



Friday, October 27, 2017
2:51 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4690 दिनांक: 27/10/2017

गावाचे नाव: रोहकल

दस्तऐवजाचा अनुक्रमांक: कडप-3182-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: पोदार चारीटी ट्रस्ट तर्फे पवन पोदार मार्फत कु.मू.धारक पांडूरंग दगडू पाटील - -


नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1140.00

पृष्ठांची संख्या: 57

एकूण: रु. 31140.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:57 PM ह्या वेळेस मिळेल.

 S.R.Khed

बाजार मुल्य: रु.122760000 /-

मोबदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 5524200/-

दुर्गम निबंधक अड्डा (पुणे)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006624082201718E दिनांक: 27/10/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1140/-



27/10/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. खेड

दस्त क्रमांक : 3182/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) रोहकल

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	9000000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	122760000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती : , इतर माहिती: गाव मौजे रोहकल, ता. खेड, जि. पुणे येथील शेतजमीन मिळकत गट नंबर 86 क्षेत्र 00 हे. 86 आर आकार 01 रू. 81 पैसे यापैकी लिहून देणार यांचे खरेदी मालकी तावे व हिवाटीचे नावे असलेले रस्त्यासह संपुर्ण क्षेत्र 10000 चौ.मी येणेप्रमाणे मिळकत ही 30 वर्षासाठी भाड्याने दिली. ((GAT NUMBER : 86 ;))
(5) क्षेत्रफळ	1) 10000 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पोदार चारीटी ट्रस्ट तर्फे पवन पोदार मार्फत कु.मू.धारक पांडूरंग दगडू पाटील - - वय:- 37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: लक्ष्मीनगर, को.आॅप.हीसिंग सोसायटी, वर्तकनगर, ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत विनायक गिरे - - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: डी-302, चिंतामणी नगर, हडपसर, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411025 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3182/2017
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	5524200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

दुय्यम निबंधक खेड, (पुणे)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण चा तपशील दस्तप्रकारानुसार आवश्यक नाही

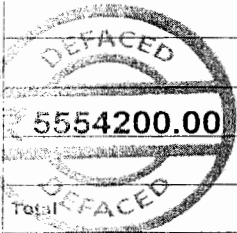
(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)





CHALLAN
MTR Form Number-6

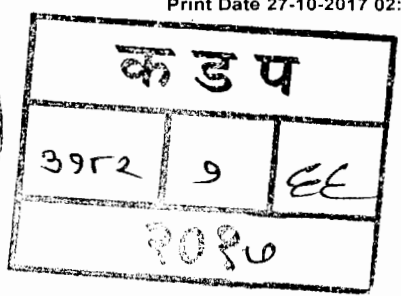
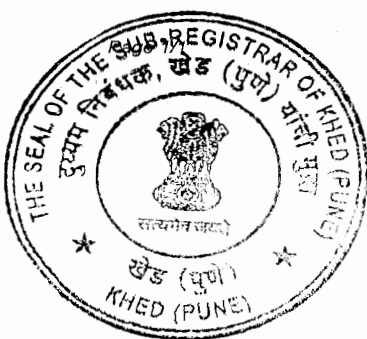
GRN	MH006624082201718E	BARCODE			Date	27/10/2017-13:31:21	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID (If Any)				
				PAN No.(If Applicable)	ABQPG9176N			
Office Name	KED_KHED 1 SUB REGISTRAR			Full Name	Chandrakant Vinayak Gitte			
Location	PUNE			Flat/Block No.	Gat No 86			
Year	2017-2018 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Rohakal			
0030046401	Stamp Duty	5524200.00		Area/Locality	Area 10000 Sq Mtr			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	1	0	5
				Remarks (If Any)				
				PAN2=ALUPP2816J--SecondPartyName=Podar Charity trust through Pavan Podar through POA P D Patil-				
Total		55,54,200.00		Amount In Words	Fifty Five Lakh Fifty Four Thousand Two Hundred Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042017102792645	002975559	
Cheque-DD Details				Bank Date	RBI Date	27/10/2017-13:32:34	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9511112424
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-16-3182	0003696263201718	27/10/2017-14:42:59	IGR035	30000.00
2	(IS)-16-3182	0003696263201718	27/10/2017-14:42:59	IGR035	5524200.00
Total Defacement Amount					55,54,200.00




Print Date 27-10-2017 02:43:06



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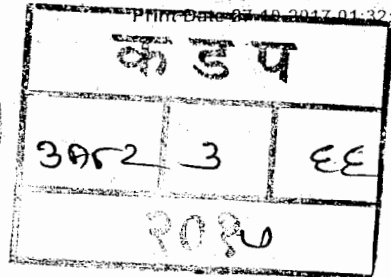
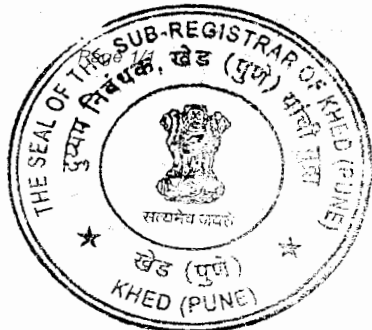
CHALLAN
MTR Form Number-6

GRN	NH006624082201718E	BARCODE			Date	27/10/2017-13:31:21	Form ID	36	
Department				Inspector General Of Registration					
Stamp Duty				Payer Details					
Type of Payment				Registration Fee		TAX ID (If Any)			
						PAN No.(If Applicable)			
						ABQPG9176N			
Office Name				KED_KHED 1 SUB REGISTRAR		Full Name			
						Chandrakant Vinayak Gite			
Location				PUNE		Flat/Block No.			
						Gat No 86			
Year				2017-2018 One Time		Premises/Building			
						Road/Street			
						Rohakal			
Account Head Details				Amount In Rs.		Area/Locality			
008936401 Stamp Duty				5524200.00		Area 10000 Sq Mtr			
008936401 Registration Fee				30000.00		Town/City/District			
						PIN			
						4 1 0 5 0 5			
						Remarks (If Any)			
						PAN2=ALUPP2816J-SecondPartyName=Podar Charity trust through			
						Pavan Podar through POA P D Patil~			
						Amount In			
						Fifty Five Lakh Fifty Four Thousand Two Hundred Ru			
Total				55,54,200.00		Words			
						pees Only			
Payment Details				BANK OF MAHARASHTRA					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02300042017102792645	
								002975559	
Cheque/DD No.				Bank Date		RBI Date		27/10/2017-13:32:34	
								Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

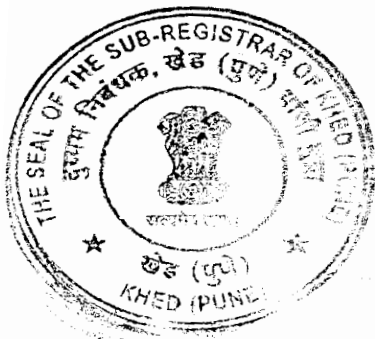
Mobile No. : 9511112424

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

नोंदणी करिता केवळ दुरुवम निवडणूक कार्यालयाने नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी खदर नसणे लागू आहे.



Print Date: 27/10/2017 01:32:47



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LEASE DEED

This Lease Deed (the "Lease Deed") is made and executed at Khed, Tal-Khed, Dist-Pune, on this 27th day of October, 2017 by and between;

Mr.Chandrakant Vinayak Gitte, Age 62 Years, occup. Bussiness & Agriculture residing at **D-302 Eisha Empire Chintamani Nagar Hadapsar Dist-Pune 411025, PAN-ABQPG9176N,ADHAR-294328575744,Mb No-9511112424.** hereinafter referred to as "**Lessor**" (which express shall unless it be repugnant to the context or meaning thereof mean and include the respective legal heirs, executors ,administrators and assigns) of the **ONE PART**;

AND

PODAR CHARITY TRUST, a Trust registered under the Trust Act having its head office at Podar Centre, 85, Chamarbaug Post office lane, Dr. Ambedkar road, Parel Mumbai - 400012 and acting through its authorised signatory Shri. Pavan Podar (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustees for the time being and from time to time of the said Trust and the sole surviving Trustee and his/her executors or assigns) Through his power of attorney holder **Shri.P.D.Patil, Age 37 Years, Occup. Service, R/o B-201, Laxmi Nagar Co-operative Housing Society, Pokharan Road No. 1, Vartak Nagar, Thane (West) – 400606. PAN-ALUPP2816J,ADHAR-676323825745,Mb No-9819027070.**Maharashtra hereinafter referred to as the "**LESSEE**"

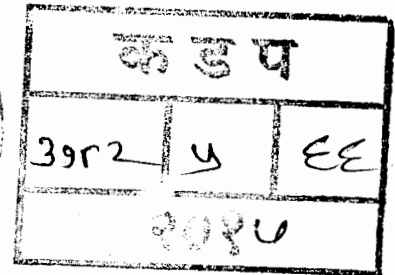
The Lessor and the Lessee shall hereinafter be individually referred to as "**Party**" and collectively as "**Parties**".

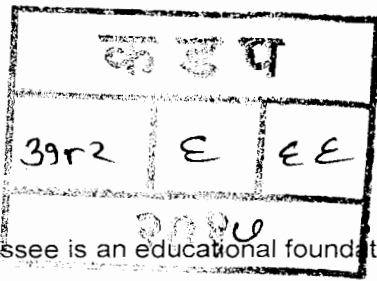
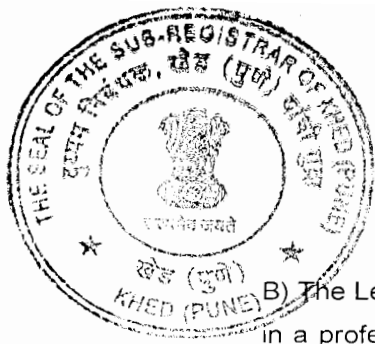
WHEREAS the Lessor is the owner and in possession of all that piece and parcel forming part of land lying, being situated at Gat No.– 86, at Rohkal ,Chakan Tq.Khed Dist Pune admeasuring 2.5 Acre. hereinafter referred to as the "Said Plot".

WHEREAS

A) The Lessor herein is the owner of and absolutely seized and possessed of all that piece and parcel forming part of land lying , being situated at Gat No.– 86, at Rohkal ,Chakan Tq.Khed Dist Pune admeasuring 2.5 Acre hereinafter referred to as the "Said Plot".

Gitte
[Signature]





B) The Lessee is an educational foundation set up for the purpose of running schools in a professional, modern and ethical manner. The Lessee has expressed its desire to take the Plot on lease basis for the purpose of setting up and running a primary and secondary level school and the Lessor has agreed to grant on 'lease' basis and handover the physical possession of the Plot to the Lessee for the said purpose of setting up and running a school on the Plot for a term of **30 + 30** years and the Lessee is desirous of taking on lease the Plot, on the terms and conditions hereinafter mentioned.

C) The Lessee has independently verified that the Lessor is the absolute owner of the Plot and has also perused all the original documents, deeds and writings in relation to the Plot and has satisfied itself that the Lessor has clear and marketable title to the Plot free from encumbrances.

D) In relation to the aforesaid the Parties entered into a Letter of Intent (LOI)/ memorandum of understanding on 17th August, 2017 ("**MOU**") to capture the intent of executing this Lease Deed. Pursuant to the execution of the MOU, the Lessor has agreed to construct a building at his own cost in 2 (Two) phases in the following manner as set out in the table below:

Phase No.	Carpet Area in sq.ft.	Proposed Handover Date
Phase - I	Approx 40000 Sq.Ft	30 th April, 2018
Phase - II	Approx 20000 Sq.Ft	15 th January, 2021
Total Area	Approx 60000 Sq.Ft	

(Phase – I, and Phase – II are hereinafter collectively referred to as the "Building").

E) Pursuant to the execution of the MOU the Lessor has initiated the construction of building (Phase 1) as per the specifications provided in this Lease Deed and is also providing Approx. 60000 (Sixty thousand) square feet open area for playground, garden and other activities. The total area of land offered by the Lessor (inclusive of the land used for school building) shall not be less than 2.5 Acre

F) The Lessee has agreed to take the Plot and the Building (hereinafter collectively referred to as the "**Demised Premises**") on lease and the Lessor has agreed to grant the Demised Premises on the lease to the Lessee subject to and on the terms and conditions hereinafter agreed to between the Parties.

NOW THEREFORE IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES INTENDING TO BE BOUND LEGALLY, AGREE AS FOLLOWS:

1. INTERPRETATION

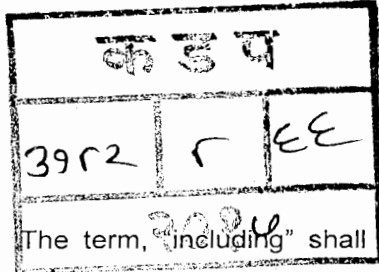
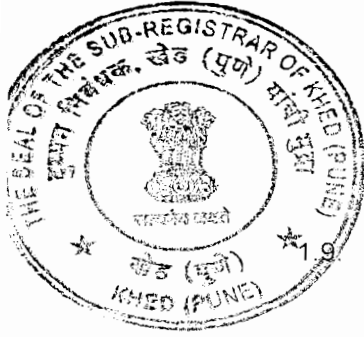
In this Lease Deed:

- 1.1. Recitals hereinabove mentioned shall be treated as and form a part of the operative part of this Lease Deed;
- 1.2. Unless the context otherwise requires, capitalized terms defined in this Lease Deed by inclusion in quotations and/or parenthesis have the meanings so ascribed;
- 1.3. The descriptive headings of the Clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this Lease Deed;
- 1.4. The use of words in the singular or plural, or with a particular gender, shall not limit the scope or exclude the application of any provision of this Lease Deed to any Person or Persons or circumstances as the context otherwise permits;
- 1.5. The terms "hereof", "herein", "hereto", "hereunder" or similar expressions used in this Lease Deed mean and refer to this Lease Deed and not to any particular section of this Lease Deed;
- 1.6. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have the corresponding meanings; the headings and bold interfaces shall be ignored while construing the provisions of this Lease Deed;
- 1.7. Any reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital is a reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital of this Lease Deed;
- 1.8. Any reference to any statute shall be construed as including all statutory provisions consolidating, amending or replacing such statute, now existing or in force hereafter;

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The term, "including" shall mean "including, without limitation". The term "including" is only illustrative and not exhaustive;

- 1.10. Unless otherwise specified whenever any payment is to be made or action to be taken under this Lease Deed is required to be made or taken on a holiday, such payment shall be made or action taken on the immediately following day which is not a holiday; and
- 1.11. The schedules and annexure annexed to this Lease Deed form an integral part of this Lease Deed.

2. DEFINITIONS

In this Lease Deed, except to the extent the context otherwise requires:

"Applicable Law" shall mean any statute, law, regulation, ordinance, rule, judgment, notification, order, decree, bye-law, permits, licenses, approvals, consents, authorisations, government approvals, directives, guidelines, requirements or other governmental restrictions, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question, in effect as of the date of this Lease Deed.

"Building" means the building constructed under Phase I, and Phase II, and any subsequent phases on the Plot as mentioned in Recital D.

"Demised Premises" shall have the meaning ascribed to it in Recital F.

"Lease Deed" shall mean the lease deed for the Demised Premises and any duly executed written modifications thereto as may be agreed between both the Parties from time to time.

"Lock in Period" shall have the meaning ascribed to it in Article 5.2 of this Lease Deed.

"Lease Term" shall have the meaning ascribed to it in Article 5.1 of this Lease Deed.

"Monthly Compensation/Lease Charges" shall have the meaning ascribed to it in Article 6.1 of this Lease Deed.

"Security Deposit" shall have the meaning ascribed to it in Article 6.7

"Phase I" shall have the meaning ascribed to it in Recital D.

"Phase II" shall have the meaning ascribed to it in Recital D.

"Plot" shall have the meaning ascribed to it in Recital A.

Signature

3. **GRANT OF LEASE**

Subject to the Monthly Compensation/Lease Charges to be paid and the respective terms, conditions and covenants, to be observed and performed by the Lessee, the Lessor has granted lease of and has demised unto the Lessee, the Demised Premises and the Lessee has accepted the grant of the lease of the Demised Premises from the Lessor, in the manner and subject to and on the terms and conditions contained in this Lease Deed.

4. **DEVELOPMENT OF THE DEMISED PREMISES**

4.1 A constructed area of Approx 60000 (Sixty Thousand only) square feet shall be developed by the Lessor in 2 (two) phases at its own cost, which shall comprise of the inside area of classroom, staffroom, laboratory, library, canteen, store room, conference room, any other room, passage on each floor, lift, toilets and staircases ("hereinafter referred to as the "Carpet Area"). The construction of all the two phases shall take place in the following manner:

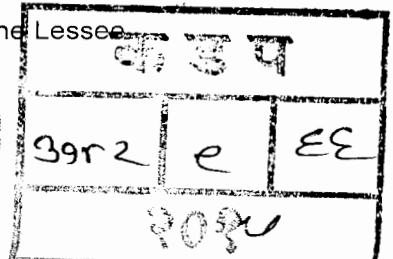
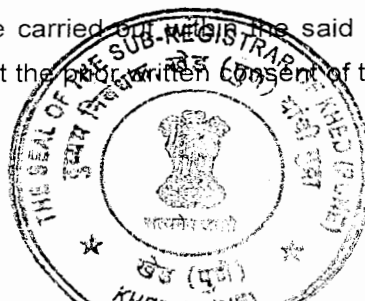
Phase No.	Carpet Area in sq.ft.	Proposed Handover Date
Phase - I	Approx 40000 Sq.Ft	30 th April, 2018
Phase - II	Approx 20000 Sq.Ft	15 th January, 2021
Total Area	Approx 60000 Sq.Ft	

The total area of land offered by the Lessor (inclusive of the land used for school building) shall not be less than 2.5 Acre.

4.2 The Lessor shall construct a total builtup area approx 40000 (Forty thousand only) square feet in Phase – I of the construction at its cost. The construction (civil work exterior and interior) shall be carried out in accordance with Annexure -3 after incorporating all the specifications laid out in Annexure – 2 of this Lease Deed and handed over by 30th April, 2018.

4.3 If the Lessor does not begin construction of the 1st phase area on or before 1st October 2017 or if the 1st phase constructed area is not completed by 30 April 2018, the Lessee alone has the option to take possession not before 15th January 2019. No construction (civil work exterior and interior) to be carried out on the said plot by the Lessor after 15th May 2018 without the prior written consent of the Lessee.

Amth





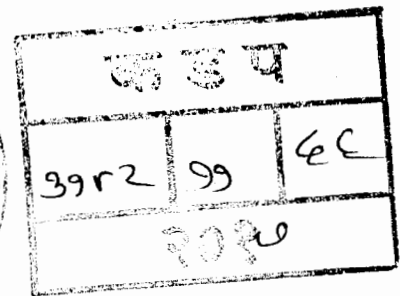
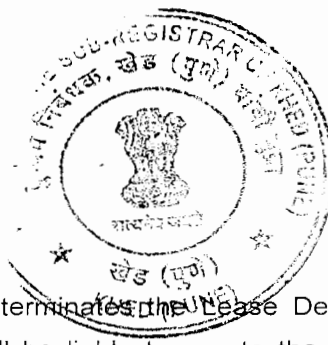
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- 4.4 (three) month rent free period after completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the School premises. Rent of 1st phase shall only commence 3 (three) months from the date of signing of the possession letter.
- 4.5 In the 2nd phase, 20,000 Sq.Ft total builtup area will be constructed by the Lessor at his cost. The Construction (civil work exterior and interior) of 2nd phase as per Annexure B and incorporating all specifications of Annexure A to be completed and handed over by 15 January 2021.
- 4.6 If the Lessor does not begin construction of the 2nd phase area on or before 1st May 2020 or if the 2nd phase constructed area is not completed by 15th January 2021, the Lessee alone has the option to take possession not before 15th January 2022. No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor after 15th January 2021 without the prior written consent of the Lessee.
- 4.7 A 3 month rent free period after completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the School premises. This area can be given on lease only to the Lessee and the rate will be equal to existing contractual rate of 1st phase at the time. Rent of 2nd phase shall only commence 3 (three) months from the date of signing of the possession letter.
- 4.8 Any area constructed ahead of the contracted schedule can be offered for lease or sale only to the Lessee and at the existing contractual rate at that time. If the Lessee declines to take possession ahead of the agreed upon schedule the Lessor is not free to use, Lease or sell the area for any purpose.

5. LEASE TERM, LOCK – IN AND TERMINATION

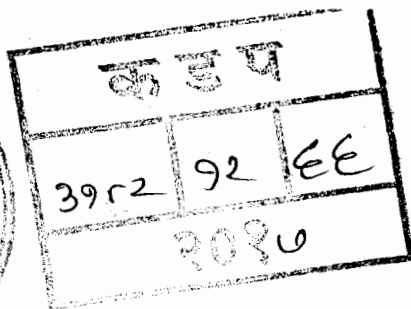
- 5.1 The term of lease of the Demised Premises shall be for a period of 30+30 (thirty+thirty) years commencing from 27th October 2018 ("**Lease Term**").
- 5.2 The Parties hereto agree that for an initial period of 15 years of the Lease Term the Lease Deed shall not be terminable and shall be considered as a compulsory lock in period ("**Lock – in Period**"). Neither party will be entitled to terminate the Lease during this period. During this period the Parties shall be bound to perform their respective obligations. The Lessee alone has the option to give 1 year notice and leave the premises after the completion of 15years. The agreement will be renewed for a further period on same terms and conditions if Lessee wants at end of the first 30 years.

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- 5.3 In the event the Lessee terminates the Lease Deed during the Lock in Period, the Lessee shall be liable to pay to the Lessor the cumulative Monthly Compensation/Lease Charges for the remaining Lock in Period as damages.
- 5.4 During the Lock in Period if the Lessee commits any material Breach of the terms and conditions of this Agreement and fails to remedy the breach, in that situation the Lessor shall have the right to terminate this Lease Deed during the Lock – in Period by giving a notice of 180 (one hundred and eighty) days written notice to the Lessee.
- 5.5 The Lessor will freeze the balance floor space index ("FSI") of the Plot for a period of 15(fifteen) years starting from the date of this Lease Deed. After that the Lessor shall not construct any other structure on the Plot without express and prior written consent of the Lessee. The new construction will first be offered to the Lessee at the contractual rate. Only if the Lessee declines can the same be leased to any non-competing party with the Lessee.
- 5.6 After expiry of the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach a consensus for a period of 30 (thirty) days from the date of offer being made by the Lessor, the Lessor shall be free to hold or sell the Demised Premises and the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.
- 5.7 During the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach to a consensus for a period of 30 (thirty) days from the date of offer being made by Lessor, the Lessor can sell the Demised Property to third party/ies provided rights of the Lessee under this Lease Deed are protected. In the event the Lessee decides to exercise the option to purchase the Demised Premises then on the date of such sale transaction and on full and final settlement between the Parties this Lease Deed will stand terminated. Subject to the above clause the Lessor shall have the right to sell/transfer the Schedule Premises or any part thereof. In the event of such sale or transfer by the Lessor, the Lessor shall attorn the tenancy/lease in favour of

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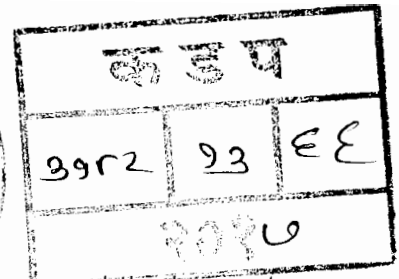


the new land lord/new Lessor/s and the Lessee shall be attorned as the lessee of such transferee or transferees (the new owner/s) on the same terms and conditions as are contained herein. Such transfer in any manner of the Schedule Premises shall not affect the right of possession of the Lessee under this Deed. A letter of attornment shall be executed by the Lessor and the new owner/s addressed to the Lessee, to be duly acknowledged by the Lessee, confirming the new arrangement. Such new owner/s shall thereafter be liable to the Lessee for the refund of the Security Deposit, as per the terms of this Deed. The Lessor will be entitled to seek rental discounting facility against the Rent under the Deed and or security of the Schedule Premises or any part thereof or mortgage the Schedule Premises or any part thereof. However, such creation of mortgage or taking rent/lease rent discounting shall be subject to the Lessee's lease hold rights on the Schedule Premises and Lessee's rights under this Lease will not be affected, including the right to full enjoyment and use of the Schedule Premises.

- 5.8 After expiry of the Lease Term, unless the Lessee purchases the Demised Premises or this Lease Deed is renewed under mutually agreed terms and conditions, the Lessee shall handover the vacant and peaceful possession of the Demised Premises to the Lessor and the Lessor shall refund the Security Deposit paid by the Lessee after adjusting any unpaid dues related to electricity, water or such other amenities as may have been provided by the Lessor.

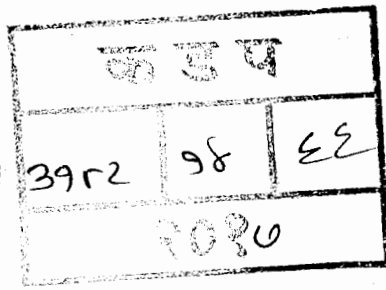
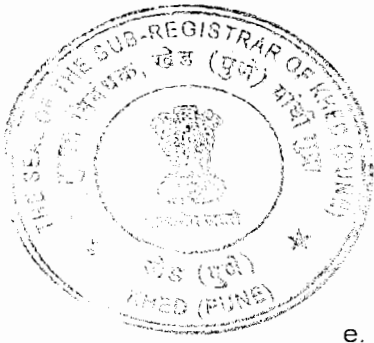
6. MONTHLY COMPENSATION/LEASE CHARGES AND SECURITY DEPOSIT

- 6.1 For the 1st phase Lessee agrees to pay Monthly Compensation for the first 3 (three) years as under:
- a) Carpet area (where a carpet can come) of classrooms, staffroom, laboratory, library, etc @ Rs. 26.50/- per Sq.Ft.
 - b) Carpet area (where a carpet can come) of passage, lifts, toilets and staircase @ Rs.13/- per Sq.Ft.
 - C) Playground area @ Rs. 1.35/-per sq ft. Playground area means outside area beyond 7 (seven) feet from building external wall that can be used by the Lessee as playground. This area must be grassed / cemented or developed as per specification.
 - c) No rent will be charged for the terrace area.



- 6.2 A joint measurement will be undertaken by the Lessee and the Lessor to determine the actual areas before the commencement of Monthly Compensation/Lease Charges. The area determined by the joint measurement of the Lessee and the Lessor shall be treated as the actual area on which the Monthly Compensation/Lease Charges shall be payable.
- 6.3 All outgoing Municipal Corporation/Grampanchayat and N.A. taxes will be paid by the Lessor only. Lessee shall pay the service tax ,GST, on rent if any, as and when applicable.
- 6.4 Monthly Compensation/Lease Charges shall be increased by 10 (Ten percent) at the end of every 3 (three) years and such increased compensation shall prevail for the next 36 (thirty six) months. Monthly Compensation/Lease Charges for each phase shall be treated separately and the period for the purpose of increment in the rent for each phase shall be effected from the date when such individual phase was offered for occupation (possession).
- 6.5 The Monthly Compensation/Lease Charges are subject to Tax Deducted at Source ("T.D.S.") at applicable rate from time to time as per government directives. Service tax or such other tax wherever applicable will be paid by the Lessee over and above the Monthly Compensation/Lease Charges.
- 6.6 In case Lessee fails to pay the Monthly Compensation/Lease Charges after expiry of 60 (sixty) days from the 10th (Tenth) day of the calendar month, interest at the rate of 18 % (eighteen percent) per annum shall be payable on the Monthly Compensation/Lease Charges amount for the period commencing from the 1st (first) day of the month until the date of payment of the Monthly Compensation/Lease Charges.
- 6.7 In addition to the above Monthly Compensation/Lease Charges, the Lessee shall also place with Lessor an interest free refundable security deposit amounting to 6 (Six) months of Monthly Compensation/Lease Charges ("**Security Deposit**"). The Security Deposit shall be dispersed in the following manner:
- a. Rs.51000/- at the time of signing this M.O.U.
 - b. Rs.15,00,000/- at the time of Plinth
 - c. Rs.15,00,000/- at the time of 1st Slab
 - d. Rs. 10,00,000/- at the time of 2nd Slab

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e. Rs. 15,00,000/- at the time of 3rd Slab

f. Rs. 15,00,000/- at the time of 4th Slab

g. Rs. 10,00,000/- at the time of 5th Slab

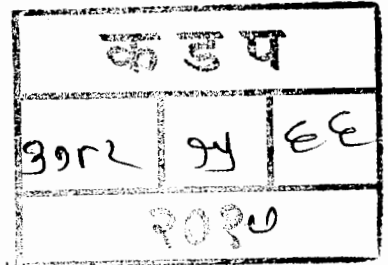
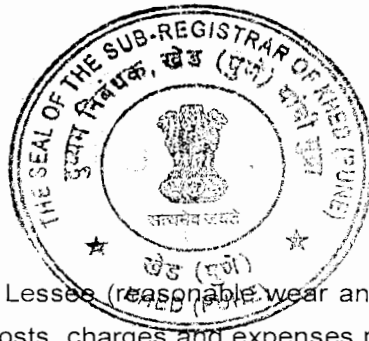
h. Rs. 9,49,000/- appx. At the time of 2nd Phase possession

- 6.8 The payment of Monthly Compensation/Lease Charges for all the phases shall be made by account payee cheque favouring the Lessor.
- 6.9 The Security Deposit will be held by the Lessor during the Lease Term and shall be refunded to the Lessee on the expiry or earlier termination of this Lease Deed.

7. LESSEE'S COVENANTS AND UNDERTAKINGS

- 7.1 The Demised Premises shall be used and occupied by the Lessee solely and exclusively for carrying out the said purpose and for no other purpose. The Lessee undertakes that it shall not sub - lease, sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the Demised Premises. The Lessee shall not use the Demised Premises for the use of conducting any personal and/or family gathering such as marriage, family function, parties, get together except with the prior permission of the Lessor.
- 7.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal nature in or around the Demised Premises.
- 7.3 The Lessee shall undertake and bear expenses for all internal repairs, maintenance, painting and shall bear all normal wear and tear expenses at its sole expenses and shall maintain the Demised Premises in good, decent and habitable conditions in all seasons during the term of the Lease Deed and under no circumstances the Lessor shall be liable for such maintenance of the Demised Premises.
- 7.4 The Lessee shall maintain the Demised Premises until the expiry or earlier determination of the Lease and shall leave the same in as good a condition as they were in on the date of handover except for any reasonable wear and tear. In case any structural damages are caused to the Demised Premises or to any part thereof or to the fixtures therein, for any reason

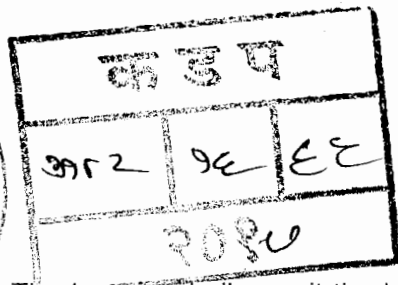
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solely attributable to the Lessee (reasonable wear and tear excepted), the Lessee shall at its own costs, charges and expenses repair and restore the same to the condition in which it was immediately prior to the damage. However, in the event, the damage is not restored then the Lessee shall pay compensation to the Lessor towards any structural damage except for any reasonable wear and tear.

- 7.5 The Lessee hereby represents that it has obtained all necessary approvals, permissions, permits, licenses and/or sanctions from the concerned authorities for carrying it's the said purpose on the Demised Premises. The loss on account of not obtaining any necessary approvals, permissions, permits, licenses and/or sanctions shall be to the sole account of the Lessee.
- 7.6 The Lessee shall not make any structural or other permanent alterations or additions to the Demised Premises or temper in any way with the RCC columns/beams/slabs of the Demised Premises. However, the Lessee shall be entitled to undertake fit outs modification and non-structural alterations and/or additions to the Demised Premises at its own cost, provided that the same are in accordance with the applicable bye laws, rules, regulations and guidelines and after obtaining the necessary permissions from the relevant authorities as well as from the Lessor and shall not damage the structure of the Demised Premises. Only in cases where any changes are required to be made in the structure of the Building due to any new/change in government rules related to schools, Lessee shall undertake such changes at its own cost, provided that the same are in accordance with the applicable bye laws, rules, regulations and guidelines and after obtaining the necessary permissions from the relevant authorities as well as from the Lessor in writing.
- 7.7 The Lessee shall however be at liberty to bring into the Demised Premises its own furniture, fixtures and fittings, technology related equipment, telecommunication and fiber optic feed equipment, to facilitate or to suit the purpose and shall remove the same on the expiry or earlier determination of the Lease without causing any damage to the structure of the Demised Premises except for any reasonable wear and tear.
- 7.8 The Lessee warrants and confirms that it has seen and inspected the Demised Premises and has found the same to be in good order and condition.

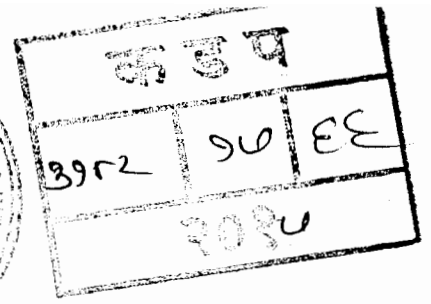
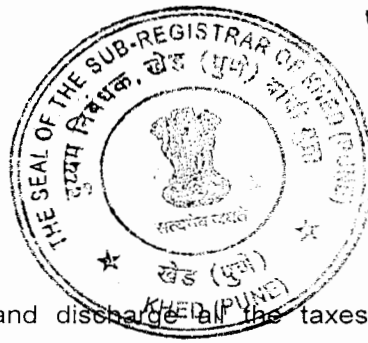
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The Lessee shall permit the Lessor and / or its authorized representatives to enter upon the Demised Premises for inspection, with 24 (twenty four) hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived. Further, in the event there is any damage to the Demised Premises, then the Lessee shall inform the Lessor in writing as soon as possible and shall carry out the necessary repairs exclusively at its own costs and expenses and shall always indemnify the Lessor against such costs and expenses.

- 7.10 The Lessee shall not store or allow to be stored in the Demised Premises any goods, articles or things of a hazardous inflammable explosive corrosive toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as may be recommended by the Lessor and/or the concerned authorities.
- 7.11 The Lessee shall not do or suffer to be done in or around or upon the Demised Premises any act or omission, whereby the policy of insurance in respect of the Demised Premises and /or the said Building may become void or voidable.
- 7.12 The Lessee shall be solely responsible for the safety and security of all its property, equipments, etc. and personnel, third parties, visitors etc. in the Demised Premises.
- 7.13 On and from the date of this Lease Deed, the Lessee shall regularly pay the Monthly Compensation/Lease Charges and all other amounts payable under this Lease Deed as provided herein. The provisions in respect of liability to pay interest on any delayed payments, is in addition to and is without prejudice to the right of the Lessor to terminate this Lease Deed as provided herein.
- 7.14 The Lessee shall indemnify and keep indemnified the Lessor against all losses, costs, or damages that may be suffered by the Lessor as a result of breach, non-observance or non-performance by the Lessee of any of the provisions of this Lease Deed.
- 7.15 The Lessee shall not create any charge or security or mortgage the Demised Premises for securing loan from any bank and/or financial institution.

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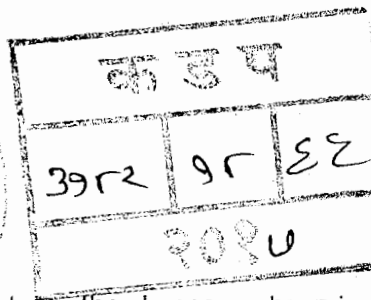
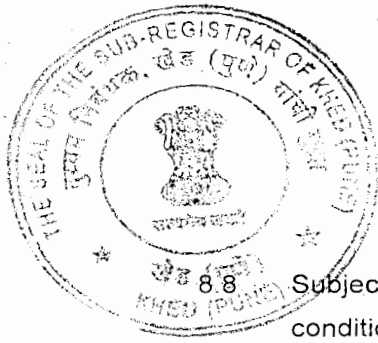


- 7.16 The Lessee shall pay and discharge all the taxes, liabilities, and /or expenses, payments of the of the suppliers, vendors or any third parties incurred for the purpose of running and operation of the school.
- 7.17 Upon expiry or earlier determination of this Lease Deed, the Lessee shall remove all its movable assets (including fitments and fitouts) forthwith and deliver vacant and peaceful possession of the Demised Premises.

8. LESSORS' COVENANTS AND UNDERTAKINGS

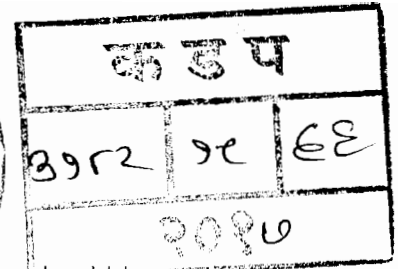
- 8.1 The Lessor shall take the necessary permissions required for constructing the Building from the Municipality/ Grampanchayat/Local Authority to use the premises or a School before handing over possession to the Lessee.
- 8.2 The Lessor shall obtain all necessary no objection certificate(including Fire)and building completion/ occupation certificate from the relevant authorities before handing over the possession of Phase – I and Phase – II respectively, all of the phases to the Lessee.
- 8.3 The Lessor shall obtain power connection (of complete building appropriate capacity) with relevant transformer, cabling etc. for a minimum 15 (Fifteen) power points per room. . Lessor will provide Electric Transformer and Main Electric Panel with relevant earthing & cabling of minimum 200 KVA capacity. However the deposit of electric transformer shall be paid by Lessee.
- 8.4 The Lessor shall provide municipal corporation water connection which is adequate for school provided the municipal corporation is supplying water connection in the premises area. Relevant plumbing, drainage and sewage work will also be provided. If Corporation connection is not available, Lessor will provide alternative arrangement for drinking water supply.
- 8.5 After handing over the peaceful possession of the Building to the Lessee in terms of this Lease Deed (i.e. on completion of all the 2 (two) phases as described above), the Lessor shall not undertake work of any kind in the said Building unless a prior written consent from the Lessee is obtained.
- 8.6 The Lessor shall provide two bore-wells for gardening / Water purposes
- 8.7 The Lessor shall provide two lifts (of minimum capacity 10 persons) as per the attached drawings as and when the Lessee takes possession, of third floor

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- 8.8 Subject to the Lessee observing, performing and complying with all conditions under this Lease Deed, the Lessor shall ensure an absolute and unrestricted right of access for the Lessee and its employees and authorised agents, sub-contractors, customers, and other invitees and guests to the Demised Premises and all parts thereof and use of common areas and facilities etc. at all times subject to applicable rules and regulations.
- 8.9 The Lessor shall be responsible for all leakage and all structural repairs, namely repairs to the columns, beams and RCC except provided in Article 7.6 of this Lease Deed.
- 8.10 The Lessor shall provide all building & ground specification in accordance with Annexure - 2.
- 8.11 The Lessor shall not do or suffer to be done any act on thing hereby the interest and the rights of the Lessee in the Demised Property are in any manner affected or prejudiced.
- 8.12 That on the Lessee paying the Monthly Compensation/Lease Charges, the Lessee may peaceably and quietly hold, possess and enjoy the Demised Property and run, operate and manage the school in the Demised property without disturbance, claim and demand whatsoever by the Lessor or any person lawfully or equitably claiming by, form, under or in trust of the Lessor.
- 8.13 The Lessor to help the Lessee in obtaining regulatory affiliation agreement and any cost incidental in obtaining such affiliation agreement shall be borne and paid by the Lessee.
- 8.14 The Lessor undertakes to insure the building and the cost of the insurance to be borne by the Lessor.
- 8.15 The Lessor has to ensure that there will be technical supervision full time at site and that good quality of construction material is used. The Lessee's Engineer will check the quality of construction and give advice to the Lessor's architect. If both the Lessor and Lessee feel that the quality is not upto mark, the contactor will be asked to rectify quality or stop work.
- 8.16 The Lessor has to provide to the Lessee a Structural Stability Certificate from the Structural Engineer before start of School.
- 8.17 The Lessor agrees to ensure that at foundation level and for casting of RCC slab, he will provide four days advance intimation to the Lessee's representative for inspection. Further the Lessor has to submit to the Lessee, the copy of the Electrical layout for approval before starting of the

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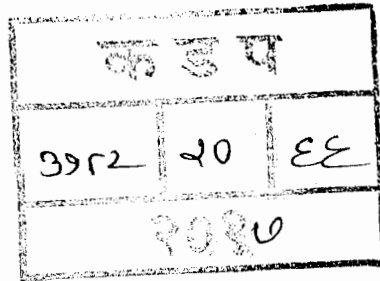
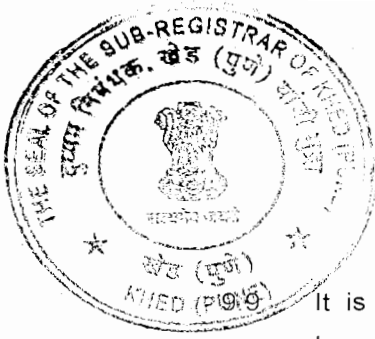


above work. Defects if pointed out during construction should be rectified immediately and proof to be submitted.

9. JOINT REPRESENTATIONS, WARRANTIES AND COVENANTS

Each Party hereby, to the extent applicable to it, represents and warrants as follows:

- 9.1 It is duly organized, validly existing and in good standing under Indian laws.
- 9.2 It has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver and perform its obligations under this Lease Deed
- 9.3 It has all requisite legal power and authority to execute this Lease Deed and to carry out the terms, conditions and provisions hereof.
- 9.4 All permissions/approvals necessary or required for the execution, delivery and performance of its obligations under this Lease Deed have been duly obtained and It is fully authorized to enter into and perform its obligations under this Lease Deed.
- 9.5 This Lease Deed is a valid and binding obligation on the Parties.
- 9.6 The execution and performance of this Lease Deed will not conflict with or constitute a breach or default under any contract or agreement of any kind to which it is a party or any judgment, order, statute, or regulation that is applicable to the Party.
- 9.7 Neither the execution and delivery of this Lease Deed or the consummation of transactions contemplated thereby nor compliance with any of the provisions therein will (i) conflict with or result in any provisions of its incorporation documents, (ii) result in a default (or give rise to any right of termination, cancellation or acceleration or require any consent of any third party) under any of the terms, conditions or provisions of any agreement, lease or other instrument or obligation to a party, (iii) assuming compliance with matter set forth herein, violate any Applicable Laws to which it is bound.
- 9.8 No notice, order or other proceedings are pending or threatened against the Parties, before a court or tribunal of competent jurisdiction in India in respect of carrying out its business or in respect of the Demised Property. Further, there are no circumstances, which would restrict or terminate the continued occupation, use and enjoyment of the Demised Property.



It is hereby acknowledged by the Parties that they have executed this Lease Deed based on and relying upon the aforesaid representations and warranties of each other.

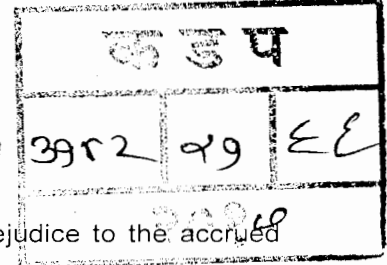
10. EVENTS OF DEFAULT

- 10.1 Unless otherwise excused or permitted under the terms of this Lease Deed, any of the following events shall constitute an immediate Event of Default, unless the Lessee/Lessor shall have cured the same within a period of thirty (30) days of receipt of notice from the Lessor/Lessee:
- 10.2 Failure or refusal by the Lessee/Lessor to perform its material obligations under this Lease Deed.
- 10.3 Any representation or warranty made by the Lessee/Lessor herein is false or misleading in any material respect at the time it was made.
- 10.4 The Lessee defaults in making payment of Monthly Compensation/Lease Charges related to any particular month for a continuous period of 180 (One Hundred Eighty) days from the date it is due.
- 10.5 The Lessee/Lessor being wound up voluntarily or by order of any competent court having jurisdiction;
- 10.6 Any of the events which results in the Lessor right, title and interest under this Lease deed being prejudiced.
- 10.7 The Lessee, its employees or agents carrying on any illegal activities in or from the Demised Property, which after notification by the Lessor has not been rectified by the Lessee within 30 (thirty) days from such notification;

11. TERMINATION

- 11.1 The Lessee/Lessor may terminate this Lease Deed upon occurrence of an Event of Default as provided in Article 10 above, subject to the applicable opportunity to cure, by providing written notice to the Lessee/Lessor.
- 11.2 If the Lessor terminates the Lease Deed, pursuant to an Event of Default, the Lessor shall forfeit the Security Deposit given by the Lessee. The Lessee shall also be liable to pay to the Lessor the cumulative Monthly Compensation/Lease Charges payable for the remaining Lock in Period as damages to the Lessor. The Lessee shall further handover the vacant and peaceful possession of the Demised Premises to the Lessor.

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- 11.3 Termination of this Lease Deed shall be without prejudice to the accrued rights and liabilities of the Lessee/Lessor at the date of termination, unless waived in writing.
- 11.4 After completion of 'Lock in Period' as provided in Article 5.2, the Lessee alone has the option to terminate this Lease Deed on providing written notice of 1 (one) year.

12. UTILITIES

12.1 Building Design/Anti Termite Treatment

- 12.1.1 School building should be designed to resist Earthquake and all structural concrete should be minimum M 20 grade i.e. (I C:1 1/2 S: 3 M) in situ and if Ready Mix Concrete minimum grade should be of M 25. Concrete cube at regular interval to be taken, get it tested with the reputed Institute and its report to be submitted to us for our record
- 12.1.2 Live load carrying capacity of each classroom should be minimum 400kg/sqm and of Library should be minimum of 500 kg/sqm.
- 12.1.3 The Lessor shall provide anti termite treatment to the bottom of the surface and at the sides of the excavated pits and trenches as well as to the top of the surface of plinth filling with 10 years guarantee of requisite bond paper.

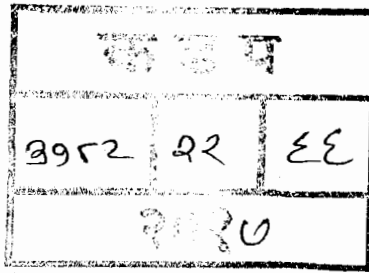
12.1 Electricity and Water Charges

Lessee shall be liable to pay for the electricity and the water consumed by the Lessee in the Demised Premises leased to the Lessee during the Lease Term to the concerned utility companies on their respective due dates as per the bills furnished to the Lessee. The Lessor may help the Lessee in getting concessional rate of electricity and water for school purpose.

12.2 Signage

Subject to all the Applicable Laws, it is agreed between the Parties hereto that only the Lessee shall be entitled to put their name on the building, gates and compound wall during the entire period of the Lease Deed. All taxes, duties, rates, cess, costs and charges relating to the signage payable to the concerned authorities shall be borne by Lessee.

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13 **CHANGE IN OWNERSHIP**

During the Lease Term if a change in ownership of the Demised Premises occurs/happens due to succession, inheritance or change in constitution such as conversion of joint ownership into partnership firm or limited company, the rights of the Lessee under this Lease Deed shall be protected and the Lessee shall enter into a new lease deed with the transferee for the balance period of the Lease Term on the same terms and conditions as set out in this Lease Deed.

14 **INDEMNITY**

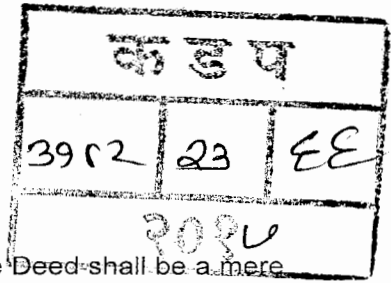
14.1 The Lessor shall not be responsible or liable for any theft, loss, damage or destruction to any property/ belongings of the Lessee. The Lessee shall alone be responsible for the acts of its employees and will indemnify, defend and hold the Lessor harmless from any and all claim, damage or expense arising out of or relating to an act of the Lessee's employee.

14.2 The Lessee shall indemnify and keep indemnified the Lessor against all actions, suits and proceedings and all costs, charges, expenses, losses or damages which may be incurred or suffered by or causes to the Lessor by reason of any breach, default, contravention, non- observance or non-performance by the Lessee of the terms, conditions, agreements and provisions contained in this Lease Deed and on the part of the Lessee to be observed and performed including default or failure on the part of the Lessee to vacate and hand over charge of the Demised Premises to the Lessor on the expiration or earlier determination of this Lease Deed.

14.3 The Lessee shall indemnify the Lessor and make good the losses, if any, incurred by the Lessor, in case any criminal or civil action is instituted by any authority, court, civic body, person etc. on account of any act, deed or things done in contravention of law by the Lessee relating to the Demised Premises.

14.4 **No Tenancy Rights**

Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub tenancy in favour of the Lessee upon or over the Demised Premises or transferring any interest therein in favour of the Lessee, other than the permissive right of use hereby granted. It is further



agreed and understood by the Parties that this Lease Deed shall be a mere lease and there is no intention on the part of the either Party to create a tenancy of the Demised Premises in favour of Lessee and the Lessee expressly assures, represents and confirms to the Lessor that the Lessee has no intention of claiming and shall not at any time claim any tenancy rights in the Demised Premises. The Lessee acknowledges that this Lease Deed is a bare license. It is agreed that by these presents the Lessee does not acquire any right, title and/or interest in the said premises in any manner whatsoever and would occupy the said premises during the currency of this Lease Deed as a mere Lessee.

15 FORCE MAJEURE

The Lessor shall not be responsible for delay or default in the performance of the obligations of the Lessee or a loss caused to the Lessee due to contingencies including but not limited to fire, flood, civil commotion, earthquake, war or strikes. The Lessee shall ensure the prompt payment of Monthly Compensation/Lease Charges and such other charges as may accrue to the Lessee in the event of force majeure.

The Lessee shall ensure that it shall comply with the terms of this Lease Deed without causing any delay or default.

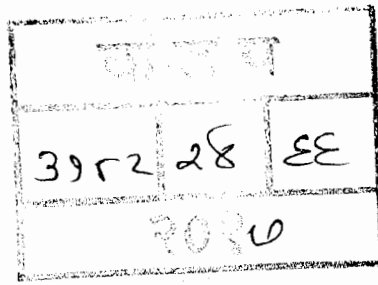
16 GOVERNING LAW

This Lease Deed and the rights and duties of the Parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of India. The Parties agree to subject themselves to the exclusive jurisdiction of the Courts in Mumbai, Maharashtra.

17 ARBITRATION & DISPUTE RESOLUTION

17.1 If any dispute or difference arises between the Parties in connection with the validity, interpretation, or alleged breach of any provision of this Lease Deed ("Disputing Parties"), the Disputing Parties shall endeavour to settle such dispute amicably within 30 (thirty) days thereof. If the Disputing Parties are unable to so resolve the dispute within the said period of 30 (thirty) days, any Disputing Party can refer the dispute to a Sole Arbitrator mutually appointed by the Disputing Parties.

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- 17.2 In the event of the Disputing Parties failing to agree on a Sole Arbitrator, the dispute shall be referred to an Arbitral Panel comprising 3 (three) arbitrators, with the Disputing Parties each appointing one Arbitrator and the two arbitrators so chosen appointing the third arbitrator who shall act as an Umpire.
- 17.3 The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and subsequent amendments thereto. The arbitration proceedings shall take place in Mumbai, India and shall be conducted in English language.
- 17.4 The arbitrator's award shall be a reasoned award and shall be in writing. The arbitrators shall also decide on the costs of the arbitration proceedings.
- 17.5 The provisions of this Article shall survive the termination of this Agreement.
- 17.6 Notwithstanding the existence of any dispute between the Parties, the Parties agree and undertake that pending resolution of any such dispute, the Parties shall continue to perform/ discharge their respective obligations under this Lease Deed.

18 NOTICES

All notices, requests, consent or other communication shall be addressed to the Parties at the addresses noted below or such other address as shall be notified by a Party in writing to the other Parties. All such notices, requests, consent or other communication, unless otherwise specified herein, shall be in writing and may be delivered by hand delivery, post, courier service, email or by facsimile:

To the Lessor at:

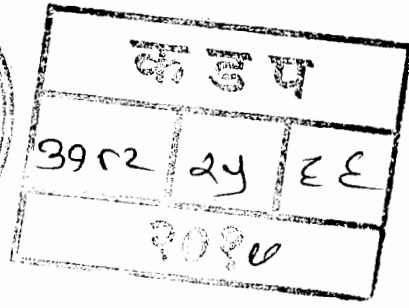
Name: Chandrakant Vinayak Gitte

Address: D-302 Eisha Empire Chintamani Nagar Hadapsar Pune 411025

Fax:.....

Email: vcc18@rediffmail.com

Attention:.....



To the Lessee at:

Name: PODAR CHARITY TRUST

Address: Podar Center, 85, Chamarbaug Post Office Lane,
Dr. Ambedkar Road, Parel, Mumbai 44 0012.

Fax:.....

Email:.....

Attention:.....

19 MISCELLANEOUS

19.1 Amendments

This Lease Deed may not be changed or amended unless such change or amendment shall be in writing and signed by authorized representatives of both Parties.

19.2 Entire Agreement

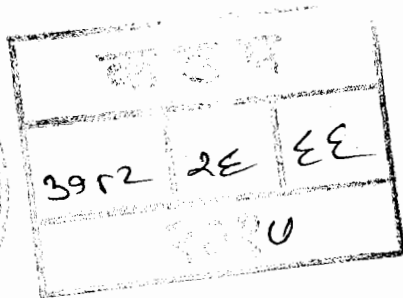
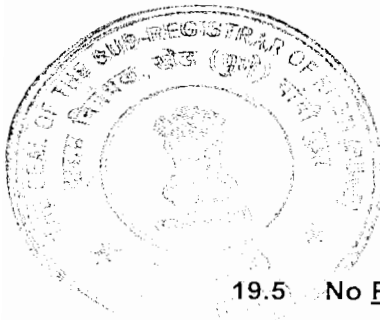
This Lease Deed constitutes the entire agreement between the Parties relating to the subject matter of this Lease Deed and shall supersede all other prior and contemporaneous understandings or agreements, both written and oral, between the Parties relating to the subject matter of this Lease Deed.

19.3 No Waiver

Failure to enforce any right or obligation by any Party with respect to any matter arising in connection with this Lease Deed shall not constitute a waiver as to that matter or any other matter. Any waiver by any Party of its rights with respect to a default under this Lease Deed or with respect to any other matters arising in connection with this Lease Deed must be in writing. Such waiver shall not be deemed a waiver with respect to a subsequent default or other matter.

19.4 Assignment

The Lessee shall not assign, transfer or otherwise dispose of any of its rights or obligations under this Lease Deed, in whole or in part without the prior written consent of the Lessor.



19.5 No Partnership or Agency

This Lease Deed is not intended, and shall not be construed, to create any association, joint venture, agency relationship, partnership, employment relationship or fiduciary relationship between the Lessor and the Lessee or to impose any such obligation or liability upon any of the Lessor and Lessee. No Party shall have any right, power, or authority to enter into any agreement or undertaking for, or act as or be an agent or representative of or otherwise bind, the other Parties. This Lease Deed constitutes the entire arrangement between the Parties relating to the subject matter hereof and all previous agreements, arrangements, understandings are hereby terminated and superseded and shall not survive upon execution of this Indenture.

19.6 Co-operation

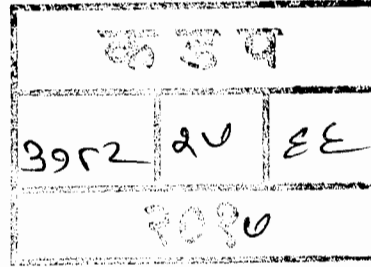
The Parties acknowledge that they are entering into a long-term arrangement in which the co-operation of both of them will be required. If during the Lease Term hereof, changes in the operations, facilities or methods of any Party will materially benefit a Party without detriment to the other Party (in the opinion of such Parties), the Parties commit to each other to make reasonable efforts to cooperate and assist each other in making such change.

19.7 Further Assurances

Upon the receipt of a written request from a Party, each Party shall execute such additional documents, instruments and assurances and take such additional actions as are reasonably necessary and desirable to carry out the terms and intent hereof. No Party shall unreasonably withhold condition or delay its compliance with any reasonable request made pursuant to this Article.

19.8 Counterparts

This Lease Deed may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.



19.9 Severability

If any Clause or paragraph, or part thereof, of this Lease Deed or any Exhibit, Schedule appended hereto or made a part hereof is rendered invalid, ruled illegal by any court of competent jurisdiction, or unenforceable under present or future laws effective during the term of this Lease Deed, then it is the intention of the Parties that the remainder of the Lease Deed, or any document appended hereto or made a part hereof, shall not be affected thereby unless the deletion of such provision shall cause this Lease Deed to become materially adverse to any party in which case the Parties shall negotiate in good faith such changes to the Lease Deed or enter into suitable amendment or supplementary agreements, as will best preserve for the Parties the benefits and obligations of such provision.

19.10 Performance

If by the terms of this Lease Deed, any act would be required to be performed on or within a period ending on a public holiday, then it shall be performed, on or by the immediately preceding Business Day. Time is the essence of the contract.

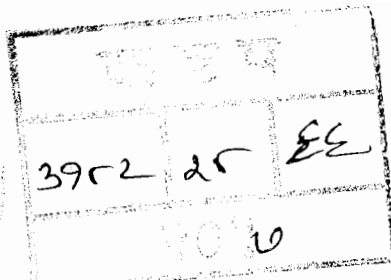
19.11 Expenses related to Lease Deed

19.11.3 The cost of S and registration charges and other incidental expenses in respect of execution and registration of this Lease Deed shall be borne by the Lessor and Lessee in equal proportion.

19.11.4 Each Party shall bear its own costs (including legal costs) incurred in negotiating and execution of this Lease Deed.

19.12 Successors

This Lease Deed shall be binding upon and ensure to the benefit of, each of the Parties hereto and their respective successors.



IN WITNESS WHEREOF the Parties have put their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by

CHANDRAKANT VINAYAK GITTE.



SIGNED AND DELIVERED

by and on behalf of

PODAR CHARITY TRUST

Represented by its Authorized Signatory

Shri Pavan Podar

& through their Power of Attorney Holder

PANDURANG S/O JAGADU PATIL



Witnesses:

1. Name:- APPARAO VAJJANATH LAD

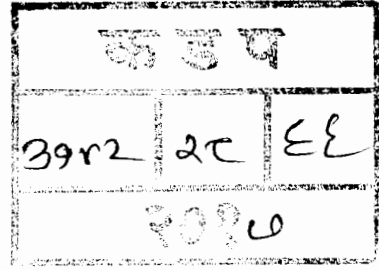
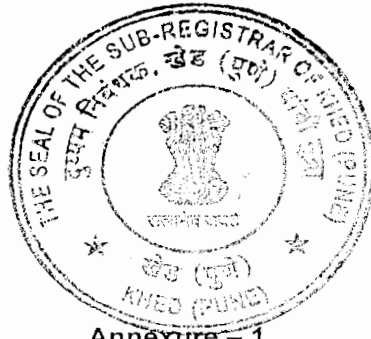
ADD - Ring Road, Bhagyanagar, Ambajogari, Dist. Bid

Signed -

2. Manoj Chandrakant Gitte

Add:- Chatoopati Nagar, Ambajogari

Dist. Bidar



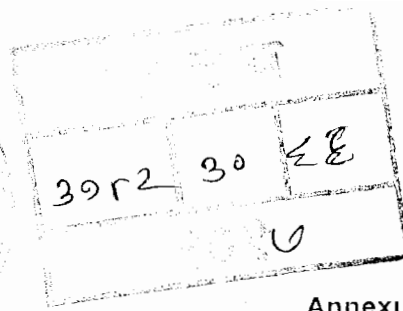
Annexure - 1

Description of the Demised Premises

ALL THAT Piece and Parcel of land parcel of land lying, being and situated at -
piece and parcel forming part of land lying, being situated at Gat No - 86 Rohkal
Chakan- Tal-Khed,Dist-Pune admeasuring 2.5Acre. The aforesaid land is
bounded as under :-

ON THE EAST	-	GAT NO. 80
ON THE WEST	-	GAT NO. 87 AND 88
ON THE NORTH	-	GAT NO. 89 AND 90
ON THE SOUTH	-	GAT NO. 85

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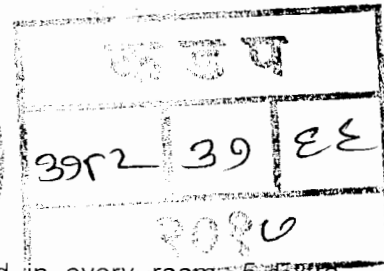
Annexure 2

Building and Ground Specifications (details to be provided as agreed as per specifications)

R.C.C structure of 40000 sq. ft. total carpet area in the 1st phase; 20000 sq. ft. total carpet area in the 2nd phase;

1. Flooring with skirting : Classrooms with fully-vitrified tiles of brand Nitco of shade "Terra Del Fuoco – White Smoke " (600mm x 600mm). Approx. project cost of material Rs 80 per sq ft.
Passages with fully-vitrified tiles of brand Nitco of shade "Terra Del Fuoco – White Smoke " (600mm x 600mm). Approx. project cost of material Rs 80 per sq ft.
During construction, layer of POP to be laid on tiles to prevent scratches.
2. Toilet Areas: I.S.I stamped W.C.'s, urinals with granite partitions and accessories of Jaguar brand with wash basins on granite counters.
Toilet Flooring : fully-vitrified tiles of brand Nitco of shade "Terra Del Fuoco – White Smoke " (600mm x 600mm). Approx. project cost of material Rs 80 per sq ft.
Boys: walls till height of 7 ft to be tiled with Nitco "Cotto Ocean Blue" (300mm x 300mm). Approx. project cost of material Rs 50 per sq ft.
Girls: walls till height of 7 ft to be tiled with Nitco "Jaipur Motj" (300mm x 300mm). Approx. project cost of material Rs 50 per sq ft.
3. Windows: Anodized aluminium three tracks with four sided granite frame and clear glass (6mm) in two tracks and GI mosquito mesh on third track.
4. M.S. window grills of approved design to be provided for all windows.
5. 35 mm Marine flush doors with both sides laminated fixed on 7' x 4' granite frame. Doors will be fitted with Stainless Steel handles, hinges, stopper and external lock only.
6. All floors to have gypsum plaster on ceilings & walls.
7. Walls to be finished with Birla putty & 3 coats of paint.
8. Staircases with granite flooring (with grooving & skirting) and M.S. railing of approved design.
9. Concealed electric wiring with Finolex or Polycab make conduits with I.S.I. make switches of Roma brand. Minimum 10 electrical points per room to be

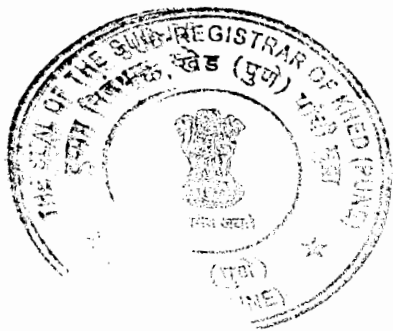
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provided for lights fans, ELCBs to be provided in every room. 5 Extra Electrical points for Speaker System, intercom system, Projector, Computer & CCTV Camera to be provided.

10. 2 Concealed electrical points for air-conditioning to be provided in every room as per drawings.
11. Plumbing water lines and drainage lines to be of "C" class P.V.C. type of Ashirwad brand.
12. Underground water tank of min. 10,000 litres with two compartments and four overhead Syntex water tanks of capacity 2,000 litres each to be provided.
13. Exterior of building to be made as per agreed design and painted with Asian Paints – Apex Exterior 100% Acrylic Emulsion.
Body Area – Brilliant White – Shade Code (0912)
Border Area – Revel – Shade Code (1318)
14. Interior walls (classrooms and passages) to be painted with : Above window sill level - Asian Paints Interior Wall Finish-Lustre of shade Old Lace (0950) , Below window sill level – Asian Oil Paint Shade Barren Oak (8536) , Interior ceilings in shade Classic White (0959)
15. Waterproofing with Brick bat coba treatment to be done on all exposed surfaces and toilets in each phase.
16. Fire Fighting System complete with fire pumps, hydrant valves, hose boxes, hoses, nozzles, fire service inlet and other accessories as per statutory requirements to be provided.
- 7 ft P.C.C. platform to be provided along entire boundary of the building (internal and external boundary).
17. 6-9 inches of Murrum to be provided on ground area and ground to be suitably levelled. 3-4 inches of red soil to be provided and Bermuda/American grass to be planted on entire ground area.
18. Compound wall of approved design and gate of approved design & security cabin of approved design to be provided.
19. Access road of P.C.C. + Paver Blocks from plot gate to building main entrance to be provided.
21. Trees to be planted along compound wall.
22. Generator plinth of appropriate design to be provided.

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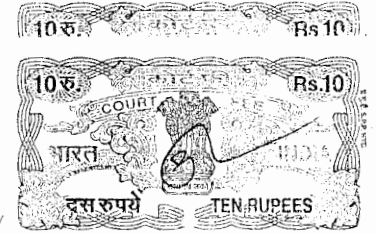
दुय्यम निबंधक : द.नि. खेड

दस्त क्रमांक : 2924/2017

नोंदणी :

Regn.63m

(1) विलेखाचा प्रकार	1) रोहकल
(2) मोददला	30000 6176100
(3) बाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1) सालिकेचे नाव: पुणे इतर वर्णन: इतर माहिती: मा.म.जे.रोहकल येथील जागा नं. 86 क्षेत्र 0 हे 86 आर आकार 1 रु 81 पेस यापैकी लिहून देणार यांची खरेदी मालकी तावे वहीवाटीची असलेली नाव असलेले क्षेत्र 0 हे 42 आर येणेप्रमाणे मिळकत साठेखतावरून खरेदीखत दस्ताचा विषय आहे साठेखत दस्त नं-2528/2017((GAT NUMBER : 86 ;))
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) 0.4200 हेक्टर . आर
(5) क्षेत्रफळ	
(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:-सूदीप सूमेरचंद मेहता वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शांतीनिकेतन कॉलनी, महेंद्र हिल्स जि सिकेंदरबाद आंध्रा प्रदेश हैदराबाद , ब्लॉक नं:-, रोड नं:-, आंध्रा प्रदेश, हैदराबाद. पिन कोड:-500026 पॅन नं:- 2): नाव:-मा.दे. प्रकाश मोतीलाल भनमाळी - - वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मा.नगर खेड पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-410505 पॅन नं:-ADFPB8265Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत विनायक गिते - - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: छत्रपती नगर रिंग रोड ता. अंबेजोगाई, जि विड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, विड. पिन कोड:-431517 पॅन नं:-ABQPG9176N
(9) दस्तऐवज करून दिल्याचा दिनांक	06/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/10/2017
(11) अनुक्रमांक, खंड व पृष्ठ	2924/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	



दुय्यम निबंधक खेड, (पुणे)

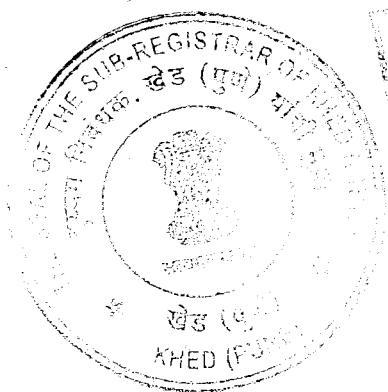
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





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सूची क्र.2

दुय्यम निबंधक : दु.नि. खेड

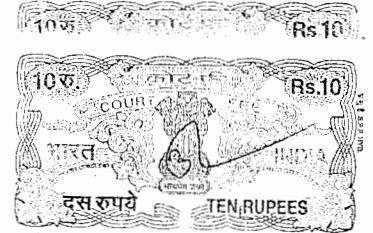
दस्ता क्रमांक : 2925/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) रोहकल

(1) विविधाचा प्रकार	खरेदीखत
(2) सोयदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या द्यादितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4644640
(4) भू-मापन,पोटहिरना व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन : , इतर माहिती: गाव मोजे रोहकल येथिल जमिन ग.नं 86 क्षेत्र 0 हे 86 आर आकार 1 र 81 पैमे यापैकी खरेदी देत असलेले खरेदी मालकी ताबे बहीचाटीचे नावे असलेले क्षेत्र 0 हे 44 आर हा या खरेदीखत दस्ताचा विषय आहे. ((GAT NUMBER : 86 ;))
(5) क्षेत्रफळ	1) 0.4400 हेक्टर . आर
(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:-प्रकाश मोतीलाल भन्साळी वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा.नगर खेड पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-410505 पॅन नं:- ADFPB8265Q 2): नाव:-मा दे- सुदीप सुमेरचंद मेहता - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शांतीनिकेतन कॉलनी,महेंद्र हिल्स मरदपाले इस्ट,सिकुंदराबाद आंध्र प्रदेश हैदराबाद, रोड नं: -, आंध्रा प्रदेश, हैदराबाद. पिन कोड:-500026 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत विनायक गिते - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: छत्रपतीनगर रिंगरोड, आंबेजोगाई, बिड औरंगाबाद , रोड नं: -, महाराष्ट्र, औरंगाबाद. पिन कोड:-431005 पॅन नं:-ABQPG9176N
(9) दस्तऐवज करून दिल्याचा दिनांक	06/10/2017
(10)दस्त नोंदणी केल्याचा दिनांक	06/10/2017
(11)अनुक्रमांक,खंड व पृष्ठ	2925/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

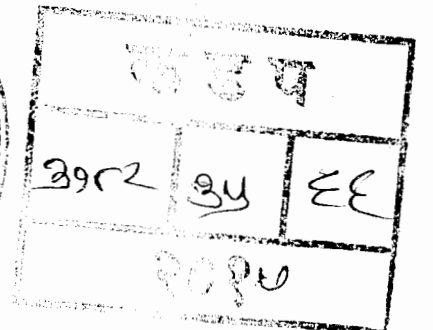
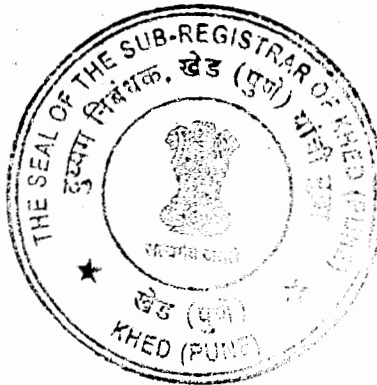


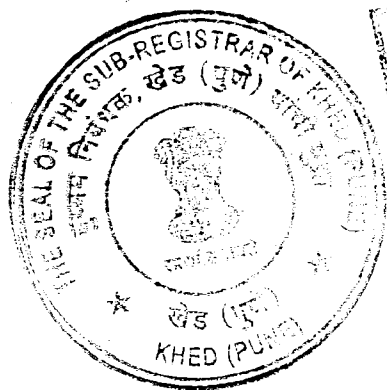
दुय्यम निबंधक (पुणे)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





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सूची क्र.2

दुय्यम निबंधक : दु.नि. खंड

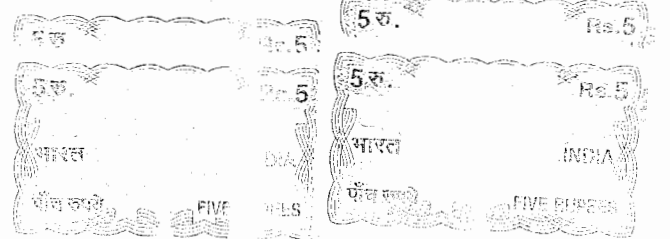
दस्त क्रमांक : 2816/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) रोहकल

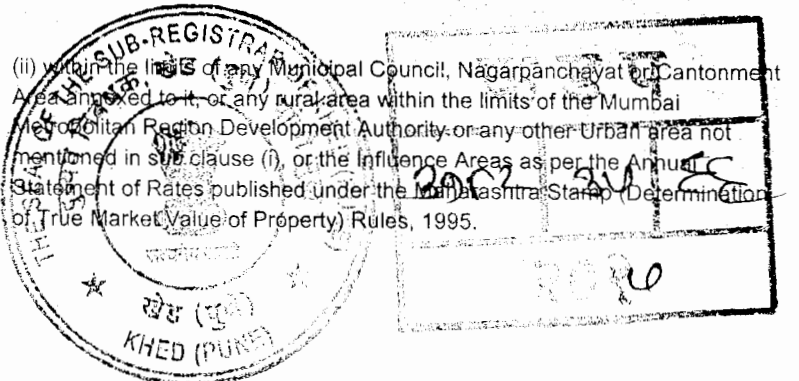
(1) विनोदनाथ प्रकाश	करारनामा
(2) मोठददा	1000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते समुद कराये)	0.0
(4) भू-सापत,पोटाहिरसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे रोहकल,ता.खेड,जि.पुणे येथील जमीन गट नंबर 80/1क क्षेत्र 00 हे. 40 आर आकार 00 रु. 80 पैसे सदर मिळकतीपेकी वहीवाट करणेसाठी रोहकल रोडपासून पुर्वेकडून दक्षिणोत्तर 30 फुटी रस्ता म्हणजेच सदर मिळकतीमधून रोहकल रोडवरून ब्दितीय पक्षकार यांच्या मिळकतीतून रोहकल रस्त्यापासून पुर्व पश्चिम असा जाणारा 9 मिटर रुंदीचा गट नंबर 86 पर्यंत जाणारा जोड रस्ता हा या दस्ताचा विषय आहे.((GAT NUMBER : 80/1क ;))
(5) क्षेत्रफळ	1) 0.4000 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/पिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बिदतीय पक्षकार मे.वॉक्स पॅक इजिनिअरींग कंपनी संस्थेतर्फे भागीदार शिरीप मॅन्युअल पोहूरकर, सुवर्णा शिरीप पोहूरकर, अमित शिरीप पोहूरकर तर्फे नोंदणीकरीना कोटेश्वर टिबर्स संस्थेतर्फे प्रोप्रायटर विश्राम करसन पटेल -- वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मुंबई-पुणे रोड,अल्फा लव्हाल कंपनीसमोर,फुगेवाडी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411012 पॅन नं:-AABFK1359F 2): नाव:-तृतीय पक्षकार-कोटेश्वर टिबर्स संस्थेतर्फे प्रोप्रा विश्राम करसन पटेल -- वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मुंबई-पुणे रोड,अल्फा लव्हाल कंपनीसमोर,फुगेवाडी, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411012 पॅन नं:-AABFK1359F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रथम पक्षकार चंद्रकांत विनायक गिते -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: छत्रपती नगर,रिंग रोड,आंबेजोगाई जि.विड, रोड नं: -, महाराष्ट्र, बीड. पिन कोड:-431517 पॅन नं:-ABQPG9176N
(9) दस्तऐवज करून दिल्याचा दिनांक	28/09/2017
(10)दस्त नोंदणी केल्याचा दिनांक	28/09/2017
(11)अनुक्रमांक,खंड व पृष्ठ	2816/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	50000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	10000
(14)शेरा	



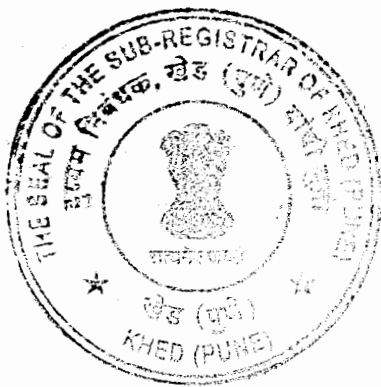
दुय्यम निबंधक खंड, (पुणे)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क निवडलेला



(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub-clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



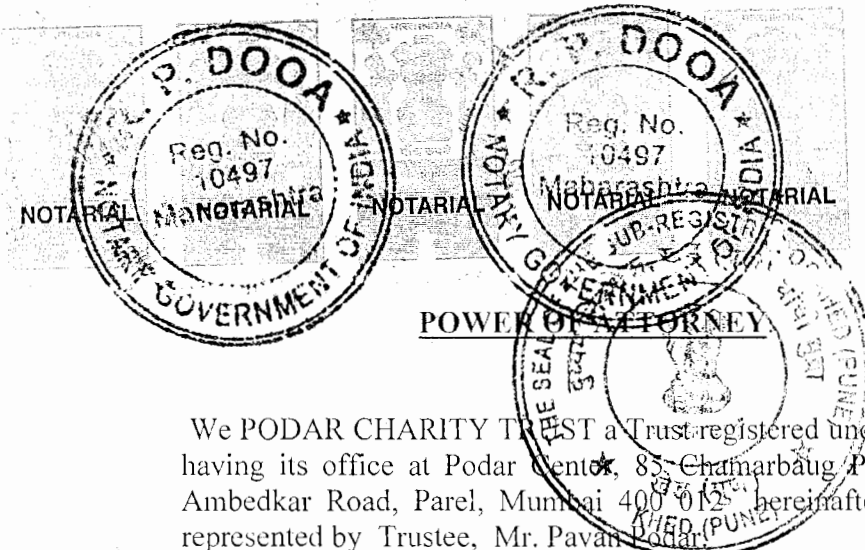
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महाराष्ट्र MAHARASHTRA

2017

SP 094289



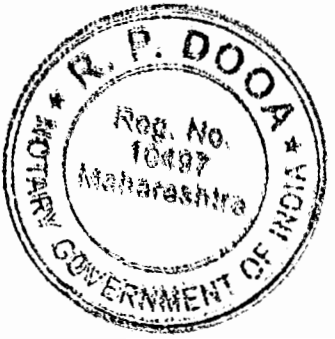
प्रधान मुद्रांक कार्यालय, मुंबई
 प.मु.वि.क्र. ८०००००९
 10 OCT 2017
 सक्षम अधिकारी

श्रीमती. एम. वि. मसूरकर
 3912 3E EE

We PODAR CHARITY TRUST a Trust registered under Bombay Trust Act and having its office at Podar Centre, 85, Chamarbaug Post Office Lane, Off. Dr. Ambedkar Road, Parel, Mumbai 400 012, hereinafter referred to as the trust represented by Trustee, Mr. Pavan Podar.

We are desirous of taking on lease a property owned by Mr.. Chandrakant Vinayak Gitte, residing at D-302 Eisha Empire Chintamani Nagar Hadapsar, Pune 411 025 Maharashtra situated at Survey No.86, Rohkal, Chakan-Khed, Pune, Maharashtra, admeasuring 2.5 Acre land area including building to be constructed.

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 अ.ह.पं.२-१/ANNEXURE - I



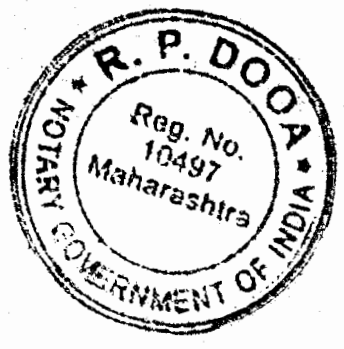
बिना मतपत्रासाठी / Only For Affidavit
 मुद्रांक बिक्री नावची नोंद ब्यो अनु. क./दि.
 (Serial No / Date)

23 OCT 2017

मुद्रांक बिक्री घेणाऱ्याचे नांव व रहिवासी पत्ता
 Stamp Purchaser Name/Place of Residence & Signature

परधानाधारक मुद्रांक विक्रेत्याची सहे
JYOTI P. DOOA
 LSV No. 8000009
 6, Kendaji Bldg. No. 3, Nr. Tata
 Hospital, Parel, Mumbai - 400 012.
 Podar Center
 85, Chamarbaug Post Office Lane,
 Dr. Ambedkar Rd., Parel - East,
 Mumbai - 400 012. Ph - 022 4333 0000

(शासकीय कार्यालय/ न्यायालय/ न्यायालयीन प्रकरणे सारक्यासाठी मुद्रांक बिक्रीची आवश्यकता नाही. शासन आदेश दि. ०१/०७/२००४ नुसार)
 ज्या करारासाठी ज्याने मुद्रांक खरेदी केला त्याने त्याच करारासाठी मुद्रांक खरेदी करतनाचून ६ महिनांत बांधकाम बंधनकारक आहे.



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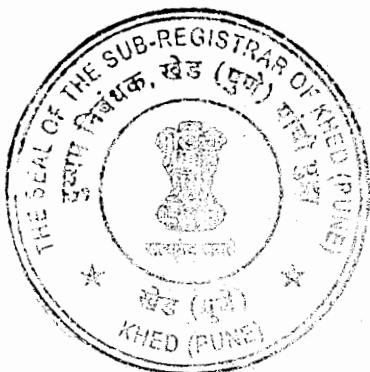
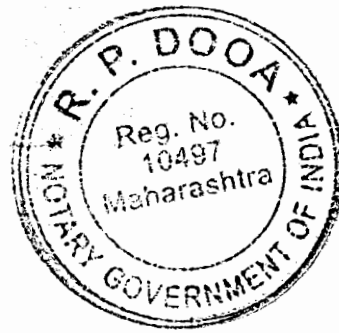
Being personally unable to attend the finalization of the Lease Deed. Agreement and also the formalities and activities thereof we are desirous of appointing some fit and proper person to represent us for the purpose hereinafter set out.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that we the above named Podar Charity Trust be hereby appoint our Purchase Head Mr. P.D. Patil Aged 37 years, residing at B-201 Lakshmi Nagar Co-Op.Hse. Society, Pokaran Road No.3, Vartak Nagar, Thane West-400606, Maharashtra to be our true and lawful attorney in our name and on our behalf.

And on our behalf and our agent to do all or any of the following acts, deeds, matters and things in respect of lease deed agreement registration in respect of aforesaid property known as Survey No.86, Rohkal, Chakan-Khed, Pune, Maharashtra, admeasuring 2.5 acre land area including building to be constructed owned by Mr. Chandrakant Vinayak Gitte, at D-302 Eisha Empire Chintamani Nagar Hadapsar, Pune 411 025, Maharashtra to attend and complete all the formalities necessary for execution of Lease Deed Agreement Registration in our favour by Mr. Chandrakant Vinayak Gitte, in respect of his aforesaid property and to sign all documents before the Sub Registrar and also to complete all registration formalities which may be arise from time to time.

For all purpose mentioned in the preceding paras to write and receive letters and notices and to commence, carry on, prosecute or take actions or all other proceedings touching management of cancellation of aforesaid property lease and for the purpose aforesaid property to declare and affirm plaints, written statements, affidavits, applications, petitions, Memorandum of appeals, applications for execution and other papers and to accept service and defend in suit and other proceedings that may be filed against us and to prosecute the claim to defend in the Court of appeal or original and for the purpose to appear before any judicial or executive officer or officers as occasions shall arise and to perform any other acts, deeds, matters and things as shall be requisite or expedient for the purpose according to law.





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AND WE HEREBY for ourselves and our successors and assigns agree to ratify and confirm all and whatsoever said attorney shall do our purport to do or cause to be done by virtue of these presents.

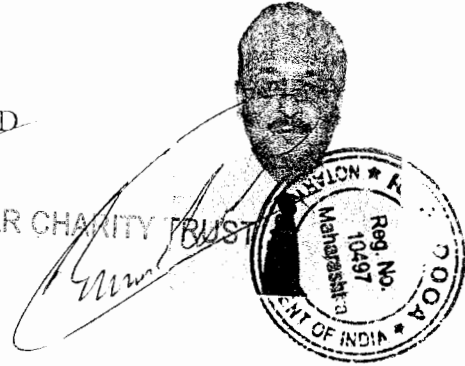
IN WITNESS WHEREOF we have hereunto set our hand at Mumbai aforesaid this 25th day of October 2017.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED Mr. Payan Podar.

In the presence of ...

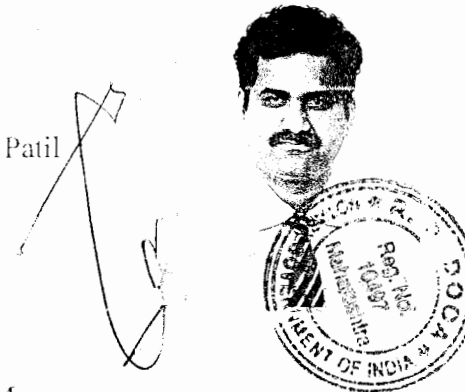
PODAR CHARITY TRUST

Trustee



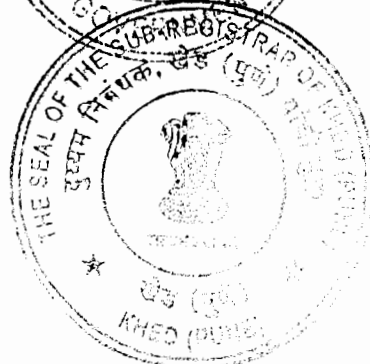
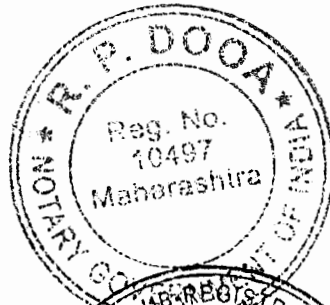
Mr. P. D Patil

Before Me.



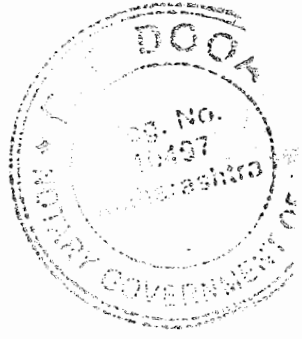
Identified by

Before Me



25/10/17
RAKESH P. DOOA
B.Com., LL.B.
Advocate High Court,
Notary Government of India
8, Kondaji Bldg. No. 3,
Behind Tata Hospital, Parel,
Mumbai - 400 012.

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PODAR CHARITY TRUST

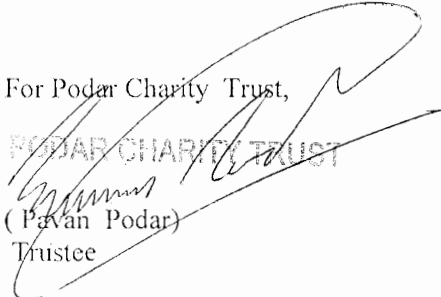
Podar Center, 85 Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai 400 012. Tel: 43330000.

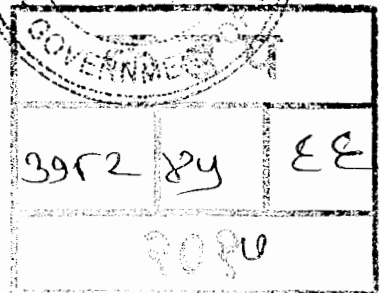
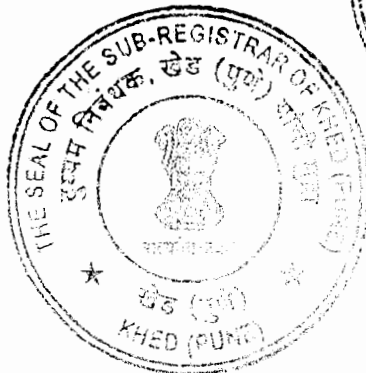
Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Charity Trust held at Podar Center, 85 Chamarbaug Post Office Lane, Off: Dr. Ambedkar Road, Parel, Mumbai 400 012 at 11.00 A.M., on 24th October 2017.

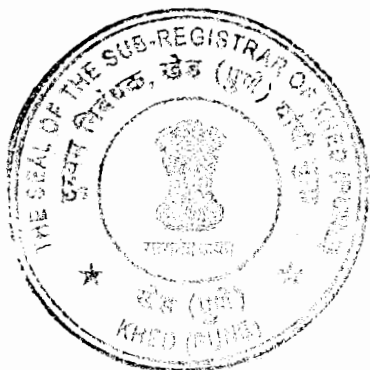
“RESOLVED that a Resolution passed in the Board of Trustees meeting held on 24th October 2017, Tuesday at 11.00 A.M. authorized to Mr. Pavan Podar to give Power of Attorney to Mr. P. D. Patil to attend and sign on behalf of the trustees of the Trust and to attend to the concerned offices and in respect of Lease Deed Agreement Registration of property known as Survey No. 86, Rohkal, Chakan-Khed, Pune, Maharashtra, admeasuring 2.5 Acre land area including building to be constructed owned by Mr. Chandrakant Vinayak Gite, at D-302 Eisha Empire Chintamani Nagar Hadapsar, Pune 411 025 Maharashtra to attend and complete all the formalities necessary for execution of regular Lease Deed Agreement Registration in our favour by Mr. Chandrakant Vinayak Gite in respect of his aforesaid property and to sign all documents before the Sub-Registrar and also to complete all registration formalities which may arise from time to time.”

Sd/-
(CHAIRMAN)

For Podar Charity Trust,


PODAR CHARITY TRUST
(Pavan Podar)
Trustee





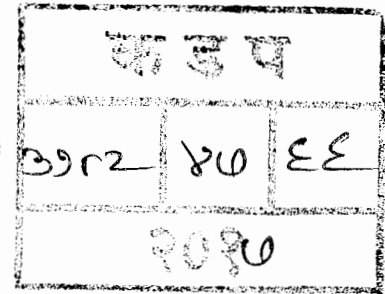
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घोषणापत्र

मी श्री पांडुरंग पाटील याद्वारे घोषित करतो की, मा.दुय्यम निबंधक साो, खेड यांचे कार्यालयात भाडेपट्ट या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

पोदार चारीटी ट्रस्ट तर्फे श्री.पवन पोदार यांनी दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीसाठी सादर केला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असल्याने उपरोक्त कृती करण्यास मी पुर्णपणे सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास अधिनियम १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहिल याची मला पुर्णपणे जाणीव आहे.

दिनांक:- २७/१०/२०१७



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27/10/2017

कुलमुखत्यार धारकाची सही



சுப ரிஜிஸ்ட்ரார்	
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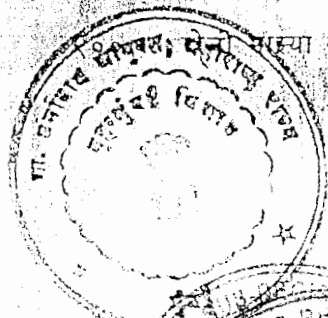
नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये Gen. Mumbai Regn. Mumbai येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव Podar Charity Trust

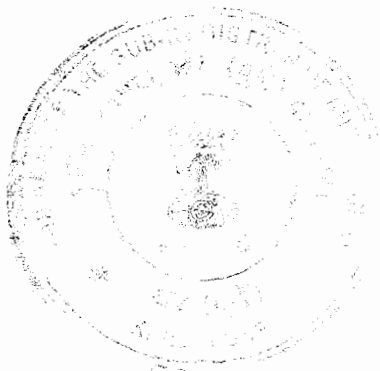
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक E3466 (M)
Pavan Kumar. Ge. Podar यांस प्रमाणपत्र दिले.

आज दिनांक
शिवका



१०/०७/१५
परीक्षक भगवान आर्युक्त
पब्लिक रिजिस्ट्रार, मुंबई

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आयकर विभाग
 INCOME TAX DEPARTMENT
 PODAR CHARITY TRUST

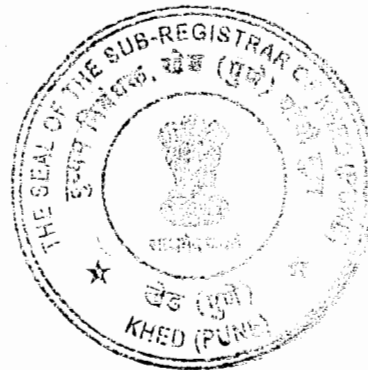
भारत सरकार
 GOVT. OF INDIA

04/02/2015

Permanent Account Number:

AACTP8343B

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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
| महाराष्ट्र जमीन महसुल अधिकारी अभिलेख आणि नोंदवहया (तयार करणे व ठेवणे) नियम, १९६१ यातील नियम १० |

गाव :- रोहकल

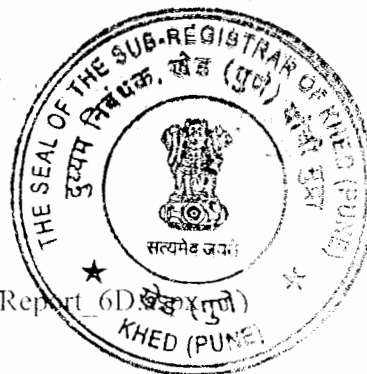
तालुका :- खेड

जिल्हा :- पुणे

नोंदीचा अनुक्रमांक	संयादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकार्याचे नाव, आद्याक्षरी व शिरा
921	नोंदीचा प्रकार : खरेदी फेरफाराचा दिनांक : 11/10/2017 माहिती मिळालेचा दिनांक :- 11/10/2017 लिहून देणार :- सुदीप सुमेरचंद मेहता, (खाता क्र.233), क्षेत्र 0.4200 हे.आर.चौ.मी पेकी 0.4200 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी यांचे गट क्रमांक/सर्व्हे क्रमांक 86 हे त्यांनी मान्यता देणार - प्रकाश मोतीलाल भन्साळी. लिहून घेणार:- चंद्रकांत विनायक गिते, (खाता क्र. :-442) 0.4200 हे.आर.चौ.मी पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी यांना दुसऱ्याम निबंधक खेड यांचेकडील दस्त क्रमांक 2924 दिनांक 06/10/2017 प्रमाणे रक्कम रुपये 6130000 घेऊन खरेदी दिलेने अपत्रक वरून खरेदी घेणार यांचे नावे दाखल केले. हितसंबंधितांना नोटीस बजावल्याचा दि. 12/10/2017 फेरफार नोंद निर्गतीचा दि. (एम. एम. चोरमले) तलाठी फेरफार कक्ष रोहकल साझा ता. खेड जि. पुणे	86 एकूण :- 1	मंडळ :- ता. : खेड जि. : पुणे दि. :

2 OCT 2017

गाव कामगार तालाठी
पी.जे. रोहकल, ता. खेड, जि. पुणे



क ड प		
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गाव नमुना ६
 फेरफार नोंदवही (फेरफार पत्रक)
 [महाराष्ट्र जमीन महसुल अधिकारी अभिलेख आणि नोंदवह्या (तयार करणे व ठेवणे) नियम, १९७१ यातील नियम ९०]

गाव :- रोहकल

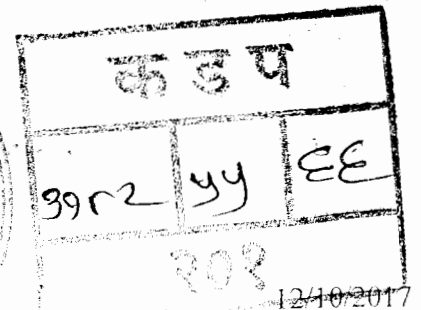
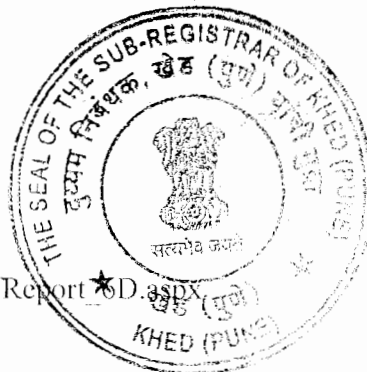
तालुका :- खेड

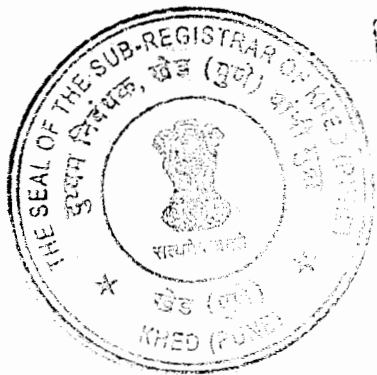
जिल्हा :- पुणे

नोदीचा अनुक्रमांक	रुपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आदर्याक्षरी व शारा
922	<p>नोदीचा प्रकार:- खरेदी माहिती मिळालेचा दिनांक:- 04/10/2017 फेरफाराचा दिनांक:- 12/10/2017 लिहून देणार:- प्रकाश मोतीलाल भन्साळी रा. रोहकल(खाता क्रमांक296) यांचे गट/सर्व्हे क्रमांक86, लागवडीयोग्य क्षेत्र 0.4400 हे.आर.चौ.मी पैकी लागवडीयोग्य क्षेत्र 0.4400 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी हे त्यांनी लिहून घेणार : चंद्रकांत विनायक गिते , (खाता क्रमांक :-442)गट/सर्व्हे क्रमांक 86 लागवडीयोग्य क्षेत्र 0.4400 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी यांना दुय्यम निबंधक खेड जिल्हा पुणे यांचेकडील खरेदी दस्त क्रमांक 2925 दिनांक 06/10/2017 प्रमाणे रक्कम रुपये 6000000 घेऊन खरेदी दिली.सबब खरेदी घेणा-याचे नाव गाव नमुना नं. 7/12 वर दाखल केले. हितसंबंधितांना नोटीस बजावल्याचा दि. 12/10/2017 फेरफार नोंद निर्गतीचा दि.</p> <p>(एम. एम. चोरमले) तलाठी रोहकल साझा ता. खेड जि. पुणे</p>	<p>86 एकूण :- 1</p>	<p>मंडळ :- ता.: खेड जि.: पुणे दि.:</p>

2 OCT 2017

गाव कामगार तलाठी
 मीजे, रोहकल, ता. खेड, जि. पुणे





कडप
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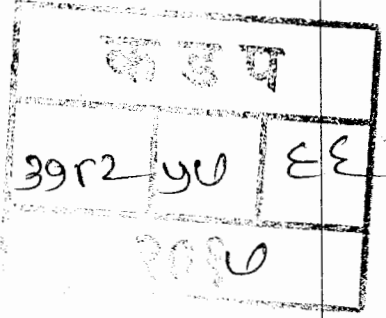
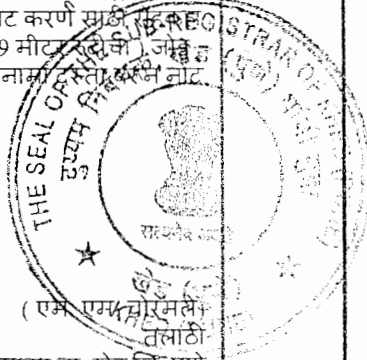
गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवह्या (तयार करणे व ठेवणे) नियम, १९७१ चातील नियम १०]

गाव :- रोहकल

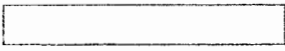
तालुका :- खेड

जिल्हा :- पुणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकार्याचे नाव, आदर्याक्षरी व शिरो
११९	नोंदीचा प्रकार : खरेदी फेरफाराचा दिनांक : 05/10/2017 माहिती मिळालेचा दिनांक :- 05/10/2017रि- एन्ट्री - करून पुन्हा नोंद घालण्यात आल्याने खरेदी हा नोंदीचा प्रकार लक्षात न घेता इतर फेरफार हा नोंदीचा प्रकार लक्षात घ्यावा. नोंदीचा प्रकार : इतर फेरफार फेरफाराचा दिनांक : 04/10/2017 माहिती मिळालेचा दिनांक :- 03/10/2017 चंद्रकांत विनायक गिते यांनी गट नं 80/1क क्षेत्र 0.40 आर आकार 0.80 पै या जमिनी मधून वहिवाट करणेसाठी रोहकल रोडपासून पूर्वे कडून पश्चिमेकडे 30 फुटी रस्ता (9 मीटर रुंदीचा) गट नं 86 पर्यंत जाणाऱ्या जोड रस्त्या करिता दि. 28/09/17 रोजी दस्त क्र 2816/2017 नुसार मे. बॉक्स पॅक इंजिनिअरिंग कंपनी संस्थे तर्फे आगीदार शिरीष मॅन्युअल पोहरकर, सुवर्णा शिरीष पोहरकर, अमित शिरीष पोहरकर तर्फे नोंदणीकरिता कोटेश्वर टिबर्स संस्थे तर्फे प्रोप्रायटर विश्राम कारसन पटेल व कोटेश्वर टिबर्स संस्थे तर्फे प्रोप्रायटर विश्राम कारसन पटेल यांज कडून र रु 1000000 मोबदला देऊन करारनामा करून घेतला. त्यावरून नोंद करून गट नं 80/1क च्या 7/12 च्या इतर हक्कात " या गटातून चंद्रकांत विनायक गिते यांस गट नं 86 पर्यंत वहिवाट करणे साठी रोडपासून पूर्वे कडून पश्चिमेकडे 30 फुटी (9 मीटर रुंदीचा) जोड रस्ता " असा शिरो दाखल केला असे. करारनामा दस्तान नोंद करून दफ्तरी दाखल असे. हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि.	80/1/क एकूण :- 1	मंडळ :- ता. : खेड जि. : पुणे दि. :

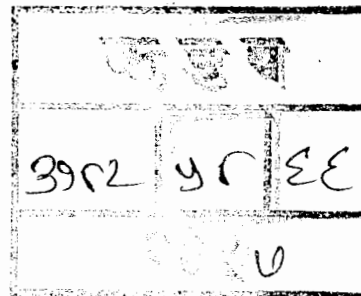
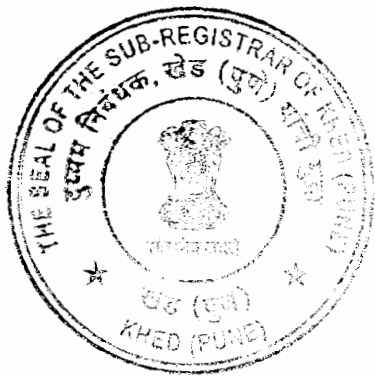


ता ०५/१०/२०१७



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गाव कार्यगार तलाठी
बीजे. रोहकल, ता. खेड, जि. पुणे



गा. सं. १६८८७
 ता. १०/०१/२०१८

भूमापन क्रमांक	भूमापन प्रमाणपत्राचा अभिलेख	भूमापना पत्राची प्रत	मौज्याच्या नाव	खाते क्रमांक
२६	शोणवटादार का-१		१ ३ १५२ २३२ ४०५ ३२९ २५२ ४४०	१६६
संस्थापक अधिकारी			सुदीप सुमोहन प्रेमना ६४४ ५६६	सुद्धाचे नाव
उपाययोजना क्र.	एक्टर	जवा	विजयकुमार मोतीदास मन्साकी मो ०१४४ ६४४	इतर अधिकारी
	०	२६		१ १० १५३ ५६५ ५९२
एवढा	०	२६	प्रशा मोतीदास मन्साकी मो ०१४४ जा ०१६३ ७९६	कुळांक ६३११ अद्ये
संपन्न (अ)	-	-		वैधानिक घात ५६६
संपन्न (ब)	-	-		एच.डी. रम. स्त्री बँक ग्राहक मॅड गार्ड रोड पुणे गुरुवार ३००००००० मन्सा मन्साकी २५१
अधिकारी	१	१		सीमा आणि भूमापन चिन्हे
मुद्री किंवा निष्पत्ती	१	१		



गा. सं. १६८८७ (मि. सं. १००००००)

(भूमापन प्रमाणपत्राचा अभिलेख, आ. सं. १००००००, जमीन मालकी, नगर कर व सुविधीत ठरवणे) नियम, १९७१ यातील नियम २९

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विभागातील सर्वोच्च अधिकारी									
क्र.	नाम	पदा	पदा	पदा	पदा	पदा	पदा	पदा	पदा
११	२	२							
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१३	१	१							
१४	१	१							
१५	१	१							

३९२	५६	६६

गाव समुदाय वसति

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		हे. आ.	हे. आ.		हे. आ.	हे. आ.			हे. आ.	हे. आ.		हे. आ.	
०००५													
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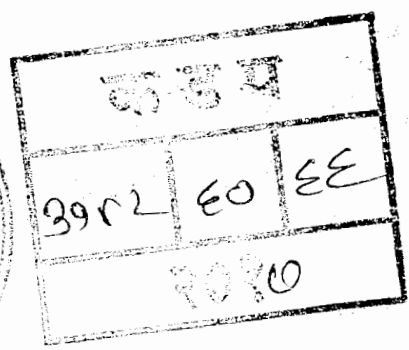
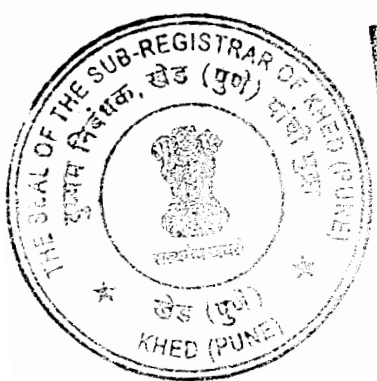
"हा ७/१२ दि. २३/१०/२०१५ पर्यंत अद्ययावत आहे."

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03 OCT 2015

(Signature)

गाव समुदाय वसति



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATKAR AKSHAY NARAYAN

NARAYAN SATKAR

30/06/1993

Permanent Account Number

GKQPS3684J

Signature



19112015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

APPARAV VAJENATH LAD

VAIJENATH RAMDHAN LAD

28/03/1989

Permanent Account Number
A:JNPL5242M

Signature



16100012

भारत सरकार
GOVERNMENT OF INDIA

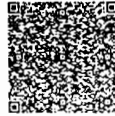


चंद्रकांत विनायकराव गिते

Chandrakant Vinayakrao
Gite

जन्म तारीख/ DOB: 20/10/1955

पुरुष / MALE



2943 2857 5744

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRAKANT VINAYAK GITE

VINAYAK SOPANRAO GITE

20/10/1955

Permanent Account Number

ABQPG9176N

Signature



02112013

भारत सरकार
GOVERNMENT OF INDIA

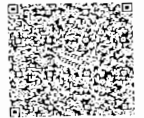


मनोज चंद्रकांत गिते

Manoj Chandrakant Gite

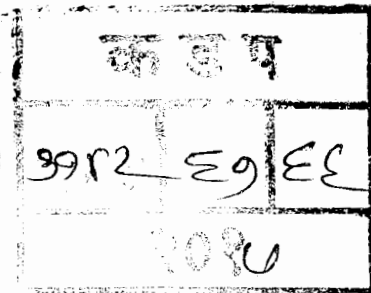
जन्म तारीख/DOB: 28/07/1987

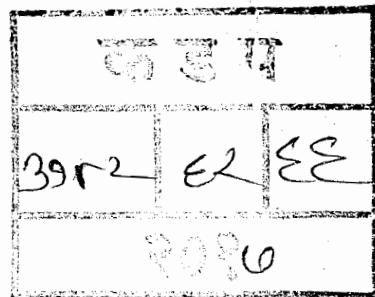
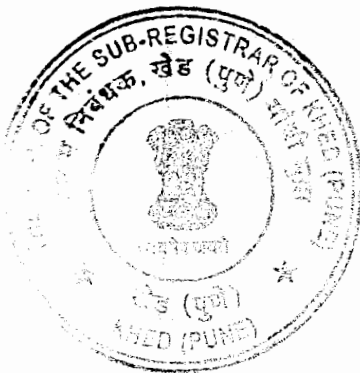
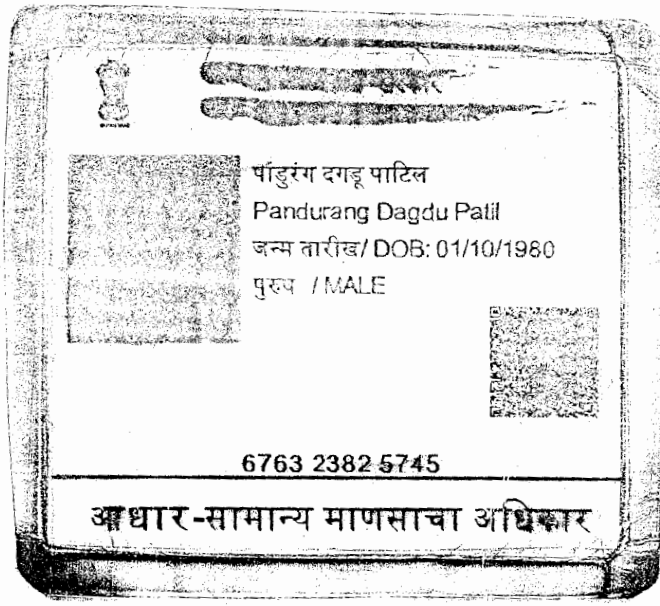
पुरुष Male



3414 5591 6040

आधार - सामान्य माणसाचा अधिकार

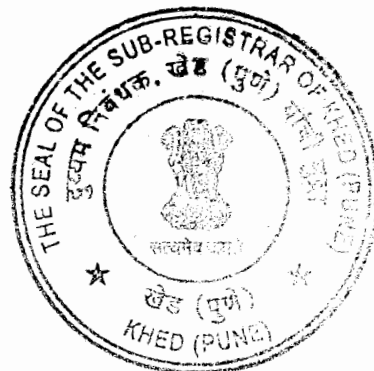




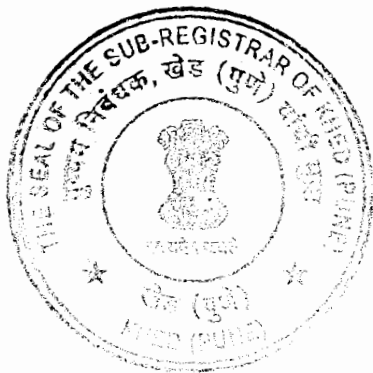
PANDURANG D PATIL
 DAGADU BALU PATIL
 01/10/1980
 Permanent Account Number
 ALUPP2816J



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क ड प	
391243	६६
२०१७	



क ड प		
3912	६४	६६
२०१०		



शुक्रवार, 27 ऑक्टोबर 2017 2:51 म.नं.

दस्त गोषवारा भाग-1

कडप ६५ ६६
दस्त क्रमांक: 3182/2017

दस्त क्रमांक: कडप /3182/2017

वाजार मूल्य: रु. 12,27,60,000/- मोबदला: रु. 90,00,000/-

भरलेले मुद्रांक शुल्क: रु.55,24,200/-

दु. नि. मह. दु. नि. कडप यांचे कार्यालयात

पावती:4690

पावती दिनांक: 27/10/2017

अ. क्र. 3182 वर दि.27-10-2017

सादरकरणाचे नाव: पोदार चारीटी ट्रस्ट तर्फे पवन पोदार
मार्फत कु.सू.धारक पांडुरंग दगडू पाटील --

संज्ञी 2:36 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृथांची संख्या: 57

दस्त हजर करणाऱ्याची सही:

एकूण: 31140.00

S.R.Khed
दुय्यम निबंधक खेड, (पुणे)कमी पडलेली पाने फी रु..२६०.....
पावती क्र.६५७०२..अन्वये वसुल.

दुय्यम निबंधक खेड, (पुणे)

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्र. 1 27 / 10 / 2017 02 : 36 : 25 PM ची वेळ: (सादरीकरण)

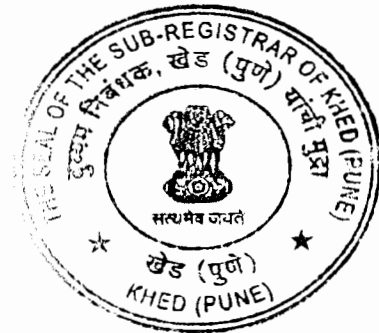
शिक्का क्र. 2 27 / 10 / 2017 02 : 37 : 14 PM ची वेळ: (फी)

- प्रतिज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण वस्तुसंबंधी निष्पादक व्यक्ती साक्षीदार व्यक्ती, ओळखीच्या व्यक्ती व त्यांचे दस्ता सोबत जोडलेले जोडलेले कागदपत्रांची संपूर्ण व खरीबत जोडलेली कागदपत्रांची संपूर्ण व खरीबत, वैधता, कायदेशीर बाबीं दस्त निष्पादक व साक्षी देणार यांनी संपत्ती व खात्री केली आहे. परिष्कार या बाबत काही कायदेशीर बाब निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आम्ही स्विकारली आहे.

घेणार

देणार





27/10/2017 2 53:31 PM

दस्त गोपवारा भाग-2

 कडप **EE/EE**
 दस्त क्रमांक:3182/2017

दस्त क्रमांक :कडप/3182/2017

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पोदार चारीटी ट्रस्ट तर्फे पवन पोदार मार्फत कु.भू.धारक पांडुरंग दगडू पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मीनगर,को.आॅप.हौसिंग सोसायटी,वर्तकनगर,ठाणे, रोड नं: -, महाराष्ट्र, ठाणे, पिन नंबर:	भाडेकरू वय :-37 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:चंद्रकांत विनायक गिते - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: डी-302,चिंतामणी नगर,हडपसर,पुणे, रोड नं: -, महाराष्ट्र, पुणे, पिन नंबर:	मालक वय :-62 स्वाक्षरी:- <i>[Signature]</i>		

बरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्षा क्र.3 ची वेळ:27 / 10 / 2017 02 : 38 : 27 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोज चंद्रकांत गिते - - वय:29 पत्ता:आंबेजोगाई, जि.त्रिड पिन कोड:410505	स्वाक्षरी <i>[Signature]</i>		
2	नाव:अक्षय नारायण सातकर - - वय:25 पत्ता:राजगुरुनगर, ता.खेड, जि.पुणे पिन कोड:410505	स्वाक्षरी <i>[Signature]</i>		

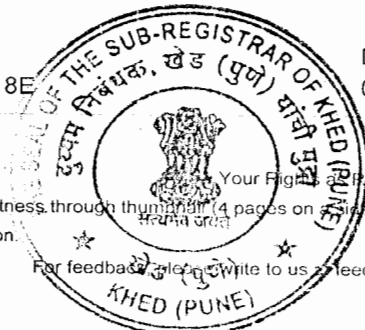
शिक्षा क्र.4 ची वेळ:27 / 10 / 2017 02 : 39 : 03 PM

शिक्षा क्र.5 ची वेळ:27 / 10 / 2017 02 : 39 : 18 PM नोंदणी पुस्तक 1 मध्ये

[Signature]
दय्यम निबंधक खेड, (पुणे)
 EPayment Details.

प्रमाणित करणेत येते की, सदर
 दस्तामध्ये एकुण **EE** पाने
 आहेत.

 sr. Epayment Number
 1 MH006624082201718E

 Defacement No. **खेड (पुणे)**
 0003698263201718
 पहिले पुस्तक

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 2. Get print immediately after registration.

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3182 /2017

[Signature]
दय्यम निबंधक खेड (पुणे)
 दिनांक : 20 / 10 / 2017