



Friday, July 20, 2012

5:14:38 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

गावाचे नं. नारायणगांव पावती क्र. : 2510
 दस्तऐवजाचा अनुक्रमांक नरग - 02485 - 2012 दिनांक 20/07/2012
 दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: ज्ञानदा एज्युकेशन सोसा. नारायणगांव हयांचे प्राधिकृत म्हणून अतुल
 वल्लभ बेनके (लेसी) - -

नोंदणी फी	: -	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	: -	400.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)		30400.00

बाजार मुल्य: 4424500 रु. मोबदला: 4427500 रु.

भरलेले मुद्रांक शुल्क: 177100 रु.

देयकाचा प्रकार : डीडी/घनाकर्षा

बँकेचे नाव व पत्ता: BOI;

डीडी/घनाकर्ष क्रमांक: 080517

7/2012

नोंदिस फी	: -	0.00
मोजणी फी	: -	0.00
सेवा फी (सेतू सोसायटी रु.20 + एजन्सी रु.50 + जादा-प्रत @ रु.2)	: -	0.00
RPAD फी देण्या-याच्या पक्षकाराची संख्या (0x 50रु.)	: -	0.00
		0.00

एकूण रु. 30400.00

आपणास हा दस्त अंदाजे 5:29PM ह्या वेळेस मिळेल

दुय्यम निबंधक

नारायणगाव

कृपया कार्यालयाच्या बाहेर जातांना खालील कागदपत्रे मिळाल्याची खात्री करावी

1 मूळ दस्त

2 सुची क्रमांक दोनची प्रत

3 पावती

4 फेर फार सुचनापत्राची आदयप्रत

5 मोजणीची प्रतिक्षा क्रमांक



दस्तक्रमांक व वर्ष: 2485/2012

Friday, July 20, 2012

5:16:39 PM

दुय्यम निबंधक: नारायणगाव

नोंदणी 63 म.

Regn. 63 m.e.

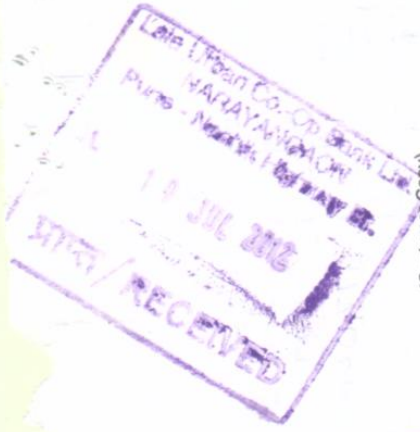
सूची क्र. दोन INDEX NO. II

गावाचे नाव : नारायणगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो किंवा पट्टेदार ते नमूद करावे) मोबदला रु. 4,427,500.00
बा.भा. रु. 4,424,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 319/1 वर्णन: गाव ग्रा.पं. कसबे नारायणगांव येथील शेतजमिन वि.नं. 9.9. सुचना 29 प्रमाणे
स.नं. 319/1 क्षेत्र 2 हे 48 आर + ख 0 हे 03 आर आकार 4 रु. 81 पैसे पै समा. लेसर यांचे आहे ते क्षेत्र त्यांचे खरेदी मालकीचे दक्षिणेचे 0 हे 90 आर आकार 1 रु. 75 पैसे पै समा. खालील क्षेत्र 0 हे 80 आर आकार 1 रु. 55 पैसे अशी मिळकत शेतजमिन
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अमित वल्लभ बेनके (लेसर) - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नारायणगांव; तालुका: जुन्नर; पिन: -; पॅन नम्बर: ANKPB2227M .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) ज्ञानदा एज्युकेशन सोसा.नारायणगांव हयांचे प्राधिकृत म्हणुन अतुल वल्लभ बेनके (लेसी) - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नारायणगांव; तालुका: जुन्नर; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 19/07/2012
- (8) नोंदणीचा 20/07/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 2485 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 177100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



असल वरहुकुम नक्कल
दुय्यम निबंधक, श्रेणी-१
नारायणगांव



Lala Urban Co-op Bank Ltd.,
 (Customer Copy)
 Fulisundar Super Market, Narayangaon, Pin No. 410 504.
 Ph. No. (02132) 242148, 242548
 Govt. of Mah. General Stamp Office Licence No. D-5STP(V)C.R. 1081/01/10 583-87/10 of 19-04-2010

Date: 19.7.12
 Franking Value Rs. 177,100/-
 (Stamp Duty)
 Service Charge Rs. 12
 (Incl. Tax)
 Total Rs. 177,112
 Name of stamp duty paying party: Dnyanada education society

Cash/DD/PO/Respond No., if any
 Drawn on Bank
 Branch
 Cheq. No. 1961
 Franking No. 16031
 Tran ID
 Cashier/Officer

नरग
2825/2092
9120



For Lala Urban Co-op Bank Ltd.
 21912 + Vikal
 19/7/2012

Authorized Signatories

प्रॉक नरग न्यूमोलाईट मलिन काली प्रॉक केसा.
 मुख्यम निबंधक, सेजी-१
 नारायणगाव, (कुणे)

दुयम निबंधक नंवर : 16031
 तशीचा मुनिक नंवर : 2825
 दरतारवजाचे वर्णन : शुद्ध कालेनाम
 निकसीचे वर्णन : शुद्ध कालेनाम
 मोबदला रकम : 4427500/-
 घेणाऱ्याचे नांव : शुद्ध कालेनाम
 देणाऱ्याचे नांव : शुद्ध कालेनाम
 मुद्रांक शुल्क भरणाऱ्याचे नांव : शुद्ध कालेनाम
 मुद्रांक शुल्क रकम : 177100/-
 प्राधिकृत अधिकार्याची स्वाक्षी : [Signature]

LEASE AGREEMENT

(प्रभाव विधे) सुचना 2e प्रो

THIS LEASE AGREEMENT made at Narayangaon Tal. Junnar Dist. Pune on this Thurs 19 Wednesday of 19 July in the year Two Thousand and Twelve

Calculation for Stamp duty: $4875,000 \times 2.0\% = 4387500$
 + security dep = 40,000

1.0% of above value i.e. Rs. $4427500 \times 1\% = 44275$
 = (177100/-) =

Calculation for Registration fee: = 30,000/- maximum =

BETWEEN

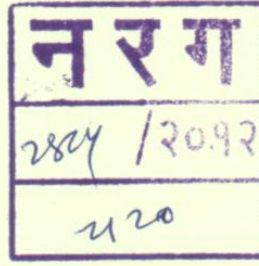
DNYANADA EDUCATION SOCIETY, a Trust incorporated under the Bombay Public Trust Act, 1951, Registration number **E-5323 (P)** having its office at Kukadi Irrigation Colony Narayangaon tal. Junnar Dist. Pune, hereinafter

[Signature]
[Signature]

LALA URBAN CO-OP BANK LTD
 REGIONAL SUPER MARKET
 NARAYANGAON, TAL. JUNNAR
 DIST. MUNI-410504

भारत 21961
 160301
 R.01777100/- P.86972
 2010 000 50000000 000 200 2000
 17-17

INDIA
 SPECIAL ADDRESSIVE
 JUL 19 2012
 महाराष्ट्र



referred to as the “Lessee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor/s in business and permitted assigns) of the one part.

(PAN NO. Applied for ,provisional No 090843715)

through Authorised Signatory **Mr Atul Vallabh Benake** Age 32 years

Occupation Agriculture R/0 Narayangaon Tal
Junnar Dist Pune

And

Mr.Amit Vallabh Benke Age 29 years Occupation Agriculture

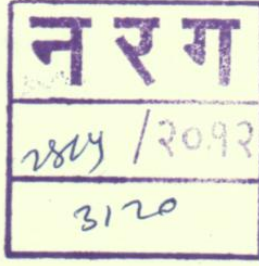
A/p Narayangaon Tal.Junnar Dist.Pune hereinafter referred to as “Lesser (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor/s in business and assigns) of the other part.

(PAN NO.ANKPB2227M)

WHEREAS :

- a) The Lesser is the owner as per 7/12 Extract and is otherwise well and sufficiently entitled to the said premises more particularly described in the Schedule-I here under written.
- b) The Lessee, being in need of suitable premises for carrying out its Educational activities has approached the Lesser, for grant of a lease for use and occupation of the said Leased Premises more particularly described in Schedule I for a period of **33 years** beginning from **1st June 2012** (hereinafter referred to as “Commencement Date”) and ending on **31st May 2045** (hereinafter referred to as “Lease Period”) which the Lesser has agreed to do upon the terms and condition hereinafter appearing.
- c) The parties relying upon the representation and statements of each other and based on their respective assurances on early determination or expiry of the Lease Period (as defined later) have agreed that the Lessee will use and occupy the Leased Premises for the Lease Period and on the mutually agreed terms and conditions set out herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:



1. Grant:

The Lesser hereby grants to the Lessee, the Lease and the permission to use and occupy the Leased Premises more particularly described in the Schedule I only for educational purpose & allied purpose

2. Tenure:

The Lesser has agreed to grant the Lease to the Lessee for the use and Occupation of the said Leased Premises more particularly described in Schedule I on the Lease basis for the period 33 years, commencing from **1st June 2012** and ending on **31st MAY 2045** (both days inclusive).

3. Lease Fees:

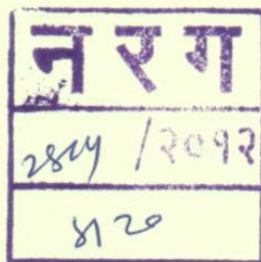
(a) The Lessee shall pay to Lesser Lease fees throughout the Lease period payable on 1st of every English calendar month for that by cross cheque in favour of Mr.Amit Vallabh Benke in the manner mentioned below for the use and occupation of the said Leased Premises.

(b) The Lessee shall pay a nominal Lease fees for the said Leased Premises more particularly described in schedule I which is as under:-

I For the period of 1st June 2012 upto 31st May 2013 the Lessee shall pay to the Lesser a Lease Fees of Rs.10,000/- per month with an interest free refundable deposit of Rs.40,000/-(Hereinafter referred to as Security Deposit)

(c) That the monthly rent of the Leased Premises more particularly described in Schedule I will be escalated every year by **10%** after the period of commencement of Lease period

4. Possession:



The Lesser has handed over possession of the Leased premises more particularly described in Schedule I to the Lessee on 1st June 2012.

5. Security Deposit:

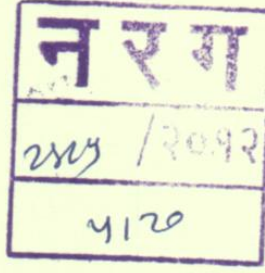
a) The Lessee has agreed the "Security Deposit" as mentioned in para 3(b) shall remain with the Lesser throughout the lease period of the Lease agreement or its sooner termination. The said Security Deposit shall be deposited by the Lessee with the Lesser on the Lesser handing over possession of the Leased Premises to the Lessee for carrying out fitouts.

b) The said Security Deposit shall be refundable by Lesser to the Lessee at the time of handing over of the physical possession of the said Premises mentioned in Schedule I by the Lessee to Lesser simultaneously. In the event the Lesser fails to refund the Security Deposit on the termination or sooner determination of this agreement and the Lessee is willing to hand over the vacant and peaceful possession of the Leased Premises to the Lesser, then such circumstances, the Lessee shall be entitled to retain the said Leased Premises without payment of any Lease fees till such time the amount of Security Deposit is refunded and shall also be entitle to claim interest @18% p.a. on such unpaid Security Deposit from the date of termination and/or sooner determination of this Agreement till the date of refund of the Security Deposit. However, this is without prejudice to the other rights and remedies available to the Lessee under law for the recovery of the Security Deposit.

If any monthly bills (such as electricity / maintenance etc.) agreed to be paid by the Lessee under this Agreement , are not received or not paid or no proof of payment thereof is furnished by the Lessee at the time of soqner determination or expiry of this agreement, The Lesser is entitled to retain an amount equivalent to previous month's bills.

6. Lock-in Period:

Save and except as mentioned in clause 13 (Termination), the Lessee and the Lesser hereby agree and confirm that this Lease Agreement is for a lock-in Period during the period of 1st June 2012 upto 31st May 2045 for the Leased premises more particularly described in Schedule I (herein after referred to as the "Lock- in period").



7. Lesser's covenant:

The Lesser hereby represents to and covenants with the Lessee as follows:-

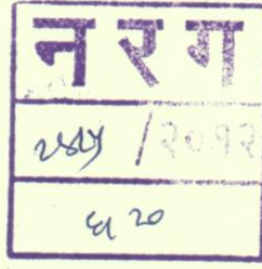
- a) The Lesser has full right and absolute authority to grant the Lease of the Leased Premises to the Lessee.
- b) The Lesser shall not commit any act, deed, matter or thing during the Lease Period, whereby the Lesser's right to grant the Lease or the Lessee's right to use the Leased Premises, is jeopardized, affected or rendered void.
- c) The Lessee shall be solely responsible for and shall pay all dues such property taxes, duties, levies and/or charges in respect to the Leased Premises during the tenure of this agreement. In the event the same are not paid then the Lesser shall intimate the Lessee to pay such statutory dues and the Lessee shall take all reasonable steps to pay the same.

8. Outgoings:-

- (a) The Lessee may, at its own costs and expenses, obtain any additional electricity connection from MSEB/MSED Co.Ltd. for the entire Lease Period and pay directly to MSEB/MSED Co.Ltd. the bills raised by them. The Lessee shall provide the photocopy of all the bills towards electricity bills to the Lesser after making the payments of the said bills every month.
- (b) The Lessee may, at its own, costs, expenses and maintenance, install DG sets and AC units for its power back up subject to norms and regulation of the Society.

9. Right to Inspect and repair:

The Lesser, its architects, contractors, agents and officers responsible for supervising and maintaining the Leased Premises shall be entitled to enter upon the Leased Premises for inspecting the same on any days except weekly offs and public holidays by giving reasonable notice in writing to the



Lessee, without any hindrance/objection from the Lessee or their executives or employees occupying/using the Leased Premises

10. Right to Sub-Conduct, Sub-let, sub-lease, lease etc:-

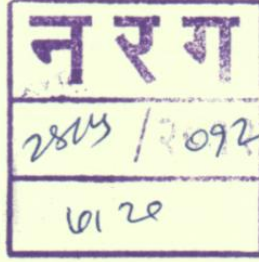
The Lessee shall have right to display, promote, advertise educational institutes, in the manner and the style as it may decide to do so by Lesser, however subject to the terms of the agreement of the Lease.

The Lessee shall not be entitled to, in any manner, sell, encumber or assign its right under this LA to any party or person. The Lessee shall sub-let, relate or part-let the said premises and also sub-lease.

11. Declaration and covenants of the Lessee:

The Lessee hereby covenants declares and confirms with the Lesser as follows:-

- a) To pay the lease fees and the amounts payable by it here under, regularly and punctually as provided here in above;
- b) To obtain its own connection for its telecommunication, telephones and other utilities costs and punctually pay the necessary charges/costs during the lease period and Lesser grant NOC here with for all such application, deed , documents as may be necessary;
- c) To use the leased premises for the purpose of carrying on its educational activities and
- d) To bring in their own security guards for the security of the Leased Premises and pay them the necessary charges in respect there to ;
- e) Not to bring or stored in the Leased Premises any combustible material or other dangerous things which may jeopardize the safety of the Leased Premises
- f) Its shall be the responsibility of the Lessee at its own cost to obtain all Leases and permission required from various authorities , Govt. / municipal bodies and to comply with all applicable laws and regulation for performing educational activities from the Leased Premises



- g) Lessee is entitled to carry out construction work of educational bldg the nature of tiling work, Interior work, false ceiling work, furniture work, ducting work , air-conditioning units , generator systems etc. at its own costs and expenses and the Lessee and is entitled to take away the same while vacating the Leased Premises
- h) On the expiry of the Leased Period or early determination hereof , to vacate and hand over vacant peaceful possession of Leased Premises to the Lesser by removing themselves , their employees and their belongings from the Leased Premises
- i) All taxes including the increments their of, other than the taxes relating to the said Premise and increments thereof , shall be borne by the Lessee

12. Exclusivity:

The Lessee shall use and occupy the Leased Premises as mentioned in Schedule I for educational purpose as a mere Lessee only and the Lessee shall not claim any right, title and /or interest of any nature whatsoever in the said Leased Premises or any part thereof and by virtue of the said agreement or by conducting business by Lessee in said Leased Premises the Lessee do not acquire any tenancy right over the said Leased Premises . The Lessee should not create any relation as owner and tenant in respect of the said premises under Maharashtra Rent Control Act

13. Termination on Default:

The Lesser shall have the right to terminate this agreement by giving three (3) months prior return notice to the Lessee on default of terms and conditions of the present agreement

If the Leased fee agreed herein becomes due and payable by the Lessee to the Lesser for consecutive three months then the Lesser is entitled to terminate this agreement after giving fifteen days written notice to make payment of the defaulted license fee along with interest @ 18% P.A. from the respective due dates. If the Lessee fails to make the defaulted license fee with interest as aforesaid the Lesser is entitled to adjust the outstanding amount from the security deposit and is also entitled to settle the arrears to be paid to any govt.



organization, MSEB etc. The Lessee shall on the expiry or earlier determination of this Leased agreement be entitled to remove from the said Leased Premises all its furniture and fixture equipment and / or appliances that may have been brought in and / or installed there in by Lessee.

The present agreement can be terminated on mutual consent of both the parties.

14. Access to Leased Premises:

The Lesser shall allow to the Lessee for Leased Premises more particularly described in Schedule I during the Leased Period and the Lessee hereby irrevocably agrees for the same and under takes and not to raise any objection whatsoever so long as the free entry and exit of the vehicles of the Lessee and its employees is not restricted.

15. Amendment and modification;

The parties hereto agree that any variation revision or amendment of any of the terms or provisions hereof shall not be valid or binding upon the parties, unless the same is recorded by the parties hereto in writing.

16. Notices:

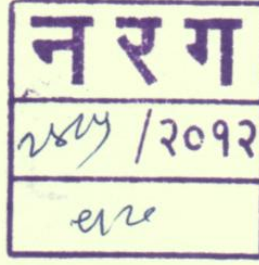
All notices, requests, consents or other communications required or permitted to be given under this agreement shall be in writing and may be hand delivered or sent by Regis.post or speed post with acknowledgment due at the addresses mentioned herein above. Any fax, notice E-mail, letters sent to the Lessee by the Lesser at the Leased Premises shall be considered as a proper service on the Lessee.

17. Service tax:

If made applicable, service tax payable on the lease fee shall be born by the Lessee.

18. Stamp duty & Registration charges:

The Stamp duty & Registration charges on this agreement shall be borne and paid by the Lessee.



19. Sale of premises:

In the event the Lesser intending to sale or dispose of the Leased Premises during the tenure of this agreement the Lesser shall inform the same in writing to the Lessee at least thirty(30) days prior to the sale agreement and the Lesser shall ensured that the new owner shall be abide by all the terms and conditions of this agreement Lessee without any interruption of possession of the Lessee.

20. Arbitration:

In case any disputes and differences arising out of this agreement between the Lesser and the Lessee, the same shall be settled ,as far as possible, failing which the same shall be referred to arbitration of Sole Arbitrator to be appointed by the parties mutually as per the provisions of Arbitration and Conciliation Act 1996 as applicable from time to time. The venue for arbitration shall be Pune and the proceedings shall be conducted in English.

21. The Lesser will not be liable for any dues of state/central government taxes such as Sales Tax, VAT, Professional Tax, Income Tax, and any other taxes arising due to educational activities carried in above premises by the Lessee.

22. Jurisdiction:

The Civil Court of the Pune shall have exclusive jurisdiction in case any dispute arises between the Lesser and the Lessee in respect of the Leased Premises.

(This Lease deed is of agricultural land if Lessee wants to convert the use they can do the same.)

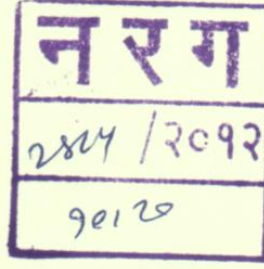
SCHEDULE I

Dist Pune Sub_Dist Narayangaon Tal Junnar With in the limits of village office Narayangaon & Sub Registrar Narayangaon in name of Mr.Amit Vallabh Benke

A/P Narayangaon tal.Junnar Dist.Pune lying & being at Narayangaon (and Property)
Agricultural land Property

[Handwritten signatures and initials in blue ink]

[Handwritten signature in blue ink]



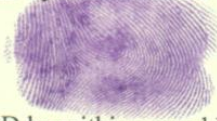
S.No.	Area		Rs.	Ps.	East	South	West	North
	H	R						
319/1	2 Kh	48 03	4	81				
Out of Lesser's Land south side special permission for sale deed allotted sale deed No 164/ 2011 date 11-1-2011 copy attached herewith								
	0	90	1	75	318/3	319/2	318/4	319/1 outof
Out of land property described below land property								
	0	80	1	55	318/3	319/2	319/1 out of	319/1 outof

Along with all easement rights

IN THE WITNESS WHEREOF the parties hereto have set and subscribed their hand the day and year first hereinabove written.

SIGNED AND DELIVERED by within named Lesser


Mr. Amit Vallabh Benke



SIGNED AND DELIVERED by within named Lessee


DNYANADA EDUCATION SOCIETY, represented by i


Mr. Atul Vallabh Benake

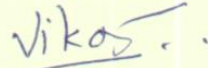
Authorized Signatory



In the presence of WITNESS (1)


Braashant Kashinath Behrate
Narayanganj

In the presence of WITNESS (2)


Vikas Dilip Lathi
1195, Rhandarkar Road,
Pune

गा. न. नं. ७अ

गा. न. नं. १२

१.	२.	३.	४.	पिकावरील क्षेत्र									ग्राम व पिकात्म निकषयोगी अला सन्नितांचा तपशील		१६	१७		
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र			प्रकार	क्षेत्र				
				मिश्र पिकांचा संकेतांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
२०११ २०१२	२५	-	२०	-														

२०५
२१४६

२०५
०१०२

न र ग
२४५ / २०१२
१२२०



अस्सल उतारा दिला.

सुजित ना.गाव

वतसाठी चलाठी
मीजे-नारायणनाव, ता. जुमर,
वि. पुणे

गावचा नमुना नं. ७, ७ अ, व १२

शिवका

गाव नरग २०१२०१०१५

तालुका जूनर

२०१२

भूमापन कमाल गट क्रमांक	हि.क्रं.	धारणा प्रकार	गा. न. न. क्र. ७	खाते क्रमांक
375	9	[ब्लॉक]	मालकाचे नाव	कुळाचे नाव खंड
भू. मा. क्रमांक स्थानिक नाव	मो. १२७१९		जगदिश मारुड सावेत	इनर अधिकार.
लागवडी योग्य	हेक्टर	आर	24334	मो. गोक सो 22534
जिरायत	2.85		अमित वल्लभ लेनके	29300 23907 95953
बागायत			सेम ०१९० आ. ११५५ पेसे	इतर अधिकार
भातशेती			38348	पुनर्वसन क्वॉटिंग संपादन
एकूण	2.85			सेम नं. माट 9147 29349
पो. ख. वर्ग (अ)				मिमाजी, सेम दादाभाऊ
वर्ग (ब)				मधुका & किशन लुकाराम
एकूण	2.49			मोडु शोच्या विलीन सोडेपाणी
आकार	रुपये	पैसे		२. मो. थामट्टे ४५ पेसे
जुडीं अथवा विशेष प्रकार	४	६९		लिस्स 22462
पाण्याबाबत				आकाश जयदु गोस्कर
एकूण	४	६९		मा. क. वाडें श्री लोखंड

न र ग
2804/2092
99120



मोडु शोच्या विलीन सोडेपाणी
२. मो. थामट्टे ४५ पेसे
लिस्स 22462
आकाश जयदु गोस्कर
मा. क. वाडें श्री लोखंड
जिजा माडु
विलीन सोडेपाणी
मोडु शोच्या विलीन सोडेपाणी
२. मो. थामट्टे ४५ पेसे
लिस्स 22462



Dnyanada Education Society's

Bloomingdale International**S C H O O L****Imparting Global Education****Affiliated to ICSE, New Delhi**

Irrigation Colony, Narayangaon. Tel: 02132-243300, Mob.: 9665344110

Hon. Mr. Vallabh Benke
President**Mr. Atul Benke** B.E.(Civil)
Exe. President**Prof. Panjab Kathe**
Secretary M.Sc. (Maths) B.Ed.

Ref. No.

Date : / /

To: Whomsoever this may concern.

Sub: In the meeting of Board of Trustees, dated 7th June 2012 following resolution is passed.

Resolution No. 1:

It is unanimously Resolved and accepted to rent the land, for educational purposes of Dnyanada Education Society's 'Bloomingdale International School', from Mr Amit Vallabh Benke, R/o Narayangaon Tal-Junnar, Dist-Pune, for a period of 33 years.

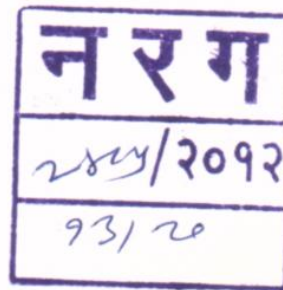
The said Land is admeasuring, 0 Hectare 80 R, Situated at survey no 319/1, at post Narayangaon, Tal-Junnar, Dist-Pune.

It is further Resolved that Monthly rent to be Rs 10000/- becoming due on 1st date of each English calendar month, and interest free refundable deposit being Rs 40000/-. The Monthly Rent will be escalated by 10% after each calendar year. Trust will occupy the said land from 1st June 2012 and rent will start from 1st August 2012.

It is further Resolved that Executive President Mr. Atul Vallabh Benke is authorized to sign on Lease Agreement & related documents on behalf of the trust, and to complete all legal formalities.

Mr. Atul Vallabh Benke
(Executive President)

Mr. Prof. Panjab Kathe
(Secretary)



04E

[विशेष-ध.अ./मुं.सा.वि./२म.]



नोंदणी प्रमाणपत्र

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

सार्वजनिक विश्वस्तव्यवस्थेचे नाव: पुणे इन्फोर्मेशन कॉम्प्युटेशन सोसायटी
मुंबई सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक: ५३२३ (P) पुणे

श्री. अनुप व वल्लभ बेनके, यांस प्रमाणपत्र दिले.

आज दिनांक २६/०६/२०१२ रोजी माझ्या सहीनिशी दिले.

शिकका



सही: [Signature]
पदनाम: वर्माविधि उप-आयुक्त
पुणे विभाग, पुणे

ATTESTED
V. B. NADHE
B.com.L.L.B.
ADVOCATE & NOTARY
UNION OF INDIA



न र ग
२४५/२०१२
१४२०



TRUE COPY

[Signature]
श्री. अन्वर चाँद पटेल
विशेष कार्यकारी अधिकारी
नारायणांच, ता. जुन्नर, जि. पुणे

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

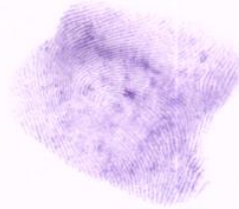
ATUL VALLABH BENKE
VALLABH DATTATRAYA BENKE

23/07/1980
Permanent Account Number
AGIPB9603Q

[Signature]
Signature



जेसी
[Signature]
जामना (ज्यू लोका)



न र ग

२६५/२०१२

१५१२



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT VALLABH BENKE
VALLABH DATTATRAYA BENKE

12/07/1983
Permanent Account Number
ANKPB2227M

[Signature]
Signature



जेसी डेसर

जामना जामना 10/10/10

[Signature]



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GUNJAL SANTOSH DATTATRAY

DATTATRAY BABURAO GUNJAL

01/11/1985
Permanent Account Number
AVUPG8663L


Signature



0-002070

~~अप्ला~~





न र ग
2847/2092
१६ २०





भारत निवडणूक आयोग
Election Commission of India
ओळखपत्र
IDENTITY CARD

FTV2322683



मतदाराचे नांव : उमेश काशिनाथ कांबळे
Elector's Name : Umesh Kashinath Kamble
वडीलाचे नांव : काशिनाथ कांबळे
Father's Name : Kashinath Kamble
लिंग : पुरुष Sex : M
1/1/2006 रोजी वय : 31
Age as on 1/1/2006

अभिलेख
Umesh

FTV2322683

पत्ता : 72अ, तेली बुधवार, तेळीबुधवार, खलीलपुरा,
कागदीवाडा, गणेश पेठ,

गाव : जुन्नर
तालुका : जुन्नर
जिल्हा : पुणे- 410502

Address : 72A, Teli Budhwar, Telibudhavar, Khalilapura,
Kagadivada, Ganesh P

Village : Junnar
Taluka : Junnar
District : Pune- 410502

अभिलेख

महदार न्यायी अधिकारी
240-जुन्नर विधानसभा मतदारसंघा कारिता

Electoral Registration Officer
For 240-Junnar Assembly Constituency



स्थळ : खेड
Place : khed

दिनांक/Date : 03/06/2007

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयुक्त (अभिलेख) येईल.
This card may be used as an Identity Card under
different Government Schemes 83/245

न र ग
2824/2092
96120



न र ग
 2822 / 2092
 2012



बैंक ऑफ इंडिया बैंक OF INDIA 000759
 नारायणांगण शाखा - 443664 (NARAYANGAON)
 NARAYANGAON BRANCH (NARAYANGAON)
 नारायणांगण, जिल्हा नरयणांगण, जिल्हा नरयणांगण

बाणे जाने पत्ता **व्याजपेय**

वॉल्यूम नंबर **30,000-00**

19-07-2012

मिती 19-07-2012

पहला अंकी FIRST RUPEE DIGIT

10. रुपये THIRTY THOUSAND ONLY
 या उक्ते मादेश पर OR ORDER
 रु. 30,000-00
 द्यूयाम निबन्धक नारायणांगण

न माडू DO NOT FOLD

DUYAM NIBANDHAK NARAYANGAON DATE

FOR VALUE RECEIVED
 बने बैंक ऑफ इंडिया For BANK OF INDIA

मार्. नं. 0605
 डी.डी. नं. 80517

ए. नं. RECON CODE
 अल्फा NRG

बैंक ऑफ इंडिया BANK OF INDIA
 JUNNAR

0604
 म. को / RECON CODE

47000759

अधिकृत हस्ताक्षरित Authorised Signatory

NRG 0000 3000



20/07/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

नरग

दस्त क्र 2485/2012





5:16:09 pm

नारायणगाव

१५२०

दस्त क्रमांक : 2485/2012

दस्तोचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ज्ञानदा एज्युकेशन सोसा.नारायणगाव हयाचे प्राधिकृत म्हणुन अतुल वल्लभ बेनके (लेसी) - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: नारायणगाव	लिहून घेणार वय 32 सही	 37585 - 124941	
2	नाव: अमित वल्लभ बेनके (लेसर) - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: नारायणगाव तालुका: जुन्नर पिन: - पॅन नम्बर: ANKPB2227M	लिहून देणार वय 29 सही	 37585 - 124942	





दस्त गोषवारा भाग - 2

नरग
दस्त क्रमांक (2485/2012)
2012

दस्त क्र. [नरग-2485-2012] चा गोषवारा
बाजार मूल्य :4424500 मोबदला 4427500 भरलेले मुद्रांक शुल्क : 177100

दस्त हजर केल्याचा दिनांक :20/07/2012 05:11 PM
निष्पादनाचा दिनांक : 19/07/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :36) भाडेपट्टा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/07/2012 05:11 PM
शिकका क्र. 2 ची वेळ : (फ्री) 20/07/2012 05:14 PM
शिकका क्र. 3 ची वेळ : (कबुली) 20/07/2012 05:15 PM
शिकका क्र. 4 ची वेळ : (ओळख) 20/07/2012 05:15 PM

दस्त नोंद केल्याचा दिनांक : 20/07/2012 05:16 PM

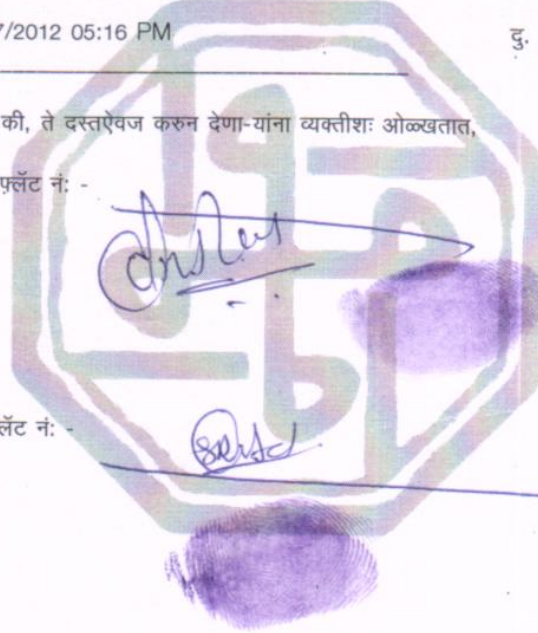
ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) उमेश काशिनाथ कांबळे - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:तेली बुधवारपेट
तालुका: जुन्नर
पिन: -

2) संतोष दत्तात्रय गुंजाळ - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:वारुळवाडी
तालुका: जुन्नर
पिन: -



पावती क्र.:2510 दिनांक:20/07/2012
पावतीचे वर्णन
नांव: ज्ञानदा एज्युकेशन सोसा.नारायणगांव हयांचे
प्राधिकृत म्हणुन अतुल वल्लभ बेनके (लेसी) - -
30000 :नोंदणी फी
400 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30400: एकूण

दु. निबंधकाची सही, नारायणगाव



मुद्रांक शुल्क: सवलत :.

दु. निबंधकाची सही
नारायणगाव

प्रमाणित करण्यात येते की, या दस्तास
एकूण ----- पावे आहेत.

दुय्यम निबंधक, नारायणगांव

पहिले नंबरचे बुकाचे
----- नवरी नोंदला.

दुय्यम निबंधक, नारायणगांव
तारीख ----- माहे ----- सन २०१०

