



CHALLAN  
MTR Form Number-6

**DEFACED FOR RS: 2796700.00**

UBER  
KARNATAKA (VLS)

CRN	KARNATAKA STATE REVENUE DEPARTMENT		Form ID	66
Challan No.	2796700.00	2796700.00	Form No.	66
Type of Payment	Sale of Non-Agricultural Property			
(Amount in words: Twenty Seven Lakh Ninety Six Thousand Seven Hundred Rupees Only)	Payee Details			
TAX ID (if Any)				
FAN No. (if Applicable)	AAATE201K			
Full Name	EUROSCHOOL EDUCATION TRUST			
Flat/Block No.	G No.53/11 and S.No. 88/01			
Freehold/Guilding				
Site/Plot No.	Land 11000 Sq.Mts with building 22000 Sq.Ft.			
Area/Locality	Village - Unif Takka - Hosur District - Pune			
Town/City/District				
Pin	+ 1 1 0 8 8			
Remarks (if Any)	PANCHALATAPUR - PANCHATON FOUNDATION - CA*			
Amount in Words	Twenty Seven Lakh Ninety Six Thousand Seven Hundred			
Total	2796700.00	2796700.00	Amount in Rupees Only	
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Check/CD Details	Bank CN	RFID No.	00000001400270001 0199006101	
Check/CD No.	Date		22/09/2014 14:24:34	
Name of Bank	Bank Branch		STATE BANK OF INDIA	
Name of Branch	Branch No., City		028, 23080014	



हवेली ६  
22/9/14  
२०१४

State Bank of India  
 Pre-acknowledgment Payment (PAN) Form for Payment through any SBID Branch  
 Branch: T-301, New DCM 000760 Deposit - Free Collection - State Bank of India



Branch/Party Name/Details	Mode of Payment		
	Cash	Cheque	Other
SBID Branch Reference No: CP0000761			
Branch: NEW DELHI T-301 (DCA)			
IBID: NEW DELHI T-301 (DCA)			
PLI Code: T-301 (DCA) BRANCH TRUST			
Account: 280760 Twenty Seven Lakh Sixty Six Thousand Six			
State Bank of India			
Total Rs.			
Bank Stamp		Signature of Drawer	

City Name: New Delhi Country: INDIA Pin Code: 110001

NTS Form Number: 8

Form No: 2401734-000001 | NARS Code: 11000000000000000000000000000000 | Date: 28/09/2014 12:02:38 | Form ID: 38

Department: Income Tax - Return  
 Type of Payment: Non-Labour Income - Direct Payment  
 PAN Number: AAJ750231H

Office Name: HRA, NOV/13, DISTRICT REGISTRATION  
 Location: PUNE  
 Year: 2013-2014 - Six Two  
 Fiscal Year: 2013-2014

Assessment No: 27010300  
 Remark: PAN 750231H  
 Address: Laxmi Tower Building, 72/25, Ring Road, Village - Dabhon, Taluka - Vadgaon, Dist - Pune  
 PIN: 411 008

Remarks: PAN 750231H - PLATUR FOUNDATION-CAP (DCA)  
 Make payment at any branch of STATE BANK OF INDIA before 29/09/2014

Total: 27010300

Amount In Words: Twenty Seven Lakh Sixty Six Thousand Six Hundred Sixty One

Payment Details: STATE BANK OF INDIA | FOR USE IN GREEN AIR BANK

Chassis ID: 0000761 | Form ID: 38 | PAN: AAJ750231H

Created On: 28/09/2014 | Date: 28/09/2014

Printed On: 28/09/2014 | Bank Name: STATE BANK OF INDIA

Name of Branch: New Delhi

Form No.: 2401734-000001



हुवेली ६  
 20/9/14  
 2014

*(Handwritten signature)*

State Bank Collect

For Acknowledgement Payment (PAP) Form for Payment through any SBBI Branch

Branch Take: Use SBBI INSTED Debit + Fee Collection State Bank Collect

Serializing/Reference Details		Mode of Payment	
		Cash	Chq/DD
Cash	Notes	Amount	In Words
		500 *	
		500 *	
		100 *	
		50 *	
		20 *	
		10 *	
Chq/DD No.			
Chq/DD Date			
Drawn Bank			
Drawee Branch			
Branch Stamp		Signature of Debtor	

STATE BANK OF INDIA  
 NO. 123  
 15/08/2014

BTTS Form Number 5  
 Date: 22/08/2014-14-22-36 Form D 1a

DPN No: 2482093 22/1/14	BARCODE	Page Details
Department: Income General CG Registration	TAX ID (I-File)	
Type of Registration Form	PAN No. if Applicable: AAATE291K	
Registration	Full Name: SUPHOODIOL EDUCATION TRUST	
Office Name: HUDA, PHASE 4, SECT 11B, REGISTRAR	Flat/Block No.	S.No. 22/171 and S.No. 22/21
Location: Phase	Precedence/Seq.	
Year: 2014-2015 One Time	Road/Street	Lane 11/102 Sq. Mtrs with Survey 1200 Sq. Ft.
Amount (INR)	Area/Category	Village - Umri Taluka - Haveli D
5000.00	Town/City/District	Umri - Haveli
	Pin	4 1 7 0 6 0
REMARKS: PANDHARATI19880-PRINATLIS FOUNDATION- (If Any)		
Make payment at any branch of STATE BANK OF INDIA Before 20/08/2014		
Total	5000.00	

NOTARY  
 S.P. DUBEY  
 Notary Public  
 No. 123  
 15/08/2014

Amount In Words: Fifty Thousand Rupees Only	FOR USE IN RECEIVING BANK	
Payer's Details: STATE BANK OF INDIA	Branch: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK
Chq/DD No.	Date	CHQ/DD
Name of Bank	Branch	STATE BANK OF INDIA
Office of Branch	Branch No. Code	

NOTARY  
 S.P. DUBEY  
 Notary Public  
 No. 123  
 15/08/2014

Form No. : 2014/3487

THE SEAL OF SUB REGISTRAR OF  
 HAVELI D  
 PHASE 4, SECT 11B, REGISTRAR

हवेली ड  
 15/08/2014  
 2014

NOTARY  
 S.P. DUBEY  
 Notary Public  
 No. 123  
 15/08/2014



This Lease Agreement ("Lease or Lease Agreement") is entered into on the 23<sup>rd</sup> day of August 2014

BETWEEN

**S. P. DUBEY**  
S.A.L.S.  
NOTARY PUBLIC  
MAHARASHTRA  
GOVT. OF M.H.

Foundation, a Trust with Registration No E-338 having their registered address at Mr. Ambedkar Road, Pune 411001 through its Trusted Mr. Rajv Lals Sanghani, age-37 years, Occupation - Business herein after referred to as "Property Owners" or "Lessor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, nominees and assigns [in case of a Trust]);

AND

EuroSchool Education Trust, a Trust registered and existing under the Bombay Public Trust Act, Reg. No.E-25554 with its registered address at 507, Raigarh numbers, 69 Surat Street, Above State Bank of India, Danabunder Masjid, Mumbai - 400 009 and principal place of office at Dasi Corporate Park, 158 Vidyanagar Marg, Santacruz (East), Mumbai - 400 038, India through its Authorized Signatory Govindrajan Jagannathan, Age - 40 years, Occupation - Service; and hereinafter referred to as the "EuroSchool" or "Lessee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, nominees and assigns).

The Lessor and the Lessee are hereinafter jointly referred to as "Parties".

**WHEREAS**

The Lessor are the sole and exclusive Owners of certain land measuring about 11,000 sq. mtr. (Armenity space) carved out of total land measuring about 1,00,000 sq. mtr. together with the building and premises including but not limited to school building and administrative blocks measuring about 72,200 sq. ft., comprising of Parking + 4 floors situated at Survey Number 60/3/1 & 60/2/1, Village - Urdri, Taluka - Haveli, District - Pune, 11,000 Sq Mtrs. And as more specifically detailed with information and compliances relating to all development conditions such as road development, drainage, set back and other municipal or local development, under "Annexure A" (hereinafter referred to as the "Premises") with absolute rights for development, construction and lease of the said premises. The Lessor has received the said piece of land through a sale deed dated 2<sup>nd</sup> April, 2002 registered under Sr. No. 2583/2002 on 2<sup>nd</sup> April, 2003 with Sub-Registrar, Haveli Nr. XII.

(b) The Lessor are legally competent to lease out and enter into a lease deed or an agreement to lease and have obtained necessary approvals/permissions from the statutory bodies in respect of the Premises in full to any individual, company, trust and/or firm for the purpose of running and operating a CBSE / ICSE ("Board Affiliated") affiliated day school.

AND WHEREAS the LESSOR has represented to the LESSEE that they have obtained all required statutory and other permissions, licenses, certificates, approvals for the commercial use and occupancy of the said Building; the LESSOR has further represented that all the original title related documents with respect to the said property are in its absolute possession and custody of the LESSOR; and the LESSOR has furnished copies of all such documents to the LESSEE and the LESSEE has acknowledged that the necessary documents are in order.

Form-10 33

NOTARY TRUST

201

Building 72200 Sq Ft

April 20

FOUNDATION-OR



11 10/2



हस्ताक्षर  
20/09/2024  
2008

The Lessee's desire of taking on lease the Premises for the purpose of running and operating a [ICSE/ICSE affiliated Day school] named as 'EuroSchool' upon the Premises on the terms and conditions recited hereunder. The word and logo 'EuroSchool' is a registered trademark of EuroSchool International Pvt. Ltd. which is a part of the associated group entities of the Lessee. The Lessee required in future, will also operate a pre-school on the said Premises under the name 'EUROKIDS/EUROKIDS SAPLINGS'.



(a) It has been agreed between the Parties that the Premises will be provided on lease by the Lessor to the Lessee for an initial term of 15 years and a renewable term of 15 years upon expiry of initial 15 years of lease term for the aforementioned purpose.

(b) The Lessor and the Lessee have agreed to record the terms of the lease in this Lease Agreement.

NOW WHEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

**1. Grant of Lease**

The Lessor hereby agrees to grant lease of the Premises to the Lessee for the use and occupation of the Premises (together with the buildings, easements, rights and advantages appurtenant thereto) with the infrastructural facilities, as defined and more particularly described in Annexure "C" in accordance with the provisions of this Lease Agreement for the purposes of running and operating a school on the said Premises. It is agreed between the parties that all residual and future benefits have been retained by the Lessor and the Lessee has no right to claim over them.

**2. Term of Lease and Lease Rental**

The Lessor agrees to lease the Premises to the Lessee and the Lessee agrees to take on lease the Premises together with the right to use the common facilities in the Premises. The period of the lease for the Premises shall be for an initial 15 years ("Initial Term") the balance period of another 15 years ("Renewable Term") upon expiry of the initial term. The initial term shall be commencing from 1<sup>st</sup> June 2024 to 31<sup>st</sup> May 2029 and the Renewable Term shall be commencing from 1<sup>st</sup> June 2029 to 31<sup>st</sup> May 2044. The Initial Term shall be referred as "Term", unless terminated earlier in accordance with the provisions of this Lease Agreement.

(a) The monthly lease rental during the period of this agreement shall be as per Annexure "B" subject to TDS as applicable. The lease rental shall commence from 1<sup>st</sup> June 2024 and shall be paid quarterly in advance. In the event the Lessee defaults in paying the rent for a continuous period of two (2) months then the lease rental shall be paid with an added interest at the rate of 1.5% interest per month, to be calculated from the date on which the lease rental becomes due, upto the date the lease rentals are finally paid.

(b) After the expiry of the initial Lease Term of the agreement, the lease may be renewed by the mutual consent of the parties hereto for a further period of 15 years hereinafter referred to as the "renewable term". However, the revised lease rent shall be decided with the mutual consent of the parties hereto at the end of the 15<sup>th</sup> year i.e. June 2027. In the event that the parties hereto are not able to arrive at a mutually acceptable conclusion in respect of the lease rent of the renewable term



हवेली ६  
०१०१/६/६२  
२०१४

then in that event the lease will stand terminated by efflux of time at the end of the 15<sup>th</sup> year of the initial term, i.e. 31<sup>st</sup> May 2029.

(c) The Lessee has paid to the Lessor interest free refundable security deposit amounting to Rs. 3,60,00,000/- (Rs. Three Crore Sixty Lakhs Only) to the Lessor. It is agreed by and between both the Parties that the said interest free security deposit is to ensure due and proper performance of all terms, conditions and covenants of the Lease Agreement, including handing over the physical, vacant and peaceful possession of the said Premises to the Lessor on or before the 31<sup>st</sup> May 2029, time being of the essence and the said security deposit shall be returned immediately without interest by the Lessor to the Lessee only against the delivery of the said Premises on the aforesaid date.

(d) It is further agreed by and between the Lessor and the Lessee hereto that upon the arrangement created by the Lease Agreement expiring by efflux of time, or being sooner or earlier determined, as provided herein, the Lessor shall refund to the Lessee the said sum (after deducting any unpaid license fees including amounts payable under clause 7 hereunder), unpaid water bills, and/or electricity bills if any) simultaneously with the Lessee removing its officers, employees, articles, goods and chattels from the Premises. In the event the Lessor fails, refuses, or neglects to refund the said sum as aforesaid, the Lessee shall (without prejudice to its right and remedies provided in the Lease Agreement and in law) not be obliged or bound to remove its officers, employees, articles, goods, and chattels from the Premises, and the Lessee shall be entitled to continue to use the services/facilities provided by the Premises (but strictly in accordance with the Lease Agreement) without being liable to pay, (save and except electricity and telephone charges which shall continue to be payable by the Lessee), the monthly service charges to the Lessor until such time as the Lessor refunds to the Lessee the said sum, together with simple interest at 1.5% per annum from the date on which the Lessee vacated the Premises and kept the premises for inspection of the Lessor.

### 3. Taxes

(a) All payments specified under this Lease Agreement are payable by the Lessee but subject to deduction of tax at source ("TDS"), as applicable from time to time, for which TDS certificates shall be issued by the Lessee to the Lessor within the stipulated period. Service tax or any such tax if applicable in future, will be paid by the Lessee and payment of the same will be the sole liability of the lessee.

(b) Notwithstanding what is stated in para 3(a) herein above, the Lessor shall be solely responsible for the payment of any and all taxes pertaining to property / municipal taxes, fees for facilities, development or building plan approvals, and any other charges, cess and dues pertaining to the Premises during the Term from any statutory and local authority.

### 4. Rights and Obligations of the Lessor

(a) The Lessor shall ensure that any development and construction work of the Buildings and Premises to be carried out by the Lessor's contractors commences only after the prior approval of the Lessee as per the specifications, designs and drawings of the Lessee. Such contractors shall work in co-ordination with the architects/consultants of the Lessee. The Lessor shall strictly conform to the Lessee's specifications and requirements.

(b) The Lessor shall ensure that any development and construction of the buildings on the Premises are as per the specifications in the schedule hereunder. Upon the completion of the development and construction of all the buildings and the



11 12



installation of all the equipments by the Lessor, the Premises shall be inspected by the representative of the Lessee ("representative"). The Lessor agrees and undertakes that they shall use building and construction material, including but not limited to steel and cement, of the highest quality and as per the specifications provided by the Lessee or their representatives. The Lessor and its representatives will have the right to conduct a structural audit of the buildings on the Premises on the completion of construction. In the event the construction is found to be of standard quality, the Lessee will have the right to require the Lessor to re-enforce the construction or if the Lessee carries out such re-enforcement at its own cost and expenses, then the Lessee will be entitled to fully recover such costs and expenses from the Lessor.

- (c) The Lessor shall provide the Lessee with all requisite land documents, local authority approvals and other information as and when required, for the purpose of obtaining Board Affiliations for the purpose of EuroSchool.
- (d) The Lessor shall be responsible for carrying out external painting of the school building every 4 years and for rectifying any leakage that may occur from the external face of the said school building from time to time. Any structural repairs that may be necessary will also be the responsibility of the lessor. In the event of any delay or default by the Lessor in maintenance of such above mentioned obligations, the Lessee has the right (but not an obligation) to make its own arrangements, the cost of which shall be immediately compensated by the Lessor.
- (e) Once the Lessor provides the necessary electric load as agreed herein it is the responsibility of the Lessee to maintain such installation and the Lessor shall not be responsible for any disruption of power supply. However the Lessor agrees to assist the Lessee to rectify any disruption of power supply by making any applications etc. to the concerned authority.
- (f) The Lessor will provide the Lessee for the Premises with independent transformers, electric meter/s, water connection/s, sewage connections and other such facilities as are more particularly described in Annexure "C" to this Lease. All such facilities will be procured and remain in the name of the Lessor. Any costs or any deposits that need to be paid for such facilities will be borne by the Lessor.
- (g) The Lessor shall allow the Lessee to have unhindered access to the Premises and the easements and appurtenances thereto during the entire Term of the Lease Agreement for all 24 (twenty four) hours and all 7 (seven) days of the week.
- (h) The Lessor shall not mortgage, hypothecate, sell, sub-let, assign, gift, transfer, or attach the Premises or create any third party interest in the Premises during the subsistence of this Lease Agreement without the prior written consent of the Lessee.
- (i) The Lessor shall not be entitled to appoint or request for the appointment or nomination of a trustee representing the Lessor on the Board of Trustees of the Lessee i.e., EuroSchool. However, the Lessee has agreed that the Lessor representatives may hold two position(s) in the Governing Board/School Management Committee comprising of a maximum of twelve members in total.
- (j) The Lessor shall be at liberty to nominate 10 students per year to be accepted by the Lessee for admission to EuroSchool, Undri, Pune. These students shall pay the school fees as may be fixed by the Lessee at par with all other students.
- (k) The Lessor shall also not be entitled to inspect or request for the inspection of the books of accounts or other records of the Lessee.





हवेली ६  
14/10/17

(l) The Lessor confirms that the Lessor that in case any further permissions / approvals relating to the land and buildings are required, the same shall be obtained by the Lessor at the cost of the Lessee. The Lessee agrees to, at its discretion; provide such assistance as may be required and necessary to the Lessor in obtaining such permissions / approvals. The Lessor shall keep the Lessee indemnified against any loss that the Lessee may suffer on account of lack of such approval / permission. The Lessee shall use the facilities for the purpose of its business as aforesaid and shall not store in the area any combustible or inflammable or dangerous materials and shall not carry on any business of illegal nature in the Premises. The Lessee shall, however, be entitled to store such materials on the Premises that may be required for the purpose of the school laboratory or for the catering facilities.

(m) The Lessor agrees to provide at its own cost an additional built up area of approximately 71,652 sq. ft. for the Lessee which will form part and parcel of this agreement. This additional area is to be provided by the Lessor to the Lessee on or before June 2017. It will be binding on the Lessee to pay the additional lease rent for the said built up area at the rates mentioned in Annexure "B."

(n) The Lessor shall be responsible for obtaining electrical power of 200 KVA and water supply from the Development Authority or any other municipal authority or any other local body or government authority, as the case may be at their own cost. The Lessor shall make its best efforts for arranging a water connection as mentioned herein before within a reasonable period of time and the Lessor shall not be responsible for any delay in procuring the same from the local authority. The Lessee agrees to provide reasonable assistance to the Lessor, where necessary, to enable the Lessor to obtain the requisite approvals.

(o) Land Documents: The Lessor shall provide requisite certified true / notarized photocopies of the land documents to the Lessee for its information and records.

(p) The Lessor shall seek necessary approvals, if any, as may be required under any statutory amendments or law from time to time, in the event of any amendment in the statute or law of the land insofar as such change is in relation to the Lessor title to the Premises and the use of the premises for the purposes of the EuroSchool.

(q) The Lessor shall be solely responsible for the payment of any and all taxes pertaining to property / municipal taxes and any other dues lawfully chargeable pertaining to the Premises during the Term. In the event of default of such payment by the Lessor, the Lessee, at its discretion, reserves the right to pay these levies on behalf of the Lessor and recover the same from the Lessor with added interest @ 1.5% per month, to be calculated from the date the Lessee pays on behalf of the Lessor; or deduct such amounts from the monthly lease rentals payable to the Lessor; and the Lessee also reserves the right to take any action against the Lessor as contemplated under this deed for violations of the conditions of this Lease Agreement.

#### 5. Rights and Obligations of the Lessee

(a) EuroSchool will be supervised and day to day management shall be governed by the Governing Board/School Management Committee of the Lessee. The Lessee shall responsibly at all times ensure that the day to day operations and regular maintenance and upkeep of the school premises will be carried out at the cost of the Lessee. The Lessee shall bear all expenses of maintenance related to assets deployed in operating the school including AMC contracts on equipments.

(b) All furniture, fixtures and other movable property on the Premises shall be the property of the Lessee and upon termination of the lease, the Lessee will be entitled to the same.

1. 17/10





हवेली ६  
२०१४

The Lessee shall keep the interior of the Premises clean, tidy, and healthy during the term of the lease. The Lessee shall keep the Premises in the same good condition, state and order in which it has been handed over to it by the Lessor and shall abide by all laws, bye-laws, rules and regulations of the government/ local bodies and other authorities.

- (d) The Lessee shall not construct any work which will be unauthorized or against municipal building rules and regulations.
- (e) The Lessee shall be entitled to employ and maintain staff, employees, guards, watchmen and other routine staff in the Premises at all hours of the day. Matters regarding the staff will be the sole responsibility of the Lessee. The Lessor shall be responsible for all statutory and other dues payable to the staff employed by the lessee on the said premises.
- (f) The Lessee shall obtain all relevant affiliations/approvals as required for operating a [CBSE/ICSE/IGCSE/IB school] and the Lessor shall assist Lessee in procuring requisite land documents, local authority approvals in respect of the premises and building and other information as and when required, for the purpose of obtaining such affiliations/approvals. The Lessee hereby agrees to indemnify and keep indemnified the Lessor against all loss or damage suffered or incurred by the Lessor as a result of the Lessee failing to obtain and renew all such affiliations/ approvals etc.
- (g) The Lessee shall have the right to display its name, logo, corporate symbol on the sign board(s) at the said Premises without any extra cost or rent or amounts payable to the Lessor. However, the portion of the school building would bear the name "Atur Sangtani Academic Building" to be displayed on the building in a manner mutually agreeable to both parties hereto.
- (h) The Lessee shall permit the Lessor to, subject to the prior written consent of the Lessee, at all reasonable times (which times shall exclude the school hours and normal working days), to enter upon the Premises for inspection of the said Premises.
- (i) The Lessee shall be entitled to submit copies of this Lease Agreement with the relevant educational authorities for the purpose of obtaining the CBSE/ICSE/IGCSE/IB school affiliations for EuroSchool.
- (j) The Lessee agrees to pay for all the school operating and/or recurring expenses including maintenance repair and upkeep of the school premises and payments towards electricity charges, telecom and water charges.

#### 5. Representations of the Lessor

The Lessor represents and warrants to the Lessee that:

- (a) The Lessor has a good and clear title to the said Premises and the Lessee has independently verified the same and satisfied itself;
- (b) The Lessor is fully possessed of the said Premises and has the full right, absolute power and authority to enter into and grant the lease;
- (c) The Lessor has not entered into any similar agreement, lease deed or arrangement with any third party for the said Premises;
- (d) The Lessor agrees, prior to completion of the entire building, to obtain the necessary Occupancy Rights Certificate from the concerned government authorities complying with all the lawful conditions so imposed by the statutory bodies. However if the Lessee at a later stage realizes or discovers that the Lessor have



हवेली ६  
 20/10/22  
 3528

failed to obtain such occupancy rights certificate then in such case the Lessor shall be solely responsible for consequences which follow thereof which shall also include unilateral termination of the present Lease Deed by the Lessee for such misrepresentation caused by the Lessor. It is agreed between the Lessee and the Lessor that till such time as the entire building is complete the lessor shall provide the Lessee with an architect's certificate for occupation of the building.



- (e) The Lessor shall obtain all requisite statutory and other approvals, building plan and plans for school building, from the concerned governmental/local authorities;
- (f) The Lessor is not under any disability, restriction or prohibition such as family disputes or disputes which shall prevent it from performing or adhering to any of its obligations under this Lease Agreement;
- (g) The Lessor shall complete all the infrastructural facilities on the Premises including but not limited to the building, compound wall and other permanent improvements in accordance with the specifications as set out in Annexure C hereto.
- (h) The Premises is not subject to any restrictions such as green zone or forest land area or coastal regulation zone related regulations where the constructed area for setting up EuroSchool would be limited.

**7. Lock-in Period**

- (a) Upon execution of the Lease Agreement, neither the Lessor nor the Lessee can terminate the said Lease Agreement within the period mentioned hereunder, which shall be deemed to be the lock-in period ("Lock-In Period"):-
  - For the Lessee and Lessor – 15 years from the date of commencement of academic year i.e., June 2014.
- (b) Notwithstanding anything as stated in 7 (a) above, in the event of breach during the Lock-in Period, by the Lessor or the Lessee of the terms of this Lease Agreement, the defaulting party shall cure such breach within a period of thirty (30) days of the notice being served by the other party regarding the same.
- (c) Notwithstanding what is stated in clause 7(a) above, in the event of termination during the Lock-in Period due to breach of the agreement (including non-payment of Lease Rent), the party responsible for the breach shall be liable to pay as penalty to the other party, the balance amount of lease rentals payable till the end of the 15<sup>th</sup> year term from the commencement of first academic year, i.e., June 2014.
- (d) Notwithstanding what is stated in clause 7(a) above, in the event, the Lessee defaults in paying the lease rentals for the continuous period of 4 (four) months, then this lease agreement shall stand terminated ("Termination Due To Rent Default"). On termination due to rent default, then
  - (i) Upon termination of the lease arrangement by the Lessor due to default in payment of lease rentals, the outstanding lease rentals shall be adjusted against interest free security deposit. After this adjustment the lease rent due from the Lessee for the balance part of the initial term from the date of default shall be payable by the Lessee to the Lessor. The lessor shall refund the balance security deposit due, if any, after appropriating any part of unpaid lease rent.
  - (ii) The Lessor shall with the prior written permission of the Council of Indian School Certificate Examinations ("CISCE") be at liberty to continue operation of the school under its own management under the brand name "EURO SCHOOL" of the Lessee and also continue using the contents/curriculum of the Lessee till the completion of the prevailing

01 107



हवेली ६  
६५५९९ / ६५

academic year only in which the default has occurred without payment of any royalty to the Lessee. Further, the Lessor shall also collect and retain the fees from the students. However, The Lessor shall be at liberty to continue using the contents/curriculum of the Lessee even after completion of the prevailing academic year in which the default has occurred. It is agreed between the parties that in such an eventuality all the administrative and teaching staff of the Lessee will be made available to the lessor and salaries/ remuneration for such staff shall be borne and paid by the Lessor.

(iii)

In case of such default by the Lessee, the Lessee shall find and replace an interested party to continue operating the school on the same terms and conditions as agreed between the parties hereto. In such an event, the Lessor and an interested party shall be at liberty to continue using the contents/curriculum of the Lessee with prior written permission of the Lessor without payment of any royalty to the Lessee till the completion of the prevailing academic year only in which they enter into a lease deed with such third party. The Lessor or an interested party in any case shall not be permitted to use the brand name "EUROSCHOOL" of the Lessee beyond the said prevailing academic year in which the termination due to rent default has occurred.

(e) In the event, the Lessee finds the replacement i.e., third party to operate the school on the same terms and conditions to secure the interest of the Lessor and other obligations of this lease agreement, then the Lessee shall be liable to pay the lease rent to the Lessor only till the date of commencement of the lease between the lessor and any such third party.

#### 8. Termination of Lease and Consequences of Termination

(a) Upon termination of this Lease Agreement, the Lessee shall hand over the vacant possession of the Premises subject to reasonable wear and tear (including as a result of force majeure events)

#### 9. Sale of Property

(a) In the event the Lessor desires to sell the said property, the Lessor must offer the first right of refusal to the Lessee in writing indicating the terms of sale.

(b) The Lessee must revert back to the Landowners with its decision on acquiring the said property within a period of 15 days. In the event, it chooses to acquire the said property, the transaction (including payment of the entire sale price) should be completed within 60 days. In case the Lessee is unable to acquire the property within period of 60 days, the Lessor may sell the property to any other interested party subject to the right of the Lessee under the Lease Agreement during the period of the lease agreement on the terms and conditions contained therein. In the event the Lessor desires to sell/transfer the school property to one of its group companies/affiliates then it may do so without first offering the right of first refusal to the Lessee subject to the right of the Lessee under the Lease Agreement during the period of the Lease on terms and conditions contained therein.

#### 10. Stamping, Registration and Other Legal Costs

The Lessor and Lessee hereby agree that the costs and expenses of the stamping and registration of this Lease Agreement shall be borne by the Lessee. Each Party shall bear its own respective costs and expenses arising other than in connection with the stamping and registration of this Lease Agreement.



हवेली ६
24/12/22
२०१४

**11. Insurance**

The Lessor shall at its own cost maintain an insurance policy with respect to the Building Structure for insuring the building against fire, earthquake and other natural calamities. The Lessee shall insure and maintain all infrastructural facilities, movables, fixtures, fittings and furniture in the school facilities against the risk of fire, explosion, riots (including riot fire, malicious damages, storm and tempest) flood and all natural calamities on the whole with a reputed insurance company for the entire duration of this Lease Agreement (including any extension or renewal thereof) at the Lessee's cost and charge.

**12. Indemnification**

Each Party shall indemnify and keep the other Party, its employees, servants, officers and agents indemnified against any claims, demand, costs, charges, expenses, losses, whatsoever that may arise on account of any claims or legal action whatsoever arising on or after the date of commencement of this Lease Agreement due to the negligence or conduct or acts of commission and/or omission of the defaulting Party or its employees, servants, officers and agents or any other person acting on its behalf.

**13. Force Majeure**

- (a) Neither Party shall be liable to the other Party for failure to perform its obligations hereunder due to the occurrence of any event beyond the control of such Party and affecting its performance such as acts of God, fire, war, war-like hostilities, civil commotion, riots, epidemics, earthquake, collapse of building (either partially or fully) or any other similar cause or causes. In such events all the deposits paid by the Lessee hereunder shall become refundable by the Lessor.
- (b) If by fire, tempest or flood, or violence of an army or mob, or other irresistible force, any part of the Premises be wholly destroyed or rendered substantially and permanently unfit for the purposes for which it was let, the Lease Agreement shall, at the option of the Lessee be void without any obligations on the Lessee under this Lease Agreement, and the Lessor shall refund the entire deposit.

**14. Notices**

Any notices to be served hereunder shall be deemed sufficiently served on the Lessee if delivered to them personally or sent by mail courier service or facsimile transmission (with simultaneous mailing of a hard copy) addressed to its address at Dani Corporate Park, 15B, Vidyanagar Marg, Kalina, Santacruz (East), Mumbai 400098, India; and shall be deemed sufficiently served on the Lessor if delivered to them personally or sent by mail courier service or facsimile transmission (with simultaneous mailing of a hard copy) addressed to its address at 6<sup>th</sup> Floor Atul Chambers, 2A Moledina Road, Pune 411001.

**15. WAIVER**

It is hereby agreed that failure of either party to enforce at any time or for any period of time the terms and conditions contained herein shall not be construed to be waiver of any of the terms and conditions or of the right thereafter to enforce each and every term and condition of this Deed.

**16. Governing Law and Dispute Resolution**

(a) All Disputes: This Lease Agreement shall be governed by the laws of India and shall, subject to Arbitration, be subject to the exclusive jurisdiction of the Courts in Pune, India to the extent of disputes and differences arising out of or in connection with this Lease Agreement. All such disputes, differences arising out of or in connection with this Lease Agreement shall be referred to the arbitration of a sole arbitrator or to be jointly appointed by both Parties in accordance with the provisions of the Arbitration and Conciliation Act, 1996 failing which, the sole arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The venue of arbitration shall be Pune.



The arbitration shall be conducted in the English language and the arbitral award shall be final and binding on the Parties.

**17. Entire Agreement**

The terms of this Lease Agreement are the entire agreement and understanding with respect to the subject matter hereof and supersedes all prior discussions or representations between the Lessor and Lessee.

**18. Amendments**

No change, modification, or termination of any of the terms, provisions, or conditions of this Lease Agreement shall be effective unless made in writing and signed or initialed by both the Parties.

**19. Binding**

This Agreement shall be binding upon the Parties and its successors and permitted assigns.

**20. Severability**

If any paragraph, sub-paragraph, or provision of this Lease Agreement, or the application of such paragraph, sub-paragraph, or provision, is held invalid by a court of competent jurisdiction, the remainder of this Lease Agreement, and the application of such paragraph, sub-paragraph, or provision, or circumstances other than those with respect to which it is held invalid shall not be affected.

**21. Survival**

Termination of this Lease Agreement shall not affect those provisions hereof that by their nature are intended to survive such termination.

**22. Counterparts**

This Lease Agreement is executed in duplicate and Lessor and Lessee each shall be entitled to a part thereof duly executed by both, the Lessor and the Lessee hereof. Each such Part is an independent instrument but both of them together constitute one and the same Lease Agreement. Any change or amendment to be made to this Lease Agreement shall be made only by written instrument in writing.



हवेली ६
२२/११/१२
२०१४



हवेली ३
२५/११/२०१४
२०१४

IN WITNESS WHEREOF the Parties hereto have set their hands and seal to these presents on the day month and year first above mentioned.

SIGNED, SEALED AND DELIVERED

Rajiv Lalit Sanghani, Trustee  
For and on behalf of  
ATUR FOUNDATION

For ATUR FOUNDATION

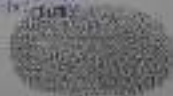


*[Signature]*  
Trustee

SIGNED, SEALED AND DELIVERED

by:  
Gourdrajan Jaganathan,  
Authorized Signatory  
For and on behalf of  
EuroSchool Education Trust

True Copy  
*[Signature]*  
**S. P DUBEY**  
SA LLB  
NOTARY OR. MUMBAI  
MAHARASHTRA  
(Govt. No. 100/2014)



For EuroSchool Education Trust

Authorized Signatory

WITNESSES:



1. *[Signature]*  
Vinayak V Pawar  
Laxmi Colony, Vitthalnagar  
Hadapsar, Pune-411026.

2. *[Signature]*  
Jagannath Siddhanti Kadam  
S No. 56/10, Sand Road,  
Warananagar, Pune-411004.

ANNEXURE A

Schedule of the Premises

All that piece and parcel of land admeasuring about 11,600 sq. mtr. carved out of total land admeasuring about 60,000 sq. mtr. and constructed thereon admeasuring about 72,208 sq. ft. situated at Survey Number 60/1/1 & 60/2/1, Village - Undri, Taluka - Haveli, District - Haveli, bounded as -



ON OR TOWARDS -

- THE NORTH : By Survey Number 5;
- THE WEST : By part of Survey Number 60/1/1 & 60/2/1;
- THE SOUTH : By part of Survey Number 60/1/1 & 60/2/1;
- THE EAST : By 24 M wide Road.

For EuroSchool Education Trust

Authorized Signatory



हवेली ६
४४७/१५/६२
२०१४

ANNEXURE B – LEASE RENTALS

Lease rentals for the period commencing from 1<sup>st</sup> June 2014 to 31<sup>st</sup> March 2029 are mentioned below:

Year	Academic Year	Rate per Sq. ft. per month
1	2014-15	Rs.29.00/-
2	2015-16	Rs. 34.60/-
3	2016-17	Rs.34.00/-
4	2017-18	Rs. 34.60/-
5	2018-19	Rs.41.32/-
6	2019-20	Rs.41.32/-
7	2020-21	Rs.41.32/-
8	2021-22	Rs.49.38/-
9	2022-23	Rs.49.38/-
10	2023-24	Rs.65.06/-
11	2024-25	Rs.65.06/-
12	2025-26	Rs.65.06/-
13**	2026-27	Rs.65.06/-
14	2027-28	Rs. 70.67/-
15	2028-29	Rs. 70.67/-

On the expiry of the term for the renewable term shall be mutually decided by the parties at the end of 13<sup>th</sup>



हवेली द  
14/01/2024  
2024

*[Handwritten signature]*



**ANNEXURE C – WORK TO BE CARRIED OUT BY THE LESSOR AND/OR DEVELOPERS AS PER THE SPECIFICATIONS NORMS OF THE LESSEE**

**1. Superstructure**

Construction of the super-structure of the school building to include but not limited to the following works as per design of the Architect & Structural Engineer:

- Site survey & demarcation
- Land cutting & filling
- Excavation
- Foundation
- Structural framework in RCC or structural steel
- Block-work
- Dry walls
- Staircases
- Elevator shafts
- Exterior & Internal plaster
- Water-proofing



**2. Electrical works**

Electrical works for the school building, site & playground and school precincts as per recommendations of the Architect & MEP consultant & as per norms of the Indian Building Code. The works should include but not limited to the following:

- Internal & External conduits & concealed wiring
- Circuits, ELCB, MCB
- Electrical meter & Main line from source
- Earthing
- Internal & external lighting accessories
- Fans
- Exhaust fans
- Switch boards

**3. Transformer, Sub-station & Power Back up**

- Procurement & installation of Transformer / Sub-station as per the projected electrical load of the school.
- Liaisoning with statutory bodies for sanctioning & commissioning.

**4. Plumbing & Drainage**

All requisite plumbing & drainage works for the school building, site & playground and school precincts as per recommendations of the Architect & MEP consultant & as per norms of the Indian Building Code. The works should include but not limited to the following:

- Internal & external concealed plumbing & drainage
- Hot & cold water provision with hot water recirculation
- Rain water drainage
- Site drainage lines
- Plumbing accessories
- Sanitary appliances
- Inspection chambers & Gully traps
- Septic tank
- Water line from the source or overhead pillar
- Drainage connection of the site to municipal line or septic tank
- Sewage treatment as required



हवेली ६  
५५२०/१०/६२  
२०१४

### 11. Painting

- External wall painting as per the design approved by the Architect in suitable wall texture paint.
- POP punning or gypsum plaster on all relevant wall surface
- Internal wall painting in luster paint

### 12. Doors & Windows

- All doors to be pivoted finished with laminate on both sides with panel in 6mm toughened glass along with appropriate locks, handle & pivot.
- Door frames for pivoted doors using laminated plywood of 1" thickness
- In case of hinged doors, 3" x 4" TW door frames to be used & finished with polish
- Windows to be in 16 gauge anodized aluminum using appropriate extrusions
- UPVC windows will be required where sound insulation is required
- Fixed / curtain glazing as per design requirements

### 13. Safety grills

- Safety grills as required for the entire building in MS finished with red oxide & enamel paint as per the approved design of the Architect

### 14. Facade Development

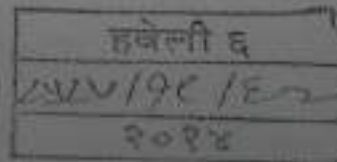
- Provision of adequate weather protection features on the facade as per local climatic conditions
- Cladding in stone for the branding feature of the school
- Provision of electrical points for signage & communication panels

### 15. Rain-water harvesting

- Provision of rain water harvesting systems as per the local statutory guidelines or as per design recommended by the Consultant or Architect

### 16. Site Development & Landscaping

- Compound wall & fencing systems as per approved design & safety standards
- Vehicular & pedestrian access with gates along with provision for complete access for the fire tender
- Pathways in stone or cement blocks
- Landscape features as per design
- Tree cover as per local statutory guidelines & climatic conditions



### 5. UGT & OHT

- Provision of underground water tank (UGT) & overhead water tank (OHT) as per projected capacity & Indian Building Code, using suitable structural design.
- The tanks have to be clad from the inside with a suitable ceramic tile.
- Water pumps & Pump room.
- Provision for overflow.

### 6. Fire Safety

- All fire safety regulations to be complied with as per local authority norms & as per Indian Building Code.
- Fire safety compartment or tank in UGT & OHT.
- Wet risers & Dry risers.
- Smoke detectors & fire panel.
- Sprinkler system as required by design.

### 7. Data, Voice & PAS wiring

- CAT-6 wiring for data points with termination in server room.
- CAT-6 wiring for smart class system with termination in knowledge centre.
- Conduits for the projector cable of the smart class system wherever required.
- Voice cabling with termination in EPABX console.
- Public Address System (PAS) wiring with termination in PAS console.

### 8. Elevators

- Supply & installation of elevators as required by the design & capacity of the school building, conforming to the safety standards of a school.
- Lift pit & lift room.

### 9. Flooring

- Flooring & skirting for the carpet area of the school building in stone or vitrified tiles.
- Polishing of the floor where required.
- Staircase treads & risers.
- Sub-floor in joint-free ceramic tiles as required for finished flooring surfaces like pre-laminated wood, wood, vinyl flooring, epoxy flooring etc.

### 10. Washrooms & wall cladding

- Wall cladding of the relevant surfaces of all washrooms & drinking water fountains in ceramic tiles or glass mosaic tiles.
- WC cubicles using pre-fabricated, pre-laminated boards.
- Washbasin counters.



हवेली ६
21/6/19C/E2
२०१४

क्र. सं. (1)	उपरोक्त प्रमाण पत्रिका	प्रमाण पत्रिका क्र.	पृथक् पत्रिका क्र. (2)	पत्रिका क्र.	पत्रिका क्र.
क्र. सं. (2)					
क्र. सं. (3)					
क्र. सं. (4)					
क्र. सं. (5)					
क्र. सं. (6)					
क्र. सं. (7)					
क्र. सं. (8)					

पृथक् पत्रिका क्र. (2)  
 पत्रिका क्र. (3)  
 पत्रिका क्र. (4)  
 पत्रिका क्र. (5)  
 पत्रिका क्र. (6)  
 पत्रिका क्र. (7)  
 पत्रिका क्र. (8)

पत्रिका क्र. (3) 9-93  
 पत्रिका क्र. (4) 2-94  
 पत्रिका क्र. (5) 0-03  
 पत्रिका क्र. (6) 3-90  
 पत्रिका क्र. (7) 8-86

पत्रिका क्र. (2) 5-87  
 पत्रिका क्र. (3) 8-87  
 पत्रिका क्र. (4) 8-87  
 पत्रिका क्र. (5) 8-87

N \* GO.

पत्रिका क्र. (3) (पत्रिका क्र. (3) नोंदवारी)

पत्रिका क्र. (3) नोंदवारी (पत्रिका क्र. (3) नोंदवारी) दिना. 1987 मधील विना. 11.

क्र. सं.	पत्रिका क्र. (3) नोंदवारी						पत्रिका क्र. (3) नोंदवारी		पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी
	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी	पत्रिका क्र. (3) नोंदवारी		

पत्रिका क्र. (3) नोंदवारी  
 दिना. 1987 मधील विना. 11.



हवेली जिल्हा  
 24/10/2018  
 2018

# ATUR FOUNDATION

(Registered No. F. 333 Dt. 24th February 1963)

ATUR FOUNDATION HOUSE  
4, Dr. Ambedkar Road,  
PUNE 411 001.

Trustee  
Lalit Sangtani  
12/03/97

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF  
THE TRUSTEES OF ATUR FOUNDATION HELD AT ATUR  
FOUNDATION HOUSE, 4 DR. AMBEDKAR ROAD, PUNE - 1 ON  
THURSDAY, THE 20<sup>TH</sup> DAY OF MARCH, 1997 AT 10.30 A.M.

"RESOLVED THAT Mr. Rajiv Lalit Sangtani, be and is hereby  
appointed as Trustee of the Trust."

CERTIFIED TRUE COPY  
FOR ATUR FOUNDATION



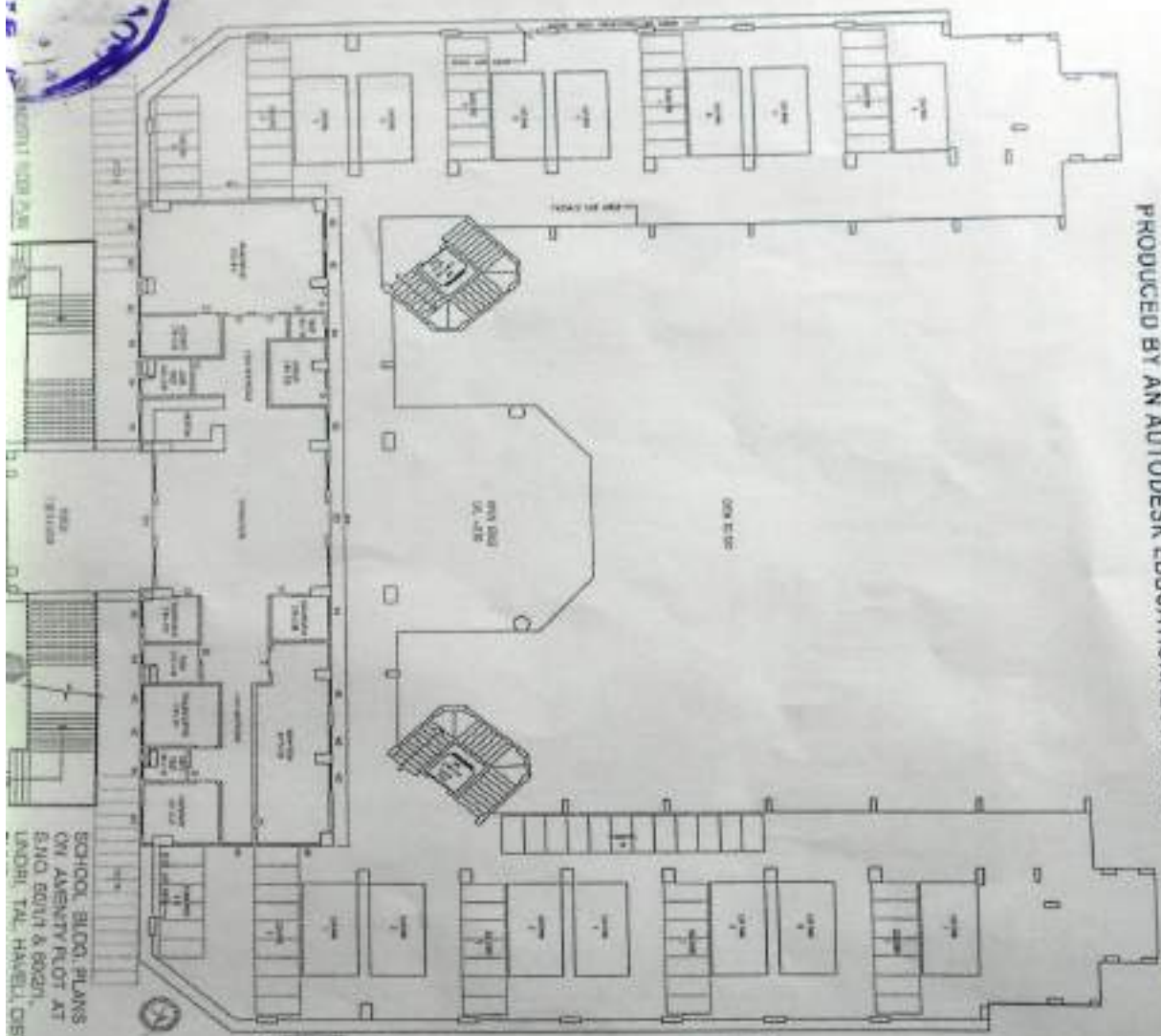
TRUSTEE



हवेली ६
20/03/97
२०१४

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SCHOOL BLDG. PLANS  
ON AGENCY PLOT AT  
S.NO. 80/11 & 80/12,  
LANDRI, TAL. HANBELI, DIST.



हवेली ६  
२४७२२ / ६२  
२०१४

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



20-000, 2000 PLANS  
BY ARCHITECTS AT  
SINGH, SINGH & SINGH,  
INDIAN, TEL. HAVELL (28)  
HERE



हवेली ६  
८५००/२३/६२  
२०१४

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

NO. 114  
NC



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SCHOOL ROOM PLANS  
ON ASSAULT FLOOR AT  
SCHOOL ROOM A (1991)



हवेली ६
11/11/98/1/62
3088

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

सर्व  
कागद  
सही  
दस्तावेज  
सह  
संपादन  
आवश्यक  
होईल.



हवेली ६  
८५०/२५/८२



854/14  
श्री. स. प. थावरे  
प्रति असेस ऑफिस ऑफ सेंटिनेल - 28/2/14  
पुणे - 5051312014



BEFL. - THE JOINT CHARITY COMMISSIONER,  
PUNE REGION, PUNE.



True Copy  
*S. P. Dusey*  
**S. P. DUSEY**  
S.A. LL.B.  
NOTARY OF MUMBAI  
MAHARASHTRA  
(Govt. of India)

Application No. 38/2013

Under Section 36(1)(b) of  
the Bombay Public Trusts  
Act, 1950.

in the matter of Trust  
known as "Atur Foundation,  
Pune."  
P.T.R. No. E-388/Pune/13

"Atur Foundation, Pune"  
through its authorized trustee  
Mr. Rajiv K. Samant.  
Age - 37 yrs. Occ. - business.  
R/o. 43, Koregaon Park, Lane  
No. 2, Pune-1.



v/s.

Nil.

Appearance :- Mr. S. P. Thavare, advocate for applicant.

**J U D G M E N T**  
(Delivered on 28-02-2014)

1. T - is an application filed by and against  
under Section 36(1)(b) of the Bombay Public Trusts Act,  
1950 for seeking permission to lease out the property of  
trust initially for a term of 15 years retroactive to  
next 14 years total 29 years to 'Euro School Educational  
Trust' bearing P.T.R. No. R-25554 (Mumbai) for the



*Received*  
28.2.2014



हवेली ६  
२४६०/२६/६२  
२०१४

Program of running a school or educational activities by  
"Kashi School Educational Trust".

2. The facts of the applicant's case are as under:

"Kashi Foundation, Pune" is a registered public  
trust bearing F.T.S. No. E-189/Pune and the applicant  
is one of the trustee of the said trust. The objects of  
the trust are relief to poor, education, medical relief  
and general public utility. The said trust owns a  
property bearing Survey No. 60/1/1, measuring 11,400  
sq. mtrs. in which the trust has constructed parking + a  
started construction measuring about 11,200 sq. ft. in  
the land situated at Madhe Udri, Tal. Haveli, Dist.  
Pune. The said property is bounded as on or towards  
East : Survey No. 5, West : Part of Survey No. 60/1/1,  
South : Part of Survey No. 60/1/1, and North : 14 Mtrs.  
wide road which is the subject matter of the present  
case.

3. The applicant contended that, on 11-03-2000 the  
trust has resolved to purchase the said property for the  
purpose of starting one English Medium School, and  
accordingly a sale deed was executed on 07-04-2002 vide  
Registration No. 1583/2002 at Haveli. Thereafter, one  
supplementary deed was executed on 15-05-2003 and the  
trust has purchased an area measuring 11,400 sq. mtrs.  
of the said property. The trust came to know that, the



दिनांक ५
६३६१/३६०/१२
२०१४

Handwritten initials and date: 2/2/14



हवेली ६  
 14/02/2022  
 २०१४



3

said area was from Survey No. 60/1/1 and not from Survey Nos. 60/1/1 + 60/2/1. Hence, a correction deed was executed and registered on 02-03-2012 and thereafter the trust has recorded its name in 7 x 12 extract in the year October, 2017 and a change report bearing No. 1576/2012 was also filed in the office of Charity Commissioner, Pune.

4. It is the contention of the applicant that, the trustees have decided to develop the said property by utilising the trust fund. Therefore, they applied and got the Commencement Certificate from the Collector, Pune for construction of a school building on 03-07-2004. However, for want of fund they could not actually start the construction for a period of 4 years. Actually the construction started in the year 2007 for the school building and completed it as per the Certificate of Architect dated 27-05-2012. The trust has completed the construction out of their own funds to the extent of 12,300 sq. ft. = 6038.08 sq. mtrs, which is valued at Rs. 3,44,83,531/- and the valuation of the land is Rs. 72,35,645/-.

5. The applicant contended that, though the trust has purchased the said property and carried out the construction from their own funds, however necessary Government permissions for starting the school was not



Handwritten signature and date: 15/2/24

4

due to the trust. Considering the huge expenditure and investments made by the trust on the said property it has become find difficulty for the trust to start the school and established it in near future. Therefore, the trustees have decided to lease out 72,208 sq. ft. area to some already established school brand. Accordingly, the trustees received a proposal from 'Euro School Educational Trust'. They were ready to take on lease some portion of construction out of the said property for running the school under their brand and management on certain terms and conditions for a period of 15 years.

6. The applicant contended that, 'Euro School Educational Trust' is also a registered charitable trust at Bombay vide P.T.R. No. E-29554 (Mumbai) dated 19-07-2008. After the receipt of the proposal of the said trust, the trustees of the applicant trust has called a meeting on 20-01-2012 and unanimously resolved to accept the proposal of 'Euro School Educational Trust', and accordingly they entered into a Memorandum of Understanding (MOU) on 01-03-2012. The trust showed their readiness to lease out 72,208 sq. ft. constructed premises alongwith usage rights of land on lease initially for 15 years per sq. ft. per month basis to 'Euro School Educational Trust' for running the school. They agreed for lease rent Rs. 16,25,000/- per month



हवेली ६  
MURKIE  
२०१४



16/1/12  
CM



हवेली ६  
२०१४



which comes out Rs. 1,95,00,000/- for the first year and the same will go on increasing as per agreed chart set out by both these trusts. They also agreed for depositing the amount of lease for 10 months which comes to Rs. 1,50,00,000/- . Out of which the 'Kuro School Educational Trust' has paid the applicant trust towards a security deposit of (i) Rs. 80/- Lacs by way of Cheque No. 307800, dated 05-04-2012 drawn on HDFC Bank, Mulund Branch and (ii) Rs. 80/- Lacs by way of Cheque No. 307799, dated 05-05-2012 drawn on HDFC Bank, Mulund Branch.

7. The applicant submitted that, it is also received by both the trusts that, as per MOU agreement initially the lease period is fixed for 15 years from academic year 2012-2013 upto 2026-2027 and the term may be extended upto next 14 years after first term of 15 years is over totally to be 29 years and the school will be started from the academic year June, 2013 to April, 2014. The applicant contended that, there is a real necessity in the trust to lease out the property because the trust had purchased the property in the year 2000, but due to lack of funds and inspite of Commencement Certificate, the construction could not be started for 7 years till 2007. The trust again faced the difficulty of finance for carrying out the remaining portion of construction, seeking permission from Government

Handwritten signature and date

... making investment in furniture, ...  
 ... employment of teaching and non-teaching ...  
 ... doing all necessary administration. Though, ...  
 ... the construction to the extent ...  
 ... sq. ft. but the said construction was remained ...  
 ... for considerable time, therefore there was a ...  
 ... as well as funds of the trust. ...  
 ... construction is still to be constructed for ...  
 ... the trust has no funds. So, they decided to lease ...  
 ... the portion which is constructed alongwith ...  
 ... of land for total 29 years (initial 15 ...  
 ... extension of 14 years). It is further contended ...  
 ... the applicant trust is running 'Nehru Memorial ...  
 ... Camp area of Pune which is fetching minimum ...  
 ... of cultural activities. The income from hall ...  
 ... is very meager. The said hall was constructed in the ...  
 ... year 1971. It needs renovation but it requires the ...  
 ... funds. Considering all these things and in order to ...  
 ... achieve the objects of the trust, the trustees have ...  
 ... decided to give the portion of the said property on ...  
 ... lease to 'Euro School Educational Trust' on the terms ...  
 ... and conditions mentioned in NOU and addendum to NOU, ...  
 ... dated 16-03-2012. The applicant contended that, 'Euro ...  
 ... School Educational Trust' should start their school from ...  
 ... June-2011 as per commitment made by the trust and ...  
 ... therefore the Applicant prayed that, there is an urgency

OF INDIA



हवेली ६  
 २०१४

1/21



हवेली ६
24/10/92/62
२०१४



in the matter to grant the sanction for lease, otherwise irreparable loss would be caused to the trust which cannot be compensated in terms of money. As per what the trust has received certain advanced amount, and if the proposal was not considered on urgent basis the trust has required to refund the entire amount to 'Euro School Educational Trust.'

8. The applicant contended that, it is agreed between the trust and 'Euro School Educational Trust' that, the proposed lessee will give Rs. 25/- per sq. ft. as lease rent per month against the utilization of 72,208 sq. ft. area of applicant trust and there will be increased in the amount of rent as per the Annexure-2 to MOU.

9. The applicant contended that, the monetary proceeds received out of lease would be utilized for carrying out the construction of remaining portion of the said property i.e., (i) balance TSI of 6150 sq. mtrs., (ii) renovation of 'Nehru Memorial Hall', (iii) starting similar charitable activities of the trust for fulfilling the objects of the trust and (iv) other regular activities can be started out of monthly lease rent. There is no other income source to the trust except meager rent from the 'Nehru Memorial Hall'. Further, the trust has made huge investment in



*Handwritten signature*  
28-2-74



8

...to this property and making it construction of ...  
 ...the ... if the rent is received by leasing out ...  
 ...the property, the trust would utilize the remaining ...  
 ...of the property for fulfilling the objects of ...  
 ...the trust. The trust has never availed the loan for ...  
 ...the construction of the said property. The ...  
 ...property is not mortgaged with anybody. The trust has ...  
 ...right to terminate lease if activities found out as per ...  
 ...the lease. It is also the contention of the applicant ...  
 ...that, instead of keeping such property unutilized for ...  
 ...want of funds the said property will be utilized for ...  
 ...charitable activities by another known trust. So, the ...  
 ...purpose aim of carrying out the activities will be ...  
 ...achieved. There is a transaction between two charitable ...  
 ...trusts for charitable objects. Hence, necessary ...  
 ...permission be granted to lease out the constructed ...  
 ...premises measuring 12,200 sq. ft. area alongwith ...  
 ...permissive use of open land of the said property to ...  
 ..."The School Educational Trust" for total period 20 ...  
 ...years out of which initial the term is 15 years ...  
 ...extendable to next 14 years.



10. From the pleadings of the applicant following ...  
 points arise for my determination and findings thereon ...  
 together with the issues are as under :

*Handwritten signature/initials*



ಹೆಲಿ ದ
20/10/2024
2024

*Handwritten mark*



हवेली द  
C/11/2012/E2  
२०१४



POINTS

FINDINGS

- |  |                                   |
|--|-----------------------------------|
| 1. Whether the applicant proves that the trust has compelling necessity to lease out the said property ? | Yes                               |
| 2. Whether the lease of the property is in the best interest of the trust?                               | Yes                               |
| 3. What order ?  | Application stands partly allowed |

REASONS

11. In the instant case the applicant has filed on record number of documents alongwith list at Ex. 1 such as copy of Schedule-1 extract, trust deed, notice of meetings dated 01-03-2000 and 09-11-2007, minutes of meetings dated 11-03-2000 and 09-11-2007, original sale deed dated 02-04-2002, copy of supplementary deed executed on 26-05-2003, commencement certificate dated 05-03-2006, correction deed dated 02-06-2012, resolutions dated 20-01-2012 and 04-09-2012, certificate stating area of plot and construction, 7 x 12 extract of the property, Change Report No. 1076/2012, copy of order passed in Change Report No. 1204/2012, trust deed, Schedule-I, Schedule-X and registration certificate of 'Euro School Educational Trust', resolution dated 24-04-2012 of 'Euro School Educational Trust', last 3 years audited statement of the trust, MOU dated 01-07-2012, Appendix MOU dated 16-03-2012, supplementary MOU dated June, 2012, copy of lease deed between applicant trust

ND  
C/11/2012/E2

and 'Euro School Educational Trust', valuation report of the property, certificate of completion, etc.

The applicant has also filed some documents alongwith list at Ext. 4 such as the copy of order passed in Charge Report No. 1576/2012, dated 28-05-2013, copy of audit reports for the year 2010 to 2012-13, audited accounts of the 'Euro School Educational Trust' for the year 2010 to 2012-13. The applicant has filed alongwith Ext. 11 the copy of development agreement dated 05-10-2000 and affidavit of applicant. The applicant has filed at Ext. 14 the copy of audited statement from the year 2007 to March, 2012 and group summary and ledger account from the year 2007 to March, 2012. The applicant has filed on record the copy of proposed lease deed, chart of lease rentals. He has filed on record the copy of letter received from 'Euro School Educational Trust' dated 27-01-2014 at Ext. 17 and evidence affidavit at Ext. 18, draft of proposed lease deed and chart of lease rental at Exrs. 21 and 22. I would the learned Counsel, Mr. Thavare for the applicant. Perused the documents filed on record.



As to Point Nos. 1 and 2 :- The applicant "Atur Foundation, Pune" is a registered trust under P.T.R. No. 5-388(Pune) having an object of educational relief to poor and medical relief which is reflected from the copy



हवेली ६  
२०१४

CH



हवेली ६
1576/2012
२०१४



11

of Schedule-I of the trust. The applicant is one of the trustee of the said trust as per Change Report bearing No. 1704/2012, order dated 25-09-2012. As per Clause 2(e) of the trust deed, the trustees have right to lease, purchase, sell the movable or immovable property of the trust.

13. The said trust had purchased the property i.e. the land situated at Survey No. 60/1/1, measuring 12,110 sq. mtrs. of village Ondri, Tal. Haveli, Dist. Pune from Mr. Prithviraj R. Adik, R/o., Mumbai by sale deed dated 02-04-2002 and subsequently a supplementary sale deed was also entered into by Mr. Prithviraj R. Adik and "Atar Foundation, Pune" on 26-05-2003 and in which the vendor has transferred an area of 11,600 sq. mtrs. out of Survey Nos. 60/1/1 and 60/2/1 of village Ondri, Tal. Haveli, Dist. Pune. Thereafter, a deed of correction to original sale deed dated 02-04-2002 and supplementary sale deed dated 26-05-2003 was made between the party on 02-03-2012 in which the vendor has sold the property measuring 11,600 sq. mtrs. out of Survey No. 60/1/1 and not out of Survey No. 60/1/1 and 60/2/1 of village Ondri, Tal. Haveli, Dist. Pune to the trust. The necessary documents are filed on record by the applicant. The applicant trust has thereafter filed a change report bearing No. 1576/2012 for bringing the said property on record and accordingly an area 11,600 sq.

ION

1576-2-12

... of village ...  
... was recorded in the name of ...  
... 28-05-2013. The copy of ...  
... From these documents it ...  
... the owner of the said land ...  
... 11,600 sq. mtrs. of Survey No. 60/1/1,  
... the case of trust is also recorded in ...  
... of land Survey No. 60/1/1.

The vendor, Mr. Prithviji B. Adik had obtained  
a permission of construction on the land Survey No.  
60/1/1 to the extent of 32,000 sq. mtrs. and on Survey  
No. 60/2/1 to the extent of 28,000 sq. mtrs. Total  
60,000 sq. mtrs. from the Collector, Pune vide order  
dated 05-03-2004. The applicant contended that, on the  
said land they have made a construction with the help of  
their funds. To that effect, the applicant was asked  
from who has carried out the development or construction  
and how much fund was invested for its construction?  
The applicant has submitted an explanation cum purchase  
vide Ext. 13 and contended that, the construction of  
school building was carried out by the trust itself on  
JMD on a contract basis. No builder/developer was  
appointed for carrying out the construction and the  
construction was carried out through labours or  
contractors. But who was developer/builder of the said  
construction is not disclosed by the trust. The



हवेली ६  
२८/०५/१३  
२०१४

Handwritten signature or initials.



जवेली ६
८५५/२८/६२
२०१४



13.

Applicant has constructed four storied well equipped Building, the applicant trustee is also one of the Director of "Atur India Pvt. Ltd." a Company registered under the Indian Companies Act, 1956. The said Company was confirming party for the purchase of the said property by the trust and the said Company had entered into development agreement with the seller of the said property, Mr. Prithviraj K. Adix. There is every possibility that, said construction was carried out by "Atur India Pvt. Ltd. Company".

13. The applicant further submitted that, the said construction was carried out by their own funds. In this connection, how the fund was utilized ? and whether the same is reflected in the accounting statement of the trust or not ? to which the applicant has submitted a pursis at Ext. 30 that, the audited statement of accounts and detailed audited ledger account for the school building for the year 2007 to 2012 are submitted which reflects the amounts spent on construction. The copies of audited statement of accounts for the years 2007 to 2012, the group summary and ledger account for the year 2007 to 2012 showing the details of expenditures on school construction work are submitted by the applicant at Ext. 14. The audited statement of accounts if perused, the expenditure side of the trust is showing the expenses regarding the repairs and maintenance of

101

101  
20.2.14

the proprietor and not for the construction of school building. The applicant has submitted the plan No. 2447, dated 11-05-2007 to 11-05-2008, 01-04-2008 to 31-03-2009 and 01-04-2009 to 31-03-2010. The income and expenditure statements of all these years if prepared in every year to all these years should be submitted to show that there is any expenditure incurred by the trust for the new construction of property or any building. So, the explanation submitted by the applicant is not convincing and satisfactory one. But the fact remains that, there is a building at the spot and some photographs of the same are filed on record by the applicant trust alongwith the Government Approved Valuer, Manghvi Associate's report which shows that, the construction was commenced from 2007 to 2012 with a sanctioned plan No. 2447, dated 11-05-2007, revision No. 1322, dated 04-05-2007 by Asst. Director, Town Planning, Puna and presently the school building is occupied by 'Euro School Educational Trust'. The trust has failed to explain why the school building was constructed without obtaining necessary permission from competent Authority for running the school. Considering the huge fund spend on the purchase of land and the construction of building on the said property previously the trust has to see the utilization of the



हवेली ई  
 14/08/2018  
 २०१४



मुंबली ३
N/A 80/17
२०१३



13

said property as well as to earn the income from the said property.

16. The applicant contended that, the trust has received the proposal from 'Euro School Educational Trust' to take the said property on lease for running the school under their management and the board on certain terms and conditions. It is submitted that, 'Euro School Educational Trust' is a registered charitable trust under the Bombay Public Trusts Act, 1950 vide under P.T.R. No. E-25556 (Mumbai). The said trust is running the various schools. The applicant has submitted that, after the receipt of the proposal the trust has called a meeting on 20-01-2012 and unanimously resolved to accept the proposal of 'Euro School Educational Trust'. The extract of resolution is filed on record by the applicant. The applicant has filed on record the minutes of the meeting of board of trustees of 'Euro School Educational Trust' dated 26-04-2012 in which they have decided to take on lease the property of 'Atar Foundation, Pune' for the purpose of starting school. Thereafter, 'Euro School Educational Trust' has submitted the MOU dated 01-03-2012 between the 'Euro School Educational Trust' and 'Atar Foundation, Pune' for operating the school upon the land and building provided on lease by the 'Atar Foundation, Pune' with certain terms and conditions. The copy of MOU is filed

*[Handwritten signature]*  
2012-13



10

the money by the applicant alongwith knowledge of the  
 trust and its objects as stated. The applicant  
 has submitted that, there is need to lease the said  
 property because there is lack of funds with the trust  
 for making any further investment like as furniture,  
 etc. as the reconstructed building and the fund  
 is also required for fulfilling the objects of the  
 trust. The trust has only source of income from their  
 hall known as 'MADRAS MEMORIAL HALL' and the trust needs  
 to maintain the same. It requires the considerable fund  
 for its reconstruction. They needed fund for making further  
 investment on available PVI area of 49,456 sq. ft. of  
 said property which is still remained with the applicant  
 trust. No documentary evidence placed on record for  
 want of fund for reconstruction of hall or  
 maintenance of remained area of the property. It is the  
 contention of the applicant that the trust is intending  
 to lease out the property to another educational trust  
 for other charitable objects and ultimately the  
 educational object of both trusts would be carried out.

21. The trust has executed a MOU with 'Tara School  
 Educational Trust' in March, 2012. The school will be  
 started from June, 2013 and therefore the trust has  
 shown their urgency in this matter and also requested  
 special public notice calling the tender for proposed



ਸ਼੍ਰੀ ਮੈ
15/08/12
2012

1/2  
 1/2



तबेली 6  
 11/01/82/62  
 2018



lease should not be issued and requested for early disposal of this application.

19. I perused the MOU executed between the applicant trust and the 'Euro School Educational Trust'. The said trust is a registered trust. The 'Euro School Educational Trust' has submitted their copy of lease deed, registration certificate and the copy of Schedule-I on record. The Euro trust is intending to start CBSE or ICSE Board School in the said premises. In the column the 'term of lease' in the MOU it is submitted by the parties that the period of lease for the premises shall be for a period of initial 15 years and the balanced period of another 14 years (Renewable Term) upon expiry of the initial term. The initial term shall be commencing from 1<sup>st</sup> June, 2012 to 31<sup>st</sup> May, 2027 and the renewable term shall be commencing from 1<sup>st</sup> June, 2027 to 31<sup>st</sup> May, 2042. However, at the end of 15<sup>th</sup> year i.e., 2014-2015, both the parties shall mutually decide upon the further terms and conditions (including the revised lease rent for the renewable term). About the lease rent the 'Euro School Educational Trust' has submitted that, the school entity shall pay the lease rent from 1<sup>st</sup> June, 2012 onwards as mentioned in their Annexure-1 to their MOU and thereby, (a) the monthly lease rent for the initial two academic years i.e., 2012-2013 and 2013-2014 shall be Rs. 25/- Sq. Ft. area. (b) the monthly

UN

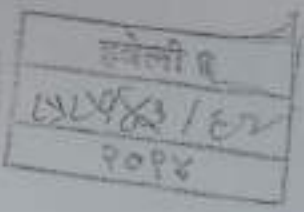
*[Handwritten signature]*

lease rent for the 1<sup>st</sup> academic year i.e., 2014-2015 shall be Rs. 25/- per sq. ft. area, (ii) thereafter from 1<sup>st</sup> academic year onwards, the monthly lease rental shall be enhanced at the rate of 2% for every three year till upto the 15<sup>th</sup> academic year, (iii) the lease rental for the renewable term shall be mutually decided by the parties by the end of the 13<sup>th</sup> academic year i.e., 2024-2025, (iv) the lease rental shall commence from 1<sup>st</sup> June, 2012 and shall be paid quarterly in advance. If, there is default in paying the rent for a continuous period of two months then the lease rental shall be paid with an added interest @ 1.5% interest per month, to be calculated from the date on which the lease rental becomes due, upto the date the lease rentals are finally paid. There is also a security deposit clause in the said MOU which shows that, 'Euro School Educational Trust' shall provide an interest free refundable security deposit which shall be the equivalent to 12 months lease rental to the land owners. The payment of the said security deposit shall be as under :

- (i) Upon sign-up of MOU - lease rentals five months.
- (ii) On execution and registration of final lease agreement - lease rentals of balance five months.

Then they have entered into supplementary MOU and in which they agreed that, the validity of MOU and addendum

Handwritten notes and stamps on the right margin, including a circular stamp with '90' and some illegible text.



Handwritten signature and date '15/8/12' at the bottom right corner.



होली ६  
 १५/५/०८/६२  
 २०१४



५५

१७. The lease dated 01-03-2012 hereby stands extended upto 31-03-2012. It was agreed that, the school entity would compensate the land owner for partial use of the premises at the rate of Rs. 9,02,000/- per month from 1<sup>st</sup> June, 2012 till 31<sup>st</sup> May, 2013. It is agreed between the parties that, the said lease deed will be modified to the extent of required by the Charity Commissioner's order granting permission under Section 36 of the Bombay Public Trusts Act, 1950 for execution of the lease deed. The terms and conditions were elaborately mentioned by the applicant trust in the MOU with the 'Euro School Educational Trust' about the lease rent, security deposits and other columns, lock-in period, statutory payments and other things. The Euro trust has paid the security deposit of Rs. 1,60,00,000/- by way of two cheques of Rs. 80/- Lacs each dated 05-04-2012 and 05-05-2012 to the applicant trust.

18. Two charitable trusts are intending to enter into for lease of the property. The applicant trust constructed the school building without there being any permission for starting the school and 'Euro School Educational Trust' is intending to take on lease the said premises for running the school. In such circumstances, whether the rent payable by the said trust is a fair rent and in line with the present market conditions or not ? has to be seen. For that purpose

१६  
 २९-२-१५

The application has filed to record the valuation report of the property carried out by the Sangri Associates, Delhi. Assessed value on 11-12-2013. According to the said report the lease rent in the said location is around Rs. 14 to 18 per sq. ft. of built-up area. In the MOU agreement the 'Euro School Educational Trust' is intending to offer the rent of Rs. 25/- sq. ft. and thereafter there is an increase in the rent for next every 1 year. In such circumstances, instead of calling the tenants by public notice as a charitable trust is intending to take on lease the property I called the prospective lessee, 'Euro School Educational Trust' before this Authority for reconsidering the offer made by them. Upon which initially the Euro trust was not ready to revise the rent per sq. ft. offered by them and accordingly they filed an application at Ext. 17/1 contending their inability to pay higher rent for the premises. But later on the 'Euro School Educational Trust', a prospective lessee has agreed to enhance the rent of Rs. 1/- per sq. ft. in their lease rent schedule annexed by them alongwith their MOU. They have shown their readiness to enhance the rent from lease period 2014-2015 onwards. Initially they quoted lease rent Rs. 25/- per sq. ft. but later on enhanced it to Rs. 1/- in 2014, Rs. 25/- per sq. ft. in similar way they

11/12/13  
2



हवेली ह  
15/12/13  
२०१४

15/12/13



14/10/84  
2083



wherein the rent of Rs. 1/- in the subsequent years per sq. ft. quoted by them in the said annexures 'E' and 'B'. In this connection, the trustees of the applicant trust were asked to whether they are agreeable to the said rent or not? Upon which the trustee of applicant trust filed his affidavit at Ext. 19 and he has entered for the said rent. He specifically requested that, permission be granted for leasing out the property for initially for 15 years only and the revised chart of per month produced by the 'Euro School Educational Trust' alongwith pursis at Exts. 18 and 22 is acceptable to this trust.

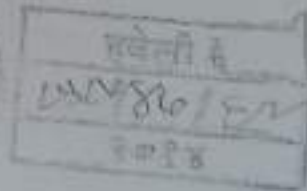
20. In the present case, the applicant trust is going to lease out the property to another charitable trust, accordingly the prospective lessee a charitable trust has given some security deposit to the applicant trust under the MOU executed between them in the year 2012 and the lease rent which the said prospective lessee offered to the trust is above the market rate of lease rent as quoted by the valuer in the valuation report. Hence, instead of calling the tenders by way of publication I called the prospective lessee the 'Euro School Educational Trust' who was given an opportunity for increasing their rate of rent and accordingly they increased the rent beyond the rate settled with the trust under MOU and I think that, the rent offered by

NSD  
28.2.14

the prospective lessee and the security deposit  
 furnished with the trust is in the best interest of the  
 trust. The premises will be utilized for the school  
 purposes, the prospective lessee is an educational trust  
 running the school, the terms and conditions agreed  
 between the parties for granting of lease term of lease  
 and obligations of lessor, lessee, block-in period,  
 etc. are appropriate. The applicant trust though sought  
 a period for lease of 20 years but in the final  
 affidavit they agreed that, permission be granted for  
 lease of initial period of 15 years only. The lease  
 and the security deposit agreed by the proposed  
 "Guru Nanak Educational Trust" is in the interest of  
 the trust. As the trust is not selling the property but  
 leasing out for 15 years a constructed portion of the  
 property for best utilization of the property as well as  
 for fulfilling the objects of the trust hence I find  
 that, this lease is in the best interest of the said  
 trust. Hence, I allowed the application and proceed to  
 pass the following order :

ORDER

1. The application stands partly allowed.
2. The permission is hereby accorded under Section 27(1)(a) of the Bombay Public Trusts Act, 1950 to the Trustees of "Guru Nanak Educational Trust" bearing P.T.R. No. 1234567 for leasing out the trust property bearing



DEPARTMENT OF PUBLIC TRUSTS

12/10/18



हजेली ६  
13/10/86/ ६१  
२०१४



21

Survey No. 60/1/1 of Village Mauje Udri, Tal. Rawat, Dist. Feroze measuring 12,208 sq. ft. constructed premises alongwith permissive use of open land of the said property for the period of 15 years only for the purpose of running school as per the terms and conditions mentioned in MOU, dated 01-03-2012 and revised rent agreed by the parties as per Annexure-'B' lease rentals submitted by 'Euro School Educational Trust' before this Authority alongwith application of Ext. 22 on 10-02-2014 from the academic year 2014-2015 to 2028-2029.

3. Annexure-'B' of lease rentals resubmitted submitted by 'Euro School Educational Trust' on 18-02-2014 for the academic year 2014-2015 to 2028-2029 is the part and parcel of lease agreement.

4. The applicant trust has accepted the security deposit of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs Only) as per the MOU and addendum to the MOU dated 01-03-2012 is part and parcel of the lease agreement.

5. The prospective lessee, 'Euro School Educational Trust' to bear Registration Charges, Stamp Duty and other ancillary expenses of lease agreement.

6. The applicant trust to execute the lease deed in favour of prospective lessee, 'Euro School

*[Signature]*  
13-2-14



'Incidental Trust' within six months from the date of this order.

3. The amount received by the trust towards the lease rent and the security deposit shall be invested in long term deposit as per Section-39 of the Bombay Public Trusts Act, 1950 and the interest received thereon shall be utilized for the purpose of fulfilling the objects of the trust.

4. This order is subject to the trustees complying all the provisions and prohibitions, if any, that are contained in any other laws for the time in force, which are applicable to this transaction.

5. Entry of this order be taken in Schedule-I of the Register of Public Trust.

Date : 28-02-2014  
Place : Pune.

*U. V. Kapadi*  
28-2-2014

Joint Commissioner,  
Pune.

True Copy

*S. P. DUBEY*  
SALES  
NOTARY ON MUMBAI  
MAHARASHTRA  
GOA of India



जॉईंट कमिश्नरची कार्यालय

*S. P. DUBEY*  
सहीकर्ता = संपत्ती  
आर्डी/104/19 तलाक़ कुंभे



हजेरी 5  
15/11/2014  
२०१४



हजेली ६  
 ५५५/५०/६२  
 २०१४

- बाबत:- १) श्री. पुष्पवीरान रामराव आदिक तर्फे जु.मु.श्री.राजोव संघटनी यांचा अर्ज दि.१/१०/२००३  
 २) सहा.संचालक नगर रचना/पुणे येथील जमाका.रेखांकन / एनएसीपी / सीनॅ उड्डी (ता.हजेली) / स.नं.६०/१/१ घ ६०/२/१ / ससंगु / २४६०. दि.२५/११/२००३.



जिल्हाधिकारी कार्यालय, पुणे  
 महसूल शाखा  
 जमाका-गमह/एनएएसआर/२४२/२००३  
 पुणे-२, दि. १५/०२/२००४

नियमसुधारित रेखांकन व बांधकाम परवानगी मिळणे बाबत.  
 सीनॅ उड्डी, ता.हजेली येथील स.नं. ६०/१/१, ६०/२/१ क्षेत्र ६०,०००-०० चौ.मी.  
 श्री.पुष्पवीरान रामराव आदिक

**आदेश**

श्री.पुष्पवीरान रामराव आदिक तर्फे जु.मु.श्री.राजोव संघटनी यांनी दि.१/१०/२००३ रोजी अर्ज करून, सीनॅ उड्डी, ता.हजेली येथील स.नं. ६०/१/१ क्षेत्र ३२०००-०० चौ.मी., स.नं. ६०/२/१ क्षेत्र २८०००-०० चौ.मी. असे एकूण ६०,०००-०० चौ.मी.क्षेत्रावर सुधारित रेखांकन व बांधकाम परवानगी मिळणेची विनंती केलेली आहे.

सीनॅ उड्डी, ता.हजेली स.नं.६०/१/१ क्षेत्र ३२०००-०० चौ.मी. व स.नं.६०/२/१ क्षेत्र २८०००-०० चौ.मी. असे एकूण ६००००-०० चौ.मी.हे श्री.पुष्पवीरान रामराव आदिक यांचे नावे असून, सदर क्षेत्रास या कार्यालयान्वये आदेशा क्र.पमह/एनएएसआर/३३०/१९९६, दि.२/११/१९९६ अन्वये अकृषिक परवानगी तसेच जमाका पमह/एनएएसआर/२६०/२००२, दि.३१/३/२००३ अन्वये बांधकाम परवानगी दिलेली आहे. आता अर्जदार यांनी बांधकामात फेरबदल करून सुधारित अशाखटे प्रस्तावित करून मंजूरीची विनंती केलेली आहे. सदर क्षेत्र महानगरपालिका क्षेत्रात असल्याने अर्जदार यांनी प्रस्तावित केलेले आशाखटे ना.सहा.संचालक, नगर रचना पुणे यांना अर्जदारीत घ्याव्यात अशी पाठविली असता, सहा.संचालक नगर रचना यांनी त्यांचेकडील जमाका. रेखांकन / एनएसीपी / सीनॅ उड्डी (ता.हजेली) / स.नं.६०/१/१ घ ६०/२/१ / ससंगु / २४६०, दि.२५/११/२००३ अन्वये घ्याव्यात नव्हा, या क्षेत्राची लागू असलेल्या प्रस्तावित नियमानुसार अर्जदार यांचे सुधारित रेखांकन व बांधकाम आशाखटे मंजूर करण्याची शिफारस केलेली आहे.

सहा.संचालक, नगर रचना पुणे यांनी केलेली शिफारस व या कार्यालयाने पूर्वी दिलेली अकृषिक व बांधकाम परवानगी यावरून, ही नगर जिल्हाधिकारी पुणे महाराष्ट्र नगरीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये प्राप्त झालेल्या अधिनियमावचे अर्जदार यांचा सीनॅ उड्डी, ता.हजेली येथील स.नं. ६०/१/१ क्षेत्र ३२०००-०० चौ.मी. व स.नं.६०/२/१ क्षेत्र २८०००-०० चौ.मी. असे एकूण ६००००-०० चौ.मी. क्षेत्रास सुधारित रेखांकन व बांधकाम आशाखटेच्याम खालील अटी व शर्तीवर परवानगी देत आहे.

- १) रेखांकनवारील भूखंड / इमारतीसु निर्वासी तसेच प्रचलित नियमानुसारीतील निव्वसी निष्ठागामध्ये अनुश्रेय असलेल्या कारणांसाठीच वाढरमे आवश्यक आहे. व देसा सुविधा भूखंडातील इमारतीना बापर साळा व पसतोपुहासाठी करणे अर्जदारावर बांधकामाक राहिल.
- २) येथे कोणतेही विकास कामे मुरू करण्यापूर्वी हे रेखांकन जागेवर आखून घ्यावे अर्जदाराक घ्याव्यातप्रमाणे प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर कोणत्याही भूखंडाचे विमान क्षेत्रफळ नकाशातून दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्यांची रुंदी, सुविधा बागा व खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उघडवणे नाही. यापुढे जरी कोणता विकास अधिनियम पुन्हा मंजूर करून घ्यावा आसत, अशा प्रमाणित रेखांकनाची प्रत या जिल्हाधिकारी व या कार्यालयाकडे सादर करून त्यात अतिरिक्त मंजूरी घेतल्याशिवाय कोणत्याही विकास कारणात येऊ नये.

- ३) रेखांकनातील रस्ते, गवारे, खुली जागा व सुविधा क्षेत्र इत्यादी अर्जदारांनी घुसट्या वगैरे वापर करणे किंवा त्यांचे अतिक्रमण करणे याबाबतचे नियम अंमलात आणणे आवश्यक आहे.
- ४) अभियंतांसाठी रस्ते, सुविधा जागा, व खुली जागा यांची वेळोवेळी अंमलदारी करणे आवश्यक आहे. या जागा व रस्ते यांचे अतिक्रमण थांबवण्यासाठी घुसट्या वगैरे अतिक्रमण रस्ते, शेजारच्या जमीन मालकांस वापरण्यास खुले ठेवले पाहिजेत.
- ५) स्थलप्रदोष नकाराबाबत दर्शविल्याप्रमाणे नियोजित बांधकामापासून पूर्विल, मागे व बाजूने अंतरे प्रत्यक्षत आणणे असली पाहिजेत व त्या खालील जागा कायम खुली ठेवावी.
- ६) नियोजित बांधकामाचे भूखंडातील अतिक्रमणातील अन्य बांधकाम धरून एकूण क्षेत्र भूखंडाच्या निम्नार्ध क्षेत्राबाबत दर्शविल्या इतके प्रत्यक्ष आणणे आवश्यक राहिले पाहिजे.
- ७) नियोजित बांधकामातील मजल्यांची संख्या नकाराबाबत दर्शविल्यापेक्षा जास्त असू नये.
- ८) नियोजित इमारती आवक्यास आरक्षण-या बांधकामाची सोय व सर्वोपयोग्याची व पैसा निर्मितीबाबती व्यवस्था नसल्यास प्रत्यक्ष आणण्याची अंमलदारी घेतली पाहिजे.
- ९) नियोजित बांधकामास संसृष्टीचा वेगळे बदल करायचाच असेल त्यास किंवा बांधकामाबाबत असल्यास पूर्व परवानगी घेणे आवश्यक आहे.
- १०) जमीनीची मालकी, हक्की, वडिलांक साहाय्य काही चाव उत्पन्न झाल्यास त्याच अर्जावर नवाबतार राहतील.
- ११) प्रकाश व वायुमिशन गामाती ठेवलेल्या छिदनांचे क्षेत्र हे त्या संबंधित खोलीच्या क्षेत्राच्या १/८ पेक्षा कमी असू नये.
- १२) नियोजित बांधकामातून भूखंडावर असलेल्या कोणाच्याही वडिलांची हक्काचा मंग होणार नाही याची नगणवारी अंमलदारी/मालकाने घेतली पाहिजे.
- १३) या काढीलपाने क्र.एम४/एनएएसआर / २६७/२००३, दि.३१/३/२००३ अन्वये दिलेल्या बांधकाम परवानगीस नकाराबाबती रेखांकन व डी टाईमिंगा नकाराबाबती रद्द करणीत घेत जाते.
- १४) अर्जदारांनी सावर कोलेजी कॉण्ग्रेसी मंडळी तसेच प्रतिज्ञापत्रात नमूद केलेली नाव अथवा नकाराबाबती घुसट्याची / विस्थापन करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.

FOR  
2018

प्रति,  
श्री.पुष्कराज रामराव जादिका  
ता.मु.श्री.राजेंद्र संगतानी  
रा.२७, मॉलॅडिना रोड, पुणे-४



30/1/2018  
25/02/2009  
अपर निष्ठाधिकारी पुणे.

- प्रत:-
- १) सहसंचालक, अर्जली चांगकडे मूळ प्रकरणातून पूर्विल अर्जदारांसाठी रवाना.
  - २) सहसंचालक, अंमल रचना, पुणे चांगकडे महिलांसाठी रवाना.



शेवटी ६  
२५/५१/२०१४  
२०१४

अपर निष्ठाधिकारी पुणे करिता.



हवेली ६  
 ८५८५५८/६२  
 २०१४

बाबत १) श्री.पुण्यीराज रामराव आदिक. तर्फे कु.मु.श्री.राजीव ललीत संगतानी यांचा दि.१२.०६.२००६ रोजीचा अर्ज.

- २) महासंचक संपत्तक, नगर रचना, पुणे यांचे कार्यालय क्र.बीपी/मौजे उद्दी /तालुक हावेली / स.नं. ६०/१/१, ६०/२/१/ससंपु/१३२२, दि.३/०५/२००६.
- ३) मा.अध्यक्ष, पुणे विभाग पुणे यांचे कार्यालय संपत्तक क्र.मह-२/अधीन/अनरत/आरआर/७७२/०२, दि.२२/१/२००२.
- ४) या कार्यालय कार्यालय आदेश क्र.पमह/एनएसआर/३३०/१९९६, दि.२/११/१९९६.
- ५) या कार्यालय कार्यालय आदेश क्र.पमह/एनएसआर/२६७/१००२, दि.३१/०३/२००२.
- ६) या कार्यालय कार्यालय आदेश क्र.पमह/एनएसआर/२६२/२००२, दि.५/०३/२००४.

IV



विद्यार्थिकाचे कार्यालय पुणे  
 महसूल आस्था  
 क्र.पमह/एनएसआर/२५०/०६  
 पुणे-दिनांक ६/०६/२००६

विषय - निवासी बाबतसाठी चाडीय बांधकाम परवानगी मिळणे बाबत.  
 मौजे उद्दी, ता.हावेली येथील स.नं.६०/१/१, ६०/२/१ मधील ६०,००० चौ.मी. क्षेत्रावर निवासी बाबतसाठी चाडीय बांधकाम परवानगी मिळणे बाबत.  
 श्री.पुण्यीराज रामराव आदिक. तर्फे कु.मु.श्री.राजीव ललीत संगतानी

**अर्जेश**

श्री.पुण्यीराज रामराव आदिक. तर्फे कु.मु.श्री.राजीव ललीत संगतानी यांनी दिनांक १२/०६/२००६ रोजी या कार्यालयकडे अर्ज करून मौजे उद्दी, ता.हावेली येथील स.नं.६०/१/१, ६०/२/१ मधील ६०,००० चौ.मी. क्षेत्रावर निवासी बाबतसाठी चाडीय बांधकाम परवानगी मिळणे बाबत विनंती केलेली आहे.

मौजे उद्दी, ता.हावेली येथील स.नं.६०/१/१, क्षेत्र ३२००० चौ.मी., ६०/२/१ क्षेत्र २६००० चौ.मी. असे एकूण ६०,००० चौ.मी. क्षेत्र श्री.पुण्यीराज रामराव आदिक. यांनी चारण केलेले आहे. प्रस्तुत परवानगी या कार्यालय कार्यालय आदेश क्र.पमह/एनएसआर/३३०/१९९६, दि.२/११/१९९६ अन्वये सदर क्षेत्रावर अनुषंगिक परवानगी देण्यात आलेली आहे. तसेच या कार्यालय कार्यालय आदेश क्र.पमह/एनएसआर/२६७/२००२, दि.३१/०३/२००२, तसेच या कार्यालय कार्यालय आदेश क्र.पमह/एनएसआर/२६२/२००२, दि.५/०३/२००४ अन्वये सुधारित रेझॉल्यूशन व बांधकाम आराखड्यास परवानगी देणेत आलेली आहे. आता सदर क्षेत्रावर आर्जदार यांचे वतीने कु.मु. श्री.राजीव ललीत संगतानी यांनी निवासी बाबतसाठी चाडीय बांधकाम आराखडे सादर करून बांधकाम परवानगी मागविलेली आहे. सदर क्षेत्र महानगरपालिका हद्दीबाहेर असल्याने आर्जदार यांनी प्रस्तावित केलेले आराखडे मा.महासंचक संपत्तक नगर रचना, पुणे ३० यांचेकडे उच्चनीसमिती पाठविण्यात आले होते. संपत्तक नगर रचना, पुणे ३० यांनी त्यांचे कार्यालय क्र.बीपी/मौजे उद्दी /तालुक हावेली/स.नं.६०/१/१, ६०/२/१/ ससंपु/ १३२२, दि.३/०५/२००६ अन्वये उच्चनीसमितीकडे प्रादेशिक योजनातील तरतुदी नुसार आर्जदार यांचा बाबत अनुगोच असलेले मंजूरीची शिफारस केलेली आहे.

भा.विभागातील आरक्षक,पुणे वॉरंटवाडील वॉरंटवाडील ज.सद-२/जमीन/जमनास/ अर्जास/ १७५५ /  
 /७३, दि. २४/१/२०१८ मधील तरतुदीनुसार विहित केलेल्या नमुन्यात अर्जाद्वारे खालील प्रमाणे प्रमाणित  
 करून घ्यावे आहे.अर्जा प्रमाणित करून घ्यावे आहे की,सर्व जमीनीचे बाबत पुढील नमुद अर्जास  
 जोरलागी कायद्याच्या तरतुदीचा मंग ठरविला जाई.

- १) मूळ वारिफाट व मंग जमीन अधिनियम १९५८.
- २) महाराष्ट्र जमीन मसुदा अधिनियम १९६६.
- ३) महाराष्ट्र मंग जमीन, जमीन धारणा कालात सर्वांग अधिनियम १९७६
- ४) गुणम जमीनी कायद्यात कायद्यासाठीचे निर्णित केलेले विविध कायदे.
- ५) मूळ वारिफाट कायद्यात विविध कायदे व जमीन मूळविक्रय करणे अधिनियम १९७५.
- ६) महाराष्ट्र अनुसुचित जमीनीचा जमीनी प्रकाशित करणे अधिनियम १९७५.
- ७) महाराष्ट्र कायदी वने भूसंपादन अधिनियम १९७५.
- ८) जमीनी जमीन कालात धारणा अधिनियम १९७६.
- ९) महाराष्ट्र प्रकल्पाबाधित धारणीचे पुनर्संयम अधिनियम १९८३.

उपल नमुद कायदावारील तरतुदीचा मंग होत नसलेचे तसेच सर्व जमीन भूमिपट्टाद्वारा वर-१  
 वेळी नसलेचे, प्रमाणित करून घ्यावे आहे.

सध्या अर्जाद्वारे खालील विनंती व नकार,संचालक, जमन रचना,पुणे वॉरंट वॉरंटो विभागात बाध  
 विचार करून ही विनंतीबाधती पुणे, महाराष्ट्र जमीन मसुदा अधिनियम १९६६चे कालम ३४ अन्वये प्राप्त  
 झालेला अधिकाऱ्याचे श्री.पुणेवाडी रामराय आचिक, यांचा मोग उद्दी,ता.हवेली पोलीस व.नं.१०/१/१,  
 होर ३००००ची.मी.,६०/२/१,२८०००ची.मी.असे एकूण ६०,०००ची.मी.इंजावेली (सम्याकालील २६३  
 ची.मी.इंज वगळून) इंपेस ५७२८८ची.मी.इंजावेली बाधीय बाधकाम प्रदानगी जालील अटी व शर्तीत  
 देत आहे.

- १) वरील जमिनी व नियोजित इमारतीचा बाधर फक्त रीट्यास बाधनासाठी करण्यात  
 बाध,बाधनास मंडूर नकाराप्रमाणे असणे.
- २) बाधरवरील नकारावर दर्शितल्याप्रमाणे नियोजित बाधकामाबाधून पुढील मागील व बाधुची  
 अग्रे प्रकल्प जमिनी वारिफाट व त्या वारिफाट बाध कायम सुद्धी ठेवाची
- ३) नियोजित बाधकामाचे मूळवाडील असित्वातील अन्य बाधकाम धरून एकूण इंस भूवाडीचा  
 निरवळ इंजावेली ७५ % इतके प्रकल्प जमिनी काल राडील पाडीने.
- ४) नियोजित बाधकामातील मजल्यांची संख्या नकारावर दर्शितल्यापेक्षा जास्त असू नये.
- ५) नियोजित इमारतीबाधी अवायक असणाऱ्या धारणी पुनवटा व सांडपाणी निघरा व वीस  
 निर्मूलाधी बाधना नसल्यास प्रकल्प बाधकामाचे अर्जाद्वारे केली पाडीने.
- ६) जमीनीची मजलफी, इंदी, वारिफाट इत्यादी बाधत काही वाट इत्यथ इत्याद्यास त्यास अर्जाद्वारे  
 लकावदार राडीनेल.
- ७) नियोजित बाधकामात मंजुरीपेक्षा वेगळे अटल कवावमाचे असल्यास किंवा बाधर अटल्याबाध  
 असल्यास पुर्व परवानगी घेणे बाधरवका आहे.
- ८) नियोजित बाधकामामुळे मूळवाडील असलेल्या कोणाच्याही वारिफाटीचे ठरकाया मंग होणार नाही  
 वानी जबाबदारी अर्जाद्वारे/मालकाने घेतली पाडीने.



तवेली ६  
 २४/१/१८  
 २०१४



- 1) बंधनवश पुणे जिलेतील सहकारक संचालक, नगर रचना घांशे तपासणी अटी पूर्णत्वाचा दाखला घेणे अर्जावर सोपेवर सोपेवर करणे सादर करावे.
- 2) या संचालकातील अधिकाऱ्यांमध्ये क्र.पम२/एमएएसआर/२३०/१९९५, दि.३/११/१९९५, आदेश क्र.पम२/एमएएसआर/४५४/२००३, दि.३२/०३/२००३, तसेच आदेश क्र.पम२/एमएएसआर/४५४/२००३, दि.५/०३/२००३ अन्वये संजुत आदेशांचे स्पष्ट करणे घेणे आहे. तसेच सध्या जिल्हातील अटी व शर्ती अर्जावर घांशेवर सोपेवर करणे सादर करावे.
- 3) अर्जावारीची साधर वेळोवेळी नोंदणीही घ्यावी तसेच बंधनवश नकाराचा नमुद फेलेली याच पृष्ठीची / दिशाभूत करणारी आदेशांच्या तसेच उच्च न्याय अटी व शर्ती एका किंवा अधिक पृष्ठींचा भंग ह्यानेच प्रत्यक्षी घटनाची स्पष्ट समजावणूक घ्यावी.

पुणे,  
 श्री. पुणेकराज रामराज आविष्कार  
 ता. पु. मू. श्री. राजीव लालीत संगतानी  
 रा. अहुर घेवर्न, २७, गेटोव्हा-२ रा. पुणे-१.



*(Signature)*  
 जिल्हाधिकारी पुणे.

नोंद - तहसिलदार हवेली घांशेवरील माहितीसाठी व पुढील घोष्य (या घांशेवारीसाठी) घ्यावे.  
 संचालक, नगर रचना पुणे घांशेवरील माहितीसाठी घ्यावे.

जिल्हाधिकारी पुणे कार्यालय.



हवेली ६  
 ५५५५ ५४६२  
 २०१४

14



### नोंदणीचे प्रमाणपत्र

सादरने उगावपत्र देण्यात येते की, वारी नवीन केलेली सार्वजनिक विद्यालयसंस्था ही जवळ, भुवने सार्वजनिक विद्यालयसंस्था अधिनियम, 1950 (वग 1950 वा सुदरे अधिनियम क्रमांक 29) वा जवळचे सुदरे विद्यालय संस्था येथील सार्वजनिक विद्यालयसंस्था हीचही जागोजागाल योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विद्यालयसंस्थांचे नाव सुदरे विद्यालय संस्था

सार्वजनिक विद्यालयसंस्था हीचही नोंदणीत क्रमांक 1-25555 (सुदरे) श्री गोविंदराज अग्रवालनाम नोंदणीत आहे.

आज दिनांक 15/02/2018 रोजी याच्या नोंदणीत आहे.

दिनांक



नाम सुदरे  
पदाधिकारी  
संस्थान



शेथली 5  
13/10/14/82  
2098

CERTIFICATE OF REGISTRATION

5032



It is hereby certified that the Public Seal attached above has been  
 registered under the Honorary Public Seal Act, 1950, Part XXIX of the  
 Public Seal Act, 1950, and is valid for use as a Public Seal.  
 Name of Public Seal: H. K. S. S. S. S.  
 Name of the Person: H. K. S. S. S. S.  
 Address: ...  
 Date of issue: 24th February 1952



पंजी ६
24/2/52
३०४





# FOUNDATION

(Registered No. E. 338 Dt. 24th February 1965)

ATUR FOUNDATION HOUSE  
4, Dr. Ambedkar Road,  
PUNE 411 021.

ATUR FOUNDATION HOUSE  
4, Dr. Ambedkar Road,  
PUNE 411 021.

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE TRUSTEES OF ATUR FOUNDATION HELD AT ATUR FOUNDATION HOUSE, 4 DR. AMBEDKAR ROAD, PUNE - 1 ON SATURDAY, THE 16<sup>TH</sup> DAY OF AUGUST, 2014 AT 4.30 P.M.

"RESOLVED THAT Mr. Rajiv Lalit Sangtani, Trustee of the Trust be and is hereby authorized to execute the Lease Deed of the land and building mentioned therein with the terms and conditions, situated at Survey No. 60/1/1 and 60/2/1 at Village - Unda, Taluka Haveli, District Pune, on behalf of the Trust with Emsu School Education Trust, Mumbai and to present the said lease deed for registration in the office of Sub-Registrar / Registrar of Assurances and to appear before him and to admit the execution of the same in the name of the Trust and to take the necessary steps for the registration of the said Lease Deed."

TRUE COPY  
FOR ATUR FOUNDATION

MR. RAJIV LALIT SANGTANI



वैली ६  
०५/०८/१४  
२०१४



स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER  
**AAFPS7570N**

नाम /NAME  
**RAJIV LALIT SANGTANI**

पिता का नाम /FATHER'S NAME  
**LALIT ATUR SANGTANI**

जन्म तिथि /DATE OF BIRTH  
**16-02-1976**

हस्ताक्षर /SIGNATURE  


आयकर विभाग (देश)  
DIRECTOR OF INCOME TAX (DISTRICT)



शेखरी 5  
23/04/2022  
2028

Date: August 2014

Letter of Authority

We hereby authorize Mr. Govindrajan Jagannathan residing at F-3 Sarawad LIC Colony, Jeevan Laxmi CHS, Dr. K. P. Road, Mulund 400080 Maharashtra to sign and carry out any corrections, amendments, changes, additions, alterations, deletions and such other agreements, letters or any other related documents required in connection to procuring and building on lease in Urban situated at Burvee number 50/1/1 & 50/2/1, Village - Udon, Taluka - Haveli, District - Pune 411060 such as executing lease Agreement, registration of agreement etc., with local authorities under State regulations and Rules made thereunder, including but not limited to signing various correspondence, signing and filing various documents, appearing before the various local authorities on behalf of the Trust and generally attending to various matters connected with in this matter as the authorized signatory of the Trust.

The said letter of authority can be revoked any time on the deputation of the management or stands revoked on the resignation of the said authorized signatory whichever is earlier.

We agree to ratify and confirm all his acts and deeds in respect of the aforesaid.

The specimen signature of Mr. Govindrajan Jagannathan is as below:



For EuroSchool Education Trust

Witness: *Kavyate*

Name: KAVYATE VYAS

Designation: ✓

*Priyodh Rajan*  
Priyodh Rajan  
Trustee

Euro School Education Trust  
One Corporate Park,  
156, Vidyanagar Marg, Kalina,  
Bandra (East), Mumbai - 400 098



हवेली 5
<i>Govindrajan Jagannathan</i>
2014

MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 CL No. MH12 2004015543  
 Date of Issue 16-08-2002



ACTIVATED FROM 15-11-2002  
 UP TO 15-11-2007  
 CLASS 14-10-2010  
 CLASS 11-01-1988



NAME JASWANATH KARAN  
 SOCIETY KINNETTI  
 A/2 3 RD 3014 ACAD BHOSH  
 WERAWAR  
 PUNE  
 PIN 411022  
 Signature & ID of Issuing Authority MH12 2014394



हवेली ६  
 २५५६०/६२  
 २०१४

Form No. 7 [See Rule 16 (2)] MAHARASHTRA STATE  
 Driving Licence No. MH12/02/271043  
 Name & Address, Date of Issue 16-AUG-2002  
 JAYYAK PAWAR  
 SR. NO. 262, LAXMI COLONY,  
 MITTHALNAGAR, HADAPSAR,  
 PUNE. Pin : 411020  
 Son/Wife/Daughter of  
 YASANTRAO  
 is licensed to drive, throughout India, vehicle of the following description  
 M. C.V.  
 Validity for Non-Transport Vehicle  
 From 16-08-2002 To 15-11-2007  
 Validity for Transport Vehicle  
 From To  
 Signature of the licence holder



FORM 1  
 आरम्भ तिथि: 28 मई 2014 2:01 म.प.

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

458/2014

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014  
 28 मई 2014  
 पत्र संख्या: 458/2014

पत्र संख्या: 458/2014  
 आरम्भ तिथि: 28 मई 2014  
 पत्र संख्या: 458/2014

*[Handwritten Signature]*  
 पत्र संख्या: 458/2014

पत्र संख्या: 458/2014	₹ 30000.00
पत्र संख्या: 458/2014	₹ 1240.00
पत्र संख्या: 458/2014	₹ 20.00
पत्र संख्या: 458/2014	
<b>कुल</b>	<b>₹ 31260.00</b>

*[Handwritten Signature]*  
 पत्र संख्या: 458/2014

*[Handwritten Signature]*  
 पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014  
 आरम्भ तिथि: 28 मई 2014  
 पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

पत्र संख्या: 458/2014

**प्रतिज्ञापन**

आमरे वरसपैवज हा नोंदणी क्रमांक ११०८ अंतर्गत  
 अशावेळी लघुवित्त संस्था मधील संचालक पदेनेला  
 आटे वरसपैवज हा नोंदणी क्रमांक ११०८ अंतर्गत  
 आटे वरसपैवज हा नोंदणी क्रमांक ११०८ अंतर्गत  
 आटे वरसपैवज हा नोंदणी क्रमांक ११०८ अंतर्गत  
 आटे वरसपैवज हा नोंदणी क्रमांक ११०८ अंतर्गत  
 आटे वरसपैवज हा नोंदणी क्रमांक ११०८ अंतर्गत

पत्र संख्या: 458/2014  
*[Handwritten Signature]*

पत्र संख्या: 458/2014  
*[Handwritten Signature]*





इस घोषणापत्र को सं. 2

दिनांक  
08/08/2014

28/08/2014 3:00:02 PM

*Enter*

एन सीआर नम्बर: 00000000000000000000  
आयसीएन नम्बर: 00000000000000000000

क्र. 1  
नाम: राजेश चंद्र शर्मा  
पता: राजेश चंद्र शर्मा, सी. 10, लॉन्ग रोड, इलाहाबाद - 201002, उत्तर प्रदेश, भारत  
आयसीएन नम्बर: 00000000000000000000  
आयसीएन नम्बर: 00000000000000000000

आयसीएन नम्बर  
00000000000000000000  
आयसीएन नम्बर: 00000000000000000000



क्र. 2  
नाम: सुरेश चंद्र शर्मा  
पता: सुरेश चंद्र शर्मा, सी. 10, लॉन्ग रोड, इलाहाबाद - 201002, उत्तर प्रदेश, भारत  
आयसीएन नम्बर: 00000000000000000000  
आयसीएन नम्बर: 00000000000000000000

आयसीएन नम्बर  
00000000000000000000  
आयसीएन नम्बर: 00000000000000000000

यदि आपकी घोषणा को अंतिम घोषणा के रूप में माना जाता है, तो इसे अंतिम घोषणा के रूप में प्रयोग करने के लिए आपको इसे अंतिम घोषणा के रूप में अद्यतित करना होगा।  
दिनांक: 08/08/2014 3:00:02 PM

ध्यान दें: यह घोषणापत्र केवल घोषणा के लिए है। इसमें कोई भी घोषणा नहीं है।

क्र. 3  
नाम: सुरेश चंद्र शर्मा  
पता: सुरेश चंद्र शर्मा, सी. 10, लॉन्ग रोड, इलाहाबाद - 201002, उत्तर प्रदेश, भारत  
आयसीएन नम्बर: 00000000000000000000  
आयसीएन नम्बर: 00000000000000000000

*Suresh Chandra Sharma*  
आयसीएन नम्बर



दिनांक: 08/08/2014 3:00:02 PM

प्रमाणित घोषणापत्र को सं. 2  
मध्य प्रशासन विभाग, प्रान्त  
इलाहाबाद

यदि कोई भी घोषणा  
अंतिम घोषणा के रूप में अद्यतित  
करायी जाती है

सह प्रशासन विभाग, इलाहाबाद

ePayment Details

उ. प्र. वि. प्र. 4, पुणे

सह प्रशासन विभाग, इलाहाबाद - 2  
दिनांक: 08/08/2014

क्र.	Equipment Number	Defacement Number
1.	MH0004877342014189	0001510174201415
2.	MH0004877342014191	0001510174201415



1. This document is valid only for the purpose of registration. It is not valid for any other purpose.  
2. For more information, please contact the Registrar of Companies, Government of India.  
For feedback, please email us at feedback@ministry.gov.in



NO