



**PRIYA S. KULKARNI (B.S.L.L.L.B)**

**Mob No.: 9689149401/9689147014**

**Document:- "CORRECTION DEED"**

Office add :-A,102, G. Floor, Mega Centre,  
Magarpatta City Road, Hadapsar,  
Pune -411028

NEW LEASE DEED  
COPY.

317892

पावती

Original/Duplicate

Tuesday, December 05, 2023

नोंदणी क्र.: 39म

12:14 PM

Regn.: 39M

पावती क्र.: 18683 दिनांक: 05/12/2023

गावाचे नाव: हुडपसर

दस्तऐवजाचा अनुक्रमांक: हुडप3-17892-2023

दस्तऐवजाचा प्रकार : 65-बुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे सही करणार पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल अरविंद कुमार सिंग -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 260.00

पृष्ठांची संख्या: 13

एकूण: रु. 360.00

आपघात मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे  
12:33 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-3

बाजार मुल्य: रु. 0.1/-

मोबदला रु. 0.0/-

धरमेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)  
हवेली-३, पुणे.

1) देयकाचा प्रकार: DHC रकम: रु. 260/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223045616127 दिनांक: 05/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011853480202324E दिनांक: 05/12/2023

बँकेचे नाव व पत्ता:

05/12/2023

## गावाचे नाव : हडपसर

(1) विलेखाचा प्रकार	65-चुक दुसरी पत्र
(2) मोबदला	0.0
(3) बाजारभावाभाडेपट्टा/भाड्या बांधकामपट्टाकार आकारणी देतो की परतेदार ते मसुदा करावे	0.1
(4) मू.भाषण,पोस्टलिभा व परकमांक(असल्यास)	1) पात्रिकेचे नाव:पुणे म.न.पा. इतर वर्षीय : इतर माहिती: , इतर माहिती: मान गौजे हडपसर येथील मध्ये नं 50/10/11/2/2 मधे कावली, काळे पडल, मयुर जिवनीगमगेर यांनी क्षेत्र 00 हे 40.70 आर म्हणजेच 43809.48 चौ.फुट हि भिळकत/पीच डीक दस्त नं. 5931/2022 दि.21 /04 /2022 हजेरी नं.20 येथे नोंदविलेल्या सूची क्र.2 मधील विहून घेणार यांचे नाव विहून देणार या कॉलम मध्ये नजरचुकीने आले असून विहून देणार यांचे नाव विहून देणार या कॉलम च्या ऐवजी विहून घेणार या कॉलम मध्ये नाचण्यात यावे हा अवर चुक दुरुस्त पत्राचा विषय असून याम मूळ दस्ताचा भाग समजण्यात यावा.)) ( Survey Number : 50 ; )
(5) क्षेत्रफळ	1) 0.4070 हेक्टर , आर
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देणा-या पत्राकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे सही करणार पोदार इंटरनॅशनल स्कूल तर्फे प्रिन्सिपल अरविंद कुमार सिंग - वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पर्वत नं. मी 2 जि. 305, प्राईड बल्ड सिटी लॉन्ग इन्सलॅंड क्रव्स्टर 2, चारोळी बुद्रुक, धानोरी पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 फॅन नं:-AAATP9120G
(8) दस्तऐवज करून घेणा-या पत्राकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक मे.सररियल रियल इस्टेट एल.एल.पी तर्फे डायरेक्टर मंजय किशोर जगनियानी (भाडेपट्टा विहून घेणार) - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 2, वेगळ पाटील वन 2वी, कॉलेज रोड , नाशिक , महाराष्ट्र, णाम्:ईक. पिन कोड:-422005 फॅन नं:-AEOF6878L 2): नाव:-मालक मे.सररियल रियल इस्टेट एल.एल.पी तर्फे डायरेक्टर वरुण किशोर जगनियानी (भाडेपट्टा विहून घेणार) - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: श्री सुर्यनाथ हाऊस, मु पोस्ट खंबाळे, तालुका विजय विल्हा नाशिक , महाराष्ट्र, णाम्:ईक. पिन कोड:-422213 फॅन नं:-AEOF6878L
(9) दस्तऐवज करून दिल्याचा दिनांक	05/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	05/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	17892/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेग	

मुद्रांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- Correction Deed

मी पावती अरुण नवकल.....  
मी अरुणदास घेवली यांस त्यांचे तारीख.....  
अरुणदास वरहुकुम नवकल ये दस्तासोबत  
मी दिखी तारीख.....

हजेरी क्र.-3



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	PODAR CHARITY TRUST THROUGH PODAR INTERNATIONAL SCHOOL	eChallan	00040572023120456656	MH011853480202324E	500.00	SD	0006235584202324
2		DHC		1223045616127	260	RF	1223045616127D
3	PODAR CHARITY TRUST THROUGH PODAR INTERNATIONAL SCHOOL	eChallan		MH011853480202324E	100	RF	0006235584202324

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]



CHALLAN  
MTR Form Number-6



GRN	MH011853480202324E	BARCODE		Date	04/12/2023-13:44:18	Form ID	36
-----	--------------------	---------	--	------	---------------------	---------	----

Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	HVL3_HAVELI 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAATP9120G				
Location	PUNE	Full Name	PODAR CHARITY TRUST THROUGH PODAR INTERNATIONAL SCHOOL				
Year	2023-2024 One Time	Flat/Block No.	Survey No.50/10/11/2/2 Ganesh Colony, Kale				
		Premises/Building	Padal				

Account Head Details	Amount In Rs.	Road/Street						
0030046401 Stamp Duty	500.00	Hadapsar						
0030063301 Registration Fee	100.00	Area/Locality	Pune					
		Town/City/District						
		PIN	4	1	1	0	2	8

		Remarks (If Any)	PAN2=AEOFS6878L~SecondPartyName=M/S. SURREAL REAL ESTATE LLP~				
--	--	------------------	---	--	--	--	--

Total	600.00	Amount In	Six Hundred Rupees Only				
		Words					

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572023120456656	IK0CNYHVV9		
Cheque/DD No.		Bank Date	RBI Date	04/12/2023-13:24:45	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with scroll				

Department ID :  
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालान केवल दृश्य निवृत्त कार्यालय नोंदणी कार्यालय दस्तावेज लागू आहे. नोंदणी न कार्यालयाच्या दस्तऐवज नोंदणी चालान लागू नाही.

हवल-३  
9002 9 23  
२०२३



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-3-17892	0006235584202324	05/12/2023-12:14:04	IGR010	100.00

GRN : AB4311853480202324E		Amount : 600.00	Bank : STATE BANK OF INDIA	Date : 05/12/2023
2	(S)-3-17892	0006235584202324	05/12/2023-12:14:04	IGR010
Total Defacement Amount				

हवल-३		
गुल	२	१३
२०२३		





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1223045616127

Receipt Date 05/12/2023

Received from PODAR CHARITY TRUST THROUGH PODAR INTERNATIONAL SCHOOL, Mobile number 9999999999, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered on Document No. 17892 dated 05/12/2023 at the Sub Registrar office Joint S.R. Haveli 3 of the District Pune.

DEFACED

₹ 260

DEFACED

### Payment Details

Bank Name SBIN

Payment Date 04/12/2023

Bank CIN 10004152023120415107

REF No. IGAQNMGYC6

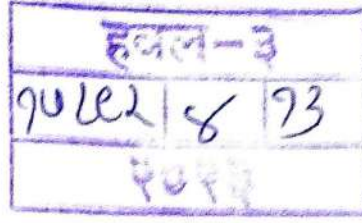
Deface No 1223045616127D

Deface Date 05/12/2023

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

हवल-३  
जुलै 3 23  
२०२३





**CORRECTION DEED**

**THIS CORRECTION DEED is made and executed at Pune on this 5<sup>TH</sup> day of DECEMBER, 2023.**

**BETWEEN**

**M/S. SURREAL REAL ESTATE LLP (PAN NO. AEOFS6878L)  
THROUGH ITS DIRECTOR**

- 1. MR. SANJAY KISHOR JAGTIANI, Age -29 Years, Resi at : 2, Elegance Patil Lane 2B, College Road, Nashik-422005.**
- 2. MR. TARUN KISHOR JAGTIANI, Age -34 years, Resi at : Shree Gurunanak House, At post Khambale, Tal. Trimbak, Dist. Nashik-422213.**

Which expression unless repugnant to context meaning thereof shall mean and include seller and their successor, heirs and assigns **PARTY OF THE FIRST PART** as a **VENDOR/LESSOR**.

**AND**

**PODAR CHARITY TRUST, PAN NO. AAATP9120G  
THROUGH PODAR INTERNATIONAL SCHOOL, HADAPSAR,  
AUTHORIZED SIGNATORY MR. ARVIND KUMAR SINGH,  
PAN NO. ATKPS0404R**

Age -58 Years, res. At : Flat No. C2G, 305, Pride World City long Inland Cluster 2, Charoli Budruk, Dhanori Pune-412105.

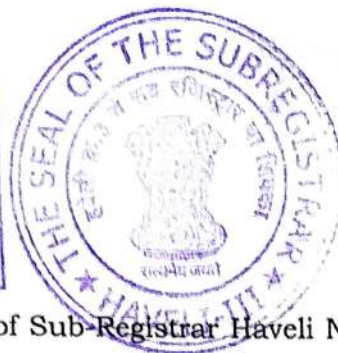
Which expression unless repugnant to the context or meaning thereof shall mean and include his successor, heirs and assigns **PARTY OF THE SECOND PART** as a **LESSEE**.

**Correction Deed regarding registered LEASE DEED at Sr. No.5931/2022,  
Dated: 21/04/2022 at place Sub Registrar Haveli No.20**

**WHEREAS** the property more fully described in the Schedule hereunder given on lease basis by the Vendor/Lessor in favor of the Lessee vide **lease deed** duly



हवल-३		
पुल ४	५	२३
२०२३		



registered at the office of Sub-Registrar Haveli No.20, at **Sr. No.5931/2022**,  
**Dated: 21/04/2022**. Hereinafter referred as the **Principal Deed**.

WHEREAS the Lessor name **M/S. SURREAL REAL ESTATE LLP THROUGH ITS DIRECTOR 1. MR. SANJAY KISHOR JAGTIANI, 2.MR. TARUN KISHOR JAGTIANI** mentioned in the Index II of the AGREEMENT OF LEASE DEED reflects/states that the by mistake in the column of LESSEE. However in the draft deed mentioned Lessor name is correct and the attached documents i.e. 7/12 extract Lessor / Vendor name is confirm right and correct are mentioned however as per documents and records it is necessary to correct.

As above mentioned, clause there is a typographical error and omission.

**WHEREAS** this typographical error has come to the knowledge of the above said LESSEE and requested to the Vendor/LESSOR to rectify the same.

**NOW THIS DEED OF CORRECTION WITNESSETH AS FOLLOWS:**

Under the Principal Deed registered INDEX II, reflected LESSOR/Vendor name **M/S. SURREAL REAL ESTATE LLP THROUGH ITS DIRECTOR 1. MR. SANJAY KISHOR JAGTIANI, 2.MR. TARUN KISHOR JAGTIANI** in the Column of Lessee  
**(Lihun Denar)**

**(RECTIFIED BY THIS DEED OF CORRECTION)**

Under the Principal Deed registered Index II of the said agreement rectified by this DEED OF CORRECTION as below mention:

LESSOR/VENDOR **M/S. SURREAL REAL ESTATE LLP THROUGH ITS DIRECTOR 1. MR. SANJAY KISHOR JAGTIANI, 2.MR. TARUN KISHOR JAGTIANI** in the column of Lessor **(Lihun Ghenar)**

This CORRECTION DEED confirms that the principal deed (Lease Deed) shall remain in full force and effect, except for the changed aforementioned.

That no consideration has been received by the RECTIFIER for executing of  
This DEED OF CORRECTION

हवल-३		
पुल्ल	६	२३
२०२३		



The Lessor, Lessee hereby agree & admit, the Stamp Duty has been paid on LEASE DEED hence the CORRECTION DEED is being executed on Rs. 500/- (Rupees Five Hundred) Non-Judicial Stamp and the requisite Fees for Registration have been paid.

**THE SCHEDULE ABOVE REFERRED TO :-**




ALL THAT piece and parcel of land lying bearing Survey No.50/10/11/2/2 Ganesh Colony, Kale Padal behind Mayur Geminus, Hadapsar, Pune 411028 within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune. And bounded as under :-







ON OR TOWARDS THE:

- EAST : Survey No.50/3 part Hadapsar  
 SOUTH : Survey No.50 Hissa no.11/2/2 part  
 WEST : Survey No 50 Hissa No 10/11/2/2 part that is 12 meter strip of land owned by Dhanaraj properties and beyond that Hissa No.9  
 NORTH : Canal


Herein called as the- "SAID PROPERTY"

IN WITNESSES WHEREOF THE PARTIES TO THIS DEED HAVE SIGNED  
 HEREUNDER ON THE AFORESAID DATE AT PUNE.

SIGN & NAME	THUMB IMPRESSION	PHOTO
 M/S. SURREAL REAL ESTATE LLP THROUGH ITS DIRECTOR 1. MR. SANJAY KISHOR JAGTIANI,		

<p style="text-align: center;"></p> <p><b>2.MR. TARUN KISHOR JAGTIANI</b></p> <p>=====</p> <p><b>PARTY OF THE FIRST PART as a LESSOR/VENDOR</b></p>		
<p style="text-align: center;"></p> <p><b>PODAR CHARITY TRUST</b></p> <p><b>THROUGH PODAR INTERNATIONAL SCHOOL, HADAPSAR, AUTHORIZED SIGNATORY MR. ARVIND KUMAR SINGH,</b></p> <p>=====</p> <p><b>PARTY OF THE SECOND PART as a LESSEE.</b></p>		

**WITNESSES**

1. Sign. - 

Name -

Charanjit Singh  
- Pater  
Bhadra

Address -

parel Mumbai  
- 400012

2. Sign. - 

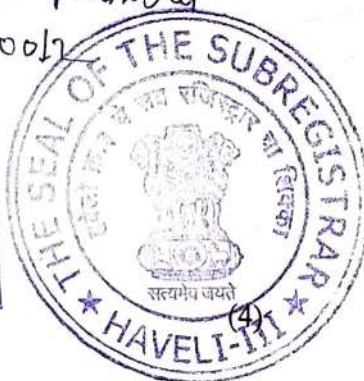
Name -

Lata Sonawane

Address -

Hadapsar, Pune

हवेली-३		
7002	U	73
२०२३		





21/04/2022

सूची क्र.2

दुपयम निबंधक : सह दु.नि. हवेली 20

दस्त क्रमांक : 5931/2022

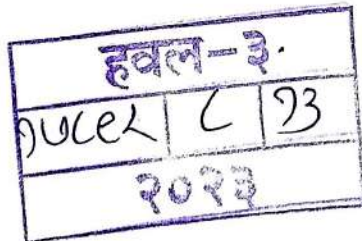
नोंदणी :

Regn:63m

गावाचे नाव : हवेली	
(1) विनिष्ठाचा प्रकार	सीनरीड
(2) नोंदवला	261360
(3) नालारभाब(भाबेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करायचे)	69385170
(4) भू-मापन, पोटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: गाव मीने हवेली संघीत सन्धे नं 50/10/11/2/2 गणेश कोसनी, गाळे पत्रळ, मयुर विमनीससगोर पांती सेन 00 हे 40.70 आर म्हुणजेव 43809.48 चौ.फुट हि मिळकत सावर भाबेपट्टा/ सीन डिड दस्ताचा विषय आहे. (( Survey Number : 50/10/11/2/2 ; ))
(5) क्षेत्रफळ	1) 0.4070 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा कुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मासक मे.सररिबल रिवल इस्टेट एल.एल.पी तर्फे बाबरेक्टर संजय किशोर जगतिवानी (भाबेपट्टा लि हून घेणार) - बच:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कोलेज रोड, नासिक, महाराष्ट्र, पिन कोड:-422005 पॅन नं:-AEOFS6878L 2): नाव:-भाबेकर पोदार बेरिडी ट्रस्ट तर्फे सही करणार पोदार इंटरलैगनल स्कुल तर्फे त्रिनिपल श्री सुनील शर्मा - बच:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी-17, लेवी विलास, लेवी इस्टेट, बापोली, जि पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-AAATP9120G 3): नाव:-मासक मे.सररिबल रिवल इस्टेट एल.एल.पी तर्फे बाबरेक्टर तरुण किशोर जगतिवानी (भाबेपट्टा लि हून घेणार) - बच:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कोलेज रोड, नासिक, महाराष्ट्र, पिन कोड:-422005 पॅन नं:-AEOFS6878L
(8) दस्तावेज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा कुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.सररिबल रिवल इस्टेट एल.एल.पी बच:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412205 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2022
(11) अनुक्रमांक, बंड व पृष्ठ	5931/2022
(12) नालारभावाप्रमाणे मुद्रांक शुल्क	3127000
(13) नालारभावाप्रमाणे नोंदणी शुल्क	30000
(14) तैरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुबंध:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





<b>हवल-२०</b>		
५२३५	AY	23
<b>२०२२</b>		

क्षेत्र, एकाक व आकारकी	खता क्र.	भोगबटादारके नाम	क्षेत्र	आकार	पौ. ख.	फेरकार III	भोगके स्थानीय नाम
क्षेत्राचे एकक हे.आर.मी.मी	१८८१४	मे.यनराज प्रोपर्टीज सर्वे प्रागियार शुभाक्षयद	१.७२.४४	४.८०		(५१७९७)	मुज, खंड व इतर अधिकार
अ) लागवड योग्य क्षेत्र		यनराज चोरडिया शुकैभर यनरा चोरडिया					कुत्रासे मात व खंड
निरासत २.५९.३०	२१९०३	राघुरी राहुल ललबाणी				(५०२२७)	इतर अधिकार
लावाया ०.२०		राघू खिबराज ललबाणी				(५०२२७)	द्वार
सा.मो. क्षेत्र २.५९.३०		राहुल खिबराज ललबाणी				(५०२२७)	अलपित फेरकार : माती.
ब) पोटखराब क्षेत्र (लागवड अयोग्य)		सातीका राघू ललबाणी				(५०२२७)	
घर्न (अ) ०.०४.००	२२०२९	आषल कद्वलान अॅन्ड डेव्हलपर सर्वे प्रो.वि. विशाल कपान परदेशी	०.९८.५८	०.५९		(५०४४५)	शेवटमा फेरकार प्रमाण : ५५७५७ व दिनांक : १५/०२/२०२२
घर्न (ब) -							
एकुल ०.०४.००	२२६१७	मे.सररिवल रियल इस्टेट एल.एल.पी	०.३०.७०	१.९३		(५१७९७)	
एकुल क्षेत्र (अ+ब)							
आकारमी ६.९५							
जुडी फिया आकारमी							
कुले फेरकार क्र. (६५५१) (१६८७८) (२५५४५) (३९७५६) (४६४०१) (४७४०५)							रीगा आणि भुगणन विन्दे



या ७/१२ अधिकृत नवीन गा.न.म. सं. वि. १५/०२/२०२२-१३अ.१२ AM संकेत व गा.न.म. सं. वि. ०८/१५/२०२०-११०५५ PM संकेत विरिद्ध स्वकीय सेवा असाधारण वृत्त पृथक क्र. ५/२  
 ओपनवारी आहे. गिळ्याची आवश्यकता नाही.  
 भुगणन : सधर ७/१२ विरिद्ध स्वकीय असाधारण गा.न.म. सं. वि. १२ नवी दिवशी राहिली असाधारण इतर असाधारण साधकिली <https://subin.maharashtra.gov.in> या संकेत स्वकार वरही  
 ७/१२ साधनलोक व वेब रि. : २५/०२/२०२२ : १८.०५.५० PM. वेबसाईट <https://digital.maharashtra.gov.in/dse/> या संकेत स्वकार साधन 2267106001337424 हा  
 असाधारण साधन

*(Handwritten signatures)*

<b>हवल-३</b>		
पुसेल	e	23
<b>२०२३</b>		



RESOLUTION

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Charity Trust at Podar Centre, 85, Chamarbaug Post Office Lane, off. Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on November 30, 2023.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on November 30, 2023 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Arvind Kumar Singh (Principal), aged 58 years Residing at Flat No C2G - 305 Pride World City Long Island Cluster 2 Opp DY Patil Knowledge City Charoli (Budruk) Dhanori Maharashtra Pune, to attend and sign on behalf of the Trustees of the Trust, to attend to the concerned offices in respect of making necessary corrections in the Index 2 pertaining to the Land Lease deed executed between Podar Charity Trust (Lessee) and Sural Real Estate LLP (Lessor) taken on Lease at location Survey number 50/10/11/2/2 at Hadapsar, Pune admeasuring 43560 sq. ft., and to complete all the formalities necessary in respect of the Index 2 and to sign all forms/documents/make corrections before the Sub-Registrar as applicable and also to complete all other formalities which may arise from time to time.

*Certified True Copy.*

For and on behalf of the Board of Trustees  
PODAR CHARITY TRUST

(Dr. Pavan Podar)  
Trustee

हादपस-३  
१०/११/२०२३  
२०२३



More Than Grades

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TARUN KISHOR JAGTIANI  
KISHOR CHELARAM JAGTIANI

28/07/1987  
Permanent Account Number  
AJMPJ2828G

Signature

08032006

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BBWPJ1063L

नाम / Name  
SANJAY KISHOR JAGTIANI

पिता का नाम / Father's Name  
KISHOR CHELLARAM JAGTIANI

जन्म की तारीख / Date of Birth  
08/08/1992

हस्ताक्षर / Signature

07072017

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEOFS6878L

नाम / Name  
SURREAL REAL ESTATE LLP

रजिस्ट्रेशन / गठन की तारीख  
Date of Incorporation/Formation  
16/11/2021

23112021

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PODAR CHARITY TRUST

04/02/2015

Permanent Account Number  
AACTP8343B

21082015

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ATKPS0404R

नाम / Name  
ARVIND KUMAR SINGH

पिता का नाम / Father's Name  
PARAS NATH SINGH

जन्म की तारीख / Date of Birth  
27/08/1985

हस्ताक्षर / Signature

THE REGISTRAR  
HAVELI-III

2023

3/17892

मंगळवार, 05 डिसेंबर 2023 12:14 म.नं.

दस्त गोपवारा भाग-1

हवल3 92123

दस्त क्रमांक: 17892/2023

दस्त क्रमांक: हवल3 /17892/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. ति. मह. दु. नि. हवल3 यांचे कार्यालयात

अ. क्र. 17892 वर दि.05-12-2023

रोजी 12:12 म.नं. वा. हजर केला.

Sach

पावती:18683

पावती दिनांक: 05/12/2023

मादरकरणाराचे नाव: भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे मही करणार पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल अरविंद कुमार सिंग -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

दस्त हजर करणाऱ्याची मही:

एकुण: 360.00

सहाय्य निबंधक, हवेली-3

सहाय्य निबंधक, हवेली-3

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: \*दुरुस्ती विधानपत्र

शिक्का क्र. 1 05 / 12 / 2023 12 : 12 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05 / 12 / 2023 12 : 13 : 51 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. वस्तुस्थितीस संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीद्वार व सीबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता व अर्थव्यवस्था बाबींसाठी तरतूद खोटे आढळल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये, खालील दस्त निष्पादक व साक्षीद्वार हे संपुर्णपणे जबाबदार राहतील लिहून देणार

Sach

लिहून देणार











5/12/2023 12 17:11 PM

दस्त गोपवारा भाग-2



हवल3 93193  
दस्त क्रमांक:17892/2023दस्त क्रमांक :हवल3/17892/2023  
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भाडेकरू पोदार चॅंगिटी ट्रस्ट तर्फे मही करणार पोदार इंटरनॅशनल स्कूल तर्फे प्रिन्सिपल अरविंद कुमार सिंग - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फर्नट नं. मी 2 जि. 305, प्राईड वर्ल्ड सिटी लॉन्ग इन्सॉल्व्ड क्लस्टर 2, चारोळी बुद्रुक, धानोरी पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATP9120G	लिहून देणार वय :-58 स्वाक्षरी:- <i>Sach</i>		
2	नाव:मालक मे.सरगियल रियल इस्टेट एल.एल.पी तर्फे डायरेक्टर संजय किशोर जगतियानी (भाडेपट्टा लिहून घेणार) - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2, नेगमस पाटील लेन 2बी, कॉलेज रोड, नाशिक, महाराष्ट्र, शाम्:ईक. पिन नंबर:AEOFS6878L	लिहून घेणार वय :-29 स्वाक्षरी:- <i>Sachin</i>		
3	नाव:मालक मे.सरगियल रियल इस्टेट एल.एल.पी तर्फे डायरेक्टर तरुण किशोर जगतियानी (भाडेपट्टा लिहून घेणार) - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: श्री गुरुनानक हाऊस, मु पोस्ट खंवाळे, तालुका त्रिवक जिल्हा नाशिक, महाराष्ट्र, शाम्:ईक. पिन नंबर:AEOFS6878L	लिहून घेणार वय :-34 स्वाक्षरी:- <i>Sachin</i>		

रीन दस्तोवेज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त वेज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:05 / 12 / 2023 12 : 15 : 51 PM

ओळख:-

दर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तोवेज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वकील प्रिया कुलकर्णी - - वय:37 पत्ता:हडपमर पुणे पिन कोड:411028		

शिकका क्र.4 ची वेळ:05 / 12 / 2023 12 : 16 : 10 PM

दुय्यम निबंधक, हवेली-3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PODAR CHARITY TRUST THROUGH PODAR INTERNATIONAL SCHOOL	eChallan	00040572023120456656	MH011853480202324E	500.00	SD	0006235584202324	05/12/2023
2		DHC		1223045616127	260	RF	1223045616127D	05/12/2023
3	PODAR CHARITY TRUST THROUGH PODAR INTERNATIONAL SCHOOL	eChallan		MH011853480202324E	100	RF	0006235584202324	05/12/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येत का, पहिले नंबरचे पुस्तकाचे  
दस्तास खुण...१३...पाने आहेत.  
नंबरी नोंदविला  
Now Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

दुय्यम निबंधक हवेली क्र.३  
दिनांक: 4/12/2023

7892 / 2023

LEASE DEED OLD  
COPY.

Receipt (pavli)

397/5931

पावती

Original/Duplicate

Thursday, April 21, 2022

नोंदणी क्र 39म

12.51 PM

Regn. 39M

पावती क्र.: 6285 दिनांक: 21/04/2022

गावाचे नाव: हडपसर

दस्तावेजाचा अनुक्रमांक: हवल20-5931-2022

दस्तावेजाचा प्रकार : लीजडीड

मादर करणाऱ्याचे नाव: भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे सही करणार पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल श्री मुनीश शर्मा -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
1:10 PM ह्या वेळेस मिळेल.

रु. दुय्यम निबंधक, हवेली-20

वाजार मूल्य: रु.69385170/-

मोबदला रु.261360/-

भरलेले मुद्रांक शुल्क : रु. 3127000/-

रु. दुय्यम निबंधक (वर्ग-२) हवेली-२०

1) देयकाचा प्रकार: DHC रकम: रु.560/-

ईटी/धनादेश/पि ऑर्डर क्रमांक: 0604202212878 दिनांक: 21/04/2022

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.300000/-

ईटी/धनादेश/पि ऑर्डर क्रमांक: MH015853817202122E दिनांक: 21/04/2022

वॅकेचे नाव व पत्ता:

मूळ दस्त स्कॅनिंग करून मिळाला.



21/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 20

दस्त क्रमांक : 5931/2022

नोंदणी :

Regn:63m

गावाचे नाव : हडपसर

(1) विलेखाचा प्रकार	सीजरीट
(2) भोवदला	261360
(3) बाजारभावाभावेपटवनाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	69385170
(4) मू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मोजे हडपसर येथील सव्हें नं 50/10/11/2/2 गणेश कॉलनी,काळे पबळ,मयूर विमनीससमोर यांसी क्षेत्र 00 हे 40.70 आर म्हुणजेच 43809.48 चौ.फुट हि मिळकत सदर भावेपट्टा/ सीज टिड दस्ताचा विषय आहे.(( Survey Number : 50/10/11/2/2 ; ))
(5) क्षेत्रफळ	1) 0.4070 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात जसेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव:-मासक मे.सररिवस रिवस इस्टेट एल.एल.पी तर्फे डायरेक्टर संजय किशोर जगतियानी (भावेपट्टा लिहून घेणार) - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॉलेज रोड, नासिक, महाराष्ट्र, शास्:ई.क. पिन कोड:-422005 पॅन नं:-AEOFS6878L 2): नाव:-भावेकक पोदार चॅरिटी ट्रस्ट तर्फे सही करणार पोदार इंटरनेशनल स्कूल तर्फे प्रिन्सिपल श्री मुनीश शर्मा - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी-17, लेवी विलास, जेवी इस्टेट, बाबोली, जि पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-AAATP9120G 3): नाव:-मासक मे.सररिवस रिवस इस्टेट एल.एल.पी तर्फे डायरेक्टर तरुण किशोर जगतियानी (भावेपट्टा लिहून घेणार) - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॉलेज रोड, नासिक, महाराष्ट्र, शास्:ई.क. पिन कोड:-422005 पॅन नं:-AEOFS6878L
(8)दस्तावेज करून घेणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-मे.सररिवस रिवस इस्टेट एल.एल.पी वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412205 पॅन नं:-
(9) दस्तऐवज करून दिव्याचा दिनांक	31/03/2022
(10)दस्त नोंदणी केव्याचा दिनांक	21/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	5931/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3127000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद:- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURREAL REAL ESTATE LLP	eChallan	89103332022033036348	MH015853817202122E	3127000.00	SD	0000447016202223	21/04/2022
2		DHC		0604202212878	580	RF	0604202212878D	21/04/2022
3	SURREAL REAL ESTATE LLP	eChallan		MH015853817202122E	30000	RF	0000447016202223	21/04/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

दस्तासोबतची नक्कल  
 श्री. श्री. सुनील शर्मा  
 यांना दिली दिनांक 24/07/2022  
 अस्सलवर हुकूम नक्कल  
 (बी. एस. जाधव)  
 सह. दु. नि. (वर्ग-२) हवेली क्र.-२०







**CHALLAN**  
**MTR Form Number-6**

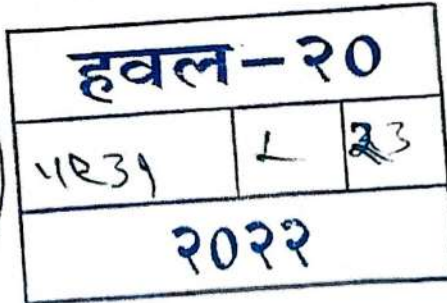


GRN	MH015853817202122E	BARCODE	Date		30/03/2022-18:13:12	Form ID	306
Department	Inspector General Of Registration		Payer Details				
Stamp Duty	Type of Payment		TAX ID / TAN (If Any)				
Registration Fee			PAN No.(If Applicable)	AEOFS6878L			
Office Name	HVL12_HAVELI 12 JOINT SUB REGISTRAR		Full Name	SURREAL REAL ESTATE LLP			
Location	PUNE		Fia/Block No.	S NO 50			
Year	2021-2022 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street				
0030046401	Stamp Duty	3127000.00	Area/Locality	HADAPSAR PUNE			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	1	1	0 2 8
			Remarks (If Any)	PAN2=AACTB8343B--SecondPartyName=PODAR CHARITY TRUST-			
			Amount In	Thirty One Lakh Fifty Seven Thousand Rupees Only			
Total	31,57,000.00		Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332022033036348	2737971028	
Cheque/DD No.			Bank Date	RBI Date	30/03/2022-18:16:27	31/03/2022	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	100 , 31/03/2022			

Department ID : Mobile No. : 8411851122  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2022.04.06  
 17:12:36 IST  
 Reason: Secure Document  
 Location: India



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0604202212878	Date 06/04/2022
Received from SURREAL REAL ESTATE LLP, Mobile number 8411851122, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Haveli 12 of the District Pune.	
Payment Details	
Bank Name IBKL	Date 06/04/2022
Bank CIN 10004152022040611841	REF No. 2755331348
This is computer generated receipt, hence no signature is required.	



हवेल-२०		
१२३१	३	२३
२०२२		



हवल-२०		
५२३१	✓	२३
HADAPSAR		
२०२२		

Lessor: Surreal Real Estate LLP bearing Pan No: AEOFS6878L through Director  
1) Sanjay Kishor Jagtiani age 29 residing at 2, Elegance Patil Lane 2B, College road, Nasik-422005  
2) Tarun Kishor Jagtiani age 34 residing at Shree Gurunanak House, At Post Khambale, Tal Trimbak, Dist: Nasik 422213

Lessee : Podar Charity Trust, A Trust registered under the Trust Act having its head office at Podar Centre, 85, Chamarbaug Post office lane Dr. Ambedkar road, Parel Mumbai - 440012 PAN : AAATP9120G.

Property Details: Survey number 50/10/11/2/2, Ganesh colony, Kale Padal, Behind Mayur Geminus, Hadapsar Pune

Rent: Rs 1 (Rupees One only) sq.ft of proposed layout area at Hadapsar

Lease Duration: 30 Years (Commencing from 01-06-2023 to 30-05-2053)

Plot : Plot means, Plot measuring 43809.48 sqft area of proposed layout amenity as specified in layout with constructed area as desired

This Lease Deed made on 4<sup>th</sup> April of 2022 between Surreal Real Estate LLP with Director as Mr. Sanjay Jagtiani, residing at 2, Elegance, Patil Lane 2B, College Road, Nashik 422005. Hereinafter referred to as Lessor (which express shall unless it is repugnant to the context or meaning thereof mean & include the respective legal heirs, executors, administrators & assigns

AND

Podar Charity Trust, Bearing Registration No. BNG (U)-JNR 572/2004- 2005 Registered before Senior Sub Registrar, Jayanagar Bangalore City under The Trust having its office at Podar Centre, 85, Chamar Bagh, P.O. Lane, Parel (East), Mumbai-400012 hereinafter referred to as LESSEE, represented by its Principal of Podar International School Wagholi Mr. Munish Sharma, D -17 , Ivy Villas, Ivy Estate, Wagholi , Pune ( 412207 ) who is authorized by Notarized Power of Attorney dated 29<sup>th</sup> March of 2022.

WHEREAS

The Lessor are the owner of Open Land survey number 50/10/11/2/2 admeasuring not less than one acre(43809.48sqft) with boundary wall of seven feet height ( hereinafter referred to as the said plot/demised premises) as specified in Annexure-

1. The Lessee has perused the originals of Agreements, Deeds and writings and has satisfied itself that the Lessor have clear and marketable title to the said Plot free from encumbrances.
2. The Lessee has represented to the Lessor that they desire to open, administer and operate a school (hereinafter referred to as the "said Purpose") on the said Plot on a long term lease basis.
3. The Lessee has agreed to take the said Plot on lease and the Lessor have agreed to grant the said plot on the lease to the Lessee subject to and on the terms and conditions hereinafter contained agreed to between the Parties.



NOW, THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

DEFINITION:

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

1. "Lease Deed" means the lease deed for the said Plot and any duly executed written modifications thereto as may be agreed between both the Parties from time to time shall have the meaning given in clause 4.3 of this Lease Deed. "Monthly Lease Rent shall have the meaning given in Clause 4.1 of this Lease Deed.

2. In addition to the terms defined in Clause 1, certain other capitalized terms are defined elsewhere in this Lease Deed and whenever such terms are used in this Lease Deed, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.

3. A reference to a Clause, Sub-clause, Schedule or Annexure is a reference to a clause, sub-clause, schedule or annexure of this Lease Deed only.

## 2. GRANT OF LEASE

Subject to the Monthly Lease Rent to be paid and the respective terms, condition and covenants, to be observed and performed by the Lessee, the Lessor have granted lease of and has demised unto the Lessee, the said plot and the Lessee has accepted the grant of the lease of the said plot from the Lessor, in the manner and subject to and on the terms and conditions contained in this Lease Deed.

## 3. LEASE TERM AND TERMINATION

3.1 The Lease Term of the said plot shall be for a period of 30 (thirty) years commencing from the date of this lease deed ("Lease Term") i.e, from 01/06/2023 to 30/05/2053

3.2 The period of 30 (Thirty) years of the Lease Term shall be considered as "Lock-in period".

3.3 It is clarified that the Lessor does not have the right to terminate this agreement during the lease period except for a breach of default not cured by the lessee within 30 days of receiving a written notice setting out the particulars of the breach.

3.4 After expiry of the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach a consensus for a period of 30 (thirty) days from the date of offer being made by the Lessor, the Lessor shall be free to hold or sell the Demised Premises and the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.

3.5 During the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach to a consensus for a period of 30 (thirty) days from the date of offer being made by Lessor, the Lessor can sell the Demised Property to third party/ies provided rights of the Lessee under this Lease Deed are protected. In the event the Lessee decides to exercise the option to purchase the Demised Premises then on the date of such sale transaction and on full and final settlement between the Parties this Lease Deed will stand terminated.

3.6 Subject to the above clause the Lessor shall have the right to sell/transfer the Schedule Premises or any part thereof. In the event of such sale or transfer by the Lessor, the Lessor shall attorn the tenancy/lease in favour of the new land lord/new Lessor/s and the Lessee shall be attorned as the lessee of such transferee or transferees (the new owner/s) on the same terms and conditions as are contained herein. Such transfer in any manner of the Schedule Premises shall not affect the right of possession of the Lessee under this Deed. A letter of attornment shall be executed by the Lessor and the new owner/s addressed to the Lessee, to be duly acknowledged by the Lessee, confirming the



हवल-२०		
4239	4	23
2022		

Handwritten signature and date: 11/11/2022

new arrangement. Such new owner/s shall thereafter be liable to the Lessee for the refund of the Security Deposit, as per the terms of this Deed.

3.7 The Lessor will be entitled to seek rental discounting facility against the Rent under the Deed and or security of the Schedule Premises or any part thereof or mortgage the Schedule Premises or any part thereof. However, such creation of mortgage or taking rent/lease rent discounting shall be subject to the Lessee's lease hold rights on the Schedule Premises and Lessee's rights under this Lease will not be affected, including the right to full enjoyment and use of the Schedule Premises.

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

#### 4. MONTHLY LEASE RENT AND SECURITY DEPOSIT

4.1 The Lessee shall on or before the 10<sup>th</sup> (tenth) day of every calendar month pay to the Lessor an advance monthly Lease Rent. The Lease Rent accepted by the Lessee is One rupee only per sq. ft. for Open Land. The monthly Lease rent payable @ Rs One Only per sq. ft. for 43809.48 sq. ft. area which is to be remitted to Surreal Real Estate LLP through its Directors Sanjay Kishor Jagtiani)

4.2 An interest free deposit amounting to six, only (6) months of compensation would be given by the lessee to the lessor which will aggregate to an amount of (Two Lakhs Sixty two Thousand & Eight hundred and Fifty Seven only (262857 INR) will be rendered on giving possession of the aforesaid plot to the lessee by the lessor

4.3 All present & future outgoing taxes like Municipal Corporation tax & N.A.Tax etc will be borne by the Lessor.

4.4 The Monthly Lease Rent shall be increased by 10 (ten) percent w. e. f. 1<sup>st</sup> June 2026 thereafter the Monthly Lease Rent shall be increased by 10 (ten) percent on the last paid Monthly Lease Rent at the end of every 3 (three) years which will be effective from the date of handing over the said plot.

4.5 TDS at applicable rates will be deducted from the Monthly Lease Rent. The Lessee shall be liable to pay any applicable GST and/or lease rent tax and/or value added tax or any in relation to the said Plot, the agreement between the parties and all the payments there under (including towards the Monthly Lease Rent, Security Deposit) as may be demanded or leviable under any State or Central laws and rules (save and except income tax payable by Lessor) and as may be leviable for the period during which the Lessee is in use/occupation of the said Plot. The Lessee shall deduct tax at source under provision of sec. 194 and other provisions of Income Tax Act and shall supply certificate of deduction in form-16(A) of Income tax rules and also the form no. 26(A) of the Income tax rules separately every quarterly. Failing which amounts to default on the part of Lessee that may result to bear consequences whatsoever float by Income Tax Department.

4.6 In case Lessee fails to pay the Monthly Lease Rent after expiry of 60 (sixty) days from the 7<sup>th</sup> (Seventh) day of the calendar month, interest @ 1.5% per month on compounding basis shall be payable on the Monthly Lease Rent amount for the period commencing from the 7<sup>th</sup> (seventh) day of the month until the date of payment of the Monthly Lease Rent.





हवल-२०		
५२३१	८	२३

4.7 The payment of Monthly Lease Rent for the said plot shall be made by A/c payee cheque, NEFT, RTGS, etc. favoring: Surreal Real Estate LLP.

### 5. LESSEE'S CONVENANTS AND UNDERTAKING

5.1 The said Plot shall be used and occupied by the Lessee solely and exclusively for carrying out the said purpose only and for no any other purpose. The Lessee undertakes that it shall not lease, sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the said Plot.

5.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal nature in or around the said Plot.

5.3 The Lessee undertakes to bear expenses for all internal repairs, maintenance, painting and shall bear all normal wear and tear expenses its sole expenses and shall maintain the said plot in good conditions in all seasons during the term of the Lease Deed and under no circumstances the Lessor shall be liable for such maintenance of the said plot, other than the WBM approach road to the plot till it's conversion into concrete road.

5.4 The Lessee shall maintain the said plot until the expiry or earlier determination of the Lease and shall leave the same in good condition as they were in on the date of handover (reasonable wear and tear excepted).

5.5 The Lessee shall not make any alterations or additions to the said plot until necessary permissions from the relevant authorities as well as from the Lessor is obtained in writing .

5.6 The Lessee warrants and confirms that it has seen and inspected the said plot and has found the same to be in good order and condition.

5.7 The Lessee shall permit the Lessor and or its authorized representatives to enter upon the said Plot for inspection, with 24 hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived. Further in the event there is any damage to the said Plot, the Lessee shall inform the Lessor in writing as soon as possible.

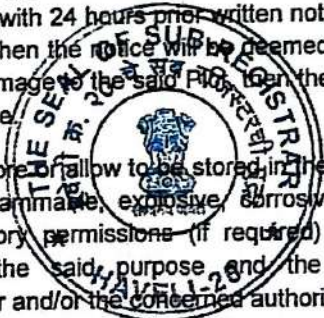
5.8 The Lessee shall not store or allow to be stored in the said Plot any goods, articles or things of a hazardous, inflammable, explosive, corrosive, toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as maybe recommended by the Lessor and/or the concerned authorities.

5.9 The Lessee shall be solely responsible for the safety and security of all its property, equipments, etc. and personnel, third parties, visitors etc. present in the said plot.

5.10 On and from the date of this Lease Deed, the Lessee shall regularly pay the Monthly Lease Rent and all other amounts payable under this Lease Deed as provided herein. The provisions in respect of liability to pay interest on any delayed payments, is in addition to and is without prejudice to the right of the Lessor to terminate this Lease Deed as provided herein.

5.11 The Lessee shall indemnify and keep indemnified the Lessor against all losses, costs, or damages that may be suffered by the Lessor as a result of breach, non-observance or non-performance by the Lessee of any of the provisions of this Lease Deed.

5.12. The Lessee shall not create any charge or security or mortgage the said Plot for securing loan from any bank, financial institution or any other agency.



2023-20	
1234	5678
2023	

*[Handwritten signatures and marks]*

## 6. LESSOR'S CONVENANTS AND UNDERTAKINGS

6.1 Subject to the Lessee observing, performing and complying with all conditions under this Lease Deed, the Lessor shall ensure an absolute and unrestricted right of access for the Lessee and its employees and authorized agents, sub-contractors, customers, and other invitees and guests to the said Plot and all parts thereof and use of common areas and facilities etc. at all times subject to applicable rules and regulations.

6.2 Lessor has assured that this plot of land is within the Pune Municipal corporation limits & in event if it is not so then lessee may leave the premises without any notice to the lessor & this agreement will lead to termination.

6.3 Lessor will provide appropriate concrete approach road to the plot as per Unified Development Control & Promotion regulations & in case if lessor provisions WBM road to the plot then the maintenance of this approach road will be the responsibility of the Lessor until its conversion to concrete road.

6.4 Lessee will not be liable to take over the plot from lessor or remit fifty percent of the stamp duty & registration charges towards this land lease deed to the lessor, until & unless lessor legally removes/relocates the LT power cables or any other object running over the plot. On removal of these power cables/object Lessor will provide NOC to lessee from respective Power generation & Distribution board MSEB, Tata power etc or relevant authorities"

## 7. JOINT REPRESENTATIONS, WARRANTIES AND COVENANTS

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

7.1 It is duly organized, validity existing and in good standing under Indian laws.

7.2 It has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver and perform its obligations under this Lease Deed.

7.3 It has all requisite legal power and authority to execute this Lease Deed and to carry out the terms, conditions and provisions hereof.

7.4 All permissions/approvals necessary or required for the execution, deliver and performance of its obligations under this Lease Deed have been duly obtained and it is fully authorized to enter into and perform its obligations under this Lease Deed.

7.5 This Lease Deed is a valid and obligation on the Parties.

7.6 The execution and performance of this Lease Deed will not conflict with or constitute a breach or default under any contract or agreement of any kind to which it is a party or any judgment, order, statute, or regulations that is applicable to the party.

## 8. EVENTS OF DEFAULT

8.1 Unless otherwise excused or permitted under the terms of this Lease Deed, any of the following shall constitute an immediate Event of Default, unless the Lessee/Lessor shall have cured the same after thirty (30) days of receipt of notice from the Lessor/ Lessee.

8.1.1 Failure or refusal by the Lessee/Lessor to perform its material obligations and violations of any conditions under this Lease Deed and law of the land.

8.1.2 Any representation or warranty made by the Lessee/Lessor herein is false or misleading in any material respect at the time it was made.

8.1.3 The Lessee defaults in making payment of Monthly Lease Rent related in any particular month for a period of 30 (thirty) 180 days from the date it is due.



हवेली-२०		
१२३९	C	२३
२०२२		

*[Handwritten signatures and stamps]*

## 8.2 Termination

8.2.1 The Lessee/Lessor may terminate this Lease Deed upon occurrence of an Event of Default as provided in Article 8.1 above, subject to the applicable opportunity to cure, by providing written notice to the Lessee/Lessor.

8.2.2 If the Lessor terminate the Lease Deed, pursuant to an Event of Default, the Lessee shall also be liable to pay to the Lessor the cumulative Monthly Lease Rent payable for the balance period of the Lock in Period as damages. The Lessee shall further handover the vacant and peaceful possession of the said Plot to the Lessor.

8.2.3 Termination of this Lease Deed shall be without prejudice to the accrued rights and liabilities of the Lessee/Lessor at the date of termination, unless waived in writing.

### OTHER TERMS

#### 9.1 Signage

The Lessee will be allowed to put-up signage. The Lessee shall be at liberty to install standard graphics including and not restricted to signage at any place in the said Plot and the Lessor shall not object to the same if the same is with the approvals of the concerned authorities. The Lessee will have naming rights on the said Plot on becoming the occupier of the said Plot and provided it remains the occupier of the said Plot.

#### 9.2 Change in ownership

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

#### 9.3 Indemnity

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

9.3.2 Each party shall indemnify and keep indemnified the other party against all actions, suits and proceedings and all costs, charges, expenses, losses or damages which may be incurred or suffered by the other party in respect of any breach, default, contravention, non-observance or non-performance of the terms, conditions, agreements and provisions contained in this Lease deed



हवल-२०		
१२३९	e	२३
२०२२		

*[Handwritten signature]*

*[Handwritten signature]*

#### 9.4 Expenses related to Lease Deed

9.4.1 Stamp Duty and registration in respect of this Lease Deed shall be borne by the Lessor and Lessee in equal proportion.

9.4.2 Legal expenses to be borne by the respectively parties on their own.

9.5 In future for any constructed area on this said plot the lessee will remit rentals to the lessor at the rates which will be mutually agreed upon and subsequently the rentals if any for non-constructed area will be subtracted from the constructed as built area on this plot.

#### 10. Dispute Resolution

Notwithstanding the existence of any dispute between the Parties, the parties agree and undertake pending resolution of such dispute & shall continue to perform/discharge their respective obligations under this Lease Deed.

#### 11. NOTICES

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



हवल-२०		
१२३९	५०	२३
२०२२		

To The Lessor at

Name: Surreal Real Estate LLP- Director-Sanjay Kishor Jagtiani & Tarun Kishor Jagtiani

Address: Shree GuruNanak House, At Post Khambale, Taluka-Trimbakeshwar  
District-Nashik, Pin Code-422213  
Email- sanjayjagtiani08@gmail.com

To the Lessee at:

Name: Dr. Pavan Podar  
Address: Podar Centre, 85, Chammar Bagh P.O. Lane , Parel (East) Mumbai 400 012  
Phone: 022-67111111  
Email : pavan.podar@podar.org

#### 12. MISCELLANEOUS

##### 12.1 Waiver

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

*[Handwritten signature]*  
*[Handwritten signature]*

## 12.2 Assignment

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

## 12.3 No Agency

This Lease Deed is not intended, and shall not be construed, to create any association, joint venture, agency relationship or partnership between the Lessor and the Lessee or to impose any such obligation or liability upon any of the Lessor and Lessee. No party shall have any right, power, or authority to enter into any agreement or undertaking for or act as or be an agent or representative of or otherwise bind the other parties.



हवाल - २०		
1239	99	23

## 12.4 Cooperation

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

## 12.5 Counterparts

This Lease Deed may be executed in several counterparts, each of which shall be an original and all of which together shall constitute by one and the same instrument. The original lease deed i.e. deed printed and executed on proper stamp papers paying stamp duties shall be retained by Lessor.

## 12.6 Severability

If any of the terms of this Lease Deed is finally held or determined to be invalid, illegal or void by competent authority or court finally then all other terms of the Lease Deed shall remain in effect, provided, however, that the parties shall enter into negotiations concerning the terms affected by such decision for the purpose of achieving conformity with requirements of any applicable law and the intent of the parties.

## 12.7 Performance

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

## 12.8 Force Majeure

In case the Licensee is not able to use the premises as a result of war, earthquake, riots, flood, fire, tempest, accident, epidemic/pandemic or any act of God or due to any other cause beyond the control of the Licensee no monthly compensation / rent shall be payable by the Licensee to the Licensor for such period till the premises can be used by the Licensee again.

## 12.9 GOVERNING LAW

*[Handwritten signatures and initials]*

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

IN WITNESS WHEREOF the parties have put their respective hands the day & year first hereinabove written

SIGNED AND DELIVERED by and on behalf of SURREAL REAL ESTATE LLP

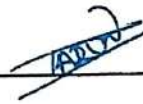
Represented by its designated partners:

Mr. Sanjay Kishor Jagtiani

  
\_\_\_\_\_



Mr. Tarun Kishor Jagtiani

  
\_\_\_\_\_




SIGNED & DELIVERED by & on behalf of PODAR CHARITY TRUST, Represented by its Authorized Signatory

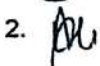
Mr. Munish Sharma

  
\_\_\_\_\_



in the presence of  
Witnesses

1.   
Vinayak Kampani  
Devali Nadi

2.   
Amit Icambale  
Iconal hama Bl. Pune 48.



हवल-२०		
५२३९	K	२३
२०२२		



Annexure-1

Description of the Demised Premises

ALL THAT piece & parcel of land lying, being and situated at survey number 50/10/11/2/2 Ganesh colony, Kale Padal, Behind Mayur Geminus, Hadapsar Pune admeasuring 43804.48 sqft

ON THE EAST: Survey No. 50/3 part Hadapsar

ON THE WEST: Survey No 50 Hissa No. 10/11/2/2 part that is 12 meter strip of land owned by Dhanraj properties and beyond that Hissa No. 9

ON THE NORTH: Survey No 50/7 Hadapsar

ON THE SOUTH: Survey no 50 Hissa no 11/2/2 part  
(that is part of Survey No 50/10/11/2/2)

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



हवल-२०		
५२३१	१३	२३
२०२२		



हवल-२०

५२३१

५४

२३

२०२२

गाव - पुणे (अधिकार अधिकार क्षेत्र)

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही व्यवहार करणे व सुविधेसाठी ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- हडपसर

तालुका :- हवेली

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग ५०/१०/१९/२/२  
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.सी	१८८१४	मे.धनराज प्रॉपर्टीज तर्फे भागिदार शुभाळचंद धनराज चोरडिया नुवेमव मदन चोरडिया	१.७३.४४	४.८०		(५१७९७)	कुळामे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत २.५९.३०	२१९०३	माधुरी राहुल ललबाणी				(५०२२७)	इतर
बागायत -		राजू खिबराज ललबाणी				(५०२२७)	
एकुण		राहुल खिबराज ललबाणी				(५०२२७)	प्रलंबित फेरफार : नाही.
ला.यो. क्षेत्र २.५९.३०		सारीका राजू ललबाणी				(५०२२७)	
		सागार्क क्षेत्र	०.१८५८	०.५१			शेवटचा फेरफार क्रमांक : ५१७९७ व दिनांक : १९/०२/२०२२
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) ०.०४.००	२२०२९	आमल कन्व्हेशन अॅन्ड डेव्हलपर तर्फे प्रो.प्र. विशाल कप्यान परदेसी	०.१८.५८	०.५१		(५०४४५)	
वर्ग (ब) -							
एकुण		मे.सरदियल रियल इस्टेट एल.एल.पी	०.४०.७०	१.९३		(५१७९७)	
पो.ख.क्षेत्र ०.०४.००							
एकुण क्षेत्र २.५५.३० (अ+ब)							
आकारणी ६.९५							
जुडी किया विशेष आकारणी							
जुने फेरफार क्र : (६५५१) (१६८७८) (३५४७५) (३९७५६) (४६४०१) (४७४०५)							रोमा आणि भुमापन चिन्हे



या ७/१२ अधिलेखा मधील गा.न.नं. ७ (दि. १९/०२/२०२२:१२:२९:५२ AM रोमी) व गा.न.नं.१२ ( दि. ०८/१४/२०२०:०१:१०:२४ PM रोमी) डिपिटल स्वाक्षरीत कोला अस्तत्मानुळे स्वाक्षर कोलासाठी सही-डिजिटल स्वाक्षरीत आवककता नाही.  
 भुषण : सदर ७/१२ डिपिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थिती <https://tbls.mh.gov.in> या संकेत स्वाक्षर पहावी  
 ७/१२ डाउनलोड व वेब दि. : २५/०२/२०२२ : १६:२७:५० PM. वेबसाईट पडताळणीसाठी <https://digitalabara.mahabhumi.gov.in/dar/> या संकेत स्वाक्षर जाऊन 2507100001337424 हा क्रमांक वापरवा.

पृष्ठ क्र. १/२

*(Handwritten signatures and marks)*

**गाव नमुना बारा (पिकांची नोंदवही)**  
**[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (व्याव. करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१ ]**

गाव :- हडपसर  
 तालुका :- हवेली  
 जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग ५०/१०/११/२/२

			पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल संध्याचे साधन	शेरा			
			मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
						ह.अ.प.प.प.	ह.अ.प.प.प.		ह.अ.प.प.प.	ह.अ.प.प.प.			ह.अ.प.प.प.		
२०१४-१८	खरीप											पड	२.५१३०		
२०१८-१९	खरीप											पड	२.५१३०		
२०१९-२०	खरीप											पड	२.५१३०		

टीप : \*४ - मिश्रणाचा संकेत क्रमांक, \*५ - जल सिंचित, \*६ - अजल सिंचित



<b>हवेल-२०</b>		
५२३१	५५	२३
<b>२०२२</b>		



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ११/०२/२०२२-१२:२९:५२ AM रोजी) व गा.न.नं.१२ (दि. ०८/११/२०२०-११:०५:४४ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे स्वाक्षरी कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

सुचना : यादर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अपावत झाली असल्याने साद्यस्थिती <https://taxsah.mahabharat.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाऊनलोड व वेब दि. : २१/०२/२०२२ : १६:२७:५० PM. वेबसाइट <https://digitalabara.mahabharat.gov.in/dsh/> या संकेत स्थळावर जाऊन 250718000133424 हा क्रमांक सापरावा.

पृष्ठ क्र. २/२

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



PODAR CHARITY TRUST  
Trust R No. E 0031466  
Podar Centre,  
85 Parel P.O. Lane, Dr. Ambedkar Rd.,  
Parel (East), Mumbai 400 012.  
Tel.: 022-4333 0000  
www.podareducation.org



**PODAR**  
CHARITY TRUST



हवल-२०	
4239	4423
२०२२	

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Charity Trust at Podar Centre, 85, Chamarbaug Post Office Lane, off. Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on March 28, 2022.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on March 28, 2022 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Munish Sharma (Principal), aged 43 years Residing at D -17, Ivy villas, Ivy Estate, Wagholi Pune. 412207 , to attend and sign on behalf of the Trustees of the Trust, to attend to the concerned offices in respect of lease deed of property Survey number 50/10/11/2/2 at Hadapsar, Pune admeasuring 43560 sq.ft. to attend and complete all the formalities necessary for execution of regular Lease deed in respect of the aforesaid property, to sign all documents before the Sub-Registrar and also to complete all lease deed formalities which may arise from time to time.

*Certified True Copy.*

For and on behalf of the Board of Trustees  
PODAR CHARITY TRUST

(Dr. Pavan Podar)  
Trustee

More Than Grades

PODAR CHARITY TRUST  
Trust R No. E 0031466  
Podar Centre,  
85 Parel P.O. Lane, Dr. Ambedkar Rd.,  
Parel (East), Mumbai 400 012.

Tel: 022-4333 0000  
www.podareducation.org



**PODAR**  
CHARITY TRUST



हवल-२०		
५२३९	१६	२३

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Charity Trust at Podar Centre, 85, Chamarbaug Post Office Lane, off. Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on March 28, 2022.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on March 28, 2022 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Murish Sharma (Principal), aged 43 years Residing at D -17, Ivy villas, Ivy Estate, Wagholi Pune. 412207, to attend and sign on behalf of the Trustees of the Trust, to attend to the concerned offices in respect of lease deed of property Survey number 50/10/11/2/2 at Hadapsar, Pune admeasuring 43560 sq.ft. to attend and complete all the formalities necessary for execution of regular Lease deed in respect of the aforesaid property, to sign all documents before the Sub-Registrar and also to complete all lease deed formalities which may arise from time to time.

*Certified True Copy.*

For and on behalf of the Board of Trustees  
PODAR CHARITY TRUST

(Dr. Pavan Podar)  
Trustee

More Than Grades

Scanned with CamScanner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BBWPJ1063L

नाम / Name  
SANJAY KISHOR JAGTHANI

पिता का नाम / Father's Name  
KISHOR CHELARAM JAGTHANI

जन्म की तारीख / Date of Birth  
08/08/1992

हस्ताक्षर / Signature



हवल - २०		
५२३१	२६	२३



संजय किशोर जागथानी  
Sanjay Kishor Jagthani  
जन्म तारीख/DOB: 08/08/1992  
पुरुष/ MALE

Download Date: 05/04/2021

Address:  
Flat No. 21, Panchsheel, Pall Lane, Nr. 25,  
College Road, Nashik, Nashik,  
Maharashtra - 422005

3330 6887 1045

VID : 9184 7493 5437 1167

माझे आधार, माझी ओळख

3330 6887 1045

VID : 9184 7493 5437 1167

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TARUN KISHOR JAGTHANI

KISHOR CHELARAM JAGTHANI

28/07/1987  
Permanent Account Number

AJMPJ2828G

हस्ताक्षर



तरुण किशोर जागथानी  
Tarun Kishor Jagthani  
जन्म तारीख/DOB: 28/07/1987  
पुरुष/ MALE

Download Date: 05/04/2021

Address:  
SHREE GURUNANIK HOUSE, G NO 11, AT  
POST KHAMBALE, TALUKA:  
TRIMBAKESHWAR, DIST: NASIK,  
Khambala(N.V.), Nashik,  
Maharashtra - 422213

6810 4726 7381

VID : 9164 0001 4718 2818

माझे आधार, माझी ओळख

6810 4726 7381

VID : 9164 0001 4718 2818

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AEOPSG878L

नाम / Name  
SURREAL REAL ESTATE LLP

प्रमाण / पंजीयन की तारीख  
Date of Incorporation/Formation  
16/11/2021



23112021

आयकर विभाग  
INCOME TAX DEPARTMENT  
PODAR CHARITY TRUST



भारत सरकार  
GOVT OF INDIA



04/02/2015

Permanent Account Number

AACTP8343B

21082015

भारत सरकार  
Government of India

मुनिश शर्मा  
Munish Sharma

जन्म वर्ष / Year of Birth : 1978

पुरुष / Male

4559 0459 1686



भारतीय पहचान प्रमाण प्रणाली  
Unique Identification Authority of India

पता: S/O: सुभाष चंद्र शर्मा  
नजदीक नग बकरी, गाँव आँना  
पोस्ट ऑफिस पालमपुर तेहसिल  
पालमपुर, कांगड़ा जिला, हिमाचल  
प्रदेश, 176061

Address: S/O: Subhash Chander  
Sharma, Near Nag Bakery, Village  
Aina Post Office palampur Tehsil  
palampur Aina (212), Kangra,  
Palampur, Himachal Pradesh,  
176061

4559 0459 1686

भारत - आम आदमी का अधिकार

1800 330 1347

nap.c.idea.gov.in

www.uidai.gov.in

*Munish*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

MUNISH SHARMA

SUBHASH CHAND SHARMA

05/11/1978

Permanent Account Number  
AICTP8343B




*Munish*

*Munish*



हवल-20		
1234	AR	L3
2022		



शहर अभियंता कार्यालय  
बांधकाम विकास विभाग  
पुणे महानगरपालिका  
जा.क्र :- प्रोन/1/19/10  
दिनांक :- 20/02/2020

श्री./सौ. :- डी. जी. पॉपर्टीज

पत्ता :- स नं ५०, हडपसर, काळेपडक, पुणे-४११०२८.

विषय :- मान्यता प्राप्त विकास योजना आराखड्यानुसार झोन दाखला मिळण्याबाबत.

संदर्भ :- आपला दि. २६/०२/२०२० चा अर्ज.

चलन नं. :- सीई/बीपी/३०१५७/१९ दि. २६/०२/२०२०

सदर झोन दाखल्यामधील आरक्षण व झोन ही मा.राज्य शासनाचे नोटिफिकेशन नं.टीपीएस/ १८०८/ २४७/सीआर-१४०८/डीपी- संवसधन/युडी-१३ दि.०२/०३/२०१२ मान्यता प्राप्त विकास योजना आराखड्यानुसार खालीलप्रमाणे आहे.

सर्वे नं/घरांक नं. चा तपशील खालीलप्रमाणे आहे.

गावाचे नाव :- हडपसर सर्वे नं.५०

विभाग :- काही भाग निवासी व काही भाग कमर्सियल झोन

वरील सर्व्हे नंबरचा काही भाग मान्यता प्राप्त विकास योजना आराखड्यामधील खालील रस्त्यात जात आहे

रस्ता :- १८ मी. रुंदीचे दोन डी.पी. रोड.

वरील मिळकत किंवा मिळकतीत काही भाग मान्यता प्राप्त विकास योजना आराखड्यामधील

खालील आरक्षणासाठी आरक्षण घेतले आहे.

अ) बागु नासा गा  
ब) बागू नासा.

कळाये.



कनिष्ठ अभियंता  
बांधकाम विकास योजना  
पुणे महानगरपालिका

हवल-१२		
५२८३	१५	४४
२०२२		

उप अभियंता  
बांधकाम विकास योजना  
पुणे महानगरपालिका

टिप :-

संपूर्ण स.नं. ऐवजी पोट हिश्याप्रमाणे दाखला ह्या असल्यास या कार्यालयाकडून जागेवर आरखणी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शासनाच्या भूमापन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे तयार केलेल्या मोजणी नकाशाच्या चार प्रती व प्रत्येक हिश्यास आवश्यक ते शुल्क महानगरपालिकेकडे भरल्यानंतर पोट हिश्याचा झोनिंग दाखल्याबाबत पुढील कार्यवाही करण्यात येईल.



हवल-२०		
५२३९	१०	२३
२०२२		



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202204204510	20 April 2022, 02:23 PM रविवार				
सन्तान संवत्	2021				
क्रिया	पूरा				
संस्था	सर्वोच्च न्यायालय ( वि. क्र. 30) इलाहाबाद (पूरा सदन/पत्तिका)				
संपत्ति विवरण	30/466-सहायक - उत्तर				
संस्था का नाम	Pune Municipal Corporation				
संपत्ति की संख्या	सर्वे संख्या 50				
वर्षिक मूल्य का अनुमानित प्रतिशत					
संस्था संख्या	विवरण	कायांतरण	दुकानें	औद्योगिक	सामान्य
19830	49980	55400	69400	11	पूरा
संपत्ति का क्षेत्र	4070 चौ. मीटर	Bulk Land			
Applicable Rules	.16				
<p>1 5000 चौ. मीटर क्षेत्रफल का वार्षिक मूल्य दर 100% मूल्य = 19830/-</p> <p>5000 चौ. मीटर क्षेत्रफल का मूल्य = 5000 * 19830</p> <p>= 99150000/-</p> <p>2 15000 चौ. मीटर क्षेत्रफल का वार्षिक मूल्य दर 90% मूल्य = 17847/-</p> <p>15000 चौ. मीटर क्षेत्रफल का मूल्य = 15000 * 17847</p> <p>= 267705000/-</p> <p>3 20000 चौ. मीटर क्षेत्रफल का वार्षिक मूल्य दर 80% मूल्य = 15864/-</p> <p>20000 चौ. मीटर क्षेत्रफल का मूल्य = 20000 * 15864</p> <p>= 317280000/-</p> <p>4 70 चौ. मीटर क्षेत्रफल का वार्षिक मूल्य दर 70% मूल्य = 13881/-</p> <p>70 चौ. मीटर क्षेत्रफल का मूल्य = 70 * 13881</p> <p>= 971670/-</p>					
<p>समाप्त मूल्य = विवरण संख्या (1) मूल्य + विवरण संख्या (2) मूल्य + विवरण संख्या (3) मूल्य + विवरण संख्या (4) मूल्य</p> <p>= 99150000 + 267705000 + 317280000 + 971670</p> <p>= Rs 69385170/-</p> <p>= ₹ सहा करोड़ आठ लाख पचास हजार एक सौ सत्तर/-</p>					



हवल-२०

1239	29	23
2022		

397/5931

गुरुवार, 21 एप्रिल 2022 1:40 म.नं.

दस्त गोपवाग भाग-1

हवल20

22123

दस्त क्रमांक: 5931/2022

दस्त क्रमांक: हवल20 /5931/2022

वाजार मूल्य: रु. 6,93,85,170/-

मोवदला: रु. 2,61,360/-

भगलेले मुद्रांक शुल्क: रु.31,27,000/-

दु. नि. मद्र. दु. नि. हवल20 यांचे कार्यालय

पावती:6285

पावती दिनांक: 21/04/2022

अ. क्रं. 5931 वर दि.21-04-2022

मादरकरणागत्रे नाव: भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे मही

करणाग पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल श्री मुनीश शर्मा -

गेजी 12:49 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 30560.00

दस्त हजर करणाऱ्याची मही:

मजदूर नियंत्रक, हवेली-20

मजदूर नियंत्रक, हवेली-20


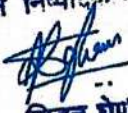
दस्ताचा प्रकार: लीजडीड

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

शिक्षा क्रं. 1 21 / 04 / 2022 12 : 49 : 47 PM ची वेळ: (मादरीकरण)

शिक्षा क्रं. 2 21 / 04 / 2022 12 : 50 : 50 PM ची वेळ: (फी)

सदर दस्ताऐवज हा नोंदणी कायदा १९७८ अंतर्गत  
 झालेल्या तरतुदीनुसार नोंदणीस दाखल केलेला  
 आहे \* दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती  
 साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची  
 सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता  
 कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक  
 हे स्वतः जबाबदार असतील \* दस्ताऐवजासोबत जोडलेले  
 कागदपत्रे कुलमुखत्यावर धारक व्यक्ती इत्यादी बनावट  
 आढळून आल्यास याची संपूर्ण जबाबदाारी निष्पादकांची  
 राहिल.

लिहून देणारे    
 लिहून घेणारे





21/04/2022 1 44:45 PM  
दस्तावेज क्रमांक: हवेली/20/5931/2022  
दस्तावेजा प्रकार: मीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठस्सा
1	नाव:मानक मे.सर्गियन रियल इस्टेट एन्.एन.पी तर्फे डायरेक्टर मंजय किशोर जगनियानी (भाडेपट्टा लिहून घेणार) - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: कॉमिज रोड, नाशिक, महाराष्ट्र, पाम्:ईक. पिन नंबर:AEOFS6878L	मान्यता देणार वय :-45 स्वाक्षरी:-		
2	नाव:भाडेकरू पोदार चंदिनी ट्रस्ट तर्फे मही करणार पोदार इंटरनॅशनल स्कूल तर्फे शिल्पियन थी मुनीश शर्मा - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: ई-17, लेबी विनाम, लेबी इस्टेट, बाघोमी, जि पुणे, महाराष्ट्र. पिन नंबर:AAATP9120G	भाडेकरू वय :-42 स्वाक्षरी:-		
3	नाव:मानक मे.सर्गियन रियल इस्टेट एन्.एन.पी तर्फे डायरेक्टर नरुण किशोर जगनियानी (भाडेपट्टा लिहून घेणार) - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: कॉमिज रोड, नाशिक, महाराष्ट्र, पाम्:ईक. पिन नंबर:AEOFS6878L	मान्यता देणार वय :-35 स्वाक्षरी:-		

वरील दस्तावेज करून देणार नशाकरीत मीजडीड चा दस्तऐवज करून दिल्याचे कळुन करतान.  
शिफ्ट क्र.3 ची वेळ:21 / 04 / 2022 12 : 52 : 46 PM

ओळख:-  
घातकील इमम अमे निवेदीत करतान की ते दस्तावेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठस्सा
1	नाव:निनीत इंदरकर -- वय:32 पत्ता:धनकवडी, जि पुणे पिन कोड:411043		
2	नाव:मंनोप शिंदे -- वय:30 पत्ता:Kondhava Bu पिन कोड:411048		

शिफ्ट क्र.4 ची वेळ:21 / 04 / 2022 12 : 55 : 17 PM

शिफ्ट क्र.5 ची वेळ:21 / 04 / 2022 12 : 55 : 41 PM नोंदणी पुस्तक 1 मध्ये

दस्तावेज निवेदन, हवेली-20

Payment Details.

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURREAL REAL ESTATE LLP	eChallan	69103332022033036348	MH015853817202122E	3127000.00	SD	0000447016202223	21/04/2022
2		DHC		0604202212878	560	RF	0604202212878D	21/04/2022
3	SURREAL REAL ESTATE	eChallan		MH015853817202122E	30000	RF	0000447016202223	21/04/2022

(SD Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges] पहिले नंबरचे पुस्तकाचे दस्तावेजास एकूण 9 ते 23 पृष्ठे आहेत 193 नंबरी नोंदली

1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2 Get print immediately after registration.

For feedback, please write to [feedback.iss@haveli.com](mailto:feedback.iss@haveli.com)  
(वी. एस. जाधव)  
सह कुय्यम निबंधक (वर्ग-2) हवेली क्र.-20  
दस्तावेज क्र. 23123  
दिनांक 29/04/2022

