

329/6688

पावती

Original/Duplicate

Wednesday, May 09, 2018

नोंदणी क्र.: 39M

3:03 PM

Regn.: 39M

पावती क्र.: 7187 दिनांक: 09/05/2018

गावाचे नाव: फुरसुंगी

दस्तऐवजाचा अनुक्रमांक: हवल11-6688-2018

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1940.00

पृष्ठांची संख्या: 97

एकूण:

रु. 31940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:05 PM ह्या वेळेस मिळेल.

 सह दुय्यम निबधक, हवेली-11

बाजार मुल्य: रु. 106500000/-

मोबदला रु. 5907000/-

भरलेले मुद्रांक शुल्क : रु. 4793000/-

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

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH001187035201819S दिनांक: 09/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1940/-



09/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 6688/2018

नोदंणी :

Regn:63m

गावाचे नाव : फुरसुंगी

- | | |
|--|--|
| (1) विलेखाचा प्रकार | अॅग्रीमेंट टू लीज |
| (2) मोबदला | 5907000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 106500000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन :; इतर माहिती: विभाग नं 27.1(दर 40040/- प्रती चौ मी) गाव मौजे फुरसुंगी येथील सर्वे नं 214/2/1, 214/2/2, 214/2/7, 214/2/8, 214/2/9, 220/2+3+4/1, 220/2+3+4/2, 220/2+3+4/3, 221/1बी/1/1, 221/1बी/1/2, 221/1बी/2, 221/1ए/1, 221/1ए/2, 221/2ए/2/1, 221/1डी/1, 221/2ए/2/2, व 221/1सी पॅकी ऍमेनिटी स्पेस यांसी एकुण क्षेत्र 23,030.91 चौ मी पॅकी ऍमेनिटी स्पेस प्लॉट नं बी यांसी क्षेत्र 9,903.54 चौ मी पॅकी या दस्ताचा विषय असलेले क्षेत्र 7,462.42 चौ मी म्हणजेच 80,325 चौ फुट या मिळकतीवर बांधण्यात येणा-या शाळा इमारतीमधील दोन्ही विंग मधील तळ मजला यांसी बिल्टअप क्षेत्र 1,829.25 चौ मी म्हणजेच 19,690 चौ फुट भाडेपट्टा मुदत 30 वर्षे, रिफंडेबल सिक्युरिटी डिपोजिट 59,07,000/- 214/2/2, 214/2/7, 214/2/8, 214/2/9, 220/2+3+4/1, 220/2+3+4/2, 220/2+3+4/3, 221/1बी/1/1, 221/1बी/1/2, 221/1बी/2, 221/1ए/1, 221/1ए/2, 221/2ए/2/1, 221/1डी/1, 221/2ए/2/2, व 221/1सी पॅकी ऍमेनिटी स्पेस यांसी एकुण क्षेत्र 23,030.91 चौ मी पॅकी ऍमेनिटी स्पेस प्लॉट नं बी यांसी क्षेत्र 9,903.54 चौ मी पॅकी या दस्ताचा विषय असलेले क्षेत्र 7,462.42 चौ मी म्हणजेच 80,325 चौ फुट या मिळकतीवर बांधण्यात येणा-या शाळा इमारतीमधील दोन्ही विंग मधील तळ मजला यांसी बिल्टअप क्षेत्र 1,829.25 चौ मी म्हणजेच 19,690 चौ फुट भाडेपट्टा मुदत 30 वर्षे, रिफंडेबल सिक्युरिटी डिपोजिट 59,07,000/- ((Survey Number : 214, 220, 221 पार्ट ;)) |
| (5) क्षेत्रफळ | 1) 7462.42 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी वय:-60; पत्ता:-, -, -, सिटीएस नं 104-ई, अॅस्टर सोसायटी, फायर ब्रिगेड रोड, ओबेरॉय मॉल समोर, दिंडोशी, मलाड ईस्ट, मुंबई, -, गोरेगांव पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400063 पॅन नं:- AAATE3549C
2): नाव:- एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री विस्पी जे वेसुना वय:-57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटीएस नं 104-ई, अॅस्टर सोसायटी, फायर ब्रिगेड रोड, ओबेरॉय मॉल समोर, दिंडोशी, मलाड ईस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:- 400063 पॅन नं:- AAATE3549C |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- मे कुमार प्रॉपर्टीज अॅन्ड रीयल इस्टेट प्रा लि तर्फे अधिकृत स्वाक्षरीकार श्री हितेश केवलकुमार जैन यांच्यातर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कुमार कॅपिटल, 2413, ईस्ट स्ट्रीट, कॅम्प, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:- 411001 पॅन नं:- AAACK7490H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 09/05/2018 |

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AGREEMENT TO LEASE

BETWEEN

EAEL
209L

KUMAR PROPERTIES AND REAL ESTATE PRIVATE LIMITED

(THE LESSOR)

AND

EMPIRE FOUNDATION

(THE LESSEE)

DATED [09TH May], 2018

HKE

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18

Data of ESBTR for GRN MH001187035201819S

Bank - IDBI BANK

- Bank/Branch : IBKL - 6910325/Malad
- Pmt Txn id : 164896943 Stationary No : 16195526482967
- Pmt DtTime : 04/05/2018 14:55:01 Print DtTime : 05/05/2018 11:54:27
- ChallanIdNo : 69103332018050450549 GRAS GRN : MH001187035201819S
District : 2201 / PUNE GRN Date : 04/05/2018 14:55:02
Office Name : IGR018 / HVL11_HAVELI 11 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 47,93,000.00/- (Rs Forty Seven Lakh Ninety Three Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

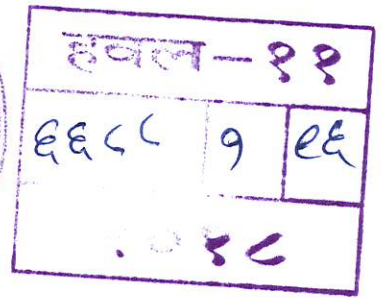
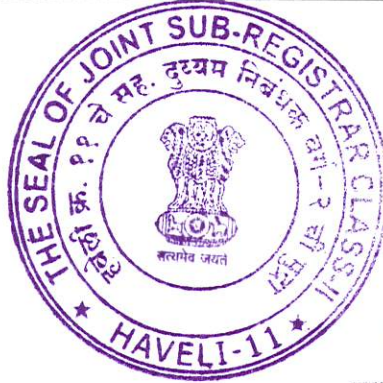
Article : 36
Prop Mvblty : Immovable Consideration : 30.00/-
Prop Descr : Survey No 214Survey No 220Survey No 221Plot No B , Vill PhursugiTaluka HaveliPune
: Maharashtra
: 412308
Duty Payer : PAN-AAATE3549C Empire Foundation
Other Party : PAN-AAACK7490H Kumar Properties and Real Estate Private Limited

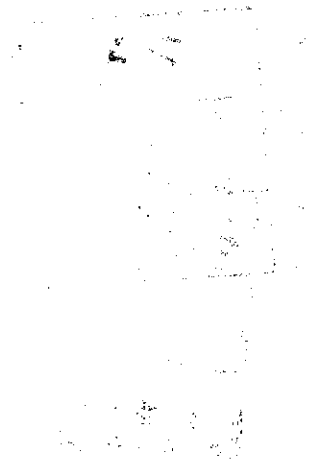
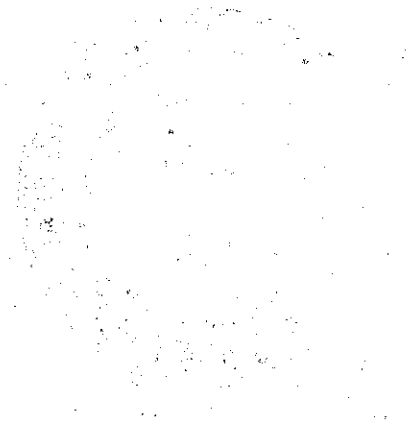
Bank Scroll No : 100
Bank Scroll Date : 05/05/2018
RBI Credit Date : 05/05/2018
Mobile Number : 917045690963



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-329-6688	0000764682201819	09/05/2018-14:55:26	IGR018	30000.00
2	(iS)-329-6688	0000764682201819	09/05/2018-14:55:26	IGR018	4793000.00
Total Defacement Amount					48,23,000.00





महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16195526482967



Bank/Branch: IBKL - 6910325/Malad
Pmt Txn id : 164896943
Pmt DtTime : 04-MAY-2018@14:55:01
ChallandNo: 69103332018050450549
District : 2201-PUNE

Stationery No: 16195526482967
Print DtTime : 05-MAY-2018 11:54:27
GRAS GRN : MH001187035201819S
Office Name : IGR018-HVL11_HAVELI 11
GRN Date : 04-May-2018@14:55:02

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 47,93,000/- (Rs Four Seven, Nine Three, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 36- lease for term exceeding one year
Prop Mvltly: Immovable Consideration: R 30/-
Prop Descr : Survey No 214, Survey No 220, Survey No 221, Plot No B, Vill Phursugi, Taluka Haveli, Pune, Maharashtra, 412308
Duty Payer: PAN-AAATE3549C, Empire Foundation

Other Party: PAN-AAACK7490H, Kumar Properties and Real Estate Private Limited

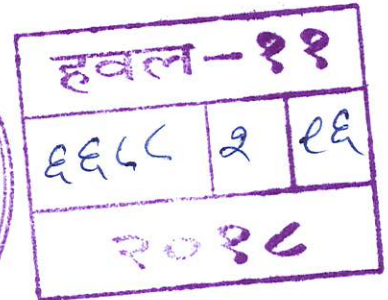
Bank official Name & Signature

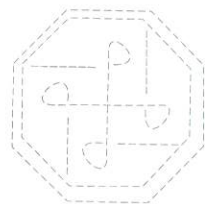
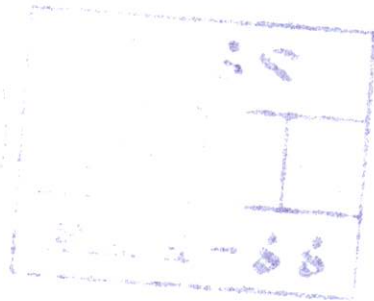
T. S. Kashirao
11/7/18



Bank official2 Name & Signature

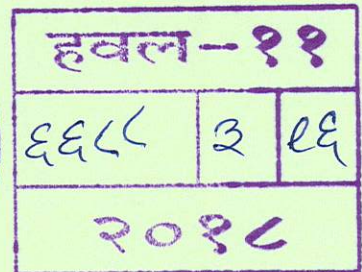
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AGREEMENT TO LEASE

This Agreement to Lease ("**this Agreement**") is made and executed at Pune on this 09th day of May, in the Christian Year Two Thousand and Eighteen (2018);

BETWEEN

KUMAR PROPERTIES AND REAL ESTATE PRIVATE LIMITED (formerly known as **Ketki Real Estate Developers Private Limited**), a company incorporated under the provisions of the Companies Act, 1956 (deemed to have incorporated under Companies Act, 2013) and holding its CIN No. U45202PN1994PTC077842 and PAN AAACK7490H; and having its registered office at Kumar Capital, 2413, East Street, Camp, Pune - 411001, through their authorized representative/director Mr. Hitesh Jain authorized vide board resolution dated 24th April, 2018, hereinafter referred as "**the Lessor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **One Part;**

AND

EMPIRE FOUNDATION, a Public Charitable Trust duly registered with the Charity Commissioner, Mumbai, Maharashtra under the provisions of the Maharashtra Public Trusts Act, 1950 under the Registration No.E-26236 (M) and PAN AAATE3549C, and having its office at City Survey No. 104-E, near Aster Society, Fire Brigade Road, Opp. Oberoi Mall, Dindoshi, Malad East, Mumbai 400 063, through their authorized representatives/Trustees Mr. Mehernosh Talati and Mr. Vispi J. Vesuna authorized vide board resolution dated 9th April, 2018, hereinafter referred to as "**the Lessee**" (which expression shall unless it be 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 successors in interest and assigns of the said Trust) of the **Other Part.**

The Lessor and the Lessee are herein individually referred to as "**a Party**" and collectively as "**the Parties**".

RECITALS:

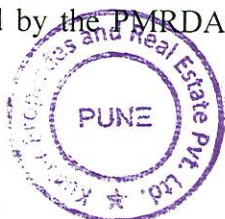
- A. The Lessor has *inter alia* represented to the Lessee and hereby declares that the Lessor is the absolute owner *inter alia* of all that piece and parcel of land or ground admeasuring 7,462.42 square metres equivalent to 80,325 square feet, ("**the said Land**"), carved from a plot of land designated for amenity space bearing Plot No. B admeasuring 9,903.54 square meters, which in turn is designated as part of the larger amenity space (totally admeasuring 23,030.91 square meters) as per the sanctioned layout plan of the larger land bearing Survey Nos. 214/2/1, 214/2/2, 214/2/7, 214/2/8, 214/ 2/9, 220/2+3+4/1,2,3, 221/1B/1/1,1/2, 1B/2, 221/1A/1,221/1A/2, 221/2A/2/1, 221/1D/4,221/2A/2/2 and 221/1C all of Village Phursungi, Taluka Haveli, District Pune and outside the limits of the Pune Municipal Corporation. The said Land is shown as marked in red colour boundary lines on the plan annexed hereto and marked as **Annexure 'A'** and is more particularly

described in the **Schedule** hereunder written; and the said Land is capable of being built upon, by construction of a new multistoried building thereon, which can be used as a school/educational institute (**"the Proposed Building"**).

- B. The Lessee has represented to the Lessor that it is a public charitable trust, which has been set up with the objectives *inter alia* of and is engaged in the activity of establishing, operating, managing and administering schools and educational institutions.
- C. The Lessee has further represented that it has carried out an independent title verification of the said Land and is satisfied with the title of the Lessor to the said Land. However, nothing contained in this Recital C shall be deemed to dilute any of the representations, declarations and warranties and/or the obligations of the Lessor as of the Lessor as contained in this Agreement.
- D. On the basis of the representations and assurances (as set out hereinafter) made by both Parties to each other, the Parties hereto have entered into certain negotiations and on conclusion of such negotiations, it is mutually agreed by and between the Parties hereto that:
- i. The Lessor shall at its own costs and expenses, undertake and complete construction of the Proposed Building (*as defined hereinbelow*) in phases on the said Land, as per the plans and specifications mutually agreed upon between the Parties hereto (*as provided hereinafter*), in accordance with the provisions of DCR; and in accordance with the approvals to be obtained by the Lessor from the PMRDA and other concerned authorities in terms of the existing approved plans; and
 - ii. On a completion of construction at least of the First Phase Construction (*as defined hereinafter*) of the Proposed Building, the said Land and the Constructed Lease Area (*collectively the Leased Area, as defined hereinafter*) shall be granted / demised on a leasehold basis by the Lessor to and in favour of the Lessee on the terms and conditions as recorded in this Agreement.
- E. Prior to the execution hereof, the Parties have with mutual consultation, finalised the plans and specifications, according to which, the Lessor shall undertake and complete construction of the Proposed Building on the said Land (collectively **"the Agreed Specifications"**) as set out in Annexure 'B' hereto.
- F. The Lessor has made an application to the PMRDA and has obtained approval of plans for construction of a part of Proposed Building by consumption of an aggregate FSI of 2,561.90 square meters and the PMRDA has issued the development permission dated 3rd October, 2017 in respect of the construction of the Proposed Building. Annexed hereto and marked as Annexure 'C' is a copy of the said development permission dated 3rd October, 2017, issued by the PMRDA to the Lessor with regard to construction of the Proposed Building.



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- G. It is agreed and confirmed by and between the Lessor and the Lessee that the construction of the Proposed Building shall be completed in phases admeasuring an aggregate built-up area of approx. 12,586 square metres, equivalent to 1,35,481 square feet; and on completion of the construction of the First Phase Construction (*as defined hereinafter*), the Leased Area shall be granted on a leasehold basis by the Lessor to and in favour of the Lessee on the terms and conditions herein contained.
- H. The Parties being desirous of reducing to writing, the terms and conditions agreed upon between themselves are executing this Agreement.

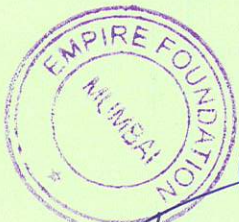
NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATION

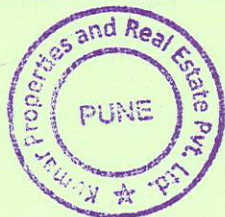
1.1 Definitions:

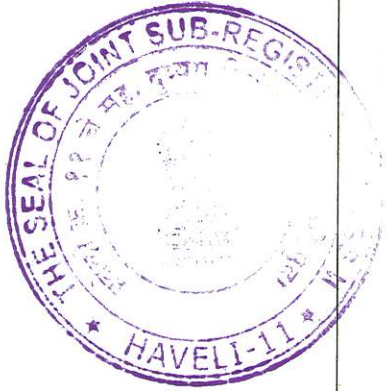
- 1.1.1 In the body of this Agreement, various terms or words or phrases are defined at various places (including in the Recitals) and such defined terms or words or phrases shall have the meanings ascribed to them in this Agreement, unless such meanings are inconsistent with the context of the relevant provisions hereof.
- 1.1.2 In addition to and without prejudice to what is set out in Clause [1.1.1] hereof, the following terms, words and phrases, unless inconsistent with the context, shall have the meanings ascribed thereto in the following table:

<u>Term/Phrase</u>	<u>Ascribed Meaning</u>
Agreed Specifications	shall mean the specifications and plans mutually agreed upon between the Parties hereto, with regard to the construction of the Proposed Building by the Lessor; copies whereof are annexed hereto and marked as <u>Annexure 'B'</u> . It is clarified that though the Lessee has agreed to take on lease only a part of the Proposed Building (being the Constructed Lease Area), the Agreed Specifications pertain to the entire Proposed Building.



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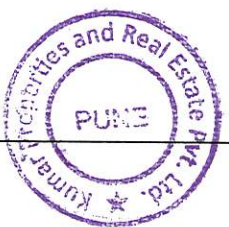


<p>Applicable Law</p>	<p>shall mean all applicable statutes, enactments, laws, ordinances, bye-laws, rules, regulations, notifications, notices, and/or judgments, decrees, injunctions, writs or orders or awards of any court, statutory or regulatory or taxation authority, tribunal, board or stock exchange in any jurisdiction as may be in force and effect during the subsistence of this Agreement as may be applicable to each of the Parties respectively; and shall include without limitation the DCR or any statutory modification or re-enactment thereof.</p>
<p>Built-up Area</p>	<p>means in relation to the constructed areas in the Proposed Building, the outer wall to wall area but excluding (i) the chajjas and canopies, (ii) elevation features like boxing, flower beds, etc. (iii) open-to-sky and cut-outs and (iv) In case of double / multiple height atrium, the area of the floor shall be considered and not the unused area.</p>
<p>Concessionaires</p>	<p>shall have the meaning as ascribed to the said term in Clause [8.7].</p>
<p>Constructed Lease Area</p>	<p>shall mean the entire ground floor of the Proposed Building (spread across both wings) admeasuring in the aggregate a Built-up Area of 1,829.25 square meters equivalent to 19,690 square feet, as more particularly set out in annexure marked as <u>Annexure 'D'</u>.</p>
<p>DCR</p>	<p>shall mean the applicable development control regulations and amendments/modifications thereto from time to time as are framed under and pursuant to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and any statutory modification or re-enactment thereof.</p>

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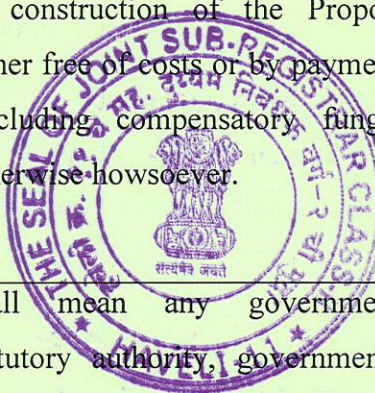
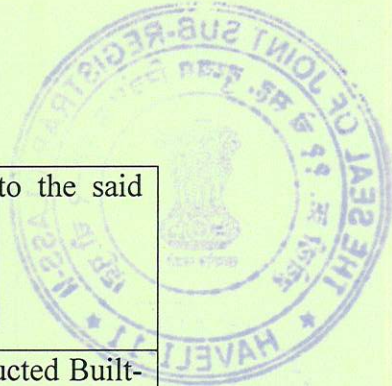


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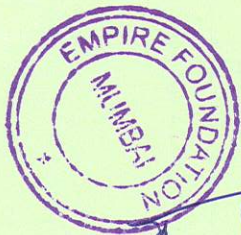


Final Completion	shall have the meaning ascribed to the said term in Clause [4.3] hereof.
First Phase Construction	shall mean a minimum total constructed Built-up Area of 7363 square meters equivalent to 79,255 square feet on the ground floor (spread across both wings) and 1 st , 2 nd , 3 rd , 4 th , 5 th and 6 th floors in Wing A of the Proposed Building
Force Majeure Event	shall have the meaning as ascribed to the said term in Clause [14.2] hereof.
FSI	shall mean the floor space index viz. the ratio that the permissible construction on a particular plot of land bears to the area of such plot and shall include without limitation any type of FSI (by whatever name called) that can be consumed on the said Land for the purpose of construction of the Proposed Building either free of costs or by payment of premium (including compensatory fungible FSI) or otherwise howsoever.
Governmental Authority(ies)	shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the State of Maharashtra and/or the Republic of India and/or any state or other subdivision thereof or any municipality, district or other subdivision thereof.
Initial Completion	shall have the meaning ascribed to the said term in Clause [4.1] hereof.
Lease Deed	shall mean the Lease Deed to be executed between the Parties on achievement of the

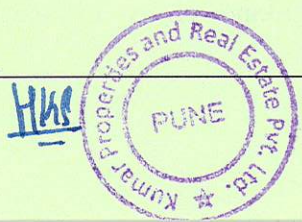
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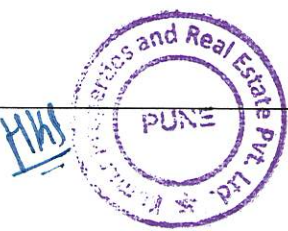
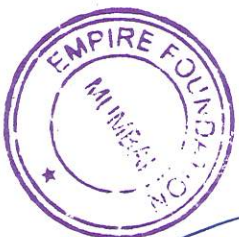
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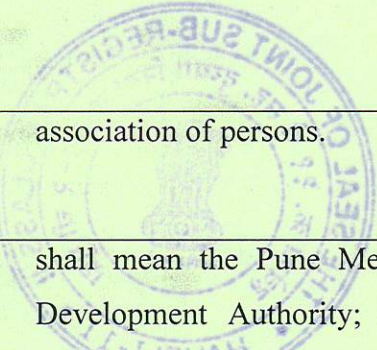


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	Initial Completion, whereby the Lessor shall grant the Leased Area on a leasehold basis to the Lessee as per the terms set out in this Agreement.
Leased Area	shall mean the said Land and the Constructed Lease Area, collectively.
Lessee's Scope of Work	shall mean the work to be carried out by the Lessee in the Constructed Lease Area, as set out in <u>Annexure 'E'</u> , pursuant to the Initial Completion being achieved by the Lessor.
Lock-in Period	shall mean a period of 9 (Nine) years commencing from the Rent Commencement Date.
Office Premises	shall mean the Front Office admeasuring in total 887 square metres equivalent to 9,548 square feet Carpet Area in the Proposed Building to be constructed on the said Land, as shown as marked in red colour shades on the plan annexed hereto and marked as <u>Annexure 'F'</u> , which premises shall be handed over by the Lessor to the Lessee on or before 30 th September, 2018 for use as a front office in accordance with Clause 4 hereof. It is clarified that the Office Premises form a part of the Constructed Lease Area.
Parties	shall mean the Lessor and the Lessee collectively.
Party	shall mean the Lessor and the Lessee severally.
Person(s)	shall mean any natural person, company, trust, society, corporate entity or unincorporated

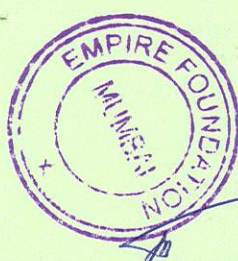
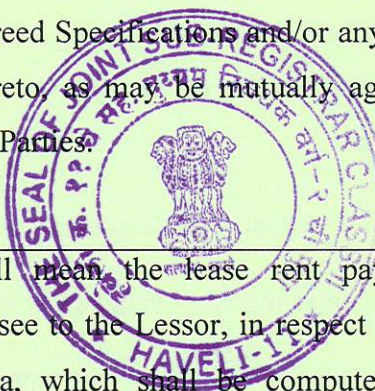


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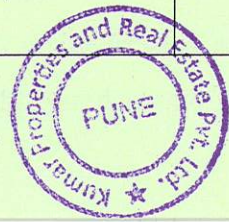
<p>PMRDA</p>	<p>association of persons.</p>
<p>PMRDA</p>	<p>shall mean the Pune Metropolitan Regional Development Authority; and the said term shall include without limitation, any other planning authority or special planning authority being appointed or designated as such under the provisions of the Maharashtra Regional and Town Planning Act, 1966 having jurisdiction to grant approvals for the construction of the Proposed Building on the portion of the said Land.</p>
<p>Proposed Building</p>	<p>shall mean the building to be constructed by the Lessor on the said Land having a common ground floor and two wings viz. Wing A and Wing B, each such wing comprising 1st to 6th upper floors and having an aggregate Built-up Area of 12.586.49 square meters equivalent to 1,35,481 square feet, in accordance with the Agreed Specifications and/or any amendments thereto, as may be mutually agreed between the Parties.</p>
<p>Rent</p>	<p>shall mean the lease rent payable by the Lessee to the Lessor, in respect of the Leased Area, which shall be computed as per the terms of Clauses [4.7] to [4.8] hereof.</p>
<p>Rent Commencement Date</p>	<p>shall mean the date on which the obligation of the Lessee to pay the Rent shall commence as per the details set out in Clause [4.5].</p>
<p>said Land</p>	<p>all that piece and parcel of land or ground as described in Recital [A] hereof and in the Schedule hereunder written and is shown as marked in red colour boundary lines on the plan annexed hereto and marked as <u>Annexure</u></p>

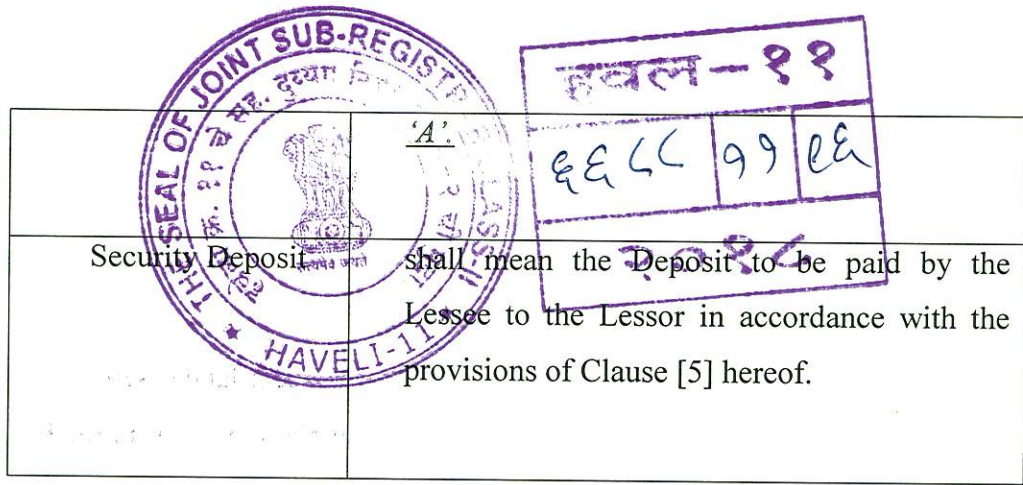
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1.2 Interpretation:

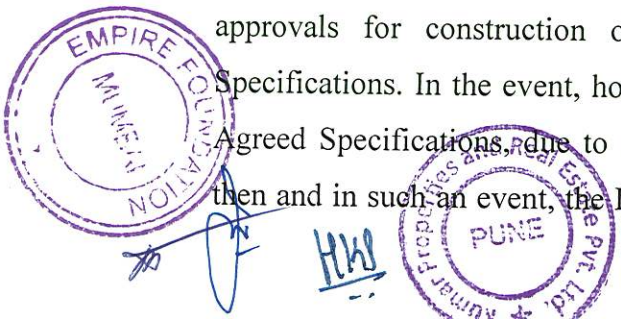
Except where the context requires otherwise, this Agreement will be interpreted as follows:

- 1.2.1 the Recitals, Schedule and Annexures shall form an integral and operative part of this Agreement;
- 1.2.2 headings are for convenience only and shall not affect interpretation of the provisions of this Agreement;
- 1.2.3 where a word or phrase is defined, other parts of speech and grammatical forms/variations of such word or phrase, shall have corresponding meanings;
- 1.2.4 any reference to Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Schedule or Annexure respectively of this Agreement;
- 1.2.5 any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
- 1.2.6 words importing the singular shall include plural and vice versa; and
- 1.2.7 words denoting any gender shall include all genders.

2 CONSTRUCTION OF THE PROPOSED BUILDING

2.1 As recited hereinabove, the Parties have prior to the execution hereof mutually agreed upon the specifications and plans for the construction of the Proposed Building on the said Land (being the Agreed Specifications annexed hereto as Annexure 'B'), strictly on the basis whereof, the Lessor has agreed to and shall undertake and complete construction of the Proposed Building on the said Land.

2.2 The Lessor has consulted its architects and has confirmed to and represented to the Lessee that as per the presently Applicable Law and the prevailing provisions of the DCR the construction of the Proposed Building is approvable as per the Agreed Specifications; and that the Lessor shall make the requisite applications to the PMRDA and shall obtain further approvals for construction of the Proposed Building strictly as per the Agreed Specifications. In the event, however, if any changes are required to be carried out to the Agreed Specifications, due to any requirements prescribed by the concerned authorities, then and in such an event, the Lessor shall carry out such amendments/modifications only



after obtaining the prior written approval of the Lessee, which approval shall not be unreasonably withheld.

- 2.3 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall put up construction of the Proposed Building on the said Land as per the Agreed Specifications, in accordance with the provisions of DCR and in accordance with the approvals to be obtained (in terms of the Agreed Specifications) by the Lessor from the PMRDA and other concerned authorities.

3 OBLIGATIONS OF THE LESSOR QUA CONSTRUCTION

- 3.1 The construction on and development of the said Land shall be carried out by the Lessor at the entire risk and costs of the Lessor, without holding the Lessee, responsible and/or liable in any manner whatsoever, for the same.

- 3.2 In the course of construction of the Proposed Building, the Lessor shall bear the entire construction related costs and expenses, including *inter alia* the following costs, charges and expenses to be incurred in the construction of the Proposed Building and incidental thereto:

3.2.1 payment of fees of the Architects, RCC Consultants, surveyors, valuation agencies, engineers, design consultants/architects, liaison agents and all other consultants, as may be engaged by the Lessor;

3.2.2 payment of all deposits, premiums, betterment charges, development charges, land under construction charges/premiums, land being built up charges/premiums and fees, by whatever name called to the PMRDA in accordance with the demands as may be raised by PMRDA from time to time;

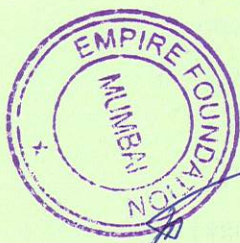
3.2.3 payment of all amounts, deposits and premiums (by whatever name called) as may be demanded by the PMRDA or the Governmental Authorities for the purposes of utilising any type of FSI in the course of construction of the Proposed Building;

3.2.4 payment of all amounts deposits and premiums (by whatever name called) as may be demanded by the PMRDA or the Governmental Authorities for use of staircases, lift wells, balconies, lobbies or any other part or portion of the Proposed Building for construction thereof free of FSI and for obtaining any concessions for construction of the Proposed Building, as applicable;

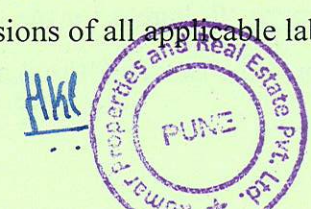
3.2.5 payment of bills of various contractors and sub-contractors as may be appointed by the Lessor for the purpose of construction of the Proposed Building;

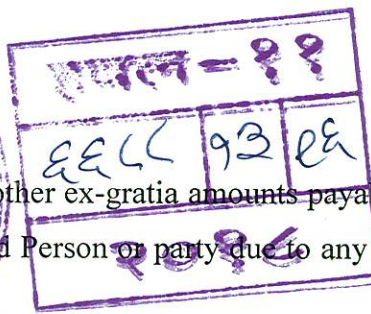
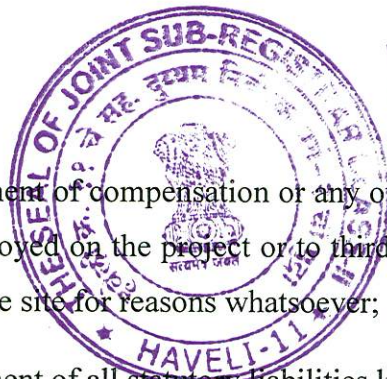
3.2.6 payment of the bills of the suppliers of building materials;

3.2.7 payment of wages and all other dues of the workmen/labourers employed for carrying out the development and construction work in accordance with the provisions of all applicable labour welfare laws;

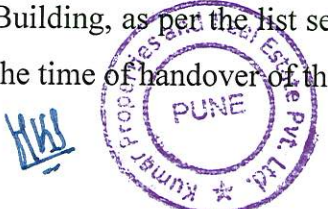
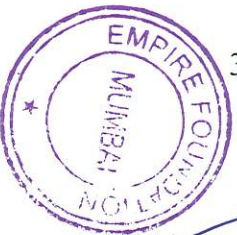


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- 3.2.8 payment of compensation or any other ex-gratia amounts payable to the workmen employed on the project or to third Person or party due to any accidents, mishaps on the site for reasons whatsoever;
- 3.2.9 payment of all statutory liabilities like ESIS, provident fund, etc.;
- 3.2.10 payment of insurance premium for the insurance to be taken by the Lessor for securing the construction work during the construction period including third party liability
- 3.2.11 payment of all water, electricity and other outgoings, rates, taxes, cesses, charges and levies, deposits, premiums, charges in respect of the said Land including the property tax and non-agricultural assessment taxes during the period of construction; and
- 3.2.12 payment of all indirect taxes including sales tax, service tax, Maharashtra Value Added Tax, Works Contract Tax, Turnover Tax, Good and Services Tax and other similar indirect taxes that may be payable (as and when the same becomes applicable) on account of the construction of the Proposed Building as contemplated by this Agreement; and
- 3.2.13 payment of all other charges, fees, deposits, penalties or extra charges to be paid to the concerned Governmental Authorities for the construction work to be carried out on the said Land including but not limited to costs, charges and/or expenses for obtaining from the State Government and/or other public bodies and/or authorities and/or officers, further permissions, variations, exemptions or amendments and/or payment of deposits or fees, costs, charges, expenses that may be hereafter be payable to the PMRDA for obtaining amendments to building plans and/or extension of the validity period thereof and/or applying for and obtaining the Occupancy Certificates.
- 3.3 The Lessor hereby agrees and undertakes with the Lessee that the Lessor shall, in the course of construction of the Proposed Building observe, perform and comply with the following:
- 3.3.1 The Lessor shall undertake and complete construction of the Proposed Building strictly in accordance with the Agreed Specifications (or any modifications thereto as may be mutually agreed upon between the Parties hereto in writing); and shall not vary the same or make any applications to the PMRDA or any other Governmental Authorities for approval of any amendments to the Agreed Specifications, without the prior written consent of the Lessee, which consent shall not be unreasonably withheld.
- 3.3.2 The Lessor shall provide the common amenities and facilities in the Proposed Building, as per the list set out in Annexure 'B' hereto for the use of the Lessee at the time of handover of the Leased Area to the Lessee (“**the Amenities**”).



3.4 During the period of construction, the Lessor shall permit the Lessee along with its officers, representatives and consultants to enter upon the said Land/Proposed Building in order to ensure and verify that the construction of the Proposed Building is being carried out by the Lessor strictly in accordance with the Agreed Specifications and the approved plans. In the event of any deviations from the approved plans and / or Agreed Specifications are pointed out by the Lessee, then the same shall be forthwith rectified by the Lessor.

3.5 There will be a joint meeting of architects appointed by the Lessor and the architects of the Lessee at least once every calendar quarter in order to enable the Lessee to review the construction work as per the terms of this Agreement. In the course of such meetings, the architect appointed by the Lessor shall share all relevant information (including *inter alia* all drawings, plans, construction schedules, approvals, etc.) regarding the construction of the Proposed Building, as may be demanded and/or be requested by the Lessee or its consultants in the course of such meetings.

3.6 The Lessor shall, in the course of construction of the Proposed Building, do all lawful acts and things required by the Applicable Law and the Governmental Authorities (including the PMRDA); and shall perform and carry out the works in conformity in all respects with the provisions of all Applicable Laws including the DCR.

3.7 The Lessor shall in a timely manner, make all requisite payments of premiums, deposits, fees, betterment charges, development charges, etc., as may be applicable and/or payable to the Governmental Authorities including the PMRDA in the course of undertaking the development and construction activities as provided herein. It is agreed between the Parties that the Lessor shall be solely entitled to any refunds in that behalf.

3.8 The Lessor shall take a standard comprehensive construction insurance policy/ies including adequate third-party liability cover, which shall be in force throughout the period of construction of the Proposed Building (viz. till receipt of full occupancy certificate in respect thereof).

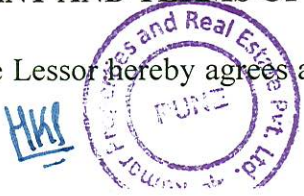
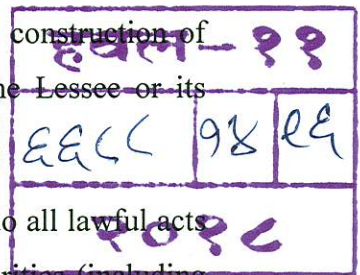
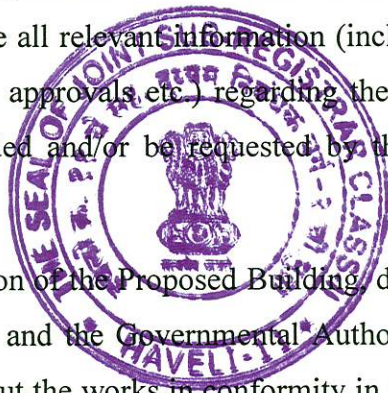
3.9 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall at its entire costs and expenses carry out the construction of the entire Proposed Building and shall:

3.9.1 achieve the Initial Completion by 30th September, 2018; and shall handover quiet, vacant and peaceful possession of the entire said Land and the Constructed Lease Area to the Lessee; and shall permit the Lessee to enter carry out the fit-out works therein, as per the requirements of the Lessee;

3.9.2 achieve the Final Completion by 30th April, 2019; and shall obtain the part occupancy certificate in respect of the constructed area comprised in the First Phase Construction.

4 GRANT AND TERMS OF THE LEASE

4.1 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall on or before



30th September, 2018:

4.1.1 complete construction of the Office Premises (as per the plan annexed hereto and marked as Annexure 'F') in the Proposed Building and the Lessor shall permit the Lessee, complete, unobstructed and unhindered access occupation, possession and use of the Office Premises with effect from 30th September, 2018. The Lessee shall not be liable to make payment of any compensation or lease rent for use of the Office Premises; and the obligation of the Lessee to make payment of the lease rent in respect of the entire Leased Area (including inter alia the Office Premises) shall commence only from the Rent Commencement Date (*as defined hereinbelow*);

4.1.2 complete construction of the entire First Phase Construction (bare shell) (including *inter alia* of the Constructed Lease Area), and shall complete the works therein, as per the list annexed hereto and marked as Annexure 'B';

4.1.3 execute the Lease Deed with the Lessee;

4.1.4 handover quiet, vacant and peaceful possession of the entire said Land and Constructed Lease Area to the Lessee, free from all encumbrances; and

4.1.5 permit the Lessee free and complete access to the Leased Area for carrying out fit-out works therein.

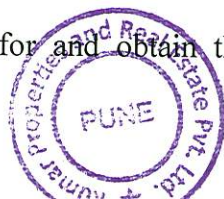
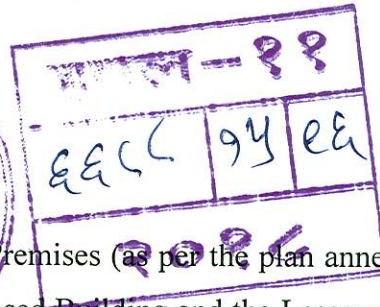
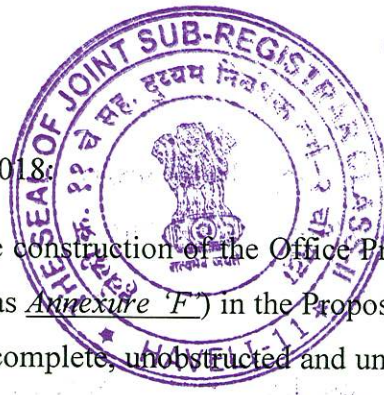
(collectively "**the Initial Completion**").

4.2 Upon the Initial Completion being achieved, the Lessee shall be entitled to enter upon the Constructed Lease Area and remain therein for the purposes of carrying out the fit-out works therein, as per the requirements of the Lessee. The Lessee shall substantially complete the Lessee's Scope of Work (to the extent that the same are essential and required for enabling the Lessor to obtain the part occupancy certificate in respect of the Leased Area) within a period of 3 (three) months from the Initial Completion date. In the event of delay on the part of the Lessee in completing the Lessee's Scope of Work (to the extent that the same is required for enabling the Lessor to obtain the part occupancy certificate for the Constructed Lease Area), then the Lessor shall not be held liable for any consequent delay in obtaining the occupancy certificate or part thereof, in any manner whatsoever.

4.3 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall on or before 30th April, 2019:

4.3.1 continue and complete all parallel outer peripheral work, power work and other ancillary work/activities with regard to the First Phase Construction of the Proposed Building, as per the list annexed hereto and marked as Annexure 'BI'; and shall provide all the Amenities in the Constructed Lease Area;

4.3.2 apply for and obtain the part occupancy and completion certificate from the



PMRDA, in respect of the entire First Phase Construction (including *inter alia* the Constructed Lease Area) of the Proposed Building;

(collectively “**the Final Completion**”)

- 4.4 The tenure of the lease under the Lease Deed shall commence on and from the Rent Commencement Date; and shall expire by efflux of time on the expiry of a period of 30 (Thirty) years from the Rent Commencement Date.
- 4.5 The obligation of the Lessee to make payment of the lease rent to the Lessor, under the Lease Deed, shall commence on and from the 1st day of June following the expiry of a minimum period of 8 (eight) months from the date of achievement of Initial Completion and following the expiry of a minimum period of 30 (thirty) days from the date of Final Completion, whichever is later (“**the Rent Commencement Date**”).
- 4.6 It is further agreed by and between the Parties that in the event if any of the works as specified in Annexure ‘BI’ in the Constructed Lease Area are not completed by the Lessor on or before 30th April, 2019 other than for a reason attributable to the Lessee, then and in such an event, the Lessee shall be entitled (but not obliged) to complete such works and recover all costs incurred by the Lessee from the Lessor. All such amounts expended by the Lessee, subject to confirmation thereof by an independent third-party architect to be mutually appointed by the Parties, shall be paid by the Lessor within the period of 15 (Fifteen) days from the date of receipt of intimation of such demand by the Lessor from the Lessee. On failure of the Lessor to pay such amounts to the Lessee within such period of 15 (fifteen) days, the Lessee shall be entitled to deduct or adjust such amount from the lease rent agreed to be paid by the Lessee to the Lessor pursuant to this Agreement.
- 4.7 The initial lease rent payable by the Lessor to the Lessee under the Lease Deed for the entire Constructed Lease Area and the said Land shall be computed at the rate of Rs. 30/- (Rupees Thirty Only) per square foot per month on the Built-up Area of the Constructed Lease Area (“**the Rent**”). The final aggregate quantum of the Rent shall be arrived at and agreed upon between the Parties at the time of Final Completion after joint measurements of the Constructed Lease Area being taken by the Parties with their architects. The Rent shall be paid by the Lessee, subject to deduction of tax at source, as per the provisions of the Income Tax Act, 1961; and the Lessee shall provide the requisite certificates of deduction of tax at source as per the provisions of the Income Tax Act, 1961 and Rules framed thereunder.
- 4.8 The amount of Rent shall be escalated at the rate of 4% (four percent) after the expiry of every 12 (twelve) months from the Rent Commencement Date. The term “**Rent**”, wherever the same appears in this Agreement shall mean the lease rent payable by the Lessee to the Lessor after taking into account such escalations.

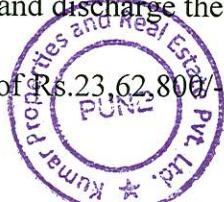
4.9 The Rent shall be paid by the Lessee to the Lessor by cheque/RTGS/NEFT in advance on a monthly basis on or before the 15th day of each calendar month to which the same pertains. For example, the Rent for the month of June, 2019 shall be paid by the Lessee to the

Lessor on or before 15th June, 2019 and the Rent for the month of July, 2019 shall be paid by the Lessee to the Lessor on or before 15th July, 2019 and so on and so forth. In the event of any delay by the Lessee in making payment of the Rent on the stipulated date, the Lessee shall be liable to bear and pay interest to the Lessor on the delayed amount calculated at the rate of 18% (eighteen percent) per annum.

- 4.10 The Lessee shall be liable to bear and pay the applicable service tax or Goods and Services Tax or any other similar indirect taxes that may become applicable in future on the amount of the Rent as per the Applicable Law **PROVIDED THAT** appropriate invoices for the same are issued by the Lessor to the Lessee.
- 4.11 The initial period of 9 (nine) years from the Rent Commencement Date shall be a lock-in period for the Lessee under the Lease Deed viz. during such period, the Lessee shall not be entitled to terminate the Lease Deed, save and except in the circumstances set out in Clauses [12.3 and 12.4] hereof ("**Lock-in Period**"). In the event if the Lessee desires to terminate the Lease Deed during the Lock-in Period (other than in accordance with the provisions as set out in Clauses [12.3 and 12.4] hereof) or in the event a Lessor is compelled to terminate the Lease Deed due to reasons attributable to the Lessee as per clause [14] hereunder during such Lock-in Period, then the Lessee shall be liable to pay to the Lessor an amount equivalent to the Rent for the entire residue of the Lock-in Period (after deduction of the actual Rent till then paid by the Lessee).
- 4.12 The Lessor shall not be entitled to terminate the Lease Deed during the entire tenure thereof, save and except on the occurrence of events as specified in Clause [11] hereof.

5 SECURITY DEPOSIT

- 5.1 The Lessee shall deposit and keep deposited with the Lessor a refundable Security Deposit of Rs.59,07,000/- (Rupees Fifty-Nine Lacs Seven Thousand Only) for the due observance and fulfilment by the Lessee of the terms and conditions of the Lease Deed ("**the Security Deposit**").
- 5.2 The Security Deposit is agreed to be paid by the Lessee to the Lessor in the following instalments:
- 5.2.1 A sum of Rs. 9,00,000/- (Rupees Nine Lacs Only) is already paid by the Lessee to the Lessor prior to the execution hereof (the payment and receipt whereof the Lessor hereby admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the Lessee absolutely and forever);
- 5.2.2 A sum of Rs.8,72,100/- (Rupees Eight Lacs Seventy-Two Thousand One Hundred Only) is paid by the Lessee to the Lessor simultaneously against the execution hereof (the payment and receipt whereof the Lessor hereby admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the Lessee absolutely and forever);
- 5.2.3 A sum of Rs.23,62,800/- (Rupees Twenty-Three Lacs Sixty-Two Thousand Eight



Hundred Only) shall be paid by the Lessee to the Lessor at the time of the commencement of construction of First Phase Construction; and

5.2.4 A sum of Rs.17,72,100/- (Rupees Seventeen Lacs Seventy-Two Thousand One Hundred Only) shall be paid by the Lessee to the Lessor upon achievement by the Lessor of the Final Completion.

5.3 In the event of any delay in the payment of the aforementioned tranches of the Security Deposit amount, such tranche shall be paid with an additional interest calculated at the rate of 18% (eighteen percent) per annum computed from the date on which such payment became due up to the date of actual payment. The Security Deposit shall be refunded by the Lessor to the Lessee subject to Deductions as per clause [13.3] below therefrom, upon expiry or sooner determination of the respective Lease Deed and simultaneously with the handover of quiet, vacant and possession of the Leased Area back to the Lessor by the Lessee in a manner as envisaged in clause [13]. It is clarified that the Lessor shall be liable to refund the Security Deposit to the Lessee. In the event if the Lessor commits any delay in refund of the Security Deposit to the Lessee (provided that the Lessee is willing to handover possession of the Leased Area to the Lessor), then and in such an event:

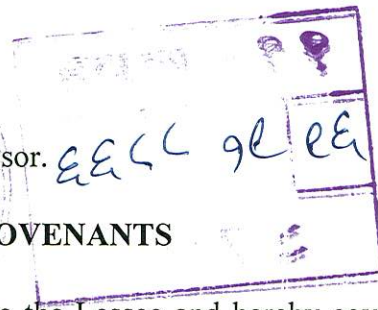
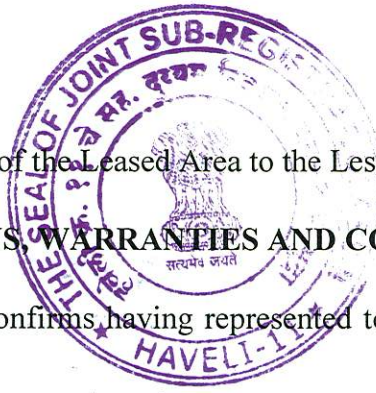
5.3.1 the Lessee shall be entitled to receive from the Lessor an interest calculated at the rate of 18% (eighteen percent) per annum on the amount of the outstanding amount of the Security Deposit during such period of delay in refund of the Security Deposit viz. from the date the same becomes due till the actual payment thereof (along with the accrued interest thereon as per this Clause); and

5.3.2 the Lessee shall (till the entire Security Deposit with interest thereon as aforesaid is refunded by the Lessor to the Lessee) be entitled to continue occupation and possession of the Leased Area (including the said Land) without however being able to carry out/run any operations therefrom, without payment of any lease rent or compensation or any other amounts to the Lessor and in such an event the Lessee shall also not be treated as or construed as or be deemed to be a trespasser with respect to the Leased Area (including the said Land).

5.4 In the event and upon expiry of the term of the Lease Deed, if the Lessor is ready and willing to refund the Security Deposit amount (subject to Deductions) however the Lessee is not ready to hand back quiet, vacant and peaceful possession of the Leased Area in a manner as envisaged in Clause [13] hereunder and subject to what is set out in Clause [13.1] hereof, then in such an event, the Lessee will be liable to pay to the Lessor an amount equivalent to 2 (two) times the Rent calculated on the basis of the market value of the Leased Area per day for each day of delay by the Lessee in handing over possession of the Leased Area to the Lessor. Further, the Lessee shall also be liable to pay the maintenance and utility charges for the Leased Area.

5.5 On the expiry or sooner determination of the Lease Deed, simultaneously against the Lessee receiving refund of the amount of Security Deposit as aforesaid, the Lessee shall

handover possession of the Leased Area to the Lessor.



6 REPRESENTATIONS, WARRANTIES AND COVENANTS

6.1 The Lessor hereby confirms having represented to the Lessee and hereby covenants with the Lessee that:

6.1.1 The Lessor is the owner of and is absolutely seized and possessed of the said Land in the manner recited above, free from all encumbrances; and are entitled to put up construction of the Proposed Building on the said Land and are entitled to grant a Lease in respect of the Leased Area in favour of the Lessee, in the manner set out in this Agreement.

6.1.2 The title of the Lessor to the said Land is clear and marketable and free from all encumbrances.

6.1.3 The Proposed Building shall be constructed on the said Land by the Lessor in accordance with all approvals and the plans sanctioned by the PMRDA; and the Lessor shall not commit any deviations from the Agreed Specifications, in the course of construction of the Proposed Building or commit any violations of any conditions subject to which the permissions for construction of the Proposed Building are granted by the PMRDA.

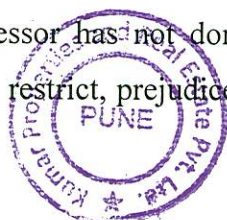
6.1.4 No notice/s is/are received by the Lessor either from the local authorities or from any Governmental Authorities or otherwise for requisition and/or acquisition of the said Land and/or the construction to be put up thereon and/or any part thereof.

6.1.5 Though the said Land is reserved for an amenity space, the same is developable in the manner recorded in this Agreement and the Proposed Building to be constructed thereon will be approved and be permissible for use by the Lessee as school/educational institute.

6.1.6 Neither the Lessor nor anyone authorised to act on its behalf has created any third party rights in respect of the said Land and/or the construction to be put up thereon including *inter alia* by way of sale, exchange, grant of development rights mortgage, charge, gift, trust, maintenance, possession, tenancy, inheritance, lease, leave and license, settlement of trust, lien or otherwise howsoever; and no third parties have asserted or claimed any entitlement or any claim over the said Land and/or any part thereof and/or the construction to be brought up thereon.

6.1.7 The Lessor has not deposited the title deeds in respect of the said Land (or any part thereof) with any one as a security for the purpose of obtaining loan/advance or for the purpose of performing any obligations; and has otherwise not encumbered the said Land and/or any part thereof;

6.1.8 The Lessor has not done any act, omission, deed or thing, which is likely to curtail, restrict, prejudice, jeopardize or adversely affect the right of the Lessee to



possess, use and occupy the Leased Area (including the said Land) or any part thereof in the manner as recorded herein.

6.1.9 No consent or NOC or permission is required to be obtained by the Lessor from any third parties or any authorities for the purposes of completion of and consummation of the transaction contemplated hereby and in the event if any such NOC or permission or approval is or may be required, then and in such an event, the Lessor shall obtain the same at its own costs and expenses, without holding the Lessee responsible and/or liable for the same.

6.1.10 There is no income tax, wealth tax, sales tax or other taxation proceeding whether for recovery or otherwise initiated by any Governmental Authority, whereby the right and entitlement of the Lessor to grant the lease of the said Land and the Proposed Building or any part thereof is in any way affected and/or jeopardized.

6.1.11 All municipal and property taxes, land revenue taxes, water charges, electricity charges, and such other taxes, levies, cesses or statutory dues etc., payable to all Governmental Authorities in respect of the said Land are paid and there are no such dues in respect thereof up to the date of this Agreement.

6.1.12 The structural maintenance of the Proposed Building shall be carried out by the Lessor at its own costs and expenses.

6.1.13 The Lessor confirms that during the subsistence of the lease, as hereby contemplated, the Lessor shall not create any easementary rights, lease/leave and license or enter into any rental/lease agreement in respect of the Leased Area (including the said Land) or agree to part with possession of the Leased Area (including the said Land), in favour of any third parties, without the prior written approval of the Lessee.

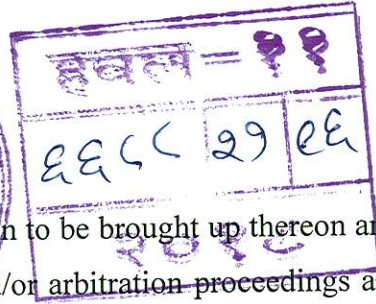
6.1.14 The Lessor hereby covenants with the Lessee that the Lessee shall, during the subsistence of the lease as hereby contemplated, be entitled to be in exclusive peaceful and quiet use and occupation and possession of the entire Leased Area (including the said Land) (upon possession thereof being handed over to the Lessee, as per the terms hereof), free from any interference, objection, evictions, claim, interruptions and demand whatsoever by the Lessor and/or its successors and/or assigns and/or any person(s) claiming by from under or in trust for the Lessor or any of them; and that the Lessee shall have the absolute right to use and enjoy the compound, entrances, staircase, lifts, landings, corridors, passage in and outside the Proposed Building and the right of ingress to and egress from the Proposed Building and all the related services, in as much as the same is necessary for the effective enjoyment of the Leased Area by the Lessee, its staff, representative etc.

6.1.15 There are no hazardous or prohibited substances located in the said Land and/or the area surrounding the said Land; and there has been no violation thereon of any

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law governing hazardous substances.



- 6.1.16 The said Land and/or the construction to be brought up thereon are not the subject matter of any pending litigation and/or arbitration proceedings and that there are no prohibitory or restraint orders (whether ad-interim, interim or final) passed by any courts, tribunals, forum or Governmental Authorities, which are in force in respect of the said Land and/or the construction to be brought up thereon.
- 6.1.17 The Lessor is not restricted/restrained under the any other Applicable Law including *inter alia* any act, statute, law, rules, regulations, bye-laws, notifications, guidelines, policies orders of any Governmental Authorities or courts, tribunals, forum or under any contracts from developing the said Land or entering into this Agreement or the Lease Deed or consummating the transaction as contemplated hereby.
- 6.1.18 The Lessor shall ensure that the user of the Proposed Building is approved as a pre-primary school, primary school, secondary school, college, institute for higher education, etc. by the PMRDA (to the extent of construction related permissions) and pay all requisite premiums as may be required for the same. It is clarified that the Lessee shall be responsible for obtaining all approvals for the purposes of actual operation of the pre-primary school, primary school, secondary school, college, institute for higher education, etc. from the concerned Governmental Authorities and boards.
- 6.1.19 The Lessor shall keep the structure of the entire Proposed Building insured against all risks and consequences and shall pay the premium in respect thereof during the entire term of the lease hereby contemplated. However, such insurance shall not include insurance of any articles, equipment and/or moveable assets of the Lessee brought into part of the Proposed Building. A copy of the insurance policy shall be provided to the Lessee on demand.
- 6.1.20 Notwithstanding anything to the contrary contained in this Agreement, save and except the construction of the Proposed Building as set out in this Agreement, the Lessor shall not carry out additional construction (including on the terrace of the Proposed Building) by loading or consuming any further development potential/FSI over and above what is agreed upon between the Parties, without obtaining the prior written approval of the Lessee. The Lessee shall be at liberty to put up, affix, place, display or exhibit its name, logo, board, sign boards, neon signs and other sign boards of any nature whatsoever on any part of the said Land and/or the Leased Area (including the façade or terrace thereof), without being liable for paying any additional amount to the Lessor, at the Lessee's own cost and expenses. It is clarified that the Lessee shall be responsible for obtaining all necessary permissions for putting up such signage from the relevant Governmental Authorities and shall ensure that the same are kept valid throughout



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the term of the lease. The Lessor shall not be held liable for any act of omission or non-compliance on the part of the Lessee, in any manner whatsoever.

6.2 The Lessee hereby confirms having represented to the Lessor and hereby covenants with the Lessor that:

6.2.1 The Lessee is a trust duly formed under a Deed of Trust dated 19th September, 2009 and is duly registered on 16th November, 2009 under the provisions of the Maharashtra Public Trusts Act, 1950 (formerly Bombay Public Trusts Act, 1950).

6.2.2 The Leased Area (including the said Land) shall be used by the Lessee only for the purposes of operating and managing a school or an institute for imparting education and/or for any other lawfully permitted use or purpose as may be permissible under the regulations in force from time to time, and subject to and in accordance with the permissions/approvals granted by the concerned Governmental Authorities.

6.2.3 The Lessee shall not use the Leased Area for carrying out any illegal activities.

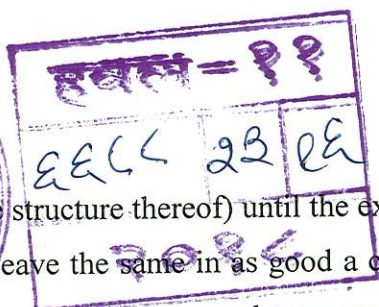
6.2.4 The Lessee shall cooperate with the Lessor and with fire prevention department/authorities for inspection of the Leased Area and the Proposed Building, relating to fire and safety requirements, and abide by all directions of the authorities, as per Applicable Law.

6.2.5 The Lessee shall not do or allow or suffer to be done anything on the said Land or in the Proposed Building, which prejudices the title of the Lessor as the owner of the said Land and/or the Proposed Building.

6.2.6 The Lessee shall not store or allow to be stored in the Leased Area and/or Proposed Building any goods, articles or things of a hazardous, inflammable, explosive, corrosive, toxic or combustible nature, which may damage the structure of the Proposed Building, save and except cooking gas cylinders and related equipment and equipment or material or goods as may be required in the usual course for running/operating a school/educational institution, 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 concerned authorities.

6.2.7 The Lessee is not restricted/restrained under the any other Applicable Law including *inter alia* any act, statute, law, rules, regulations, bye-laws, notifications, guidelines, orders of any Governmental Authorities or courts, from operating a school/education institute from the said Land or entering into this Agreement or the Lease Deed or consummating the transaction as contemplated hereby and all necessary permissions from the relevant authorities (if any required) have been obtained by the Lessee.

6.2.8 The Lessee shall maintain the interiors of Proposed Building comprised in the



Leased Area (except the structure thereof) until the expiry or sooner determination of the Lease and shall leave the same in as good a condition as the same was on the date of handover (reasonable wear and tear excepted). It is clarified that all structural repairs and renovations to the Leased Area shall be the responsibility of the Lessor (provided no structural changes have been carried out by the Lessee) and the Lessee shall not be responsible for the same provided structural damage is not attributed to any act, omission, and negligence of the Lessee, its staff, representatives, contractors, etc.

- 6.2.9 The Leased Area shall be used by the Lessee with proper care and caution and in keeping with the applicable rules and regulations of the local Governmental Authorities.
- 6.2.10 The Lessee shall comply with all sanitation, health or safety requirement or guidelines as may be specified by the Governmental Authorities from time to time.
- 6.2.11 The Lessee shall be liable to pay all utility charges including electricity and water charges for the utilities consumed by the Lessee in the Leased Area throughout the lease term.
- 6.2.12 The Lessee shall take all reasonable precautions to keep the Leased Area free of rats, rodents, vermin, insects, pests, birds and animals and to promptly co-operate with the Governmental Authorities to fumigate, disinfect or in taking any other steps as may be deemed necessary by the competent authorities and to bear the expenses in this regard. Subject to the above and other reasonable safeguards, the Lessee will be permitted to carry out such activity as may be necessary for educational purposes.
- 6.2.13 The Lessee acknowledges that the lease agreed to be granted by the Lessor under this Agreement is restricted only to the peaceful use, possession and occupation of the Leased Area (including the said Land) and for carrying out the permitted activities therefrom viz. *inter alia* of operating and managing a school/educational institution therefrom or such other legitimate activity as may be permitted by the PMRDA or other concerned authorities from time to time.
- 6.2.14 The Lessee shall ensure that the fit out works carried out by the Lessee in the Leased Area is as per Applicable Law and all necessary permissions required for the same will be obtained and maintained by the Lessee throughout the lease term. In the event of any non-compliance or damage to the Leased Area the Lessee shall be solely liable and responsible and shall keep the Lessor indemnified from and against the same including but not limited to all costs, charges, expenses, attorney's fees, damages etc. The Lessor has hereby authorised the Lessee to approach all concerned Governmental Authorities and to make such applications to the said Governmental Authorities for any approvals, sanctions, permissions,

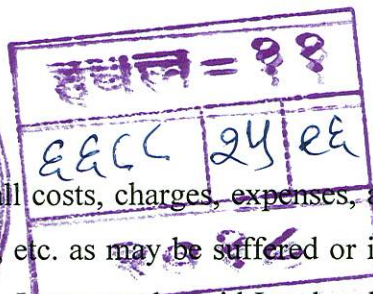


NOCs, etc. as may be required by the Lessee for the purpose of carrying out the fit-out works.

- 6.2.15 The Lessee shall not make any structural or other permanent alterations or additions to the Proposed Building, without obtaining the requisite permissions for such alterations from the PMRDA, wherever required. However, the Lessee shall be entitled to undertake fit outs modification and non-structural alterations and/or additions within the Proposed Building, provided that the same are in accordance with the applicable laws, rules, regulations and guidelines and after obtaining the necessary permissions from the PMRDA (if required). In the event the Lessee requires any structural changes in the Proposed Building, then the same can be carried out by the Lessee at its own costs and expenses, subject to the Lessee obtaining the necessary approvals from the PMRDA and other Governmental Authorities (if and as required under the Applicable Law). Such structural alterations will be carried out by the Lessee under prior intimation to the Lessor.
- 6.2.16 The Lessee shall be at liberty to bring into the Leased Area, its own furniture, fixtures, articles and equipment which are be required by the Lessee for its activities and shall remove the same on the expiry or sooner determination of the lease hereby agreed to be granted by the Lessor in favour of the Lessee.
- 6.2.17 The Lessee shall permit the Lessor along with its authorized representatives to enter upon the Leased Area for inspection and to carry out repairs at the reasonable time as and when necessary, with 5 (Five) days' prior written notice thereof to the Lessee except in the case of extreme emergency, when the notice will be of 48 (Forty-Eight) hours. Such inspection will be carried out without disrupting the activities/use of the Lessee of the said Land and the Constructed Lease Area.
- 6.2.18 On and from the Rent Commencement Date, as provided in this Agreement, the Lessee shall regularly pay the Rent and all other amounts payable under this Agreement in respect of the lease agreed to be granted hereby.
- 6.2.19 The Lessee shall not challenge, withhold or seek any remission or rebate under any law or due to the change in any law (whether present or future), in its liability to pay the lease Rent or any other payments due and payable to the Lessor by the Lessee under this Agreement.
- 6.2.20 All permissions/approvals necessary or required on the part of the Lessee for the execution and performance of this Agreement have been duly obtained and the Lessee is fully authorized to enter into and perform its obligations under this Agreement.

7 INDEMNITY

- 7.1 The Lessor hereby agrees to indemnify and keep indemnified, saved, defended and



harmless the Lessee from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigation or liabilities, etc. as may be suffered or incurred by the Lessee by virtue of any defect in the title of the Lessor to the said Land and/or by virtue of any of the representations or warranties made by the Lessor under this Agreement turning out to be false or untrue and/or by virtue of the Lessor committing any breach/breaches of the covenants or terms and conditions of this Agreement.

7.2 The Lessee hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Lessor from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigation or liabilities, etc. as may be suffered or incurred by the Lessor by virtue of any of the representations or warranties made on the part of the Lessee under this Agreement turning out to be false or untrue and/or by virtue of the Lessee committing any breach/breaches of the covenants or terms and conditions of this Agreement.

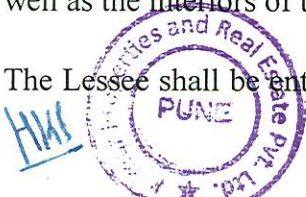
8 ADDITIONAL TERMS AND CONDITIONS

8.1 As regards the property tax payable in respect of the Leased Area, it is agreed by and between the Parties hereto that all property taxes (and increases therein including any land under construction or land being built upon premiums or charges) till completion of the entire construction of the Proposed Building on said Land viz. receipt of full occupancy certificate in respect of the Proposed Building, shall be borne and paid by the Lessor alone.

8.2 Pursuant to the receipt of the full occupancy certificate in respect of the Proposed Building, the property taxes and increases therein as applicable to the Leased Area shall be continued to be borne and paid by the Lessor, subject to a maximum increase every 3 (three) years, in such property taxes of 15% (fifteen percent) over and above the previously prevailing rate of property taxes. In the event if the property taxes in respect of the Leased Area during any period of 3 (three) years (to be computed as every 3 (three) years from the date of completion of the construction of the entire Proposed Building and receipt of full occupancy certificate in respect thereof) increases beyond 15% (fifteen percent) of the property taxes in respect of the Leased Area payable immediately prior to the commencement of such period of 3 (three) years, then during such period of 3 (three) years only, the increased property taxes in respect of the Leased Area shall be paid by the Lessee. It is hereby clarified that increases in the property taxes referred to in this Clause shall be borne by the Lessee only to the extent of Leased Area. On any failure of the Lessor to make payment of such amounts of property taxes to the PMRDA or other concerned Governmental Authorities, the Lessee shall be entitled (but not obliged) to make payment of such amounts to the PMRDA or other concerned Governmental Authorities and adjust such amounts from the lease Rent or any other amounts payable by the Lessee to the Lessor under this Agreement (or the Lease Deed).

8.3 The Lessee shall be responsible and liable to maintain the open areas of the said Land as well as the interiors of the Constructed Lease Area at the Lessee's own costs and expenses.

8.4 The Lessee shall be entitled to enter into sub-lease or leave and licence arrangements with



any of its associate companies/firms/legal entities within Lessee's own group entities or affiliates (viz. entities wherein any of the Trustees or Office Bearers of the Lessee may be directors or shareholder or have a share in profit) in respect of any part or portion of the Leased Area (once the Lease Deed is executed by the Lessor in favour of the Lessee in accordance with the terms hereof) at and for such consideration, lease rent or license fee, as the Lessee may deem fit, without being liable to account for the same to the Lessor and but with the prior permission of the Lessor which permission will not be unreasonably withheld. **PROVIDED THAT** the Lessee shall intimate the Lessor in writing in the event if the Lessee shall enter into any such sub-lease or leave and license arrangements with third parties and shall provide to the Lessor, copies of the documents executed by the Lessee in favour of such sub-lessees or licensees. It is clarified that the Lessor shall not be entitled to terminate the lease on the ground that the Lessee has permitted third parties to enter upon or use and occupy the Leased Area or part thereof on sub-lease or on leave and license basis.

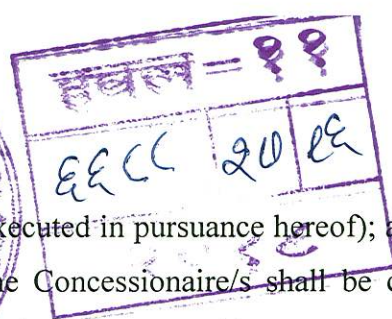
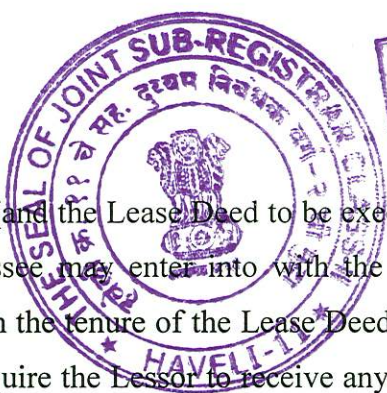
8.5 The Lessee shall at all times be fully responsible for any acts committed by any of the sub-lessees or assigns and shall be liable at all times under the terms of this Agreement and shall keep the Lessor indemnified and hold harmless from act or omission on the part of such sub-lessee/assign brought in by the Lessee.

8.6 It is clarified that under no circumstances shall the Lessee be entitled to enter into any sub-lease and/or leave and license arrangements for any period exceeding the tenure of lease agreed to be granted hereby. The Lessee shall under no circumstances require the Lessor to receive the lease Rent or any other amounts hereby reserved directly from any such third parties; and the Lessee shall continue to be obliged to perform and comply with all the Lessee's obligations hereunder (and under the Lease Deed) notwithstanding any such sub-lease or leave and license arrangements that the Lessee may have entered into. Such sub-lease or leave and license arrangements shall be co-existent and co-terminus with the lease agreed to be granted hereby; and on expiry or sooner determination of the said lease, the Lessee shall be responsible to deliver possession of the entire Leased Area to the Lessor, notwithstanding the creation of such sub-lease and leave and license by the Lessee.

8.7 Without prejudice to what is set out in Clauses [8.4] and [8.5] hereof, it is agreed by and between the Parties that for the more effective management and conduct of the Lessee's activities from the Leased Area, the Lessee shall be permitted to appoint concessionaires, management franchisees or any operators ("**the Concessionaires**") and to permit such Concessionaires to enter upon and carry out any activities incidental to operating and managing a school/educational institution from the Leased Area (including vending of stationery, snacks, food items, operating a canteen etc.) on such terms and conditions as the Lessee may deem fit and proper; without creating any leasehold or sub-lease, license or possessory rights, title or interest in favour of such Concessionaires in respect of the Leased Area. Notwithstanding the appointment by the Lessee of any Concessionaire/s, the Lessee shall continue to be responsible to comply with all its obligations under this



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Agreement (and the Lease Deed to be executed in pursuance hereof); and any arrangement that the Lessee may enter into with the Concessionaire/s shall be co-terminus and co-existent with the tenure of the Lease Deed to be executed in pursuance hereof. The Lessee shall not require the Lessor to receive any lease rent or other amounts hereunder agreed to be paid by the Lessee directly from such Concessionaire/s and the Lessee shall not assign any rights or obligations of the Lessee under this Agreement (or the Lease Deed to be executed in pursuance hereof) to or in favour of such Concessionaire/s. The Lessee hereby agrees and undertakes with the Lessor that if it appoints any Concessionaires and/or allows any third Person or party to use and/or occupy any part of the Leased Area; then and in such an event, upon expiry or termination of the lease, the Lessee shall ensure that the Concessionaires or other third parties shall vacate the Leased Area; and the Lessee shall handover possession thereof to the Lessor.

9 SUBSEQUENT TRANSFER BY THE LESSOR

9.1 In view of the fact that the Lessor has agreed to put up construction of the Proposed Building on the said Land and grant a lease of the Leased Area in favour of the Lessee, it is agreed by and between the Parties hereto that during the subsistence of this Agreement only up till completion of construction of the entire Proposed Building (and receipt of full occupancy certificate in that behalf):

9.1.1 if the Lessor desires to sell and/or transfer or otherwise create third party rights in respect of the said Land and/or the Proposed Building; or

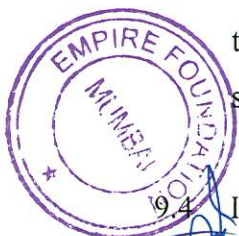
9.1.2 if the existing shareholders of the Lessor sell/transfer or otherwise dilute their equity shareholding in the Lessor;

then and in any of the aforesaid events, Mr. Hitesh Jain, Director and Mr. Manish Jain, promoter of the Lessor will be personally responsible to ensure that that transferee/s of the Lessor (in case if Clause [9.1.1] is applicable) or the Lessor itself (in case if Clause [9.1.2] is applicable) shall comply with all obligations of the Lessor under this Agreement pertaining to completion of the construction of the entire Proposed Building, grant of lease in respect of the Leased Area and handover of physical possession thereof by the Lessor (or its transferee/s in case if Clause [9.1.1] is applicable) to the Lessee in a manner as envisaged under this Agreement.

9.2 The said Mr. Hitesh Jain, director and Mr. Manish Jain, promoter of the Lessor have simultaneously with the execution hereof, executed a separate writing in favour of the Lessee, thereby confirming the terms mentioned in Clause [9.1] hereof.

9.3 Notwithstanding what is stated above, the abovementioned conditions are valid only upto the completion of construction and hand over of the premises to the Lessee for operating a school.

9.4 In the event of after the execution of the Lease Deed and completion of construction of the entire Proposed Building, the Lessor intends to sell and/or transfer its rights or entitlement



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in to or upon the said Land and/or the Proposed Building to or in favour any third Person or party (hereinafter referred to as “**the Proposed Acquirer**”), the Lessor shall be entitled to do so, subject to the following conditions:

9.4.1 the transfer of the entire said Land and the Proposed Building shall be subject to the rights of the Lessee hereunder and the Lease Deed;

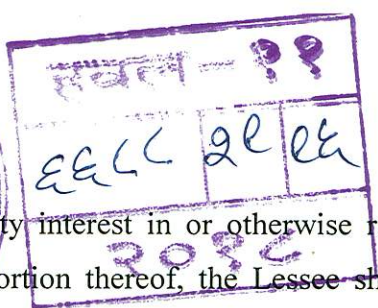
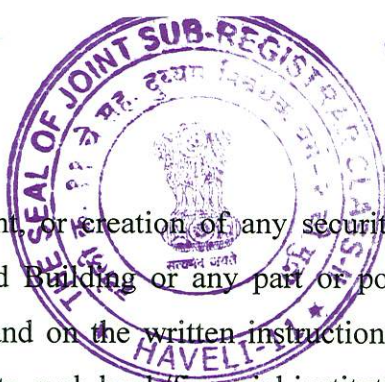
9.4.2 the transfer of the entire said Land and the Proposed Building should only be in favour of a single entity or person (being the Proposed Acquirer). It is clarified that it is the intention of the Parties that the transferee of Lessor’s ownership and/or reversionary rights in the said Land and the Proposed Building, would be a single person or entity;

9.4.3 the Lessor shall be entitled to sell and/or transfer the said Land and the Proposed Building to and in favour of the Proposed Acquirer, for such consideration, as the Lessor may deem fit and proper;

9.4.4 such Proposed Acquirer (or the shareholders or persons entitled to profits/revenue of the Proposed Acquirer or the persons in effective charge, control and management of the Proposed Acquirer viz. partners, directors or designated partners or trustees, etc. of the Proposed Acquirer) should not be a Competitor of the Lessee. For the purposes of this Clause [9.4.4], the term “**Competitor**” shall mean any person or entity, engaged in the business or activities similar to the Lessee’s objects viz. that of operating, running or managing schools, colleges or any other type of educational institutes/institutions; or providing any services or operation/management consultancy to such educational institutes/institutions, in India or elsewhere;

9.4.5 the Lessor obtains a duly notarised declaration executed by the Proposed Acquirer, in a form satisfactory to the Lessee and addressed to the Lessee, stating therein that the Proposed Acquirer has read and understood the terms and conditions of this Agreement and the Lease Deed and that the Proposed Acquirer shall perform, comply and abide by all terms, conditions, covenants, obligations and representations on the part of the Lessor as mentioned in this Agreement and the Lease Deed, as if this Agreement and the Lease Deed was executed by the Proposed Acquirer (in place and stead of the Lessor); and further that the Proposed Acquirer shall be responsible to refund the Security Deposit to the Lessee in terms of this Agreement and the Lease Deed.

9.5 After execution of the Lease Deed and receipt of the full occupancy certificate in respect of the Proposed Building, the Lessor shall be solely entitled to create a mortgage in respect of the said Land and the said Proposed Building (without affecting the rights and possession of the Lessee under the Lease Deed) in favour of any bank or financial institution, without creating any additional financial liability or burden on the Lessee. In case if the Lessor enters into any arrangement with any Bank or Financial Institution for discounting of the



lease rent or creation of any security interest in or otherwise relating to said Land or Proposed Building or any part or portion thereof, the Lessee shall co-operate with the Lessor and on the written instructions of the Lessor, the Lessee shall pay the lease rent directly to such bank/financial institution. It is clarified that the Lessee shall not under any circumstances, have to bear any costs, charges, expenses or give any undertakings or indemnities for such understanding of the Lessor with the banks/financial institution.

9.6 It is agreed that the Lessor shall not permit or transfer any portion of the larger property of the Lessor (of which the said Land forms a part) for the purpose of setting up of a school or educational institution, without the prior written permission of the Lessee.

10 TERMINATION OF THIS AGREEMENT AND CONSEQUENCES

10.1 The Parties agree, declare and confirm that this Agreement constitutes an - agreement on the part of the Lessor to put up construction of the entire Proposed Building and to handover possession of the said Land and the Constructed Lease Area on the date, as set out in this Agreement. Under no circumstances shall the Lessor be entitled to terminate this Agreement.

10.2 In the event if the Lessor fails to handover possession of the duly completed Office Premises to the Lessee within the time as specified in Clause 4 hereof and / or fails to achieve the Initial Completion and/or the Final Completion or fails to put the Lessee in possession of the said Land and the Constructed Lease Area on or before the period committed in this Agreement; then and in such an event at any time prior to the achievement of the Final Completion, the Lessee shall at its sole and absolute discretion be entitled to exercise one of the following options within 30 days from the date of intimation of such failure or expiry of the relevant time period agreed for completion of such works, whichever is earlier:

10.2.1 the Lessee shall be entitled to extend (by addressing an intimation to that effect to the Lessor) the time period of handover possession of the duly completed Office Premises or achievement of the Initial Completion or time period of achievement of the Final Completion by a period of 12 (Twelve) months; and in the event of such extension of time being granted by the Lessee, then the Lessee shall not be obliged to make any payment under this Agreement until the achievement of the Final Completion and hand over of possession of the Leased Area to the Lessee.

OR

10.2.2 the Lessee shall be entitled to terminate this Agreement by giving 30 (thirty) days prior written intimation in writing to the Lessor informing of the Lessor of the intent of the Lessee of such termination; and in the event of termination of this Agreement as such by the Lessee, the Lessor shall forthwith on expiry of such period of 30 (thirty) days, refund all amounts till then paid by the Lessee to the Lessor and amounts otherwise expended



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by the Lessee in pursuance of this Agreement including the stamp duty and registration fees paid by the Lessee on this Agreement, together with interest on all such amounts calculated at the rate of 18% (eighteen percent) per annum from the date of payment of such amounts by the Lessee to the Lessor or being expended by the Lessee, as the case may be. Till the refund of the said amount along with interest thereon as aforesaid, the Lessee shall have a first charge on the said Land and the Proposed Building (to the extent constructed).

10.3 It is clarified that the Lessee shall not be entitled to terminate this Agreement after the Lessor achieves the Initial Completion and the Final Completion and puts the Lessee in possession of the said Land and the Constructed Lease Area, within the time frame as mentioned herein.

11 TERMINATION OF THE LEASE BY THE LESSOR

11.1 The Lessor shall not be entitled to terminate the lease (after execution of the Lease Deed) agreed to be granted pursuant to this Agreement under any circumstances, throughout the tenure thereof, save and except as expressly provided in this Clause [11].

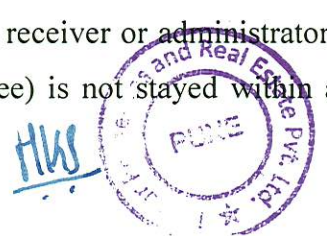
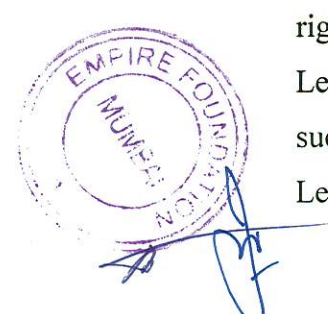
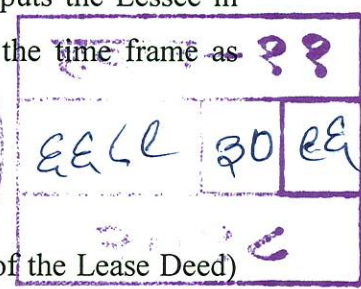
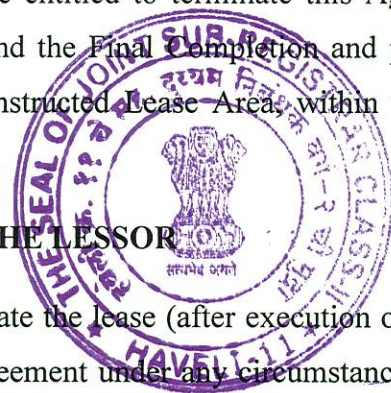
11.2 In the event that the Lessee commits a Material Breach, then in such an event the Lessor shall be entitled to serve a written notice to the Lessee (hereinafter referred to as “**the Rectification Notice**”), calling upon the Lessee to rectify/remedy the breach within a period of 30 (Thirty) days from the date of receipt of the notice (hereinafter referred to as “**the Rectification Period**”). For the purposes of this Agreement, the term “**Material Breach**” shall mean a (a) breach or delay by the Lessee in payment of Lease Rent for 2 (two) consecutive months; (b) any act/omission on the part of the Lessee leading to a structural issue with the proposed Building; (c) any act/omission committed including in respect of operating and functioning of the educational institute which is against the Applicable law.

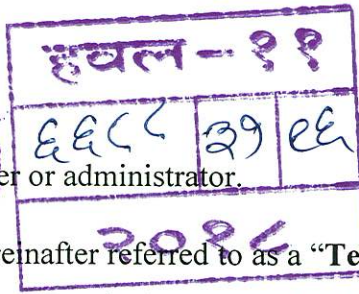
11.3 In the event if either:

11.3.1 the Lessee has committed a Material Breach and fails and/or neglects to rectify/remedy such breach within the said Rectification Period, despite the Lessor having sent the Rectification Notice to the Lessee; or

11.3.2 if any proceeding for dissolution of the Lessee has been admitted against the Lessee any such order of admission is not set aside within a period of 90 (ninety) days from the date of passing of such order; or

11.3.3 if any receiver or administrator has been appointed in respect of the leasehold rights of the Lessee in respect of the Lease Area or if the leasehold rights of the Lessee as agreed to be created hereunder, are attached and the order appointing such receiver or administrator (at least to the extent of the leasehold rights of the Lessee) is not stayed within a period of 90 (ninety) days from the date of such





order of appointment of the receiver or administrator.

then and in any of the aforesaid events (hereinafter referred to as a "Termination Event"), the Lessor shall be entitled to forthwith terminate the lease agreed to be granted hereunder by sending an intimation to that effect to the Lessee (the Lock-in Period notwithstanding). Upon such termination, the lease hereby agreed to be granted shall stand terminated.

11.4 It is clarified that the Lessor shall not be entitled to terminate the lease hereby agreed to be granted throughout the tenure thereof, otherwise than as provided in Clause [11.3] viz. unless there is an occurrence of a Termination Event.

12 TERMINATION OF THE LEASE BY THE LESSEE

12.1 The Lessee shall not be entitled to terminate the lease agreed to be granted pursuant to this Agreement during the Lock-in Period. Accordingly, in the event if the Lessee desires to terminate the Lease Deed during the Lock-in Period, then the Lessee shall be liable to pay to the Lessor, an amount equivalent to the Rent for the entire residue of the Lock-in Period (after deduction of the actual Rent till then paid by the Lessee).

12.2 After the expiry of the Lock-in Period the Lessee shall (solely) be entitled to terminate the lease granted under the Lease Deed, by giving to the Lessor a prior written notice of 3 (three) months in advance, without citing any reasons for such termination.

12.3 Notwithstanding anything to the contrary contained in this Agreement, it is agreed by and between the Parties that the Lessee shall be entitled (but not obliged) to terminate the lease agreed to be granted pursuant to this Agreement at any time (the Lock-in Period notwithstanding) in any of the following circumstances:

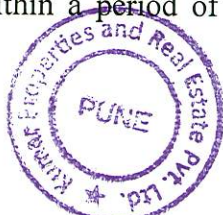
12.3.1 any breaches of the terms and conditions hereof being committed by the Lessor whereby the Lessee's entitlement/right/ability to use, occupy and possess the said Land or the Proposed Building are jeopardized or prejudicially or adversely effected; or as a result whereof, the Lessee is not able to effectively (in the reasonable opinion of the Lessee) carry on its operations and activities from the said Land and/or the Proposed Building, and which breaches are not rectified by the Lessor despite a notice of 30 (thirty) days being issued by the Lessee to the Lessor, calling upon the Lessor to rectify such breach; or

12.3.2 a bankruptcy or insolvency or winding up petition being admitted against the Lessor or a liquidator or assignee or administrator being appointed (pursuant to any insolvency or bankruptcy or winding up proceedings) in respect of any assets of the Lessor;

12.3.3 if there is an attachment of the title/rights of the Lessor in to and upon the said Land or the Proposed Building or part thereof, and such attachment is not stayed or vacated within a period of 90 (ninety) days from the date of such order of attachment;



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12.3.4 occurrence of any Force Majeure event (as defined hereinafter) or it being discovered that there is any defect in the title of the Lessor in respect the said Land and/or the Proposed Building and/or any part thereof and/or if any prohibitory or restraint orders being passed by any courts/Governmental Authorities/tribunals/forum, due to or as a result or consequence of or incidence of which, the Lessee is not able to effectively (in the reasonable opinion of the Lessee) use, occupy, possess or enjoy the said Land and the Proposed Building or carry on its operations and activities therefrom.

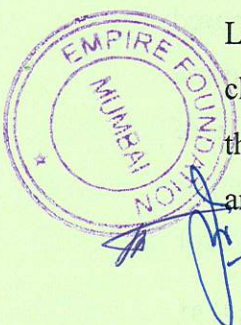
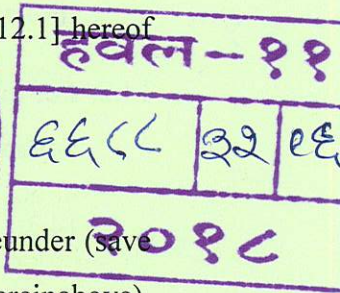
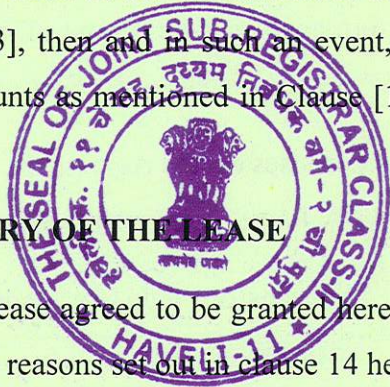
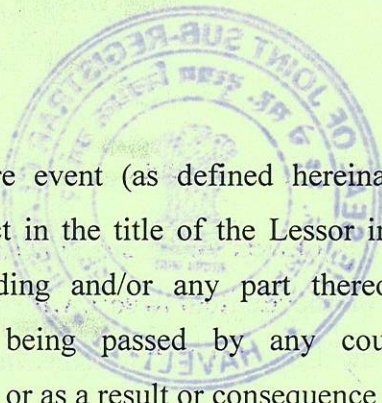
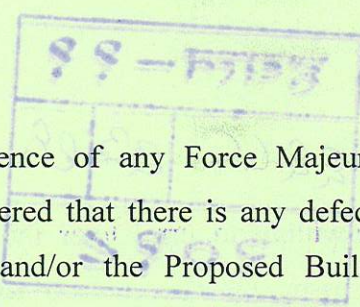
12.4 In the event if the Lessee terminates the Lease Deed in the circumstances or due to the events as enlisted in the preceding Clause [12.3], then and in such an event, the Lessee shall not be liable to make payment of the amounts as mentioned in Clause [12.1] hereof (or any part thereof) to the Lessor.

13 CONSEQUENCES OF TERMINATION/EXPIRY OF THE LEASE

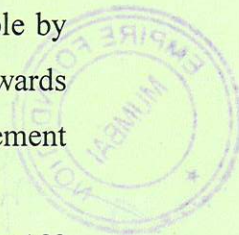
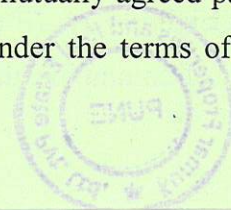
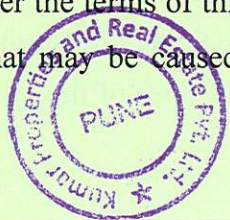
13.1 Upon expiry or on sooner determination of the lease agreed to be granted hereunder (save and except if such determination is caused due to reasons set out in clause 14 hereinabove), the Lessee shall remove or cause to be removed itself and all its sub-lessees, licensees, Concessionaires, its employees and other person or persons and their respective belongings, chattels, articles and things including any other equipment installed by it in the said Land and the Proposed Building within a period of 30 (thirty) days from date of such expiry or determination (“**Handover Grace Period**”); pursuant to which the Lessee shall, subject to simultaneous refund of the Security Deposit less Deductions by the Lessor to the Lessee, handover possession of the Leased Area to the Lessor. The Handover Grace Period shall be rent free provided that the Lessee shall carry out any activities in the Leased Area other than for the purposes of vacation of the Leased Area, however the Lessee shall be liable to pay utility charges and maintenance charges towards the Leased Area for such period. It is expressly clarified that the Handover Grace Period shall not be granted in case the lease is terminated in accordance with clause 14 above and the Lessee shall be required to vacate and handover the Leased Area to the Lessor immediately upon termination.

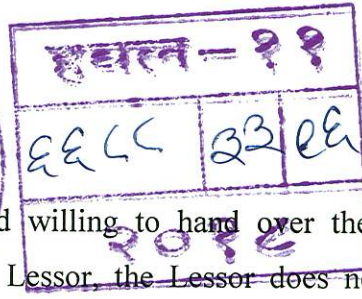
13.2 In the event any damage has been caused by the Lessee to the Leased Area, the Parties shall appoint an independent third-party architect to inspect the Leased Area at the time of hand over of the respective Leased Area to access and ascertain the degree of damage caused and costs towards repair of the same (reasonable wear and tear excepted).

13.3 The Lessor shall pursuant to the expiry of the Handover Grace Period or otherwise (as the case maybe), refund the Security Deposit in full to the Lessee, simultaneously with the Lessee handing over quiet, vacant, and peaceful possession of the Leased Area to the Lessor, as aforesaid subject to deductions of any outstanding maintenance charges, utility charges including electricity and water charges etc incremental property taxes payable by the Lessee under the terms of this Agreement; and any mutually agreed payments towards any damage that may be caused to the Leased Area under the terms of this Agreement



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("Deductions")

13.4 If despite the Lessee being ready and willing to hand over the vacant and peaceful possession of the Leased Area to the Lessor, the Lessor does not refund the Security Deposit to the Lessee, then the consequences as mentioned in Clause [5.3] hereof shall apply.

14 FORCE MAJEURE

14.1 Neither Party shall be responsible for payment of any damages for any failure to fulfil, observe, perform or carry out the terms of this Agreement, if such fulfilment or observance or performance or carrying out of such terms is delayed, prevented, suspended or hindered directly due to existence of a Force Majeure Event.

14.2 For the purposes of this Agreement, the term "*Force Majeure Event*" shall mean any event beyond any Party's reasonable control and shall include without limitation the following:

14.2.1 any acts of God, like earthquake, perils of the sea or air, flood, or any drought, explosion;

14.2.2 any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, etc.;

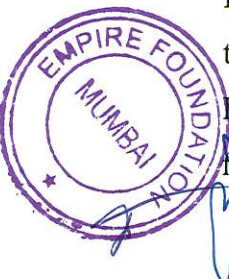
14.2.3 any embargo, notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance;

14.2.4 any court order or government notification, circular or order.

14.3 It is clarified that nothing contained in Clauses [14.1] and [14.2] hereof shall prejudice the entitlement of the Lessee, as set out in Clause [10.2] hereof.

14.4 If due to a Force Majeure Event, the Proposed Building (or any part thereof) is damaged or destroyed or if there is damage to the Proposed Building and due to such damage/destruction the said Proposed Building or any part thereof is not capable of being used by the Lessee for the purpose of operating/managing a school or educational institution, then the Lessor shall make prompt endeavours and take all required steps at its own costs and expenses in good faith to restore/repair such damage/destruction to the Proposed Building, such that the Lessee's activities can be resumed therefrom by the Lessee, as expeditiously as possible.

14.5 In the event if the Lessor cannot restore/repair such damage/destruction to the Proposed Building within a period of 180 (One Hundred and Eighty) days from the date of such Force Majeure Event resulting in the said damage/destruction to the Proposed Building or if the Lessor is of the reasonable opinion that the damage/destruction to the Proposed Building cannot be repaired within such period of 180 (One Hundred and Eighty) days, then and in such an event, on and from the date of expiry of the such period of 180 (One Hundred and Eighty) days (if the Lessor has commenced work of repairs or restoration) or from the date of communication by the Lessor to the Lessee of the opinion of the Lessor



that the damage/destruction to the Proposed Building cannot be repaired within such period of 180 (One Hundred and Eighty) days (whichever is earlier), the Lessee shall at its discretion be entitled to terminate (Lock-in Period notwithstanding and without being responsible or liable for making payments as provided in Clauses [4.11]) the Lease Deed to be executed in pursuance hereof (to the extent that the same have been executed); and neither Party shall thereupon have any claim against the other under this Agreement or the executed Lease Deed save and except, to the extent of the liabilities already accrued prior to the date of destruction of or damage to the Proposed Building.

14.6 It is clarified that on and from the date of the Force Majeure Event resulting in the damage/destruction of the Proposed Building, as a result of which the Lessee is not able to effectively (in the reasonable opinion of the Lessee) carry on the Lessee's activities from the Proposed Building, the obligation of the Lessee to make payment of the lease rent and all other amounts shall remain suspended till repair/restoration of the damage/destruction to the Proposed Building or till termination of the Lease Deed, pursuant to Clause [14.5]. Notwithstanding what is stated above, in such an event if the Lessee opts to continue use of a part of the Leased Area, then the Lessee shall be entitled to pay pro-rated rent for such used area.

15 NO PARTNERSHIP

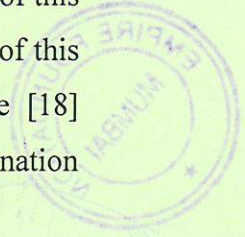
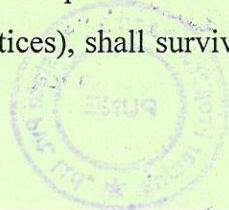
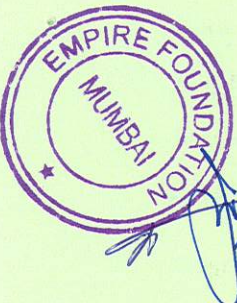
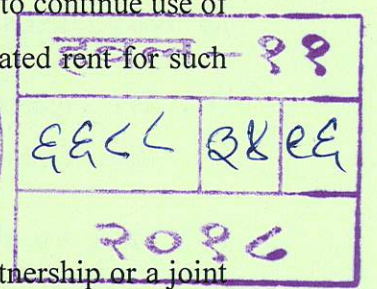
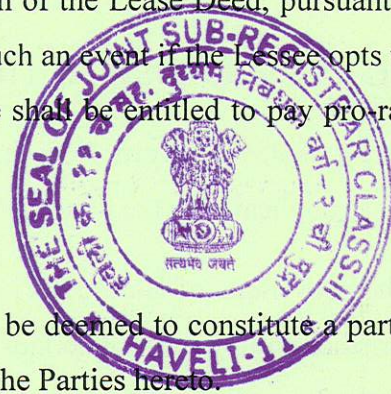
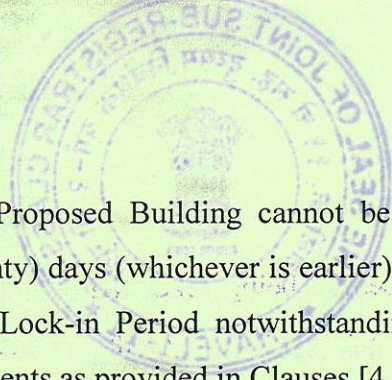
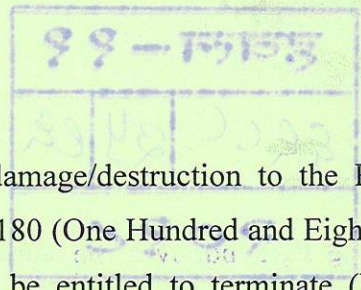
15.1 Nothing contained in this Agreement shall be deemed to constitute a partnership or a joint venture or association of Persons between the Parties hereto.

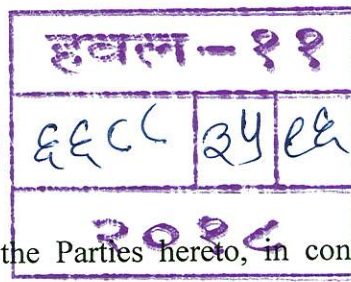
15.2 It is hereby declared and clarified that each of the Parties have undertaken obligations herein and shall be entitled to the rights specified hereinabove on their own respective accounts and on principal to principal basis. No agency is hereby intended to be created or created by any of the Parties in favour of the other Parties.

16 SEVERABILITY AND SURVIVAL

16.1 Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under Applicable Law, but if any provision of this Agreement should be prohibited or rendered invalid under Applicable Law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. In such event, the Parties shall negotiate, in good faith, a valid, legal and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Agreement.

16.2 Where the purpose and the text of a provision in this Agreement clearly indicate an intent to survive termination of this Agreement, the provision shall survive the termination of this Agreement. Without prejudice to the generality of this Clause [16.2], the provisions of this Clause [16] (Severability and Survival), Clause [17] Dispute Resolution, Clause [18] (Governing Law and Jurisdiction) and Clause [21] (Notices), shall survive the termination of this Agreement.





17 DISPUTE RESOLUTION

17.1 If any dispute or difference arises between the Parties hereto, in connection with the subject matter of this Agreement, then the Parties hereto shall be subject to the provisions of the Maharashtra Rent Control Act, 1999 refer the dispute to the arbitration of a sole arbitrator to be mutually appointed by the Parties. The arbitration proceedings/meetings shall be held in Mumbai, and all proceedings shall be conducted in the English language and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as the same may be amended from time to time or any statutory modification or re-enactment thereof.

17.2 This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.

17.3 All disputes between the Parties with regard to the subject matter of this Agreement shall be subject to the exclusive jurisdiction of competent courts of Mumbai.

18 GOVERNING LAW AND JURISDICTION

18.1 This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.

18.2 Subject to the provisions of Clause [17] hereof, the competent courts at Pune shall have exclusive jurisdiction to try and entertain all differences and disputes between the Parties pertaining to the subject matter hereof.

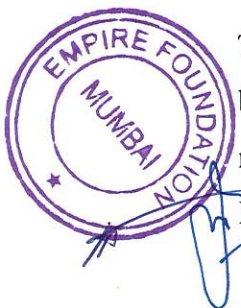
19 STAMP DUTY AND REGISTRATION CHARGES

19.1 The Stamp Duty and Registration charges, if any, payable on this Agreement and the Lease Deed shall be borne and paid by Lessee.

19.2 It is clarified that this Agreement and the Lease Deed are all documents agreed and proposed to be executed in furtherance of the same transaction of grant of lease in respect of the said Land and the Proposed Building by the Lessor to and in favour of the Lessee. This Agreement being one of several instruments (and this Agreement being the principal instrument) employed by the Parties in completing the same transaction of lease in respect of the said Land and the Proposed Building; and thus, this Agreement is being stamped with the full stamp duty as applicable under the provisions of Article 36 of Schedule I to the Maharashtra Stamp Act, 1958. Accordingly, as per the provisions of Section 4 of the Maharashtra Stamp Act, 1958, the stamp duty payable on the Lease Deed shall be Rs.100/- (Rupees One Hundred Only).

20 CUSTODY OF ORIGINAL OF THIS DEED

The Lessee shall retain the original registered set hereof and the second duplicate set shall be retained by the Lessor for their records. The Lessee shall also furnish to the Lessor a notarised true copy of the duly registered set hereof. The Lessee hereby covenants with the Lessor that the Lessee shall and will unless prevented by fire or some other inevitable



accident, at all times hereafter during the subsistence of the Lease Period, upon every reasonable request and at the cost of the Lessor, produce to the Lessor at any trial, hearing, commission or examination or otherwise before any authorities, the said original registered set of this Lease Deed for the purpose of showing or establishing the Lessors' title to the said Land and the Proposed Building.

21 NOTICES

21.1 Any notice and/or intimation to be given under this Agreement shall be addressed to the Parties at their respective addresses stated hereinabove. Such notices and/or intimation shall be in writing and shall be delivered either by hand delivery, or by registered post with acknowledgement due or by prepaid courier services.

21.2 All notices shall be deemed to have been validly given on (i) on the date of receipt by the addressee, if delivered by hand delivery, (ii) the expiry of 7 (Seven) days after posting if sent by registered post with acknowledgement due, or (iii) the date of receipt by the addressee, if sent by courier.

21.3 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address.

22 COSTS, CHARGES AND EXPENSES

Each Party shall bear its respective Advocates/Solicitors' fees and other incidental costs and expenses, if any, incurred in the course of preparation and execution of this Agreement and the Lease Deed.

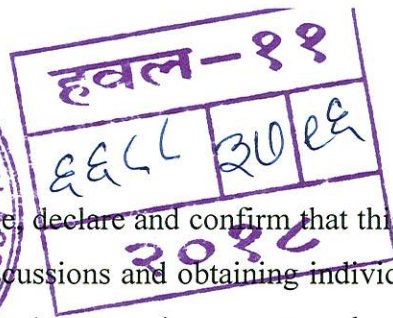
23 WAIVER OF RIGHTS

All waivers under this Agreement must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Agreement shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Agreement or of a failure or failures by the other Party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

24 CUMULATIVE RIGHTS:

All remedies of either Party under this Deed whether provided herein or conferred by statute, civil law, common law, custom, trade, or usage are cumulative and not alternative and may be enforced successively or concurrently. These rights of the Parties herein provided, shall be without prejudice to the right and remedies available to the Parties under the Applicable Law and in equity.

25 ENTIRE AGREEMENT AND MODIFICATIONS



25.1 The Parties hereto acknowledge, declare and confirm that this Agreement has been entered into after due negotiations, discussions and obtaining individual legal advice and that this Agreement (together with its Annexures) represents the entire agreement arrived at between them regarding the subject matter hereof and supersedes all previous arrangements/undertakings, correspondences, term-sheets, forms, applications, offers, letters of intent if any, executed by or between the Parties hereto or any of their predecessors. All annexures and schedules to this Agreement are deemed to constitute as an integral part of this Agreement.

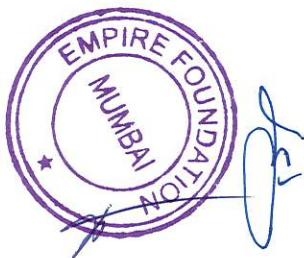
25.2 Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by all the Parties. This Agreement can be modified only by a writing duly executed by the Parties hereto.

SCHEDULE

All that piece and parcel of land or ground admeasuring 7,462.42 square metres equivalent to 80,325 square feet, carved from and out of the Amenity Space bearing Plot No. B admeasuring 9,903.54 square meters and designated as part of the larger Amenity Space (totally admeasuring 23,030.91 square meters) out of the sanctioned layout plan of the larger land bearing Survey Nos. 214/2/1, 214/2/2, 214/2/7, 214/2/8, 214/2/9, 220/2+3+4/1,2,3, 221/1B/1/1,1/2, 1B/2, 221/1A/1,221/1A/2, 221/2A/2/1, 221/1D/1, 221/2A/2/2 and 221/1C all of Village Phursungi, Taluka Haveli, District Pune and outside the territorial jurisdictional limits of the Pune Municipal Corporation; and is shown as marked in red colour boundary lines on the plan annexed hereto and marked as Annexure 'A' and is bounded as follows:

On or towards the East: [Adj. Amenity] space (Plot A)
On or towards the West: [Part of Sanctioned layout] HKS
On or towards the North: [Part of Sanctioned layout]
On or towards the South: [Adj. 24m. wide Road.]

IN WITNESS, WHEREOF, the Parties hereto have hereunto set and subscribed the signatures of their respective authorised signatories on the day and year first hereinabove written.



HKSain



SIGNED AND DELIVERED by the within named)
 Lessor:)
 KUMAR PROPERTIES AND REAL ESTATE)
 PRIVATE LIMITED through the hands of its)
 authorised signatory Mr. Hitesh Jain, who has been)
 authorised to execute this Agreement by virtue of a)
 resolution passed at the meeting of the board of)
 directors held on 27th April, 2018 in the presence of)
 two independent witnesses:)

1. Name: Parash Bhatnagar 

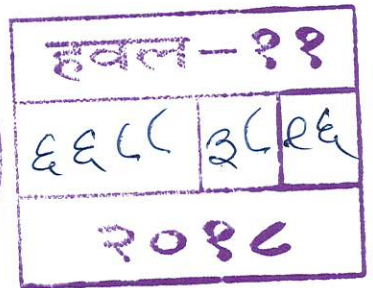
Address: 1, Mohini Nyan,
 Siraj Sahle Marg,
 Goregaon - West,
 Mumbai - 400104

2. Name: Omai Khayari 

Address: C-9, Precious gem, lane-6
 Koregaon park Pune - 1



Hitesh Jain



SIGNED AND DELIVERED by the within named)
 Lessee:)
 EMPIRE FOUNDATION through the hands of its)
 authorised signatories Mr. Mehernosh Talati and Mr.)
 Vispi J. Vesuna, who have been authorised to)
 execute this Agreement by virtue of a resolution)
 passed at the meeting of the Trustees of the said)
 Trust held on [9th April], 2018 in the)
 presence of two independent witnesses:)

1. Name: Parash Bhatnagar 

Address: 1, Mohini Nyan,
 Siraj Sahle Marg,
 Goregaon - West,
 Mumbai - 400104

2. Name: Omai Khayari 

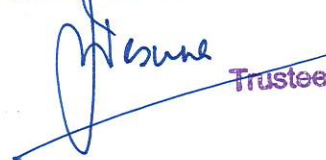
Address: C-9, Precious gem
 lane-6, Koregaon park
 Pune - 1



EMPIRE FOUNDATION

 Trustee

For EMPIRE FOUNDATION

 Trustee



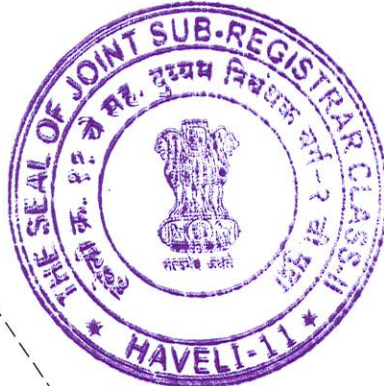


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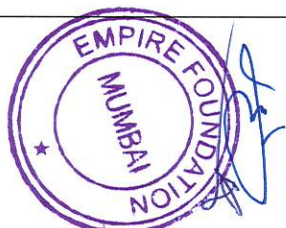
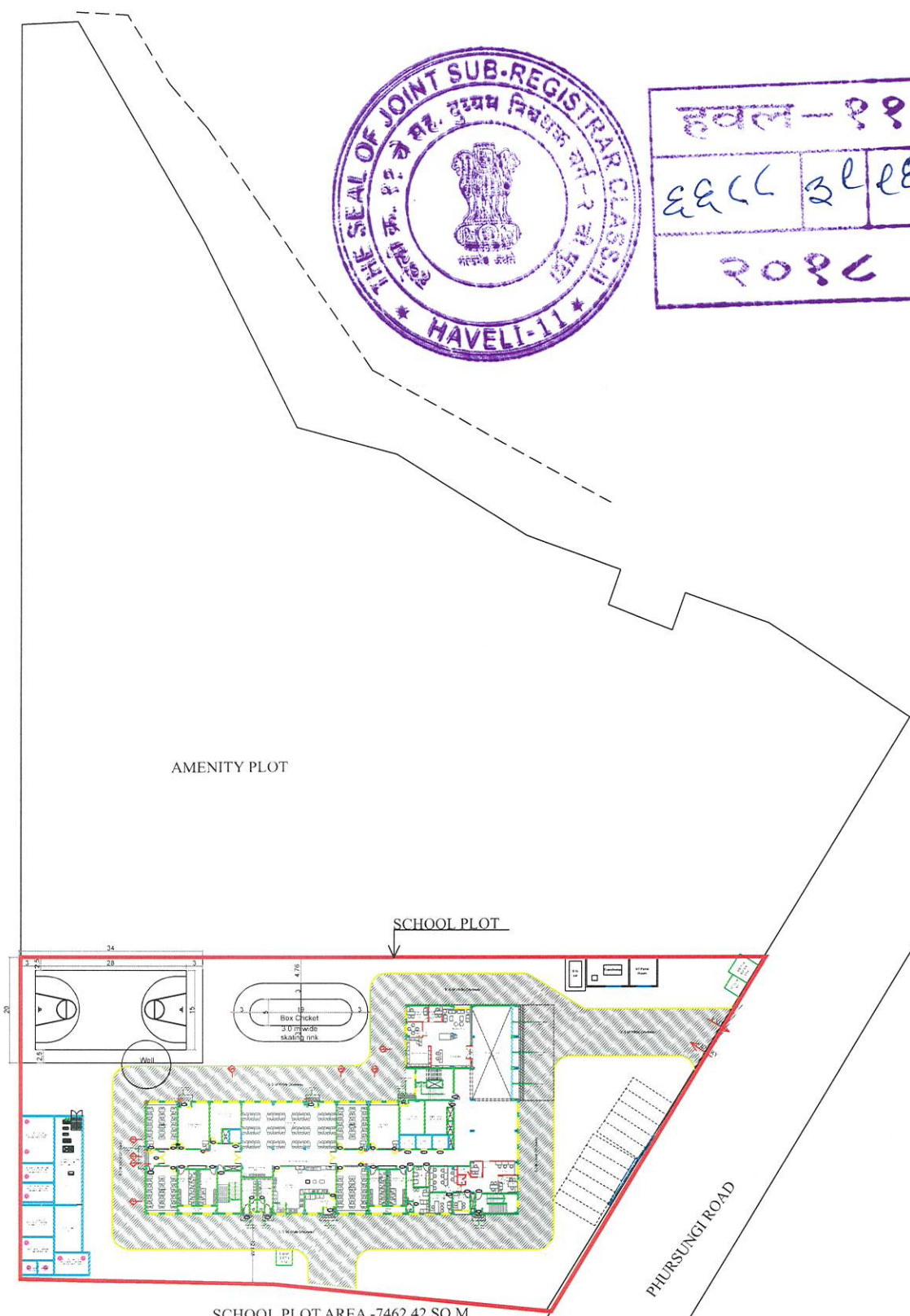
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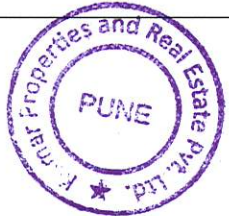
Annexure 'A'

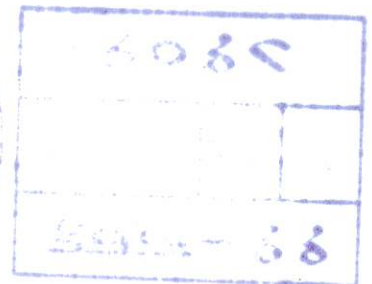


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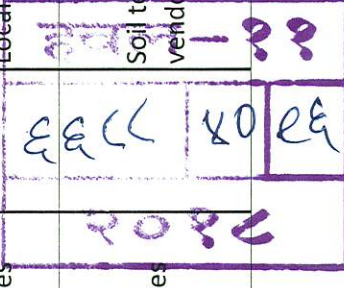
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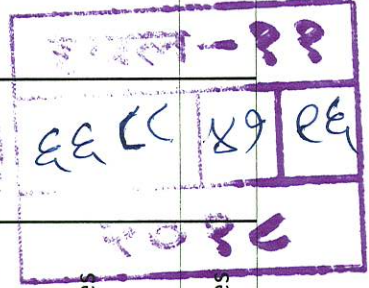
Annexure B

Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor
Prior to Commencement of Civil Works					
Site Survey	Land topographical and boundary survey for mapping all contours with levels of adjoining road & properties and also mapping the locations of the existing Framework comprising of ISMC 100mm placed vertically at intervals not greater than 2.4 m and embedded in the ground upto 900mm & cast in a pedestal of size 400 mm x 400 mm x 750 mm. (h) made from P.C.C. of M-15 grade resting on a P.C.C. base of size 500mm x500mm x 100mm (h) of M-15 grade. Height of the ISMC above the ground - 3m. Cross members of 3 nos ISA 75X75X6 L-angles welded horizontally at equal intervals.	Breez	Yes		
Site Barricading (around the site and for isolating the front office from the site and covering it from the top)	Cladding material of 0.5mm thick Galvalume sheets having 30mm high crests manufactured from 550Mpa steel with a hot dipped coating of metallic Zinc (43.5%) – Aluminium (55%) alloy and Silicon (1.5%) of 150 grams per sq.mtr. (gsm) resulting in a Total Coating Thickness (TCT) of 0.5mm. Sheets secured to the framework by means of self-threading screws. Approved makes Jindal or TATA	Jindal, Tata	Yes	Yes	The Lessor will follow their company standards for site Barricading using standard available brands
Open-able doors provided at specified locations for vehicular and manpower access		Jindal, Tata	Yes	Yes	The Lessor will use pre-coated sheet on front side normal G sheet on sides. Local makes for all the material.
Geotechnical (soil) Investigation	Find out subsoil stratification in the project area & to determine load settlement behaviour of founding strata & collect data to decide design parameters for foundation & type of foundation.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Yes	Local makes only. Soil testing will be done by the developers regular vendor.

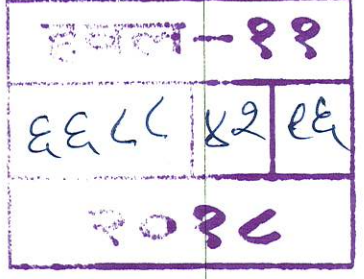




	Find out sub soil stratification for pile foundation if rock bed is observed below 4m depth from OGL & it includes boring of holes, field investigation, laboratory investigation, core log, pile's safe load calculations for safe vertical load, safe uplift & safe lateral load, RQD.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Developer will appoint structural consultant who will design the structure based on soil survey reports and other design requirements. For obtaining final completion from local authority Structural Stability Certificate issued by licensed structural consultant is must. If required Vibgyor can get the design vetted.
	Carry out Hydrological Survey to find out correct water table level below existing GL & Chemical analysis of ground water	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Part of soil investigation study.
	Find out Electrical Resistivity (ohm) of soil below existing GL.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	
	Conduction Standard Penetration Tests (SPT) in situ to obtain shear strength parameters of soil at interval of 1.00m to 1.5m.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	
Site office	Site office with proper lighting, power sockets & ventilation to accommodate adequate number of site personnel		Yes	Construction is responsibility of Kumar Properties and the construction team setup will be managed by Kumar Properties based on their company standards.
Site Supervision	1 Site Engineer and 1 Site Supervisor both having with at least 8-10 years relevant experience to be present at all times through out the duration of the project	Site Engineer - B.E. (Civil); Site Sup'r - Diploma (Civil)	Yes	
Borewell	Undertake ground water exploration by Electrical Resistivity (ERT) or Geodivining methods		Yes	



	Drilling a 4.5" bore using standard rigs and fixing 200mm dia outer casing pipes to the extent required and 140mm dia PVC casing pipes	Prince, Supreme, Astral, (No Suggestions)	Yes	Borewell drilling will be done as per ground investigation report in terms of water depth and availability of water table and volume of water. Pump specification will be based on local vendor specification.
	Fixing submersible Borewell pump of adequate capacity with adequate protections and control panel	Texmo, Falcon, CRI, PEW, Suguna	Yes	Local pump vendors.
Temporary water storage facility	Temporary water storage facility for construction, labourers, site office and admission office by way of PVC tanks of Sintex make of at least 2000 litre capacity	Sintex	Yes	As per site demand either in plastic tanks/ MS Tanks.
Temporary electrical supply	Temporary power supply of minimum 50 kVA for construction, site office and admission office		Yes	Temp. power requirement will be based on construction volume and adequate power supply will be obtained.
Temporary sanitation facility	Septic tank and soak pit with corresponding plumbing / covering etc. for site office, labour colony & admission office.		Yes	
Civil works below ground level				
Excavation	By mechanical means/manual means including dressing of sides & ramming of bottom, lift the soil & removing the excavated soil upto specified distance which doesn't obstruct the ongoing construction work. De-watering pump of adequate capacity provided to remove water in excavated areas. Pile foundation / shoring to be done wherever necessary		Yes	Lessor will do pile foundation
Anti-termite treatment	Anti-termite treatment for protection against attacks by subterranean termites to be done for all structures below plinth including R.C.C. structures, masonry structures, and supply & drainage pipes etc. Treatment to be done at 2 levels i.e. at the lowermost level which will be bed of the excavated portion and also below the plinth PCC. Application to be done by making 150mm deep holes in the soil with a crowbar at intervals of 300mm and filling the same with suitable chemical formulations. All vertical surfaces to be sprayed with suitable chemical formulations. The treatments should be carried out by specialist pest control agency which shall give a guarantee of minimum 10 years for satisfactory performance.		Yes	



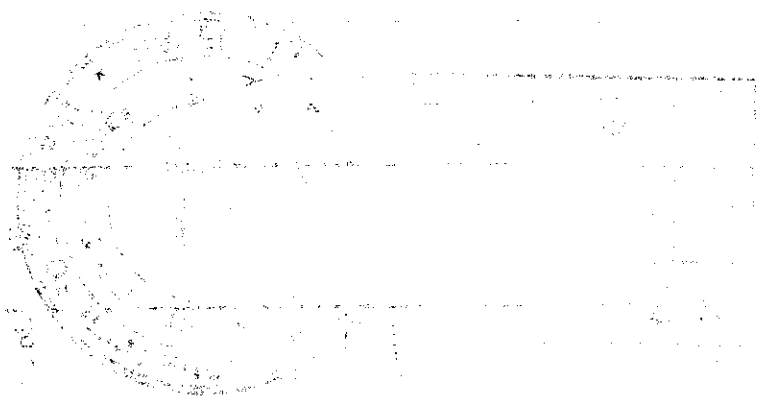
Rubble soling below the foundation	230mm rubble soling in hard laterite stone below foundation including dewatering, hand packing, ramming, compacting etc. complete. However, the same need not be done where the rock is adequately hard i.e. areas where excavation was not possible by mechanized buckets but chiselling was required to excavate the hard rock.	Yes		Lessor will do pile foundation
R.C.C. works for footing foundation, stub columns, plinth beams, shear walls, columns, beams, slabs, staircases, lintels, chajjas and other elevational elements, underground and overhead water tanks	150mm thick M-15 grade of plain cement concrete (P.C.C.) below foundation including formworks wherever necessary Formwork in film-faced plywood including propping with metal screw jacks etc. Form work quantity should be at least 2 sets of slab shuttering & 3 sets of beam bottoms. Machine batched, machine mixed & machine vibrated ready-mix concrete of approved grade including mixing of admixtures in proportions as recommended by structural engineer to accelerate, retard setting of concrete, improve workability without impairing the strength & durability, including dewatering, compacting & curing. Thermo Mechanically Treated (T.M.T.) of FE-500 grade reinforcement bars of various diameters as specified by the RCC Consultant including straightening, cleaning, cutting, bending, in proper shape hooking the bars, linking the bars, binding with 20 g. annealed P.V.C. coated wires & placing into position with factory made precast cover blocks of specified size having a strength not less than that of the surrounding concrete in the structural member.	Yes	Anchor	Lessor will do pile foundation Construction of school building is responsibility of the developer and they will deliver project based on agreed timelines. They cannot guarantee of formwork sets etc and based on construction work fronts necessary required sets will be mobilized at site. Also shuttering is a contractor responsibility and ANCHOR make cannot be the only make possible. The contractor can use any make which he is comfortable with to deliver the project in given timelines however; the shuttering material should be film based plywood and not metal plates.
	RMC India, Ultratech, Lafarge, ACC	Yes		Based on construction schedule the developer will do combination of site mix and RMC concrete; however specific brands of RMC cannot be confirmed. Strength parameter of concrete will be adhered, based on structural requirements.
	Tata, Jindal, SAIL	Yes		The developer will use locally available TMT steel as it is easily available. Test certificates confirming the grade of steel will be ensured. The developer will ensure 3rd party testing is done for chemical and mechanical properties of each consignment.



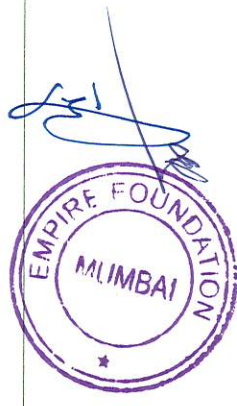
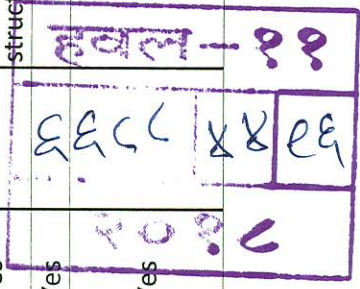
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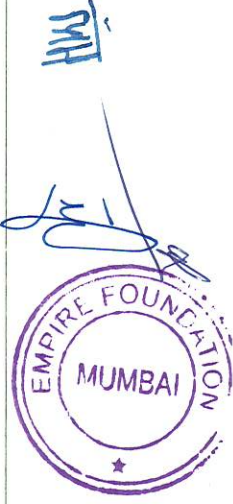
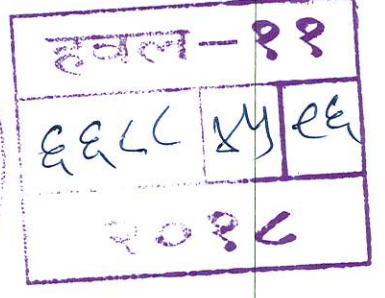


Earth back-filling in foundation and plinth bedding	between the plinth beam by mechanical means / manual means, in layers, not exceeding 200 mm depth, consolidating each layer by ramming & watering upto 50mm, including lifting moving & disposing of surplus earth on site.	Yes		
Rubble soling at plinth level	230mm rubble soling in hard laterite stone in plinth bedding including dewatering, hand packing, ramming, compacting etc. complete.	Yes		In Pune, the developer has confirmed that, they do not get laterite stone and they use locally available stone and they follow a system of Stone metalling rather than soling as metelling give better compaction. Vibgyor High to get a confirmation from their structural consultant on the same.
P.C.C. at plinth level	150mm thick M-15 grade of plain cement concrete (P.C.C.) at plinth level including formworks wherever necessary	Yes	RMC India, Ultratech, Lafarge, ACC	
Box type water proofing below the raft and outer sides of retaining walls	R.C.C. surfaces cleaned with wire brush & washed with clean water. Cracks on the surface to be filled with rich mix of cement mortar or non-shrink grout. Shahabad tiles of size 450mm x 60mm fixed in a staggered pattern with 25mm thick cement mortar in 1: 5 (1cement:5 fine sand) leaving a gap of 20 mm between them. Joints filled with medium sized aggregate grouting cement slurry admixed with integral plasticizer and finished smooth. Top of the Shahabad cladding rendered with 30 to 40mm cement screed with water proofing compound (sand + aggregate + cement) with compaction and smooth finishing. Total capacity of @ 2,00,000 litres as per statutory requirements 3 separate compartments for fire (approx. 1,00,000 litres), flushing (approx. 60,000 litres) and domestic (approx. 40,000 litres) RCC works as described above	NA	Pidilite, Sunanda, Fosroc, Dr. Fixit	No basement structure is proposed.
Underground Water Tank		Yes		
		Yes		
		Yes		
		Yes		BOX Type water proofing will be done only for UG Tank structure.
		Yes		
		Yes	Pidilite, Sunanda, Fosroc, Dr. Fixit	

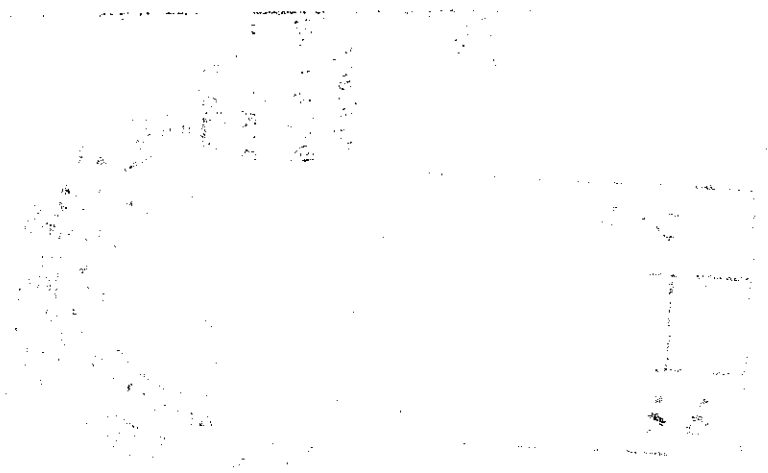


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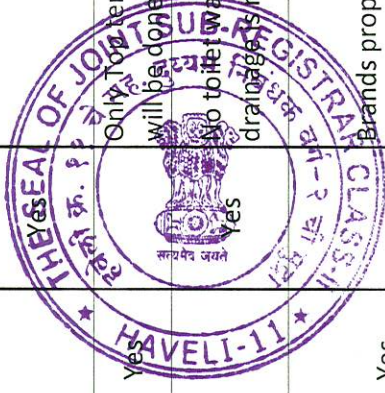
	Ceramic tiling on all internal faces	Somany, Kajaria, Nitco	Yes	Current project costing does not cover ceramic tile from inside of water tank. It can be done at additional cost. VIBGYOR to confirm if this is needed at additional cost.
Civil works above ground level				
Masonry walls	Masonry wall in Flemish-bond formation with cement mortar 1:4 (1 cement:4 course sand) or suitable chemicals (in case of AAC blocks) in proper line, level & plum including racking out the joints on exposed surfaces to receive plaster & curing etc. complete. The brick work shall have 2 nos. of R.C.C. patlis (M-20) of size 230mm x 100mm (h) at regular intervals in vertical height with 2 nos. of 8mm dia. T.M.T. bars embedded in every patli		NA	Based on project requirements the developer will follow system of AAC block/ Concrete block/ Fly ash bricks.
	230mm thick first class burnt brick masonry wall		NA	NA
	200mm solid concrete block masonry wall		Yes	Based on project requirements the developer will follow system of AAC block/ Concrete block/ Fly ash bricks.
	110mm thick first class burnt brick masonry wall		Yes	
	150mm solid concrete block masonry wall		Yes	
	100mm solid concrete block masonry wall		Yes	
	100mm Autoclaved Aerated Concrete (AAC) block masonry wall		Yes	
	150mm Autoclaved Aerated Concrete (AAC) block masonry wall		Yes	
	200mm Autoclaved Aerated Concrete (AAC) block masonry wall		Yes	



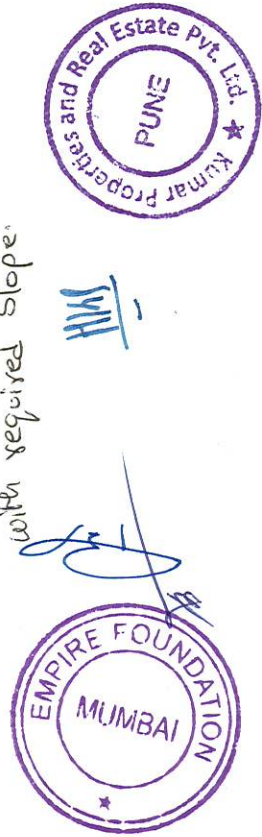
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External rough-cast plaster	20mm thick external sand-faced plaster in 2 coats in proper lines, levels, plum & right-angles. First coat being 12mm thick in cement mortar 1:4 (1 cement:4 fine sand) added with water proofing compound of approved make in proportion as specified by the manufacturer & second coat being 8 mm thick in cement mortar 1:3 (1 cement :3 fine sand) added with water proofing compound of approved make in proportion as specified by the manufacturer.	Ultratech, Binani, J.K. Lakshmi, ACC	Yes	External Plaster will be carried out in 2 coat system. Second coat will be applied after 3 days of completion of First coat.
Grooves in the external plaster	Making of grooves in the external plaster surfaces at the time of plastering of 20mm x 10mm (d), in proper horizontal & vertical line & level as per design	Ultratech, Binani, J.K. Lakshmi, ACC	Yes	Developer will do 5mm only i.e. in the second coat
Internal cement sand plaster	12mm thick internal plaster in single coat of cement mortar 1:4 (1 cement: 4 fine sand) in proper lines, levels, plum & right-angles with necessary racking & curing etc. complete.	Ultratech, Binani, J.K. Lakshmi, ACC	Yes	Making grooves in the same for laying electrical conduits and boxes will be done by the school wherever required.
Internal gypsum plaster	20mm thick gypsum plaster on internal walls in proper line, levels, plum & right angles as per specifications of the manufacturer. This will be applied above the coat of cement sand plaster.	India gypsum	Yes	
Grooves in gypsum plaster	Making 6mm x 6mm grooves in the gypsum plaster surfaces in proper horizontal & vertical line & level as per design, at all junctions of gypsum plaster with granite frames, sills, skirting etc.			
Terrace waterproofing	110mm thick brick-bat coba waterproofing		Yes	Only Top terrace water proofing using Brick bat coba will be done.
Toilet waterproofing	110mm thick brick-bat coba waterproofing		Yes	No toilet water proofing will be done as plumbing and drainage is not in scope of Kumar properties.
Chemical water-proofing for chajjas	Providing & applying of 2 coats of cement slurry mixed with waterproofing compound of approved make in proportion as specified by the manufacturer at intervals of 24 hours and curing, finishing the same with external plaster in cement mortar 1:4 (1 cement:4 course sand) mixed with water proofing compound of approved make in proportion as specified by the manufacturer	Pidilite, Sunanda, Fosroc, Dr. Fixit	Yes	Brands proposed by Lessor- PERMA; Thermax; CICO/ CICA

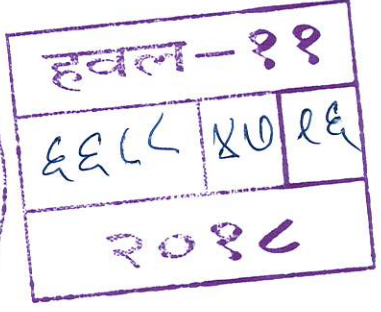
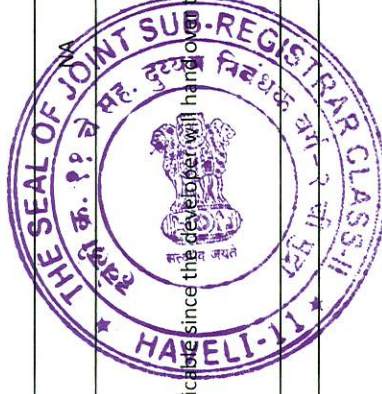


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RCC coping on parapets	Coping above parapet and compound walls on terrace in M-15 grade P.C.C. of size 250mm x 100mm (h) duly reinforced with TMT bars and mixed with water proofing compound of approved make in proportion as specified by the manufacturer as per detail including slope as per design with necessary detail of drip mould		Yes		
RCC Overhead Water Tank (for the final uppermost slab)	Total capacity of @ 45,000 litres, as per statutory requirements		Yes		a. UGT TANK - Raw Water - 30 cum, Treated 72 cum Flushing - 32 cum, STP TREATED (Nr STP) - 50 cum. Additional capacity of 59 cum asked by Lessee. Cost will be split 50% each (Lessee to bear cost of 29.5 cum for UGT) B. OHT TANK - Domestic -51 cum, flushing -41 cum. Additional requirement of 32 cum required by lessee. Cost to be split 50% (Lessee to bear 16 cum cost)
	3 separate compartments for fire (approx. 20,000 litres), flushing (approx. 20,000 litres) and domestic (approx. 20,000 litres)		Yes		In addition to above Lessee wants 20 cum separate OHT tank for AC makeup for which Lessee will bear 100% cost.
	RCC works as described above		Yes		
	Brick-bat type of waterproofing on the bottom		Yes		
	Water-proof plaster on all inner surfaces	Pidilite, Sunanda, Fosroc, Dr. Fixit	Yes		Brands proposed by Lessor- PERMA; Thermax; CICO/ CICA
	Ceramic tiling on all internal faces	Somany, Kajaria, Nitco			No ceramic tile inside water tank is considered. If VIBGYOR wants it will be done at extra cost.
Plastic Overhead Water Tank (for intermediate slab; in case the building will extend upwards in the future)	Total capacity of @ 45,000 litres, as per statutory requirements		NA		NA
For all non-drinking water	Tanks of 5,000 litre capacity each interconnected as per approved plan. Fire (4 nos.), flushing (4 nos.) and domestic (1 no.)	Sintex black water tanks	NA		NA
For drinking water	Triple layer tank with U.V. protection of 2,000 litre capacity	Sintex white water tanks with black intermediate layer and blue inner layer			Not applicable since this development will have overhead the RCC overhead tank along with P1
Interior Civil Works					



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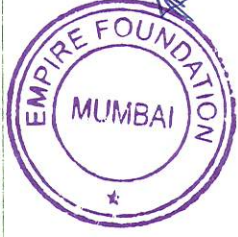
Flooring works in front office	Crystal white tiles of 12mm thickness and size 800mm x 800mm of Zhongyong make for front office areas. Basic cost - Rs. 1,900.00p per sq.mtr.	Zhongyong	Yes	
Flooring works in toilets and bathrooms	Vitrified tiles of the anti-skid type size 600mm x 600mm and 9.5mm thickness of the anti-skid type for all floors of passages and rooms. Basic cost - Rs. 900.00p per sq.mtr.	Somany, Kajaria, Nitco	Yes	
Wall cladding along passages and inside rooms	Vitrified tiles of size 600mm x 600mm and 9.5mm thickness of the anti-skid type for all dados upto 1.2m height along passages and inside rooms. Basic cost - Rs. 700.00p per sq.mtr. Tiles to be fixed by means of suitable adhesive.	Somany, Kajaria, Nitco	Yes	
Wall cladding inside toilet and bathrooms	Ceramic tiles of size 600mm x 450mm and 9.5mm thickness of the for all dados inside toilets, bathrooms etc. Basic cost - Rs. 600.00p per sq.mtr.	Somany, Kajaria, Nitco	Yes	
Granite flooring in passages and rooms, skirting along stairs & cladding in water pool and other areas	18 mm thick pre-polished granite slab of Sadrahalli shade (at least B-Grade) on 30mm (average) cement mortar 1:4 (1cement:4 coarse sand) bedding including cutting the slab in proper 90 degrees & filling the joints in coloured pigment to match the shade of stone. Bands of Dark Grey or Black granite will be provided as and where specified. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey	Yes	
Granite sills, door & window frames	18mm thick granite in step formation (if specified) upto the width of 300 mm including chamfering & polishing with tin oxide as per detail. The frame shall have 36 mm granite fascia on the inner side to be made by adding an additional strip of 18 mm granite stuck with araldite. The frame shall be protruding inwards by 12mm from plaster. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey	Yes	
Granite risers and treads for staircase	Risers of 175 mm height in pre-polished granite stone of 18mm thickness of Sadrahalli shade (not less than B-Grade) or Dark Grey or Black granite. Staircase tread upto 350mm wide in pre-polished granite stone of 18 mm thickness of Sadrahalli shade (not less than B-Grade) or Dark Grey or Black granite. All treads to have a 36mm bull nose detail at the front face to be made by adding an additional strip of 18 mm granite stuck with araldite, mirror polishing with tin oxide & moulding. 2 nos. Grooves provided along front edge for better grip. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey	Yes	




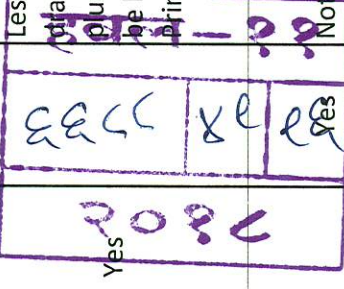
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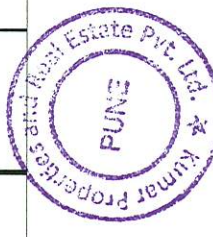


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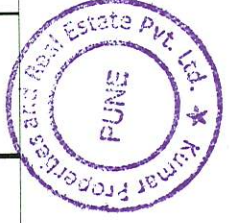
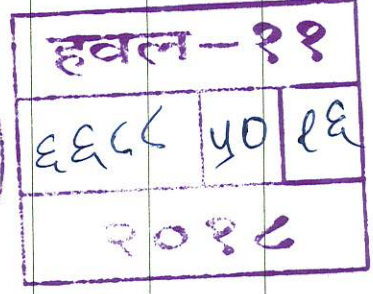
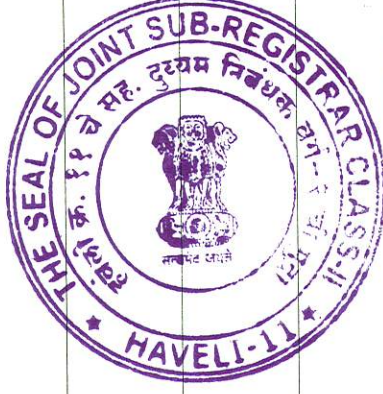
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Granite pigeon holes inside classrooms & swimming pool changing areas	18mm thick granite both sides polished erected as vertical dividers and horizontal shelves made from 18mm thick one side polished; with tin oxide and chamfered as per detail. The clear internal space per compartment will be 300mm x 300mm. The units will have a provision for mounting laminated plywood hinged shutters as and when required. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey	Yes	
Granite bag / janitor racks, water troughs, urinal partitions	Horizontal and vertical partitions of 18mm or 36 mm thick made by sandwiching together 2 nos. of 18 mm thick granite slabs joined together with Araldite. The granite partitions shall be embedded in the wall surface upto a depth of 35mm. All chamfered edges of 3mm x 3mm polished with tin oxide. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey	Yes	
Plumbing Works Plumbing for toilets, bathrooms, kitchens and water troughs	Concealed plumbing including water supply & drainage pipes comprising of 1/2" C.P.V.C. pipes for water supply, 2" C.P.V.C. pipes for flush water supply. 3" and 4" dia S.W.R. pipes of UPVC grades to be used, for waste and soil water respectively. All piping works include required elbows, tees, couplings and nahni traps wherever necessary joined by the appropriate solvent cement. The work includes necessary chiselling of the walls & making good the same. All C.P.V.C. pipes of SDR-11 grade capable of sustaining a pressure of 21.8 kg / sq.cm. at 27 deg. Celsius and 5.5 kg / sq.cm. at 82 deg. Celsius. All drain pipes of UPVC conforming to conform to Schedule 40 of ASTM D-1785 and capable of sustaining a pressure of 9.55 kg / sq.cm at 60 deg. Celsius	Prince, Supreme, Astral or Ashirwad		
Soil, Waste & Rainwater (SWR) downtake pipes	6" dia. pipes for rain water; 4" dia pipes for soil and 3" dia pipes for waste water with required bends, Y s, T s, couplings and "U"-bolt clamps wherever necessary joined by appropriate elastomeric sealing rings and solvent cement. All S.W.R. pipes sustain a pressure of 4 kg / sq.cm at 60 deg. Celsius	Prince, Supreme, Astral or Ashirwad		Lessor's scope of work is only lay vertical headers for drainage and water supply in main shaft and no internal plumbing / drainage is part of our scope. Pipe sizing will be based on design requirements.
HVAC condensation water downtake pipes	2" dia pipes for waste water with required bends, Y s, T s, couplings and "U"-bolt clamps wherever necessary joined by appropriate elastomeric sealing rings and solvent cement. All S.W.R. pipes sustain a pressure of 4 kg / sq.cm at 60 deg. Celsius	Prince, Supreme, Astral or Ashirwad	Not in Developers SOW	



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Fresh water downtake pipes	2" dia. C.P.V.C. down-take pipes including the required elbows, tees, couplings and clamps wherever necessary and joined by the appropriate solvent cement. These shall also be used for supply of water from the under the under ground tanks to the over- head tanks and from over head tanks to various toilets on all floors. Subsequent pipes of diameter 1 1/2", 1 1/4", 1", 3/4" and 1/2" to be used at appropriate locations. All C.P.V.C. pipes must be of SDR-11 grade capable of sustaining a pressure of 21.8 kg / sq.cm. at 27 deg. Celsius and 5.5 kg / sq.cm. at 82 deg. Celsius	Prince, Supreme, Astral or Ashirwad	Yes		Only vertical HEADER is considered. No internal work inside toilets/ pantries etc is considered. Brands :- Prince, Supreme, Astral or Ashirwad
Ceramic sanitary fixtures	Wall-mounted water closet of Hindware Model - Constellation; Catalogue No. 20040 (Regd. Design No. 221040) Size : 38 x 37 x 50.5cms with seat covers and accessories kit. "P"-trap distance: 22.2 cms Floor-mounted water closet for Pre-Primary Students' toilets of Hindware Junior Series Model - Poncho EWC; Catalogue No. 20062 (Regd. Design No. 202127) Size : 26 x 39 x 50 cms with seat covers and accessories kit. "S"-trap distance: 12 cms.	Hindware	Yes	Yes	
Chrome-plated sanitary fixtures	Urinals of Hindware Model - Eureka Flat Back Large with top inlet; Catalogue No. 60020 Size : 60 x 39 x 37cms Bottle trap for hand basins and urinals of Jaquar make; Model - Allied; Catalogue No. 769L. Waste coupling for hand basins and urinals for students' & staff toilet of Jaquar make; Model - Allied; Catalogue No. 705L-130. Dual-flush valve of Nelson make with wall flanges, elbows and V. Breaker.	Hindware Jaquar Jaquar Nelson	Yes Yes Yes	Yes Yes Yes	
	Urinal flush valves with auto-closing system; built-in control cock and wall flange of Jaquar make; Model - Pressmatic; Catalogue No. PRS-077.	Jaquar	Yes	Yes	
	Bib cock with aerator for hand wash troughs of Jaquar make; Model - Clarion Quarter-turn; Catalogue No. CQT 23047	Jaquar	Yes	Yes	

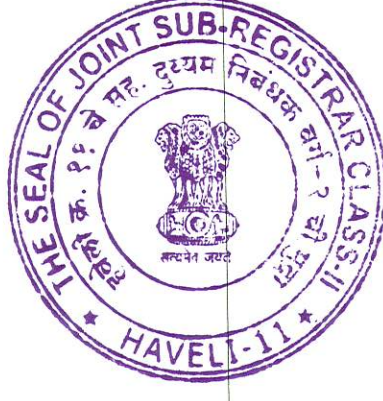


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	2-way bib cock for water closets of Jaquar make; Model - Clarion Quarter-turn; Catalogue No. Clarion CQT-23041	Jaquar		Yes
	Hand shower / jet spray (health faucet) with 1 meter long PVC pipe and wall hook for water closets of Jaquar make; Model - Allied; Cat. # ALD-563.	Jaquar		Yes
	Concealed stop-cock of Jaquar make; Model - Clarion Quarter turn with wall flange; Catalogue # CQT 23083	Jaquar		Yes
	Concealed angle-cock of Jaquar make; Model - Clarion Quarter turn with wall flange; Catalogue # CQT 23059	Jaquar		Yes
	Wall mounted sink cock with swinging cast round shape spout for sinks & water troughs of Jaquar make; Model - Clarion Quarter turn; Catalogue # CQT 23347	Jaquar		Yes
Ceiling Works				
Modular false ceiling	Perforated GI powder coated metal grid ceiling 0.5 mm thk with black colour lining cover done from inside in size 600 X 600 mm tile form, including 15 mm plain Tee section as a main runner with SS joints detailing, and cross Tee member 15 mm in width, 1200 mm long. G.I. powder coated wall angles. Grid to be suspended with GI wires and anchor fasteners of approved grade complete as directed. The contractor to follow standard installation guideline of Manufacturer. The sample to be approved by the Architect/ <i>Project Team</i>	Armstrong		Yes



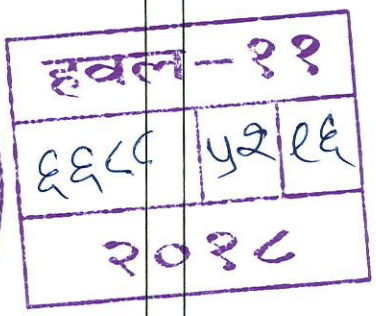
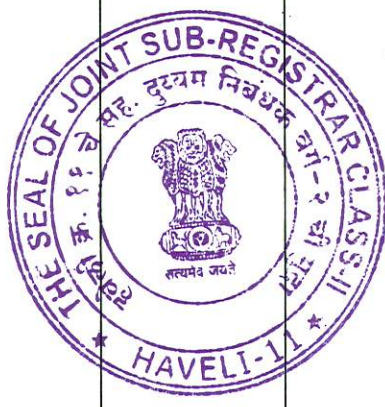
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	<p>Gypsum False Ceiling with G.I.Perimeter Channels of size .55mm thick (having One Flange of 20mm. and another flange of 30mm and a web of 27mm) along with perimeter of ceiling, screw fixed to brick wall / partition with the help of Nylon sleeves and screws at 610mm centres. Suspending G.I. intermediate channels of size 45mm (0.9mm thick with 2 flanges of 15mm each) from the soffit at 1220mm centres with ceiling angles of width 25mm X 10mm X 0.55mm thick fixed to soffit with G.I. cleats and steel expansion fasteners. Ceiling section of 0.55mm thick having knurled web of 51.5mm and 2 flanges of 26mm each with lips of 10.5mm fixed to the intermediate channel with the help of connecting clips and in direction perpendicular to the intermediate channel at 450 mm centres. 12.5mm tapered edge Gypboard (conforming to IS 2095-1982) screw fixed to ceiling section with 25mm dry wall Philips screws at 230mm centres. Screw fixing done mechanically with drilling machine with suitable attachment. Tapered edges of the Gyp boards to be jointed and finished so as to have a flush look which includes filling and finishing with jointing compound, paper tape etc complete</p>	India gypsum	Yes	
Carpentry Works				
Door frames	Wooden door frame for door shutters made from Red Miranti (approved quality) wooden section of 75 mm minimum thk in perfect line and level including beading, with the required hardware, holdfast, coat of black Japan etc. and approved shade of melamine polishing complete as directed as per the dwg. and detailing.		Yes	
Door shutters	Approx. 2400mm high x1200 mm wide, single shutter of minimum 40 mm thickness flush door finished with approved laminate on both sides, vision glass cut out as per details including beading on all edges and for vision panel cut outs. Other door fittings include concealed door closer Enox make ITS-3870, SS handles on both sides, 6 mm toughened glass for vision panel, Ekari make dead lock with master key arrangements, approved quality hinges.	Green, Anchor	Yes	
Duct doors	Supplying & installing double-leaf door shutters for ducts of specified size. Shutter to be made from 25 mm thick block board of 100% pine wood with compressed fillers and marine grade plywood on both sides having a fire rating of 2 hours. This is will be finished on both sides with 1.0mm thick laminate 1.5mm wide grooves and perforations made as per the approved design. All the edges of the block board shall be finished with T.W. lipping Patti of 3 mm thickness. 4 nos Butt Hinge – Model # ESSH 4303 of Enox make. Dead Lock – size 3” – Vijayan make with triplicate keys and an additional master key. Baby Latch – Model # EDC-016 of Enox make.	Green, Anchor	Yes	
Fire-rated doors				



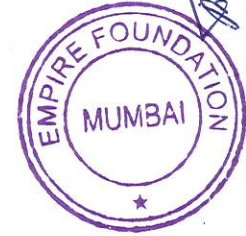
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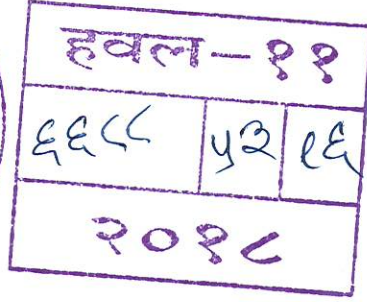
Fire resistant smoke-check doors	Located at all staircase landings as well as any other locations specified in the Fire NOC			Yes	
2 hours fire-rated doors	Electrical shaft inspection doors to have a fire-rating of 2 hours. These doors are also provided at any other location specified in the Fire NOC			Yes	
Aluminium Works					
Aluminium windows	Aluminium anodized sliding - fixed windows for classrooms, corridors, staircase mid-landing as specified and aluminium louvered windows for toilets. Aluminium sections of Jindal make of 18 gauge. 3 shutters of 18 X 38 mm size sections mounted on a 2 track frame with the 3rd shutter fixed from outside with screws. Sliding movement on nylon bearings of the joint-less type of Ankit make. Lockable windows to be provided with a latch of Indi lock or Star lock make. All sections to be anodized to a thickness of minimum 18 microns in approved shade. Float glass of minimum 6mm thickness of Modiguard, Asahi or Saint Gobain provided in all windows. All glasses to be fitted with black EPDM gasket. All gaps to be filled with silicon sealant of Dow Corning make.	Metal Window	Yes		Lessor recommends that the Lessee goes for specialized metal windows with in-BUILT GRILL. The details of design / specifications have been shared with the Lessee and have been approved
Aluminium louvers	Aluminium anodized aluminium louvered windows for toilets. Aluminium sections to be Jindal make of 18 gauge. All sections to be anodized to a thickness of minimum 18 microns in approved shade. Frosted float glass of minimum 5mm thickness to be provided in all louvers. All gaps to be filled with silicon sealant of Dow Corning make.	Jindal	Yes		
S.S. Works					
S.S. Railings for staircase	S.S. hand rail 304 grade of stainless steel 50 mm dia, 16 gauge wall thickness pipe, darry bends and flanges with approved fasteners and dome nuts etc., All components subjected to argon welding, grinding and buffing.			Yes	

Architectural sections & claddings

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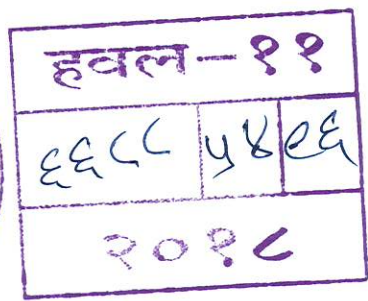


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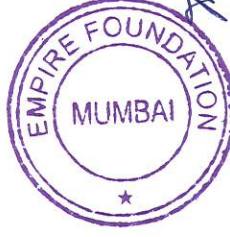
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Fins & screens	Vertical screen from uPVC sections of approved shade and of size 60mm x 40mm x 2mm wall thickness from plinth level upto the terrace level on the building exteriors on selected locations as per the instructions of the lessee. The verticals shall be placed at a clear distance of 50mm from each other and shall be mounted on the horizontal uPVC angles fixed to the civil structure at all the slab levels. The screens have a provision for opening at certain locations for accessing the interiors of the ducts.	Marquee	Yes	Based on elevation the developer can decide but would use local brands.
Aluminium composite panel cladding	4mm thick ACP cladding with the top sheet PolyVinylidene DiFlouride (PVDF) coated. These shall be mounted on an aluminium framework of sections 25mm x 50mm x 16g by means of aluminium and M.S. brackets. All grooves and joints to be filled with suitable sealant	Eurobond, Altobond	Yes	
M.S. Fabrication Works	Partially fixed and partially openable (and lockable with allen key arrangement) M.S. grills on windows as per approved design. Outer main frame will be of M.S. square pipes of section of 35 X 35 mm of 1.5 mm wall thickness, vertical flats of size 35mm X 6 mm thk and 12 mm dia cross solid rods as per approved design. The grill to be mounted using spacer angles of 75 X 50 mm X 3 mm thk using approved quality anchor fasteners. Grinding to be done to all joints to achieve smooth finish.		Yes	
M.S. Rolling Shutters	Rolling shutters made from continuous GI sheets of 20 gauge, brake pressed to form horizontal deep ridges which shall be 50% of the perforated and 50% of the plain type as per the approved design (25% at the top + 50% in-between + 25% at the bottom). They will be spring operated and roll on a rolling shaft covered with a 22 gauge cover. The vertical guides will be side channels of size 50 X 25 mm mounted with anchor fasteners to the side walls. They shall have a bottom channel with locking arrangements in it. Rolling shutters to be provided at all openings which are not fixed with door shutters.	Tata, Jindal, SAIL	Yes	The developer will use local brands
Painting Works	2 coats of water-based, acrylic emulsion exterior grade paints like Asian – Apex Ultima Protek, Nerolac; ICI Dulux – Weather shade, Berger. Textures of approved finish to be given wherever specified	Asian, Nerolac, ICI, Berger	Yes	Developer has considered ASIAN APEX BRAND which is 100% exterior grade acrylic emulsion. Not acceptable to the lessee. The school needs at least Apex Ultima. Additional cost for Apex Ultima to be borne by the lessee.



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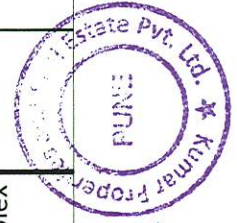
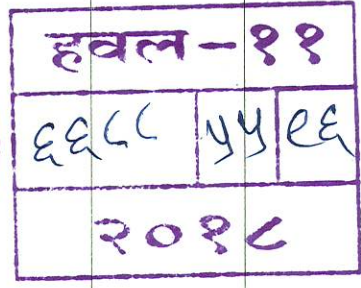


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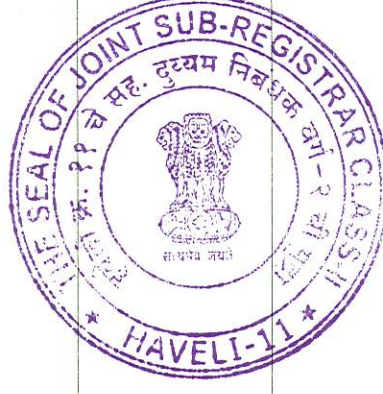
Painting on interior walls (special areas)	2 coats of water-based, luxury emulsion paints like Asian – Royale; ICI Dulux - Velvet, Nerolac - Impressions.	Asian, Nerolac, ICI, Berger	Yes		
Painting on interior walls (regular areas)	2 coats of water-based, lustre paints like Asian, Nerolac – Pearls Lustre Range; ICI Dulux, Berger	Asian, Nerolac, ICI, Berger	Yes		
Painting on ceilings	2 coats of water-based, plastic emulsion paints like Asian - Apcolite, Nerolac; ICI Dulux, Berger	Asian, Nerolac, ICI, Berger	Yes		
Painting on M.S. architectural elements	2 coats of red-oxide primer or zinc chromate primer followed by 2 coats of Asian – Utsav enamel, ICI Dulux, Berger	Asian, Nerolac, ICI, Berger	Yes	Yes	
Electrical Works					
Cabling Works					
P.V.C. Conduits	25 mm dia. P.V.C. conduit heavy gauge 2mm wall thickness along with accessories like elbows, joints etc in the RCC structures and blockworks	Precision, Presto	Yes		Complete Section of electrical work will now be in scope of VIBGYOR scope. Kumar properties will help VIBGYOR to obtain the HT connection on cost basis. Entire electrical distribution scheme will be designed and executed by VIBGYOR.
P.V.C. Round junctions	75mm dia. Heavy-duty P.V.C junctions of 2mm wall thickness in the ceiling.	Precision, Presto	Yes		Will be executed by the Lessor and Lessee will reimburse the cost for the same.
Concealed switch boxes	Concealed G.I. switch boxes of suitable number of modules as required in the blockworks	Anchor Roma, MK	Yes		Will be executed by the Lessor and Lessee will reimburse the cost for the same.
Wiring for lighting & fan points	1.5 Sq.mm (2 wires of 1.5 Sq.mm) insulated flame retardant multi-stranded I.S.I. mark copper conductor flexible wires in recessed rigid PVC conduits. One secondary light point to be provided for each primary point. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes		
Wiring for plug points	2 wires of 2.5 Sq.mm & 1 wire of 1.5 Sq.mm (for earthing) insulated flame retardant multi-stranded I.S.I. mark copper conductor cables in recessed rigid PVC conduits. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes		



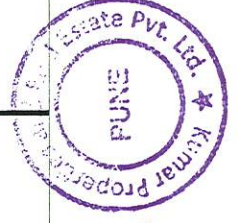
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Wiring for indoor units of air-conditioning	2 wires 4 Sq.mm & 1 wire 2.5 Sq.mm (for earthing) insulated flame retardant multi-stranded I.S.I. mark copper conductor wires in recessed rigid PVC conduits. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Circuit wiring from Switch Board (S.B.) in rooms to Distribution Board (D.B.) in Low voltage (L.V.) duct for lighting, fan and power circuits	2 wires 2.5 Sq. mm & 1 wire of 1.5 (for earthing) P.V.C. insulated flame retardant multi-stranded I.S.I. mark copper conductor wire in recesses PVC pipes. Termination in the D.B. to be done by means of suitable copper lugs. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Circuit wiring from Switch Board (S.B.) in rooms to Distribution Board (D.B.) in Low voltage (L.V.) duct for indoor units of air-conditioning	2 wires 4.0 Sq. mm & 1 wire of 2.5 wire (for earthing) P.V.C. insulated flame retardant multi-stranded I.S.I. mark copper conductor wire in recesses PVC pipes. Termination in the D.B. to be done by means of suitable copper lugs. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Circuit wiring from Distribution Board (D.B.) to Main L.T. Panel (MCC Panel) for fan, lighting & power circuits	10 Sq.mm x 4 core aluminium armoured cable from D.B. to main electrical panel. Termination at both ends to be done by means of suitable aluminium lugs. Suitable single compression glands to be provided in the D.B. and L.T. panel at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Circuit wiring from Distribution Board (D.B.) to Main L.T. Panel (MCC Panel) for air-conditioning	16 Sq.mm x 4 core aluminium armoured cable from D.B. to main electrical panel. Termination at both ends to be done by means of suitable aluminium lugs. Suitable single compression glands to be provided in the D.B. and L.T. panel at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Main L.T. power cable from Main L.T. Panel (PCC Panel) to L.T. Breaker and onward to transformer	3 runs of (Cross-linked Poly-ethylene) XLPE armoured 185 Sq.mm x 4 core aluminium cable of 1.1 kV rating from main L.T. panel to L.T. breaker and onwards to the transformer. Termination at both ends to be done by means of suitable aluminium lugs. Suitable double compression glands to be provided at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	

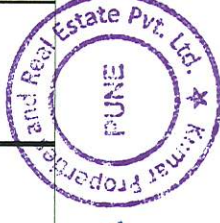
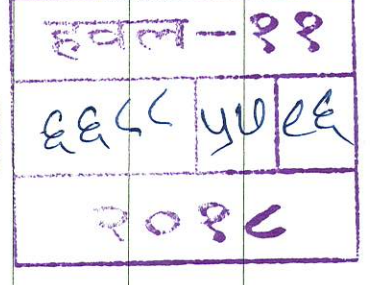


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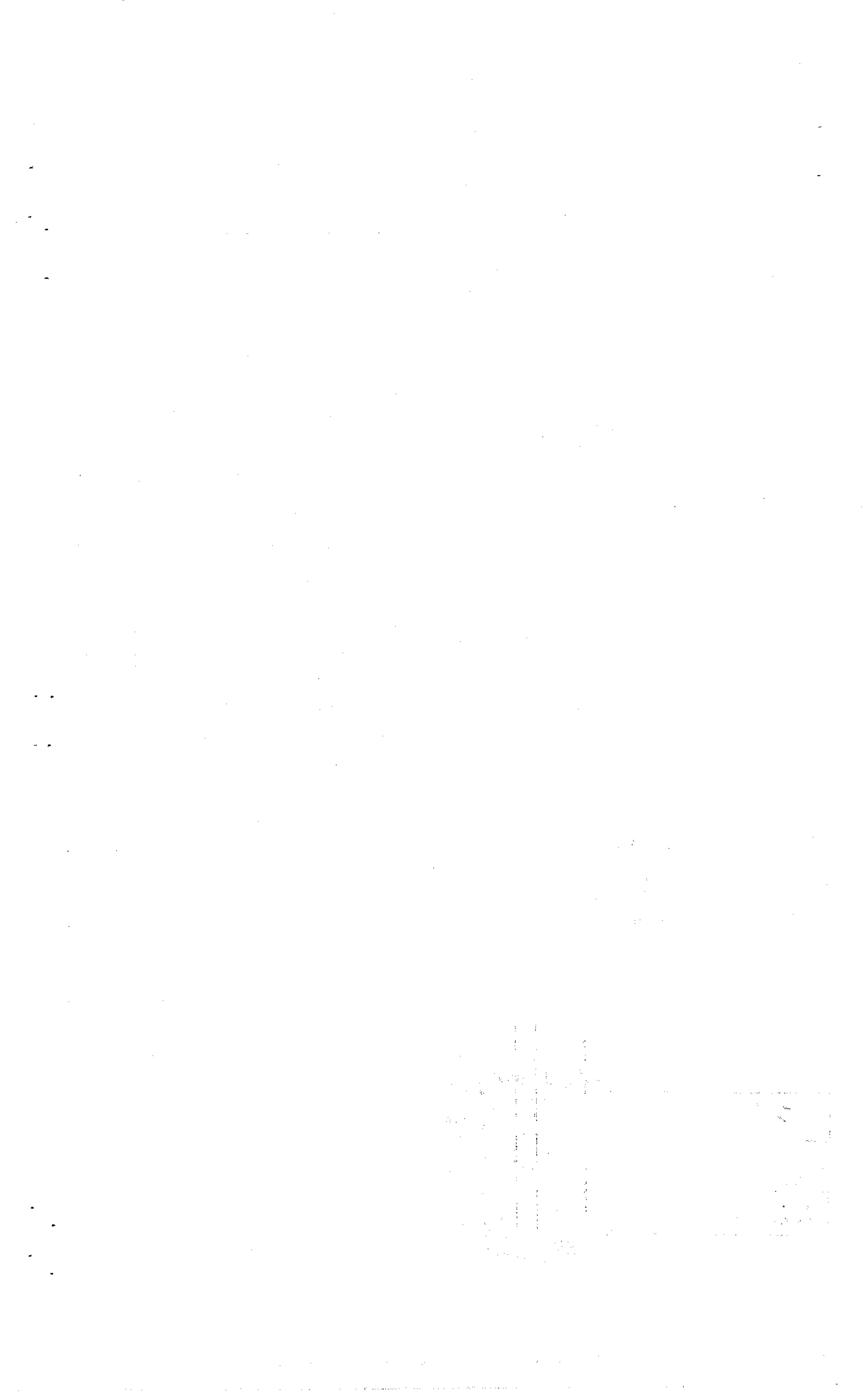
Main H.T. power cable from Transformer to H.T. Breaker and onward to metering kiosk	2 runs of (Cross-linked Poly-ethylene) XLPE armoured 95 Sq.mm x 4 core aluminium cable of 22 kV rating from the transformer to the H.T. breaker and onward to the metering kiosk. Termination at both ends to be done by means of suitable aluminium lugs. Suitable double compression glands to be provided at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Data & Voice Cabling	CAT-6 wire for data & voice in recessed rigid PVC conduits as required including coding & crimping. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Amp, Delink	Yes	
CCTV Cabling	4+1 (1 x RG 59 CU + 4 x 0.15sq.mm) CCTV Cable for camera. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes	
Projector Cabling	HDMI & VGA Cables for connecting the overhead projector to the computer being used in the classroom. Plugs to be provided at both ends.	Amp	Yes	
Cabling Trays	2mm thick G.I. perforated cable trays of 50mm height and appropriate widths suspended by means of rods of suitable diameter.		Yes	
Wiring Devices				
Front plates	Moulded front plates having appropriate number of modules for accommodating switches, sockets, regulators etc.	Anchor Roma, MK	Yes	
1-way Switch (5 amp)	5 Amps. switch for various purposes including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Anchor Roma, MK	Yes	
Shuttered Socket (5 / 15 amp)	Supplying & installing of 5Amp /15Amp plug sockets including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Anchor Roma, MK	Yes	
Step-type fan speed control (Regulator - 120 watt)	Step-type fan regulator including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Anchor Roma, MK	Yes	
Mini trip switch for air-conditioner (25 amp)	Single pole MCB including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Legrand, Schneider	Yes	



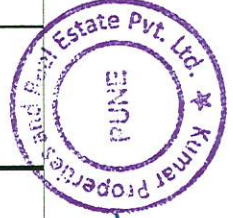
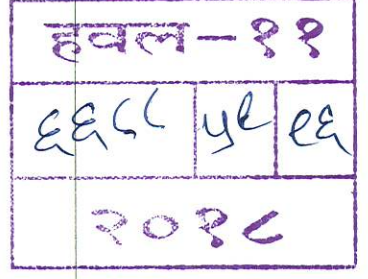
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Exhaust fans	Decorative exhaust fans of 10" diameter with louvers on the outer and grill on the inner side in toilets and other locations needing ventilation including making necessary connections testing & commissioning	Crompton, Bajaj	Yes	
CCTV Equipment				
Camera	Bullet, dome and Pan-Tilt-Zoom (PTZ) type cameras at strategic locations.	Hikvision	Yes	
Data voice Recorder (DVR)	16-channel DVR with hard disks of 4Tb capacity	Hikvision	Yes	
Arrestor & Earthing				
Lightening arrestor & conductor	Lightening arrestor on terrace at the highest building point and connected to the earthing pit by means of 62mm x 5mm copper Patti including making necessary connections.		Yes	
Earthing pit	Maintenance free chemical type Ashlok-make earthing with Cast Iron (C.I.) cover. Voltage between earth pit conductors to neutral of mains supply 220V A.C. 50 Hz should be less than 1.0 Volts.	Ashlok	Yes	
Earthing connections	62mm x 5mm copper strips duly welded from the earthing pit up to metering kiosk. 50mm x 5mm Galvanized Iron (G.I.) strips duly welded from the earthing pit up to Power Control Centre (PCC) in the L.T. panel		Yes	
Distribution Boards & Low Tension Panels				
Distribution Boards (D.B.)	Provided in the Low Voltage (L.V.) Duct on all floors. Separate D.B.s for air-conditioning, power and lighting circuits. Incomer controlled by RCCB and distribution controlled by single pole MCBs.	Schneider, ABB, Legrand, Siemens	Yes	
Power Control Centre (PCC) Panel i.e. Main Panel	Main breaker must be of the Air Circuit Breaker (ACB) type. The distributions to Machine Control Centre (MCC panels) shall be controlled through Moulded Case Circuit Breakers (MCCB).	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes	

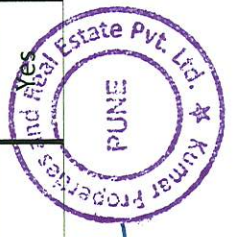
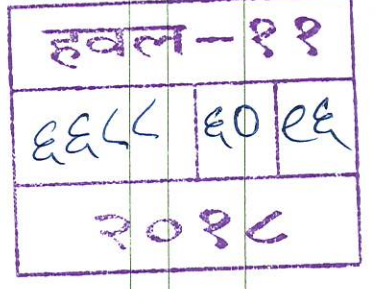


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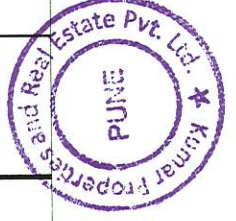
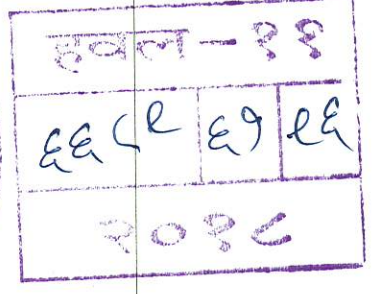


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Machine Control Centre (MCC) Panel	For floor-wide distribution of lighting, UPS power, emergency power (from D.G. back-up) and air-conditioning circuits	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes	
Automatic Power Factor Control (APFC) Panel	All Poly-Propylene (APP) type capacitors, power contactors, controllers and other switchgears to ensure a power factor of 0.99 to 1.00 for each circuit.	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes	
Air Circuit Breaker (ACB) – L.T. Breaker	4-pole draw-out type air circuit breaker of specified rating	Schneider, ABB,		
Electric Sub-station & Generator				
Oil-cooled transformer	Oil-cooled distribution transformer of specified kVA for stepping down voltage from 11kV or 22kV to .433kV. The transformer has an On Load Tap Changer (OLTC)	Voltamp, ABB, Schneider, Mahiti	Yes	
Vacuum Circuit Breaker (VCB) – H.T. Breaker	Vacuum circuit breaker of specified kVA	Schneider, ABB	Yes	
Ring Main Unit (RMU)	Ring Main Unit (RMU) for power supply from an alternate source	Schneider, ABB	Yes	
Metering Kiosk	Metering kiosk for metering the High Tension (H.T.) power supply. The unit must be certified by the concerned power supply company.	Huphen	Yes	
Diesel Generator (D.G.) Set	Diesel Generator (D.G.) set having a capacity of 128kW / 160kVA enclosed in an acoustic enclosure conforming to (Central Pollution Control Board) CPCB-II standards and having an Automatic Mains Failure (AMF) panel.	Powerica, Jackson, Sudhir with Cummins engine and Stamford alternator	Yes	
Site Infrastructure Works				
Earth retaining walls	Reinforced Cement Concrete (RCC) walls made from specified grade of steel and concrete.			



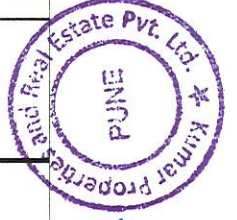
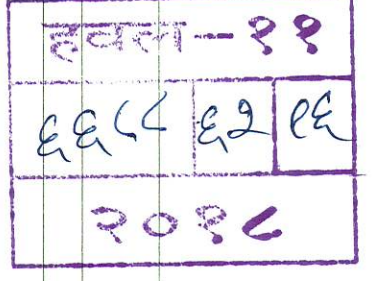
	<p>Uncoursed rubble Masonry (UCR) walls made from rubble stones duly erected in the specified design with the help of cement mortar.</p>		Yes	In Pune as per Building bye law the developer will get wall height permission only up to 1.5m above ground. Anything above this height will have to be done post occupancy certificate and will be at an additional cost. The school needs barricading upto at least 3.5m. The add'l 2m high weld-mesh fencing to be provided by the developer at an additional cost.
Masonry Compound wall	<p>2.4m high masonry compound wall with RCC columns at intervals of 2.5m connected with beams.</p>		Yes	
	<p>200mm thick blockwork plastered on both sides Coping with torque steel rods along the upper edge</p>		Yes	
Weld mesh fencing around outer periphery and demarcating areas like swimming pool, basketball court, children's' play areas etc.	<p>Both sides painted with 2 coats of water-based, acrylic emulsion exterior grade paints like Asian – Apex Ultima Protek, Nerolac; ICI Dulux – Weather shade, Berger. Textures of approved finish to be given wherever specified</p> <p>1.2m high weld mesh fencing comprising of weld mesh panels made from galvanized wires of 4.5mm dia duly electrical resistance welded at a vertical distance of 200mm from each other and a horizontal distance of 50mm from each other. "V"-shaped profile bends provided along the horizontal axis at a distance of 1m from each other to increase the rigidity of the panels. The welded mesh powder coated with a dry film thickness of 70 microns. Vertical posts of roll-formed M.S. sections duly powder coated and suitably capped off at the top provided at intervals of 2.5m and secured to the masonry works by means of anchor fasteners. Weld mesh secured to vertical posts by means of suitable clamps. The upper portion of the vertical posts cranked at an angle of 60 degrees with the horizontal and fitted with razor wires.</p>	Asian, Nerolac, ICI, Berger	Yes	<p>Developer has considered ASIAN APEX BRAND which is 100% exterior grade acrylic emulsion. The school will have an option to pay the additional amount and suggest Apex Ultima.</p> <p>The Lessor will do weld mesh fencing with local available brands.</p>



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Chain-link fencing	M.S. chain link having vertical members of size 100mm x 50mm x 3mm thickness at intervals of 2.4m. Chain-link mesh of 2.5mm thickness with an opening of 50mm x 50mm and embedded in a frame work made from M.S. "L" – shaped sections having a size of 40mm x 40mm x 5mm on all the four sides in a sandwich format with M.S. flats of size 20mm x 3mm encasing the open edges of the chain link wire mesh. Intermediate vertical member made from M.S. flat of size 20mm x 5mm shall be provided in the mesh.	Yes		
Barbed wire fencing	M.S. "Y" - shaped supports of approx. 1.2m height on the compound wall to support barbed wires with 450mm to 600mm long flanges. Section of 3mm thickness 75mm x 75mm L-angle. The same is embedded in the compound wall during construction & has the necessary notches to fix the barbed wires.	Yes		
Barbed wires (coil and linear forms)	G.I. barbed wires of Type A (Iowa-type) or Type-B (Glidden-type) conforming to IS 278 : 2009. The line is of 2.5mm thickness and the point wires of 2.0mm thick thickness. The average distance between 2 adjacent barbs is 150mm. Mass of the completed wire is between 89 grams / metre and 103 grams / metre. These are mounted on top of M.S. "Y"- angles on the compound wall in coil form of approx. 400mm dia or along the vertical member of the M.S. "Y"- angles in straight lines including necessary binding wires	Yes		
Security cabin and archway at entrance and exit points	RCC, blockwork, plaster and painting works for the cabin & archway	Yes		
Civil works	Security cabin to be finished and equipped with all facilities for visitors to walk through the same and get themselves registered on the computerized Visitor Management System (VMS)	Yes		
Swimming Pool (25m x 15m x .6 at the shallow end - 1.5m at the deep end)		NA		NA
Skating Rink & Basketball Court (28m x 15m)				

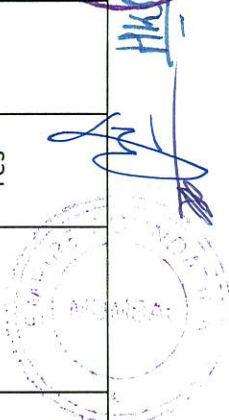
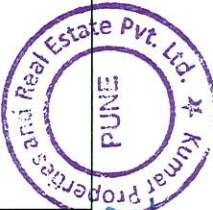
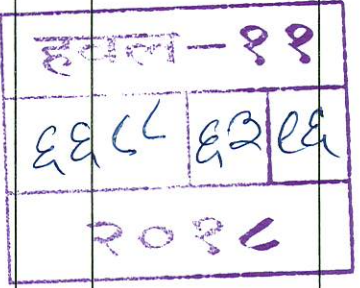
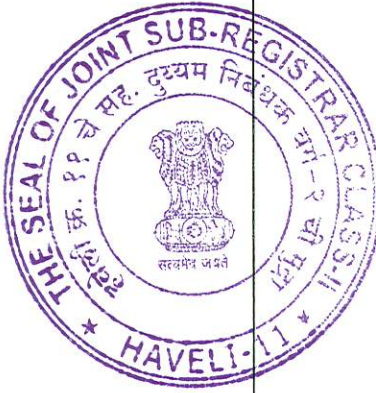


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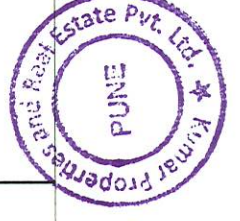
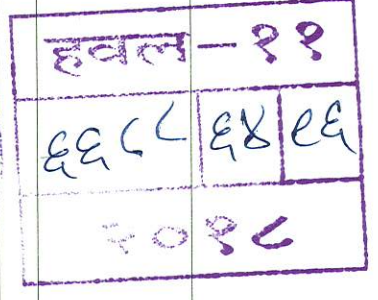


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Civil works	<p>Lowermost layer of 150mm Granular Sub-Base (GSB) containing aggregates of size 30mm and 40mm (metal # 3 & 4). 230mm rubble soling used for weak soil. Next layer of 150 mm thk. Water-Bound Macadam (WBM) i.e. wet mix comprising 10mm to 20mm size metal to fill up the voids in the GSB or soling. Compaction with 8-10 tons roller done after spreading water.</p> <p>Next 40 mm thk. layer of 25 mm metal mixed with 60-70 grade asphalt containing at least 3% bitumen by weight and compacted by a 8 - 10 T roller to a thickness of 25 to 30mm. Final top sealer coat of 15 mm thk. comprising of 3 to 4mm grit with 5 to 5.5% asphalt and compacted by a 8-10 T roller to a thickness of 10 to 12mm. After curing; for 2 days, an 8-10 T roller to be applied for 2 days; once in the morning and once in the evening in 4" wide strips to remove all rolling marks. All the levels to be marked with auto level to achieve the desired slope of 25mm per 3000mm</p>	Yes	
Hard-court coating	6 - layer synthetic, weather and U.V. resistant coating with marking on a suitable sub-base of asphalt or concrete with 3mm grooves at intervals of 6 mtrs.	Yes	
M.S. Railing around the skating rink	1.2m high barricade for the skating rink on all sides comprising of vertical members made from 60mm x 60mm M.S. square pipes securely grouted into the floor at intervals not exceeding 1.5m. These are then embedded in 100mm high blockwork having a coping on the top and duly plastered. The tops of these posts are suitably capped off. The cross horizontal supports of M.S. pipes of 25mm dia and 16 gauge thickness placed at intervals of .25m. The uppermost and lowermost members are M.S. pipes of 35mm dia.	Yes	
Basket ball poles	2 nos fixed-type poles having a main pipe of 150mm dia mounted with 20mm thick acrylic board mounted on a extension of 2.2 m with ring and net. In addition to the above, low height poles having nets at approximately 1.8m height to be provided for beginners	Yes	
Box Cricket (half pitch 22m x 4m)	230mm rubble soling in hard laterite stone including dewatering, hand packing, ramming, compacting etc. complete. 125mm thick M-15 grade of plain cement concrete (P.C.C.) including formworks wherever necessary. Concreting to be done with TMT bars of 8mm dia placed at a pitch of 300mm. sleeves provided in the concrete for fixing the poles of the M.S. structure for the nets	Yes	
Civil works			

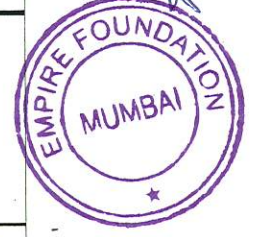


Synthetic turf for cricket pitch	Synthetic turf of 12mm pile height and a pile weight of 1263g/sq.mtr (+/- 5%). The gauge of the turf is 5/32". The stitch rate is 27.5 stitches/10cm, and the density is 69,300 stitches/sq.mtr. The first backing is 1 layer of C18 and the second backing is of latex. The turf is of Verdy shade.	Progreen Sports, FieldTurf Tarkett	Yes	
M.S. structure for nets	3.6m high M.S. framework for the nets comprising of vertical members made from minimum 75mm dia G.I. pipes of "B"-class interconnected by means of horizontal square pipes of minimum 40mm x 40mm x 2.0mm wall thickness.		Yes	
Nylon cricket nets	Made from nylon strands of 1.7mm dia woven at a pitch of 45 mm and secured onto the M.S. framework. Width of net to be 12'	Metco sports	Yes	
Multi-functional play area (football, handball, Futsal)				
Civil works	150mm Granular Sub-Base (GSB) containing aggregates of size 30mm and 40mm (metal # 3 & 4).		Yes	
Synthetic turf	Synthetic turf having a pile height of 50mm and provided with an armour backing and rubber and sand filling upto 40mm.	Progreen Sports, FieldTurf Tarkett	Yes	
Landscaping				
Synthetic turf for landscaping area	Synthetic turf having a pile height of 20mm and provided with rubber filling upto 40mm.	Progreen Sports, FieldTurf Tarkett	Yes	
Mexican grass	Mexican grass in mat form laid over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.		Yes	
Bermuda grass	Bermuda / Australian grass dribbled over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.		Yes	
Trees	Bottle palms, Champa trees of approx. 1.5m high provided at selected		Yes	
Paved surfaces				
Paver tiles for play areas	10mm thick paver tiles with embossed polka dots on the paved area of the play ground, and swimming pool periphery of size 300mm x 300mm on average cement mortar 1:5 (1 cement & 5 fine sand) bedding of 30mm with P.V.C. spacers, including filling the joints with stained pigments to match the		Yes	



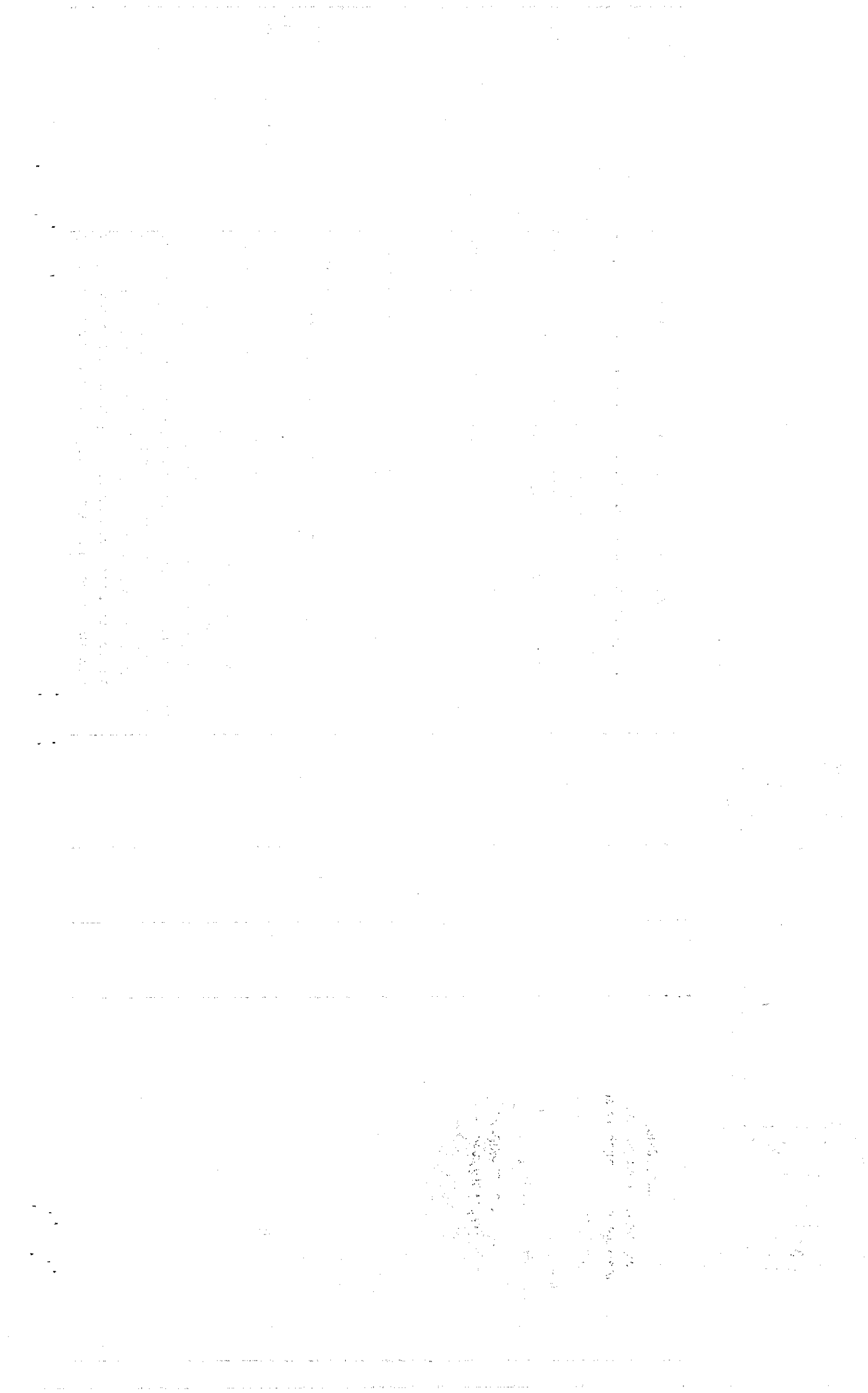
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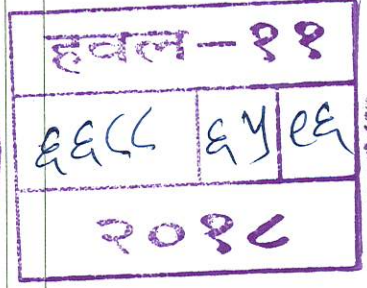
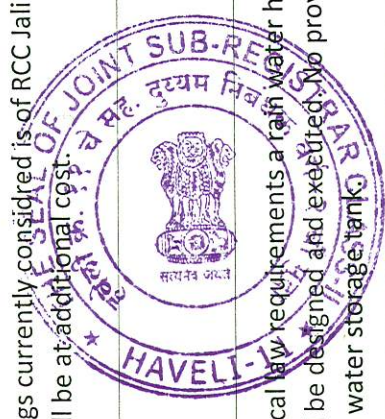


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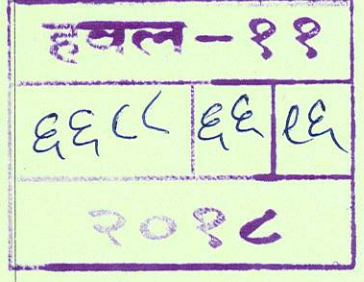
60mm thick paver blocks for walkways	60mm thick paver-blocks made from M-35 grade of concrete in rubber moulds with in-built spacers. Pavers of zigzag or dumbbell shape laid on a bedding of river sand layer in approved patterns with a nominal slope towards the rain water evacuation systems. All the ends of the blocks are cut in proper shape in straight lines with electrically operated paver block cutting machine. All crevices between the paver blocks filled full with dry grit sand. The blocks are compacted with a diesel-operated ramming machine.	Yes		
75mm thick stamped concrete for walkways	Stamped concrete of M30 grade in approved shade, pattern and textures with anti-slip properties.	N.A.	N.A.	N.A.
150mm stamped concrete for driveways	Stamped concrete of M35 grade in approved shade, pattern and textures with anti-slip properties with torqued steel TMT bars of 12mm laid at a pitch	Yes		The entire drive way will be of STAMP CONCRETE min M 30 Grade with steel fibre.
300mm high kerb-stones	Precast concrete kerb stones made from M-25 grade of concrete having of sectional size 12" height x 6 1/2" thickness x 18" length	Yes		
Drains & Chambers				
Inspection chambers	Inspection chambers having clear internal size of 600mm x 450mm and 900mm x 600mm of various heights constructed with 200mm thick blocks plastered internally with water-proof plaster. All chambers covered with covers made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.	Yes		The developer has considered RCC chamber covers designed for heavy vehicular traffic. In case of FRP chamber covers additional cost will be applicable.
Storm water drains	Storm water drains having a clear internal width of 300mm or 450mm constructed with 1500mm thick blocks plastered internally with water-proof plaster. All drains covered with gratings made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.	Yes		Drain gratings currently considered is of RCC Jali. FRP if required will be at additional cost.
Soil & water drains	200mm dia. S.W.R. pipes in a slope 1:100 for soil water / waste water including elbows, tees, joints, rest bends etc. joined by appropriate elastomeric sealing rings and solvent cement.	Yes		
Rain water harvesting	Rain water filtration and ground water charging pits each comprising of a set of 10 perforated rings of 1500mm dia x 230mm height x 2.0mm thickness. Filling of 40mm pebbles and charcoal in a graded manner for filtration. Top covered with concrete cover provided with a PVC vent pipe.	Yes		Based on local law requirements a rain water harvesting scheme will be designed and executed. No provision is kept of rain water storage tank.
Signages				



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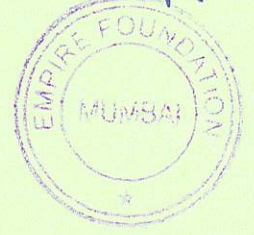


Non-lit signage	Non-lit signage having a background of white coloured Aluminium Composite Panel (ACP) sheets of 3mm thickness of Eurobond (Shade ER-908) or Alotbond make with a polymerizing vinylidenedifluoride (PVDF) coating of exterior grade and assembled with hairline joints. The logo is made from 6 mm thick milky laser cut white acrylic, bent to form panels of desired depths and pasted with 3M make of vinyl having a warranty of colour fastness for 5 years. All acrylic components are of the male-female channel design with internal aluminium "L" cleats for securing them.	Cliques, Signage InfoTech	Yes	
Front-lit signage	Front-lit signage whose design and construction is identical to that of the non-lit signage described above with an additional feature of front lighting. This is achieved by means of providing hot-dipped zinc plated curved M.S. poles at intervals not exceeding 1.5m. On these are mounted LED flood lights of minimum 50W capacity in order to adequately illuminate the signage.	Cliques, Signage InfoTech	Yes	
Back-lit signage	light signage described above with the exception being that all acrylic components are of the openable-type channel design with a internal clearance of 75mm accommodating GOQ Samsung powered Surface Mounting Device (SMD) type LED modules of IP 68 type and carrying a warranty of 5 years.	Cliques, Signage InfoTech	Yes	
Infrastructure Lighting Street lights with lamp posts	40W street lights mounted on lamp posts made from M.S. duly powder coated which are secured to the floor through 200mm x 200mm x 6mm thick M.S. plates by anchor fasteners. The vertical members comprise of 100mm x 10mm x 3mm thick box sections followed by a 48mm dia M.S. pipe duly curved to result in a overall height of 4m. The 40W street lights have a die-cast aluminium housing with aluminium alloy fins for efficient thermal management and are powder coated. The fixture has a bright anodized aluminium reflector for a wide-spread angle and a toughened glass lens with a provision for anti-glare. The entire unit has an IP – 65 rating. The surface-mounted LEDs (SMD) give an output of 120 lumens per watt of cool white	Philips, Crompton, Syska, Active	Yes	



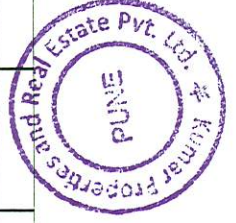
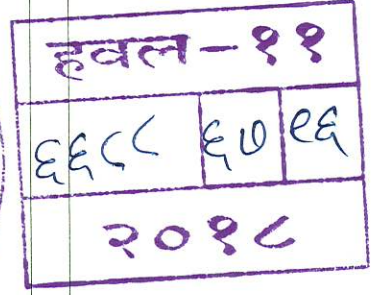
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Shade (6000 Kelvin) and carry a
warranty of 5 years.

Flood lights	100 W LED flood lights for exterior lighting at strategic locations on posts, walls or parapets. They have a die-cast aluminium housing with aluminium alloy fins for efficient thermal management and are powder coated. The fixture has a bright anodized aluminium reflector for a wide-spread angle and a toughened glass lens with a provision for anti-glare. The entire unit has an IP – 65 rating. The surface-mounted LEDs (SMD) give an output of 120 lumens per watt of cool white shade (6000 Kelvin) and carry a warranty of 5 years.	Phillips, Crompton, Syska, Active	Yes	
MEP Facilities				
Pumps & water level controllers	Open well submersible pump set giving the desired discharge rate at the desired head for pumping water from the underground to the overhead tanks. Pumps provided with DOL-type starter panel and water level controllers with cabling.	Yes		
Passenger elevators (Lifts)	Gearless high-speed lifts having a capacity of 25 passengers with a travel speed of 1.5m/s. Lift control of the selective collective type and drive of the Variable voltage Variable Frequency (V3F) type. All car panels of Stainless Steel 304 grade. Automatic Rescue Device (ARD) provided in all lifts along with and emergency light inverter and CCTV cabling. 2 lifts provided for every 11 classrooms on each floor. Machine-room Less (MRL) type to be used in case the building is to be extended upwards	Otis, Schindler, Mitsubishi, Kone	Yes	For the entire project Kumar properties will offer 2 nos 25 person capacity lifts and 1 nos of 15 person stretcher lift. In case beyond 3 lifts if there is additional requirement of lift entire cost of the same shall be borne by VIBGYOR. Lift brand will be KONE/OTIS/SCHINDLER/JOHNSON
Fire fighting systems				The Lessor will carry out Fire fighting and detection system based on local bye laws. For our size of project we only expect vertical risers in staircase and Yard hydrant of ground will be sufficient. No sprinklers are considered. For fire detection system only MCP near staircase is considered. No fire detector inside classroom or passage is considered. In case school authorities want any additional requirements the same can be executed at additional cost.
Piping & accessories				

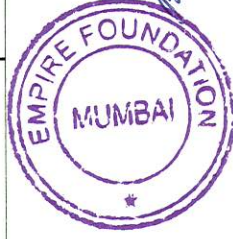
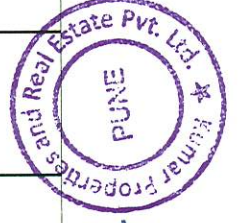
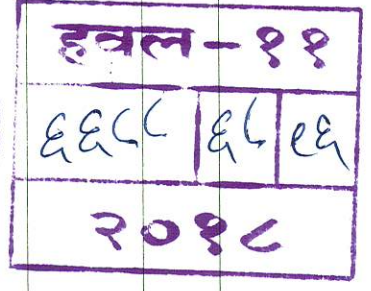
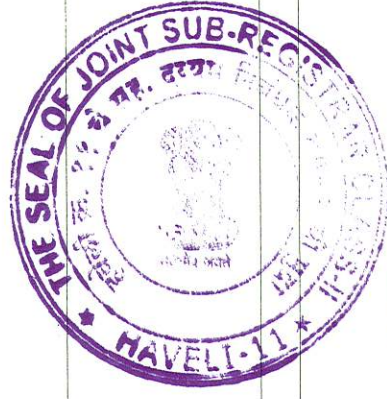


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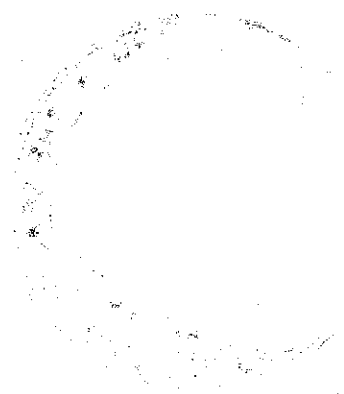
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Piping	Comprising of "C" - class heavy duty G.I. pipe conforming to IS 1239 ranging from 250mm to 25mm dia. Jointing of pipes done by welding, threading, with fittings like elbows, tees, bends, flanges, tappers, nuts bolts, gaskets etc. Pipes fixed on the walls / ceilings with suitable clamps & structural steel supports after core cutting through RCC members or making holes / chasing in the block work. All pipes painted with two coats of red oxide primer and two coats of synthetic enamel paint of red shade. Anti rust covering provided on all underground pipes	Tata, Jindal	Yes	Only local brands for piping are considered and JINDAL/TATA brand cannot be given.
Butterfly valves	Slim seal butterfly valve PN 16 conforming to IS 13095, with gunmetal seat with nuts, bolts, washers, gaskets etc.	L & T	Yes	
Non-return valves	Dual plate non-return valve conforming to IS : 5312 complete with rubber gasket, GI bolts, nuts, washers etc.		Yes	
Ball valves	Bronze lever operated ball valves of full flow with stainless steel ball (AISI 304) and spindle (AISI 401) with settling and gland of superior quality and having a working pressure of 10 Kg/cm2.	Honeywell	Yes	
Hydrant system accessories				
Hose cabinet	Double fire hydrant hose cabinet of size 650 X 550 x 250 mm suitable to house 2 lengths of canvas hose of 15m length & nozzle. Cabinet made of 18 gauge CRCA steel duly painted in 2 coats of post office red over a coat of red oxide primer with the front in glass.		Yes	
Cabinet shutters for fire shaft	Cabinet shutters of overall size 1200 X 1950 mm with 2 leaves, fabricated from 18 gauge CRCA steel duly painted in 2 coats of post office red over a coat of red oxide primer with a 6 mm thick clear glass vision panel fixed with 4 nos. of M.S. hinges with Allen key locking arrangements along with MS stand inside the shaft suitable to hold 1 length of canvas hose of 15m length & nozzle		Yes	
Canvas hose pipe	Fire Shaft door as per fire norms to be provided 65 mm dia X 15m long canvas hose pipe having a male instantaneous coupling with plunger locking arrangement on one end and screwed down type jet nozzle on either end.		Yes	
Rubber hose pipe and hose reel	20 mm dia x 30 m long rubber hose pipe with 10 mm dia outlet jet nozzle & shut off cock on the outlet end wrapped on a drum-type wall mounting hose reel with a 180 degree swivelling arrangement.		Yes	
Hydrant outlets	65 mm dia twin and single hydrant outlets with companion flanges, nuts, bolts washers, gaskets etc.		Yes	



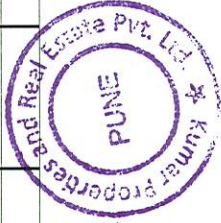
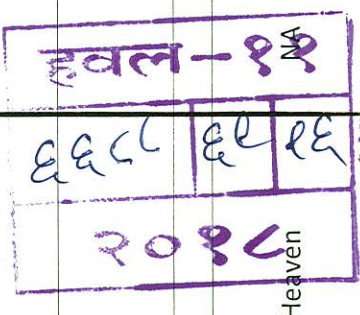
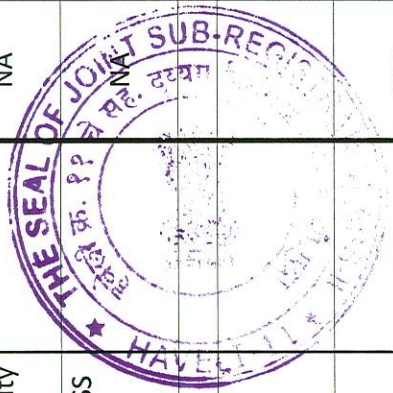
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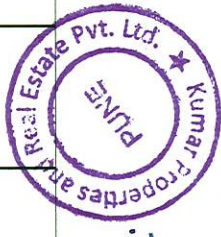
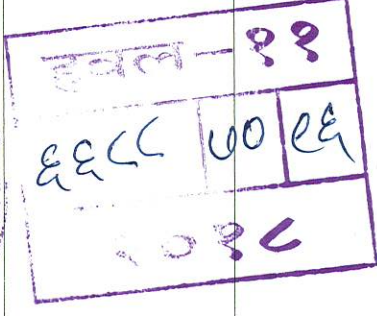
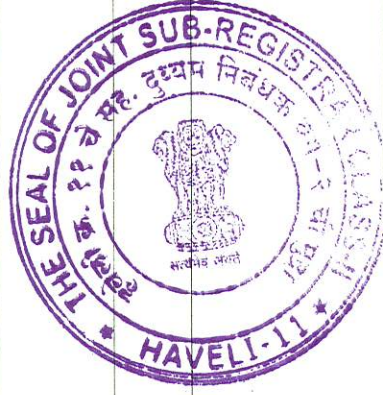
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Pumps	Hydrants & sprinklers with wet risers pressurized by hydrant & sprinkler pumps, jockey pumps and booster pumps operated by a Electrical Fire Panel to give a minimum pressure of 6 kg per sq.cm. at the uppermost hydrant and a delivery of 2,280 litres per minute. Diesel-operated fire engine provided as an alternate power source .	Yes			
Sprinklers	Standard pendant / upright type sprinkler heads with rosette plate of 15mm size quartzoid bulb type gun metal sprinkler head having a discharge capacity of 10 litres per minute (l.p.m.) with a rating of 68 degrees Celsius	NA			Not required for Fire NOC as per the Lessor
Flexible sprinkler joints	Flexible sprinkler joints of 25mm diameter, consisting of a flexible tube of SS 304 grade, SS slip nut, isolator ring & "O"- ring for sprinklers drop with a working pressure of 14kgf/cm2 and a temperature rating of 225°F.	NA			Not required for Fire NOC as per the Lessor
Fire extinguishers					
ABC Type	ABC type portable fire extinguisher with brackets for wall mounting & necessary accessories of 6kg and 9kg capacities	Yes			
CO2 type fire extinguisher	CO2 type portable fire extinguisher with brackets for wall mounting & necessary accessories of 2kg and 4.5kg capacities	Yes			
Foam type fire extinguisher	Foam-type portable fire extinguisher with brackets for wall mounting & necessary accessories of 9 litre capacity	Yes			
Fire alarm systems					
Fire alarm panel	Conventional Fire Alarm Panel with adequate number of zones with P.A. system.	NA			The Lessor does not have any provision of fire detectors inside classroom or passages etc based on current design requirement. If required will be at additional cost
Manual call point	Manual Call Point (MCP) with hooter and public address (P.A.) system	Yes		Honeywell	Will be provided near staircase by the Lessor
Smoke detectors	Conventional smoke detectors	NA		Apollo	Not required for Fire NOC as per the Lessor
Heat detectors	Conventional heat detectors	NA		Apollo	Not required for Fire NOC as per the Lessor
Cabling systems	2 - core, 1.5 sq.mm copper armoured cable of fire retardant grade in red colour	NA		Polycab or Finolex	Not required for Fire NOC as per the Lessor
Water treatment plants					

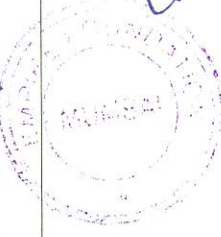


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<p>Sewage treatment plants (STP)</p>	<p>STP plant of Sequential Batch Reactor (SBR) technology capable of reducing the biological oxygen demand (BOD) of 500 p.p.m. in the incoming water to less than 10 p.p.m..</p>	<p>Yes</p>	<p>Lessor have concern on applicability and usability of SBR type STP for school due to intermetant sewage inflow. However Lessee has confirmed that they want only SBR type plant so Lessor have agreed for STP PLANT to be of SBR type having capacity of 170 cum. This plant will be developed in 2 modules based on Vendor Design. Total treated water storage capacity in STP plant shall be 50 cum after complete operation of . The rate difference between Anerobis Plant and SBR plant will be worked out and cost difference will be payable by Lessee to Lessor. It is confirmed that plant operation and ensuring plant is operated at all time is guaranteed by Lessee to ensure compliance to environmental conditions. (MPCB concent) and will indemnify the Lessor towards non compliance if any.</p>
<p>Civil works</p>	<p>RCC works for oil-and-grease trap (OGT), bar screen chamber (BSC), raw sewage collection tank, pre-aeration tank, main aeration tank, decant water tank and final treated water tank.</p>	<p>Yes</p>	
<p>Electro-mechanical equipment</p>	<p>Fabricated stainless steel bar screens made from SS 304 Grade having and overall size of 800 mm x 800 mm with side frames made in 50 x 50 x 6 angles, SS bars of 10 mm dia placed at 20 mm c / c welded to channels. Bar screen chamber provided with suitable making arm to clean the screen with all leads and lift, and a stainless steel bucket of 6 litres capacity to collect the</p>	<p>Yes</p>	
<p>Submersible raw sewage transfer pumps</p>	<p>Submersible electrical driven raw sewage pump to lift raw sewage from equalization tank to aeration tank with all necessary arrangements operating on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with fitted on a common base frame with foundation bolts and having provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.</p>	<p>Yes</p>	

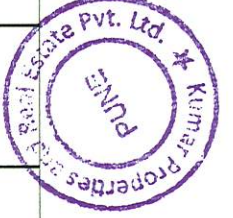
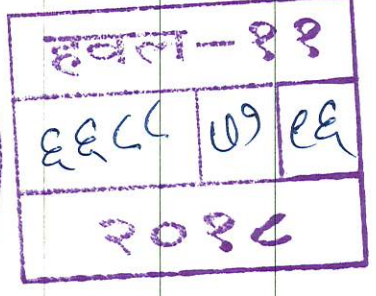


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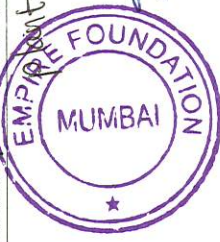
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Fine bubble air diffuser membranes	Fine bubble diffusers made of silicon supported on PP pipes with required supports laid at the bottom of the raw sewage collection, pre-aeration and main aeration tanks including all arrangements to lift the diffusers during maintenance with all leads and lifts.	Rehau, Germany	Yes	
Tri-lobe roots-type air blower	3-lobe air blowers to pump air into the fine bubble air diffusers, with low noise, foundation blots, motors, silencers, air receiver, anti-vibration pads, lubrication oils for internal moving parts with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts and having provisions and accessories to lift the blower during maintenance. Drive arrangement of "v"-belt and pulley.	TMVT, Ahmedabad	Yes	
Sludge pump	Submersible electrical driven pump with SS impellers to lift sludge from sludge tank to aeration tank and to the sludge holding tanks with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts including provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Wilo, Germany	Yes	
Filter feed pumps	Centrifugal, self-priming, non-clog electrical driven external horizontal pump to lift decanted water from SBR tank to pressure sand filtration units with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts including provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Johnson	Yes	
Decanter mechanism	Decanter unit with required electrical connections all leads and lifts.		Yes	
Pressure sand filter	Pressure sand filter (PSF) of M.S. construction (epoxy painted) with frontal piping, multiport valves, suitable supports for mounting, pressure gauge, surface plate, provision for cleaning of the media. Maximum working pressure of 0.5 Kg / Sq.cm. Graded sand media used.		Yes	
Automatic chlorine dosing system	Electronic dosing system, for dosing chlorine with necessary ancillary, equipment like FRP moulded tank of 100 l capacity, suction pipe foot valve, level indicator with low level auto shut-off.	E-dose	Yes	
Electrical & instrumentation	PLC-controlled plant having control panel with accessories of Siemens, L&T make, lamps of Meko make enclosed in 16g metal enclosure with 80 micron thick powder coating in smoke grey colour, PLC controlled operation of the	Siemens, L & T	Yes	



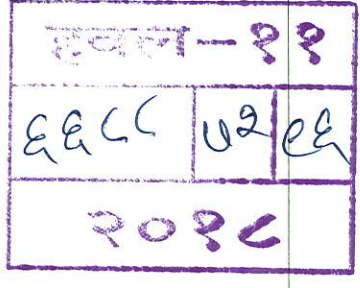
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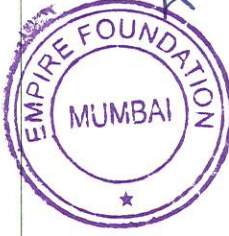


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Piping & valves	Inter-connecting with pipes of suitable diameter all the mechanical equipments, with suitable supports, fittings, including cutting, welding, threading all leads and lifts. All MS pipes painted with one coat of zinc chromate primer and two coats of synthetic enamel paint with flow directions, ball valves, butterfly valves, non return valves.	Jindal, TATA	Yes	Yes
R.O. plants	Plants of 500 litre per hour (lph) capacity having dual media filter, with automatic dual media filter, with an auto back-wash system. Plant having an anti-scalant dosing system, and micron cartridge filters of 5 microns and 1 micron. U.V. lamp for final treatment.	Alfa		Yes
U.V. plants	Plants of 2100 litre per hour (lph) capacity having high purity fused quartz lamp sleeve in a reactor chamber made from SS 304 l duly pickled, passivated and electro polished with food grade "O"-rings and seals operating at a pressure of 745 psi.	Alfa		Yes
Housekeeping & deep cleaning				
Compound area	The compound area should be kept clean at all times during the course of the work. The debris or excess earth on site should be stacked neatly in the area allocated on the site. After the work is complete all the debris shall be disposed of from the site & the site shall be rendered clean. The site & surrounding ground area shall be neatly levelled and handed over. All the finished surfaces of the compound area like roads, foot path, pavements, basket ball court, skating rink, compound wall etc. shall be cleaned of any stains of paint, cement, grit etc. with high pressure water-jet/scrubber operated by manual/mechanical/electrical means, including necessary chemicals, soaps, acids & stain removers.		Yes	
Building area	The building shall be kept clean at all times during the course of work. All the debris or excess earth on the floor should be neatly stacked & moved at regular intervals to the nearest allowed dump site. The debris shall be regularly disposed from the site. The building area shall be rendered cleaned of any stains of paint, cement, grit etc. on flooring wall ceiling, dado, door window, grills with high pressure water-jet/scrubber operated by manual/mechanical/electrical, means including necessary chemicals, soaps, acids & stain removers.		Yes	

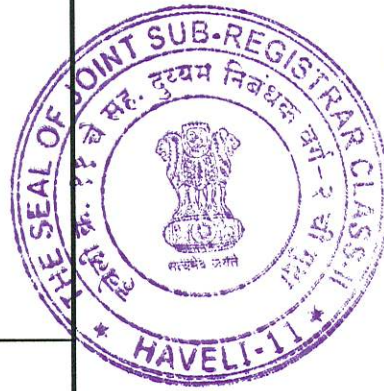


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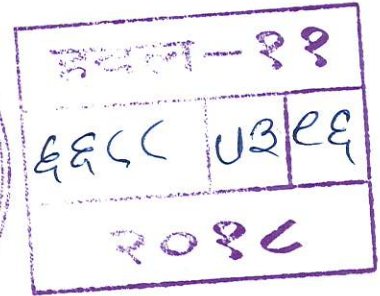


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Statutory compliances & liaisoning					
Fire NOC	To be obtained from the concerned Chief fire Officer (CFO)		Yes		PMC Fire department Fire NOC considered.
Building Occupancy Certificate	To be obtained from the concerned department in the local governing body		Yes		PMC jurisdiction considered.
Power connection	To obtain the power connection in the name of the school			Yes	The Lessor will assist in obtaining the HT power connection, all costs associated will be paid and borne by the Lessee alone
Fresh water supply, storm and sewage water connection to the municipal drains	To be obtained from the concerned department in the local governing body			Yes	Based on availability of network of drainage and water supply by local bodies. Need details of the quantum of water which will be provided by the local bodies and the feasibility of connecting the sewage and storm water to the local drain network

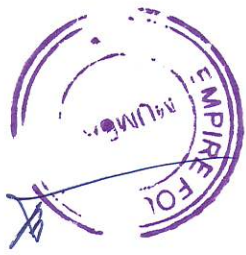


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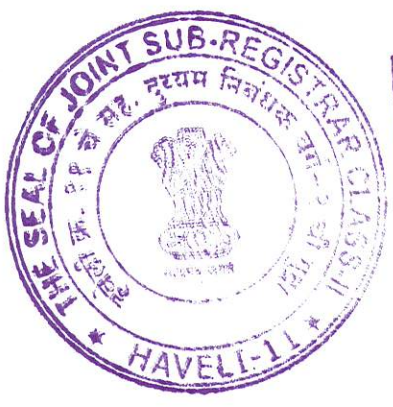
Annexure - B-1

Nature of Work	Specification Proposed by the Lessee	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor
Statutory compliances & liaisoning				
Fire NOC	To be obtained from the concerned Chief fire Officer (CFO)	Yes		PMC Fire department Fire NOC considered.
Lift License	To obtain License for working of the lift	Yes		License from Chief Lift Inspector
Building Occupancy Certificate	To be obtained from the concerned department in the local governing body	Yes		PMC jurisdiction considered.
Power connection	To obtain the power connection in the name of the school		Yes	The Lessor will assist in obtaining the HT power connection, all costs associated will be paid and borne by the Lessee alone



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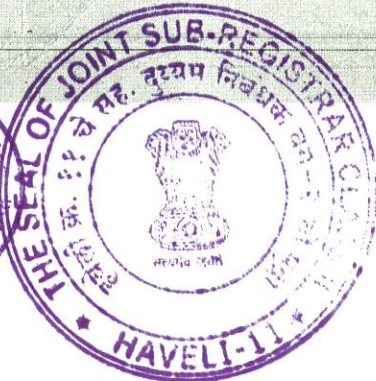
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Annexure 'c' (Part 1)



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AREA UNDER AMENITY PLOT

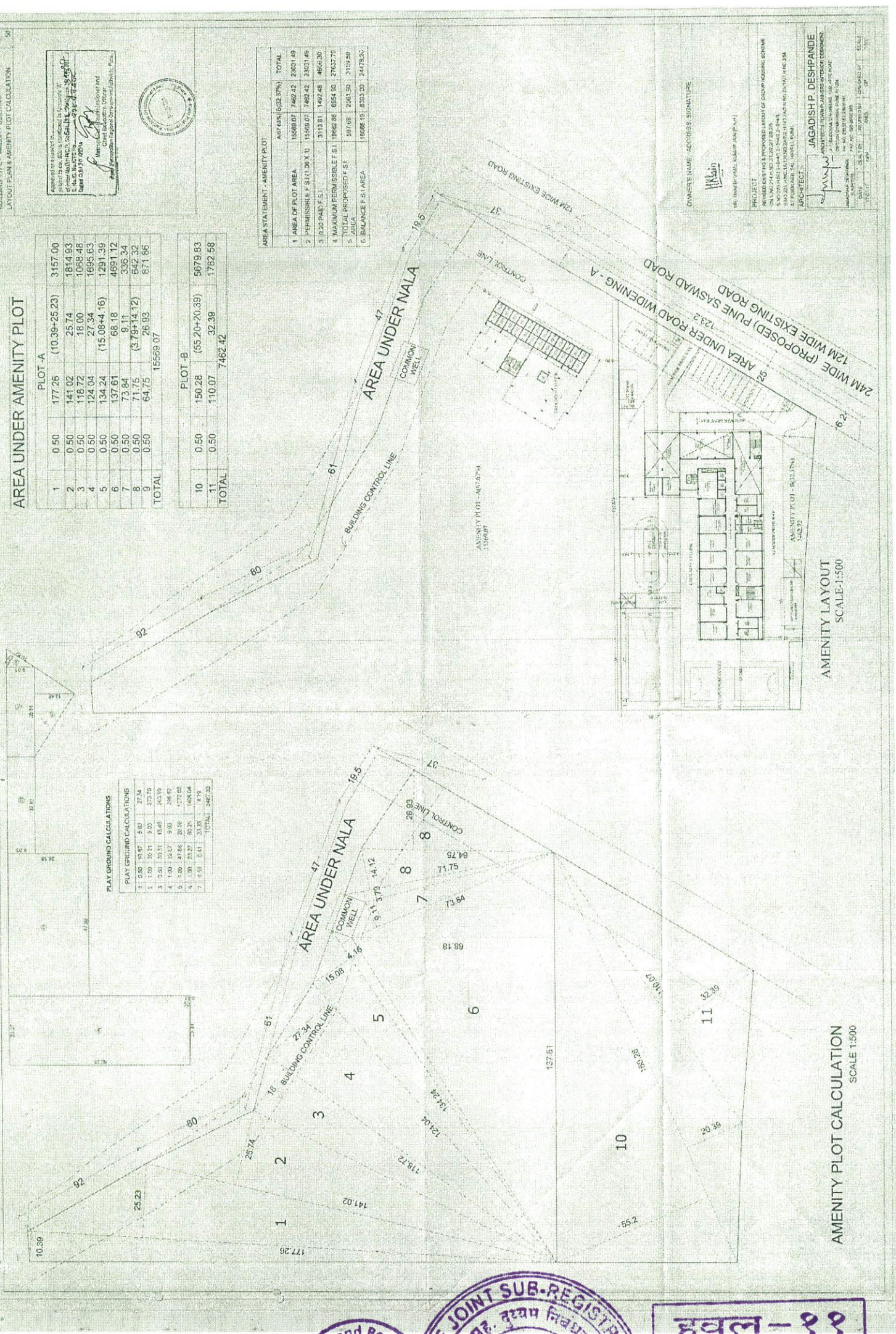
PLOT - A		PLOT - B	
1	0.50	177.26	(10.39+25.23)
2	0.50	141.02	25.74
3	0.50	118.72	18.00
4	0.50	124.04	27.34
5	0.50	134.24	(15.08+4.16)
6	0.50	137.61	68.18
7	0.50	73.84	9.11
8	0.50	71.75	(3.79+14.12)
9	0.50	64.75	26.93
TOTAL		15569.07	
10	0.50	150.28	(55.20+20.39)
11	0.50	110.07	32.38
TOTAL		7462.42	

PLAY GROUND CALCULATIONS

1	0.50	19.97	5.00	27.74
2	1.00	30.51	2.00	27.70
3	0.50	50.31	13.45	20.59
4	1.00	32.07	9.95	28.92
5	1.00	47.66	25.56	12.72
6	1.00	53.37	20.75	42.64
7	0.50	5.41	33.33	4.79
TOTAL		2467.33		

AREA STATEMENT - AMENITY PLOT

	AUT (sqm) (5032.57%)	TOTAL
1 AREA OF PLOT AREA	15699.07	7462.42
2 PERMISSIBLE F.S.I (1.136 X 1)	15569.07	7462.42
3 30.20 PWD F.S.I	3113.81	1491.48
4 MAXIMUM PERMISSIBLE F.S.I	19882.86	6554.90
5 AREA	2477.08	2465.50
6 BALANCE F.S.I AREA	19806.19	6350.00
		24478.20



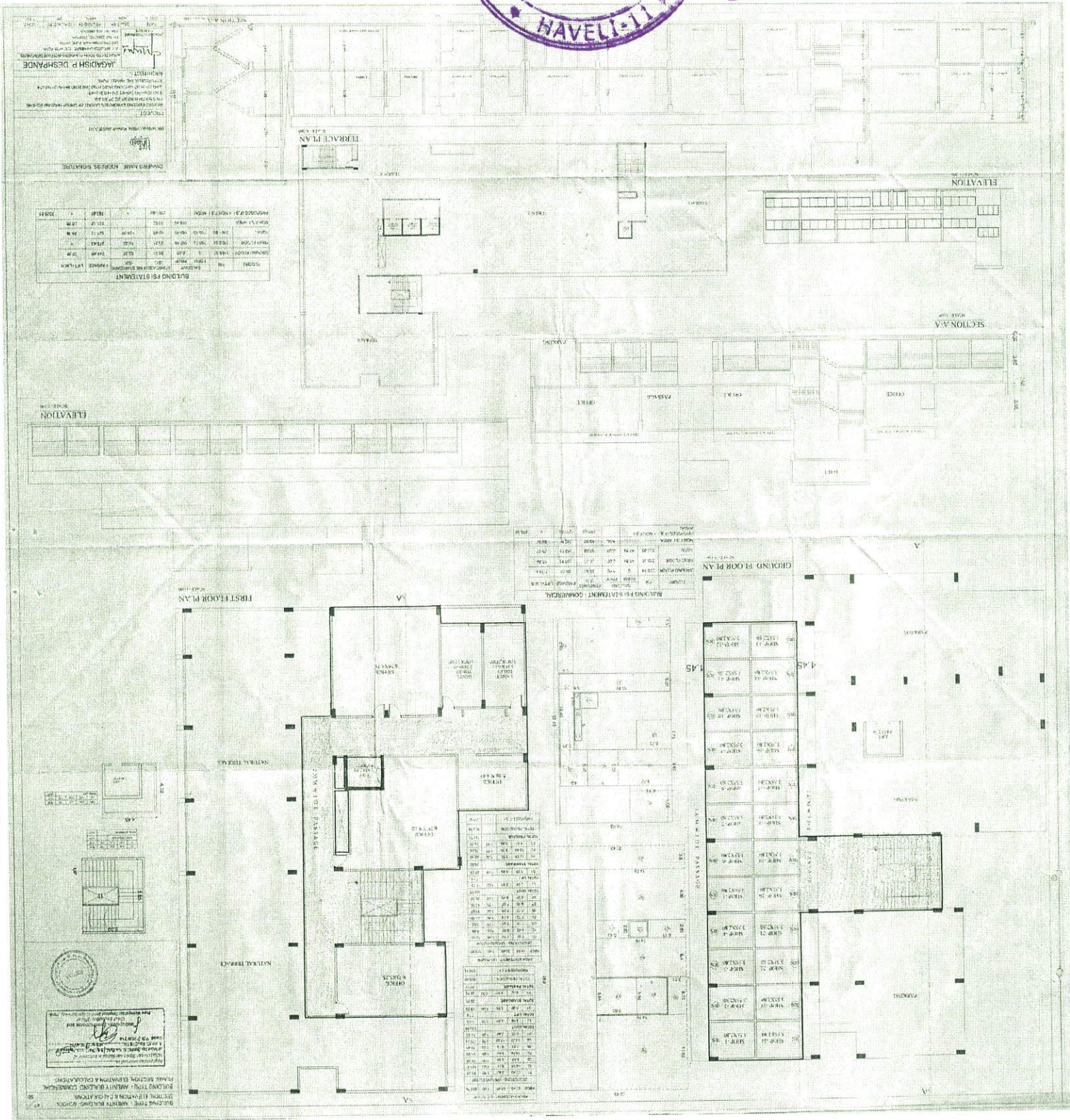
Approved as shown in...
 JAGADISH P. DESHPANDE
 ARCHITECT



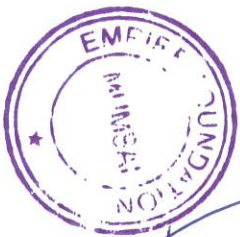
OWNER'S NAME: ADDRESS: SIGNATURE
 PROJECT: AMENITY LAYOUT OF JOINT HOUSING SCHEME
 NO. 150, PUNE ROAD, PUNE-411 002
 ARCHITECT: JAGADISH P. DESHPANDE
 ARCHITECTURE: JAGADISH P. DESHPANDE ARCHITECTS
 DATE: 28/11/2018



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Annexure - C (Part 2)



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पुणे महानगर

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२-१५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: hqpmrda@gmail.com

विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.६.१ नुसार)

जा.क्र.: DP/बीएचए/मौ. फुरसुंगी/स.नं. २१४ (पै.) व इतर/प्र.क्र. ६२८/१६-१७ दि.०३/१०/२०१७

प्रति,

श्री. मनीष विमलकुमार जैन

पत्ता :- कुमार कॅपिटल, ईस्ट स्ट्रीट, कॅम्प, पुणे-०१

मौजे- फुरसुंगी, तालुका- हवेली, जिल्हा-पुणे येथील स.नं.२१४ (पै.), २२० (पै.), २२१ (पै.), क्षेत्र १,५५,९५०.०० चौ.मी. क्षेत्रावरील समुह गृहबांधणी प्रकल्पामधील सुधारीत रेखांकन/ इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.



मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने

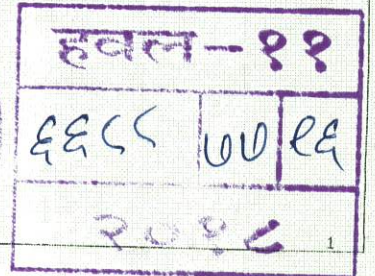
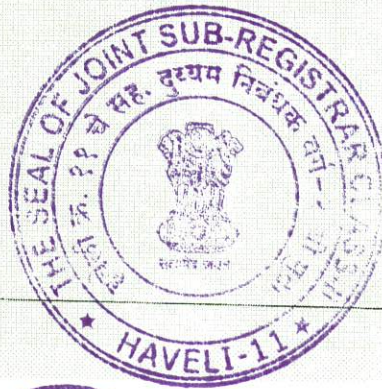
महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता



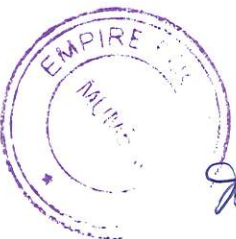
HKJ



परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र हे एक वर्षाच्या कालावधीकरिता अंमलात राहिल. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) प्रस्तावासोबत मोजणी मो.र.नं.२८७/२०१२, दि-२८/०६/२०१२ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने / विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे / हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद / न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमीनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार / विकासक / जमीनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
- ४) प्रस्तुतच्या जमिनीवर अधिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
- ५) नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमातर्गत बाबींकरिता प्रस्तावासोबत आपण रु. ३००/- च्या स्टॅम्प पेपरवरील दि-१४/०६/२०१६ रोजी नोटेरी संपत्ती वस. डीगेकर (एरनाळे) यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र. ३५५/२०१६ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार / जमीनमालक / विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ६) विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करून घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.

तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते /रस्ता रुंदीने बाधित क्षेत्र जागा मालकास/विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने/विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्यक्ष जागा वाढा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटईक्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.



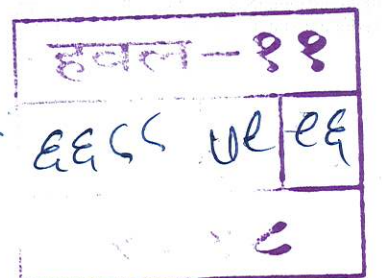
Handwritten signature in blue ink.

Handwritten initials 'HW' in blue ink.

- ७) मंजूर नकाशामध्ये समाविष्ट स. नं.२१४ (पै.), २२० (पै.), २२१ (पै.), क्षेत्र १५५९५०.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर स. नं. २१४ (पै.), २२० (पै.), २२१ (पै.) मधील क्षेत्रामध्ये एकत्रिकरणाबाबतची सक्षम अधिकाऱ्याची मान्यता घेऊन त्यानुसार आवश्यक ती नोंद महसूल दफ्तरी होऊन तसा नोंदीबाबतचा प्रॉपर्टी कार्ड उतारा / ७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
- ८) मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासुन पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
- ९) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त रहिवास याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल.
- १०) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता/स्ट्रक्चरल अभियंता /सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल / भूमी अभिलेखात एकत्रिकरण/ उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- ११) इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करुन न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
- १२) अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत / प्रादेशिक योजना रस्ते/रस्ता रूंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
- १३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकांने भूखंड /सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- १४) नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
- १५) नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्तारूंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १६) जागेतील / जागेलगतच्या नाल्याच्या/नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूखंड रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल.
- १७) स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त जागेसाठीच करण्यात यावा.
- १८) स्ट्रक्चरल इंजिनियर/डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.



HKS



१९) अर्जदार / विकासक / जमिनमालक यांनी दि-१४/०६/२०१६ क्र. ३५४/२०१६ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येत असून प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)

२०) शासन नगर विकास विभागाकडील दि. १९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/ ४१०२/ प्र.क्र.३५९/०८/ नवि-११ नुसार अर्जदार / विकासक / जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सक्तीकरी एकूण चटईक्षेत्र (Carpet area) तयार केले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आर्किटेक्ट, गाणचीय चुका हे वास्तुविशारद व अर्जदार / विकासक / जमिनमालक संयुक्तकरित्या जबाबदार राहतील.

२१) नियमित इमारतीसाठी विकाससाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या सक्षम प्राधिकरणाने / ग्रामपंचायतीने न केल्यास या प्रकल्पातील सार्वजिक हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमीन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.

२२) ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.

२३) सदर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ६० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्यांची जोपासना करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.

२४) सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.

२५) वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा उभारणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.

२६) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमीनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमीनमालक कारवाईस पात्र राहिल.

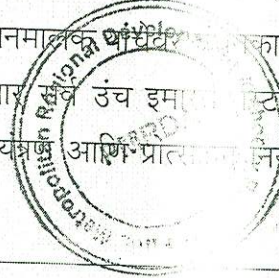
२७) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र.६.२.६.१ नुसार विशेष इमारतीबाबत :-

a) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १३.१ (b) नुसार प्रस्तावित इमारती सभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलु शकेल याप्रमाणे डिझाईन करून विकसीत करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक आहे.

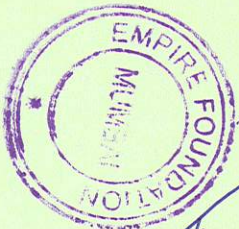
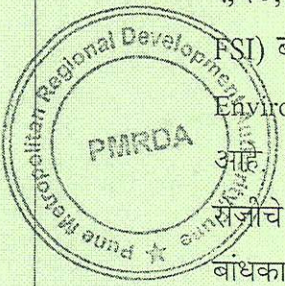
b) अर्जदार / विकासक / जमिनमालक यांनी प्रस्ताविल्यानुसार उंच इमारतीकडून प्लॅन्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.



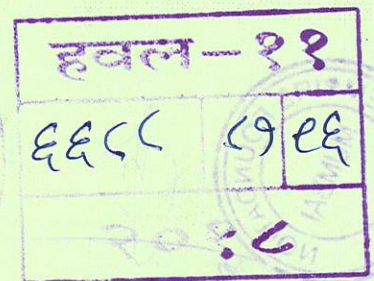
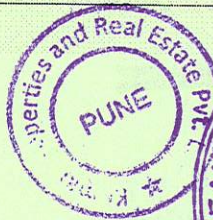
HMS



- c) नगर विकास विभागाच्या दिनांक २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टीप - ii प्रमाणे पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी १५.०० मी. पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. सदर नियोजनाव्यतिरिक्त नियोजनात बदल करणे आवश्यक झाल्यास पुऱ्हा संबंधित संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदीप्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाअनुषंगाने पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPH/३०१/२०१६, दि-०१/१२/२०१६ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार/विकासक/ जमिनमालकावर बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरिता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतीचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने / जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नारहकत प्रमाणपत्र सादर करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- i) पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील पत्र क्र. FPH/३०१/२०१६, दि-०१/१२/२०१६ अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातीत केलेले आहेत. सध्याचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्निशमन अधिकारी / संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.
- २८) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र १,६४,४४०.७३ चौ.मी. आहे, तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २,५१,३३५.०५ चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यानुसार अर्जदार /विकासक/जमीनमालक यांनी यापूर्वी पर्यावरण विभागाकडील दि-०४/०२/२००८ रोजीचे प्रमाणपत्र प्राप्त केले आहे. सदर प्रमाणपत्रामध्ये एकूण (Gross FSI+Non FSI) १,४१,३१८.०० चौ.मी. बांधकाम क्षेत्र अनुज्ञेय करण्यात आले आहे. सबब या प्रमाणपत्रामध्ये समूद बांधकाम क्षेत्राचे वरील बांधकामास सुधारित Environment Clearance प्रमाणपत्र प्राप्त झालेशिवाय उर्वरित बांधकाम / विकास करता येणार नाही. सदर अट प्रकल्पाचे अर्जदार/विकासक/जमीनमालक व वास्तुविहारद यांचेवर बंधनकारक राहिल. तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-2014/CR-02/TC-3, दि-३०/०१/२०१४ मधील अटी व



HKS

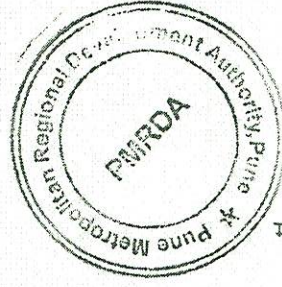


शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /विकासक/जमीनमातक व वास्तुविशारद यांचेवर बंधनकारक राहिल.

- २९) मोठ्या इमारत बांधकामाच्या टिकाणी काम करणाऱ्या मजूरांमधील गरोर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- ३०) प्रस्तुत जमिनीवर भविष्यात छाननी शूलक, प्रिमीयम शूलक, विकास शूलक, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३१) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

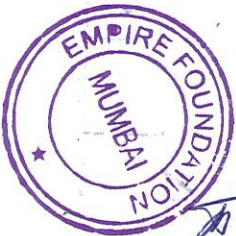
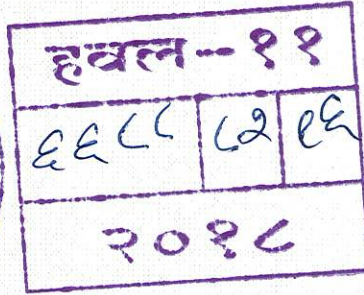
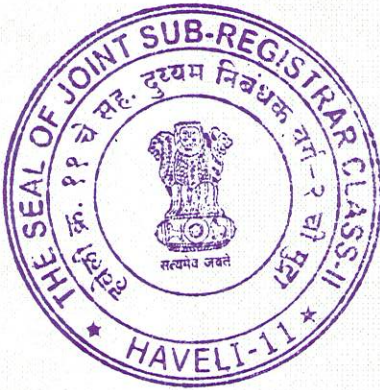
प्रस्तावासोबतच्या रेखांकन/ बांधकाम नकाशांचे दोन संच स्वाक्षरीकृत करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



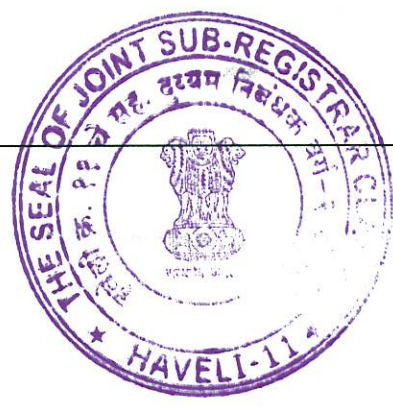
महानगर आयुक्त,
तथा

मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता

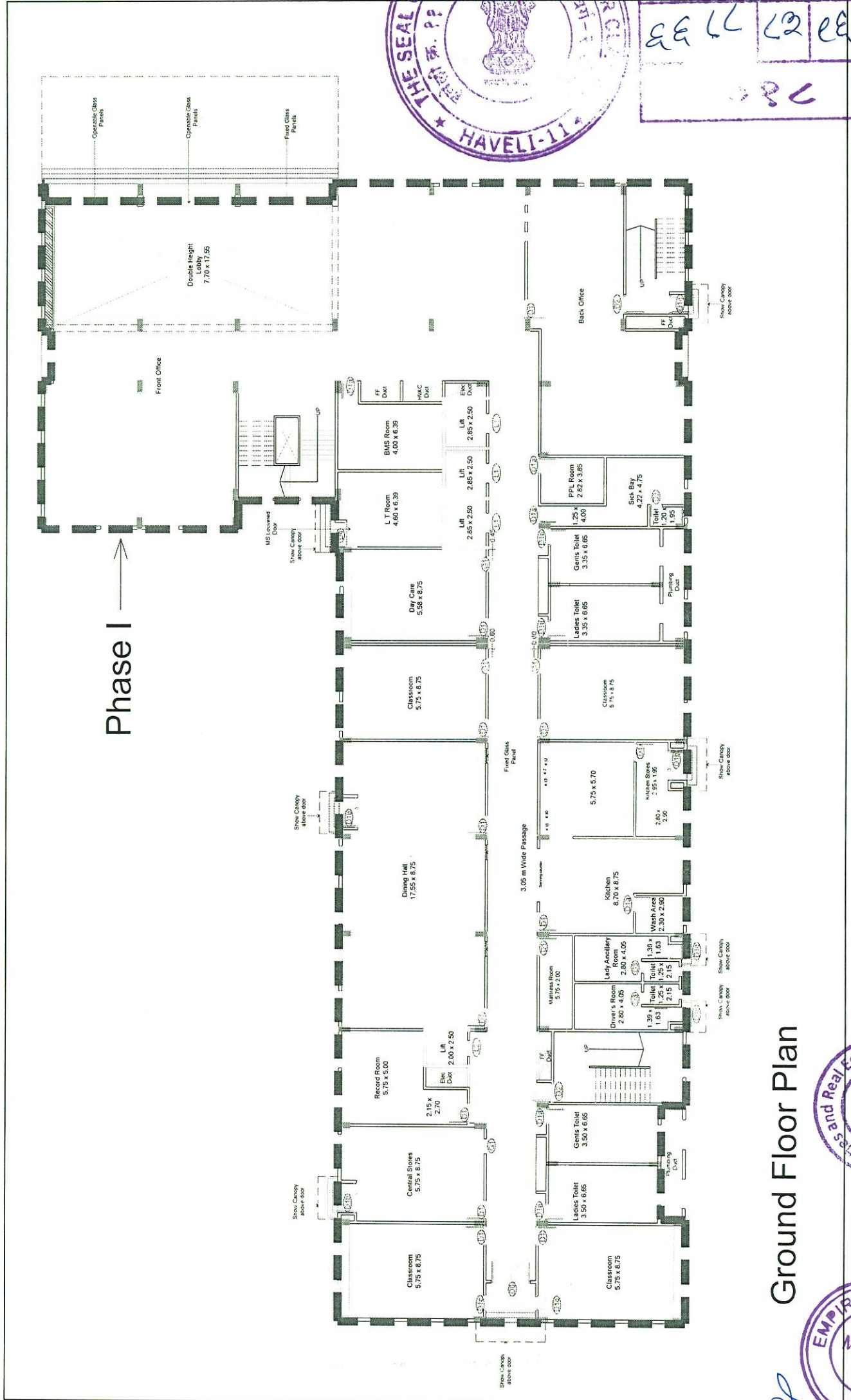


Annexure - 'D'

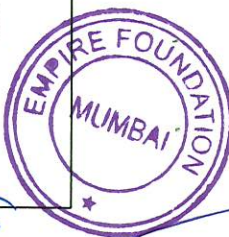
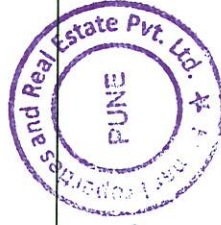
Phase I



हवल-११		
६६	८२	६६
०१८		



Ground Floor Plan



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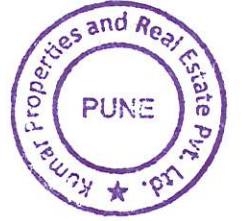
ANNEXURE - E

LESSEE SCOPE OF WORK TO BE COMPLETED AFTER INITIAL COMPLETION

SR NO	DESCRIPTION	HEADS	DETAILS SCOPE
1	List of works to be completed by the Lessee after initial completion	PLASTER Waterproofing Plumbing Tiling Doors Electrical Internal paint Plumbing Fixtures Fire Fighting	Internal plastering over all internal walls All toilets internal waterproofing All toilets internal concealed plumbing Internal tiling including staircase, passage, common areas internal, etc. Internal doors for class room including fire doors in common areas All floors internal wiring and supply connection to meter room along with electrical completion report and certificate by Licensed electrician. Internal painting CP and Sanitary installation along with Licensed Plumber certificate of work completion. Installation of Fire extinguishers, internal fire signages, installation of DG and DG test certificate.
2	List of works to be completed by Lessee after initial completion	LIASIONING	Building to be completed in all respects for application of OC.



हवल-११		
६६८	८४	६६
२०१८		



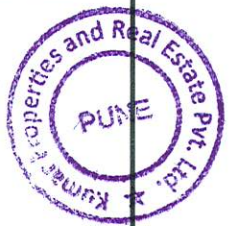
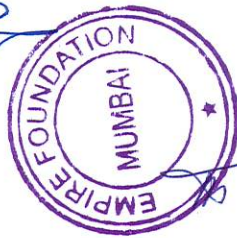
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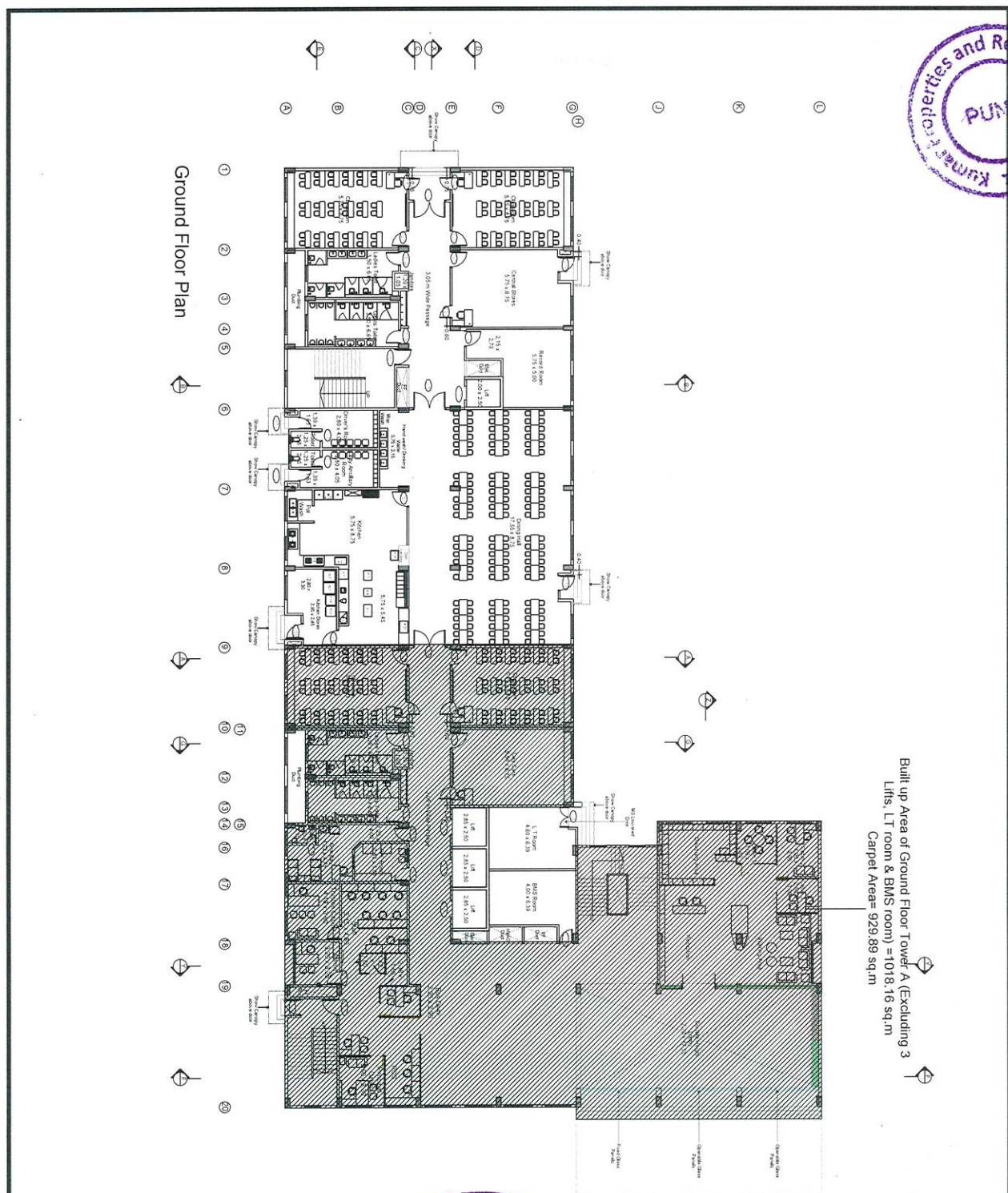
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EMPIRE

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Annexure - 'F'



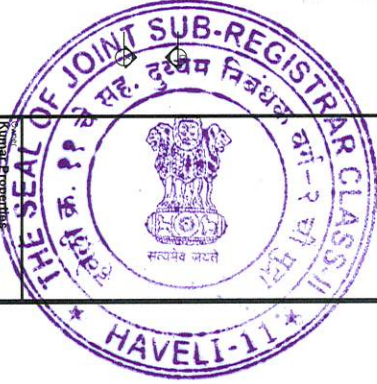
Built up Area of Ground Floor Tower A (Excluding 3 Lifts, LT room & BMS room) = 1018.16 sq.m
Carpet Area = 929.89 sq.m

1. This is copyright and is not to be used for any purpose other than for which it has been prepared.
2. The drawing is to be read with related architectural and engineering drawings.
3. Dimensions are to be taken from the finished work unless otherwise indicated.
4. Discrepancies are to be brought to the attention of the architect at the earliest.

हवल - ११

32	32
33	33

7800



Structural Engineer
Sumit Mutalik & Associates
Plot No. 10, Sector 10, Vashi, Dist. Thane
Phone: 24477705, 24477706, 24477707
Email: sumit@sumitmutalik.com

Client
Vidgyor
Plot No. 10, Sector 10, Vashi, Dist. Thane
Phone: 24477705, 24477706, 24477707
Email: sumit@sumitmutalik.com

Project
Vidgyor School
Plot No. 10, Sector 10, Vashi, Dist. Thane
Phone: 24477705, 24477706, 24477707
Email: sumit@sumitmutalik.com

Scale
1:100

Date
18.03.08

Drawn By
OFA

Checked By
MND

Sheet Number
A.10220.110.01

Ground Floor Plan

Scale
1:100

Date
18.03.08

Drawn By
OFA

Checked By
MND



280	
280	280
280-280	





KUMAR PROPERTIES & REAL ESTATE PVT. LTD.

REGISTERED ADDRESS : KUMAR CAPITAL, 2413, EAST STREET, CAMP, PUNE - 411 001. TEL. : 30528888, 30583635
FAX : 91-20-26353365, email : contact@kumarworld.com Website : www.kumarworld.com CIN : U45202PN1994PTC077842

CERTIFIED TRUE COPY OF A CIRCULAR RESOLUTION PASSED BY THE DIRECTORS (THE "BOARD") OF KUMAR PROPERTIES AND REAL ESTATE PRIVATE LIMITED (THE "COMPANY") HELD ON TUESDAY THE 24TH APRIL 2018.

AUTHORITY TO ENTER INTO ARRANGEMENT WITH EMPIRE FOUNDATION:

"RESOLVED THAT the consent of the Board be and is hereby accorded to the Company to enter into Letter of Intent, Term Sheet, Memorandum of Understanding, Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement with Empire Foundation Trust in respect of piece and parcel of land or ground admeasuring 7,462.42 square metres equivalent to 80,325 square feet, carved from and out of the Amenity Space bearing Plot No. B admeasuring 9,903.54 square meters and designated as part of the larger Amenity Space (totally admeasuring 23,030.91 square meters) out of the sanctioned layout plan of the larger land bearing Survey Nos. 214/2/1, 214/2/2, 214/2/7, 214/2/8, 214/ 2/9, 220/2+3+4/1,2,3, 221/1B/1/1,1/2, 1B/2, 221/1A/1,221/1A/2, 221/2A/2/1, 221/1D/, 221/2A/2/2 and 221/1C situated at Village Phursungi, Taluka Haveli, District Pune alongwith proposed Building admeasuring in the aggregate a Built-up Area of 1,829.25 square meters equivalent to 19,690 square feet comprising of entire Ground Floor for long term lease.

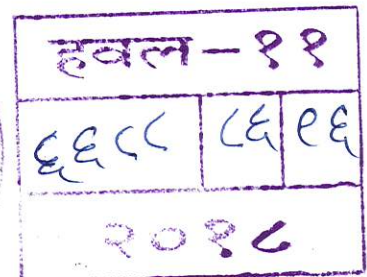
RESOLVED FURTHER THAT Mr. Hitesh Jain, Director of the Company be and is hereby authorised to study, negotiate, discuss and finalise the terms of the Letter of Intent, Term Sheet, Memorandum of Understanding, Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement or such other agreements, documents to be executed with Empire Foundation Trust and to sign, register and admit execution thereof before the Sub-Registrar of Assurances and to take such other steps as may be necessary and expedient for taking aforesaid property on long term lease or such period as deem fit and to do all acts, deeds, things, etc. necessary for the above purpose.

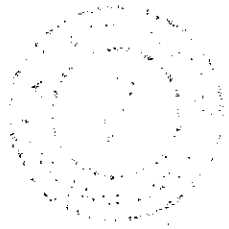
RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be a true copy by any one of the Trustees of the Trust be furnished to the concerned authorities as may be required in this behalf."

CERTIFIED TRUE COPY

For KUMAR PROPERTIES AND REAL ESTATE PRIVATE LIMITED

HITESH JAIN
DIRECTOR
DIN: 00037624





Phursungi

L+G



Empire
Foundation

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF EMPIRE FOUNDATION AT ITS MEETING HELD ON MONDAY, THE 9TH APRIL, 2018 AT 9.00 A.M. AT THE REGISTERED OFFICE OF THE TRUST.

AUTHORITY TO ENTER INTO ARRANGEMENT BETWEEN KUMAR PROPERTIES AND REAL ESTATE PRIVATE LIMITED AND TRUST:

“RESOLVED THAT the consent of the Board of Trustees of the Trust be and is hereby accorded to Trust to enter into Letter of Intent, Term Sheet, Memorandum of Understanding, Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement with Kumar Properties And Real Estate Private Limited in respect of piece and parcel of land or ground admeasuring 7,462.42 square metres equivalent to 80,325 square feet, carved from and out of the Amenity Space bearing Plot No. B admeasuring 9,903.54 square meters and designated as part of the larger Amenity Space (totally admeasuring 23,030.91 square meters) out of the sanctioned layout plan of the larger land bearing Survey Nos. 214/2/1, 214/2/2, 214/2/7, 214/2/8, 214/ 2/9, 220/2+3+4/1,2,3, 221/1B/1/1,1/2, 1B/2, 221/1A/1,221/1A/2, 221/2A/2/1, 221/1D/, 221/2A/2/2 and 221/1C situated at Village Phursungi, Taluka Haveli, District Pune alongwith proposed Building admeasuring in the aggregate a Built-up Area of 1,829.25 square meters equivalent to 19,690 square feet comprising of entire Ground Floor for long term lease.

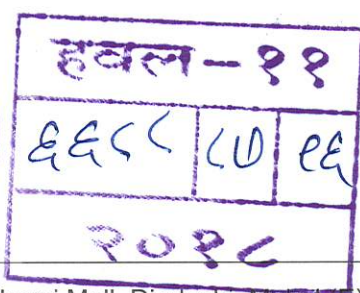
RESOLVED FURTHER THAT Mr. Vispi. J. Vesuna or Mr. Mehernosh Talati, Trustees of the Trust be and is hereby authorised to study, negotiate, discuss and finalise the terms of the Letter of Intent, Term Sheet, Memorandum of Understanding, Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement or such other agreements, documents to be executed with Kumar Properties And Real Estate Private Limited and to sign, register and admit execution thereof before the Sub-Registrar of Assurances and to take such other steps as may be necessary and expedient for taking aforesaid property on long term lease or such period as deem fit and to do all acts, deeds, things, etc. necessary for the above purpose.

RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be a true copy by any one of the Trustees of the Trust be furnished to the concerned authorities as may be required in this behalf.”

CERTIFIED TRUE COPY
For EMPIRE FOUNDATION


VISPI J. VESUNA
TRUSTEE


MEHERNOSH TALATI
TRUSTEE





1065-88



दस्ता गोपवारा भाग - 2

हवल 11

दस्ता क्रमांक (4779/2008)

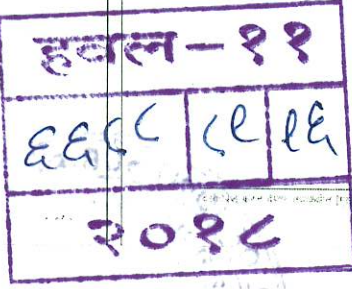
दस्ता क्र. (4779/2008) का प्रेषण
प्रकार मुद्रा 0 महीने 0 मारस प्रशाक शुल्क - 100

दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM

प्राप्तिका प्रमाण (49) मूद्राप्रमाण
दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM

दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM

प्राप्तिका प्रमाण (49) मूद्राप्रमाण
दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM



दस्ता गोपवारा भाग-1

हवल 11
दस्ता क्र 4779/2008

दस्ता क्रमांक : 4779/2008

वस्तु का प्रकार : प्रशासनिक

वस्तु का प्रकार	प्रकार	छायाचित्र	धर्मस्थानाचा ठेका
प्रशासनिक	प्रशासनिक	प्रशासनिक	प्रशासनिक



दस्ता गोपवारा भाग - 2

हवल 11

दस्ता क्रमांक (4779/2008)

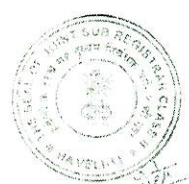
दस्ता क्र. (4779/2008) का प्रेषण
प्रकार मुद्रा 0 महीने 0 मारस प्रशाक शुल्क - 100

दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM

प्राप्तिका प्रमाण (49) मूद्राप्रमाण
दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
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प्राप्तिका प्रमाण (49) मूद्राप्रमाण
दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
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दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM

दस्ता क्र. 1 की डेटा : 07/05/2008 10:39 AM
दस्ता क्र. 2 की डेटा : 07/05/2008 10:41 AM



Original
नोंदणी क्र. ११
(१५.५.२००८)

पावती

पावती क्र. : 4780
दिनांक 07/05/2008
दस्तावेजाचा अनुक्रमांक ४७८० - ०४७७९ - २००८
दस्तावेजाचा प्रकार दुय्यम नियम

संश्लेष करणाऱ्यांचे नाव: दत्त गोषवार्यांचे वंश
शेअरची रक्कम 100.00
नक्कल (अ. 11(1)), पुढाकानी नक्कल (अ. 11(2)),
रकबात (अ. 12) व छायाचित्रण (अ. 13) -> एकूण रक्कम 220.00
एकूण रु. 220.00

दस्तावेजास सादर प्रमाण (DUBAM) सादर करत आहे

दुय्यम नियमक
दस्तावेजाचा प्रकार

दस्तावेजाचा प्रकार: दुय्यम नियमक

दस्तावेजाचा प्रकार (अ. 11-2) प्रतिलिपी - ११



महाराष्ट्र MAHARASHTRA

AY 246334

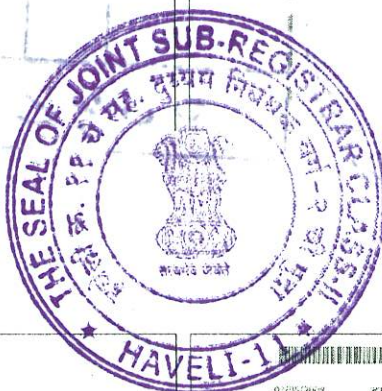
ज. एच. गांधी ११, वेदर स्ट्रीट पुणे-४११००८
र. नं. १६२२
ना. १६-११-११
दस्तावेजाचा प्रकार: ११
दिनांक: ०७/०५/२००८



हवल-११
१६२२
२००८

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned - MR. HITESH KEWALKUMAR JAIN Age- Adult, Occ.- Business, residing at Kumar Castle, Flat No. 7, 18/9, Convent Street, Camp, Pune - 411 001



हवल-११
१६२२ १६
२००८

(2) do hereby appoint nominate and constitute 1) MR. VISHAL RAJENDRA CHALKE, age- 24 years, Occupation - Service residing at 941 Raviwar Peth Pune- 411 002 and 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE, Age- Adult, Occupation- Advocate Flat- 650 Kasba Peth Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub Registrars from Haveli No.1 (One); to Haveli No.XX (Twenty) and at all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And I MR. HITESH KEWALKUMAR JAIN do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said attorney 1) MR. VISHAL RAJENDRA CHALKE, AND 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required my Attorneys shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 7th day of May 2008



हवल-११
१६२२ १६
२००८

I know the executants

Advocate

MR. HITESH KEWALKUMAR JAIN

(Executants)

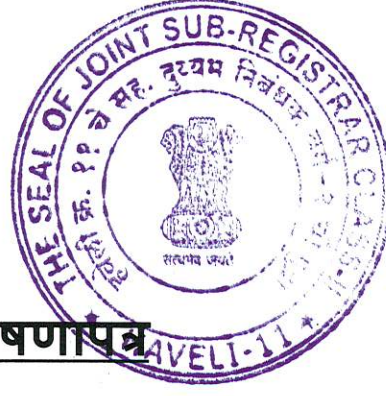
We Accept the Powers conferred upon us.

1. Vishal Rajendra Chalke

2. Mrs. Sangita Somnath Dhanagekar-Yernale

दस्तावेजाचा प्रकार: दुय्यम नियमक	दस्तावेजाचा भाग-1	हवल-11
दस्तावेजाचा क्रमांक: 4779/2008		दस्तावेजाचा क्रमांक: 4779/2008
दस्तावेजाचा प्रकार: एकदस्तावेजाचा		१६२२
पदाकार्याचे नाव व पदा	पदाकार्याचा प्रकार	छायाचित्र
1) ना. वि. गांधी, वंशवार्यांचे वंश, ११, वेदर स्ट्रीट, पुणे-४११००८	विद्युत रेकर्ड	
वय: २४		
पदाकार्याचे नाव	पदाकार्याचा प्रकार	छायाचित्र
2) स. स. धानगेकर-येरनाले, ६५०, कासबा पेठ, पुणे-४११०११	विद्युत रेकर्ड	
वय: २४		
शाहीत 1 पराकार्याची कृपची उपलब्ध नाही.		
अनु. क्र. पराकार्याचे नाव		
3) ...		






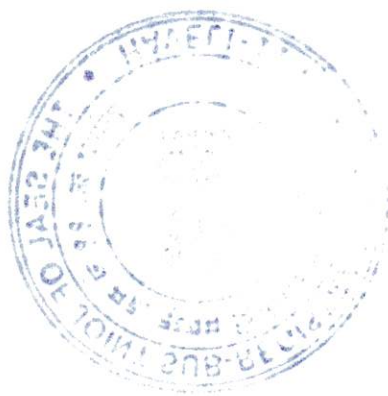
हवल-११		
६६८८	२०	१६
२०१८		

घोषणापत्र

मी, श्री विशाल राजेंद्र चाळके वय ३२, राहणार - ९४१, रविवार पेठ, पुणे - ४११००२., याव्दारे घोषित करतो की, दुय्यम निबंधक, हवेली क्र ११, पुणे यांचे कार्यालयात अॅग्रीमेंट टू लिज या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री हितेश केवलकुमार जैन दस्त क्र. ४७७९/२००८ (हवेली क्र ११) दिनांक ०६/०५/२००८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सादर दस्त नोंदणीस सादर केला / निष्पत्तित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः समक्ष आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - ०२/०५/२०१८


कुलमुखत्यारपत्रधारकाचे नाव व सही
(विशाल राजेंद्र चाळके)



3085		
88-10000		

आयकर विभाग

INCOME TAX DEPARTMENT

HITESH KEWALKUMAR JAIN

KEWALKUMAR KESARIMAL JAIN

17/06/1980

Permanent Account Number

ADHPJ5698R

HK Jain

Signature



भारत सरकार

GOVT. OF INDIA



12062012

आयकर विभाग

INCOME TAX DEPARTMENT

KUMAR PROPERTIES AND REAL ESTATE PRIVATE LIMITED

20/04/1994

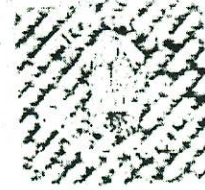
Permanent Account Number

AAACK7490H

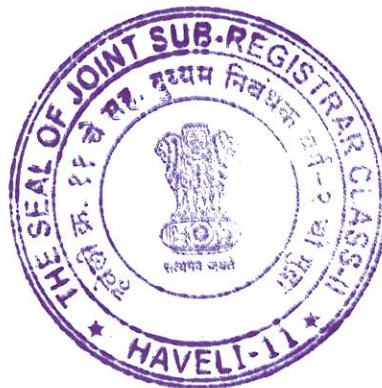


भारत सरकार

GOVT. OF INDIA



18102007



हवल-११		
६६८	९९	६६
२०१८		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EMPIRE FOUNDATION



16/11/2009

Permanent Account Number

AAATE3549C

11/22/09


हल कार्ड के खोने / धाने पर कृपया सूचित करें / तौर पर
आयकर सेन सेवा सहाई, एन एन डी फ्लोर
तीसरी मंजिल, सप्लाइ चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / report to:

Income Tax PAN Services Unit, NSDI,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

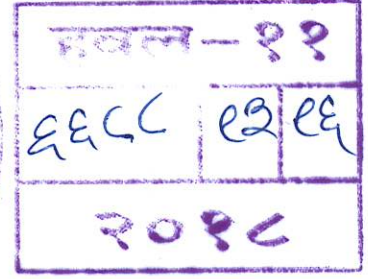
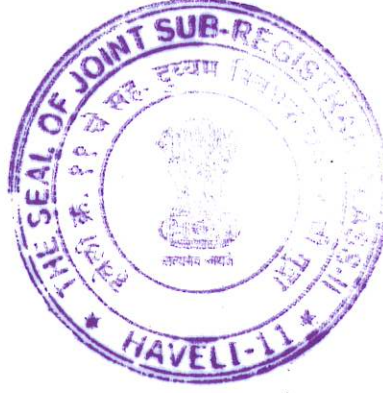
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdi.co.in

CERTIFIED TRUE COPY
For EMPIRE FOUNDATION


Trustee



हवल-११		
६६६	६६	६६
२०१६		



भारत सरकार



आधार

भारतीय विहित आदेश प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1081/63151/00672

To,
मेहेरनोश ए. तलाटी
Mehernosh A. Talati
E - 29, Cusrow Baug
Colaba Causeway
Colaba
Mumbai G.P.O. Mumbai
Maharashtra 400001
9820046025

13/11/2011

Ref: 93 / 29B / 183572 / 184549 / P



UE109082455IN



आपला आधार क्रमांक / Your Aadhaar No. :

3584 7502 4292

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मेहेरनोश ए. तलाटी
Mehernosh A. Talati
जन्म वर्ष / Year of Birth : 1957
पुरुष / Male



3584 7502 4292

आधार — सामान्य माणसाचा अधिकार

M.A.



भारत सरकार
GOVERNMENT OF INDIA



विस्पी जहांगीर वेसुना
Vispi Jehangir Vesuna

जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

6383 7229 9703



आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : एम- २८, कुशरो बाग, शहीद
भगत सिंग रोड, कोलाबा, मुंबई,
महाराष्ट्र, ४००००१

Address: M- 28, Cusrow Baug,
Shahid Bhagat Singh Road,
Colaba, Mumbai G.P.O.,
Mumbai, Maharashtra, 400001

1947
1800 100 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



हवल-११		
६६८८	६४	६६
२०१८		



3085		
8850	08	08
88-124		

[Handwritten signature]

329/6688

बुधवार, 09 मे 2018 3:03 म.नं.

दस्त गोषवारा भाग-1

हवल11

६५१६६

दस्त क्रमांक: 6688/2018

दस्त क्रमांक: हवल11 /6688/2018

बाजार मुल्य: रु. 10,65,00,000/- मोबदला: रु. 59,07,000/-

भरलेले मुद्रांक शुल्क: रु.47,93,000/-

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

पावती:7187

पावती दिनांक: 09/05/2018

अ. क्र. 6688 वर दि.09-05-2018

सादरकरणाराचे नाव: एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी

रोजी 2:43 म.नं. वा. हजर केला.


नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1940.00

पृष्ठांची संख्या: 97



दस्त हजर करणाऱ्याची सही:

एकुण: 31940.00



सह दुय्यम निबंधक, हवेली-11

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



सह दुय्यम निबंधक, हवेली-11

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

दस्ताचा प्रकार: अॅग्रीमेंट टू लीज

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

शिक्का क्र. 1 09 / 05 / 2018 02 : 43 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 05 / 2018 02 : 45 : 10 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार

सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास

जोडलेली पूरक कागदपत्रे ही अस्सल व खरी

असून ती खोटी व बनानट आढळून आल्याम

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये

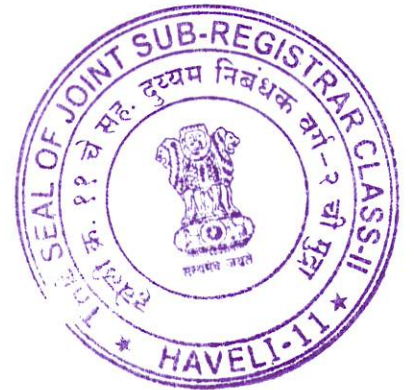
होणाऱ्या धारकांसाठी आम्ही जबाबदार राहत.



लिहून घेणार
(Lessee)



लिहून देणार
(Lessors)





09/05/2018 3 09:55 PM

दस्त गोषवारा भाग-2

हवल11 ६६१६

दस्त क्रमांक:6688/2018

दस्त क्रमांक :हवल11/6688/2018

दस्ताचा प्रकार :-अॅग्रीमेंट टू लीज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी पत्ता:-, -, सिटीएस नं 104-ई, अॅस्टर सोसायटी, फायर ब्रिगेड रोड, ओबेरॉय मॉल समोर, दिंडोशी, मलाड ईस्ट, मुंबई, -, गोरेगांव पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAATE3549C	भाडेकरू वय :-60 स्वाक्षरी:-		
2	नाव:एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री विस्पी जे वेसुना पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटीएस नं 104-ई, अॅस्टर सोसायटी, फायर ब्रिगेड रोड, ओबेरॉय मॉल समोर, दिंडोशी, मलाड ईस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAATE3549C	भाडेकरू वय :-57 स्वाक्षरी:-		
3	नाव:मे कुमार प्रॉपर्टीज अॅन्ड रीयल इस्टेट प्रा लि तर्फे अधिकृत स्वाक्षरीकार श्री हितेश केवलकुमार जैन यांच्यातर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कुमार कॅपिटल, 2413, ईस्ट स्ट्रीट, कॅम्प, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAACK7490H	मालक वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू लीज चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:09 / 05 / 2018 02 : 47 : 06 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड चंदन पी फरताळे वय:40 पत्ता:पाषाण, पुणे पिन कोड:411021		

शिक्का क्र.4 ची वेळ:09 / 05 / 2018 02 : 47 : 33 PM

सह दुय्यम निबंधक, हवेली-11
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र ११
EPayment Details.

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ६६ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
६६८८ नंबरी नोंदला.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक ०९/०५/२०१८

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6688 /2018

EMPIRE FOUNDATION

SCHOOL BLDG. AT S. NO. 214,220,221 PART, FURSUNGI, PUNE.

VIBHAG NO. 27.1 RATE 40,040/- PER SQ. MTRS.

TOTAL PLOT AREA – 7462.42 SQ. MTRS.

A) GROUND FLOOR AREA – 1829.25 SQ. MTRS. BUILTUP

$$1829.25 * 40,040/- = 7,32,43,100/-$$

B) REMAINING OPEN PLOT AREA 7462.42 – 1829.25 = 5633.17 SQ.MTRS.

$$5633.17 * 5900/- = 3,32,35,703/-$$

TOTAL = A + B

$$TOTAL = 7,32,43,100/- + 3,32,35,703/-$$

$$TOTAL = 10,64,78,803/-$$

30 YEAR LEASE DEED (90% OF THE MARKET VALUE)

$$i.e. 9,58,30,922/-$$

