee-/ Secretary, SHRI SUBHASH SITARAM GOEL, hereinafter referred to as "the Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said Society and its successors-in-interest) of the Second Part



AND

EUROSCHOOL FOUNDATION (ESF) a Section 25/Now Section 8, not for profit entity registered under Companies Act, 1956 and having its registered office at Dani Corporate Park, 158 Vidhyanagari Marg, Kalina, Santacruz (E), Mumbai, Maharashtra 400098; (hereinafter referred to as "Lessee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest) represented herein by its duly authorized representative/s authorized vide Board Resolution dated 27th October 2020, of the Third Part;

The Lessors, Confirming Party and Lessee are hereinafter jointly referred to as the "Parties" and individually referred to as the "Party".

WHEREAS

- (a) By and under diverse deeds and documents as per the land records, the Lessors are entitled to various piece and parcel of land admeasuring Hectares 09 = 80 Ares out of the larger land admeasuring Hectares 11 = 09 Ares bearing Survey No.66, Hissa No.1, situate lying and being at Village Kharadi, Taluka Haveli, District Pune, Maharashtra under the jurisdiction of Sub-Registrar Haveli and within the local limits of Municipal Corporation of Pune having a road frontage of 100 meters approximately on the 18 meters wide DP road, hereinafter referred to as "said Land")
- (b) Accordingly, the Lessors are entitled to develop the said Land and therefore, the Lessors have obtained the sanction to the Layout and the building/s plans in respect of Plot No.3, admeasuring 17, 841 sq. mtrs carved out of the said Land, vide

Handwritten signatures and initials of the nine Lessors, numbered 1 through 9, are present at the bottom of the page.





हवल-१		
2013	01/01	2021
2021		

Commencement Certificate bearing MPO/11225/H/138 dated 30/03/2007 and vide Commencement Certificate bearing no. CC/1518/20 dated 01/01/2021 issued by Municipal Corporation of Pune (hereinafter referred to as "said Plot"). As per the said layout the Lessors are entitled to develop the said Plot by constructing premises having built-up area approximately admeasuring 4,00,000 Sq. Feet equivalent to 37,161 sq. mtr.. The layout of the Said Land with the said Plot marked in red is attached to this Agreement as Annexure-A.

- (c) The Lessors are the sole and absolute owners of and well seized and possessed of the said Plot and that the said Plot is unencumbered and free from any mortgage, charge, lien, claims or demand in or over the same or any part thereof either by way of sale, exchange, mortgage, trust, lease, easement, gift, tenancy, sub-tenancy, leave and license, inheritance, lis-pendens or otherwise.
- (d) Vide an Agreement dated 06th March 2020 read with Supplemental Agreement dated 18th December 2020 made by and between the Lessors herein of the one Part and the Confirming Party herein of the other Part, the Lessors herein have engaged the services of the Confirming Party herein to advise the Lessors in all matters pertaining to construction, setting up of a School from the said Land and Building/s constructed thereon and whereas, accordingly, the Confirming Party herein has agreed to guide/assist the Lessors herein in the matter of setting a School from the said Land and Building/s thereon.
- (e) The Lessee which is a not for profit entity was in search of land for the purpose of running and operating a CBSE/ICSE/IGCSE/IB affiliated K-12 Day school in Pune area. The Lessee found the said Plot most suitable for school purpose and thus approached the Lessors with a proposal wherein the Lessors shall construct building and amenities on the part of the land admeasuring 8034.08 sq. meter out of said Plot ("**Subject Plot**") in phases and grant the same to Lessee on lease. The subject Plot is more particularly described below at Schedule-I.
- (f) Accordingly, the Lessors have agreed to grant lease of the Subject Plot, together with the building to be constructed thereon, having built up area admeasuring 1489 sq. mtr. out of the total built-up area referred in clause (b) above as may be permissible by the Municipal Corporation of Pune, together with amenities/facilities as are more particularly enumerated in Annexure-B, in favour of the Lessee. The subject Plot as well as the proposed building thereon along with amenities/facilities granted herein shall hereinafter collectively referred to as the "**Said Premises/Demised Premises/Leased Premises**") and is more particularly described in Schedule-II hereunder.
- (g) The Parties have further agreed that, in the event the Lessee requires remaining land out of the said Plot as well as remaining built up area out of the total built-up area referred above in clause (b), then parties shall enter into separate Agreement/s to Lease in respect thereof upon such terms and conditions as may be mutually agreed between them.
- (h) The Lessors have represented that they are legally competent to grant the lease of the said Premises and hereby represent that all the original title related documents with respect to the Said Premises are in their absolute possession and custody.
- (i) Based on the representation of the Lessors and on mutual discussion and consideration, the Lessors have agreed to grant lease of the said Premises in favour of the Lessee. The parties hereto have discussed, negotiated and finalized the various

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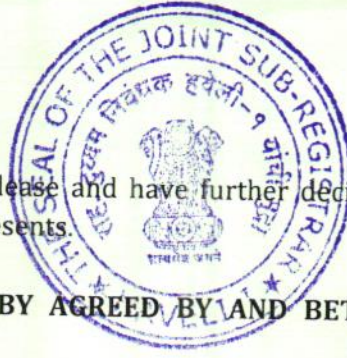
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terms and conditions of the lease and have further decided to reduce the same in writing by executing these presents.

NOW THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Definition :-

- 1.1 **"Amenities"** shall mean providing basketball court, swimming pool, skating rink, tennis court, kids play area along with sand pit, splash pool and football ground per the specifications to be provided by the Lessee and more particularly detailed in the Annexure annexed hereto as 'Annexure- B;
- 1.2 **"Built Up Area" ("BUA")** Chargeable area for calculation of rent shall be the built up area excluding (i) Internal and external ducts with area greater than 3 Sq. mtrs., (except open courtyards) (ii) Chajjas and canopies, (iii) Elevation features like boxing, flower beds, etc., (iv) Amenities space.
- 1.3 **"Lease Commencement Date"** shall mean the date on which the Lessors hand over vacant and peaceful possession of the Demised Premises Handover Condition to the Lessee on the leasehold basis in terms here of 1st April 2021.
- 1.4 **"Lease Deed"** shall mean Lease Deed to be executed between the Parties, including all its schedules and annexure thereto, by which the Parties grant and acquire the leasehold rights of the Demised Premises;
- 1.5 **"Lease Rent Commencement Date"** shall mean 1st June, 2021 subject however to the terms agreed under Clause 5.
- 1.6 **"Handover Condition"** shall mean the handover of vacant and peaceful possession of the Demised Premises and Amenities by the Lessors to the Lessee in a Warm Shell Condition (described hereunder).
- 1.7 **"Taxes" shall mean** any present or future tax, levy, duty, charge, fee, cess, value added tax, customs, excise, deduction or withholding in the nature of tax wherever imposed, levied, collected, withheld or assessed by any Governmental Authority, competent authority or taxing division thereof pursuant to Applicable Laws.
- 1.8 **"Transaction"** shall mean the grant of leasehold rights of the Demised Premises by the Lessors to the Lessee on leasehold basis pursuant to the execution of the Agreement to Lease and Lease Deed consequent to satisfaction of all conditions precedent and other terms and conditions as stated herein;
- 1.9 **"Warm Shell Condition"** shall mean the Bare shell condition in which the building/super structures shall be handed over along with amenities, plumbing's, drainage, electric fittings, fire safety etc. as per the details and specification provided by the Lessee and accepted by the Lessors, more particularly specified at Annexure - "B"

2. Promise to Lease

- 2.1 The Lessors agrees to demise unto the Lessee and the Lessee agrees to take on lease the said Premises (together with the easements, rights and advantages appurtenant

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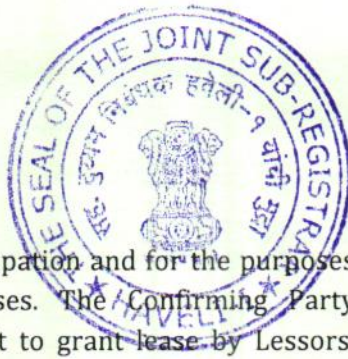
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thereof) for the use and occupation and for the purposes of running and operating a school on the said Premises. The Confirming Party hereby confirms that it acknowledges the agreement to grant lease by Lessors in favour of the Lessee as contemplated herein.

- 2.2 The present Agreement for Lease shall be registered within 7 days of receiving sanctions for construction of the Demised Premises and all the statutory approvals and sanctioned plans on the subject Property.
- 2.3 The parties would thereafter discuss and mutually agree the timelines for execution and registration of the Lease Deed.

3. Condition Precedent to enter in to registered lease deed

- 3.1 The Lessors shall make the said land free from all encumbrances and claims or reasonable doubts before entering in to Lease Deed.
- 3.2 The Lessors have agreed to resolve, at their own cost and effort, all issues with regards the title of the property during the term of the Lease, if any.
- 3.3 The Lessors shall hand over the Said Premises as per Handover Conditions.
- 3.4 The draft of the Lease Deed shall be prepared by the Lessee's Advocate and shall be approved by the Lessor's advocate.
- 3.5 The Lessors shall construct and handover the Said Premises on or before the due date as per Handover Conditions and until then the Lessors shall not allow any third party encroachment or trespass thereon or transfer the subject Plot to any third party.
- 3.6 If any permission or No Objection Certificate for the Said Premises is required to be obtained from any authority or any legally competent party for granting a lease of the Said Premises, the Lessors shall obtain the same at its own costs as a condition precedent to the execution of the Lease Deed.
- 3.7 Adherence to these condition precedents in time bound manner shall be the essence of this Agreement to Lease.
- 3.8 Upon the fulfillment of Handover Conditions, the Lessors and Lessee shall enter into registered Lease Deed upon the terms agreed hereunder.

4. Term of Lease

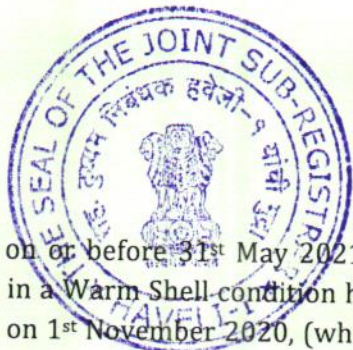
The period of the lease for the Said Premises shall be for a period of 33 (Thirty-Three) years from the "Lease Commencement Date" ("**Lease Term**") i.e. upon receipt of vacant and peaceful possession of the Demised Premises and Amenities by the Lessors to the Lessee in a Warm Shell Condition along with Part Completion Certificate issued by the Relevant Statutory Authority.

5. Leased Premises handover obligations of the Lessors

- 5.1 Lessors have agreed to handover the Demised Premises in Handover Condition along with partly functional Amenities to be constructed on the subject plot, on or before 1st April, 2021, for carrying out interior fit outs therein. Part Occupation Certificate shall

Handwritten signatures and initials of the parties, with circled numbers 2 through 9 below them.





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be obtained by the Lessors on or before 31st May 2021. That the School Admission Office of approx. 5000 sq. ft. in a Warm Shell condition has already been handed over by the Lessors to the Lessee on 1st November 2020, (which will be considered as Part of Proposed Demised Premises).

In the event the Lessors are unable to handover the Demised Premises in Handover Condition by 1st April 2021, then the Lease Rent Commencement Date shall be deferred as may be mutually agreed between the Parties hereto. ("**Delayed Handover**").

In the event the Lessors are unable to obtain Part Occupation Certificate on or before 31st May 2021 then the Lease Rent Commencement of Phase-I shall be deferred till actual receipt of Part OC.

5.2 It is further recorded that in the event the Lessors, for any reason whatsoever are not developing the said Premises in the manner as contemplated under this Agreement, then the Lessee, apart from other remedies available to it under this Agreement, shall have a right but not an obligation to develop the Said Premises at its own cost by itself or through any third party. In such circumstances, the Lessors shall extend all cooperation to the Lessee, without any objection for the development of the Said Premises PROVIDED the Lessee has pre-approved the approximate cost to the Lessors and the same has been mutually agreed. In such an event the Lessee shall be entitled to recover the cost of construction along with 15% interest on reducing balance from the Lease rent payable by the Lessee. It is agreed between the parties that until all the amounts towards cost of development amount are recovered by the Lessee, the Lessee shall have a charge over the said Premises to such extent. It is agreed between the parties hereto that after the amount towards the cost of development is recovered, the Lessee shall pay the Lease Rent to the Lessor as per the agreed rent schedule.

5.3 It is further agreed that in the event the handover of the Demised Premises along with the Part Occupancy Certificate is delayed by a year beyond the agreed timelines mentioned above due to delay/changes in design or requirements on the part of Lessee, then in such event, the escalated rental of the subsequent year will be applicable on the handover of such built-up area.

5.4 In the event there is a Delayed Handover by the Lessors, the rent commencement date shall accordingly be postponed in terms of clause 5.1.

5.5 In the event the Lessors have complied with all the conditions of handover, the Lessors shall be entitled to receive the lease rent as agreed irrespective of commencement of the School operations by the Lessee.

6. Lease Rent

6.1 In consideration of granting the leasehold rights of the said Premises in favor of Lessee by Lessors, the Lessee shall pay monthly lease rent ("lease rent") for the first 12 months at Rs. 43.5/- (Rupees Forty-Three and Paise Fifty Only) per square feet of built-up area/ per month payable on the actual built up areas handed over by the Lessors to the Lessee as detailed above.

6.2 Thereafter, the Lease rent shall be escalated by 5 (Five) % every year. It is agreed by and between the parties hereto that in addition to 5% escalation in rent every year, the additional lease rent for 5th year shall be Rs. 0.50/- (Rupees Fifty Paise Only) per square feet of built-up area on the then escalated rent and additional lease rent for 7th year shall be Rs. 0.10/- (Rupees Ten Paise Only) per square feet of built-up area on the

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then escalated rent. The Lease rentals and subsequent escalated rentals along with the bifurcation of each Lessors share are more particularly specified at **Annexure "C"**. The Lease rentals shall be paid to each Lessor in the ratio/proportion as mentioned under Annexure-C.

6.3 The Lessee shall be under obligation to pay the lease rent from the Lease Rent Commencement Date.

6.4 The commencement of Lease rent and escalations thereof shall commence on its due dates as specified in Annexure-C, independent of the performance of the school, provided the Lessors have complied with all the handover timelines.

6.5 The Lessee shall pay to the Lessors or its designated banker/lenders by Cheque / Bank Demand Draft/ Bank Transfer or NEFT/RTGS, the lease rent and all other sums payable under this Agreement. Such lease rent payments shall be made by the 10th day of beginning of each month ("Due Date") in advance, after deduction of TDS as applicable from time to time. Such deduction is subject to issuance of quarterly TDS certificates.

6.6 Lessee shall be liable to pay interest @ 15% (Fifteen) per annum for any delay in payment of lease rentals.

6.7 The Lease Rent is all inclusive of the property tax and incremental property taxes or any other tax pertaining to the subject Plot and demised premises, if any and Lessor's Insurance, which shall be in amount to cover the full replacement cost of the Building (excluding Lessee's fit outs and any taxes with respect to education and operations , if any).

6.8 Goods & Services Tax (GST) or any other surrogate tax in lieu of GST, incremental GST will be applicable on the rental rate and the same will be paid by the Lessee as per the Invoices raised by the Lessors in that behalf.

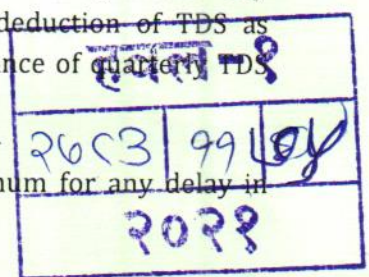
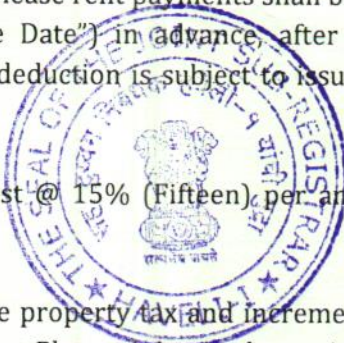
6.9 The rentals shall be calculated on the basis of actual built up areas that will be handed over by the Lessor to the Lessee as detailed above.

7. Security Deposit

7.1 The Lessee has agreed to pay to the Lessors an interest free refundable security deposit ("Security Deposit"), for the entire duration of the lease term at the rate as more particularly enumerated in **Annexure- D** hereunder.

7.2 The Security Deposit shall be finally determined on the basis of the final built-up area handed over to the Lessee and any adjustment on account of shortfall in the constructed area shall be refunded to the Lessee free of interest. In case of any increase in the final built-up area handed over, the Lessee will be liable to pay the excess deposit for the same.

7.3 This Security Deposit shall be returned to the Lessee upon termination or expiry of the Lease subject to deduction towards the arrears of Lease Rent, major repairs due to damage caused by the Lessee (except normal wear and tear) and the balance after such deductions shall be refunded to the Lessee free of interest. In the event the Lessors fail to refund the Security Deposit whilst the Lessee is ready and willing to handover the possession of the said Premises, then the Lessee shall retain the



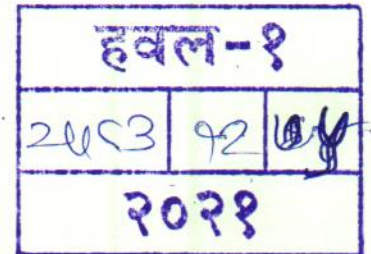
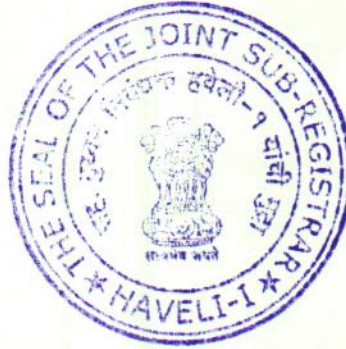
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possession of the Demised Premises without payment of any Rent or other charges till the time the entire security Deposit after deducting therefrom the costs of damages, if any, is refunded by the Lessors.

7.4 The Lease Rent / Refundable Security Deposit payable by the Lessee under the terms of this Agreement and the Deeds of Lease which will be executed in pursuance hereof is to be apportioned between the Lessors in following manner :-

Lessor No.1-	11.11%
Lessor No.2-	11.11%
Lessor No.3-	11.11%
Lessor No.4-	10%
Lessor No.5-	10%
Lessor No.6-	10%
Lessor No.7-	10%
Lessor No.8-	13.34%
Lessor No.9-	13.33%



However, the Lessors shall be entitled to revise the apportionment of the Lease Rent / Refundable Security Deposit, as per their convenience and the same shall be informed at least 15 days in advance by the Lessors to the Lessee by written notice signed by all the Lessors.

The Lessors have requested the Lessee to deposit Lease Rent and Security Deposit directly in below designated account of the Lessors, and the Lessee has agreed to such request. Details of the designated account is as under:

Account Number: 920020008110300

Name of the Account: Anurag Goel

Bank Name & Branch: Axis Bank Ltd, Pune Main FC Road Branch

IFSC: UTI80000037

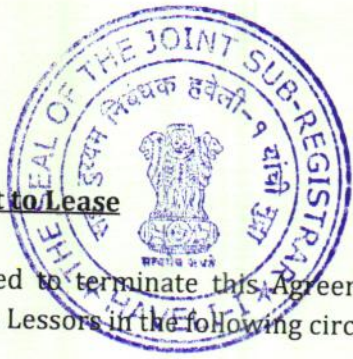
However, the Lessors shall be entitled to change the designated account from time to time, as per their convenience and the same shall be informed at least 15 days in advance by the Lessors to the Lessee by written notice signed by all the Lessors.

The Lessors hereby confirm that upon the Lessee making payment of the Lease Rent / Refundable Security Deposit in the designated account, the Lessee shall stand discharged from any liability in respect thereof. The Lessors shall then apportion the Lease Rent and Security Deposit amongst themselves in the ratio mentioned above and/or revised ratio as may be intimated by the Lessors to the Lessee, and Lessee shall not be responsible for the same in any manner whatsoever. The Lessors shall not raise any claim or dispute in this regard against the Lessee.

7.5 It is agreed and confirmed by the Parties that the Lease Rent and Security Deposit shall be paid by the Lessee to the Lessors only in the manner as stated in clause 7.4 above. The Lessee shall not be obliged to make any payment to the Confirming Party under any head/s in any manner whatsoever. Payment of consideration, if any, for the services rendered by the Confirming Party to the Lessors, shall be the sole responsibility of the Lessors. In no event, the Lessee shall entertain any request from the Lessors for direct payment of part of the Lease Rent or any other payment to the Confirming Party.

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8. Termination of Agreement to Lease

8.1 The Lessee shall be entitled to terminate this Agreement by giving prior written notice of 12/ months, to the Lessors in the following circumstances.

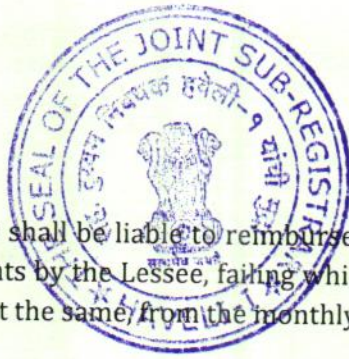
- (a) The Lessor's right, entitlements or title to the said Land are prejudiced in any manner that result in to or has potential to result in to situation in which the Lessee is unable to carry out its intended activities in the Said Premises in the manner as contemplated herein;
- (b) The Lessors delay in handing over of the Said Premises as per Handover Condition by the due dates agreed above or beyond the extension agreed hereunder;
- (c) The Lessors fails to fulfill any of the condition precedents within due dates as mentioned under Clause 3 above or elsewhere under this Agreement as the case may be;
- (d) Any reason or cause that is solely attributable to the Lessors because of which there is inordinate delay in operations or functionality of the intended School by the Lessee on the Said Premises.

9. Taxes

- 9.1. All payments payable under this Agreement and/or Lease Deed to be executed in furtherance hereof, by the Lessee are net of all taxes and levies but subject to deduction of tax at source ("TDS"), as applicable from time to time, for which TDS certificates shall be issued by the Lessee to the Lessors within the stipulated period.
- 9.2. All applicable rent related taxes, Goods and Service tax and cess as may be applicable thereon shall be paid by Lessee on raising of the invoice by the Lessors.
- 9.3. The Lessors shall be solely responsible for the payment of all outgoings such as municipal taxes, property tax, incremental property taxes and other taxes (including increases after the Lease Commencement Date) levies, cesses or statutory dues in respect of the subject Plot and the said premises, whether levied or accrued prior to or during the Lease Term.
- 9.4. The Lessee shall pay Goods and Services Tax (GST), incremental GST or any other surrogate tax in lieu of GST applicable on the rental rate.
- 9.5. Lessee shall also pay all operations related taxes arising out of permitted usage.
- 9.6. It is agreed by and between the parties that both the parties shall be responsible for paying any other taxes, as may be applicable to the respective parties, from time to time.
- 9.7. In the event of default of such payment as mentioned in clause 9.3 hereinabove by the Lessors and which causes undue delay, disturbance, hindrance, inconvenience of any kind to the Lessee in its operation and running of the School, the Lessee, at its discretion, reserves the right to pay these levies on behalf of the Lessors only after written intimation by the Lessee to the Lessors and recover the same from

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the Lessors. The Lessors shall be liable to reimburse the Lessee within 15 days of payment of such payments by the Lessee, failing which the Lessee shall be entitled to recover/deduct/adjust the same from the monthly lease rentals.

10. Purpose of Lease

- 10.1 The said premises can be used only for educational purposes including but not limited to for running regular school, in single or double shifts as the case may be, inclusive of Kindergarten, Primary School, Secondary School to Senior Secondary/Junior College with Co-Curricular and Extra-Curricular Activities as per Eurokids/Euroschool and/or KangarooKids/Billabong Norms and Standards and Euroschool and Billabong Initiatives, Values and thoughts including Community and Social Programs. However, Lessee shall be entitled to permit activities such as lecture(s) by visiting faculty/guest lecturers, Yoga, aerobics, dancing, dramas, music, sports activities, special coaching workshops, exhibitions, performances, concerts, performing arts/languages as also festival programs, etc., through hired external professionals. Additionally, Lessee can allow use of school auditorium and premises for educational and cultural shows and programs etc. for the sole use of School/Lessee's activities only and not for any Third Party.
- 10.2 The Lessors have examined various publications of the Lessee and understood the activities that the Lessee usually undertakes. The Lessors hereby confirm that the Lessee may add more activities and that the said Premises shall be available for all such activities, provided the same are as per the necessary sanctions and approvals from the competent/concern authorities.
- 10.3 The Lessee is aware that the right to be created in its favour is for its' exclusive use only and it shall not during the period of the lease, sublet, mortgage, encumber, assign or allow any third party to use, or otherwise part with possession the Demised Premises (excluding an assignment/transfer with the consent of the Lessors as provided under clause no.20 hereinafter appearing) in favour of any other third person/ parties in any manner whatsoever. It is however expressly agreed and confirmed by the Lessors that Lessee, with prior approval of the Lessors, shall be permitted to use the Demised Premises with its sister concerns, associates, joint ventures and group companies, associated trusts, under the same control and management having similar activities which shall not be considered as assignment or sublease, provided the same shall be strictly restricted for the purposes as defined in terms of 10.1 above.

11. Construction of the Premises

- 11.1 The Lessors in consultation with the Confirming Party shall construct the said Premises as per specifications provided by Lessee and/or as per building plan and/or revised building plan sanctioned by Municipal Corporation of Pune or any applicable or concerned planning authority (hereinafter referred to as the "Planning Authority") and will use the construction material as per specification provided by the Lessee which is agreed between the parties and annexed as "Annexure E". In case any material of the agreed quality is not available in the market then the Lessors shall have the right to purchase the material, after prior intimation to the Lessee, with quality cy-pres to the agreed quality which is available in the market.
- 11.2 It is agreed between the parties that the building to be constructed and amenities to be provided by the Lessors is agreed between the parties with an understanding

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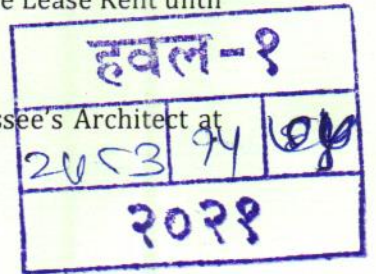
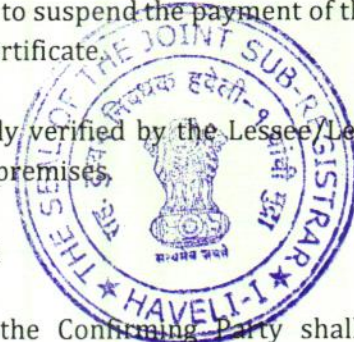
that the building layout plan(s) as enclosed to this Agreement at Annexure-A will be sanctioned by the Planning Authority. However, in case Planning Authority does not grant FSI as agreed between the parties and/or the area as appearing in the building layout plan is reduced, the parties shall proportionately reduce monthly lease rent amount as may be mutually agreed upon.

- 11.3 Lessors shall provide timely handover of the constructed area on the said Premises so as to enable the Lessee to start and conduct its educational or administrative activities as per agreed schedule.
- 11.4 The Lessors further expressly agree and understand that it is utmost important for the Lessee to have the copy of Occupation Certificate of the building in order to start its operations on the said Premises. Thus Lessors shall in the consultation with Confirming Party obtain the Part/Full Occupation Certificate for the completed construction on the said Premises from time to time as agreed hereinabove. Any delay beyond reasonable period (as may be mutually agreed between the Parties) shall be considered as material breach of the terms of lease by the Lessors. On such unreasonable delay or failure to obtain the Part/Full Occupation Certificate beyond reasonable period unless any delays on account of activities or requirement/change of Lessee, the Lessee shall be entitled to suspend the payment of the Lease Rent until the receipt of requisite Occupation Certificate.

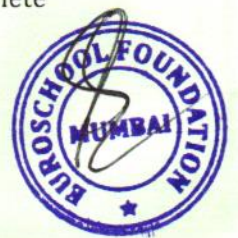
- 11.5 The area and FSI to be independently verified by the Lessee/Lessee's Architect at the time of Handover of the demised premises.

12. Rights and Obligations of the Lessors

- 12.1 The Lessors in consultation with the Confirming Party shall ensure that the development and construction work of the said Premises to be carried out by the Lessor's contractors and other persons, shall be only as per the specifications, designs and drawings as provided by the Lessee under this Agreement. The Lessors shall confirm to the Lessee's specifications and requirements. Any malfunctioning in the construction/ electrical fittings and/or plumbing, any accident/incidence arising solely due to the inherent defects or flaws in the design, specifications and drawings as provided by the Lessee shall be at the risk and cost of the Lessee.
- 12.2 Upon the completion of the development and construction of all the buildings and the installation of all the equipments by the Lessors, the Premises shall be inspected by the representatives of the Lessee ("**Representative/s**"). The Lessors shall ensure that the buildings and Premises shall be in a habitable and safe condition for the use and enjoyment of the Lessee and that the installation of all the equipments are of good quality. The Representative/s shall be allowed by the Lessors to inspect the premises before each of the handover as per the agreed timeline. After the inspection by the Lessee's Representative, the Lessee will intimate the Lessors in writing for any corrections within the specifications mentioned in Annexure-E and the Lessors shall carry out such corrections as informed by the Lessee, It is mutually agreed that these corrections shall be carried out simultaneously during the Lessee's fit out period.
- 12.3 Lessors shall make sufficient provisions to provide for additional BUA up to 100,000 sq. ft. in their existing layout of the Subject Plot (as per the design prepared by the Lessee) in case so required by the Lessee for expansion of the School to be established by the Lessee on the Said Premises. The Lessee confirms its complete

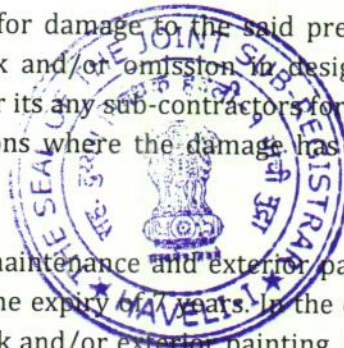


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operational design and feasibility and agrees to give first priority to the Lessors of the additional BUA potential on the subject plot for their additional requirements provided and only upon exercising the First Right of Refusal by the Lessors, the Lessee shall be entitled for exploring alternate options in near vicinity to the Subject Plot. Both parties will mutually discuss the feasibility of additional BUA during the design phase. The parties shall enter into a separate agreement for lease with respect to additional BUA up to 100,000 sq. ft. in their existing layout of the subject plot, which agreement for lease shall be duly stamped and registered. It is agreed that the Lease Rent for additional built up area will be same as per the current rental of the other ongoing phases.

- 12.4 The Lessors confirm to the Lessee that in case any further permissions/ approvals relating to the land and buildings are required in future, the same shall be obtained by the Lessors in consultation with Confirming Party at its own costs. The Lessee may assist the Lessors as may be required in obtaining such permissions / approvals.
- 12.5 The Lessors shall be responsible for major structural and infrastructural repairs and/or major replacement required to the buildings, maintenance and repairs of waterproofing, unless for reasons where the damage has been caused by acts performed by the Lessee, to ensure the buildings and equipments are in good and substantial repair, order and condition.
- 12.6 The Lessors shall be responsible for damage to the said premises caused due to defects in construction, civil work and/or omission in designs and construction works carried out by the Lessors or its any sub-contractors for the entire lease term and its renewals; unless for reasons where the damage has been caused by acts performed by the Lessee.
- 12.7 The Lessors shall also bear civil maintenance and exterior painting (excluding for any Machinery/equipment) after the expiry of 10 years. In the event the Lessors fail to carry out civil maintenance work and/or exterior painting, the Lessee shall have an option but not an obligation to carry out such maintenance and exterior painting. In such event, the Lessors shall be liable to reimburse all the expense incurred by Lessee within 30 days of its demand by Lessee, failing which the Lessee shall be entitled to recover/deduct such amount together with interest @ 15% pa. from the monthly lease rent but not including any machinery/equipments.
- 12.8 The Lessors shall comply with all statutory compliance as may be applicable from time to time, other than those related to the Lessee's specific use and occupancy of the said premises and/or its activities.
- 12.9 The Lessors, in consultation with Confirming Party shall provide the Lessee with all requisite land documents, local authority approvals, approved layout/plans, designs etc. and other information as may be reasonably required, for the purpose of obtaining Board Affiliations of establishing and running of K12 School or various educational activities as specified herein.
- 12.10 The Lessors shall provide and install independent transformers, D.G Back-up, electric meter/s, water connection/s, sewage connections and other such amenities/facilities as are more particularly described in Annexure B hereunder.

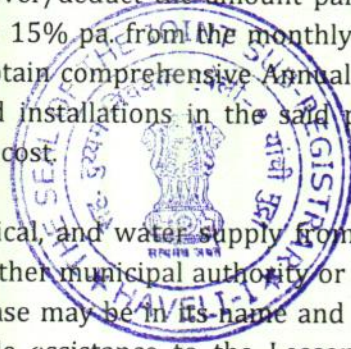


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- 12.11 The Lessors shall provide structure stability certificate issued by structural engineer/registered Architect before the handover of the built up area to the Lessee.
- 12.12 The Lessors shall handover the documents of warranty given by the company in respect of the Electrical and plumbing works installed by the Lessors on the date of handover and shall endeavor to assist and cooperate with the Lessee on best effort basis, in invoking such Warranty from the Manufacturer / Warrantor whenever requested by the Lessee.
- 12.13 The Lessors shall obtain a comprehensive insurance on the full replacement cost of the Building structure against the risk of fire, explosion, riots [including riot fire, malicious damages, storm and tempest] flood and all natural calamities) on the whole with a reputed insurance company for the entire duration of this Lease (including any extension or renewal thereof) at the Lessor's cost and charge and provide copy of such insurance policy to Lessee for its record. The Lessors shall regularly pay the insurance premium in order to keep such insurance policy/cover valid and subsisting throughout the lease term. In the event if such insurance policy lapses due to non-payment of premium by the Lessors, then the Lessee shall have right but not an obligation to pay such arrears of premium and revive the policy/cover and in such event, the Lessors shall be liable to reimburse the Lessee within 30 days of payment of such arrears of Premium by Lessee, failing which the Lessee shall be entitled to recover/deduct the amount paid by it for reviving the policy together with interest @ 15% pa. from the monthly lease rent. It is agreed that Lessee shall be liable to obtain comprehensive Annual Maintenance Contracts (AMC's) of all machineries and installations in the said premises for the entire duration of this Lease at its own cost.
- 12.14 The Lessors shall obtain electrical, and water supply from the state and/or local development authority or any other municipal authority or any other local body or government authority, as the case may be in its name and at their own costs. The Lessee shall provide reasonable assistance to the Lessors, where necessary, to enable the Lessors to obtain the requisite approvals. However, the Lessee shall be solely responsible to bear all the electrical, fuel for gen-set and water consumption charges and its maintenance.
- 12.15 The Lessors agrees to rectify, within reasonable time, any disruption of power supply (other than those resulting on account of direct result of natural calamities and force majeure conditions). In the event the Lessor is unable to restore power within reasonable time, the Lessee has the right (but not an obligation) to make its own arrangements and the cost of which shall be compensated by the Lessor.
- 12.16 The Lessors hereby confirms that upon the handing over the Leased Premises, the Lessee shall have the absolute and exclusive right to use the entire space in "said premises" both outside and inside for making full use of frontages and the side walls in displaying the Lessee's sign boards/advertisements without any additional charges. However, the Lessee shall not damage, alter or disrupt the façade of the building for any reason whatsoever, and in case if any damages are found, the same shall be borne by the Lessee. The Lessee shall obtain written permission from appropriate authority for displaying boards / advertisements and if any taxes or charges are levied by the any authority for the same, then Lessees shall be solely responsible for the payment of such municipal taxes, charges. If anybody causes any intrusion, trespass or encroachment restricting the peaceful enjoyment of the Lessee over the space, which is specifically meant for usage of the Lessee, the parties



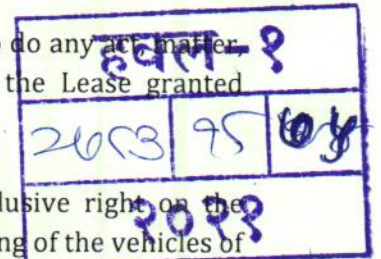
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shall jointly endeavor to remove such intrusion, trespass or encroachment. However, in the event of any such intrusion, trespass or encroachment affecting the title of the said premises, then the Lessors on receipt of such notice from the Lessee shall promptly take all possible legal actions against such violations including criminal action, if necessary. If the Lessors fail to take legal recourse to remove such intrusions, trespass or encroachment within 15 days from the date of receipt of such notice from the Lessee, the Lessee shall be at liberty to take legal action against the violators and recover the cost/expenses incurred for such removal out of the rent payable to the Lessor or from any other monies payable to the Lessors.

- 12.17 The Lessors shall allow the Lessee to have independent and unhindered access to the Premises and the easements and appurtenances thereto during the Term of the Lease for all 24 (twenty four) hours and all 7 (seven) days of the week.
- 12.18 The Lessors shall not be entitled to appoint or request for the appointment or nomination of a trustee or otherwise representing the Lessors on the Board of Trustees or any Committee(s) of the Lessee.
- 12.19 The Lessors shall also not be entitled to inspect or request for the inspection of the books of accounts or other records of the Lessee.
- 12.20 The Lessors will seek necessary approvals, if any, as may be required under any statutory amendments or law from time to time, in the event of any amendment in the statute or law of the land insofar as such change is in relation to the Lessor's title to the Premises and the use of the premises for the purposes of the School.
- 12.21 During the term of this Lease, the Lessors shall not do or omit to do any act, matter, deed or thing (other than those permitted herein) whereby the Lease granted hereunder to the Lessee shall become void or stand cancelled.
- 12.22 The Lessors hereby agree that the Lessee shall have the exclusive right on the parking space available or created on the said Premises for parking of the vehicles of staff members, visitors, client and Vendors of the Lessee and the same shall not be disturbed, obstructed or encroached in any manner by any persons whomsoever.
- 12.23 The Lessors agrees and undertakes that in the event any additional Floor Space Index ("FSI") or Transfer of Development Rights ("TDR") is available with respect to the Premises then such FSI and/or TDR will be made available to the Lessee by the Lessors, if so required by the Lessee in exchange for compensation, as per mutually agreed terms and conditions.
- 12.24 The Lessors agree and undertake that the Said Premises is reserved for educational purposes and the Lessors in consultation with the Confirming Party hereby undertake to obtain, all requisite permissions from concerned Municipal Corporation / planning authority to use the said premises for its intended purpose in terms of clause 10.
- 12.25 The Lessors can raise finance/debt by mortgaging the Subject Plot and/or construction thereon and/or securitizing the lease rentals after prior written intimation to the Lessee. The Lessee hereby gives its no-objection for the purpose of raising such finance/debt at the time of signing of this Agreement to Lease PROVIDED the Lessors shall ensure that in any such financial arrangement, the rights of the Lessee under the lease are not prejudiced, jeopardized or adversely



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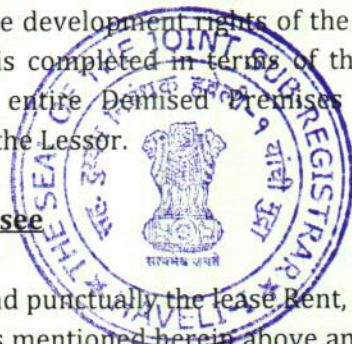
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affected in any manner whatsoever. It is further agreed that in the event of the Lessors defaults or fails to meet its financial obligation towards its lenders /mortgagors and as a result of which the occupation and possession of the Lessee during the term is threatened or prejudiced in any manner, the Lessee shall reserve its right but not obliged to do so, to repay to such lenders/mortgagors for and on behalf of the Lessors. Upon such repayment, the Lessee shall have a right to be reimburse by the Lessors for all such repayments including all the interest and cost associated with it.

12.26 The Lessors have further represented and informed to the Lessee that at the request of the Lessors, the Confirming Party shall provide necessary assistance and services at all times as more particularly contemplated under Agreement dated 06th March 2020 read with Supplemental Agreement dated 18th December 2020 made by and between the Lessors herein on the one Part and the Confirming Party herein on the other Part.

12.27 It is expressly agreed by the Lessors that irrespective of its agreement with Confirming Party, it shall be the sole and prime responsibility of the Lessors only to ensure the compliance of the terms of this Agreement with regard to the construction and handover at all time. The Lessee shall not be obliged to make payment of any amount under any head/s to the Confirming Party. The Confirming Party hereby confirms and undertakes that it shall never raise any demand/claim against Lessee for any payment under any heads whatsoever.

12.28 Pending the development of the said lands in terms of this Agreement, the Lessors shall not sell or otherwise transfer the subject plot, or its part thereof or the Demised Premises or transfer the development rights of the said lands to any third party until entire construction is completed in terms of this Agreement and Full Occupation Certificate for the entire Demised Premises is received from the Relevant Statutory Authority by the Lessor.



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13. Rights and Obligations of the Lessee

13.1 The Lessee shall pay regularly and punctually the lease Rent, and all other stipulated payments, dues and outgoing as mentioned herein above and observe and perform all the terms and conditions as mentioned herein.

13.2 The Lessee shall liable to pay the electricity, broadband, satellite, antenna/dish and telephone charges as per the consumption of Lessee. The Lessee shall use the terrace of the School premises for any such installation with prior approval to the Lessor including installation of the solar panels or any other energy optimizing/enhancing installations without affecting structure of the said premises.

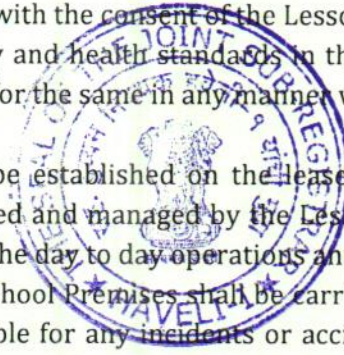
13.3 The Lessee shall not in any manner carry out any unlawful, illegal or dangerous activities in the said Premises. The Lessee shall ensure that any substances, not permitted by law, are not stored in the said Premises whereby the stability/security thereof is jeopardized.

13.4 The Lessee under no circumstances can disturb the facade or outside elevation of the building. In case of any breach or disturb the facade or change the outside elevation of the building, in that event the Lessee shall reimburse all the cost to the Lessors towards the said breach.

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- 13.5 The Lessee shall be responsible for all day to day minor repairs and maintenance of the said Premises during the term of lease. The Lessee shall also be liable to all major repairs caused solely due to gross negligence by the Lessee.
- 13.6 The Lessee shall be responsible for the general and routine maintenance recurring maintenance activities, renewal of various comprehensive AMC such as for elevators, DGs, and upkeep of the said premises. The Lessee will be liable to bear the cost of replacement of various parts of the machinery which are part of routine machinery maintenance.
- 13.7 The Lessee shall obtain Fire Insurance of the building to be constructed and shall regularly pay the insurance premium in order to keep the insurance policy valid and subsiding during the lease term. The Lessee shall also be liable to pay the requisite Fire Tax.
- 13.8 The Lessee shall obtain necessary insurance cover in respect of Lessee's fit outs, personal property and other property installed in the said premises and against third party activities.
- 13.9 The Lessee shall keep the interior of the Premises clean, tidy, and healthy during the lease term. The Lessee shall keep the Premises in the same good condition, state and order in which it has been handed over to it by the Lessor (normal wear and tear excepted) and shall abide by all laws, bye-laws, rules and regulations of the government/ local bodies and other authorities.
- 13.10 Subject to clause 10.3 above, the Lessee shall not sub-lease, give license, , mortgage, the demised premises in favour of any third party in any manner whatsoever (excluding an assignment/transfer with the consent of the Lessors).
- 13.11 The Lessee shall maintain all safety and health standards in the said premises and the Lessor shall not be responsible for the same in any manner whatsoever.
- 13.12 School/Educational Institution to be established on the leased premises shall be fully controlled, supervised, operated and managed by the Lessee. The Lessee shall reasonably at all times ensure that the day to day operations and recurring expenses of such school and upkeep of the school Premises shall be carried out at the cost of the Lessee. Lessors shall not be liable for any incidents or accidents caused due to negligence on the part of the Lessee. However, if the accidents/incidents is caused due to fault and/or defect in construction of the said Premises, then in such event the Lessors shall be solely responsible/liable for making good the loss/damages caused due to faulty/defective construction and indemnify the Lessee in this regard.
- 13.13 All furniture, fixtures and other movable property on the Premises shall be the sole property of the Lessee except for such furniture, fixtures and other movable property which is installed by the Lessor, if any. The Lessee shall be entitled to remove such furniture, fixture and other movable property upon termination of the lease.
- 13.14 The Lessee shall not have the right to carry out any structural or civil work of permanent nature within the said premises without approval of the Lessor.
- 13.15 The Lessee shall use the said premises in such a manner so that no harm is caused to the environment and/or there is any breach of the environmental norms.

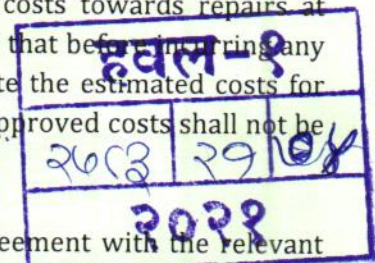
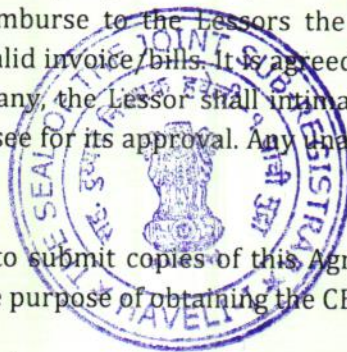


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- 13.16 The Lessee shall have an option to avail additional BUA up to 1,00,000 sq. ft. over and above the built up area agreed herein anytime during the lease tenure by giving a prior written intimation of at least 24 months to the Lessors. The Lease Rent for such additional built up area will be as per the prevailing rent at the time of hand over of such additional built up area. Any additional BUA that may be availed by Lessee at a later stage will have a lock-in of 10 years from the date of handover of such additional built up area. However, the Parties shall enter in to separate and independent Agreements in that regard at the relevant time on and all the terms and conditions agreed hereunder shall remain same.
- 13.17 The Lessee shall be entitled to employ and maintain staff, employees, official, guards, watchmen and other routine staff in the Premises at all hours at its own cost and all matters regarding the staff will be the sole responsibility of the Lessee.
- 13.18 The Lessee shall obtain all relevant affiliations/approvals as required for operating a [CBSE/ICSE/IGCSE/IB school] and the Lessors shall render co-operation as may be reasonably required by the Lessee in procuring requisite land documents, local authority approvals in respect of the premises and building and other information as and when required, for the purpose of obtaining such affiliations/approvals.
- 13.19 The Lessee shall have the right to display its name, logo, corporate symbol on the sign board(s) the said Premises without any extra cost or rent or amounts payable to the Lessors but should not damage our facade. The cost of such displays and permissions if any, shall be borne and obtained by the Lessee.
- 13.20 The Lessee shall permit the Lessors, subject to the prior intimation to the Lessee, at all reasonable times (which times shall exclude the school hours) to enter upon the Premises for inspection of the said Premises. However, in case of emergency or to carry out urgent repairs, the Lessor shall be entitled to enter upon the said premises without notice. If Lessors find any major damage is caused to the demised premises due to any act, improper / misuse by the Lessee, and Lessee fails to rectify the damages or repairs within reasonable time, then in such event the Lessors shall be entitled to carry out the necessary repairs with prior notice to the Lessee and the Lessee shall be liable to reimburse to the Lessors the costs towards repairs at actuals upon submission of valid invoice/bills. It is agreed that before incurring any costs towards the repairs, if any, the Lessor shall intimate the estimated costs for such major repairs to the Lessee for its approval. Any unapproved costs shall not be reimbursed by the Lessee.
- 13.21 The Lessee shall be entitled to submit copies of this Agreement with the relevant educational authorities for the purpose of obtaining the CBSE/ICSE/IGCSE/IB school affiliations for it's School.
- 13.22 The Lessee shall use the facilities for the purpose of its business as aforesaid and shall not store in the area any combustible or inflammable or dangerous materials and shall not carry on any business of illegal nature in the Premises. The Lessee shall, however, be entitled to store such materials on the Premises that may be required for the purpose of the school laboratory or for the catering facilities.
- 13.23 The Lessee shall have the right to raise Bank finance against the Furniture, equipment and the leasehold improvements that to be done in the said Premises. However, the title of the property or structure on the property shall not get affect in any manner whatsoever nature.



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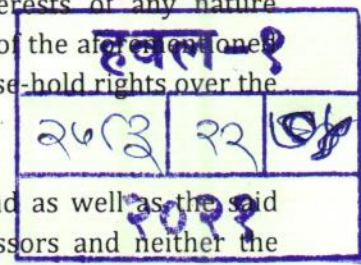
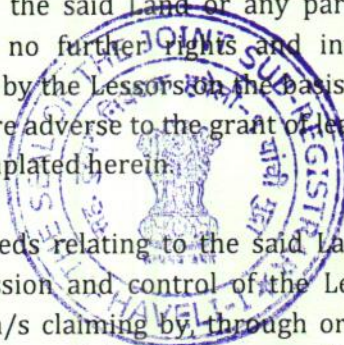
13.24 The Lessee shall have full regard and observe/comply with all present and future provisions, as and when the same becomes applicable, of the applicable law, Statute, Rules and Regulations in respect of its business activities to be carried out on the said Premises and maintain the same during the said term.

13.25 It is agreed that in case the Lessee's company is taken over by another entity then the Lessee should inform to Lessors and execute necessary documents with new entity/firm and also pay the all necessary taxes/ charges to the Lessors and all respective authorities on account of the same.

14. Representations of the Lessors

14.1 The Lessors represents and warrants to the Lessee that :

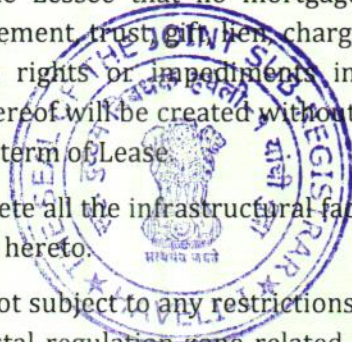
- (a) There is no dispute as to the boundaries of the Said Premises.
- (b) There are no easementary rights created under any document or under any covenant or by prescription in respect of and/or upon the Said Premises or any part thereof, including right of way created in favour of any adjoining owners in respect of the said Premises.
- (c) There are no prohibitory orders or any attachment orders before or after judgment or otherwise of any liabilities as against the Said Premises or any part thereof.
- (d) The Lessors have availed a loan from Rupee Co-operative Bank and towards repayment of the said loan, the Plot No. 1 admeasuring 02 Hectares= 35 Ares and Plot No. 2 admeasuring 02 Hectare= 45 Ares out of the said Land bearing Survey no. 66/1, village Kharadi were mortgaged as a security vide Memorandum of Equitable Mortgage Deed dated 29 April 2000 registered at Sr. No. 1089/2000 ("Mortgage Deed"). The Lessors further represent to the Lessee that the said Original Mortgage Deed is not traceable inspite of diligent search by them. The Lessors have represented to the Lessee that the subject Plot demised hereunder was never the subject matter of the said Mortgage Deed. The Lessors have further represented to the Lessee that they have satisfied the said loan fully and finally and no charge, encumbrance, claim, demand of any nature whatsoever exists over the said Land or any part thereof. The Lessors hereby represent that no further rights and interests of any nature whatsoever are created by the Lessors on the basis of the aforementioned Mortgage Deed which are adverse to the grant of lease-hold rights over the said Premises as contemplated herein.
- (e) All the original title deeds relating to the said Land as well as the said Premises are in possession and control of the Lessors and neither the Lessors nor any person/s claiming by, through or under them has/have parted with the possession of the same to any third party to create any mortgage, charge or encumbrance or other interest or third party rights of any nature whatsoever in respect of the same.
- (f) There are no proceedings pending or notices issued to the Lessors in respect of the Said Premises under the Income Tax Act, 1961. There are no Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated by any Taxation Authorities or Local



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Authorities are pending Lessor whereby the Said Premises or any part thereof is in any way affected and/or impaired.

- (g) All outgoing, land revenue payable to the State or Central Government and any other concerned authority in respect of the Said Premises are paid upto date and there are no dues payable to any of the aforesaid authorities.
- (h) The Lessors have not otherwise entered into any agreement for sale of or development of or otherwise transferred the Said Premises including incidental rights thereto or any part thereof to any third -party. The Said Premises is not the subject matter of any acquisition, litigation, requisition, reservation, attachment before or after judgement or otherwise or before any court, tribunal and / or forum.
- (i) Lessors nor any of their predecessors in title are guilty of having / not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Lessors to the Said Premises or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority.
- (j) No notice/s is/are received by the Lessors or anyone on its behalf neither by its/their predecessor/s in title, either from local authorities or from the Government or otherwise for requisition, acquisition, reservation and/ or road widening of the Said Premises or any part thereof.
- (k) No third -party consent or no objection is needed for the purpose of completing the transaction contemplated in respect of the Said Premises or any part thereof.
- (l) There is no dispute or litigation in any manner pending or threatened in respect of the said Premises that prevents or has any bearing on the rights of the Lessors with respect to the Said Premises.
- (m) The Lessors represents that it has not created any share, right, title, interest, charge or encumbrance whatsoever in respect of the said Premises (or any part thereof) in favour of any person or persons. The Subject plot and the rights, title and interest of the Lessors upon the subject plot and said premises is free from any third party charge/claim/lien or encumbrance of any nature whatsoever. Further, the Lessors shall assure the Lessee that no mortgages, collateral security, personal guarantee, easement, trust, gift, lien, charges, rights or any other encumbrances, adverse rights or impediments in respect of the Said Premises or any part thereof will be created without prior written consent of the Lessee during the term of Lease.
- (n) The Lessors shall complete all the infrastructural facilities on the Premises as set out in Annexure B hereto.
- (o) The said Premises are not subject to any restrictions such as green zone or forest land area or coastal regulation zone related regulations where the constructed area for setting up School would be limited.
- (p) The Lessors shall provide copies of all environmental reports and approvals obtained by the Lessors, and the Lessors shall be bound to obtain environmental clearances, at its own costs that may be required.
- (q) The Lessors either in consultation with Confirming Party or on its own will obtain at its own cost and accord and in timely manner the necessary Building Completion Certificate, Occupancy Rights Certificate, Fire NOC,



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and/or other required permissions related to land and building for use, occupation and peaceful running of School and related activities from the concerned government/local authorities complying with all the lawful conditions so imposed by the statutory bodies.

14.2 These representation and warrantee shall continue till the entire tenure of the lease and shall be part of Lease Deed to be executed and registered.

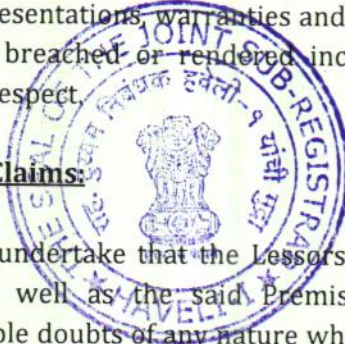
14.3 Representations of the Confirming Party

Confirming Party hereby represents, warrants and covenants to the Lessee as follows:

- (a) It has the power and authority to enter into this Agreement and to perform its obligations and duties contemplated hereunder and the execution and delivery of this Agreement and the performance of the obligations hereunder are in accordance with all Applicable Laws;
- (b) The execution, delivery and performance of this Agreement does not violate or breach any provision of, or constitute a default (or an event which, with notice or lapse of time or both would constitute a default) under any of the terms, covenants, conditions or provisions of any deed of trust, bye-laws or any other constitution or charter documents under which the Confirming Party is bound to act, license, permit, lease, contract, agreement or other instrument, commitment or obligation to which it is a party, so as to render this Agreement and its obligations hereunder void or unenforceable.
- (c) During the Term of this Agreement, it shall not take any action that will render any of representations, warranties and/covenants contained in this Agreement to be breached or rendered incorrect, false, misleading or inaccurate in any respect.

15. Indemnity and Third Party Claims:

15.1 The Lessors covenant and undertake that the Lessors have clear and marketable title to the said Land as well as the said Premises free from all and any encumbrances and reasonable doubts of any nature whatsoever. In the event of any defect in the title of the Lessors to the said Land as well as the said Premises and / or any objections are received in respect of the said Land as well as the said Premises and/or in respect of quiet and peaceful enjoyment of the said Land as well as the said Premises, then the Lessors shall be responsible to clear and settle the said defects and/or the said objections at their own cost within 15 days from the date of intimation of such defect and/or objection in writing. The Lessors doth and each of them doth hereby undertake, confirm, assure that in such case, it shall be the liability of the Lessors to mitigate or settle such dispute or to compensate such person at their own cost and the Lessors shall take utmost care that the Lessee shall not suffer any monetary loss or otherwise. And in case of any such loss suffered by the Lessee or its nominee/assignee, the Lessors shall indemnify and keep indemnified through the duration of this Agreement as well as the duration of the Lease contemplated hereunder, the Lessee or its assignee for the same. The Lessors hereby undertake to indemnify and keep saved and indemnified through the duration of this Agreement as well as the duration of the Lease contemplated hereunder, the Lessee or its nominee/assignee for all claims, actions, disputes,



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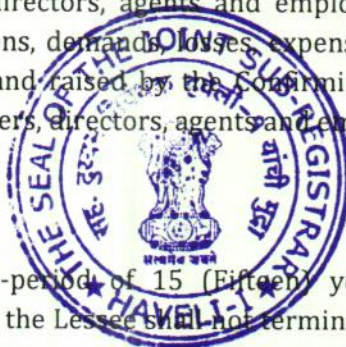


losses, compensation and penalty suffered by it in view of any defect in any of the representations made therein including in respect of the title of the Lessors to the said Land as well as the said Premises or any part thereof.

15.2 The Lessors hereby further indemnify and agree to defend and hold harmless (without limitation in amount or time), the Lessee, and their respective officers, directors, agents and employees against and in respect of any and all claims, actions, demands, losses, damages, expenses liability and/or judgments (including reasonable attorneys' and consultants' fees and expenses) (collectively, the "Losses") arising out of any suit, eviction, action, claim or demand whatsoever in relation to the (a) non- traceability of original of the said Mortgage Deed, (b) any rights and interests further created on the basis of the said Mortgage Deed, (c) any default or inaccuracy of the representations of the or any material misrepresentation, made by the Lessors as contained in this Agreement; and/or (D) any default or breach by the Lessors of any of their covenants, obligations and undertakings under this Agreement.

15.3 The Lessee hereby indemnify and agree to defend and hold harmless the Lessors, and their respective officers, directors, agents and employees against and in respect of any and all claims, actions, demands, losses, expenses, liabilities arising out of any suit, eviction, action, claim or demand due to any default or non-compliance or breach by the Lessee of any of their covenants, obligations and undertakings under this Agreement.

15.4 The Lessors hereby indemnify and agree to defend and hold harmless the Lessors and/or their respective officers, directors, agents and employees against and in respect of any and all claims, actions, demands, losses, expenses, liabilities arising out of any claim, dispute or demand raised by the Complainant Party against the Lessee and/or their respective officers, directors, agents and employees.



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16. Lock-In Period

16.1 The Lessee shall have a Lock-in-period of 15 (Fifteen) years from the Rent Commencement Date during which the Lessee shall not terminate the Agreement of Lease and/or Lease Deed unless the Lessors fails to cure any material default on its part within the cure period.

16.2 If the Lessee being desirous of terminating the said lease before lock-in-period, then Lessee shall be liable to compensate the Lessors by paying the lease rent for the remaining unexpired lock-in-period. It is clarified that the Lessee cannot partially surrender or terminate lease of the said Premises during the lease term.

16.3 Subject to clause 17.2, the Lock-in period for the Lessors is entire Lease Term.

16.4 Notwithstanding what is stated herein this Agreement, in the event of termination of the Lease during the Lock-in Period due to material breach of the agreement by either party, then party responsible for the material breach shall be liable to pay as penalty to the other party, the lease rentals for the unexpired lock-in period. Such material breach shall be fairly adjudicated between the parties hereto.

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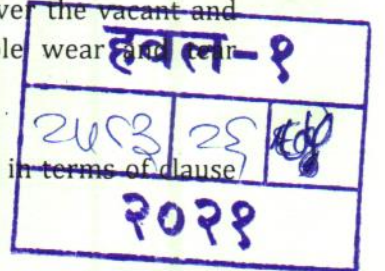
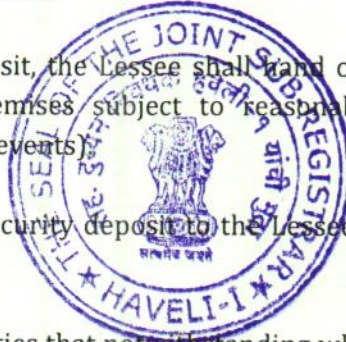


17. Termination of Lease

- 17.1 After successfully completion of Lock-in period as stated hereinabove, the Lessee will have the right to terminate the Lease after giving a twelve (12) month's notice in writing to the Lessors.
- 17.2 The Lessors shall not be entitled to terminate this lease unless the Lessee is in arrears to pay Lease Rent of Six (06) consecutive months. The Lessors before exercising its right to terminate, shall call upon the Lessee to clear the outstanding Lease Rent together with interest @ 15% p.a for the period of delay within the period of 30 (Thirty) days from the date of receipt of such Notice ("notice for default"). In the event the Lessee fails to clear the outstanding within notice period, the Lessors shall be entitled to deduct the rent arrears together with interest from the Security Deposit and terminate the lease.
- 17.3 It is also agreed that in the event the Lessee, once again intentionally fails or delays to pay lease rent for a further period of six months (which includes occasionally/ consecutive/separate period of six months) (whether consecutive or separate) during the lease period the same shall amount to material breach by the Lessee and Lessors will at their sole discretion may terminate the lease by giving 60 days' prior written notice to Lessee.
- 17.4 For the sake of clarity, if any delay, whether intentional or otherwise, is rectified by the Lessee before the expiry of such notice period, such event of delay shall not be considered for determining the material breach by the Lessee for the purpose of the clause 17.3 above.

18. Consequences of expiration/termination

- 18.1 Subject to clause 7.3 of security deposit, the Lessee shall hand over the vacant and peaceful possession of the said Premises subject to reasonable wear and tear (including as a result of force majeure events).
- 18.2 The Lessors shall refund the entire security deposit to the Lessee in terms of clause 7.3 hereinabove.
- 18.3 It is expressly agreed between the Parties that notwithstanding what has been agreed between the Parties in the event of the termination of the Lease by the Lessors, Lessors shall allow the Lessee to continue to use the said Premises till the completion of ongoing academic year so as not to disturb the ongoing academic session of the students studying in school to be operated from the Said Premises. The Lessee in such event shall pay double the then Lease Rent to the Lessors from the date of termination till actual handing over and vacating the demised premises.
- 18.4 It is agreed by and between the parties hereto that even after vacating the said premises and refund of Security Deposit by the Lessors, the Lessee shall be liable to pay any outstanding dues towards electricity, water and other utility charges that may be raised after the date of handover but pertains to the period during Lessee's possession of the Said Premises. The Lessee shall pay such outstanding dues within a period of 15 days from the date of receipt of notice in that regard from the Lessors. In the event the Lessee fails to pay such dues, the Lessors shall have an option but not an obligation to pay the same and in such event, the Lessee shall be liable to reimburse the Lessor such amount together with interest @15% p.a.



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18.5 The Lessee has taken a lease of the said Premises from the Lessors on the clear understanding that the Lessee shall definitely vacate the said Demised Premises on the expiry of the said Term or early termination of the Agreement to Lease/ Lease Deed, as the case may be, and shall not claim any right to hold over or continue to use the said Demised Premises thereafter. The Lessee shall never claim any right, title or interest in respect of the said Demised Premises. If, however, the Lessee does not vacate the said Demised Premises after the expiry of the Term or upon the earlier termination of this Agreement / Lease Deed, the Lessors shall be entitled to put its lock on the said Premises, stop the Lessee and its staff from entering the said Demised Premises which shall be construed as deemed handing over of the possession of the said Demised Premises and the Lessee hereby agrees that no separate letter/receipt towards such possession shall be required and further, the Lessee shall be entitled to sue/take action the Lessee for eviction and also for damages for wrongful use and occupation as mentioned herein.

19. Alienation of the Said Premises by the Lessors

19.1 At any time during the existence of this lease, if the Lessors wishes to sell or otherwise dispose of the said Premises, in such an event, the Lessee shall have an option to purchase the same at the terms similar to offer received by the Lessors from third party. The Lessors must offer the First Right of Refusal to the Lessee, in writing while signifying its intention to sell the Premises along with the offer received from the third party.

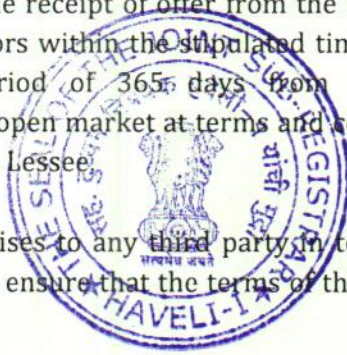
19.2 The Lessee its decision to the Lessors in writing on acquiring the premises within a period of 30 days from the date of the receipt of offer from the Lessors. In case the Lessee does not respond to the Lessors within the stipulated time, the Lessors may sell the said Premises within period of 365 days from the date of non-communication/refusal by Lessee, in open market at terms and conditions which are not inferior to the terms offered to the Lessee.

19.3 In the event of sale of the said premises to any third party in terms of clause 19.2 above, the Lessors shall be obliged to ensure that the terms of this lease are secured for the remainder of the Lease Term.

19.4 It is also agreed by and between the parties that the Lessors shall be entitled to gift, alienate, partition or transfer any part of their share in favour of their immediate family members, and the Lessee shall not raise any objection for the same. In such event the Lessors shall be obliged to ensure that the terms of this lease are secured for the remainder of the Lease Term. If due to such gift, alienation, partition or transfer in favour of Lessor's family members, the Lessee requires execution of any additional documents for protecting its rights under this Agreement, then the Lessors shall be bound to execute such additional documents at their costs.

20. Assignment:

Notwithstanding anything stated to the contrary, the Lessee shall be entitled to assign/transfer its leasehold rights granted under the present Agreement in favour of any third party subject only upon the prior written approval of the Lessors. The Lessors in such case shall cooperate, assist and/or sign necessary documents for the purpose of effectuating such transfer/assignment as may be required by the Lessee at the costs of the Lessee. In case of assignment/transfer to any third party, the Lessee shall ensure that terms and provisions of the present Agreement are secured and



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incorporated in the documents effectuating such transfer/assignment and such assignee/transferee shall be bound by the terms of the present Agreement.

21. Stamping, Registration and Other Legal Costs

The Stamp Duty & Registration charges payable on the Agreement to Lease and Lease Deed/s shall be paid by the Lessee alone.

22. Force Majeure

Neither Party shall be liable to the other Party for failure to perform its obligations hereunder due to the occurrence of any event beyond the control of such Party and affecting its performance such as acts of God, fire, war, war-like hostilities, civil commotion, riots, flood, violence, violence of an army or mob, act of government authorities, or other irresistible force, epidemics, earthquake, collapse of building (either partially or fully) or any other similar cause or causes. In such events parties shall within such agreed period restore the premises in its original condition and the cost of such restoration shall be mutually agreed by both the parties.

23. Notices

Any notices to be served hereunder shall be deemed sufficiently served on the Lessee if delivered to them personally or sent by mail courier service or facsimile transmission (with simultaneous mailing of a hard copy) addressed to its address mentioned below and shall be deemed sufficiently served on the Lessors if delivered to them personally or sent by mail courier service or facsimile transmission (with simultaneous mailing of a hard copy) addressed to its following address at India.

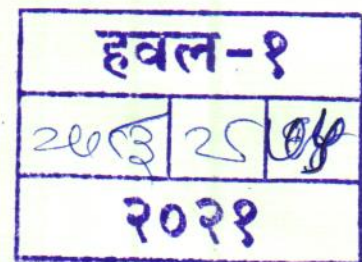
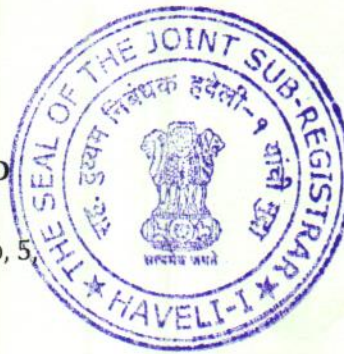
Address of Lessor/s :-

- (1) JAIPRAKASH SITARAM GOEL,
- (2) ATUL JAIPRAKASH GOEL,
- (3) AMIT JAIPRAKASH GOEL
- (4) RAJENDRA SITARAM GOEL ,
- (5) AMMUL RAJENDRA GOEL
- (6) ANNUJ UMESH GOEL,
- (7) ANKIT UMESH GOEL,
- (8) SUBHASH SITARAM GOEL, AND
- (9) ANURAG SUBHASH GOEL

San Mahu Complex, Opp. Poona Club, 5
Bund Garden Road, Camp,
Pune, Maharashtra 411001

Email -

- (1) director@goelganga.com
- (2) atulgoel@goelganga.com
- (3) amitgoel@goelganga.com
- (4) rsgoel@puspagangaventures.com
- (5) ammulgoel@gmail.com
- (6) annuj@goelganga.in
- (7) ankit@goelganga.in
- (8) subhashgoel@gmail.com
- (9) anurag@goelgangadevelopments.com



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Address of Lessee:

EuroSchool Foundation:

Dani Corporate Park, 158 Vidyanagari,
Kalina, Santacruz (East), Mumbai 400098
Kind Attn.: Mr. Rahul Deshpande
Email: rahul.deshpande@eurokidsgroup.com

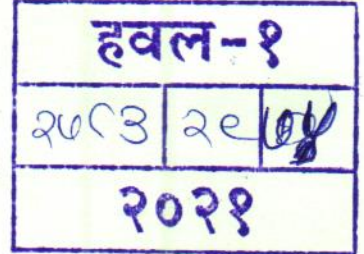
Address of the Confirming Party:

Haryana Education Society

San-Mahu Complex, 7, Near Poona Club,
Bund Garden Road, Pune- 411001

Kind Attn: Managing Trustee/Secretary- Shri Subhash Sitaram Goel

Email: subhashgoel@gmail.com



24. Waiver

It is hereby agreed that failure of either party to enforce at any time or for any period of time the terms and conditions contained herein shall not be construed to be waiver of any of the terms and conditions or of the right thereafter to enforce each and every term and condition of this Agreement.

25. Governing Law and Dispute Resolution

25.1 The Parties hereby agree that they intend to discharge their obligations in utmost good faith. The Parties therefore agree that they will, at all times, act in good faith, and make all attempts to resolve all controversies, differences or claims howsoever arising out of or in connection with this Agreement to Lease / Lease Deed to be executed in furtherance hereof by discussion and consensus, failing which, by arbitration in accordance with Clause 25.2.

25.2 (a) Subject to clause 25.2(b) This Lease shall be governed by the laws of India and shall be subject to the exclusive jurisdiction of the Courts in Pune on account of any kind of disputes and differences arising out of or in connection with this Agreement to Lease/Lease Deed except related to the intellectual property rights.

(b) All such disputes, differences shall be referred to the arbitration of a sole arbitrator to be jointly appointed by both Parties in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 failing which, the sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

(c) The arbitration referred to hereunder shall be conducted in the English language and the venue of arbitration shall be Pune only. The arbitral award shall be final and binding on the Parties.

26. Intellectual Property Rights

26.1 The Lessors have agreed and understood that Lessee has proprietary right to brand, brand name, logo, methodology and content of the "EuroKids", "EuroSchool" "Kangaroo Kids" "Billabong High" and other associated and related marks and logo. During the period of the lease term or even expiry or termination of the lease and any period thereafter, the Lessors shall not have any right, title, interest or claim to use in any manner the brand or/and logo of the Lessee. Unless specifically agreed in writing

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between the Parties, the Lessors shall not be entitled to use/disclose the name, logo/trade mark of the Lessee or its School in its Website, sale literature, publicity and marketing material, advertisements, etc. or any other media.

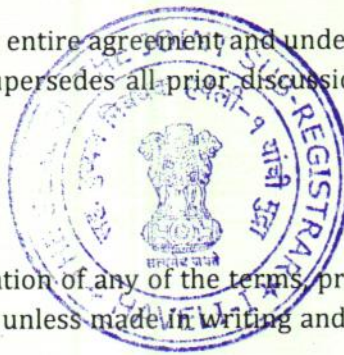
26.2 The Parties have agreed that the Lessors can during the term of the Lease use the brand name and logo of the Lessee in any advertising, publicity and promotional materials and may use the Lessee's name and logo in relation thereto, only after taking prior written approval of the same. Provided, however, that no right shall accrue to Lessors in the brand name and logo from such use. The Lessors hereby agree that while doing so, it shall ensure not to distort the logo, copyright, brand image of the Lessee and to use the same diligently and only in the manner specified by the Lessee from time to time. The Lessee reserves it right to revive or suspend this specific right granted to Lessor at its own discretion without assigning any reason therefor.

27. Entire Agreement

The terms of this Agreement are the entire agreement and understanding with respect to the subject matter hereof and supersedes all prior discussions or representations between the Lessors and Lessee.

28. Amendments

No change, modification, or termination of any of the terms, provisions, or conditions of this Agreement shall be effective unless made in writing and signed or initialled by both the Parties.



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29. Binding

This Agreement shall be binding upon the Parties and its successors and permitted assigns.

30. Severability

If any paragraph, sub-paragraph, or provision of this Agreement, or the application of such paragraph, sub-paragraph, or provision, is held invalid by a court of competent jurisdiction, the remainder of this Agreement, and the application of such paragraph, sub-paragraph, or provision, or circumstances other than those with respect to which it is held invalid shall not be affected.

31. Survival

Termination of this Agreement shall not affect those provisions hereof that by their nature are intended to survive such termination.

32. Counterparts

This Agreement may be executed any number of identical counterparts, and each such counterpart shall be deemed a duplicate of the original hereof.

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SCHEDULE I
[Description of the Subject Plot]

All that piece and parcel of portion admeasuring 8034.08 sq. mtr. out of Plot No.3, out of the layout/building plans sanctioned in respect of the said Land by Municipal Corporation of Pune, vide Commencement Certificate bearing DPO/11225/H/138 dated 30/03/2007 and Commencement Certificate bearing no.CC/1518/20 dated 01/01/2021, bounded as under:

On or towards East by: By remaining area out of Plot No.3
On or towards South by: By remaining area out of Plot No.3
On or towards West by: By Survey No. 69(P), Kharadi
On or towards North by: By 18 meter D. P Road



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SCHEDULE II
[Description of the Said Premises/ Demised Premises]

All that piece and parcel of the subject plot admeasuring 8034.08 sq. mtr., together with the building to be constructed thereon, having built up area admeasuring 1489 Sq. Mtr. together with amenities/facilities as are more particularly enumerated in **Annexure-B**.

IN WITNESS WHEREOF the Parties hereto have set their hands and seal to these presents on the day month and year first above mentioned.

SIGNED, SEALED AND DELIVERED)
by: Lessors)
(1) JAIPRAKASH SITARAM GOEL)

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(2) ATUL JAIPRAKASH GOEL)

Handwritten signature of Atul Jaiprakash Goel



(3) AMIT JAIPRAKASH GOEL)

Handwritten signature of Amit Jaiprakash Goel



(4) RAJENDRA SITARAM GOEL)

Handwritten signature of Rajendra Sitaram Goel



(5) AMMUL RAJENDRA GOEL)

Handwritten signature of Ammul Rajendra Goel



(6) ANNUJ UMESH GOEL)

Handwritten signature of Annuj Umesh Goel



(7) ANKIT UMESH GOEL)

Handwritten signature of Ankit Umesh Goel




(8) SUBHASH SITARAM GOEL)

Handwritten signature of Subhash Sitaram Goel



(9) ANURAG SUBHASH GOEL)
In presence of)




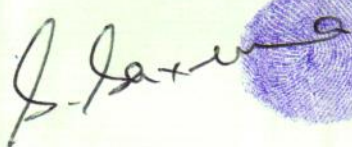

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 2 TONY SAMUEL 

SIGNED AND DELIVERED by the)
 within named Confirming Party)
HARIYANA EDUCATION SOCIETY,)
 by the hand of its Managing Trustee/ Secretary)
 Shri. Subhash Sitaram Goel)
 in the presence of:)

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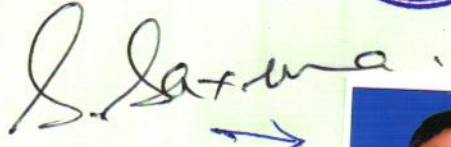
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 2. TONY SAMUEL 


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SIGNED, SEALED AND DELIVERED)
 by: Lessee)
EUROSCHOOL FOUNDATION (ESF))
 Through the hands of its Authorized)
 Representative)

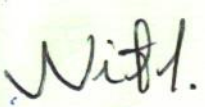


① Mr. SIDHARTH SAXENA ② PRATODH RAJAN
 In presence of Witness


• Sidharth Saxena 

1] NITESH KUMAR.

2] UNNATI MODI

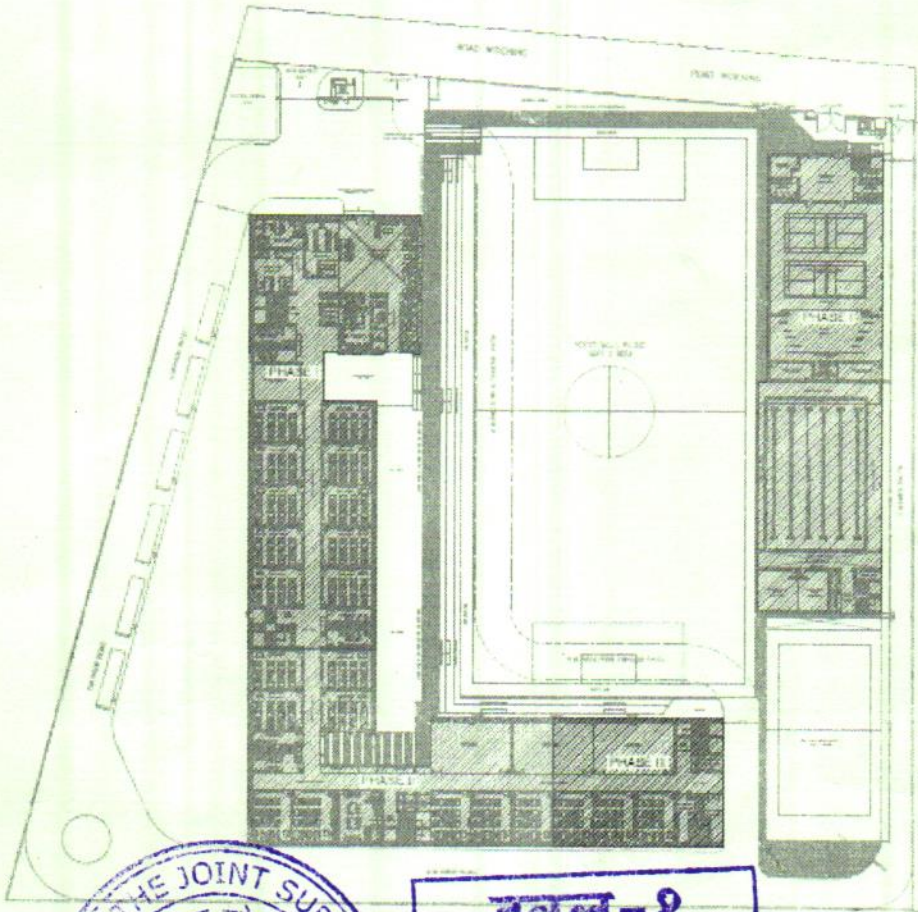
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ANNEXURE- A

(The layout of the Said lands with the subject property marked in red)



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ANNEXURE B

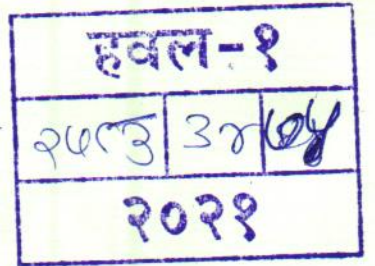
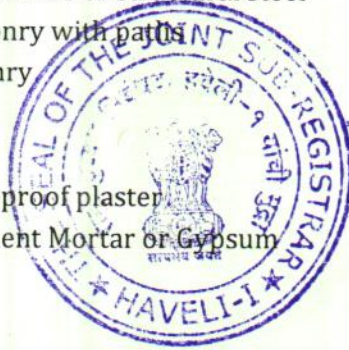
(Amenities/infrastructural facilities to be provided by the Lessor)

1. To provide a covered area up to 25,000 sq. ft. as a part of outdoor amenities

2. SUPERSTRUCTURE :

Construction of the superstructure of the school building to include but not limited to the following works as per design of the Architect & Structural Engineer:

- Site survey & demarcation
- Land / rock cutting & filling with non-cohesive soil
- Excavation
- Foundation all types
- Basement waterproofing
- Structural framework in RCC or structural steel
- Solid Block-work masonry with patios
- First Class Brick masonry
- Staircases
- Elevator shafts
- Exterior 2 coats water-proof plaster
- Internal plaster in Cement Mortar or Gypsum
- Waterproofing



3. ELECTRICAL WORKS :

Electrical works for school building, site & playground and school precincts as per recommendations of the Architect & MEP consultant & as per norms of the Indian building code. The work should include but not limited to the following:

- Internal & External conduits & concealed wiring
- Circuits, ELCBs, MCBs, and MCC Panels
- Electrical meter & main line from source
- Earthing
- Internal & external lighting accessories
- Ceiling Fans
- Exhaust fans
- Switch boards with Switches & Sockets
- Light masts for Sports area
- Light poles for internal Roads & wall perimeter

4. TRANSFORMERS, SUB-STATION & POWER BACK UP (D.G.) :

- Procurement & installation of Transformer / Sub-station as per the project electrical load of the school.
- Liasoning with Statutory bodies for sanctioning & commissioning.
- Diesel generator (DG) set of capacity as per total load. Limited to 1KVA for every 1000 sq ft
- Transformer, sub-station, DG set yard area shall be barricaded with GI Chain link fencing with stone gravels (40 mm aggregates) layer on floor as per the Government standards.
- Danger sign boards display and Sand buckets for fire safety in all yards.

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5. PLUMBING & DRAINAGE :

All requisite plumbing & drainage works for the school building, site & playground and school precincts as per recommendations of the Architect & MEP consultant & as per norms of the Indian building code. The works should include but not limited to the following :-

- Internal concealed plumbing & drainage & floor traps
- Hot and Cold water supply provision where required
- Rain water drainage network
- Sewage lines network
- Sanitary and Plumbing fittings / accessories
- Inspection chambers/ Manholes & Gully traps
- Water line from the source of feeder pillar
- Sewage treatment plant (STP) compact packaged type or Septic tank with overflow connected to nearest Municipal sewer or a deep soak pit
- Drill Bore-well for water supply with submersible pump and piping network

6. UGT & OHT :

- Provision of RCC underground water tank (UGT) & overhead water tank (OHT) as per projected capacity & Indian building code, using suitable structural design.
- UGT & OHT shall have separate compartments, viz. Domestic tank, flushing tank and Fire tank with piping network, valves and overflow facility
- The tanks have to be clad from the inside with a suitable tile or food grade coating
- Three separate water pumps for domestic, flushing and fire water & pump room and with automatic level controller system

7. FIRE SAFETY :

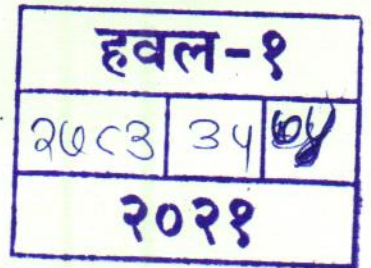
- All fire safety regulations to be complied with as per local authority norms & as per Indian building code.
- Wet risers & dry risers
- Smoke detectors & fire panel
- Sprinkler system as per design
- Electrical Booster pump, Diesel pump
- Connectivity to DG and Electrical supply

8. DATA, VOICE, PAS wiring & CCTV :

- Only CCTV Conduit.

9. ELEVATORS :

- Supply & installation of maximum 6 (six nos) Elevators of SCHINDLER/ KONE make as required by the design & capacity of the school building, confirming to the safety standards of a school.
- Elevator should be Gearless and Machine room less.
- No. of persons = 15 per elevator
- Speed of travel = 1 mt. / sec
- Nominal car size = 1575 mm (W) x 1500 mm (D) x 2239 mm (H)



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- Interior of car = Stainless steel finish
- Lift pit with water proofing
- Automatic rescue device (ARD) required
- PWD permissions for installation and use
- Power Back through DG and inverter support for all Elevators.

10. FLOORING :

- Flooring & skirting for the carpet area Classrooms & Corridors in Vitrified tiles.
- Necessary provision for protection of corridor walls
- Washroom and Staircase treads, risers and landing flooring & skirting to be in Granite stone.
- Polishing of the stone and other flooring wherever required.
- Sub-floor in joint-free ceramic tiles as required for finishing flooring surfaces like pre-laminated wood, wood, vinyl flooring, epoxy flooring, as follows:-
 - Reception & Waiting areas : **Granite flooring**
 - Primary sections and Library : **Vinyl flooring**
 - Principal cabin, Trustee cabin, Dance room, mirror room : **pre-laminated Wooden flooring**
 - Meeting room and Conference room : **Carpet**

11. WASHROOM & WALL CLADDING :

- Wall cladding of the relevant surfaces of all washrooms, pantry, drinking water area in Ceramic tiles/ Vitrified tiles (as per design by Architect)
- WC Cubicles using pre-fabricated, pre-laminated boards of Greenlam or equivalent make (as per specifications by Architect)
- Washbasin counters to be in Granite stone
- SS troughs and taps for Handwash

12. PAINTING :

- External wall painting as per the designs approved by the Architect in suitable wall texture and further coated with elastomeric, all-weather proof type paint
- Treatment of exterior surface rcc & masonry joints with water-proof mortar
- POP punning or Gypsum plaster on all relevant internal wall / ceiling surfaces
- Internal wall painting in combination of Lustre / Acrylic emulsion and Synthetic enamel (1st quality)

13. DOORS & WINDOWS :

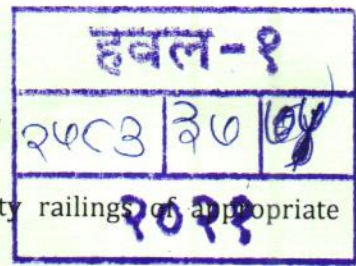
- All doors to be installed as per quality specification of which will be shared later
- 2 nos of doors per classroom with a fixed glass frame in centre.
- Aluminium(Anodised) windows (make shall be as per specification by Architect) to be provided with 6 mm thick toughened glass

14. SAFETY GRILLS :

- M.S. Safety grills as required for the entire building with red oxide & enamel paint as per the approved design of the Architect.

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- Staircase & corridors shall have safety railings of appropriate height as per specification of Architect.

15. FAÇADE DEVELOPMENT :

- Provision of adequate weather protection features on the façade as per local climatic conditions and as specified by Architect
- Fixed / curtain glazing as per design requirements (limited quantity)
- Stone Cladding & texture for the branding feature of the school.
- Signage & logo of school.

16. RAIN WATER HARVESTING (RWH) SYSTEM :

- Provision of Rain water harvesting system as per local statutory guidelines or as per design recommended by the Consultant or Architect
- All the roof top water and surface drainage shall be channelized and connected to underground filtration and re-charge system

17. SITE DEVELOPMENT & LANDSCAPING :

- Compound wall with rcc foundation & fencing systems as per approved design & safety standards.
- Sliding gates for Vehicular access
- Security room and separate gates for Pedestrians access
- Provision for clear adequate access for fire tender.
- Pathways in stone or cement paver blocks.
- RCC Internal roads for vehicular traffic.
- Landscape features as per design with sprinkler watering network
- Tree cover as per local statutory guidelines & climatic conditions

18. ENTRANCE FEATURE / SIGNAGE :

- Provision for fixing the school signage / logo to be made.

19. SPORTS FACILITIES :

- **Tennis court** : size: 19 x 37 mt. (7500 sq.ft), Surface shall have 5-layer of ITF standard acrylic coating with sub-base of asphalt layers or as per specifications by Architect.
- **Basketball court** : size: 19 x 32 mt. (6500 sq.ft), Surface shall have 5-layers of ITF standard acrylic coating with sub-base of asphalt layers or as specified.
- **Football field** : Shall have natural grass with underground / perimeter drainage and 8 Meters high chainlink fencing Minimum area 30,000 sq.ft. or as per specifications by Architect
- **Skating rink** : Area = 6500 sq.ft. or as specified with Kota flooring, Wooden skirting and GI railing.
- **Swimming pool with changing room facility** : Half-Olympic size swimming pool of 4.00 Lac Litres capacity and size : L X B X Avg. Depth = 25 mt. x 13 mt. x 1.25 mt. or as specified by Architect.
- **Kids play area along with sand pit and splash pool** : Kids play area shall have EPDM flooring and kids play equipment as specified by Architect.

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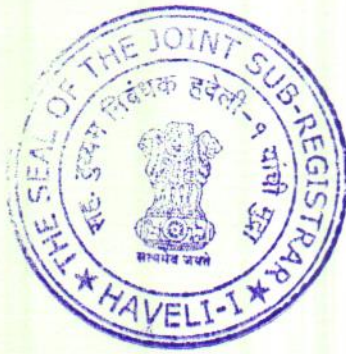



20. MISCELLANEOUS :

- **Swimming Pool Filtration equipment** consisting Filter vessel with pressure gauge (1200 mm dia. X 1400 mm ht.), 5 HP centrifugal pump (Kirloskar or equivalent), Hair & Lint strainer, Side drain grating, PP flush type inlets, high pressure non-return valves or as per specifications of Architect.
- Waterproofing of all Roofs and Terraces, sunken portions of Toilets & Pantries, Swimming pool basin, Lift wells etc. all shall be with 10-years of warranty.
- Anti-termite treatment shall be done at both pre-construction and post-construction stages.
- Adequate Parking facility shall be available for School bus and staff vehicles.

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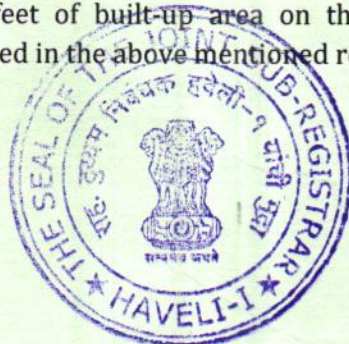


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ANNEXURE -C
(Lease Rentals)

Sr. No.	Rent Period		Area (sft)	Rent/sft (Rs)	Monthly Rent (Rs)
	From	To			
1	01/06/2021	31/05/2022	16028	43.50	6,97,218.00
2	01/06/2022	31/05/2023	16028	45.68	7,32,078.90
3	01/06/2023	31/05/2024	16028	47.96	7,68,682.85
4	01/06/2024	31/05/2025	16028	50.36	8,07,116.99
5	01/06/2025	31/05/2026	16028	53.37	8,55,486.84
6	01/06/2026	31/05/2027	16028	56.04	8,98,261.18
7	01/06/2027	31/05/2028	16028	58.95	9,44,777.04
8	01/06/2028	31/05/2029	16028	61.89	9,92,015.89
9	01/06/2029	31/05/2030	16028	64.99	10,41,616.68
10	01/06/2030	31/05/2031	16028	68.24	10,93,697.52
11	01/06/2031	31/05/2032	16028	71.65	11,48,382.39
12	01/06/2032	31/05/2033	16028	75.23	12,05,801.51
13	01/06/2033	31/05/2034	16028	78.99	12,66,091.59
14	01/06/2034	31/05/2035	16028	82.94	13,29,396.17
15	01/06/2035	31/05/2036	16028	87.09	13,95,865.98
16	01/06/2036	31/05/2037	16028	91.44	14,65,659.28
17	01/06/2037	31/05/2038	16028	96.02	15,38,942.24
18	01/06/2038	31/05/2039	16028	100.82	16,15,889.35
19	01/06/2039	31/05/2040	16028	105.86	16,96,683.82
20	01/06/2040	31/05/2041	16028	111.15	17,81,518.01
21	01/06/2041	31/05/2042	16028	116.71	18,70,593.91
22	01/06/2042	31/05/2043	16028	122.54	19,64,123.61
23	01/06/2043	31/05/2044	16028	128.67	20,62,329.79
24	01/06/2044	31/05/2045	16028	135.10	21,65,446.28
25	01/06/2045	31/05/2046	16028	141.86	22,73,718.59
26	01/06/2046	31/05/2047	16028	148.95	23,87,404.52
27	01/06/2047	31/05/2048	16028	156.40	25,06,774.75
28	01/06/2048	31/05/2049	16028	164.22	26,32,113.48
29	01/06/2049	31/05/2050	16028	172.43	27,63,719.156
30	01/06/2050	31/05/2051	16028	181.05	29,01,905.11
31	01/06/2051	31/05/2052	16028	190.10	30,47,000.37
32	01/06/2052	31/05/2053	16028	199.61	31,99,350.39
33	01/06/2053	31/05/2054	16028	209.59	33,59,317.91

It is clarified that in addition to 5% escalation in rent every year, the additional lease rent for 5th year shall be Rs.0.50/- (Rupees Fifty Paise Only) per square feet of built-up area on the then escalated rent and additional lease rent for 7th year shall be Rs.0.10/- (Rupees Ten Paise Only) per square feet of built-up area on the then escalated rent. These Additions have been incorporated in the above mentioned rent schedule



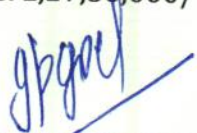
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ANNEXURE - D
(Schedule of Payment of Security Deposits)

Total Security Deposit of **Rs.1,27,50,000** /- (Rupees One Crore Twenty Seven Lakhs Fifty Thousand only) already paid by Lessee on 21st January 2021 in the designated account, payment and receipt whereof the Lessors hereby acknowledge.

We Say Received Rs. 1,27,50,000/-


(1) JAIPRAKASH SITARAM GOEL,


(2) ATUL JAIPRAKASH GOEL,


(3) AMIT JAIPRAKASH GOEL



(4) RAJENDRA SITARAM GOEL,

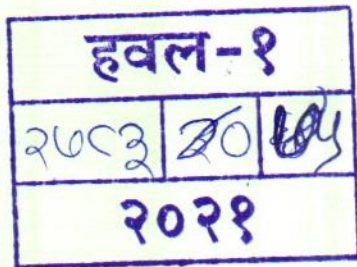

(5) AMMUL RAJENDRA GOEL


(6) ANNUJ UMESH GOEL,


(7) ANKIT UMESH GOEL,


(8) SUBHASH SITARAM GOEL,


(9) ANURAG SUBHASH GOEL






















ANNEXURE -E
(Specification for Construction Materials)

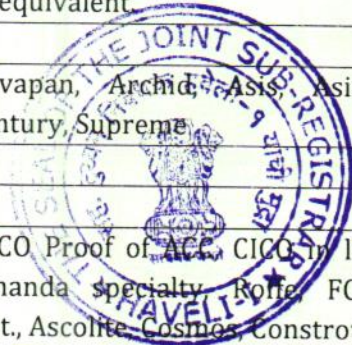
LIST OF APPROVED MAKE FOR CIVIL WORK

S. No.	MATERIAL	MAKE
1	Bricks	Best local available burnt clay type and Class (Fly Ash or AAC)
2	Light weight blocks ACC (Autoclaved aerated concrete blocks.	Siporex, Ultratech, ACC Ltd, Ascolite, Urjayant, Godrej, U- Cretec Green Cube from Green Building Products.
3	Ordinary Portland Cement	ACC/ JK/Vikram/ Ambuja/Ultra-Tech / Vasadatta & Bharti Coromandal, Birla, Chettindad, bharti, Vasvdatta etc. (43/ 53 grade only ISI marked),
4	White Cement	JK cements, Birla white or equivalent.
5	Cold twisted steel bar Thermo mechanically Treated bar	SAIL, Rathi, Tata, Vizag Co., Kalika Steel Alloys, Pushpa, kalika, Trishul, Shree - Om Conforming to is 1786-1966 Tested Steel or equivalent.
6	Block Boards & Plywood (Marine or commercial)	Phenol bonded Duro, Kitply, Kenwood/ Anchor, Greenply, century, Archid, Mayur or equivalent
	Pre-laminated (phenol Bonded)	Novapan, Archid, Asis, Asian, Green, Century, Supreme
7	3 Layers pressed particle board.	
8	Water proofing compound	ACCO, Proof of ACC, CICO in liquid form, Sunanda specialty, Roffe, FOSKOC, Dr. fixit., Ascolite, Cosmes, Constrotech. Pidilite
9	Pre-cast Mosaic & PCC Tiles	Modern / Nitco, Pavit or equivalent.
10	Glazed Tiles / Ceramic	Johnson, Kajaria, Bell, Nitco, RAK, Potter, Varmora, Asian, Somani, Geo, Parkar, Simero, Dakshinamukhi
11	Sash Putty	Shalimar, Asian Paints, Nerolac
12	Paints	Asian Paints/ ICI/British Paints/Burger, Surya, NOVA, Nerolac, Shalimar, british, Indigo

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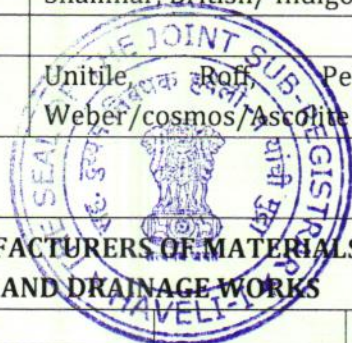
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13	Glass Panes & Sheet	Modiguard, St.Gobain or equivalent.
14	Aluminium Sections	Hindalco /Jindal / Indal / BWO,/Stetlite/ Nalco/ BACL or any other similar make
15	Rain water pipe	R.I.F., NICCO, Supreme, Prince, Astral/ Finolex, Kisan
16	Door fittings (Brass)	Dorset / Shakti / Srismafils/Godrej/Eurapa/Hafle/Dorma
17	Door fittings (Aluminium)	Adarsh / Nulite
18	Flush door shutter	Greenply /Swastik (Kitply) /spacewood, ovkiveo, RK
19	Vitrified Tiles	Naveen, Marbo Granite, Kajaria,Asian, Nitco, Johnson, RAK, PORTER, Varmora, Asian, Somani, GEO, Parker / Simpolo
20	Locks	Godrej, Golden Locks / Door sets/ Hafle/Europa/hardwyan/Everite
21	Door closers	Hardwyn / Everite, Hardima / Ozone/ Hafle/Europa/ Godrej
22	Antitermite	Dursban T.C. from DE-NOCIL ,TRISHOR Chlorpyriphos/LindaneE.C.
23	Texture Paints	Spectrum, Unitile, Heritage, Asian paints/ Shalimar, British/ Indigo
24	Adhesive for fixing of tiles	Unitile, Roff, Perma, Weber/cosmos/Ascotite



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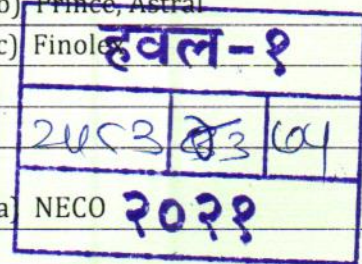
LIST OF APPROVED MAKES/ MANUFACTURERS OF MATERIALS FOR SANITARY WATER SUPPLY AND DRAINAGE WORKS

S.No.	Material	Conforming to	Brand Names
1	Vitreous China Sanitaryware	IS :2556 Part 1 1974	a) Kohler b) Hindustan Sanitary ware c) Parryware d) Kludi, Jaquare, Cera, hindware, kerovit, RAK
2	Plastic W.C. Seats	IS: 2548 - 1967	a) Kohler b) Hindustan Sanitary ware c) Parryware

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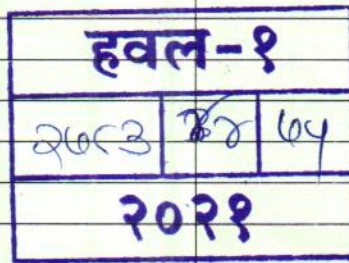
			d) Kludi, Jaquare, Cera, hindware, kerovit, RAK
3	Stainless steel Sinks		a) Jayna, Faber b) Franke, Frankey c) Diamond, Carasil d) Nirali, Anupam
4	C.P.Brass Fittings & Fixtures		a) Kohler, Cera b) Jaquar, Hindware, Kerovit c) Gem, RAK
5	C.P. Brass Accessories		a) Jaquar, Cera b) Gem, Hindware, Kerovit c) ESS ESS, RAK
6	C.P. Wastes, Spreaders, Urinal Flush Pipe		a) Jaquar, Kohinoor b) Gem, Kerovit, RAK c) ESS ESS
7	Sand Cast Iron Soil, Waste & Vent Pipes and Fittings	IS:1729-1964	a) RIF, Bhagwati b) NECO, jatin c) SRIF
8	P.V.C. Pipes and Fittings A) SWR Soil, Waste & Vent Pipes and Fittings, Type B B) P.V.C Casing & Screen Pipes	IS:13592	a) Supreme, Ashirwad b) Prince, Astral c) Finolex
9	Centrifugally Cast Soil Pipes & Fittings	IS:3989-1984	a) NECO
10	G.I. Pipes Medium (B), Heavy (C)	IS:1239Part-1 1973	a) Jindal Hissar b) Tata c) Jindal Star, Apolo
11	G.I. Fittings		a) "R" Brand b) Zoloto c) Unik
12	Flush Valves		a) Jaquar, Mark, kludi b) Gem, kerovit, RAK, Cera
13	C.P. Angle Valves		a) Jaquar, Mark, Kludi b) Gem, kerovit, RAK, Cera
14	Ball Valves		a) ITAP, Italy



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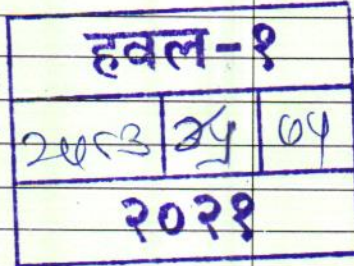
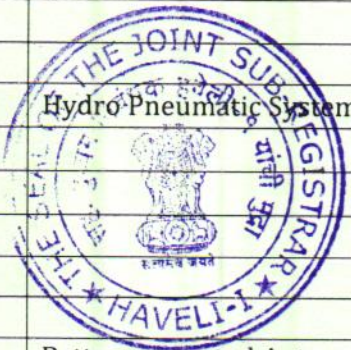
			b) TBS Engineers Pvt. Ltd. c) Zoloto d) RB Italy
15	Gunmetal Gate valves, Non-return Valves, Float Valves		a) Leader b) Zoloto
16	Gunmetal Valves	IS: 778-1971	a) Leader, Sant b) Zoloto
17	Brass Stop Cocks, Bib Cocks	IS: 781-1977	a) Zoloto, Sant b) L & K c) Leader
18	Ball Valve with Float	IS: 1703-1977	a) Leader, Matrix b) Sant c) Zoloto
19	Stoneware Pipes & Gully Traps	IS:651-1980	a) ISI Mark, Prince, Astral
20	RCC Pipes	IS:458-1971	ISI Mark, KK, Fibrocast
21	S & S C.I Pipes & Fittings	IS:1536-1976, IS:1538-1976	ISI Mark a) Keshoram, Necco b) Electrosteel, Kapilnash
22	C.I. Sluice Valve & Non-Return Valve	IS:780-1969, IS: 778-1971	a) Kirloskar, CRI b) IVC, Laxmi, Zoloto c) Leader, Necco, Sant
23	Water Pump		a) Kirloskar, CRI b) KSB, Laxmi c) HBDGM, Shakti d) Grundfos e) Nocchi f) Laxmi lada
24	SFRC Manhole & Cover Gully Trap Covers & SFRC Gratings	IS :12592 Part - I & II	IS Marked, Atul, KK
25	Sewerage Treatment		a) Akar Impex Ltd. b) Nitin Eco-Tech Pvt. LTd. c) Flagmo Marketing Pvt Ltd. d) UEM India Limited e) Deccan Environment
26	Level Controller		a) 21st Century



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			b) Advance Auto
			c) Sridhan International
			d) Blue Technologies
27	Self Closing Taps/Pillar cocks		a) Jaquar, Kohler, Kludi
			b) Gem, Cera, Kerovit
28	Self Closing Mixers		a) Jaquar, Kohler, Kludi
			b) Gem, Cera, Kerovit
29	Submersible Water Pumps		a) RainDrop, CRI
			b) KSB, Laxmi
			c) Grundfos
			d) Kirloskar
			e) Laxmi Lado
30	Submersible Drainage Pumps		a) Mody, CRI, Lubby
			b) Grundfos, Tesmo
			c) HBDGM
			d) Zenit
31	Copper pipes for electricals	BS:2871 (Part I ,Table 10)	a) Rajco Metal Works, Mumbai
			b) IBP Conex Ltd.
32	Copper Fittings (Capillary) for electricals	BS:864 Part - 2	a) Yorkshire Imperial, U.K.
			b) Rajco Metal Works, Mumbai
			c) IBP Conex Ltd.
33	Hydro-Pneumatic System		a) HBDGM, Blue Technology
			b) Grundfos, CRI
			c) Salmson, Grandbfos
			d) Nocchi
			e) CRI
34	Battery operated Autosensor Urinal flushing system		a) Jaquar, Parryware, Hindware
			b) UTech Systems, RAK
			c) AOS Systems
35	PP-R pipes (PN - 16)		a) Amitex polymers Pvt. Ltd.
			b) Prince, Astral
			c) Supreme, Ashirwad
36	Composite pipes (if applicable)		a) Kitec, Astral
			b) Jindal Composite Tubes Pvt. Ltd.
37	Thermal insulation for water treatment (if		a) K-flex



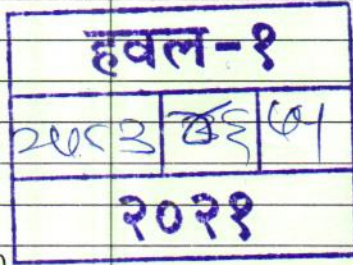
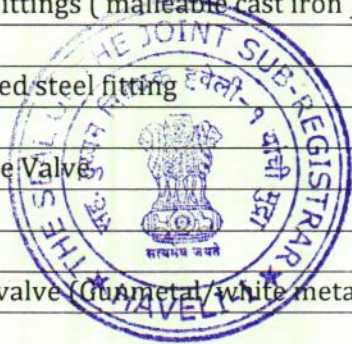
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	applicable)		
			b) Vidoflex
	C.I. (LA) Pipe/Fittings at vertical downtake pipe, bottom position		a) Kesoram Spun Pipes & Foundries
			b) Indian iron & steel co., Kolkatta
			c) National, Electro Steel Castings
38	Water level controller		a) KEY(M/s Manmir Engineering Pvt. Ltd.)
			b) Active Controls
			c) Blue Technologies
39	C.I. Rainwater inlet fitting/Bronze gratings etc.		a) Sage Metals
			b) GMGR
40	Concealed Cistern		a) Kohler, Kludi, RAK
			b) Geberit, Jaquar,
			c) Hindware, Paryware

LIST OF APPROVED MAKES OF MATERIALS FOR FIRE-FIGHTING WORKS

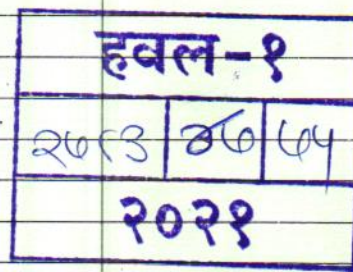
S.No.	Material	Conforming to IS No.	Brand Names.
1	M.S. / G.I. Pipes	1239	TATA, Apolo Jindal- Hissar Jindal Star
2	G.I. Fittings (malleable cast iron)	1879(Part I to X)	R' , Zoloto, Unik.
3	Forged steel fitting		VS/Sant
4	Sluice Valve		Kirloskar IVC
5	Ball valve (Gunmetal/white metal)		Leader, Snt Zoloto
6	Fire hydrant valves and branch pipe	5290	Minimax Newage Safex
7	Canvas RRL Fire hose	636 II	Jayshree Newage CRC
8	First aid hose reels drum	884	Minimax Newage



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			Safex
9	Rubber hose(20mm)	5132	Deep Jyoti Maruti
10	Fire pumps		Mather & Platt Kirloskar Crompton Greaves
11	Motors		Kirloskar, CRI Siemens, Laxmi Crompton Greaves
12	Diesel Engine		Kirloskar Oil, Crompton Cummins/Ashoka Leyland
13	Cables		
a)	Control cables		Gloster Cable Corporation Of India Finolex, KEI, Polycab
b)	Power cables		Gloster
14	Fire extinguishers		Minimax Newage Nitin
15	Switchgear		Siemens, Schindler L&T, Legrand GE Power, ABB
16	Contactors		Siemens L&T GE Power
17	MCCB		Siemens L&T GE Power
18	Terminal Block		Elmex Wago
19	Pressure Gauge		Fiebeg H. Guru
20	Flow switch		System Sensor







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			Potter
21	Pressure switch		Indfoss Switzer
22	Vibration Isolator		Resistoflex Kanwal
23	Current Transformer		AE, Huppen L & T, Schneider
24	Meters		AE, L & T Rishab, HPL Meco
25	Indicating Lamps/ Push buttons		Siemens, Schneider L&T, Legrand GE Power, ABB
26	Selector switch		Kaycee, Schneider Salzer, legrand, ABB
27	C.I. Butterfly valves	13095	Audco Zoloto KSB
28	Dual Plat types non-return valves		Audco C & R KSB
29	Gate valve(Gunmetal)		Leader Zoloto
30	C.I. Double flanged sluice valve	780	Kirloskar Indian Valve Company
31	C.I. Double flanged non-return valves	5312	Kirloskar Indian Valve Company
32	Y-Stainer		Leader Zoloto
33	Sprinklers (F.M) Factory Mutual U.S.A. Approved (U.L) Under Writers Laboratories U.S.A Approved (F.O.C) Loss Prevention Council Approved		Tyco Globe

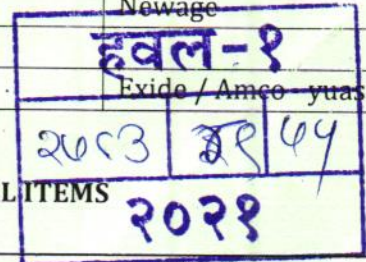
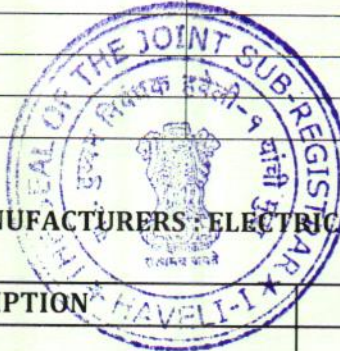


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34	Installation valve		HD Spraysafe Mather & Platt
35	Protective tape		IWL (Pypkote) Rustech Products (Coatek)
36	Enamel		Asian Nerolac ICI Berger
37	Primer		Jenson Nicholson Berger
38	Fastners		Hilti Fischer
39	Welding rods		Advani Oerlikon ESAB
40	Standpost hydrant	908	Minimax Safex Newage
41	Battery		Exide / Amco yuasa



LIST OF APPROVED MANUFACTURERS ELECTRICAL ITEMS

S.NO	ITEM DESCRIPTION	MAKE
1.	MCB/ ELCB/ RCBO/ ISOLATORS/DB'S	L&T /MDS/ABB/ SCHNIDER, HAVELS, INDO ASIAN, LEGRAND, HPL
2.	TV Coaxial wires	Conscope/ SKYTONE HAVELLS, POLYCAB, FINOLEX, RR
3.	Cables/HT/LT	KEI/POLYCAB/ HAVELLS, FINOLEX
4.	Telephone /LAN Cables	Havells/ KEI/ DELTON/AT&T, POLYCAB, FINOLEX, RR
5.	Switch & Sockets	LK-OPAL/ ABB/ ROMA, VINAY, POLYCAB, LEGRAND, SCHNEIDERS, HAVELLS, ANCHOR
6.	Copper Wires	KEI/ POLYCAB/ FINOLEX/ SKYTONE, RR, HAVELS, ANCHOR
7.	PVC / MS Conduits	BEC/ AKG/POLYPACK/ Precision,

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		Gold, Diamond, subject to approval of sample
8.	Smoke Detectors	Apollo/CEASE FIRE/ HONEYWELL
9.	Fire Control Panel & Accessories	HONEYWELL/ CEASE FIRE
10.	PA SYSTEM	BOSCH
11.	CCTV	CAPTURE BY HONEYWELL / HIKVISION.
12.	CCTV CABLE 4+1	POLYCAB
13.	FITTING & FIXTURES	PHILIPS/HAVELLS/WIPRO, ASIAN
14.	FANS/EXHAUST FANS/WALL FANS, if applicable	HAVELLS/ CROMPTON/USHA / POLYCAB, BAJAJ, ANCHOR, HAVELLS,
15.	Compact Sub Station with Vacuum Circuit Breaker	ABB/SCHNIEDER

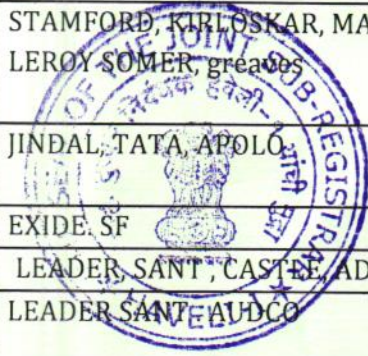
LIST OF APPROVED MANUFACTURERS (ELECTRICAL) : D.G. Set

1.	DIESEL ENGINE	CUMMINS, CATERPILLAR, KOHLER / KIROLISKAR, greaves
2.	ALTERNATORS	STAMFORD, KIROLISKAR, MARATHON, LEROY SOMER, greaves
3.	MS PIPES	JINDAL, TATA, APOLO
4.	BATTERIES	EXIDE, SF
5.	BALL VALVES	LEADER, SANT, CASTEE, ADVANCE
6.	CHECK VALVE	LEADER, SANT, AUDCO
7.	STRAINER	ZOLOTO, ADVANCE, AUDCO
8.	ACB / MCCB	MERLIN GERIN, SCHNIEDER, L&T, HAVELLS, LEGRAND
9.	TIMER	L&T, ALSTHOM, BCH, HAVELLS, LEGRAND
10.	BACK UP FUSES	L&T, ALSTHOM
11.	ROTARY GEAR PUMP	ROTODEL
12.		MARTINBURN, HINDRECTIFIERS, LOGICSTAT, CHABI
13.	RELAYS	ALSTHOM, L&T, SIEMENS, SCHINDLER
14.	PUSH BUTTON WITH INDICATOR LAMPS	L&T, SCHINDLER

हवल-१

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Handwritten signatures and initials are present at the bottom of the page, including 'AB', 'Sub', 'A', and 'A'. There is also a circular stamp for 'BUDSCHOOL FOUNDATION, MUMBAI' and a handwritten number '9'.

LIST OF APPROVED MANUFACTURERS - ELECTRICAL

A. LT PANELS:

- a. SHIVAM INSTRUMENTATION & CONTROLS
- b. SPS ELECTRICALS
- c. CONTROLWEL SWITCHGEARS
- d. RST ELECTRICALS
- e. Classic Electricals

B. SWITCHGEAR

S.NO	ITEM DESCRIPTION	MAKE
1.	Air Circuit Breaker (ACB) if applicable	L&T/ GE/ ABB/SIEMENS/ SCHINDLER, HPL
2.	Molded Case Circuit Breaker (MCCB)	L&T/ GE/ ABB/SIEMENS, SCHINDLER, HPL
3.	Meters	AE/ L&T/ HPL/ Schnider abb, HPL
4.	Indicating Lamps (LED type only)	L&T/ BINAY, SCHINDLER, HPL, ABB, LEGRAND
5.	CT's (cast resin type only)	AE/ CAPP, Skippens, Alstham
6.	Selector Switch	KAYCEE / SALZER, ABB
7.	MCB/ ELCB/ RCBO/ ISOLATORS	L&T HAGER/MDS/ABB/ Schnider, HAVELS, LEGRAND, ANCHOR, INDO ASIAN
8.	Contactors	L&T/ ABB/ GE/SIEMENS
9.	HRC Fuses	L&T/ SIEMENS/ GE, INDO ASIAN, HPL, C & S
10.	Push Buttons	L&T/ SIEMENS, SCHINDLERS, ABB, LEGRAND
11.	Battery Charger	SYSTEM CONTROLS
12.	Batteries	EXIDE/ STANDARD
13.	Relays	EE/ L&T/ AVK SEG, SCHINDLER, ABB, SIMONS, LEGRAND
14.	Timers	L&T, ABB, SCHINDLER, LEGRAND
15.	Rotary Switch	L&T/ SIEMENS, SCHINDER, ABB
16.	Toggle Switch	KAYCEE, SCHINDER, ABB
17.	P.F Correction Relay	TRINITY - POWER CUBE, SCHINDER, ABB, LEGRAND
18.	Capacitors	KHATAU/ DUCATI/ SIEMENS/ASIAN, SCHINDER, ABB, LEGRAND
19.	Change Over Switch	HPL/ ELECON/ L&T / SOCOMEK/ INDO ASIAN/ SOCOMEK
20.	Energy Meter	ENERCON / L&T / Schnider, L & T, HPL, HAVELLS



हवल-१

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Handwritten signatures and numbers 1 through 9 are present at the bottom of the page, corresponding to the items in the table above.

Read : 1) Hon. Divisional Commissioner Pune's Circular No. MH-2/Land / General /

RR / 772 / 03 dated 22.9.2003

2) Application received from- Shri Rajendra S. Goyal, & others, of Pune-on 27.4.2007

Collectorate Pune
(Revenue Branch)
No.PRH/NA/SR/280/07
Pune-1, Date 9/8/2007

ORDER

The land comprised in S.No.66/1 (P), area measuring 98000 Sq.Mtrs of village Kharadi Tal- Haveli, Dist. Pune belongs to Shri Rajendra S. Goyal, & others. They have prepared a layout Plan in area measuring 96454.61 Sq.Mtrs and requested that Non-Agricultural permission may be granted to them to use an area measuring 45374.67 Sq.Mtrs for Residential purpose (after deducting an area under Road and various reservation measuring 51079.94 Sq.Mtrs) out of the said land.

In exercise of the powers vested in him u/s 44 of the M.L.R.C., 1966 the Collector, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 45374.67 Sq.Mtrs, out of S.No. 66/1 (P) of village Kharadi, Tal- Haveli, Dist. Pune in favour of Shri Rajendra S. Goyal, & others.

Subject to the following conditions:-

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and / or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it, or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A. use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking u/s 45 of the Mah.L.R. Code, 1966 and rules m.c. & thereunder, if it is noticed that he has commenced the N.A. use prior to issue a this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation Pune on under his No D.P.O/11125/H/138 dt- 30.3.2007 and not make any addition or alterations without previous permission of the Pune Municipal Corporation Pune Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.852 per sq. mtr per annum from the date of the commencement of N.A. use of the land for the purpose for which the permission is granted. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. The revised standard rates of n.a.a. for the guarantee period upto 31.7.2011 are yet to be fixed. On application of such revised rates, the grantee shall be liable for the payment of differential amount if any, in the revised standard rate and the existing rate of n.a.a.
- 7(e) That the n.a. Permission is granted subject to the provision of U.L.C. Act 1976.



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8. The N.A. measurement fees of Rs. 45000/- has been credited by applicant by Demand Draft on 30.7.2007.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad, in form as provided in Schedule IV or V appended to the Mah.L.R. (Conversion of use of land and N.A. Assessment) Rule 1969, embodying therein all the conditions of this order within a period of one month, from the date of commencement of the N.A. use of the land.

11. a) Conversation Tax Rs.389485/- and Adv. n.a. a. Of Rs. 77697/- only, for one year has been credited by the applicant on 28.2.2007

b) If the grantee contravenes any of the condition mentioned in this order and those in the sanad, the collector may with prejudice to and to the other penalty to which he may liable under the provision of the code, continue the said land / Plot in the occupation of the applicant on payment of such fine and assessment as he may erect.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for the Collector, do direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal alteration not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.


d) The grant of this permission is subject to the provision of any other laws the time being in force and that may be applicable to the relevant other facts or the case e.g. the Revenue & Tenancy and Agricultural Act, 1948.

12) And whereas the applicant here in submitted n.a. application along with affidavit & indemnity bond in prescribed form, and further the applicant has undertaken to agree to indemnify to the Govt. by said affidavit and indemnity bond, the applicant will be liable for penal and civil action under relevant law. And further if found guilty order shall stand cancelled.

To
Shri Rajendra S. Goyal, & other
Sarnahu Complex, 5 Band Garden
opp. Poona Club Pune-1



Collector, Pune


हरियाणा साक्षरता मिशन
साक्षरता अभियान
विकासी नौदस्ता
विकासी नौदस्ता

[महापंचायत जमीन मजदूर अधिकार अधिनियम और नौदस्ता (संशोधन) अधिनियम 1989 लागू किया गया 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100]
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विकासी नौदस्ता

विकासी नौदस्ता

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1. हरियाणा साक्षरता मिशन (HSSM) की वेबसाइट पर जाकर जांचें करें।
 2. हरियाणा साक्षरता मिशन (HSSM) की वेबसाइट पर जाकर जांचें करें।



1. हरियाणा साक्षरता मिशन (HSSM) की वेबसाइट पर जाकर जांचें करें।
 2. हरियाणा साक्षरता मिशन (HSSM) की वेबसाइट पर जाकर जांचें करें।

हरियाणा साक्षरता मिशन
विकासी नौदस्ता
विकासी नौदस्ता

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विकासी नौदस्ता

विकासी नौदस्ता

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हवल-१
 2022
 2022



1. हरियाणा साक्षरता मिशन (HSSM) की वेबसाइट पर जाकर जांचें करें।
 2. हरियाणा साक्षरता मिशन (HSSM) की वेबसाइट पर जाकर जांचें करें।



महाराष्ट्र MAHARASHTRA 2016 0 AB 262199

637) 16 AUG 2017 500/-
 दाता या दाता
 हस्त मोटिवी परमात अंतो का ? हेतु/कारण
 पित्रवर्तनीये वर्तन
 मुद्रांक विषय वेदाचार्ये मंत्र
 दाता पक्षकार्ये मंत्र
 हस्तो व्यक्तनीये मंत्र व दाता



विशेषाधिकार प्रमाणपत्र
 मुद्रांक विषय वेदाचार्ये मंत्र
 दाता पक्षकार्ये मंत्र
 हस्तो व्यक्तनीये मंत्र व दाता

SPECIAL POWER OF ATTORNEY
 (For admission purpose only)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We (1) SUBHASH SITARAM GOEL, age - 56 years, Occupation - Business, and (2) ANURAG SUBHASH GOEL, age - 22 years, Occ - Business, both having office at San Mahu Complex, Ground Floor, 5 Bundgarden Road, Opp. Poona Club, Pune - 411001, SEND GREETINGS :-

Soul A.G.



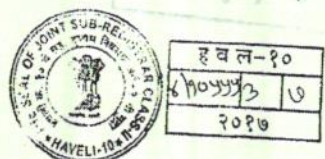
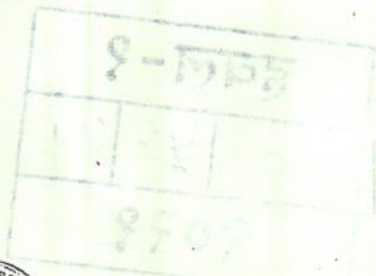
Due to our busy schedule we are unable to attend the office of the concerned Sub-Registrar/s for completing the registration proceedings in respect of the various deeds and documents executed by us or either of us and as such it is necessary and expedient to appoint some fit and proper person for presenting such deeds and documents and admitting our execution before the concerned Sub Registrar Offices and to do, all such acts, deeds, things and matters related to the completion of registration proceedings.

We, (1) SUBHASH SITARAM GOEL, age - 56 years, Occupation - Business, and (2) ANURAG SUBHASH GOEL, age - 22 years, Occ - Business, both having office at San Mahu Complex, Ground Floor, 5 Bundgarden Road, Opp. Poona Club, Pune - 411001, do hereby appoint, nominate and constitute (1) MR.SUBHASH BASTIRAM BANSAL, age - 55 years, Occupation - Service, residing at - 9/4, J. J. Chambers, Above Pune Urban Bank, Yerawade, Pune - 411 006, and (2) MR. ASHOK DNYANDEO GADE, age - 50 years, Occupation - Service, residing at - Ganga Puram Co-Op. Hsg. Soc. Ltd., Vimannagar, Pune - 411, to represent me, either jointly or severally, before any of the Offices of Sub-Registrars from Haveli Taluka and all other offices of Sub-Registrars within Pune District, and any other offices of Sub-Registrar or any other registering authorities in India, at all times as may be necessary, and to lodge and present before them for registration of (A) Conveyance Deed/s, (B) Agreements, (C) Correction Deeds/Rectification Deeds, (D) Confirmation Deeds, (E) Cancellation Deeds, (F) Memorandum of Understanding/s, (G) Power of Attorneys, (H) Gift Deed/s, (I) Lease Deeds, (J) Leave and License Agreement/s, (K) Joint Venture Agreements, (L) Mortgage Deeds, etc. and all other documents, writings and deeds (in law) by whatsoever title and/or nomenclature executed by us or either of us, in our individual capacity and/or in the capacity of Partner/s of any firm/s, Director/s / Share Holder/s of any Companies, designated partners of any LLP's, member/s of any A.O.P and or in any other capacity whatsoever.

To admit our signature/s and execution of all such abovementioned deeds, documents and writings etc., executed by us and to do any act, deed or thing as may be necessary to complete the registration of such deeds, documents and writings etc., executed by us in the manner required by law and to receive such original deeds, documents and writings etc., executed by me after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, we do hereby agree and declare that all the documents lodged, presented and admitted before any of the Sub- Registrars mentioned above by our said Attorney shall always be valid and binding on us to all intents and purposes as if done by us personally, which we undertake to ratify and confirm whenever required.

Soul A.G.



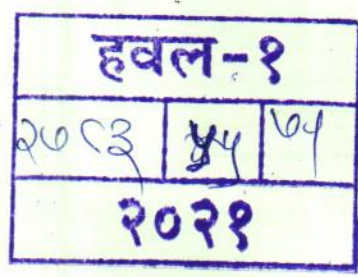
This Power of Attorney has been given only for the specific purpose of lodging and presenting for registration before the concerned Sub-Registrar Office/s, the deeds, documents and writings etc. executed by us or either of us and nothing in this power of attorney shall be construed and/or deemed to be construed to confer upon my attorney the rights to sign and execute on my behalf any deeds, documents and writings etc. and or any other powers whatsoever.

IN WITNESS WHEREOF I have signed and executed these presents at Pune on this 21st day of August 2017.

SIGNED & DELIVERED by the withinnamed
 (1) SUBHASH SITARAM GOEL
 (2) ANURAG SUBHASH GOEL

I accept the powers conferred upon us by virtue of these presents
 (1) MR.SUBHASH BASTIRAM BANSAL
 (2) MR. ASHOK DNYANDEO GADE

I know the Executants
 Advocate A.V.Thapte
 Area, Sahil Sarvante,
 No. 27/2017,
 Karambura, Pune
 Pune - 411042.



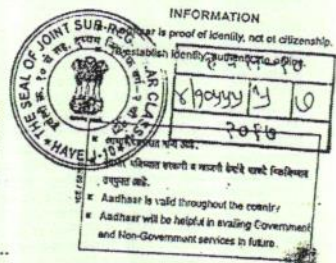
भारत सरकार
Ministry of Information & Public Relations
भारत सरकार
Ministry of Information & Public Relations

सूचना
 * आधार कोचकीचे प्रवेश आहे. काढिल्याचे आहे.
 * कोचकीचे प्रवेश आहे आणि अतिरिक्त आहे प्रसा आहे.

INFORMATION
 * आधार कोचकीचे प्रवेश आहे. काढिल्याचे आहे.
 * कोचकीचे प्रवेश आहे आणि अतिरिक्त आहे प्रसा आहे.

आधार - सामान्य माणसाचा अधिकार
5424 4501 6093

आधार - सामान्य माणसाचा अधिकार



अनुराग सुभाष गोयल
Anurag Subhshash Goel
 जन्म तारीख/ DOB:
 19/10/1995
 पुरुष / MALE
 2519 7079 8895

माझे आधार, माझी ओळख



हवल-१

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21/08/2017 11:52:16 AM

दस्तावा क्रमांक: 10555/2017
 दस्तावा प्रकार: सेवक पत्र बंधन देणे

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	साक्षात्कार	संकेतस्थान क्रमांक
1	मा.सुभाष गोयल व पत्नी पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल MAHARASHTRA, PUNE, Non-Government. पिन सं: AAWPQ2100P	सुभाष गोयल व पत्नी वय: -56 साक्षात्कार:		
2	मा.अनुराग सुभाष गोयल पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल MAHARASHTRA, PUNE, Non-Government. पिन सं: BAMPQ7146Q	अनुराग सुभाष गोयल व पत्नी वय: -21 साक्षात्कार:		
3	मा.सुभाष गोयल व पत्नी पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल MAHARASHTRA, PUNE, Non-Government. पिन सं: AMQP80276K	सुभाष गोयल व पत्नी वय: -55 साक्षात्कार:		
4	मा.अनुराग सुभाष गोयल व पत्नी पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल MAHARASHTRA, PUNE, Non-Government. पिन सं: ALJP7785N	अनुराग सुभाष गोयल व पत्नी वय: -50 साक्षात्कार:		

दस्तावा प्रकार: सेवक पत्र बंधन देणे
 दिनांक: 21/08/2017 11:43:48 AM

क्र.सं.	पक्षकाराचे नाव व पत्ता	साक्षात्कार	संकेतस्थान क्रमांक
1	मा.सुभाष गोयल व पत्नी पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल पत्नी: - सौ. सुभाष गोयल व पत्नी: - सौ. सुभाष गोयल पिन सं: 411037		

दस्तावा प्रकार: सेवक पत्र बंधन देणे
 दिनांक: 21/08/2017 11:44:08 AM

वहू दुय्यम निवेदन, हवेली-10
 10555/2017



328/10555
 दिनांक: 21/08/2017 11:50 म.पु.
 दस्तावा क्रमांक: 10555/2017

दस्तावा क्रमांक: 10555/2017
 दस्तावा प्रकार: सेवक पत्र बंधन देणे

दस्तावा प्रकार: सेवक पत्र बंधन देणे
 दिनांक: 21/08/2017

दस्तावा प्रकार: सेवक पत्र बंधन देणे
 दिनांक: 21/08/2017

दस्तावा प्रकार: सेवक पत्र बंधन देणे
 दिनांक: 21/08/2017

दस्तावा प्रकार: सेवक पत्र बंधन देणे
 दिनांक: 21/08/2017



MAHARASHTRA
 दिनांक: 21/08/2017
 दिनांक: 21/08/2017



SPECIAL POWER OF ATTORNEY
 TO ALL TO WHOM THESE PRESENTS SHALL COME, WE (1) MR. JAIPRAKASH SITARAM GOEL age - 57 years, occupation - Business, and (2) M.L. ATUL JAIPRAKASH GOEL Age : 39 Years, Occupation : Business both having address at San Mahu Complex, S, Bund Garden Road, Opp. Poona Club, Pune- 411 001, S'ND GREETINGS:-



हवल - २३
२०१७



हवल - २३
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SPECIAL POWER OF ATTORNEY FOR REGISTRATION

Know to all men by these presents that WE, (1) SHRI. RAJENDRA SITARAM GCEL, Age: about 62 years, Occupation: Business & Agriculture, (2) SHRI. AMMUL RAJENDRA GOEL, Age: about 35 years, Occupation: Business & Agriculture, (3) SMT. PUSHPA RAJENDRA GOEL, Age: about 55 years, Occupation: Business & Agriculture, and (4) SMT. POOJA AMMUL GOEL, Age: about 34 years, Occupation: Business & Agriculture, All Indian Inhabitants, Address at: 501, San Manu Complex, 5, Burd garden Road, Pune - 411 001,

SEND GREETINGS:

That, due to our busy schedule, we are unable to attend the offices of the concerned Sub-Registrars / Registration Authorities for completing the registration proceedings in respect of various deeds and documents executed by us &/or in our favour, and as such, it is necessary and expedient to appoint some fit and proper person for presenting such deeds and documents and admitting our execution before the concerned Sub-Registrar / Registration Authorities offices and to do all such acts, deeds, things and matters related to the completion of registration proceedings.

That, we therefore do hereby nominate, constitute, appoint and authorize (1) SHRI. A. MOHANAN NAIR (S/o SHRI. K. SHANKARAN NAIR), Age: about 62 years, Occupation: Service, Address at: 18/2, Konaik Nagar 1, Vimanagar, Pune - 411 074, and/or (2) SHRI. DANIEL KADAM (S/o SHRI. NISHIKANT KADAM), Age: about 48 years, Occupation: Service, Address at: Nishigandha Bungalow, Near Vivero International School, S.No.211, Plot No.1A, Neelanjali Society, Kalyanagar, Pune - 411 006, to be our true and lawful attorneys, jointly or severally to represent us before a/y of the offices of the concerned Sub-Registrars / Registration Authorities anywhere all over India and to do for us & on our behalf the following acts, deeds and things pertaining to registration of various deeds and documents which are already signed and executed by us and/or in our favour, that is to say: -

- To register Development Agreements/ Sale Deed/ Deed of Conveyance, all type of Agreements, Power of Attorneys, Transfer Deeds, Gift Deeds, Lease Deeds, Exchange Deeds, Correction/Rectification Deeds, Supplementary Deeds, Confirmation Deeds, Cancellation Deeds, conveyances, indentures, etc. and all other documents, writings & deeds by whatsoever title &/or nomenclature executed by us &/or in our favour, and for the said purpose, to appear & remain present before concerned Sub-Registrars/ Registration Authorities anywhere all over India, and to present & lodge before them for registration concerned deeds/documents executed by us &/or in our favour, and to admit on our behalf the execution of the same, and to pay required charges & fees for same and to take receipt/s thereof, and to further sign token register document extract part-I, I, including photo page, pre-registration abstract, and all the registers and signature books maintained in said offices, and to do all acts, deeds or things necessary so as to register required deeds/documents in its legal manner with concerned Sub-Registrars or any other prescribed Registering Authorities anywhere all over India, and also to apply for & obtain Index-II Extract &/or certified copy of said deeds/documents and Form-A of Intimation by Registering Authorities to City Survey Officers, Tahasildars, etc

GRN: MH051801692017182	BARCODE	Date: 06/09/2017-10:55:20	Form ID: 4817
Department: Inspector General of Registration	Fayer Details		
Stamp Duty	TAX ID (if Any)		
Type of Payment: Registration Fee	PAN No. (if Applicable)		
Office Name: HVL10_HAVELLI JOINT SUB REGISTRAR	Full Name: A Mohanan Nair		
Location: PUNE	Flat/Block No.: 301, San Manu Complex		
Year: 2017-2018, One Time	Premises/Building: Burd garden Road		
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	500.00		
0030053301 Registration Fee	100.00		
Total	600.00		
Payment Details: BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CN: 02202282017060605131	Ref. No.: 51417851	
Cheque/DD No.	Bank Date: 06/09/2017-05:35	RBI Date: Not Verified with RBI	
Name of Bank: BANK OF INDIA	Branch: BANK OF INDIA		
Name of Branch	Scroll No., Date: Not Verified with Scroll		

NOTE - This shall be valid for document to be registered in Sub-Registrar office only, Not valid for unregistered document.



हवल-१
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२०१७



हवल - २३
२०१७



हवल - २३
२०१७

We hereby expressly authorize the said Attorneys to act and to use these presents on our behalf in our individual capacity or in the capacity of the Director of any private limited company or Partner of any partnership firm/ limited liability partnership firm or Proprietor of any proprietary concern or as Power of Attorney holder of any persons, as the case may be.

GENERALLY to do and perform all acts, deeds, matters and things, necessary and convenient for giving full effect to the powers herein contained fully and effectually, as we would have done in person.

AND we hereby agree to ratify and confirm all acts, deeds and things done by the said Attorneys in exercise of the powers herein contained and we hereby declare that the same shall be binding on us.

IN WITNESS WHEREOF we have executed this Power of Attorney on _____ day of September, 2017, at Pune.

- SHRI. RAJENDRA SITARAM GOEL
- SHRI. AMMUL RAJENDRA GOEL
- SMT. PUSHPA RAJENDRA GOEL
- SMT. POOJA AMMUL GOEL (Executants)

We state that we have read the contents of this Power of Attorney, and agreed to act accordingly without consideration.

- SHRI. A. MOHANAN NAIR
- SHRI. DANIEL KADAM (Power of Attorney Holders)

The Executants and Power of Attorney holders are identified by me.

(Advocate)
Adv. Sandeep Mali

- Witnesses:
- Sign: S. S. Ghosh, Name: S. S. Ghosh, Address: C-15, Shivaji Nagar, Pune-411007
 - Sign: Smt. Bhawani Peth, Name: Smt. Bhawani Peth, Address: Pune-411007



हवल - २३
२०१७

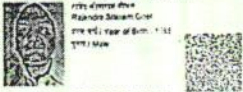
भारत सरकार
Unique Identification Authority of India
Government of India

राजस्थान राज्य / Enrollment No 20060045702175
To:
Rajendra Sagar Govt
Pune Advanced Hospital and Ambulance Soc. Ltd
no. 201/202 Ambulatory Park
Pune City
Mumbai Road Pune
Maharashtra 411037
9827502791

Ref: 377/106/196317/58358/J.P
16/07/2017

आपका आधार कार्ड / Your Aadhaar No. :
8245 6245 1803

आधार - सामान्य माणसाचा अधिकार



8245 6245 1803

आधार - सामान्य माणसाचा अधिकार



हवल - २३
२०१७

भारत सरकार
Unique Identification Authority of India
Government of India

राजस्थान राज्य / Enrollment No 20060045702175

To:
Rajendra Sagar Govt
Rajendra Sagar Govt
Pune Advanced Hospital and Ambulance Soc. Ltd
no. 201/202 Ambulatory Park
Pune City
Mumbai Road Pune
Maharashtra 411037
9827502791

Ref: 377/106/196317/58358/J.P
16/07/2017

आपका आधार कार्ड / Your Aadhaar No. :
8256 6125 0922

आधार - सामान्य माणसाचा अधिकार

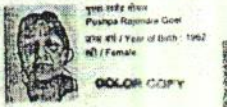


8256 6125 0922

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



8389 7793 3517

आधार - सामान्य माणसाचा अधिकार



हवल - २३
२०१७

भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

To:
W/O Rajendra Govt
Pune Advanced Hospital and Ambulance Soc. Ltd
no. 201/202 Ambulatory Park
Pune City
Mumbai Road Pune
Maharashtra, 411037

Ref: 377/106/196317/58358/J.P
16/07/2017

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PUSHPA RAJENDRA GOEL

MANGERAM RAMBHAJ AGARWAL
21/03/1962
Permanent Account Number
AAWPG2103Q
Pushpa R. Goel
Pushpa R. Goel



भारत सरकार
Unique Identification Authority of India
Government of India



8389 7793 3517

आधार - सामान्य माणसाचा अधिकार



हवल - २३
२०१७

भारत सरकार
Unique Identification Authority of India
Government of India

To:
Pooja Ammul Govt
Pooja Ammul Govt
Pune Advanced Hospital and Ambulance Soc. Ltd
no. 201/202 Ambulatory Park
Pune City
Mumbai Road Pune
Maharashtra, 411037
9827502791

Ref: 377/106/196317/58358/J.P
16/07/2017

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
POOJA AMMUL GOEL

MANGERAM RAMBHAJ AGARWAL
13/07/1962
Permanent Account Number
AGFPAT03A
Pooja Ammul Govt
Pooja Ammul Govt
2013/04/04
२०१३ ४९ ०४
२०१९

ADVOCATE
BAR COUNCIL OF MAHARASHTRA & GOA
 DISTRICT COURT, BOMBAY
 O. 1247/3770/2263/6547

NAME: Sandeep M. Mall
 RESIDENCE: Tal: Dist: Akole
 POLL NO: MH/2679 / 2005
 ENROLLED ON: 04-08-2005
 DATE OF BIRTH: 22-07-1981

SECRETARY

हवल - २३
 २०१७
 आधार

भारत सरकार
 Government of India

आधार / Enrollment No: 10012172502040

आपका आधार क्रमांक / Your Aadhaar No.:
2123 1796 3839

आधार - आम आदमी का अधिकार

आधार - आम आदमी का अधिकार

आधार - आम आदमी का अधिकार

PERMANENT ACCOUNT NUMBER
 ACHPN6607K
 ATTEEB MOHAMAN NAIR
 KISHANAKARAN NAIR
 28-11-1954

THE SEAL OF THE JOINT SUB-REGISTRAR
 HAVELI-1

Summary 1 (GoshwaraBhag-1)

524/9938
 शुभवार, 08 सप्टेंबर 2017 4:48 प.न.

दाखल क्रमांक: हवल23/9938/2017
 बाजार शुल्क: ₹. 00/-
 भरलेले शुद्ध शुल्क: ₹. 500/-

5. नि. मू. 5. नि. हवल23 गांधी कालोनी
 अ. क्र. 9938 वट दि.08-09-2017
 पेची 4:21 म.नं. वा. इतर सेवा.

दाखल शुल्क: ₹. 100.00
 दाखल शुल्कावधी: ₹. 300.00
 शुद्ध शुल्क: 15

दाखल शुल्क: ₹. 400.00

प्रतिज्ञापन
 आम्ही विवश देणार व गिफ्ट देणार
 राज्य प्रत्येक विवश देणे ही सुरु करतात
 जीवितोपार्जन शुद्ध शुल्कावर ही अस्तुता व खरी
 जमिन ही खोटी व अवाजिब अस्तुता अस्तुता
 वीकली अस्तुतिव 1900 व कलम 42 अन्वये
 होणारे कार्यवाहीत आदी जबाबदार ठाई.

हवल - २३
 २०१७
 आधार

भारत सरकार
 Unique Identification Authority of India
 Government of India

आपका आधार क्रमांक / Your Aadhaar No.:
7763 2322 1997

आधार - सामान्य नागरिकांचा अधिकार

आधार - सामान्य नागरिकांचा अधिकार

PERMANENT ACCOUNT NUMBER
 AGVPS776R
 BALYAS SIBHANT KADAM
 NISHKANT SHRAVAN KADAM
 18-12-1961

हवल-१
 २०१३ १० ०५
 २०११
 Summary-2 (दस्तावेज नोंदवारा भाग - २)

08/09/2017 4 48:53 PM

दाखल क्रमांक: हवल23/9938/2017
 बाजार शुल्क: ₹. 00/-

क्र.सं.	पसकरीचे नाव व पत्ता	पसकरीचा प्रकार	दाखल शुल्क	अंदाजित मूल्य
1	नाम: मोहन नायर पत्ता: नांदेड, म. ज. नांदेड, इमारतीचे नांव: 182, मोहन नायर, विमानतळ, पुणे जिल्हा, रोड नं.: महागाड, पुणे. पिन नंबर: ACHPN 6607K	पौर शिक भवती होवर मोहन नायर, विमानतळ, पुणे जिल्हा, रोड नं.: महागाड, पुणे. पिन नंबर: ACHPN 6607K	₹. 62	
2	नाम: दलित विकिसाठ कदम पत्ता: नांदेड, म. ज. नांदेड, इमारतीचे नांव: विकिसाठ कदम, विमानतळ, पुणे जिल्हा, रोड नं.: महागाड, पुणे. पिन नंबर: AGVPS 776R	होवर दलित विकिसाठ कदम, विमानतळ, पुणे जिल्हा, रोड नं.: महागाड, पुणे. पिन नंबर: AGVPS 776R	₹. 48	
3	नाम: अशोक विठ्ठल मोहन पत्ता: नांदेड, म. ज. नांदेड, इमारतीचे नांव: 501, म. म. ज. नांदेड, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AAHPG 2105J	होवर अशोक विठ्ठल मोहन, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AAHPG 2105J	₹. 85	
4	नाम: अशोक विठ्ठल मोहन पत्ता: नांदेड, म. ज. नांदेड, इमारतीचे नांव: 501, म. म. ज. नांदेड, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AGVPS 3273H	होवर अशोक विठ्ठल मोहन, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AGVPS 3273H	₹. 85	
5	नाम: अशोक विठ्ठल मोहन पत्ता: नांदेड, म. ज. नांदेड, इमारतीचे नांव: 501, म. म. ज. नांदेड, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AAHPG 32103Q	होवर अशोक विठ्ठल मोहन, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AAHPG 32103Q	₹. 85	
6	नाम: अशोक विठ्ठल मोहन पत्ता: नांदेड, म. ज. नांदेड, इमारतीचे नांव: 501, म. म. ज. नांदेड, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AGFPA 1667A	होवर अशोक विठ्ठल मोहन, 5 वर नांदेड रोड, नांदेड, पुणे. पिन नंबर: AGFPA 1667A	₹. 85	

दस्तावेज नोंदवारा भाग: 2
 दिनांक: 08/09/2017 04:24:26 PM

दस्तावेज नोंदवारा भाग: 2
 दिनांक: 08/09/2017 04:24:26 PM



हवेल-१०
१११७०५ १२
२०१९

construed and/or deemed to be construed to confer upon our attorney the rights to sign and execute on our behalf any deeds, documents and writings etc. and or any other powers whatsoever.

This Power of Attorney is valid unless terminated by us. In the event Mr. Shailendra Shashikant Ghadi or Ganesh Uttamrao Mungse or both, ceases to operate/work for us for any reason whatsoever, he shall ipso facto cease to be Attorney under this Power of Attorney and powers & authorities hereby conferred on him/them shall thereupon forthwith stand revoked & the attorney shall not thereafter be held liable or responsible for any of his/their acts, deeds and any things done by him/them for and on behalf of us during his/their tenure with us.

IN WITNESS WHEREOF WE HAVE SIGNED AND EXECUTED THESE PRESENTS AT PUNE ON THIS 25th DAY OF June 2019.

SIGNED AND DELIVERED by within named	Signature	Thumb Impression	Photo
(1) ANNUJ UMESH GOEL			
(2) ANKIT UMESH GOEL			
I/We accept the powers and authorities conferred upon me/us by virtue of these presents			
SHAILENDRA SHASHIKANT GHADI			

GANESH UTTAMRAO MUNGSE

I know the Executants

An. U. V. Pitale
Advocate



हवेल-१०
१११७०५ १२
२०१९



हवेल-१
२०१३ ६२ ७५
२०१९

no 4

आयकर विभाग
INCOME TAX DEPARTMENT
ANKIT UMESH GOEL
UMESH SITARAM GOEL
05/08/1991
Permanent Account Number
ASOPG2722P



भारत सरकार
GOVT. OF INDIA



हवेल-१०
१११७०५ १२
२०१९

Signature



हवेल-१०
१११७०५ १२
२०१९

घोषणापत्र

मी नीरव अमरवाल यांच्याने घोषित करतो की मुख्यतः निबंधक हवेली क्र. १० याचे कार्यालयाला स्वेशल पॉवर ऑफ अॅटॉर्नी या शिर्षकाचा वरत नोंदणीसाठी सादर करण्यात आला आहे. श्री. अणूज उमेश गोयल व श्री. अंकित उमेश गोयल यांनी वरत क्रमांक २८४/२०१८ हवेली क्र. १० या दस्तानवचे मला दिलेल्या कु.मु.पत्राच्या आधारे मी सादर वरत नोंदणीस सादर केला आहे / निष्पादित करताना कबुलीजबाब दिला आहे. सादर कु.मु.पत्र लिहून देणार यांनी कु.मु.पत्र रद्दव केले नाही किंवा कु.मु.पत्र लिहून देणार व्यक्तीची कोणीही मर्यादा झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कु.मु.पत्र रद्दबातल ठरवले नाही. सादरचे कु.मु.पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णता राहिल आहे. सादरचे कथन पुढील आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिकोस याच राहिल याची मला जाणित आहे.

दिनांक: २५/०६/१९

कु.मु.पत्रधारक

विशेष-अ.जा./मु. सा. वि./५० म.

क्रमांक



027

नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

महाराष्ट्र/२८२/२००४/पुणे
नोंदणी क्रमांक

याद्वारे असे प्रमाणित करण्यात येते की,

हरीश्याणा एंज्युअरिंग सोसायटी
श्री. व्हाट्सॉन रोड, पुना क्रम जवळ पुणे

खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सु. १८६० चा अधिनियम २१) अन्वये योग्यरीत्या नोंदणी करण्यात आली. श्री. व्हाट्सॉन सिलाराम गोयत

तारीख १६ फेब्रुवारी २००४ रोजी माझ्या सहीनिशी दिले



महाराष्ट्र/२८२/२००४/पुणे

संस्थाचे सहायक निबंधक.

५०१ विभाग.



हवल-१		
२०२३	५३	७५
२०२१		

घोषणापत्र

मी उनिअल कदम याद्वारे

घोषित करतो की, दुव्यम निबंधक - 01 - यांचे कार्यालयात अश्विनी
लिपि - 155

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. राजेश गोयल

व अनुराग गोयल व इ. यांनी दिनांक 08 सप्टेंबर 2017
1938/2017 हवेली 23

तेजी गला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला

आहे / निष्पादीत करून कबुलीजबाब्य दिला आहे. सादर कुलमुखत्यारपत्र लिहून

दणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून दणार

व्यक्तीपैकी कोणीही भयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे रद्द झालेले

नसलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त वृत्ती करण्यास मी

पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम

१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक : 08.03.2024

कुलमुखत्यारपत्रधारकाचे

नाम व राहती

उनिअल कदम



हवल-१		
२०२३	१४	०५
२०२१		

घोषणापत्र

मी गणेश भुंगसे याद्वारे

घोषित करतो की, दुव्यम निबंधक भाउ वहा यांचे कार्यालयात

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अनुरा उषेरागोपल

अंकीत उषेरागोपल व इ. यांनी दिनांक

25 जून 2019
14740/2019 हवेली
10

रोजी मत्वा दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला

आहे / निष्प्रादीत करून कबुतीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून

दणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार

व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे रद्द झालेले

ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त वृत्ती करण्यास मी

पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम

१९०८ चे कलम ८२ अन्वये शिक्षेत मी पात्र राहिल याची मत्वा जाणीव आहे.

दिनांक : 08-03-2024

Handwritten signature

कुलमुखत्यारपत्रधारकाचे
नाम व राहणी



हवल-१		
२०८३	६५	७५
२०२१		

घोषणापत्र

मी ~~श्री इरिभन जयप्रकाश गोयल~~ याद्वारे

घोषित करतो की, दुव्यम निबंधक - १ - यांचे कार्यालयात ~~भाडेपट्टा~~

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ~~जयप्रकाश गोयल~~ व इ. यांनी दिनांक

23 फेब्रुवारी 2006
15/6/2006 हवेली 10

रोजी गला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला

आहे / सिंप्रादीत कानून कबुलीजबाब दित्ता आहे. सादर कुलमुखत्यारपत्र लिहून

दणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र रद्द होऊ नये

व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे रद्द होऊ नये

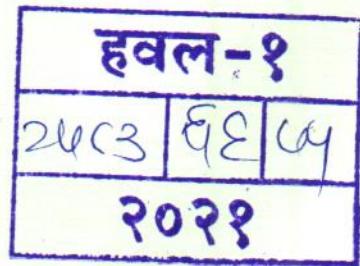
तरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त वृत्ती करण्यापर मी

पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम

१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक : 08.03.2024

कुलमुखत्यारपत्रधारकाचे
नांव व राहती



घोषणापत्र

मी अशोक गिरे याद्वारे


घोषित करतो की, दुय्यम निबंधक अशोक गिरे यांचे कार्यालयात

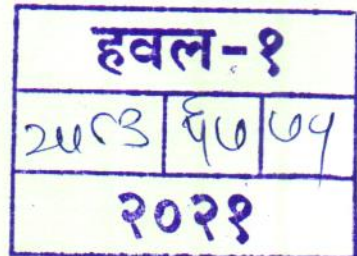
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुभाष किलनामे

सुभाष किलनामे यांचे इ. यांनी दिनांक 21 ऑगस्ट 2017
10555/2017 हवेली 10

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला
आहे / मिण्यादीत काढून कबुलीजबाब्य दिला आहे. सादर कुलमुखत्यारपत्र लिहून
दणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे रद्द झालेला
तरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त वृत्ती करण्यास मी
पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम
१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक : 08.03.2024


कुलमुखत्यारपत्र सादर करणारे
नांव व राहती



8-1057



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAIPRAKASH S GOEL
BITARAM MOHARISING AGARWAL

12/10/1949
Permanent Account Number
AAWPG2099R

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJENDRA SITARAM GOEL
SITARAM GOEL

29/05/1955
Permanent Account Number
AAWPG2105J

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

शुभश बिहारी सतीश गोएल
Permanent Account Number Card
AAWPG2100P


भारत सरकार

नाम / Name
SUBHASH SITARAM GOEL

पिता का नाम / Father's Name
SITARAM MOHARISING AGARWAL

जन्म की तिथि / Date of Birth
05/04/1961

Signature




हवल-१		
२५८३	६८	७५
२०२१		



हवल-१		
२०८३	६९	७५
२०२१		

आयकर विभाग
INCOME TAX DEPARTMENT
ATUL JAIPRAKASH GOEL
JAIPRAKASH SITARAM GOEL
22/06/1975
Permanent Account Number
AAWPG2106M

भारत सरकार
GOVT OF INDIA

भारत सरकार



Signature

आयकर विभाग
INCOME TAX DEPARTMENT
AMIT JAIPRAKASH GOEL
JAIPRAKASH SITARAM GOEL
28/05/1975
Permanent Account Number
AHCPG8733F

भारत सरकार
GOVT OF INDIA



Signature

आयकर विभाग
INCOME TAX DEPARTMENT
ANNUJ UMESH GOEL
UMESH SITARAM GOEL
11/04/1983
Permanent Account Number
AHCPG8733F

भारत सरकार
GOVT OF INDIA



Signature

१-८८३		
११०५		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EUROSCHOOL FOUNDATION



20/05/2011

Permanent Account Number

AACCE7411Q

Signature



इवल-१		
2003	00	64
२०२१		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

APGPS9592A



नाम /NAME

SIDHARTH RAVINDRA SAXENA

पिता का नाम /FATHER'S NAME

RAVINDRA MUKUTBIHARJ SAXENA

जन्म तिथि /DATE OF BIRTH

20-05-1975

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANKIT UMESH GOEL

UMESH SITARAM GOEL

05/08/1991

Permanent Account Number

ASOPG2722P

Ankit Goel

Signature



26102009

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

BHMPG7146Q

ITN 2722P
ANURAG SUBHASH GOEL

ITN 2722P (Father's Name)
SUBHASH SITARAM GOEL

जन्म तिथि (Date of Birth)
19/10/1968

Anurag

Emblem of India

भारत सरकार

Portrait of Anurag Subhash Goel

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMUL R GOEL

RAJENDRA SITARAM GOEL

14/05/1982

Permanent Account Number

AGURG3273H

Emblem of India

Portrait of Amul R Goel

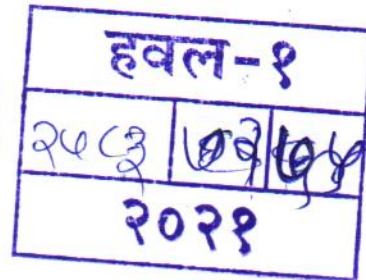
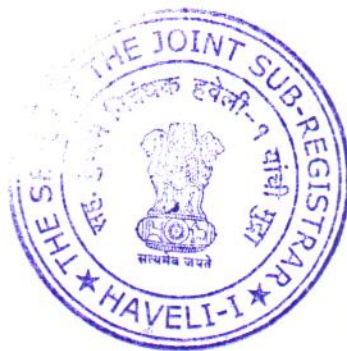


हवल-१		
२०८३	७७	८५
२०२१		

मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव)					
Valuation ID	20210308378			08 March 2021,10:06:01 AM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.55) खराडी (पुणे महानगरपालिका)				
उप मूल्य विभाग	55/669-उर्वरीत मालमत्ता				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#66		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
28010	64990	72510	81810	0	चौ. मीटर
खुल्या व बांधीव क्षेत्राची माहिती					
बांधीव क्षेत्र-	1489चौ. मीटर	एकूण क्षेत्र-	6545.08चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.64990/-
मिळकतीचा वापर-	प्राथमिक शाळा			Layout Plot	
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
खुल्या क्षेत्राचे मूल्यांकन					
1. 6545.08चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.28010/-					
=6545.08चौ. मीटर क्षेत्रासाठी मूल्य = 6545.08 * 28010					
=Rs.183327690.8/-					
खुल्या जमीनीचे एकत्रित मूल्य					
= मिळकतीचे क्षेत्र (1) मूल्य					
= 183327690.8					
=Rs.183327690.8/-					
बांधीव क्षेत्राचे मूल्यांकन					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)					
= (64990 * (100 / 100))					
= Rs.64990/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 64990 * 1489					
= Rs.96770110/-					
Applicable Rules :					
बांधीव क्षेत्राचे एकत्रित मूल्य					
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी					
= A + B + C + D + E + F + G + H + I					
= 96770110 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.96770110/-					
खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य					
= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य					
= 96770110 + 183327690.8					
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सोमवार, 08 मार्च 2021 12:53 म.नं.

दस्त गोपवारा भाग-1

हवल1

दस्त क्रमांक: 2783/2021

दस्त क्रमांक: हवल1 /2783/2021

बाजार मुल्य: रु. 28,00,97,801/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.75,63,000/-

दु. नि. सह. दु. नि. हवल1 यांचे कार्यालयात

पावती:3080

पावती दिनांक: 08/03/2021

अ. क्र. 2783 वर दि.08-03-2021

सादरकरणाराचे नाव: लेस्सी - युरोस्कुल फाऊंडेशन
(इएसएफ) तर्फे अधिकृत स्वाक्षरीकर्ता सिद्धार्थ सक्सेना . .

रोजी 12:51 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, हवेली-1

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दुय्यम निबंधक, हवेली-1

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: (25-अ) जंगण मालमतेच्या बाबतीत असेल तर

शिक्षा क्रं. 1 08 / 03 / 2021 12 : 51 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 03 / 2021 12 : 51 : 59 PM ची वेळ: (फी)

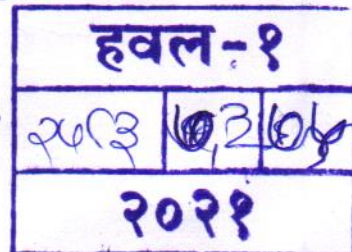
प्रतिज्ञापत्र

मला दस्तवेज ७ नंदिना काळा ५२०८ वॉकर्स कालावधीत
तरतुदेपुढार नोंदणीस राखल केलेला आहे. दस्ताचाद वसुल घडवून,
निष्पत्तीस भती, खातोदार व सोबत नोंदलेल्या कामदर्शनी व व
दस्ताची संपत्ती, वैधता कायदेभार बाबताती खलील दस्त निष्पत्ती
व कजुलाकारक हे संपूर्णपणे जबाबदार राहतील

लिहून देणारे
१) [Signature]
२) [Signature]

लिहून घेणारे
१) [Signature]
२) [Signature]

[Signature]





दस्त गोपवारा भाग-2

हवल1

दस्त क्रमांक:2783/2021

08/03/2021 12 56:30 PM

दस्त क्रमांक :हवल1/2783/2021

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:जयप्रकाश सीताराम गोयल व अतुल जयप्रकाश गोयल तर्फे नोंदणीकरिता कु मु अमित जयप्रकाश गोयल - पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बंड गार्डन रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AHCPG8734C	मालक वय : 37 स्वाक्षरी:-		
2	नाव:लेस्सी - युरोस्कुल फाऊंडेशन (इएमएफ) तर्फे अधिकृत स्वाक्षरीकर्ता सिद्धार्थ सक्सेना . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सांताक्रूझ मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AACCE7411Q	भाडेकरू वय :-45 स्वाक्षरी:-		
3	नाव:मान्यता देणार-हरियाणा एज्युकेशन सोसायटी तर्फे ट्रस्टी/सिक्रेटरी श्री सुभाष सीताराम गोयल तर्फे नोंदणीकरिता अशोक गाडे . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बंड गार्डन रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	मान्यता देणार वय :-53 स्वाक्षरी:-		
4	नाव:अमित जयप्रकाश गोयल - - पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बंड गार्डन रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	मालक वय : 37 स्वाक्षरी:-		
5	नाव:राजेंद्र सीताराम गोयल व अम्मूल राजेंद्र गोयल तर्फे नोंदणीकरिता कु मु डॅनियल कदम - - पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बंडगार्डन रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	मालक वय :-52 स्वाक्षरी:-		
6	नाव:असुज उमेश गोयल व अंकित उमेश गोयल तर्फे नोंदणीकरिता गणेश मुंगसे - - पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बंड गार्डन रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	मालक वय :-40 स्वाक्षरी:-		
7	नाव:सुभाष सीताराम गोयल व अनुराग सुभाष गोयल तर्फे नोंदणीकरिता अशोक गाडे - - पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बंडगार्डन रोड, महाराष्ट्र, पुणे. पॅन नंबर:	मालक वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 03 / 2021 12 : 54 : 48 PM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:बकील तौफिक शेख . .
वय:42
पत्ता:कॅम्प पुणे
पिन कोड:411001

स्वाक्षरी

द्वयाचित्र

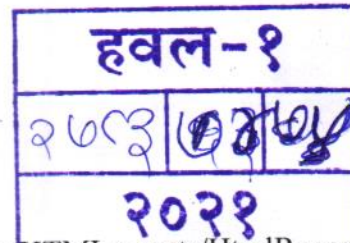


अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:08 / 03 / 2021 12 : 55 : 07 PM

दुय्यम निबंधक, हवेली-1



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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0603202102303	1000	RF	0603202102303D	08/03/2021
3	EUROSCHOOL FOUNDATION	eChallan		MH012744229202021M	30000	RF	0006023753202021	08/03/2021

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Pravara
सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-१

पुस्तक क्रमांक एक
क्रमांक.....*२०२३*.....वर नोंदविला

Pravara
सह. दुय्यम निबंधक, हवेली क्र.१
दिनांक *०८* माहे *०३* सन-२०२१

