

2012

11/9/2012



Tuesday, September 11, 2012  
11:28:36 AM

Original

नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 6860

गावाचे नाव कोंढवा खुर्द

दिनांक 11/09/2012

दस्ताऐवजाचा अनुक्रमांक

हवेली 12 - 06849 2012

दस्ता ऐवजाचा प्रकार

घक दुरुस्ती पत्र



सादर करणाराचे नाव: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट (AAATM4953A) मुख्य कार्यालय  
बडोदा गुजरातसाठी अधिकृत भरलेले ट्रस्टी परेश ललीतकुमार बाबरीया -

नोंदणी फी :- 100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 960.00  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)

एकूण रु. 1060.00

आपणास हा दस्त अंदाजे 11:43AM ह्या वेळेस मिळेल

दुय्यम निबंधक  
हवेली 12 (कोंढवा बुद्रुक)

याजार मुल्य: 32032000 रु. मोबदला: 0 रु. सह. दुय्यम निबंधक  
भरलेले मुद्रांक शुल्क: 846700 रु. हवेली क्र. १२, पुणे शहर

CUSTOMER COPY	
Scroll No.	000164 Date 7/9/12
Franking Value	Rs. 8,46,700
Service Charges	Rs. 1.00
Total	Rs. 8,46,710
Name & Add. of the Stamp Duty Paying party Mira Education Trust Vadodara	
(PAN No. / With bank Rs. 50,000/-) Cash/DD/Pay Order <b>W.M.D., PUNE</b>	
Date: 05/9/12	
Bank/Branch: <i>State Bank of India</i>	
Through Name: <i>India</i>	
<b>CASH / D.D. RECEIVED</b>	
I confirm that I have checked the amount franked and the W.M.D., Ltd. is not liable for anything related to the document.	
Signature	
(For WMDC Office use Only)	
Franking Sr. No.	
Tran. ID	<i>H/S</i> Authorised Signatory
*Subject to realisation.	

WMDC Ltd. Pune, Ph.: 25533324/25126 Franking Deposit Slip

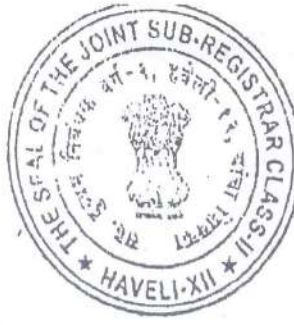
### DEED OF RECTIFICATION -II

(of Lease Deed dated 02<sup>nd</sup> December, 2011 )

This Deed of Rectification is made and executed at Pune on 11<sup>th</sup> day of September, 2012 by and



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Between

**1) Mrs. Parvin Rashid Pansare**

Age: 42 years, Occupation: Business, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune – 411 040, PAN:  
AAVPP4546M;

**2) Mr. Saad Rashid Pansare**

Age: 18 years, Occupation: Student, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune – 411 040, PAN:  
BWSPP5013R;

**3) Ms. Sumaiya Rashid Pansare**

Age: 24 years, Occupation: Student, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune – 411 040, PAN:  
ATPPP7416D; through her Power of Attorney holder  
Mrs. Parvin Rashid Pansare

**4) Mr. Rashid Rehman Pansare**

Age: 50 years, Occupation: Service, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune – 411 040, PAN:  
ABHPP2285Q;

**5) Smt. Fatemabi Rehman Pansare**

Age: 76 years, Occupation: Business, residing at A-13/12,  
Kubera Park, Kondhwa Road, Pune – 411 040, PAN:  
AAXPP9094Q; through her Power of Attorney holder  
Mr. Rashid Rehman Pansare

Hereinafter called or referred to as the "Lessors" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and successors)

.....Party of the One Part



Western Maharashtra  
Development Corporation  
Ltd., 2nd Floor, Kuber  
Chambers,  
Shivajinagar, Pune 411005.  
D-5/STP(V)/C.R.1014/  
2360-63/04



SPECIAL  
ADHESIVE  
महाराष्ट्र  
SEP 07 2012

2010 09:18 15:18

Rs.0846700/-PB5088

STAMP DUTY MAHARASHTRA

FOR W.M.D.C. LTD.

AUTHORISED SIGNATORY

ठमट मुद्रांक फ्रँकींग अल्ट्रा डेव्हलपमेंट कॉर्पोरेशन खाती तपासले  
व एस.एम.एस./संबंधित प्राधिकृत अधिकाऱ्याशी  
दुर्भावनीवरून संपर्क साधून, वेळ बरोबर आडवून आला

रा. दुर्भावनीवरून

हवेली क्र. १२, पुणे शहर

दस्तावेज प्रकार (Nature of Document)	Lease Deed
उपलब्ध नोंदणीचा तपशिल (Registration Details)	Registrable / Non Registrable Name of S.R.O. HVZ - 12
उशाचा युनिक नंबर (Franking Unique No.)	20903 / 903032
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	मौजे Kondhwa Tal. स.नं./सिटीएम नं. _____ (Village _____ Tal. _____ S. No./C.T.S. No. _____ Area _____)
मोबदला रक्कम (Consideration Amount)	No-Consideration
मुद्रांक खरेदीदाराचे नाव पक्षकार - १ नाव (Stamp Purchasers Name)	Mira Education Trust
दस्तावेज करणारे पक्षकाराचे नाव (Name of the other Party)	Rashid Pansare
हस्ते अस्तित्वात नांव व पत्ता (If through Name & Address)	Adv. Laxmi Anand Joshi
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	(अक्षरी रु. In words Rs. 8,46,700/-)

And

FOR W.M.D.C. LTD.

Mira Education Trust,

a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, PAN: AAATM4953A, represented by Mr. Paresh Lalitkumar Babaria - Authorized Trustee, Age: 50 years, Occupation: Business, having his office at 2B, 64, Rustomji Complex, Rustomji Regency, Jaswant Sawant Road, Dahisar (West), Mumbai - 400 068,

Hereinafter called or referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its trustees from time to time, sole surviving trustee, successors of last surviving trustee and assigns)

Part of the Other Part



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WHEREAS :

1. The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No.3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors. (Hereinafter called or referred to as the "Premises").
2. The Lessors and Lessee have executed the Lease Deed dated 02<sup>nd</sup> December, 2011 ("the Said Deed") whereby the Lessors have granted a lease of the Premises to and in favour of the Lessee for a period of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31.12.2040 for certain monthly compensation and upon the terms and conditions as mentioned in the Said Deed. The copy of the Said Lease Deed dated 02<sup>nd</sup> December, 2011 is annexed hereto and marked as Annexure-A.





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3. The Lessors and Lessee have executed the Deed of Rectification dated 29/06/2012 whereby the Parties to the Said Deed have mutually to change the Lease Rent for period of 18 (eighteen) months commencing from 01.07.2012 upto 31.12.2013 to be paid to the Lessors by the Lessee and thereafter the lease rent will be the same as mentioned in the said Lease Deed.
4. Now the Parties to the Said Deed have mutually decided to execute another Deed of Rectification to extend the period of Lease from 29 years to 33 years i.e to say extension of four years.
5. By this Deed of Rectification only the clause mentioned below is changed and the other terms and conditions of the Said Deed are remains the same.

**NOW THIS DEED OF RECTIFICATION.WITNESSETH:**

1. It is agreed between the parties to this Deed of Rectification that only the clause mentioned below are changed -
  - A. Clause No. 1 of the said Deed shall stand rectified and read as under:
    1. In consideration of the rent and Lessees covenants' hereinafter reserved and contained, the Lessors do and each one of them doth hereby demise unto the Lessee all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out



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Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors as stated in the recitals hereof (hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule hereunder written) for a term of 33 (Thirty Three) years commencing from 01-01-2012 and ending on 31.12.2044.

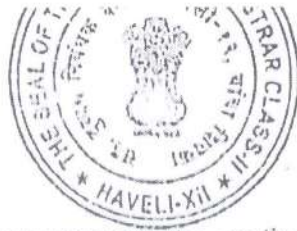
**B. Clause No. 2** of the said Deed shall stand rectified and read as under:

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed hereinbelow:
  - D) For the balance period of Four years out of the total lease period of thirty Three years, commencing from 30<sup>th</sup> year of lease, the Lessee shall pay to the Lessors rentals escalated by 3% after every twelve months on the then prevailing monthly rent.

**C. Clause No. 15 (b)** of the said Deed shall stand rectified and read as under:

b) The Lessors shall not have a right to terminate the lease during the entire lease period of 33 (Thirty Three) years except in case the Lessee commits three consecutive defaults in making payments of lease rent hereunder reserved in terms of the understanding recorded under these presents and does not rectify the same.

2. It is further agreed between all the Parties hereto that this Deed of Rectification shall be a part of the Said Lease Deed dated 02<sup>nd</sup> December, 2011 and other terms & conditions as mentioned in the Said Lease Deed shall continue and remain in force as it is.



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IN WITNESS WHEREOF the parties have signed these presents, in duplicate, the day and year first hereinabove mentioned.

SIGNED AND DELIVERED )  
 By the withinnamed Lessors )  
 in the presence of )

✓ Pansare

1) Mrs. Parvin Rashid Pansare

✓ Pansare

2) Mr. Saad Rashid Pansare

✓ Pansare

3) Ms. Sumaiya Rashid Pansare

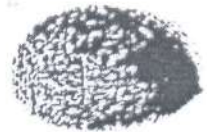
through her Power of Attorney holder  
 Mrs. Parvin Rashid Pansare

✓ Pansare →

4) Mr. Rashid Rehman Pansare

✓ Pansare →

5) Smt. Fatemabi Rehman Pansare  
 Through her Poer of Attorney holder  
 Mr. Rashid Rehman Pansare.



SIGNED AND DELIVERED For Mira Education Trust  
 by the withinnamed Lessee )  
 through its Authorised Signatory For MIRA EDUCATION TRUST  
 in the presence of )

✓ Pansare  
 Trustee



Authorized Signatory

Witness  
 ① Khan Sultan Ibrahim  
 11.02.12

②

Jathar

जाकार सुनावर यान

दहपसर रामटेकडी पुणे. 13





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Lease Deed

made and executed at Pune on this २७ day on December 2011

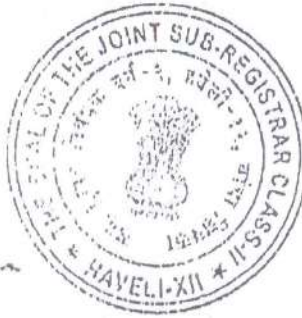
Between

1) Mrs. Parvin Rashid Pansare

Age: 40 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAVPP4546M;

2) Master Saad Rashid Pansare

Age: 17 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: Applied for; through his guardian Mr. Rashid R Pansare



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CUSTOMER COPY	
Serial No.	000102
Date	12-11
Franking Value	Rs. 7,55,000
Service Charges	Rs. 10
Total	Rs. 7,55,010
Name & Add. of the Stamp Duty Paying party Mira Education Trust Atadonra main Road WMDCLTD, PUNE	
(For WMDCLTD) Max. Def. 50,000/- Cash/DD/Pay Order No. 62067 Date: 20-11-11 Bank/Branch: Kotak Mahindra Bank Through Name:	
<b>CASH / D.D. RECEIVED</b> I/We certify that I have checked the value franked and the WMDCLTD is not liable for anything related to the document.	
Signature (For WMDCLTD Office use Only)	
Franking Sr. No.	
Trin. ID	Authorized Signatory

WMDCLTD, Pune. Ph.: 25533324/25/26 Franking Deposit Slip



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अहमद शाह फॅशिंग अल्हा व्हायलेट लि. वनी  
महाराष्ट्र राज्य एस / संवर्धन प्राधिकृत वनी  
एच २२२, जयक साधुन, मेड बरोबर अ. पुणे जाला  
**यशवीर**  
सह मुख्य निबंधक हवेली २२०

FOR W.L.D.C. LTD.

*Yashvir*  
AUTHORISED SIGNATORY

- 3) Ms. Sumaiya Rashid Pansare  
Age: 23 years, Occupation: Student, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: ATPPP7416D; Through her Power of  
Attorney holder Mrs. Parvin Rashid Pansare authorised under Power of  
Attorney 25-05-2011 and registered at Sr. No. 4235 of 2011 in Book No. IV  
at the office of Sub-Registrar, Haveli No. XII, Pune
- 4) Mr. Rashid Rehman Pansare  
Age: 50 years, Occupation: Service, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: ABHPP2285Q;
- 5) Smt. Fatemabi Rehman Pansare  
Age: 76 years, Occupation: Business, residing at A-13/12, Kubera Park,  
Kondhwa Road, Pune - 411 040, PAN: AAXPP9094Q;

Hereinafter called or referred to as the "Lessors" (which expression shall,  
unless repugnant to the context or meaning thereof, mean and include  
their respective heirs, executors, administrators and successors)



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Party of the One Part  
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Mira Education Trust,  
a Public Trust registered under the provisions of The Bombay Public Trusts  
Act, 1950, having its registration no. E/4684/Vadodara and having its  
address at After Kalali Crossing, Atladara main Road, Vadodara, PAN:  
AAATM4953A, represented by Mr. Paresh Lalitkumar Babaria -Authorized  
Trustee, Age: 50 years, Occupation: Business, having his office 2B, 64,  
Rustomjee Complex, Rustomji Regency, Jaswant Sawan Road, Dahisar  
(West), Mumbai - 400068.

Hereinafter called or referred to as the "Lessee" (which expression shall,  
unless repugnant to the context or meaning thereof, mean and include its  
trustees from time to time, sole surviving trustee, successors of last  
surviving trustee and assigns)



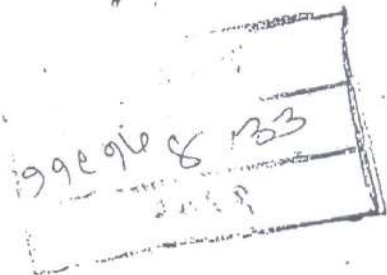
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Party of the Other Part  
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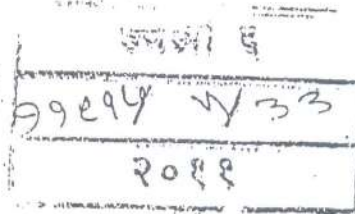
दस्तावेज प्रकार (Nature of Document)	Lease Deed
दस्तावेज नोंदणीची तपशील (Registration Details)	Registration / Non Registrable Name of S.H.O. Haveli - 6
दस्तावेज नोंदणी क्रमांक (Franching Unit/Se No.)	76794/100036
मिळकतीचे शोडव्यात वर्णन (Property Description in brief)	मौजे ता. स.न./सिटीफ्ल नं. _____ क्षेत्र _____ (Village Kanchawale khur) Haveli S.No./C.T.S.No. 38 Area 07. Ares
मोबदला रक्कम (Consideration Amount)	1.50.98.750/-
मुद्रांक धारक/संस्था/व्यक्तिचे नाव (Stamps/Issuers Name)	Mirra Education Trust
दस्तावेज देणाऱ्या व्यक्तीचे नाव (Name of the other party)	Mrs. Parvin Rashid Pansare
दस्तावेज देणाऱ्या व्यक्तीचा पत्ता (If through Name & Address)	Adv. M.S. Inamdar Dhayan Gaen Pune.
दस्तावेज देणाऱ्या व्यक्तीचा पत्ता (If through Name & Address)	(अक्षरी म.) Words Rs Seven Lacks Fifty Five Thousand

FOR W.M.D.C. LTD.

*Handwritten Signature*  
AUTHORISED SIGNATORY



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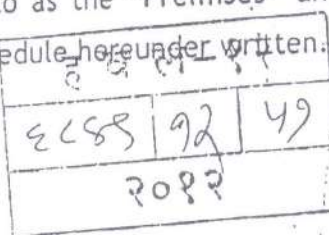
WHEREAS:

1) The Lessors have represented and assured the Lessee that:

- a) The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No.3/1 '19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No.3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, (hereinafter called or referred to as the "Lands") alongwith all easementary rights appurtenant thereto in proportion to the floors in the building having a total built-up area of 2,475 sq. mtrs. (excluding basement) constructed on the Lands and owned by them as follows:

1	Mrs. Parvin Rashid Pansare	3 <sup>rd</sup> , 4 <sup>th</sup> and 5 <sup>th</sup> Floor
2	Mr. Saad Rashid Pansare	1 <sup>st</sup> Floor
3	Ms. Sumaiya Rashid Pansare	2 <sup>nd</sup> Floor
4	Mr. Rashid Rehman Pansare	Ground Floor
5	Smt. Fatemabi Rehman Pansare	

The said Lands alongwith the building constructed thereon is hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule hereunder written.





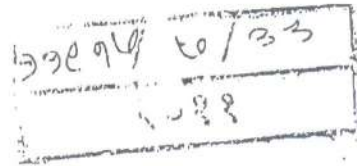
99296 E/33  
2082

- b) The title of the Lessors to the Premises is clean, clear, marketable and free from encumbrances of whatsoever nature.
- c) No notices, including any notice for acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation or any other local, or public body or authority in respect of the Lands and/or the Premises or any part thereof have been issued to, served upon or received by the Lessors or its agent or any other person on the owner's behalf.
- d) That there are no litigations either threatened, decided or pending in relation to the Lands and/or the Premises.
- e) That there is no lien, lis-pendence, attachment, acquisition, requisition or trust of any nature whatsoever as regards the Lands and/or Premises or any part thereof.
- f) The Lands and/or the Premises are not encumbered in any manner whatsoever and the Lessors has not obtained any loan on the security of the Lands and/or the Premises from any person or any banking or non-banking financial institution or anybody in any manner whatsoever.
- g) The Lessors has not entered into any Agreement for Sale, lease, mortgage, exchange, leave and license or any other document of whatsoever nature regarding the Premises or any part thereof with any third party either orally or in writing.
- h) The Premises are not affected by any insolvency, attachment before or after Judgment or any prohibitory order from any taxation department, government or other statutory authority and there are no proceedings pending against the Lessors in any forum, which may



99296 E/33  
2082

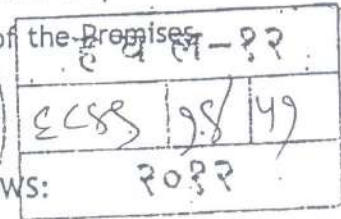




affect the title or marketability of title of the Premises or part thereof.

- 2) The Lessee intends to purchase and/or acquire on leasehold basis, in or around Pune, properties and/or sites suitable for schools and allied activities of the Lessee.
- 3) Relying on the representations of the Lessors as set out herein, the Lessee negotiated with the Lessors and an agreement arrived at between the parties, the Lessors agreed to grant lease of the Premises to and in favour of the Lessee.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:



1. In consideration of the rent and Lessees covenants' hereinafter reserved and contained, the Lessors do and each one of them doth hereby demise unto the Lessee all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No.3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No:3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. (excluding basement) constructed above the same and owned individually by the Lessors as stated in the recitals hereof (hereinafter called or referred to as the "Premises" and are more particularly described in the Schedule



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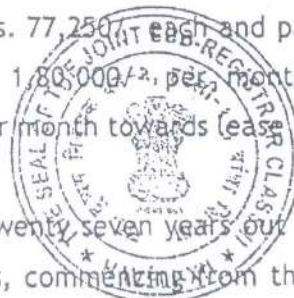
hereunder written) for a term of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31-12-2040.

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed in chart annexed hereinbelow:

A) For the initial period of twelve months the Lessee shall pay to Nos. 2,3 and 5 of the Lessors amounts of Rs. 75,000/- each and pay to No. 1 of the Lessors an amount of Rs. 41,664/- per month aggregating an amount of Rs. 2,66,664.- per month towards lease rentals.

B) For the second year of lease, the Lessee shall pay to Nos. 2,3 and 5 of the Lessors amounts of Rs. 77,250/- each and pay to No. 1 of the Lessors an amount of Rs. 1,80,000/- per month aggregating an amount of Rs. 4,11,750.- per month towards lease rentals.

C) For the balance period of twenty seven years out of the total lease period of twenty nine years, commencing from third year of lease, the Lessee shall pay to the Lessors rentals escalated by 3% after every twelve months on the then prevailing monthly rent.



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The Lessee shall pay the said Rent in advance, on or before the 10<sup>th</sup> (Tenth) day of each and every month commencing from the 01-01-2012 till the Lease hereby granted is in force (the monthly rent with increases as detailed here in is hereinafter referred to as the "Rent"). The payment of the rent shall be subject to deduction of tax at source at the rate as may be applicable from time to time as per the provisions of the Income tax Act, 1961 and all the taxes excluding the service tax, if applicable, payable on the rentals shall be borne and payable by the lessors alone. The service tax, if any, payable on the rentals shall be





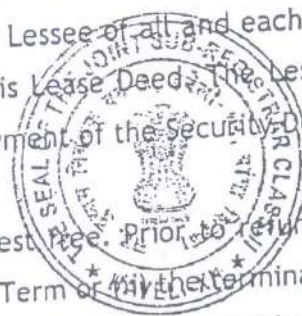
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Lessors in name of No. 5 of the Lessors and Nos. 4 and 5 of the Lessors discharge and agree to discharge from time to time the Lessee from the liability of payments of such lease rentals accordingly as and when the lease rentals are paid by the Lessee to them.

3. Simultaneously with the execution hereof the Lessee has paid to the Lessors and the Lessors have received from the Lessee an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs only) as Security Deposit paid under this Lease in a manner mentioned in Annexure - A annexed hereto (the "Security Deposit") (receipt whereof the Lessors do and each one of them doth hereby own, admit and acknowledge). The Security Deposit is kept deposited by the Lessee with the Lessors for the due performance and observance by the Lessee of all and each of the terms and conditions and provisions of this Lease Deed. The Lessors shall be jointly and severally liable for repayment of the Security Deposit.

The Security Deposit shall be interest free. Prior to refund of Security Deposit i.e. (i) on the expiry of the Term or (ii) on the termination of Lease under the Lease Deed, which ever is earlier, the Parties hereto shall take the accounts to ascertain the amounts due to each other i.e. whether there are any payments due by the Lessee to the Lessors or vice-versa and the balance amount of the Security Deposit, after such adjustment, shall be refunded jointly and severally by the Lessors to the Lessee by pay order/ demand draft simultaneously with the Lessee handing over the possession of the Premises to the Lessors.

The Parties shall endeavour to undertake the process of taking accounts prior to the expiry of the Term or the notice period to enable the Parties hereto to undertake their respective responsibility as to payment of the balance of the Security Deposit simultaneously against receipt of possession of the Premises without any delay. In the event the Lessors fail to refund the Security Deposit, then in that event the



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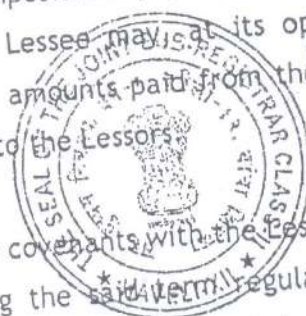




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Lessee shall be entitled to use and occupy the Premises, absolutely rent free, till such time the Lessors refund the Security Deposit. However, in case the Lessors offer to refund the Security Deposit to the Lessee by a demand draft in favour of the Lessee and the Lessee must handover possession of the Premises to the Lessors immediately.

4. The Lessors do and each one of them doth hereby covenant with the Lessee that they have duly paid all rents, rates, taxes, duties and other impositions payable in respect of the Premises. In the event any amounts are claimed from the Lessee by any authority towards rents, rates, taxes, duties and other impositions payable in respect of the Lands and/or the Premises, the Lessee may, at its option, pay the amounts claimed and deduct the amounts paid from the lease rentals payable hereunder by the Lessee to the Lessors.



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5. The Lessee doth hereby expressly covenants with the Lessors as under:-

- (a) That the Lessee will during the said term regularly pay to the Lessors the aforesaid rent.
- (b) That the Lessee will also pay and discharge all property taxes payable to Pune Municipal Corporation on the land and building from 01-04-2012 during the said term assessed charged or imposed upon the Demised Premises or any part thereof and pay the charges towards consumption of electricity as per the bills to be provided by MSEDCL.
- (c) That the Lessee will at the expiration or sooner determination of the said term quietly surrender and deliver up to the Lessors the said Demised Premises.
- (d) The Lessee shall use the Demised Premises for lawful purposes only.
- (e) The Lessors shall not be liable for injury/ accidents, if any, which may occur in the Demised Premises during the tenure of the Lease.



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6. The Lessors have at the time of the execution of this Deed delivered to the Lessee the vacant and peaceful possession of the Premises and the Lessee hereby confirms having received the same in good condition. On expiry of the lease, the Lessee shall handover vacant and peaceful possession of the Premises to the Lessors in good condition subject to normal wear and tear.

7. The Lessors do and each one of them doth hereby declare that they have full right and absolute authority and power to grant this Lease unto Lessee in the manner herein provided.

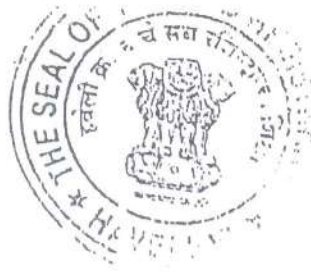
8. The Lessors do and each one of them doth hereby covenant that the Lessee shall hold and enjoy the Premises during the term under this Indenture of Lease, if any, thereof, without any interruption, eviction or disturbance by Lessors or any person or persons claiming from, under or in trust for the Lessors.

9. During the period of Lease stipulated under these presents, in case the Lessors desire to sell the Premises, the Lessors shall, at such time, obtain two best offers from the market and submit the same along with the names of the intending/ prospective purchasers to the Lessee. The Lessors shall ensure that the offers so received are from people of good standing/repute and not from persons not engaged in any activity which is prejudicial to the interest of the Lessee or engaged in the business which is competitive to that of the Lessee. On receipt of such offers, the Lessee may exercise the option to purchase the Premises at the highest of the two offers submitted by the Lessors. The Lessee shall exercise the option within 30 (Thirty) days of the receipt of such offers from the Lessors. Any decision taken by the Lessee shall be intimated by it to the Lessors. The Lessee shall also have an option to nominate an investor/purchaser of its choice who could purchase the Premises at the highest offer received by the Lessors for sale of the Premises. If the



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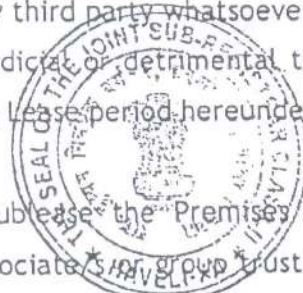


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Lessee does not exercise such option given by the Lessors within the aforesaid period, the Lessors shall be entitled to sell and transfer their interest to the person/ entity/institution. However, such sale of the Premises shall be subject to the rights created by the Lessors in favour of the Lessee hereunder and also subject to the condition that the prospective purchasers fulfill all the obligations of the Lessors towards the Lessee in terms of these presents.

Prior to such sale, the Lessors shall obtain in writing from the prospective Purchaser/Investor a document/ paper/ instrument stating that the Purchaser is/are accepting the said assignment subject to the rights of the Lessee herein and that the Purchaser shall ensure that the interests of the Lessee are not jeopardized in any manner.

The Lessors agree that otherwise than as provided in this clause, the Lessors shall not be entitled to assign any of their rights, title and interests in the Premises to any third party whatsoever and or deal with the same in any manner prejudicial or detrimental to the interests of the Lessee before expiry of the Lease period hereunder.



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10. The Lessee has a right to sublease the Premises and/or assign its interest in the Premises to associate ~~or group~~ trust or societies or its partners and not to third parties. The Lessee shall intimate to the Lessors about such a sublease and/or assignment within 7 days of such assignment.

11. The Lessors shall ensure that during the subsistence of this Lease the interest created in favour of the Lessee herein are not jeopardized in any manner.

12. The Lessors shall indemnify the Lessee against all costs, expenses, damages, compensation, levies, dues, duties, or fines etc. for non-



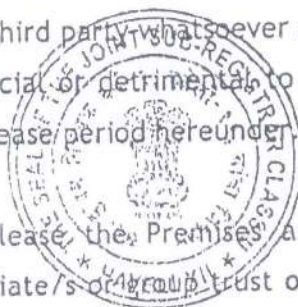


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Lessee does not exercise such option given by the Lessors within the aforesaid period, the Lessors shall be entitled to sell and transfer their interest to the person/ entity/institution. However, such sale of the Premises shall be subject to the rights created by the Lessors in favour of the Lessee hereunder and also subject to the condition that the prospective purchasers fulfill all the obligations of the Lessors towards the Lessee in terms of these presents.

Prior to such sale, the Lessors shall obtain in writing from the prospective Purchaser/Investor a document/ paper/ instrument stating that the Purchaser is/are accepting the said assignment subject to the rights of the Lessee herein and that the Purchaser shall ensure that the interests of the Lessee are not jeopardized in any manner.

The Lessors agree that otherwise than as provided in this clause, the Lessors shall not be entitled to assign any of their rights, title and interests in the Premises to any third party whatsoever and or deal with the same in any manner prejudicial or detrimental to the interests of the Lessee before expiry of the Lease period hereunder.



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10. The Lessee has a right to sublease, the Premises and/or assign its interest in the Premises to associate/s or group trust or societies or its partners and not to third parties. The Lessee shall intimate to the Lessors about such a sublease and/or assignment within 7 days of such assignment.

11. The Lessors shall ensure that during the subsistence of this Lease the interest created in favour of the Lessee herein are not jeopardized in any manner.

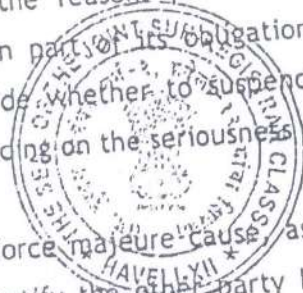


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observance or non-compliance of any provisions under these presents or any breach or non-performance of any of the obligations of the Lessors under this Lease, or any inaccuracy in any of the representations and warranties provided by the Lessors to the Lessee, any claim for damages owing to defect in title, or any other claim whatsoever that may be levied or raised on the Lessee in respect of the Premises as a result of the act or omission of Lessors to the extent of loss, damage suffered by the Lessee.

13. Neither party shall be held liable for delays and damages caused by its failure to perform or delay in performing its duties under this Lease, where such failure or delay is caused by unforeseeable and unavoidable natural calamities such as heavy rains, fire, war, earthquakes, typhoons, flooding, strikes and other recognized events of force majeure, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by due diligence ("Events of Force Majeure"). The prevented party shall notify immediately the other party by cable, telex or telefax without delay, followed by a letter within seven (7) days thereafter, providing detailed information concerning the events and the reasons preventing or delaying the fulfilment in the whole or in part of its obligations hereunder. The Parties shall, mutually, decide whether to suspend or waive certain obligations hereunder, depending on the seriousness of the event.

After the cessation of the force majeure cause, as mentioned above, the prevented party shall notify the other party by, telex or telefax without delay, followed by a letter within seven (7) days thereafter. Any party hereto hindered by an Event of Force Majeure shall use its best efforts to minimize and overcome the consequences of the Events of Force Majeure and shall resume the performance of its duties under these presents as soon as possible after the cessation of the force



or waive certain  
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mentioned above,





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14. The Lessors hereby covenant that before commencement of lease period hereunder the Lessors shall procure a 60 KVA electrical connection to the Premises.

15. The parties hereto agree that:

- a) Notwithstanding anything contained herein, it is clearly agreed between the Parties that during the Lease Term, only the Lessee shall have the exclusive right to terminate this Lease without assigning any reason for the same.
- b) The Lessors shall not have a right to terminate the lease during the lease period except in case the Lessee commits three consecutive defaults in making payments of lease rent hereunder, reserved in terms of the understanding recorded under these presents and does not rectify the same.
- c) In the event the Lessee desires to terminate the Lease, at the option of the Lessee, the Lessee may give a 90 days advance notice of termination to the Lessors or in lieu thereof pay to the Lessors rent for the period of three months commencing after the date of termination.



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16. These presents are binding on the heirs, executors, administrators and successors of the Lessors and in the event of demise of the Lessors or either of them, the demise hereunder shall subsist and shall continue to be binding on the legal heirs of the deceased and they shall be bound by the terms hereof.

17. Upon expiry/termination of this Lease, the Lessee shall peaceably quit and deliver vacant possession of the Demised Premises to the Lessors or any one of them representing all the Lessors, by removing the fittings and fixtures contained within the Premises, in good condition except normal wear and tear.





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18. Any notices/communication required to be given to any of the Parties hereto shall be deemed to be sufficiently given or served, if sent to the other Party at the address mentioned in the title hereof by Registered Post Acknowledgement Due. A Notice to No.1 of the Lessors shall be deemed to be notice to all Lessors.

19. The parties hereto agree that in the event of any disputes or differences arising at any time hereafter between the parties hereto and/or their associates/nominees, in respect of any matter concerning this transaction, and/or any document/writing entered into between them in pursuance hereof, the same shall be referred to the arbitration of three arbitrators. In such an event:

a) Each party shall appoint one arbitrator and the arbitrators so appointed by the parties shall then appoint a third arbitrator to act as an Umpire to preside over the arbitration proceedings. Such Arbitration shall be governed by the provisions of Arbitration & Conciliation Act, 1996.

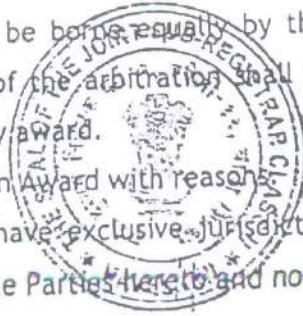
b) The venue of such arbitration shall be at Pune and the language to be used in the arbitral proceedings shall be English.

c) The arbitrators' fees shall be borne equally by the Parties and all other costs and expenses of the arbitration shall be borne by such party as the arbitrators may award.

d) The Arbitrators shall pass an Award with reasons.

e) The Courts in Pune shall have exclusive jurisdiction arising out of this transaction between the Parties hereto and no other Courts shall have jurisdiction.

f) The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations under this transaction.



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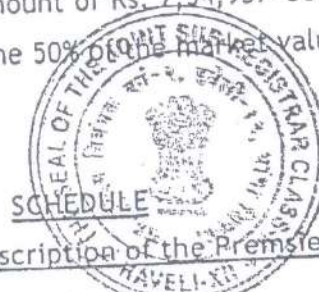
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20. The stamp duty and all other expenses in respect of this Lease Deed and duplicate thereof and the registration charges payable on the same are borne and paid by Lessee.

Stamp duty:

The stamp duty payable on this Deed is calculated as follows:

The market value of the Premises is Rs. 3,01,97,500/- calculated at Rs. 9,550/- per sq. mtr. for an area of 700 sq. mtrs. of land amounting to Rs. 66,85,000/- and construction of 2,475 sq. mtrs. @ Rs. 9,500/- per sq. mtrs. amounting to Rs. 2,35,12,500/-, the period of lease is 29 years and the 50% value of the Premises is Rs. 1,50,98,750/-. As per Article 36 (iv) of The Bombay Stamp Act, 1958, an amount of Rs. 7,54,937=50 rounded off to Rs. 7,55,000/- calculated @ 5% of the 50% of the market value of the Premises, is paid on this Deed.



(Being the description of the Premises)

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All those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land measuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 measuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B measuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No. 3/1/19/2 measuring 00 Hectare 01.50 Ares and d) an area of land measuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No. 3/3, measuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith alongwith proportionate right, title and interest in the Lands and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. (Building) constructed above the same and which lands and





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3/1 (Balance), on or towards South by land bearing S. No. 38 Hissa no.3 (Part) owned by Mr. Anwar Abdul Ajiz Mehedavi and Shri Balkawade, on or towards West by land bearing S. No. 38 Hissa No. 3/3 (Balance) and on or towards North by 6 meter wide road out of land bearing S. No. 38 Hissa No. 3(Part), alongwith all easementary rights appurtenant thereto.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED AND DELIVERED )

By the withinnamed Lessors )

in the presence of )

*Pansare*

1) Mrs. Parvin Rashid Pansare

*Apparent*

Master Saad Rashid Pansare  
through his guardian Mr. Rashid Pansare

Signature: *Waf/MSV*

Name: *सुविष् वामन*

Address: *हस्तार कुठोर*



हस्तार-१२  
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3) Ms. Sumaiya Rashid Pansare

Through her Power of Attorney holder

Mrs. Parvin Rashid Pansare

*Apparent*

4) Mr. Rashid Rehman Pansare

Signature: *Sapan Dabankumari*

Name: *Sapan Dabankumari*

Address *At. Post. Bhivani*

*purandhar, pune*



*सावित्री/२०१६*

*सदरमानादि मजदुर मराठिका  
संघातकरी सावित्री १६२०*

5) Smt. Fatemabi Rehman Pansare







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SIGNED AND DELIVERED )  
 by the withinnamed Lessee )  
 through its Authorised Signatory )  
 in the presence of )

For Mira Education Trust

*P. Baheria*

Trustee and Authorised Signatory

Signature: *Vishal Shah*  
 Name: Vishal Shah  
 Address 503/B Gardā Pāb  
Tukar Mumbai - 49



LESSEE

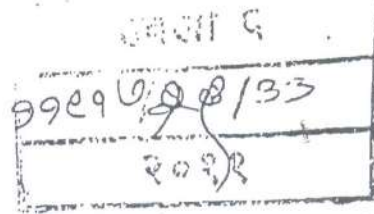
Signature: *AK Joshi*  
 Name: Anand K. Joshi  
 Address 594, Abiraya 1st B  
Pune-30



LESSOR



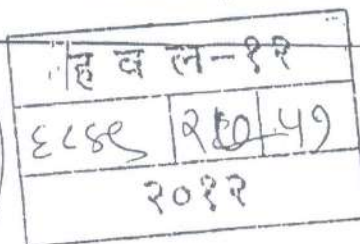
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Annexure-A

(Being the details of refundable Security Deposit paid by the Lessee to the Lessors)

No.	Amount (Rs.)	Particulars
1	30,00,000/-	Paid by cheque no. 000089 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Mrs. Parvin Pansare
2	10,00,000/-	Paid by cheque no. 000090 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Mr. Saad Pansare
3	10,00,000/-	Paid by cheque no. 000091 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Ms. Sumaiya Pansare
4	10,00,000/-	Paid by cheque no. 000092 dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at the request and direction of the Lessors in the name of Smt. Fatemabi Pansare
	60,00,000/-	Total







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2011

RECEIPT

RECEIVED the day and year first, hereinabove written of and from Mira Education Trust, a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs), paid by cheques bearing nos. 000089, 000090, 000091 and 000092 all dated 23-11-2011 and drawn on Kotak Mahindra Bank Limited, Vadodara branch, Gujarat and drawn at our request and direction in favour of Mrs. Parvin Rashid Pansare, Mr. Saad Rashid Pansare, Ms. Sumaiya Rashid Pansare and Smt. Fatemabi Rehman Pansare amongst us, being the Security Deposit in the transaction of lease of all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No.3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No. Hissa No.3/3, admeasuring 00 Hectare .03 Ares, aggregating to 00 Hectare 07 Ares, alongwith alongwith proportionate right, title and interest in the Lands and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. (excluding basement) constructed above the same and which lands and building are bounded on or towards East by land bearing S. No. 38 Hissa No. 3/1 (Balance), on or towards South by land bearing S. No. 38 Hissa no 3 (Part) owned by Mr. Anwar Abdul Ajiz Mehedavi and Shri Balkawade, on or towards West by land bearing S. No. 38 Hissa No. 3/3 (Balance) and on or towards North by 6.6 meter wide road out of land bearing S. No. 38 Hissa No. 3 (Part) alongwith all easementary rights appurtenant thereto.



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2011

We say received  
Pansare  
1) Mrs. Parvin Rashid Pansare

2) Mr. Saad Rashid Pansare  
through his guardian Mr. Rashid Pansare

Signature: [Signature]  
Name: Rajashree Studhal Patil  
Address: 11111st Harmaney F/1903  
MBBY Road Kondhwa  
Pune 48





# MIRA

EDUCATION TRUST

R KALALI CROSSING, NEAR PETROL PUMP, ATADARA MAIN ROAD, ATADARA, VADODARA - 390012.  
REG. NO. E/4684

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY TRUSTEES OF  
MIRA EDUCATION TRUST IN THEIR MEETING HELD ON MONDAY SEPTEMBER  
10, 2012 AT 1.30 P.M. AT THE REGISTERED OFFICE OF THE TRUST

Authority to Mr. Paresh Babaria to sign, execute and register the Deed of Rectification

The Chairman informed the trustees that, the Trust have executed the Lease Deed on December 02, 2011 with Pausare and Family ("Lessee") for the all those pieces of land parcels of lands belongs to the Lessee situated at Village Kondhwa Khurd, Kulkarni Haveli, District Pune for the period of Twenty Nine Years starting from 01.12.2012 upto 31.12.2040. Now the Parties to the said Lease Deed have mutually decided to execute Deed of Rectification (the "said Deed") to extend the period of lease from 29 years to 33 years i.e to say extension of four years.

In the meeting the trustees discussed the matter in detail and decided to give authority to Mr. Paresh Babaria to prepare, sign, execute and register the concern Deed; and passed the following resolution unanimously.

**RESOLVED THAT** Mr. Paresh Babaria, Trustee of the Trust be and is hereby authorised on behalf of Trust to sign and execute the said Deed of Rectification and other related requisite documents, and to present the said Deed and all other requisite documents for registration and admit execution thereof before the respective Sub-Registrar of Assurances and carry out all incidental acts, deeds and things required for the same on behalf of the Trust".

**CERTIFIED TRUE COPY//**

DATE: September 10, 2012

PLACE: Vadodara

For MIRA EDUCATION TRUST

  
TRUSTEE

KALIALI CROSSING, NEAR PETROL PUMP, ATADARA MAIN ROAD, ATADARA, VADODARA - 390012  
REG. NO. E/4684

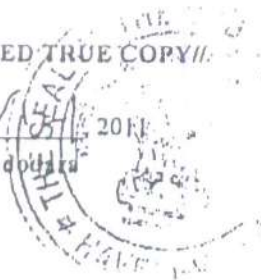
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY TRUSTEES OF MIRA EDUCATION TRUST IN THEIR MEETING HELD ON NOVEMBER 29, 2011, AT REGISTERED OFFICE OF TRUST AT AFTER KALALI CROSSING, ATADARA MAIN ROAD, VADODARA - 390 012 AT 10.30 A.M. AT WHICH ALL THE TRUSTEES WERE PRESENT

"RESOLVED THAT Mr. Paresh Babaria, Trustee of Mira Education Trust be and is hereby authorised on behalf of Trust to execute Lease Deed and other requisite documents with 1) Mrs. Parveen Rashid Pansare, 2) Mr. Saad Rashid Pansare, 3) Ms. Sumaiya Rashid Pansare, 4) Mr. Rashid Rehman Pansare and 5) Smt. Fatemabi Rehman Pansare (the "Lessors") in respect of all those pieces and parcels of lands comprising of a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. Hissa No.3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Ares out of Survey No. 38 Hissa No. Hissa No.3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, of Village Kondhwa Khurd, Pune, and the entire building constructed thereon and comprising of ground floor and five floors having a total built-up area of 2,475 sq. mtrs. constructed above the same (the "Premises") as per the draft placed before the meeting and initialed by the Managing Trustee for the purpose of identification.

RESOLVED further that to Mr. Paresh Babaria be and is hereby authorised to present the said Lease Deed and other requisite documents for registration and admit execution thereof before the Sub-Registrar of Assurances, pay Security Deposit thereunder, pay registration charges and procure receipt for the same, receive back the original lease deed from the office of Sub-Registrar, receive possession of the Premises from the Lessors and carry out all incidental acts, deeds and things required for the same on behalf of the Trust.

// CERTIFIED TRUE COPY //

DATE: 29/11/2011  
PLACE: Vadodra



For MIRA EDUCATION TRUST

99890/22/33  
2011

*Paresh Babaria*  
TRUSTEE

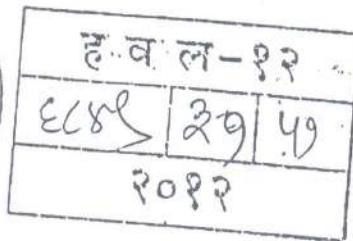
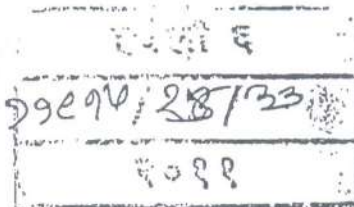


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६६२ ३३ ५१  
२०१२



CERTIFIED TRUE COPY  
OF MIRA EDUCATION TRUST  
TRUSTEE

MIRA EDUCATION TRUST  
TRUSTEE



मूल्यांकन पत्रक बां

Wednesday, November 23, 2011  
10:31:01AM

2011

पणे

33-विभागाचे नाव : ( वि.क्र.33) कॉट्टा ग (खूद) (पणे महानगरपालिका)

33/506-कांदवा रस्ता - सासवडकडे गणारा सिंध सोसायटी व सृजान पार्कयामधील चौक  
Pune/Pimpri/Chichwad

सर्व्हे नंबर-38

वार्षिक मूल्य दर  
नियमानुसार  
जमिनीचा दर  
9550.00

निवासी सदन  
31700.00

कायें  
36500.00

दुका  
44100.00

औद्योग  
0.00

मिळकतीचे क्षेत्र

2475.00

मिळकतीचा वा

स्वतंत्र

बांधकामाचे व

1-आर सी सी

मिळकतीचा प

मुख्यावरील  
उपमिळकतीभारत

उद्वाहन सुव

मिळकतीचे वय

0 TO 2 वर्षे

बांधकामाचा  
दर

9500.00 प्रति चौ. मीटर Rule 3

घसा-यानुसार  
मिळकतीचा प्रति चौ.  
मीटर मूल्यदर

$$= \text{वार्षिक मूल्यदर} + \text{घसा-यानुसार न वेन दर}$$

$$= 0.00 + 9500.00 / 100 * 1.00$$

$$= 9500.00$$

A) मुख्य मिळकतीचे  
मूल्य

$$= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र}$$

$$= 9500.00 * 2475.00$$

$$= 23512500.00$$

एकत्रित  
अंतिम मूल्य

$$= \text{खुल्या जमिनीचे मूल्यांकन} + \text{बांधकामाचे मूल्यांकन}$$

$$= 6685000.00 + 23,512,500.00$$

$$= 30197500.00$$



99894 28/33  
२०११



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६६९ ३२५९



नियमितीकरणचा दाखला

70691



बांधकाम नियंत्रण कार्यालय,  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ४११ ००५.  
जा.क्र. - ४६२६ बी जे का.  
दिनांक - १६/११/०६.

नखवाला, अंबेप, पाउळ व शिंदे तर्फे  
(श्री/श्रीमती) परविन राजेंद्र पानसर

द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,  
श्री/श्रीमती अमार एस. खांबाळकर अँड असो. रा. कासज, पुणे.

यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे  
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००१ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) कोटवा खुर्द  
/ स.नं. ३६ / हिस्सा नं. ३/१, ३/१/१९५ ३/१/१९५ ३/१/१९५ / सोसायटी/ कोलनी

मधील अनधिकृत मोकळ्या भूखंड / भूखंडासह बांधकाम नियमाव्चित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. ....  
दि. .... नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळ्या भूखंड / भूखंडासह बांधकाम  
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळ्या भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये  
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे  
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळ्या भूखंड / भूखंडासह बांधकाम  
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारांवर बंधनकारक ठेऊन, नियमित  
करणेत येत असून नकाशासमवेत चिकटवलेल्या अटींवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

अ) नकाशामधील भूखंडाचे क्षेत्र ०.००:०० चौ.मी.

ब) नकाशामधील बांधकाम क्षेत्र २५.४६:०० चौ.मी. (अक्षरी क्षेत्र पंचवीस सौ सहा चौरस चौ.मी.)

टीप :-

- जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
- नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा. ची दिशाभूल करून व हमीपत्रातील अटींचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळ्या भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदार विरुद्ध कारवाई करणेत येईल.
- मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

हस्ताक्षर  
सिरोक्षक

बांधकाम नियंत्रण क्र.  
पुणे महानगरपालिका

TRUE COPY

सहायक अभियंता  
बांधकाम नियंत्रण क्र.  
पुणे महानगरपालिका



ह व ल १२
६८४९ ३४ ५१

११९१५ २६१ ३३

२०११

गाव नमुना सात

अहवाल दिनांक: २८/१०/२०१०

अधिकार अभिलेख पत्रक

जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

पत्रक क्र.:

तालुका: हवेली

जिल्हा: पुणे

गाव	गाट क्रमांकाचा उपविभाग	पधारणा पदधर्मा	भोगवट्यादाराचे नाव				खाली क्रमांक		
	भोगवट्यादार वर्ग -१		श.स.	गा.स.	आ.स.	गा.स.	प.स.		
शारद मारुतीराव पावशे			०.०२.००					(१४२०३)	८५३,५४६१
परविन रशोद पानसर			०.०१.००					(१६५६०)	कुळाचे नाव
									इतर अधिकार
									इतर
									(२२३२)
									इतर
									(१३१५४)
एकूण	०.०३.००								
टक्का (लागवडी अयोग्य)									
वर्ग (अ)									
वर्ग (ब)									
एकूण									
आकारणी	०.०६								
गुडी मिल्क									
वर्ग आकारणी									



ह व ल - १२  
६८९ ३४ ५९  
२०१२

(२२३२),(११७८५)

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

पंजाब जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २१]

वर्ग	इगाम	पिकाखालील क्षेत्राचा तपसाल						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शंरा
		मिश्र पिका खालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र					
		मिश्रणाचा सकेत क्रमांक	प्रत्येक पिके व प्रत्येका खालील क्षेत्र		अजल सिंचित		अजल सिंचित			
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	स्वरूप क्षेत्र	
२००९-१०	खारा								२००९-१० खारा पड ०.०३.००	



Print Serial No 272500070312040000/5676  
९९९९९ २५०/३३  
२०११

अस्सल जेवकल तयार  
तदमिल्लार हवेली





गाव नमुना सात

अहवाल दिनांक: २८/१०/२०१०

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

भांडव्य खुर.

तालुका : हवेली

जिल्हा : पुणे

गट क्रमांक	गट क्रमांकाचा उपावभाग	भूभाग पदपत्ता	गावटादाराचे नाव		खाले क्रमांक
भोगवटादार वर्ग - १					
३८/३४					
शतक			क्षेत्र	उ फार आणि प पा.ख. फ.फा.	
जगाव	०.३२.००	शंकर बाबुराव लांगकर	०.१८.००	.२८	(७६८६)
		वसंत चंद्रकांत कदम	०.०२.००	.०३	(८१८३)
		चलभिम ठकाजी कदम	०.०१.००	.०२	(१४७८८)
		विमल दिनकर भालेंराव	०.०२.००	.०३	(१३९९०)
		रतन यलणा अंबेप			(१३९९२)
		रत्नाकर धर्माजी पाडाळ			(१३९९२)
		सामायिक क्षेत्र ०.०३.००		आकारणी ०.०४	
गकाम	०.३२.००	परबिन रशाद फानसरे	०.०३.००	.०४	(१५८१९)
		शंख अब्दाला महंमद			(१४९३१)
रखगव (लागवडी भयांगव)		शफी गुलजार खान			(१४९३२)
वर्ग (अ)		सामायिक क्षेत्र		आकारणी ०.०४	
वर्ग (ब)					
एकूण					
आकारणी	०.५०				
मुद्दे					
उपराय आकारणी					



हवेली, पुणे  
१९९५/३०/३३  
२०११

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २१]

वर्ग	सगाव	पिकाखालील क्षेत्राचा तपसाल						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेत
		मिश्र पिका खालील क्षेत्र			निर्पेक्ष पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			
२०००-१०	खराप							२००९-१० खराप पड ०.३२.००		



हवेली-१२  
६८८९/३७/१९  
२०१२

Print Serial No 272500070312040000/5673

अस्सल नवकल तयार

हवेली करिता



घोषणा पत्र

मी.श्री/सौ. परवीण राशिद फानलटे याद्वारे घोषित करतो

की दुष्पन निबंध हवेली क्रं. ६५ यांचे कार्यालयात श्री. राशिद शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. दुष्पना राशिद फानलटे

तर्फे अधिकृत स्वाक्षरी ८२५५५ ०१०६ यांना दस्त

हवेली १२ श्री. राशिद फानलटे

क्र. ४२३५ या दस्त नं. २०१२

अन्वये दिलेल्या कु.मु.पत्राच्या

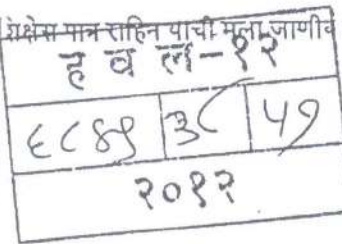
आधारे मी सादर दस्त नोंदणिस सादर केला आहे / निष्पादीत करून कमुली जबाब दिला आहे. सादर कु.मु.पत्र

लिहून देणार यांनी कु.मु. पत्र रद्द केले नाही किंवा कु.मु. पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणात्याही कारणामुळे कु.मु.पत्र रद्दबातल ठरवले नाही. सादरचे कु.मु.पत्र पुर्णपणे वैध असून

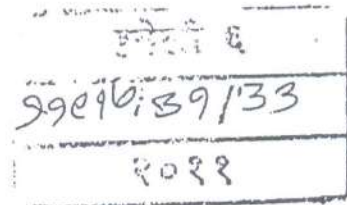
उपरोक्त कृती करण्यास मी पुर्णता सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम

नोंदणी अधिनियम १९५६ च्या अन्वये शिक्षण मान राहिन यांची मुला जाणीव आहे.



दिनांक - २/१२/२०१२

परवीण राशिद फानलटे  
कु.मु.पत्रधारक



11/12/2011 दुय्यम निबंधक:  
11:28:11 pm हवेली 6 (लोणीकाळभोर)

दस्त गोषवारा भाग-1

हवल6

दस्त क्र 11917/2011

3233

दस्त क्रमांक : 11917/2011









दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	नाव: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत विद्यार्थी संस्था नोंदणी नं E/4684/बडोदरा यांचे तर्फे अधिकृत राही करणार (AAATM4953A) भी परेश ललीतकुमार बाबदिबा - - पत्ता घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारातीचे - ईमारात नं: - पेट/बसाहत: - शहर/गाव: इमारतीचे	लिहून देणाऱा वय 50 सही P. Babar		
2	नाव: सी.परविन रशिद पानसरे स्वतः साठी व सुमन्या रशिद पानसरे यांचे तर्फे कु मु म्हणुन - - पत्ता घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं: - पेट/बसाहत: - शहर/गाव: अ 13/12 कुबे	लिहून देणाऱा वय 40 सही P. Babar		
3	नाव: कु.साद रशिद पानसरे तर्फे अपाक म्हणुन व स्वतः करीला रशिद रेहमान पानसरे - - पत्ता घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं: - पेट/बसाहत: - शहर/गाव: सदर तालुका: - पिन: -	लिहून देणाऱा वय 50 सही P. Babar		
4	नाव: श्रीमती फातिमाबी रेहमान पानसरे - - पत्ता घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं: - पेट/बसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर: AAXPP9094Q	लिहून देणाऱा वय 70 सही		



ह व ल-१२  
६८९९ ३९ ५९  
२०१२





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दस्त गोषवारा भाग - 2

हयल 6  
दस्त क्रमांक (11917/2011)  
33/33

दस्त क्र. [हयल 6-11917-2011] चा गोषवारा  
बाजार मूल्य : 15008750 मोबदला 6000000 भरलेले मुद्रांक शुल्क : 755000

दस्त हजर केल्याचा दिनांक : 02/12/2011 04:17 PM  
निष्पादनाचा दिनांक : 02/12/2011  
दस्त हजर करणा-याची सही :

P. S. - P. S. - P. S. -

दस्ताचा प्रकार : (36) भाडेपट्टा  
दस्त अनुच्छेद प्रकार : भाडेपट्टा

शिक्या क्र. 1 ची वेळ : (सादरीकरण) 02/12/2011 04:17 P A  
शिक्या क्र. 2 ची वेळ : (फ्री) 02/12/2011 04:22 PM  
शिक्या क्र. 3 ची वेळ : (कबुली) 02/12/2011 04:27 PM  
शिक्या क्र. 4 ची वेळ : (ओळख) 02/12/2011 04:28 PM

दस्त नोंद केल्याचा दिनांक : 02/12/2011 04:28 PM

ओळख :  
दुय्यम निबंधक यांच्या ओळखीचे इसम असलेले निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना प्रमाणित करण्यात येते की,  
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.  
1) अॅड. खेनचंद जी जोशी - - घर/फ्लॅट नं. -  
गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/पसाहत : -  
शहर/गाव : 594 नारायण पेट  
तालुका : पुणे  
पिन : -

30000 : नोंदणी फी  
640 : नककत (अ. 11(1)), पृष्ठांकनाची नककत (आ. 11(2)),  
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
30640: एकूण

प्रमाणित करण्यात येते की,  
दस्तास एकूण पाने 33  
आहत

द. नि. हवेली, उ. र. पुणे

द. निबंधकाची सही  
हवेली 6 (लोणीकाळभोर)

पहिले नंबराचे पुस्तकाचे  
नोंदविला  
सह. दुय्यम निबंधक हवेली, - 6  
दि. 2/12/2011



ह व ल - १२  
६८९ १० ५९  
२०१२







MAHARASHTRA  
Mumbai  
2012

६. महाराष्ट्र न्यायलय अन्तर्गत अफिसर  
को. आधि. प्रो. वि. मोगावाड, मुंबई - ४००  
प्ल. एम. सी. प्रमोड - ६९६  
क्रमांक - १४ दिनांक -  
३१ मार्च २०१२  
जय महाराष्ट्र, मुंबई  
सचिव/अधीक्षक  
मिरा इड्युकेशन ट्रस्ट

FH 539257

**MIRA EDUCATION TRUST,**  
Morya House, 7th Floor, 'C' Wing,  
Near Infipity Mall. Off. Link Road,  
Andheri (W), Mumbai-400 053.

L S. BAMBLE

(of Lease Deed dated 02<sup>nd</sup> December, 2011)

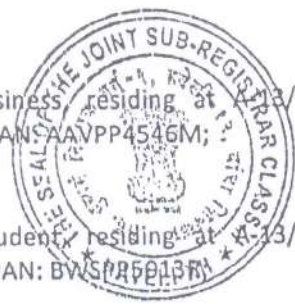
बेहा बापू गायकवाड

This Deed of Rectification is made and executed at Pune on 19<sup>th</sup> day of June, 2012 by and

Between

1) Mrs. Parvin Rashid Pansare

Age: 40 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAAPVPP4546M;



ह व ल - १२		
६६६	१७	५९
२०१२		

2) Mr. Saad Rashid Pansare

Age: 18 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: BWSR5013R

3) Ms. Sumaiya Rashid Pansare

Age: 23 years, Occupation: Student, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: ATPPP7416D; POH Parrin Rashid Pansare

4) Mr. Rashid Rehman Pansare



ह व ल - १२		
४२२९	९	९९
१०१२		



Age: 50 years, Occupation: Service, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: ABHPP2285Q;

5) Smt. Fatemabl Rehman Pansare

Age: 76 years, Occupation: Business, residing at A-13/12, Kubera Park, Kondhwa Road, Pune - 411 040, PAN: AAXPP9094Q;

Hereinafter called or referred to as the "Lessors" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and successors)

.....Party of the One Part

And

Mira Education Trust,

a Public Trust registered under the provisions of The Bombay Public Trusts Act, 1950, having its registration no. E/4684/Vadodara and having its address at After Kalali Crossing, Atladara main Road, Vadodara, PAN: AAATM4953A, represented by Mr. Paresh Lalitkumar Babaria - Authorized Trustee, Age: 50 years, Occupation: Business, having his office at 2B, 64, Rustomji Complex, Rustomji Regency, Jaswant Sawant Road, Dahisar (West), Mumbai - 400 068,

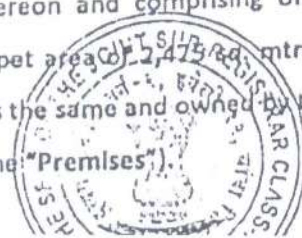
Hereinafter called or referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its trustees from time to time, sole surviving trustee, successors of last surviving trustee and assigns)

WHEREAS

1. The Lessors are seized and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of lands of Village Kondhwa Khurd, Taluka Haveli, District Pune, situate within the jurisdiction of Sub Registrar Haveli bearing a) an area of land admeasuring 00 Hectare 03 Ares out of Survey No. 38 Hissa No. 3/1 admeasuring 00 Hectare 32 Ares, b) Survey No. 38 Hissa No. 3/1/19B admeasuring 00 Hectare 01.50 Ares, c) Survey No. 38 Hissa No. 3/1/19/2 admeasuring 00 Hectare 01.50 Ares and d) an area of land admeasuring 00 Hectare 01 Are out of Survey No. 38 Hissa No.3/3, admeasuring 00 Hectare 03 Ares, aggregating to 00 Hectare 07 Ares, alongwith proportionate right, title and interest in the Lands alongwith all easementary rights appurtenant thereto and the entire building constructed thereon and comprising of ground floor and five floors having a total carpet area of 5,473 sq. mtrs. (excluding basement) constructed on the Lands the same and owned by the Lessors (hereinafter called or referred to as the "Premises").

ह व ल - ११		
४२२९	२	११
२०११		

.....Party of the Other Part



ह व ल - १२		
६८४९	६२	४९
२०११		

lease of the Premises to and in favour of the Lessee for a period of 29 (Twenty Nine) years commencing from 01-01-2012 and ending on 31.12.2040 for certain monthly compensation and upon the terms and conditions as mentioned in the Said Deed. The copy of the Said Deed dated 02<sup>nd</sup> December, 2011 is annexed hereto and marked as Annexure-A.

3. The Parties to the Said Deed have mutually agreed to execute this Deed of Rectification with a view to change the Lease Rent for period of 18 (eighteen) months commencing from 01.07.2012 upto 31.12.2013 to be paid to the Lessors by the Lessee and thereafter the lease rent will be the same as mentioned in the said Lease Deed.
4. By this Deed of Rectification only the clause mentioned below is changed and the other terms and conditions of the Said Deed are remains the same.

**NOW THIS DEED OF RECTIFICATION WITNESSETH**

1. It is agreed between the parties to this Deed of Rectification that only the clause mentioned below are changed -

Clause No. 2 of the said Deed shall stand rectified and read as under:

2. The Lessee shall pay to the Lessors lease rent as is more particularly detailed hereinbelow:

- A) For the initial period of 6 (Six) months from 01.01.2012 to 30.06.2012, the Lessee shall pay to Lessor Nos. 2, 3 and 5 an amount of Rs. 75,000/- per month to each and pay to Lessor No. 1 an amount of Rs. 41,664/- per month aggregating an amount of Rs. 2,66,664/- per month towards lease rentals.
- B) The Lessee shall pay in advance Rs. 52,93,800/- (Rupees Fifty Two Lacs Ninety Three Thousand Eight Hundred Only) as a Deposit (the said deposit) to the Lessors in following proportion towards lease rental for period of next 18 (Eighteen) months from 01.07.2012 to 31.12.2013 -

Name of Lessor	Amount of Deposit to be paid	Amount of revised rent to be adjusted every month
Saad Rashid Pansare	Rs.11,24,190/-	Rs.62,455/-
Sumaiya Rashid Pansare	Rs.11,24,190/-	Rs.62,455/-
Fatemabi Rehman Pansare	Rs.11,24,190/-	Rs.62,455/-
Parvin Rashid Pansare	Rs.19,21,230/-	Rs.1,06,735/-
<b>Total</b>	<b>Rs.52,93,800/-</b>	<b>Rs.2,94,100/-</b>



C) It is mutually agreed between the Parties that for period of 18 (Eighteen) months from 01.07.2012 to 31.12.2013, instead of paying rent as mentioned in the Lease Deed dated 02<sup>nd</sup> December, 2011, the Lessee shall pay to the Lessors the revised rent as mentioned above. The monthly revised rent as mentioned above shall be adjusted from the above said deposit every month for period of said 18 (Eighteen) months. The Rent is net of Tax Deducted at Source (TDS) it means the TDS has already been deducted from the Rent as per current TDS rates. If there is any Increase in the TDS rates, the Lessee will pay the same on behalf of the Lessors and thereafter the Lessors shall reimburse the said amount of TDS difference to the Lessee. If Lessors fail to reimburse the said amount to the Lessee, then the Lessee shall be entitled to adjust the said amount of TDS from future rent payable to the Lessors under the said Lease Deed.

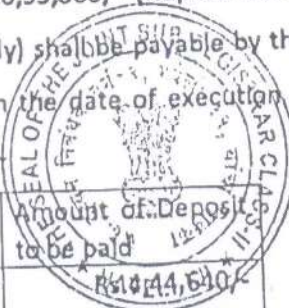


ह व ल - १२		
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२०१२		

D) It is further agreed between the Parties that out of total deposit of Rs.52,93,800/- (Rupees Fifty Two Lacs Ninety Three Thousand Eight Hundred Only), the Lessee shall pay Rs.32,00,000/- (Rupees Thirty Two Lacs Only) to the Lessors on the date of execution and registration of this Deed of Rectification in the following proportion -

Name of Lessor	Amount of Deposit to be paid
Saad Rashid Pansare	Rs.6,79,550/-
Sumaiya Rashid Pansare	Rs.6,79,550/-
Fatemabi Rehman Pansare	Rs.6,79,550/-
Parvin Rashid Pansare	Rs.11,61,350/-
Total	Rs.32,00,000/-

E) The balance amount of Rs.20,93,800/- (Rupees Twenty Lacs Ninety Three Thousand Eight Hundred Only) shall be payable by the Lessee to the Lessors within 30 (Thirty) days from the date of execution and registration of this Deed in following proportion



ह व ल - १२		
२०	१४	११
२०१२		

Name of Lessor	Amount of Deposit to be paid
Saad Rashid Pansare	Rs.4,44,640/-
Sumaiya Rashid Pansare	Rs.4,44,640/-
Fatemabi Rehman Pansare	Rs.4,44,640/-
Parvin Rashid Pansare	Rs.7,59,880/-
Total	Rs.20,93,800/-

and other terms & conditions as mentioned in the Said Lease Deed shall continue and remain in force as it is. After 31 Dec 2013, the terms and conditions mentioned in respect of Rent and period in the said Lease Deed shall be continued.

IN WITNESS WHEREOF the parties have signed these presents, in duplicate, the day and year first hereinabove mentioned.

**SIGNED AND DELIVERED**

By the withinnamed Lessors  
in the presence of

1) Mrs. Parvin Rashid Pansare



*Pansare*

2) Mr. Saad Rashid Pansare



*Pansare*

3) Ms. Sumaiya Rashid Pansare  
through her Power of Attorney holder



*Pansare*

Mrs. Parvin Rashid Pansare

4) Mr. Rashid Rehman Pansare



*Rashid Rehman Pansare*

5) Smt. Fatemabi Rehman Pansare



सामिप्त व अंगीकृत कतिमाही

पाठसर  
बोया  
समे

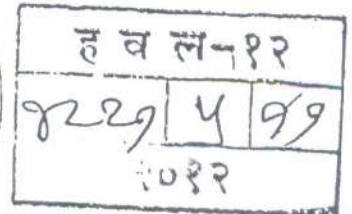
**SIGNED AND DELIVERED**  
by the withinnamed Lessee  
through its Authorised Signatory  
in the presence of



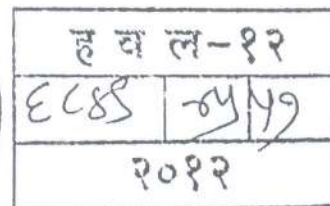
For Mira Education Trust

*R. Basant*  
Authorised Signatory

① *Tabrez*  
Shaikh Tabrez PAROQUE  
SSnana Peth, Pune.



② *Rashid* जाकीर  
हडपसर रामटेकडी पुणे





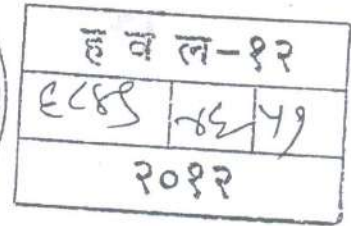
RECEIPT

Received from the within named party of the other part, the sum of  
Rs.32,00,000/- (Rupees Thirty Two Lacs Only) in the following proportion -

Name of Lessor	Amount of Deposit to be paid
Saad Rashid Pansare	Rs.6,79,550/-
Sumaiya Rashid Pansare	Rs.6,79,550/-
Fatemabi Rehman Pansare	Rs.6,79,550/-
Parvin Rashid Pansare	Rs.11,61,350/-
Total	Rs.32,00,000/-

We, say received

1) Mrs. Parvin Rashid Pansare



2) Mr. Saad Rashid Pansare

Saad Pansare

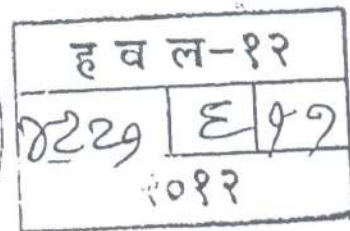
3) Ms. Sumaiya Rashid Pansare  
through her Power of Attorney holder  
Mrs. Parvin Rashid Pansare

Pansare

4) Mr. Rashid Rehman Pansare

RR Pansare

5) Smt. Fatemabi Rehman Pansare



Place:

Dated: 18/06/ 2012

Cheque No. 000016  
Cheque No. 000013  
Cheque No. 000014  
Cheque No. 000015

1161350/-  
679550/-  
679550/-  
679550/-

Parvin Rashid Pansare  
Saad Rashid Pansare  
Sumaiya Rashid Pansare  
Fatemabi Rehman Pansare



# MIRA EDUCATION TRUST

Reg. No. E/4684/VADODARA

**CERTIFIED TRUE COPY OF CIRCULAR RESOLUTION PASSED BY THE TRUSTEES OF MIRA EDUCATION TRUST ON MONDAY MAY 18, 2012**

**"RESOLVED THAT** the Trust intends to revise some clauses in the Lease Deed dated December 02, 2011 signed by trust for school premises at Land and Building situated at "Village Kondhwa Khurd, Taluka Haveli, District Pune (more specifically described in the said Lease Deed)" through the Deed of Rectification."

**"RESOLVED FURTHER THAT** Mr. Paresh Babaria, Trustee of the Trust, be and is hereby authorized on behalf of Trust to sign, execute the Deed of Rectification and to appear before the office of the respective Sub-Registrar of Assurances at Pune and represent the Trust to complete all necessary formalities for registration of the said Deed of Rectification of Lease Deed."

**!!CERTIFIED TRUE COPY!!**

**Place:** Vadodara  
**Date:** May 18, 2012

For MIRA EDUCATION TRUST

*Paresh Babaria*  
Trustee



ह व ल-१२		
४२२९	५	११
२०१२		



ह व ल-१२		
४८४९	४०	५१
२०१२		



2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त क्र 4221/2012











11:10 pm

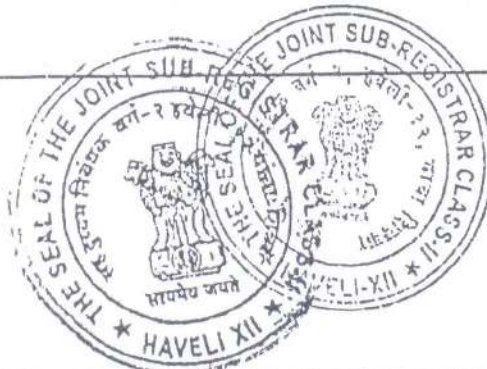
हवेली 12 (कोंढया बुहुका)

90/99

दस्त क्रमांक : 4221/2012

दस्ताचा प्रकार : घुक दुरुस्ती पत्र

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत विभ्यस्त संस्था नोंदणी नं. E/4684 बडोदरा यांचे तर्फे अधिकृत सही करणार परेश ललीतकुमार बाबरिया - - पत्ता: घर/फ्लॅट नं: ऑफीस 2बी 64 रुस्तमजी कॉम्प्लेक्स, जसवंत	लिहून देणार वय 50 सही <i>P. Babaria</i>		
2	नाव: सी परविन रशिद पानसरे स्वतः साठी व सुमीच्या रशिद पानसरे तर्फे कु मु - - पत्ता: घर/फ्लॅट नं: कोंढया खुर्द पुणे 48 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: -	लिहून देणार वय 40 सही <i>P. Pansare</i>		
3	नाव: कु साद रशिद पानसरे - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 18 सही <i>K. Pansare</i>		
4	नाव: रशिद रहेमान पानसरे - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 50 सही <i>R. Pansare</i>		
5	नाव: श्रीमती फातिमाबी रहेमान पानसरे - - पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 78 सही <i>F. Pansare</i>		



ह व ल-१२  
६८९/४८/५१  
२०१२

दस्तऐवज करून देणार तथाकथित [घुक दुरुस्ती पत्र] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

गावाचे नाव : कोंढवा खुर्द

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.मा. रु. 32,032,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे कोंढवा खुर्द येथील स नं 38/3/1 क्षेत्र 3 आर, स नं 38/3/1/19व क्षेत्र 01.50 आर, स नं 38/3/1/19/2 क्षेत्र 01.50 आर, स नं 38/3/3 क्षेत्र 1 आर असे एकूण 7 आर म्हणजे 700 चौ मी त्यावर बांधलेल्या 2475 चौ मी इमारतीचे बांधकामासह (मुळ दस्ताने रु 755040 मु शु व या दस्ताने रु 846700/- मु शु भरले असे) (मूळ भाडेपट्टा मुदत 29 वर्षांचा होता तो या चुक दुरुस्ती पत्राने 33 वर्षांचा केला)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) 1. सी.परविन रशिद पानसरे स्वतः करीता व सी सुमय्या रशिद पानसरे यांचे कु मु म्हणून - घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; 2. सार रशिद पानसरे - BWSPP5013R - घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; 3. रशिद रहेमान पानसरे (ABJPP2285Q) स्वतः करीता व श्रीमती फातिमाबी रहेमान पानसरे यांचे तर्फे कु मु म्हणून - घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) निरा एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट (AAATM4953A) मुख्य कार्यालय बडोदा गुजरातसाठी अधिकृत नेमलेले ट्रस्टी परेश ललीतकुमार बाबरीया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; अटलदरा, बडोदा गुजरात; तालुका: -; पिन: -; पॅन नम्बर: -;
- (7) दिनांक करून दिल्याचा 11/09/2012
- (8) नोंदणीचा 11/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 6849 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 846700.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेर

मी नक्कल वाचली  
रुजवात घेतली  
अस्तसलवर हुकुम दखल

दस्ता सोवतची नक्कल  
श्री. पद्मेशा खावतीया  
यांना दिली.

दि. ११ / ९ / २०१२

सह. दुय्यम निबंधक वर्ग-२  
हवेली क्र. १२, पुणे.

सह. दुय्यम निबंधक वर्ग-२  
हवेली क्र. १२, पुणे.





दुय्यम निबंधकः  
हवेली 12 (कोंढवा बुद्रुक)



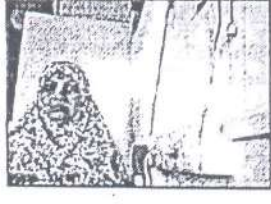





दस्त गोषवारा भाग-1

दस्त क्र 6849/2012

50/49

क्र : 6849/2012

प्रकार : चुक दुरुस्ती पत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाम: मिरा एज्युकेशन ट्रस्ट नोंदणीकृत ट्रस्ट (AAATM4953A) मुख्य कार्यालय बडोदा गुजरातराठी अधिकृत नेमलेले ट्रस्टी परेश ललीतकुमार बाबरीया - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -	लिहून घेणार वय 50 सही P. E. Babariya		
2 नाम: 1. सौ परविन रशिद पानसरे स्वतः करीता व सौ सुमय्या रशिद पानसरे यांचे कु मु म्हणून - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: जे-13/12 कुच	लिहून घेणार वय - सही P. Pansare		
3 नाम: 2. साद रशिद पानसरे-BWSPP5013R - - पत्ता: घर/प्लॉट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही P. Pansare		
4 नाम: 3. रशिद रहेमान पानसरे (ABHPP2285Q) स्वतः करीता व श्रीमती फातिमाबी रहेमान पानसरे यांचे तर्फे कु मु म्हणून - - पत्ता: घर/प्लॉट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: -	लिहून घेणार वय - सही P. Pansare		



दस्तावेज करून देणार तथाकधीत (चुक दुरुस्ती पत्र) दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1

49/49

क्र. [हवल12-6849-2012] चा गोपवारा  
येणार मुल्य :32032000 गोवपला 0 मरलेले मुद्रांक शुल्क : 846700

पावती क्र.:6860 दिनांक:11/09/2012  
पावतीचे वर्णन

नांव: मिरा एज्युकेशन ट्रस्ट नॉदणीकृत ट्रस्ट  
(AAATM4953A) मुख्य कार्यालय बडोदा  
गुजरातसाठी अधिकृत नेमलेले ट्रस्टी परेश  
ललीतकुमार बायरीया - -

दस्त हजर केल्याचा दिनांक :11/09/2012 11:26 AM  
शिक्कादनाचा दिनांक : 11/09/2012  
दस्त हजर करणा-याची सही :

*P. S. Bhatia*

100 :नॉदणी फी  
960 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

1060: एकूण

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 11/09/2012 11:26 AM  
शिक्का क्र. 2 ची वेळ : (फी) 11/09/2012 11:28 AM  
शिक्का क्र. 3 ची वेळ : (कबुली) 11/09/2012 11:31 AM  
शिक्का क्र. 4 ची वेळ : (ओळख) 11/09/2012 11:31 AM

दस्त नॉद केल्याचा दिनांक : 11/09/2012 11:31 AM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना  
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तात.

1) अॅड खेमचंद जी जोशी - , घर/फ्लॅट नं. -  
गल्ली/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं. -  
पेट/वसाहत -  
शहर/गावः 594 नारायण पेट पुणे  
तालुका -  
पिन -



दु. निबंधकाची सही, हवेली 12 (कोंढवा बुद्रुक)

कनपिदिती कोरोगाणे फी  
रु. ६० वा. नं. २०३ नं १०५५-  
पहिले नंबराचे पुस्तकाचे  
६८६९ नंबरी नॉदस्त

मुद्रांक शुल्कः सवलत :सन 2012 चे मिळकतीचे 50% दुस्तासधेवक गुणियावर  
येणार मु शु रकमेमघुन सन 2011 मध्ये मरलेले मु शु दजा करणें म्हणजे १९९९  
उर्वरीत मु शु हा 846700/ आहे.

दु. निबंधकाची सही  
हवेली 12 (कोंढवा बुद्रुक)

सह दुय्यम निबंधक वर्ग-२ हवेली क्र.१२ पुणे

सह दुय्यम निबंधक वर्ग-२ हवेली क्र.१२ पुणे  
दिनांक ११/९/२०१२

