

Rs. 100

The Bank of Rajasthan Ltd  
Ext. Counter, All India shri  
Shivaji Memorial Society,  
55/56, Shivajinagar,  
Pune-411 005.  
D-5/STP(V)/C.R.1001/19/05/  
1504 to 07

भारत 78004  
124893  
SPECIAL  
MAHARASHTRA  
NOV 26 2009  
12:53  
R.0000100/-PB5409  
INDIA STAMP DUTY MAHARASHTRA



Victorious Kids Educare's

नाम/Name Pvt Lte through D. Robbin Ghosh

पता/Address 64/3/2 Pune 411001.

हस्ताक्षर/By Asst. H. G. Ambale

पारती क्र./Receipt No. \_\_\_\_\_  
For THE BANK OF RAJASTHAN LTD.

(Signature)  
AUTHORISED SIGNATORY



Sr. No. 769  
(Customer Copy)  
THE BANK OF RAJASTHAN LTD.

Br. AISSMS, 55-56 Shivaji Nagar, Pune-5, Dist.

Stamp Duty	Rs. <u>100</u>
Service Charges	Rs. <u>10</u>
Total	Rs. <u>110</u>

Name & Address of stamp duty paying party-  
Victorious Kids Educare's Pvt Lte  
Robbin Ghosh

Name of counter party Kotte  
Patil Real Estate  
Pvt Lte

Purpose of transaction Agreement

DD Favourer, The Bank of Rajasthan Ltd. A/c Stamp Franking  
DD No., if any: 1109  
Drawn on Bank 26/11/2009

Branch \_\_\_\_\_  
Cashier \_\_\_\_\_  
Authorised Signatory (Signature)

खनि घोष

SUPPLEMENTARY AGREEMENT

THESE ARTICLES OF AGREEMENT made and executed on this 26th day of November 2009

VICTORIOUS KIDS EDUCARES PVT LTD

(Signature)  
Principal

Victorious Kids Educare's  
Kharadi, Pune-411014



(Signature)



Principal  
Victorious Kids Educare  
Kharadi, Pune-411014

*[Faint handwritten text]*

## BETWEEN

KOLTE PATIL REAL ESTATE PVT. LTD  
 A Private Limited Company incorporated under  
 Indian Companies Act, of 1956 having it's  
 Office at 'City Point', IInd floor,  
 Dhole Patil Road, Pune - 411 001.  
 Through its authorised

Signatory and Director:

MR. RAJESH A. PATIL  
 Adult, Occupation: Business

--- HEREINAFTER CALLED "THE LESSOR"

(Which expression shall unless it be repugnant to the context or  
 meaning thereof shall mean and include the said Company, it's  
 successors in title, it's receivers, official liquidators, or the Company or  
 Companies, in which the said Company may be merged or  
 amalgamated)

PARTY OF THE FIRST PART

AND

VICTORIOUS KIDSS EDUCARES PVT. LTD.  
 Having its registered Office at: :Shukrana, S.no.64/3/2, Behind  
 Empress Garden, Pune 411001  
 Through its authorized Director  
 Dr. Robbin Ghosh

--- HEREINAFTER CALLED "THE LESSEE"

(Which expression shall unless it be repugnant to the context or  
 meaning thereof shall mean and include the said Company, it's  
 successors in title, its receivers, official liquidators, or the Company or  
 Companies, in which the said Company may be merged or  
 amalgamated)

PARTY OF THE SECOND PART

WHEREAS the parties hereto have signed and executed Lease

Deed on 26/11/2009 (hereinafter referred to as the said lease) **Principal**  
**VICTORIOUS KIDSS EDUCARES PVT LTD** as the said lease **Victorious Kidss Educare**  
**Kharadi, Pune-411014**

CHAIRMAN & MD



Principal  
Victorious Kids Educare  
Kharadi, Pune-411014

deed) which is registered at the Office of Sub-Registrar Haveli No. 11 at Sr. No. 10401, on the terms and conditions stated therein, in respect of the premises described in the Schedule written hereunder and hereinafter referred to or called as 'the said Premises';

AND WHEREAS the period of Lease is 5 years effective from 90 days after handover of possession of the said premises;

AND WHEREAS it is agreed by and between the parties hereto that the said period of Lease is to be extended for a further 4 terms of 9 years each amounting to 36 years and thereafter a final term of 4 years on the following terms and conditions, which have been mutually agreed upon. Thus the period of Lease is and shall be 45 years from the date of its commencement ; ( 5 years as per the said lease deed and 40 years of renewals as agreed in this supplementary agreement)

AND WHEREAS the parties hereto agreed to execute present Supplementary Agreement for renewal of Lease, as under:-

**NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:**

1. After expiry of initial 5 years Lease period as per the said lease deed the parties hereto shall extend the Lease period for initial 4 (four) terms of 9 (nine) years each amounting to 36 (thirty six) years and thereafter a final term of 4 (four) years, totally amounting to renewals of 40 years in addition to the said lease deed executed for 5 years totally amounting to 45 years. Commencing from the 5<sup>th</sup> year, till the 45<sup>th</sup> year, every three years there shall be a 15% escalation in the lease rent over the last paid rent.

2. It is specifically agreed by and between the parties hereto that the lock-in period of the Lease is and shall be 18 years from the date of commencement of Lease as per the said lease deed. Hence the parties hereto shall on expiry of term of 5 years of the said lease deed execute fresh lease deed of 9 years with lock in period of 9 years and after expiry of the said 9 years the parties hereto shall execute fresh lease deed of 9 years with a lock in period of 4 years (thus amounting to a total



VICTORIOUS KIDSS EDUCARES PVT LTD

CHAIRMAN & MD

Principal  
Victorious Kidss Educare  
Kharadi, Pune-411014





in period of 18 years) and after expiry of lock in period, either party may terminate lease by giving 6 months notice to the other party. (Lock in period means that during this period neither party can terminate the agreement except in case of non payment of rent.)

8. All expenses such as stamp duty, registration fees etc for renewal of lease for 4 terms of each 9 years and final term of 4 years shall be borne and paid by the Lessee alone.
4. All remaining terms and conditions (except payment of Lease rent @ escalated rate) of the original Lease Deed dated 26/11/2009 shall remain the same in further renewals.
5. The parties may mutually decide to change, alter, delete and modify any of the term/s of Lease as per then circumstances.
6. This Supplementary Agreement is and shall be part and parcel of the original Lease Deed dated 26/11/2009 and shall be read along with it.

#### SCHEDULE OF THE PROPERTY

All that piece and parcel of the property i.e. School Building [proposed], admeasuring about 128,000 sq. ft. [Saleable], Carpet Area of 102,400 sq. ft. to be constructed upon independent plot admeasuring 115,000 sq. ft. designated as Amenity space of the property, bearing Survey Nos. 53, 54 and 58/21 of Village- Kharadi , Tal- Haveli, Dist-Pune.

The details of proposed building and amenities etc are given in the list annexed hereto.



*[Signature]*  
 VICTORIOUS KIDSS EDUCARES PVT LTD  
 CHAIRMAN & MD



*[Signature]*  
 Principal  
 Victorious Kidss Educares  
 Kharadi, Pune-411014

Principal  
Victorious Kids Educares  
Kharadi, Pune-411014



IN WITNESS WHEREOF the parties hereto have signed and subscribed their respective hand and seal on the day and year hereinabove first mentioned.

List of amenities provided.

SIGNED SEALED AND DELIVERED

By the LESSOR

KOLTE PATIL REAL ESTATE PVT LTD

Through its Director

Mr. Rajesh Patil.

For KOLTE-PATIL REAL ESTATE PVT. LTD.

AUTHORISED SIGNATORY

LESSOR

SIGNED SEALED AND DELIVERED

By the LESSEE

VICTORIOUS KIDSS EDUCARES

Through its Director

Mr. Robbin Ghosh.

VICTORIOUS KIDSS EDUCARES PVT LTD  
AUTHORISED SIGNATORY

LESSEE

IN PRESENCE OF:

1. Rakhee  
Rakhee Khondelant, SKYARK; B'Wing; Kalyanidurg; Pune.

2. Arjun  
ARJUN SINHA, 101, Rishi Tower  
Viman Nagar  
Pune. 411014



VICTORIOUS KIDSS EDUCARES PVT LTD  
राजेश पटिल

BEFORE ME  
B. S. OSWAL  
CHAIRMAN, LL.B.  
ADVOCATE & NOTARY  
GOVT. OF INDIA, PUNE  
26/11/09

NOTED AND REGISTERED AT  
SR. NO. 970/09  
26 NOV 2009



Saurabh Chavhan  
Principal  
Victorious Kidss Educare  
Kharadi, Pune-411014

Principal  
Victorious Kids Educares  
Kharadi, Pune-411014

524/4748

पावती

Original/Duplicate

Saturday, February 27, 2021

नोंदणी क्र. :39म

1:23 PM

Regn. :39M

पावती क्र.: 5139 दिनांक: 27/02/2021

गावाचे नाव: खराडी (पुणे महापालिकेमध्ये समाविष्ट)

दस्तऐवजाचा अनुक्रमांक: हवल23-4748-2021

दस्तऐवजाचा प्रकार : 36-अ-लिक्व्ह अँड लायसन्सेस

सादर करणाऱ्याचे नाव: व्हिक्टोरिअस किड्स एज्युकेशन प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर डॉ. रॉबिन घोष

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 1620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:43 PM ह्या वेळेस मिळेल.

Jt. Sub Registrar Haveli 23

बाजार मुल्य: रु.0/-

मोबदला रु.4418920/-

भरलेले मुद्रांक शुल्क : रु. 672500/-

सह. दुय्यम निबंधक वर्ग-२  
हवेली क्र. २३, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.620/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2702202100955 दिनांक: 27/02/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012344264202021E दिनांक: 27/02/2021

बँकेचे नाव व पत्ता:

VICTORIOUS KIDSS EDUCARES  
रॉबिन घोष  
CHAIRMAN & MD

मूळ दस्त परत दिला

Principal  
Victorious Kidss Educares  
Kharadi, Pune-411014



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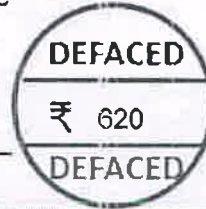


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	2702202100955	Receipt Date	27/02/2021
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Received from VICTORIOUS KIDSS EDUCARES PVT. LTD., Mobile number 9850384755, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 4748 dated 27/02/2021 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune



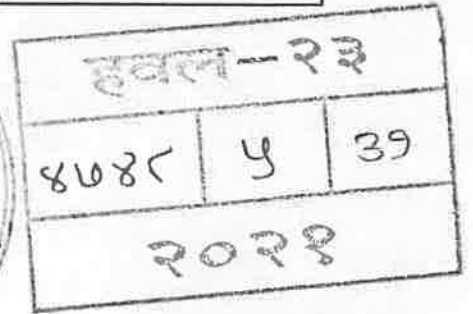
### Payment Details

Bank Name	sbiipay	Payment Date	27/02/2021
Bank CIN	10004152021022700771	REF No.	202105804010708
Deface No	2702202100955D	Deface Date	27/02/2021

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

Principal  
Victorious Kids Educare  
Kharadi, Pune-411014

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2702202100955	Date 27/02/2021
Received from VICTORIOUS KIDSS EDUCARES PVT. LTD., Mobile number 9850384755, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.	
Payment Details	
Bank Name sbiepay	Date 27/02/2021
Bank CIN 10004152021022700771	REF No. 202105804010708
This is computer generated receipt, hence no signature is required.	





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



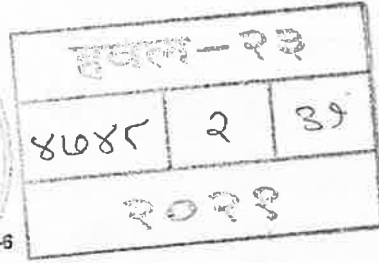
<b>GRN</b> MH012344264202021E	<b>BARCODE</b> [Barcode]	<b>Date</b> 27/02/2021-11:31:30	<b>Form ID</b> 36A
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b> 808/8	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>	<b>PAN No.(If Applicable)</b> AACCV2437M
<b>Office Name</b> HVL23_HAVELI 23 JOINT SUB REGISTRAR		<b>Full Name</b> VICTORIOUS KIDSS EDUCARES PRIVATE LIMITED	
<b>Location</b> PUNE	<b>Flat/Block No.</b> SURVEY NO 54 PART KHARADI TALUKA		
<b>Year</b> 2020-2021 One Time	<b>Premises/Building</b> HAVELI DISTRICT PUNE		
<b>Account Head Details</b>		<b>Amount In Rs.</b>	
0030046401 Stamp Duty	672500.00	<b>Road/Street</b>	KHARADI
0030063301 Registration Fee	1000.00	<b>Area/Locality</b>	PUNE
		<b>Town/City/District</b>	
		<b>PIN</b>	4 1 1 0 1 4
		<b>Remarks (If Any)</b>	
		PAN2=AAPPS3162E--SecondPartyName=RAJKUMAR SHYAMNARAYAN SINGH-CA=60-Marketval=4259200	
		<b>Amount In</b>	Six Lakh Seventy Three Thousand Five Hundred Rupee
<b>Total</b>	6,73,500.00	<b>Words</b>	s Only
<b>Payment Details</b> STATE BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	00040572021022718557
<b>Cheque/DD No.</b>		<b>Ref. No.</b>	CKP6577769
		<b>Bank Date</b>	27/02/2021-11:33:36
<b>Name of Bank</b>		<b>RBI Date</b>	Not Verified with RBI
		<b>Bank-Branch</b>	STATE BANK OF INDIA
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	Not Verified with Scroll

Department ID :

Mobile No. : 9881240019

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चलन लागू नाही.



GRN	MH012344264202021E	BARCODE		Date	27/02/2021-11:31:30	Form ID	36A
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AACCV2437M				
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR	Full Name	VICTORIOUS KIDSS EDUCARES PRIVATE LIMITED				

Location	PUNE	Flat/Block No.	SURVEY NO 54 PART KHARADI TALUKA				
Year	2020-2021 One Time	Premises/Building	HAVELI DISTRICT PUNE				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	672500.00	KHARADI	PUNE		4 1 1 0 1 4
0030063301 Registration Fee	1000.00				



Remarks (If Any)		PAN2=AAPPS3162E~SecondPartyName=RAJKUMAR SHYAMNARAYAN SINGH-CA=60~Marketval=4259200				
Amount In	Six Lakh Seventy Three Thousand Five Hundred Rupee					
Words	s Only					
Total	6,73,500.00					

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572021022718557	CKP6577769	
Cheque/DD No.	Bank Date	RBI Date	27/02/2021-11:33:36	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 : Mobile No. : 9881240019  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH012344264202021E Amount : 6,73,500.00

Bank : STATE BANK OF INDIA

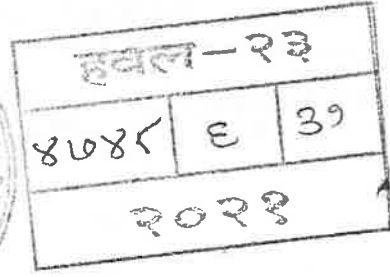
Date : 27/02/2021-11:31:30

1	(IS)-524-4748	0005797168202021	27/02/2021-13:23:49	IGR564	1000.00
2	(IS)-524-4748	0005797168202021	27/02/2021-13:23:49	IGR564	672500.00
Total Defacement Amount					6,73,500.00



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THIS LEAVE AND LICENSE AGREEMENT IS MADE AND EXECUTED ON  
THIS 27<sup>th</sup> DAY OF FEBRUARY 2021 AT PUNE.

BETWEEN

RAJKUMAR SHYAMNARAYAN SINGH  
Age: 54 years, Occupation: Business  
Having his residential Address:  
Building No. 8, Om Shishiba  
Raj Mahal Bungalow, Thakur Village,  
Behind Vishnu Shivan Tower,  
Kandivali (E), Mumbai-400101  
PAN: AAPP53162E, UID: 4876 7657 2432.

"HEREINAFTER CALLED "THE LICENSOR"

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Licensor, it's successors, its legal heirs, assignors, or anybody claiming through the Licensor) PARTY OF THE FIRST PART.

AND

VICTORIOUS KIDSS EDUCARES PVT. LTD.  
PAN: AACCV2437M.  
Having its registered Office at:  
S. No. 53, 54 and 58, Hissa 2/1A,  
Fountain Road off Pune-Nagar Road,  
Kharadi, Pune 411014.  
Through its Managing Director:  
ROBBIN GHOSH  
Age- 75 years, Occupation: Business  
PAN: AHPPG3624E, UID: 4520 4543 9268.

"HEREINAFTER CALLED "THE LICENSEE"

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's

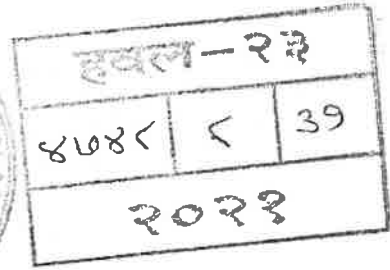


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successors in title, its receivers, official liquidators, or the Company or Companies, in which the said Company may be merged or amalgamated) PARTY OF THE SECOND PART.

WHEREAS:

- A) The LICENSOR vide agreement dated 21/07/2012 has purchased all that piece and parcel of land bearing S. No. 54/2/1 out of which an area admeasuring about 8683.76 sq. mtrs. and S. No. 54/5-B out of which an area admeasuring about 2000 sq. mtrs. i.e. total area admeasuring about 10683.76 sq. mtrs. i.e. 1,15,000 sq. ft. which is situated at Kharadi, Pune and is more particularly described in Schedule-I written herein under from Kolte Patil Real Estate Pvt. Ltd (herein after referred to as the "Said Property" for the sake of brevity).
- B) The LICENSOR has purchased the structure/ the School building having super built-up area of 1,28,000 sq. ft. (approx. carpet area of 1,02,400 sq. ft. situated at S. No. 53, 54 and 58 Hissa 2/1A Kharadi, off Nagar Road, Pune, more particularly described in Schedule-II (hereinafter collectively referred to as the "Said Premises").
- C) WHEREAS on 04/06/2009 the Memorandum of Understanding was executed between Kolte-Patil Real Estate Pvt. Ltd. And the present LICENSEE with respect to constructing a School upon the said property as per the requirement of the LICENSEE and accordingly, on 26/11/2009, the Lease Deed was executed and registered with the office of Sub-Registrar Haveli No. 11 (Pune Camp) at Sr. No. 10401/2009, between Kolte-Patil Real Estate Pvt. Ltd. and the present LICENSEE. On 12/07/2010, to modify the



terms of the previous lease dated 26/11/2009 the Additional Lease Deed was executed and registered with the office of Sub-Registrar Haveli No. 13 at Sr. No. 5490/2010, between Kolte-Patil Real Estate Pvt. Ltd. and the present LICENSEE. Thereafter, Kolte-Patil Real Estate Pvt. Ltd. with the consent of present LICENSEE sold the said property along with the said premises to Mr. Rajkumar Shyamnarayan Singh i.e. the present LICENSOR.

D) WHEREAS Novation Agreement was executed on 21/07/2012 between the present LICENSOR, LICENSEE and Kolte-Patil Real Estate Pvt. Ltd. as an outgoing party and the same was registered on 03/11/2012 at the office of Sub-Registrar Haveli no. 09 at Sr. No. 8320/2012. The LICENSEE had undertaken to perform its obligation with respect to the said premises in accordance with the terms and conditions of the MoU dated 04/06/2009, Lease Agreements dated 26/11/2009 and 12/07/2010 (collectively herein after referred to as "Main Lease Agreements"). Through the said Novation Agreement, the LICENSOR has undertaken to perform/discharge the obligation and liabilities of the outgoing party with respect to the said property and premises in accordance with the terms and conditions of the main Lease Agreements. At the relevant time, the LICENSOR has also received an amount of security deposit for the said property and said premise, deposited by the LICENSEE which was specified in the main Lease Agreement and subsequently the same is adjusted towards the payment of Lease Rent.

E) The LICENSOR has represented that the License Premises is compliant with all the statutory compliances as required by the rules & regulation prescribed by the central/state government,



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local body or any other act as may be applicable and is fit for use and occupancy and for undertaking school activity therefrom.

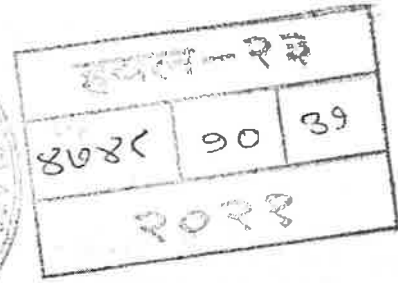
F) The LICENSEE being desirous of running a School at the said Premises approached the LICENSOR for a lawful usage of the said Premises on terms and conditions contained herein.

G) And whereas both LICENSOR and LICENSEE agreed that period of Leave and License shall be w. e. f. 15/06/2021 up to 14/06/2026.

#### H) DEFINITION

1) In this Agreement, except where the context otherwise requires, the following words and expressions shall have the following meaning:

- i) "LICENSEE" shall mean Victorious Kidss Educares, its affiliate and its successors.
- ii) "LICENSOR" shall mean Mr. Rajkumar Shyamnarayan Singh and his successors and assigns.
- iii) "The said property" shall mean all that piece and parcel of land bearing S. No. 54/2/1 out of which an area admeasuring about 8683.76 sq. mtrs. and S. No. 54/5-B out of which an area admeasuring about 2000 sq. mtrs. i.e. total area admeasuring about 10683.76 sq. mtrs. i.e. 1,15,000 sq. ft. which is situated at Kharadi, Pune and is more particularly described in Schedule-I written herein under.
- iv) "The said premises" shall mean the structure/ the School building having built-up area of 1,28,000 sq. ft. (approx.)



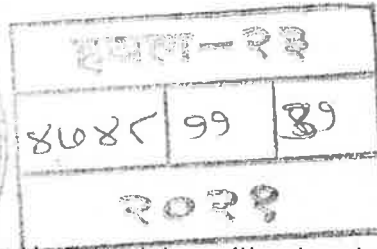
carpet area of 1,02,400 sq. ft. situated at S. No. 53, 54 and 58 Hissa 2/1A Kharadi, off Nagar Road, Pune, hereto and which is specifically described in Schedule-II written herein under.

- v) "Leave and License Fees" shall mean the compensation / fees payable by the LICENSEE every month to the LICENSOR as specified below towards the license to use the said property and premises for the authorised purpose.
- vi) "Lock-in Period" shall mean five years from the date of execution of the present Agreement.
- vii) "Authorised Purpose" shall mean operating a School for providing Educational services.
- viii) "Taxes" shall mean the property tax payable with respect to the said premises as assessed by the Pune Municipal Corporation from time to time. It shall also mean that the GST (Goods and Services Tax), which are required to be paid to the State and Central Government as per the existing taxation laws of India.
- ix) "Government" shall mean the Central or State Government, Local Bodies, Municipal Corporations and Statutory Bodies and/ or Authorities.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:-

Whereas;

- 1) The LICENSOR is entitled to lawfully deal and dispose off the said property and the said premises which are more particularly

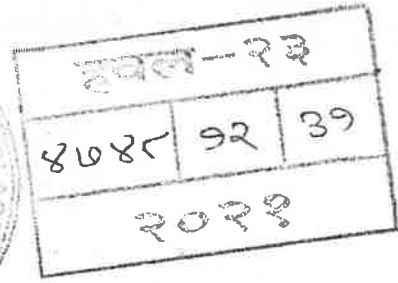


described in Schedules written herein under and has good rightful power and absolute authority to grant the same on Leave and License in the manner hereunder mentioned.

- 2) In consideration of the Leave and License Fees hereinafter reserved and the covenants and the conditions hereinafter contained to be observed and performed on the part of the LICENSEE, the LICENSOR does hereby grant, license, demise by way of Leave and License to the LICENSEE the said property and the said premises described in the Schedules written herein under TO HAVE AND TO HOLD the same unto and for the authorised purpose of the LICENSEE for the term of 5 years.
- 3) It is agreed between the parties that due consideration is to be given to the Covid-19 pandemic and recent Lockdown circumstances. Therefore, after much negotiation, the parties have agreed to receive the License Fees w. e. f. 15/06/2021 up to 14/06/2026 and the monthly License Fees will be paid in the following manner:

Sr. No.	Period (5 Years / 60 Months)	License Fees Per Month	Escalation
1.	15/06/2021 to 31/12/2022	Rs. 42,59,200/-	NA
2.	01/01/2023 to 14/06/2026	Rs. 45,78,640/-	7.5%

It is specifically agreed by the LICENSEE to the LICENSOR that the LICENSEE will pay the License Fees of Rs. 42,59,200/- per month for the period from 15/06/2021 to 31/12/2022 and for the further period the License Fees will be paid after escalating 7.5% amount



i.e. the sum of Rs. 45,78,640/- per month for the remaining period from 01/01/2023 to 14/06/2026. The said License Fees for the entire period of 5 years i.e. 60 months is inclusive of the Property Tax and upon the receipt of the said License Fee the LICENSOR shall pay the property Tax on time.

- 4) It is a responsibility of LICENSEE to get the said Property and the said Premises including the furniture and fixture insured and maintain the said Premises with respect to Electricity and water.
- 5) The parties herein have decided to enter into the present Agreement upon the stipulations that all the terms and conditions of the main Lease Agreements shall remain valid and in full force except the terms modified hereunder.
- 6) On the expiry of tenure of present agreement, LICENSOR and LICENSEE may mutually discuss the number of years for further extension of this Leave and Licence agreement.
- 7) The parties herein have decided to modify the terms of the present Leave and License Agreement as mutually agreed and decided by and between both the parties and accordingly both the parties mutually decided to enter and execute the present Agreement upon the terms and conditions stipulated herein in this presents.
- 8) The LICENSOR hereby covenants with the LICENSEE as follows:
  - a) The LICENSOR now has in himself good right, absolute authority to demise unto the LICENSEE the demised premises

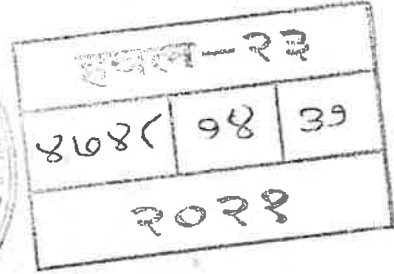


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and building and structure standing thereon in the manner herein appearing.

- b) Upon the LICENSEE paying the License Fees hereby and hereunder reserved and observing and performing the covenants and the conditions, herein contained the LICENSEE shall quietly and peaceably hold, possess, enjoy the said property and said premises during the said term of the License without any claim, interruption or disturbance by the LICENSOR or any person claiming under or in trust for him.
- c) The LICENSOR hereby covenants with the LICENSEE that during the subsistence of the present Agreement the LICENSOR shall is authorized to create any mortgage, lease, lien or LRD the said property.
- d) The LICENSOR hereby covenants with the LICENSEE that the LICENSEE is using the said property and said premises to run the School for authorised purposes and to run the said School if any permissions as per the provisions of law are required to be obtained by the LICENSEE in that event the LICENSOR shall co-operate with the LICENSEE and agree to provide all the required assistance to that concern.
- e) The LICENSOR shall have to provide all the requisite title deeds, documents, affidavits, permissions, letters, etc. to the LICENSEE in order to obtain the requisite permissions to run the School in the said premises.
- f) During the subsistence of the present Agreement the LICENSOR shall keep the said property and the said premises free from any of the attachment or encumbrances and shall provide the unhindered and continuous usage of the said property and said premises.





- g) The LICENSOR and LICENSEE shall not terminate the present agreement within the said Lock-in period i.e. 15/06/2021 to 14/06/2026.
- 9) The LICENSEE hereby covenants with the LICENSOR as follows:-
- a) The LICENSEE shall pay the said License Fees without abatement or deduction on or before the 15<sup>th</sup> day of English Calendar Month.
  - b) If there is default in payment of License Fees in time, interest at the rate 18% p.a. shall be chargeable from the due date to the actual date of payment by the LICENSOR to the LICENSEE.
  - c) The License Fees is inclusive of Municipal Taxes/ property taxes and cess. It is agreed that if the property tax or municipal taxes, cesses are increased in future by 50% during the subsistence of the present Agreement, the same shall be borne and paid equally 50:50 ratio between the LICENSOR and LICENSEE.
  - d) The LICENSEE shall not use and occupy the said property and the said premises other than the authorised purpose.
  - e) To keep the buildings and structures on the demised premises in good and tenable conditions in the same way as delivered, the LICENSOR is liable to do repairs as per the provisions of law. If the LICENSEE if so desires to make any changes in said premise in future, shall obtain prior permission of LICENSOR in writing.
  - f) The LICENSEE shall be at liberty to carry out any additions or alterations to the building or structure at present existing at the demised premises or to put up any additional structures or building on demised premises in accordance with plans approved by the authorities at any time or from time to time



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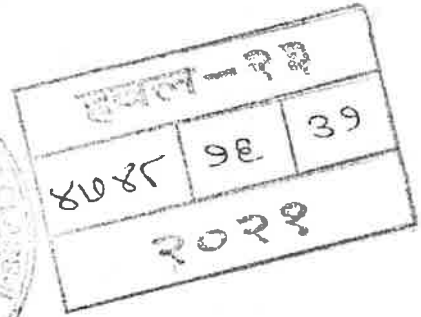
during the subsistence of term hereby created with his own cost subject to written consent of LICENSOR.

- g) That if the LICENSEE shall pay the License Fees punctually and regularly and duly observe and perform the conditions and covenants herein contained and apply in writing to the LICENSOR not less than two months prior to the expiration of the term herein reserved for renewal of the Leave and License Agreement for the further period as mutually decided on the terms and conditions subject to such variations as may be mutually agreed in future.

The LICENSEE shall observe all rules and regulation/s imposed by Corporation Authority or any Government body governing the said property and said premises and its usage thereof.

10) IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS;

- a) The lock-in period for the Leave and License Agreement shall be Five years from the date of execution of the present Agreement.
- b) The LICENSOR and LICENSEE shall not be entitled to terminate the present agreement during the entire term of the License period and or as the agreed period prescribed under the main lease Agreements, except on account of non-payment of the monthly License Fees of a continuous period for three months, after providing for adequate notice of at least 90 days to the LICENSEE to rectify the same.
- c) The parties herein have agreed that first right of renewal shall be given to the LICENSEE.
- d) The LICENSEE shall not be entitled, without obtaining in writing the permission of the LICENSOR to assign, mortgage, sublet or



otherwise part with possession of the demised premises or any of them or any part thereof and the buildings and structure standing thereon though such permission shall not be unreasonably withheld.

- e) The Monthly License Fee shall be subject to deduction of tax at source (TDS) under the Income Tax Act, 1961 as amended.
- f) The LICENSOR and LICENSEE agree and confirm that the Monthly License Fees payable by LICENSEE specified herein is exclusive of GST. In addition to the Monthly License Fees, the LICENSEE agrees to pay the GST as may be applicable on Monthly License Fees upon receipt of valid invoice from the LICENSOR and the LICENSOR shall pay the said GST on time and furnish the receipt of the same to the LICENSEE on demand.

11) Notice:

Any notice permitted or required by this Agreement to be given by LICENSOR or the LICENSEE, shall be in writing and shall be addressed upon the address mentioned in the array of the Agreement.

12) SEVERABILITY/ SUPPRESSION:

If any provisions of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.



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13) ATTORNMENT:

During the subsistence of this Leave and License or after completion of the first Three years the LICENSOR has right to sell the said property and premise described hereunder and the LICENSEE shall be given first right to purchase the said property and said premises and only upon the rejection by the LICENSEE, the LICENSOR shall have the liberty to dispose off the same to any of the third party or prospective purchaser.

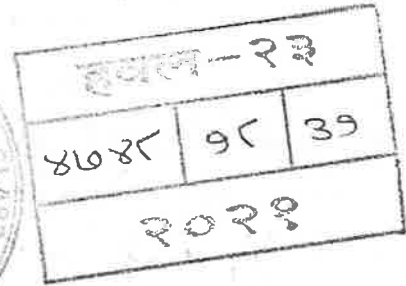
14) JURISDICTION:

The Courts at Pune shall have exclusive jurisdiction to try all suits and proceedings or things in connection with the present arrangement.

15) As per the provisions of law and provisions of Maharashtra Stamp Act the requisite stamp duty of Rs. 6,72,421/- and registration charges of Rs. 1,000/- are paid and the challan with that effect affixed herewith and as per the agreement between the parties, the parties shall agree to bear the cost of stamp duty and registration charges equally.

**SCHEDULE-I OF THE SAID PROPERTY**

All that piece and parcel of land bearing S. No. 54/2/1 out of which an area admeasuring about 8683.76 sq. mtrs. and S. No. 54/5-B out of which an area admeasuring about 2000 sq. mtrs. i.e. total area admeasuring about 10683.76 sq. mtrs. i.e. 1,15,000 sq. ft. lying and situated at Mouje-Kharadi, Taluka Haveli, District-Pune and within the limits of Pune Municipal Corporation and the same is bounded as under:



On or towards the East: By part of S. No. 58 of Kharadi  
On or towards the North: By part of S. No. 58 of Kharadi  
On or towards the West: By part of S. No. 54/2/1 of Kharadi  
On or towards the South: By part of S. No. 54/2/1 of Kharadi


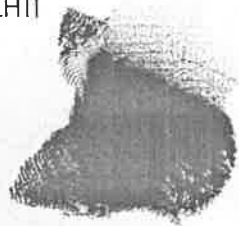

(Herein above referred to as the "Said Property" for the sake of brevity).

#### SCHEDULE-II OF THE SAID PREMISES

The School building and other structure having its carpet area admeasuring about 1,02,400 sq. ft. constructed upon the said property more particularly described in Schedule-I written herein above. (Herein above referred to as the "Said Premises" for the sake of brevity).

I



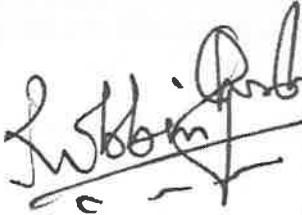
IN WITNESS WHEREOF THE PARTIES THE PARTIES HEREIN HAVE SIGNED AND EXECUTED THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.



MR. RAJKUMAR SHYAMNARAYAN SINGH. THE PARTY OF THE FIRST PART- THE LICENSOR		
Photograph	LHTI	Signature
		



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VICTORIOUS KIDSS EDUCARES PVT. LTD.  
Through Its Managing Director Robbin Ghosh  
THE PARTY OF THE SECOND PART-THE LICENSEE

Photograph	LHTI	Signature
		

Witnesses-1	Witnesses-2
Manish. K. Shetty Vithal Apts SUP Road Bauvli col m-103	
ANIL NARAYAN THOPATE KIAYURESHWAR COLONY, KESHAVNAGAR MUNDHWA PUNE 25	

Pune Municipal Corporation		
पुणे महानगरपालिका, मिळकतकर विभाग		
Counter Id :	6802	Receipt
Receipt Date :	26-Jun-2020	
Challan Number :	200626-6802-0386	Account No. : O/G/07/03362002
Name :	MR. RAJKUMAR SHYAMNARAYAN SINGH	
Address :	SCHOOL BUILDING, 3RD+4TH+5TH FL., S.NO. 54/5B, 54/2/1,54/4/2,3,4, NEAR DARGA, NAGAR ROAD, PUNE-14	
Pay Mode :	NetBanking	Receipt Amount : 966667
Cheque/DD/Ref. No. :	SPNB8933807408	Bank Name : BILLDESK
Cheque/DD/Ref. Date :	26-Jun-2020	
Description	Amount	
2020_1 [01-April-2020 To 30-September-2020]	966667.00	
Received sum of Rs. : Nine Lakh Sixty Six Thousand Six Hundred and Sixty Seven	966667	
NOTE : Computer Generated online receipt, does not require signature		
<a href="#">Print Receipt</a>		



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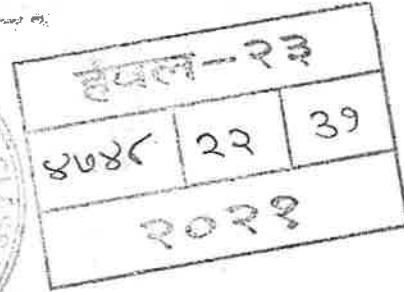


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Pune Municipal Corporation		
पुणे महानगरपालिका, मिळकतकर विभाग		
Counter Id :	6802	Receipt
Receipt Date :	25-Jun-2020	
Challan Number :	200625-6802-5469	Account No. : O/G/07/03362002
Name :	MR. RAJKUMAR SHYAMNARAYAN SINGH	
Address :	SCHOOL BUILDING, 3RD+4TH+5TH FL., S.NO. 54/5B,	
Pay Mode :	NetBanking	Receipt Amount : 966667
Cheque/DD/Ref. No. :	SPNB8831243973	Bank Name : BILDESK
Cheque/DD/Ref. Date :	26-Jun-2020	
Description	Amount	
2020_2 [01-October-2020 To 31-March-2021]	928803.00	
Excess Amount	36884.00	
Received sum of Rs. : Nine Lakh Sixty Six Thousand Six Hundred and Sixty Seven	966667	
NOTE : Computer Generated online receipt, does not require signature		
Print Receipt		

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वांधकाम नियंत्रण कार्यालय

क्रमांक : 0CC/0418/12

दिनांक : 30/6/12

शैक्षणिक इमारत

[ मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये ]

संपूर्ण भोगवटा पत्र

श्री. / श्रीमती मिळिंद कीर्ती (P.M.) व/० श्री. स्वप्निल देशपांडे (Arch)

राहणार ४५/क, सिध्दटेक अपार्टमेंट, सभात रोड, एम्डवना, पुणे-४

५०४६	२४	वांत - ३९
आर. टी. पी. अॅक्ट		फायनल वॉल्ट क्र. /
वांत व मारत		

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम् आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ चवराडी घरांक - फायनल वॉल्ट क्र. /

सर्व्हे क्र. ५६/५४ ५४/२/५, ५४/१/२, ५४/२/३, ५४/३/१, ५४/३/२, ५४/३/३, ५४/३/४, ५४/३/५, ५४/३/६, ५४/३/७, ५४/३/८, ५४/३/९, ५४/३/१०, ५४/३/११, ५४/३/१२, ५४/३/१३, ५४/३/१४, ५४/३/१५, ५४/३/१६, ५४/३/१७, ५४/३/१८, ५४/३/१९, ५४/३/२०, ५४/३/२१, ५४/३/२२, ५४/३/२३, ५४/३/२४, ५४/३/२५, ५४/३/२६, ५४/३/२७, ५४/३/२८, ५४/३/२९, ५४/३/३०, ५४/३/३१, ५४/३/३२, ५४/३/३३, ५४/३/३४, ५४/३/३५, ५४/३/३६, ५४/३/३७, ५४/३/३८, ५४/३/३९, ५४/३/४०, ५४/३/४१, ५४/३/४२, ५४/३/४३, ५४/३/४४, ५४/३/४५, ५४/३/४६, ५४/३/४७, ५४/३/४८, ५४/३/४९, ५४/३/५०, ५४/३/५१, ५४/३/५२, ५४/३/५३, ५४/३/५४, ५४/३/५५, ५४/३/५६, ५४/३/५७, ५४/३/५८, ५४/३/५९, ५४/३/६०, ५४/३/६१, ५४/३/६२, ५४/३/६३, ५४/३/६४, ५४/३/६५, ५४/३/६६, ५४/३/६७, ५४/३/६८, ५४/३/६९, ५४/३/७०, ५४/३/७१, ५४/३/७२, ५४/३/७३, ५४/३/७४, ५४/३/७५, ५४/३/७६, ५४/३/७७, ५४/३/७८, ५४/३/७९, ५४/३/८०, ५४/३/८१, ५४/३/८२, ५४/३/८३, ५४/३/८४, ५४/३/८५, ५४/३/८६, ५४/३/८७, ५४/३/८८, ५४/३/८९, ५४/३/९०, ५४/३/९१, ५४/३/९२, ५४/३/९३, ५४/३/९४, ५४/३/९५, ५४/३/९६, ५४/३/९७, ५४/३/९८, ५४/३/९९, ५४/३/१००

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक १००६/१२ दिनांक २६। ६। २०१२

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक २६। ६। २०१२ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अंतीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

- १) मान्य नकाशाकुसार
- २) तिसरा मजला - २३ क्लास रुम, कॉम्प्युटर रूम, लायब्ररी, कॅफे, टॉयलेट
- ३) संपूर्ण मजला
- ४) चौथा मजला - २० क्लास रुम, स्टाफ रुम, फिजिकल रूम, बायोमॅट्री
- ५) केमिस्ट्री रूम, प्रिन्सिपल रुम, टॉयलेट सह संपूर्ण मजला
- (१) पाचवा मजला - प्रिन्सिपल रूम, स्विमिंग पूल, इन्स्ट्रुमेंट रूम, २ किचन, २ रुम
- (२) ६ व ७ स्टाफ सदसिका असे संपूर्ण मजला
- (३) तिसरा, चौथा, पाचवा मजलासह संपूर्ण शैक्षणिक इमारत

अट-मविण्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरात व ट्रेसेवर रोड, पार्टीशन वॉल, करुन अगर प्रोल लावून-पार्किंग बंदिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसूचना न देता सदरची संपूर्ण अनधिकृत बांधकामे पाडण्यात येतील व त्यासाठी येणारा खर्च सर्जेंट धारक / मालक यांजकडून वसूल करण्यात येईल.

सहायक अभियंता,  
वांधकाम नियंत्रण क्र.२,  
पुणे महानगरपालिका.



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२०२९		

**पुणे महानगरपालिका**

शिवाजीनगर, पुणे ४११००५.



बांधकाम नियंत्रण कार्यालय

क्रमांक 0CC/1037/11

दिनांक २१/१२/११

02820

मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये ]

**अंशतः भोगवटा पत्र क्रमा-९**

श्री. / श्रीमती **मिडिरे किलते (एम) नरेंद्र धी. स्वामिण, केशपंडे (मधु) २३**

राहणार **२३/ब, मिडिरेड रोड, एरंडवणा, पुणे-४**

४०४८  
वा.स. - २६ ३९

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २५३/२५४ व एम्. आर. टी. पी. अॅक्ट क्रमे ४५/६९ प्रमाणे पुणे, ऐठ **रवराडी** घरांक फासमल लॉट क्र. / सर्वे क्र. **५४/७५, ५४/७६, ५४/७७, ५४/७८** कोणिक इमारत

इकडोल संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक **२५८९/०६** दिनांक **२२/१२/२००९** अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. संदर्भ संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक **१९/१२/२०११** रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन.

- मान्य नकाशा नुसार
- नळसजला - पार्किंग, मल्हीपरिज होळ
- परिष्ठा सजला - कळाम रुम, ३ ते १३, अकॉट अँड अँडकीन, बँक ऑफिस
- स्टाफरूम, म्युझिक रुम, डान्स रुम, आर्टरूम, पॅन्ट्री, म्युझर
- आयनेकवर डेकोर, कॉन्फरन्स रुम, वेटींग डेकोर,
- की. अँड्रीनेटर्स रुम. ४, टॉयलेट्सह संपुर्ण सजला
- दुसरा सजला - नळसजला ३ ते २३, कॅन्टीन, किचन, स्टाफरूम, लॉजरी
- (१) कॉम्प्युटर लॅब, स्टोअर, जेजीटर रुम, टॉयलेट्सह संपुर्ण
- (२) सजला
- (३)

अट-प्रविष्टात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मॉनिमल अंतरात घ टेरसवर शेड, पार्किंग पॉल, करुण अगर ग्रीस लावून पार्किंग बॅरिअर करणे इत्यादी) करण्यास कोणतीही परवानगी न देता सदरची संपूर्ण अनधिकृत बांधकामे प्राप्तात येतील व त्याबाबत वेळोवेळी फॉर्मेट धारक/मालक बांधकाम वगळ करण्यात येईल.

*(Signature)*  
सहायक अभियंता,  
बांधकाम नियंत्रण क्र.९,  
पुणे महानगरपालिका.



हवल-२३		
४७४८	२७	३९
२०२१		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

RAJKUMAR SHYAMNARAYAN SINGH  
SHYAMNARAYAN ZAGDU SINGH

10/06/1966  
Permanent Account Number  
AAPP53162E

*M*  
Signature



*Rajkumar*



हवल-२३		
४७४८	२५	३९
भारतीय विशिष्ट पहचान प्राधिकरण INDIAN IDENTIFICATION AUTHORITY OF INDIA		
Address S/O Shyamnarayan Zagdu Singh, Building No. 8, Om Shantiraj Raj Mahal Bungalow, Thakur Village, Behind Vahnu Shivam Tower, Kandivali East Mumbai, Mumbai, Maharashtra - 400101		

भारत सरकार  
GOVERNMENT OF INDIA

राजकुमार श्यामनारायण सिंह  
Rajkumar Shyamnarayan Singh

जन्म तिथि/DOB: 10/06/1966  
पुरुष/Male

4876 7657 2432

माझे आधार, माझी ओळख

नाम  
S/O Shyamnarayan Zagdu Singh,  
बिल्डिंग नं. ८, ओम शान्तिराज महल  
प्लॉट नं. ८, शिवम टॉवर, कान्दिवली पूर्व,  
मुंबई, महाराष्ट्र - ४००१०१

4876 7657 2432

MEERAADHAAR, MERI PEHACHAN

आयकर विभाग  
INCOME TAX DEPARTMENT  
ROBBIN GHOSH



भारत सरकार  
GOVT. OF INDIA

SUSHIL

25/06/1946  
Permanent Account Number  
AHPPG3624E

*Robbin Ghosh*  
Signature



*Robbin Ghosh*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VICTORIOUS KIDSS EDUCARES  
PRIVATE LIMITED

06/01/2006

Permanent Account Number

AACCV2437M

20060614



हवेल-२३		
५०४८	२९	३९
२०२४		



Summary1 (GoshwaraBhag-1)

524/4748

शनिवार, 27 फेब्रुवारी 2021 1:24 म.नं.

दस्त गोपवारा भाग-1

हवल 23 30 39

दस्त क्रमांक: 4748/2021

दस्त क्रमांक: हवल 23 /4748/2021

बाजार मूल्य: रु. 00/-

मोबदला: रु. 44,18,920/-

भरलेले मुद्रांक शुल्क: रु.6,72,500/-

दु. नि. सह. दु. नि. हवल 23 यांचे कार्यालयात

पावती: 5139

पावती दिनांक: 27/02/2021

अ. क्रं. 4748 वर दि. 27-02-2021

सादरकरणाराचे नाव: विक्टोरिअस किड्स एज्युकेशन प्रा.  
लि. तर्फे मॅनेजिंग डायरेक्टर डॉ. रॉबिन घोष

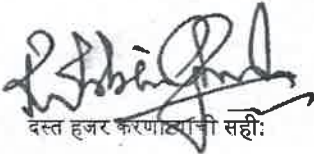
रोजी 1:21 म.नं. वा. हजर केला.

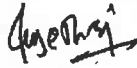
नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 620.00

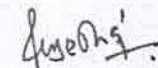
पृष्ठांची संख्या: 31

एकुण: 1620.00

  
दस्त हजर करणाऱ्याची सही:



Jt. Sub Registrar Haveli 23



Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: 36-अ-लिहू अंड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्षा क्रं. 1 27 / 02 / 2021 01 : 21 : 59 PM ची वेळ: (सादरीकरण)


शिक्षा क्रं. 2 27 / 02 / 2021 01 : 23 : 04 PM ची वेळ: (फी)

प्रसिद्धापत्र

आम्ही लिहून वेणार व लिहून घेणार  
कृप्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास  
जोडलेली पूरक कागदपत्रे ही अससल व खरी  
असून ती खाटी व बनावट आढळून आल्यास  
नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये  
होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.

लिहून देणार





Principal

Victorious Kidss Educare  
Kharadi, Pune-411014

  
CHAIRMAN & MD



Summary-2( दस्त गोषवारा भाग - २ )



दस्त गोषवारा भाग-2

हवल23 30/39  
दस्त क्रमांक:4748/2021

27/02/2021 1 25:14 PM

दस्त क्रमांक :हवल23/4748/2021

दस्ताचा प्रकार :-36-अ-लिक्व्ह अँड लायसन्सेस

अनु क्र.	पसकाराचे नाव व पत्ता	पसकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजकुमार श्यामनारायण सिंग पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग न. 8, ओम शिथिबा राज महाल बंगलो, ठाकूर व्हिलेज, विष्णु शिवण टॉवर शेजारी, कांदिवली (इ), मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAPPS3162E	लायसेन्सर वय :-54 स्वाक्षरी:-		
2	नाव:व्हिक्टोरिअस किडस एज्युकेशन प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर डॉ. रॉबिन घोष पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स न. 53, 54 आणि 58 हिस्सा न. 2/1अ फाऊंटन रोड समोर पुणे नगर रोड खराडी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AACCV2437M	लायसेन्सी वय :-75 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तपाकथीत 36-अ-लिक्व्ह अँड लायसन्सेस चा दस्त पुरवठा करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:27 / 02 / 2021 01 : 24 : 08 PM

ओळख:-

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

अनु क्र.	पसकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बकीत प्रशांत अशोक कुंभार वय:38 पत्ता:हडपमर पुणे पिन कोड:411028	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:27 / 02 / 2021 01 : 24 : 27 PM

Jt. Sub Registrar Havelli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VICTORIOUS KIDSS EDUCARES PRIVATE LIMITED	eChallan	00040572021022718557	MH012344264202021E	672500.00	SD	0005797168202021	27/02/2021
2		DHC		2702202100955	620	RF	2702202100955D	27/02/2021
3	VICTORIOUS KIDSS EDUCARES PRIVATE LIMITED	eChallan		MH012344264202021E	1000	RF	0005797168202021	27/02/2021

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

4748 /2021

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की,  
या दस्तऐवजात एकूण 39 पृष्ठे आहेत  
म्हिले नंतरचे पुस्तकाचे  
नंबर नोंदला.

सदर दुय्यम निबंधक (वर्ग-२) हवेली क्र.२४  
दिनांक 20/02/2021

