

11/03/2015

पावती

Original/Duplicate

Tuesday, November 03, 2015

नोंदणी क्र.: 39M

4:56 PM

Regn.: 39M

पावती क्र.: 10965 दिनांक: 03/11/2015

गावाचे नाव: हडपसर

दस्तऐवजाचा अनुक्रमांक: हवल3-9984-2015

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: एम्पायर फाँडेशन - पब्लीक चॅरिटेबल ट्रस्ट तर्फे ट्रस्टी श्री. विसपी - वेमुना

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ व सीडी अंदाजे
5:13 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-३

वाजार मुल्य: रु.325563595/-

मोवदला: रु.0/-

भरलेले मुद्रांक शुल्क:

रु. 14652000/-

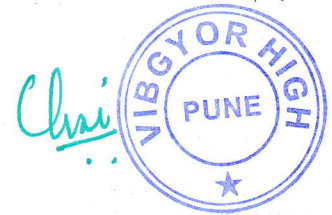
सह दुय्यम निबंधक (वर्ग-२)
हवेली-३, पुणे

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004629116201516E दिनांक: 03/11/2015

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 840/-

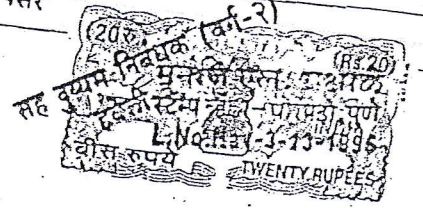


03/11/2015

पृष्ठी क्र. 2

दुय्यम निबंधक : मह. दु.नि. द.वर्ग 3
दस्तावेज क्रमांक : 9984/2015
नोंदणी :
Regn 63m

गावराजे नाव : 1) हडपसर



- (1) विक्रयाना प्रकार : नोंदणीद्वारे
- (2) मोंदणीद्वारे : 0
- (3) वाजाराभाव (भाडेपट्ट्याच्या वायव्यपट्ट्याच्या आकाराची देणेची पट्ट्या व नमूद करावे) : 325563595
- (4) भू-मापन, पॉटिंग्ग व पत्रमांक (अगल्याचा)

1) पाकिसे नाव: पुणे म.न.पा. इतर वर्गना. इतर माहिती: मोजे हडपसर मंगळपट्टा टाऊनशिप(वि. क्र. 30/452.1) येथील न. नं. 130(पैकी) फायनल प्लॉट नं. एम पी 4 मंगळपट्टा मिटी मधील मूळी जमिन क्षेत्र 64584 चौ. फुट. यावरील वांग्रनेनी शाळा याची मूळ क्षेत्र 88415 चौ.फुट वारंपैकी क्षेत्र 5222.04 चौ.मी. म्हणजेच 56210 चौ.फुट विन्टअप आणि नळमजल्यावरील पाकिंग क्षेत्र 1322.93 चौ.मी. म्हणजेच 14240 चौ.फुट ही मिळवून मोजे मुरत 30 वर्षे (Survey Number : 130 :) इतर हक्क :

- (5) श्रेयपत्र
- (6) आकाराची किंवा नुडी देण्यात असेल नव्हा. 1) 56210 चौ.फुट पॉटमगाव क्षेत्र: 0 NA

(7) दस्तावेज करून देणा-या/विद्वान देवणा-या पक्षवागचे नाव किंवा दिवानी न्यायालयाचा हुजूमनामा किंवा आदेश अगल्याचा, प्रतिवादिचे नाव व पत्ता. 1): नाव:- मंगळपट्टा फौंडेशन - पब्लीक चॅरिटेबल ट्रस्ट तर्फे दुग्डी थी. विभागी - वेनुना वय:- 55; पत्ता:-, मिडी म.नं 104 ई अन्तर गोवायटी जवळ, फायर ट्रिगंड रोड ओव्हेरगव मॉन गमॉग, डिंडोणी मॉन (पुणे) मुंबई, -, गोंयगांव पुर्वे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400063 पिन नं:- AAATE3549C

(8) दस्तावेज करून देणा-या पक्षवागचे व किंवा दिवानी न्यायालयाचा हुजूमनामा किंवा आदेश अगल्याचा, प्रतिवादिचे नाव व पत्ता. 1): नाव:- मे. मंगळपट्टा टाऊनशिप डेव्हलपमेंट अँड कॅन्स्ट्रक्शन कं. लि. तर्फे डायरेक्टर / अधिष्ठाता मंत्री वरगाव थी. नवीन मण यांचे तर्फे नोंदणीकरण यु.मु म्हणून थी. नरेश गोविंद खळदकर वय:- 66; पत्ता:- प्लॉट नं:-, माळा नं:-, डमागतीचे नाव:-, ज्वळक नं:- फ्लॉट नं. 402 चौथा मजला वेंकटेश्वर कॉम्प्लेक्स 1458 ते 1468 शुकवार रोड, पुणे, गंड नं:-, महागट्ट. पुणे. पिन कोड:- 411002 पिन नं:- AABCM2461K

- (9) दस्तावेज करून दिल्याचा दिनांक : 03/11/2015
- (10) दस्त नोंदणी केल्याचा दिनांक : 03/11/2015
- (11) अनुक्रममांक, खंड व पृष्ठ : 9984/2015
- (12) वाजाराभावाप्रमाणे मुद्रांक शुल्क : 14652000
- (13) वाजाराभावाप्रमाणे नोंदणी शुल्क : 30000
- (14) शेरग

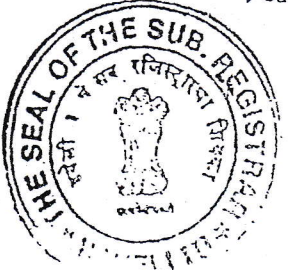
सौ वाचली
नी रुजवात घेतली
अरसल वरहुकूम नक्कल
सादर नक्कल श्री. विस्वी वेसुगा
यांस त्यांचे तारीख 31/11/2015
चे दस्तासोपल
भी दिली तारीख 31/11/2015

(Signature)

सह. दुय्यम निबंधक (वय- 1)
हवेली क्र. - 3.

मुल्यांकनासाठी विचारात घेतलेला नपथीत:-
मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it





CHALLAN
MTR Form Number-6

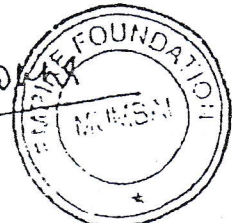
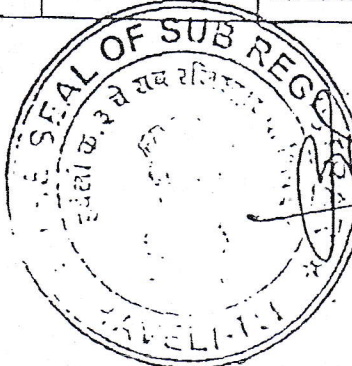
GRN	MH004629116201516E	BARCODE					Date	02/11/2015-20 30.56	Form ID	36
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty				TAX ID (If Any)					
	Registration Fee				PAN No. (If Applicable)		AAATE3549C			
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR				Full Name		Empire Foundation			
Location	PUNE				Flat/Block No.		Survey No. 130 Part			
Year	2015-2016 One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street		MP4 Educational Complex Magarpatta City			
0030046401 Stamp Duty			6652000.00		Area/Locality		Hadapsar, Pune			
0030063301 Registration Fee			30000.00		Town/City/District					
					PIN		4 1 1 0 2 8			
					Remarks (If Any)					
					PAN2=AABCM2461K~SecondPartyName=Magarpatta Township Development and Co					
					nstruction Company Limited~					
					Amount In		Sixty Six Lakh Eighty Two Thousand Rupees Onty			
Total			6682000.00		Words					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		REF No.		69103332015110310090		75303490
Cheque/DD No				Date		02/11/2015-20:35:42				
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Mobile No. : Not Available

हवेली - ३

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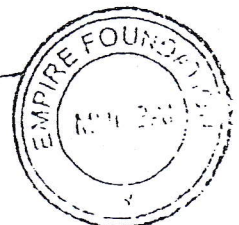
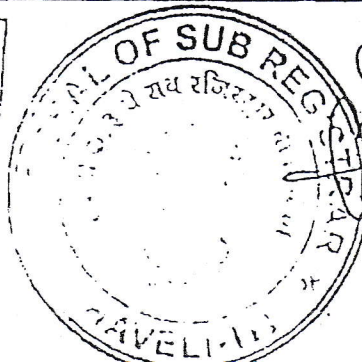


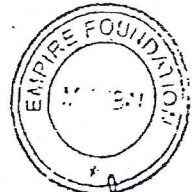
CHALLAN
MTR Form Number-6

GRN	MH004539395201516E	BARCODE					Date	03/11/2015-08:40:27	Form ID	35	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty				TAX ID (If Any)						
	Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)		AAATE3549C				
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR				Full Name		Empire Foundation				
Location	PUNE				Flat/Block No.		Survey No. 130 Part				
Year	2015-2016 One Time				Premises/Building						
Account Head Details		Amount In Rs.		Road/Street		MP4 Educational Complex Magarpatta City					
0030046401 Sale of NonJudicial Stamp		8000000.00		Area/Locality		Hadapsar, Pune					
				Town/City/District							
				PIN		4	1	1	0	2	8
				Remarks (If Any)							
				PAN2=AABCM2461K~SecondPartyName=Magarpatta Township Development and Co							
				nstruction Company Limited~							
				Amount In		Eighty Lakh Rupees Only					
Total		8000000.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
IDBI BANK				Bank CIN		REF No.		69103332015110310334		75320330	
Cheque/DD Details				Date		03/11/2015-09:24:02					
Cheque/DD No				Bank-Branch		IDBI BANK					
Name of Bank				Scroll No. , Date		Not Verified with Scroll					
Name of Branch											

Mobile No. : Not Available

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LEASE DEED

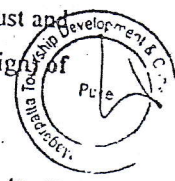
This LEASE DEED is made and executed at PUNE on this 03rd day of NOV Two Thousand and Fifteen (2015).

BETWEEN

Magarpatta Township Development & Construction Company Limited, a Company registered under the Companies Act, 1956, represented by its Director/Authorised Signatory, Mr. Satish Magar and having its Registered Office at 2nd floor, Mega Space, Sholapur Bazar Road, Off East Street, Camp, Pune -411001, having CIN U45201MH1994PLC082257 AND PAN AABCM2461K hereinafter referred to as 'Lessors' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the ONE PART;

AND

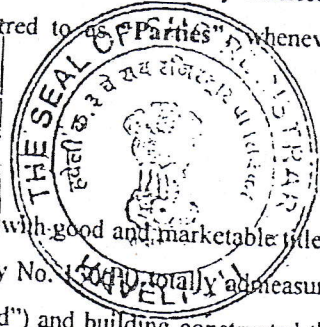
Empire Foundation, a Public Charitable Trust duly registered with the office of the Charity Commissioner under the provisions of the Bombay Public Trusts Act 1950 under the Registration No. E-26236 (M), having its office at City Survey No. 104-E, Near Aster Society, Fire Brigade Road, Opp. Oberoi Mall, Dindoshi Mall (E), Mumbai-400 063, through its Trustees Mr. Vispi Vesuna, hereinafter called "the Lessee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the persons above named and survivors or survivor of them and other trustees or trustee for the time being of the said trust and the heirs, executors and administrators of the last surviving trustees and their or his/her assigns) of the OTHER PART.



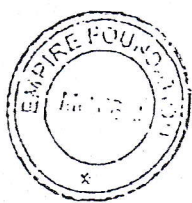
The Parties herein, for the sake of brevity and convenience, are severally referred to as "Lessors" and "Lessees" respectively and jointly referred to as "Parties" whenever and wherever the context so requires.

WHEREAS

E-26236	
eeex	3/2
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A. The Lessors are seized of and having ownership rights with good and marketable title in the part and parcel of the land situate at and being Survey No. 15040, totally admeasuring of 64,584 Sq. Ft. (hereinafter referred to as "the said Land") and building constructed thereon admeasuring 88,415 Sq. Ft., numbered as MP4 (Educational Complex), at Magarpatta City, Hadapsar, Pune 411 028, (hereinafter referred to as "the Building") as more particularly described in the Schedule-A herein attached and delineated in the Plan attached as Annexure-1.



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B. The Lessors have obtained the requisite No Objection Certificate under the provisions of The Urban Land (Ceiling & Regulation) Act, 1976 from the Additional Collector & Competent Authority, Department of Urban Land Ceiling, Pune vide its Order No. ULC/K.1/T.No.7/59/1998 dated 26.5.1998 having exempted the larger property, including the said Land, from the purview of the said ULC Act, 1976.

C. The Lessors have obtained the Order bearing No. PMH/NA/SR/727/2008 dated 28.01.2009 from the District Collector, Revenue Department, Pune for the conversion of the said Land, from Agricultural to Non-Agricultural use.

D. Pursuant to such grant of Orders/Permissions, as above, the Lessors have constructed the said Building being the Educational Complex after obtaining necessary approvals/permissions and commencement certificate from the Pune Municipal Corporation, Pune on 27.10.2008. The Lessors have subsequently obtained the Building Completion Certificate bearing No. 129 dated 25.06.2010.

E. The Lessee has expressed its intention to take on lease a total area of 56,210 sq. ft. of the Building which is situated at Survey No. 130 (Pt) Magarpatta City, Hadapsar, Pune 411028 (hereinafter referred to as "the Demised Premises") from the Lessor for a term of 30 years i.e. commencing from 1st April 2015 till 31st March 2045.

F. The Lessors have represented that the said Demised Premises is free from any kind of encumbrances, charge, lien, mortgage, tenancy, whatsoever and not subject to his-pendens, any attachment for recovery of taxes or reservation of any nature whatsoever and any authority and are entitled to grant the said Demised Premises to any person on Lease and there is no prohibition to demise the same as provided hereunder.



G. The Lessees herein are, inter alia, in the business of establishing and promoting schools and educational institutions and being in need of suitable land and buildings to establish such school and/or educational institutions in Pune, and relying upon the aforesaid representations made by the Lessors, have approached the Lessors to grant the Demised Premises on Lease to the Lessees together with any future additional building/additional floors suitable for schools/educational institutions, if permitted/constructed thereon for the purpose of running and operating a school for children under the Trade name/Trade mark "High" or any other Trade name/Trade mark consistently used in India by the Lessors. The Lessors herein have agreed to grant or Lease to the Lessee the Demised Premises w.e.f. 1st April 2015.

H. Pending execution of these presents and in view of mutual discussion between the Parties hereto, the Lessors have permitted the Lessees to enter into the Demised Premises and to occupy and use the Demised Premises thereof admcaasuring 56,210 Sq. Ft. for the purposes of establishing a School for the academic year 2015-16.

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1. The Parties now, therefore, deem it necessary to reduce into writing such terms and conditions as hereunder.

NOW THIS LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. SUBJECT MATTER OF LEASE

a) In consideration of the lease rentals to be paid and the covenants and conditions hereunder to be observed, the Lessors hereby grant and demise unto the Lessees and the Lessees hereby accept from the Lessors the Demised Premises having total built up area of 56,210 sq.ft. (Fifty Six Thousand Two Hundred and Ten only) on Lease together with all that piece and parcel of the said Land admeasuring 64,584 Sq. Ft. bearing Survey No. 130(Part) situated at Magarpatta City, Hadapsar, Pune 411 028 in the registration district of Haveli No. III Pune forming part of the said Building numbered as MP-4 (Educational Complex) and more particularly described in SCHEDULE-A hereunder (hereinafter called and referred to as the "Demised Premises") and delineated in RED INK in the Plan annexed hereto as "Annexure 1"

(b) In the event additional FSI is granted by the Regulating Authorities, based on the Lessee's requirement the Lessor will construct the additional FSI (subject to structural approval from Lessor's architect) and demise the same to the Lessees on Lease by a separate Lease Deed.

(c) The available Parking space, be it at the Lower Ground level or Open at the Demised Premises shall be for the exclusive use of the Lessees

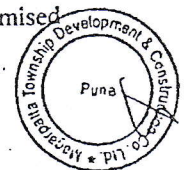
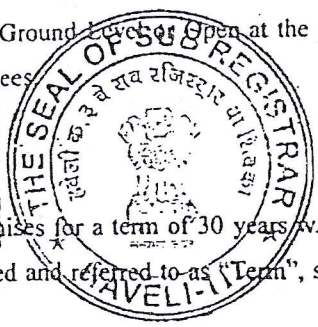
2. TERM

a) The Lessors grant and demise the Demised Premises for a term of 30 years w. e. f., 01 April, 2015 to 31st March, 2045 hereinafter called and referred to as "Term", subject to earlier determination as hereinafter provided.

b) The Parties can mutually agree and seek renewal of the Lease of the Demised Premises for a further period, on mutually agreed terms and conditions, provided the Lessees shall notify the Lessors in writing regarding the renewal request atleast 1 (One) year prior to the expiry of the Term of the Lease to enable to have the necessary discussions regarding the renewal terms. Every renewal of the Lease shall be effected by a fresh Lease Deed to be executed between the Parties and registered at the cost of the Lessees.

c) The Lessors has already completed the unfinished area/amenities such as Amphitheatre, finishing of part of third floor as per the sanctioned Plans,. The Lessor has also repaired and fixed the structural work/damaged external walls etc. prior to 1st April 2015 and the Lessee confirms the same.

Handwritten date: 2015 4 12

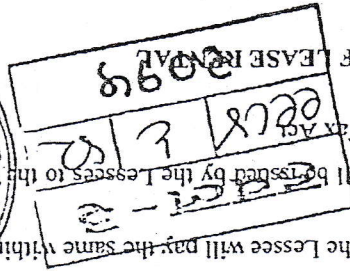


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3. LEASE RENTAL & EXCLUSIVITY

a) In consideration of the Lessors granting the Lease of the Demised Premises, the Lessees shall pay to the Lessors a lease rental of Rs. 1,686,300/- (Rupees Sixteen Lakh Eighty Six Thousand Three Hundred only) per month w.e.f. 1st April 2015. Such lease rental payment by the Lessor will be free and clear of all deductions save and except deduction towards TDS under the provisions of the Income Tax Act, 1961 or statutory modifications or amendments or re-enactment thereof, and shall be due and payable by the Lessees to the Lessors on or before 5th (Fifth) of every month in advance. Such lease rental shall be inclusive of compensation for Amenities to be provided by the Lessors, any other statutory levies, taxes (applicable on the Demised Premises), property taxes (present and future) but will exclude all consumption charges and additional security deposit, if any, with respect to Water and Electricity. The Service Tax or any other taxes, present or future, if applicable, on the Rent shall also be borne and paid by the Lessee.

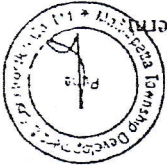
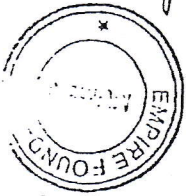
b) In case of any delay in payment of lease rental by the Lessees, without prejudice to all other rights of recovery thereof available to the Lessors, the Lessees shall be liable to pay interest calculated @ 18% per annum on such outstanding amount for the period of such delay. The Lessor will raise the invoice for such interest payable in payment of lease rental and the Lessee will pay the same within 7 days after the date of payment of lease rental as per the Income Tax Act. TDS certificate shall be issued by the Lessors to the Lessees within the period stipulated



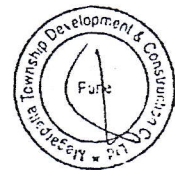
a) The Parties mutually agree that upon completion of every Three (3) years of the Term the aforesaid lease rentals shall be subject to escalation calculated @ Ten (10) % on the then prevailing lease rentals.

b) For the sake of convenience and to avoid confusion the Lessees shall pay the lease rentals every month in advance as enumerated here-in-below which concurs with the aforesaid escalation during the Lease Term:

Years	Rate	sq. ft.	Amount	Monthly
Apr'2015-Mar'2016	30.00	56,210.00	20,235,600	1,686,300
Apr'2016-Mar'2017	30.00	56,210.00	20,235,600	1,686,300
Apr'2017-Mar'2018	30.00	56,210.00	20,235,600	1,686,300
Apr'2018-Mar'2019	33.00	56,210.00	22,259,160	1,854,930
Apr'2019-Mar'2020	33.00	56,210.00	22,259,160	1,854,930



Apr'2020-Mar'2021	33.00	56,210.00	22,259,160	1,854,930
Apr'2021-Mar'2022	36.30	56,210.00	24,485,076	2,040,423
Apr'2022-Mar'2023	36.30	56,210.00	24,485,076	2,040,423
Apr'2023-Mar'2024	36.30	56,210.00	24,485,076	2,040,423
Apr'2024-Mar'2025	39.93	56,210.00	26,933,580	2,244,465
Apr'2025-Mar'2026	39.93	56,210.00	26,933,580	2,244,465
Apr'2026-Mar'2027	39.93	56,210.00	26,933,580	2,244,465
Apr'2027-Mar'2028	43.92	56,210.00	29,624,916	24,68,743
Apr'2028-Mar'2029	43.92	56,210.00	29,624,916	24,68,743
Apr'2029-Mar'2030	43.92	56,210.00	29,624,916	24,68,743
Apr'2030-Mar'2031	48.32	56,210.00	32,592,804	27,16,067
Apr'2031-Mar'2032	48.32	56,210.00	32,592,804	27,16,067
Apr'2032-Mar'2033	48.32	56,210.00	32,592,804	27,16,067
Apr'2033-Mar'2034	53.15	56,210.00	35,850,744	29,87,562
Apr'2034-Mar'2035	53.15	56,210.00	35,850,744	29,87,562
Apr'2035-Mar'2036	53.15	56,210.00	35,850,744	29,87,562
Apr'2036-Mar'2037	58.47	56,210.00	39,439,188	32,86,599
Apr'2037-Mar'2038	58.47	56,210.00	39,439,188	32,86,599
Apr'2038-Mar'2039	58.47	56,210.00	39,439,188	32,86,599
Apr'2039-Mar'2040	64.32	56,210.00	43,385,124	36,15,427
Apr'2040-Mar'2041	64.32	56,210.00	43,385,124	36,15,427
Apr'2041-Mar'2042	64.32	56,210.00	43,385,124	36,15,427
Apr'2042-Mar'2043	70.75	56,210.00	47,722,296	39,76,858
Apr'2043-Mar'2044	70.75	56,210.00	47,722,296	39,76,858
Apr'2044-Mar'2045	70.75	56,210.00	47,722,296	39,76,858

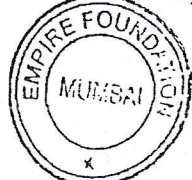


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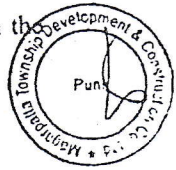
5. LOCK IN PERIOD

a) It is agreed between the Parties hereto that the first Five (5) years of the aforesaid Term shall be the Lock-in period as far as Lessees are concerned and further that they shall not



terminate this Lease Deed during the Lock-in Period except in the following circumstances

- i) On Payment of the Rent for the balance lock-in period, in which case, the Interest-free Refundable Security Deposit amount shall be refunded by the Lessor after the entire Rent has been received for the remaining Lock-in Period and the Lessee simultaneously handing over vacant and peaceful possession to the Lessor herein.
- ii) Breach or default on the part of the Lessor of the covenants, obligations and conditions as stated in this Lease Deed, in which case no Rent for the remaining lock in period shall be deducted by the Lessor from the Interest free Refundable Security Deposit Notwithstanding anything contained herein, in the event of Lessor committing breach of any of its covenants, obligations and conditions contained in this Deed then the Lessee shall give the Lessor a written notice of at 30 (Thirty) days to remedy the material breach and in case the Lessor fails to remedy such breach within the aforesaid notice period then the Lessee shall be entitled to terminate this Deed, without paying rental for the remaining lock in period and the Lessor shall refund the entire said 'Interest Free Refundable Security Deposit', after deduction of dues, if any, simultaneously on the Lessee handing over vacant and peaceful possession of the Demised Premises to the Lessor; or
- iii. Event of Force Majeure as stated in Clause 24 here-in-below, in which case no Rent for the remaining lock in period shall be deducted by the Lessor from the Interest free Refundable Security Deposit.



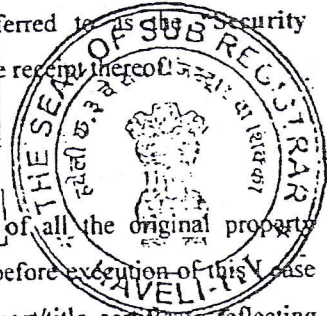
6. SECURITY DEPOSIT

- a) The Lessee has deposited with the Lessors an amount of Rs. 20,235,600/- (Rupees Two Crore Two Lakh Thirty Five Thousand Six Hundred only) as and by way of refundable interest-free security deposit (hereinafter called and referred to as the Security Deposit") and the Lessors do hereby admit and acknowledge receipt thereof.

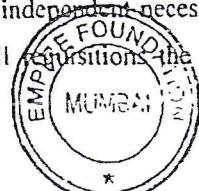
7. TITLE DEEDS

- a) The Lessors have already provided legible photocopies of all the original property documents of the Demised Premises to the Lessees on or before execution of this Lease Deed. The Lessors have already provided title search report/title certificate reflecting their clear and marketable title-on-the Demised Premises from their Advocates and Solicitors on or before the execution of this Lease Deed.

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- b) The Lessors further requested the Lessees to carry out independent necessary search by appointing their own Advocate and have answered all requisitions the Lessee's have



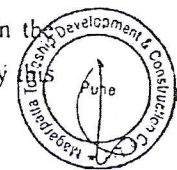
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raised regarding the title and the nature of the title and the Lessees have satisfied themselves in respect of the Lessor's title to the Demised Premises.

8. RIGHT OF FIRST REFUSAL / LESSORS' RIGHT TO SELL/ MORTGAGE

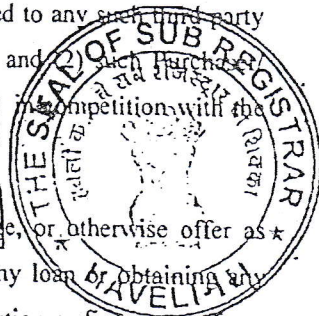
a) In the event the Lessors desire to sell, transfer or otherwise dispose off the Demised Premises or any portion(s) thereof, they shall give the First Right of Refusal (FRR) to the Lessees and on Lessees' refusal to purchase the Demised Premises within the period stipulated hereunder, the Lessors shall be entitled to sell, transfer or otherwise dispose off the Demised Premises to any person/ third party subject to what is stated under Clause 10 (c) below. The Lessors shall issue an advance notice to the Lessees, communicating their intention to sell, transfer or otherwise dispose off the Demised Premises thereof including the commercial terms thereof and the Lessees shall have the option to exercise the said Right of First Refusal within 15 (Fifteen) days from the date of receipt of such notice.

b) In the event the Lessees are unable to revert within the stipulated period or match the commercial terms indicated by the Lessors and opt not to purchase the Demised Premises then the FRR would become void. The Lessors shall then be entitled, without reference to the Lessees, to sell/ convey the Demised Premises so long as the Lessees' rights as a tenant in this Lease Deed are not adversely prejudiced and that the intending transferee(s) confirm the same and attorn to this Lease. Provided that the party obtaining any interest in the Demised Premises shall within 15 days from the date obtaining the interest in the Demised Premises, provide a written undertaking to the Lessee agreeing to abide by this Lease Deed.



In such an event, the Lessors shall ensure that the Security Deposit shall be transferred to such third party and the third party shall accept and abide by the terms and conditions of this Lease Deed. The Lessees hereby confirm that they shall not object to any such sale/transfer, provided such sale does not affect the rights of the Lessee granted under this Lease Deed and subject to a clear undertaking from the transferee/ third party to honor the terms and conditions of this Lease Deed including that of refund of the Security Deposit and subject to the condition that (1) the commercial terms offered to any such third party should not be less than what was offered first to the Lessees, and (2) such Purchaser/ Assignee/ shall not be a person or entity in business or activity in competition with the commercial or business interests of the Lessees.

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c) The Lessors shall also be entitled to create a mortgage, charge, or otherwise offer as security the Demised Premises for the purpose of borrowing any loan or obtaining any financial facility from any party including bank, financial institution or finance company provided that no such mortgage, charge or other security shall adversely affect the rights of the Lessees under this Lease Deed in any manner whatsoever and any such mortgage,



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charge or other security shall always be subject to the rights of the Lessees under this Lease Deed.

9. COMPLETION AND HANDING OVER OF POSSESSION OF DEMISED PREMISES

a) The Lessors have delivered vacant and peaceful possession of the Demised Premises together with agreed Amenities, in fully functional condition on 1st April 2015.

10. LESSEES' COVENANTS

The Lessees hereby covenant with the Lessors as follows:

a) To pay regularly and without any default to the Lessors the lease rentals reserved in the manner provided above; the Lessee hereby confirms that delay in payment of rent will attract penal interest of 18% and delay for 2 months consequently will be considered as material default.

b) To bear, pay timely and discharge the charges for consumption of water and electricity payable in respect of the Demised Premises which may at any time during the continuance of this Lease, be imposed, assessed and charged on the Demised Premises by the concerned authorities / Lessors and lease rentals reserved hereinabove is exclusive of such payments except as may have expressly been provided otherwise herein; the Lessee hereby confirms that delay in payment of consumption charges will attract penal interest of 18% and delay for 2 months consequently will be considered as material default.

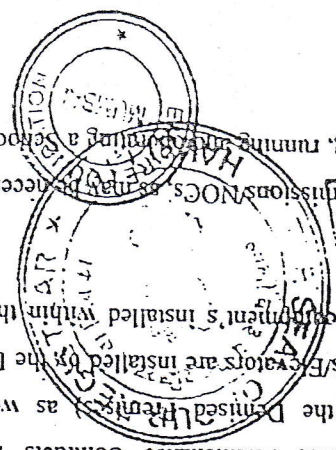
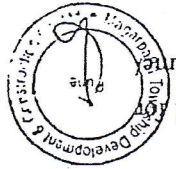
c) To use the Demised Premises only for the purpose of running and operating a School for children under the Trade name/ Trade mark of "Vibgyor High" or any other Trade name/ Trade mark consistently used in India by the Lessee.

d) To bear, pay and discharge all taxes, levies etc., with respect to its business activities carried out from the Demised Premises.

e) To bear, pay and discharge Service Tax or any other tax present or future, if applicable, on the lease rentals / charges for consumption being paid to the Lessors.

f) To bear and pay expenses on daily/ regular upkeep and maintenance of the Demised Premises including those relating to Annual Maintenance Contracts for, Diesel Generating Set (if separately installed in the Demised Premises) as well as Lift Maintenance Charges (as and when such Lifts/Elevators are installed by the Lessors and handed over to the Lessee) and any other equipment's installed within the Demised Premises.

g) To obtain all statutory approvals, licenses, permissions, NOCs, etc., if necessary under the prevailing/ any future laws, for establishing, running, maintaining a School/ from the



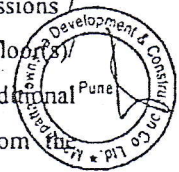
Demised Premises prior to commencing operations from the Demised Premises and also to pay all such charges to the concerned authorities from time to time.

- h) The Lessees have the right to make internal changes to the class room layouts within the Demised Premises albeit at their own cost and risk and provided they obtain the necessary approval/permission, if required, for such changes from the requisite authorities.

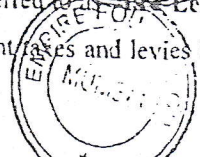
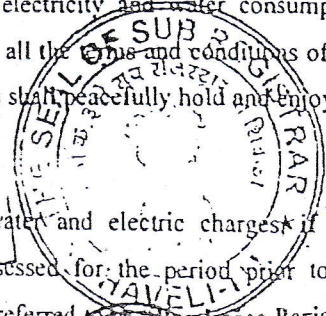
11. LESSORS' COVENANTS

The Lessors hereby covenant with the Lessees as follows:

- a) That the Lessors have good, clear and marketable/alienable title to the Demised Premises and have full power and absolute authority to demise or grant lease of the Demised Premises unto the Lessees and that no other person or entity has any right, title or interest in respect of the Demised Premises or any part thereof;
- b) That the Demised Premises is not subject to any encumbrances, charges, mortgages, lien, tenancy and/or any kind of easementary rights;
- c) That the Demised Premises is not subject to any attachment or recovery of tax proceedings, reservation of any nature whatsoever, lis-pendens, any acquisition and/or requisition proceedings;
- d) That in the event there is additional FSI applicable/available on the Demised Premises and based upon Lessees' requirement, to obtain all the necessary orders / permissions / exemptions/ consents from the concerned authorities to construct additional floor(s)/ building and to obtain sanctions and approvals for plans and drawings of such additional construction as per the specifications of the Lessees subject to approval from the Structural Architect/Consultant of the Lessors and provide the same on Lease at the same lease rentals as mentioned in these presents including escalation thereof as agreed to hereinabove; provided the specifications given by the Lessee are consistent with the specifications provided in the Demised premises. In the event the Lessee revises the specifications the lease rentals would be revised accordingly.
- e) That on the Lessees paying the lease rentals and electricity and water consumption charges timely and strictly observing and performing all the terms and conditions of this Deed and the covenants contained hereof, the Lessees shall peacefully hold and enjoy the Demised Premises during the Term of the Lease:
- i) That the Lessors have paid the property taxes, water and electric charges if any, pertaining to the Demised Premises, levied or assessed for the period prior to the execution of this Lease Deed (hereinafter called and referred to as "Lease Period"). The Lessors shall bear, pay and discharge all government taxes and levies including, but



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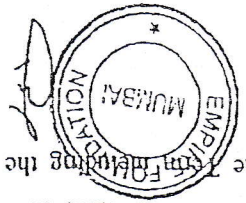
not limited to, property tax, rates, levies, cesses, statutory dues and other assessments, including escalations, if any, made by Municipal Corporation of Pune and such other concerned local authorities, with respect to the Demised Premises during the Term of this Lease. The Lessees shall not in any manner be liable or responsible to pay any lease rentals and arrears of property taxes, water and electric charges for the Pre-Lease Period and/or the property taxes and such other taxes levied or assessed during the Lease Period and/or the property taxes and such other taxes levied or assessed during the Term of this lease, at any point of time. However, in case the Lessors have failed/defaulted/neglected to pay arrears of the property taxes, water and electric charges for the Pre-Lease Period and/or property taxes or any such other taxes levied or assessed during the Term of this lease, the Lessees shall have the liberty to remit the same to the concerned authorities and after submitting a detailed statement alongwith Invoices for the same to the Lessors, deduct such approved amounts so remitted from the lease rentals payable to the Lessors;

j) To sign all such deeds, undertakings, applications, consents, forms, statements, understandings, documents, NOCs and/or papers as may be necessary to be signed by the Lessors as required, to be submitted to the Government of Maharashtra, Municipal Corporation of Pune and/or concerned Development Authority or any other authorities including Affiliation Bodies such as CBSE, ICSE, IGCSE etc., to establish and promote such schools from the Demised Premises by the Lessees ;

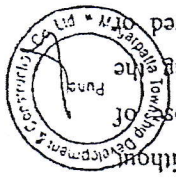
k) To ensure that the Lessees shall have the right to put up, affix, place, display or exhibit its name, board, sign boards, neon signs and other sign boards with respect to its business/activity and such other advertisements on any part in and on the Demised Premises as the Lessees may deem appropriate after discussions with the Lessors without paying any additional amount/remuneration to the Lessors, for the purpose of running/operating schools and other education related activities after obtaining the requisite permission/approvals from the concerned authority, wherever required necessary, at the Lessee's cost and risk. Any municipal government taxes, as applicable thereupon shall also be borne by the Lessee - 3

12. POWER

(a) The Lessors shall provide the Demised Premises with Electrical Power supply of 50 KVA, along with Transformer, cabling and its installation upto the Electric Room. The amounts required to be paid as Security deposit for the load and any enhancement thereof or additional deposits or any other demands of payments by such authorities for supply of power, the same shall be borne entirely by the Lessees. The Lessees shall, also bear and remit the electricity consumption charges, at actuals directly to Maharashtra State Electricity Distribution Co Ltd (MSEDCL) /Board or such other authorities/service provider in accordance with the bills received during the Term of this Lease. The fit-out period.



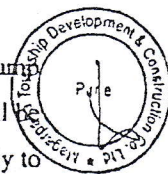
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- (b) In case of any enhancement or additional load requirement of the Lessees, the Lessees shall alone be responsible to have it obtained by paying additional deposit, if any, to such Service Provider.
- (c) In addition to the above, the Lessors have provided 100% Power back-up by a Common Diesel Power Generator Set with connected load of 50 KVA for the Demised Premises. The consumption charges for this back-up electricity supply will be billed by the Lessors to the Lessees on a monthly basis and shall be payable within Seven (7) days from the date of receipt of the Invoice. In case of there is any delay in payment of such consumption charges, without prejudice to all other rights of recovery of the Lessor, the Lessees shall be liable to pay interest thereon @ 18% p.a. for the period of delay.
- (d) If due to the additional load requirement of the Lessees, the back-up requirement enhances, the same shall be undertaken by the Lessees at their own cost and risk (including Air Conditioning load).
- (e) The usage/consumption of electricity will be monitored by the meter and the Lessees shall bear and pay such consumption charges directly to MSEDCL/Service Provider.
- (f) In addition to the above, there is a provision for the installation of a dedicated independent DG Set at the Demised Premises if the Lessees wish to purchase and install the same at its own costs. In such an event, the Lessees shall alone be responsible for the running and maintenance of the same and bear all - costs including running & consumption charges.

13. WATER

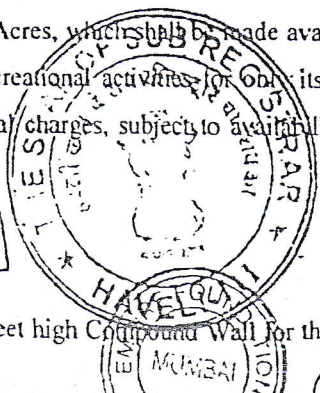
The Lessors shall provide a dedicated potable water connection with Water Storage Sump as well Overhead Tank at the Demised Premises, however, the deposit for the same will be borne by the Lessees. The Lessees shall also remit the water charges, at actuals, directly to Pune Municipal Corporation/MWSSB or the Lessor, as the case may be, in accordance with the bills received during the Term including fit-out period.



14. PLAY GROUND

The Lessors have created an access from the Demised Premises to the adjoining Playground totally admeasuring about Seven (7) Acres, which shall be made available for the use of the Lessees to conduct sports and recreational activities for only its students during school timings ~~only~~ without any additional charges, subject to availability of the Playground.

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15. COMPOUND WALL

The Demised Premises is enclosed by a 6 (Six) Feet high Compound Wall for the security

of the children and other inmates of the Demised Premises at the cost of the Lessors.

16. ROAD

The Lessors have provided paver blocks on the internal road within the Demised Premises as well as an approach road to the Demised Premises from the main access road.

17. SWIMMING POOL & GYMNASIUM

- a) The Lessees at its will can build a swimming pool at its own costs & expenses within the Demised Premises subject to obtaining prior written consent from the Lessors as well as requisite sanctions/permissions/consents from the regulating authorities.
- b) The Lessors shall allow or permit the students of the School of the Lessees to use the amenities of the Gymkhana currently present and operated by the Lessors in Magarpatta City at a mutually agreed annual cost.

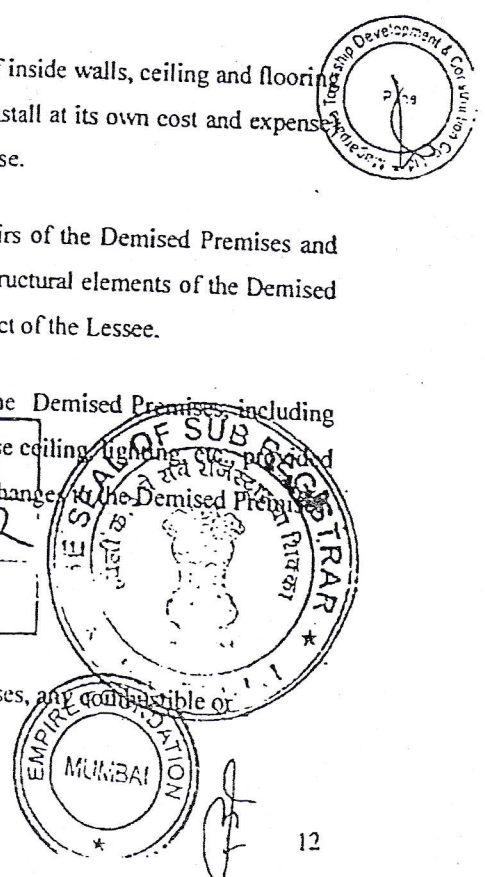
18. REPAIRS AND ALTERATIONS

- a) The Lessees shall be required to ensure the day to day maintenance and upkeep of the Demised Premises. The Lessees agree to maintain the Demised Premises in wind and water tight condition and take all preventive and curative steps to affect all repairs thereto, including prevention of any leakage and also carry out general pest control and termite treatment to the Demised Premises, and on expiry or earlier termination of the Lease, the Demised Premises shall be returnable in the good order and condition, subject to normal wear and tear to the Demised Premises occurred during the Lease and other provisions contained herein.
- b) All minor repairs to the Demised Premises (maintenance of inside walls, ceiling and flooring and tenant improvements, if any, which the Lessees may install at its own cost and expense shall be carried out by the Lessees at its own cost and expense.
- c) The Lessor shall carry out all major and/or structural repairs of the Demised Premises and shall be required to ensure repairs or replacements to the Structural elements of the Demised Premises provided such repairs are not required due to any act of the Lessee.
- d) The Lessees shall be entitled to undertake fit-outs within the Demised Premises, including installations of fittings and fixtures, making of divisions, false ceiling, lighting etc. provided that the Lessees shall not be entitled to make any structural change to the Demised Premises.

19. USE OF THE DEMISED PREMISES

- a) During the Lease, the Lessees shall:
 - i) Not store or allowed to be stored in the Demised Premises, any combustible or hazardous material at any time;

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- ii) Other than normal wear and tear, not cause any damage to the Demised Premises.
 - iii) Allow Lessors inspection of the Demised Premises during school timings provided one day's advance written intimation for the same is given.
 - iv) The Lessees shall not do or permit anything to be done in the Demised Premises which is likely to be a nuisance or annoyance to the other neighbors or which is likely to cause damage to the Demised Premises or any part thereof.
- b) The Lessors shall assist the Lessees in obtaining any approvals and/or consents on behalf of Lessees that may be required in order for the Lessee to use the Demised Premises for operating a School at the Lessee's cost and risk.

20. CONFIDENTIALITY

Lessees shall not make any announcement or publicity concerning this Deed or any matter ancillary thereto, except where it is obliged under Law without the prior written consent of Lessors and Lessees shall not use or disclose the name, trademark, domain name, service mark, logo or any other intellectual property of Lessors, its Affiliates and their employees, agents, contractors and clients, without the prior written consent of Lessors.

21. INSURANCE

The Lessors shall at all times during the Lease, keep the Demised Premises insured against any structural damage, damage by fire, earthquake, riots and other risks at its own cost for the entire value of the Demised Premises. Such insurance shall be a general all risks insurance that would be expected to be obtained in respect of a high quality commercial facility with only regular, commercially acceptable exclusions. It is agreed between the Parties hereto that the claim amount, if any, so received from the insurance company shall be fully utilised to restore the said Demised Premises to its original condition as far as possible

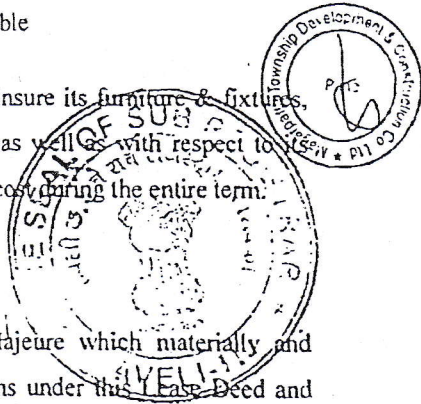
On the other hand, the Lessees would be solely responsible to insure its furniture & fixtures, equipment's and other valuables installed within the Premises as well as with respect to employees deployed in the Demised Premises at its own cost during the entire term.

22. FORCE MAJEURE

a) Neither party shall be liable for any Event of Force Majeure which materially and adversely affects such Party's performance of its obligations under this Lease Deed and which

- i. is beyond the reasonable control of such Party;
- ii. cannot by exercise of reasonable diligence be prevented or caused to be prevented; or
- iii. cannot be prevented or overcome despite the adoption of reasonable precautions and alternative measures.

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b) An Event of Force Majeure means (a) an Act of God, that is, any fire, drought, flood, earthquake, landslide, storm or other natural disaster; (b) an act of war, invasion, armed conflict, hostile act of foreign enemy, revolution, civil commotion or act of terrorism; (c) any explosion, fire, blockade, breakdown or other accident not caused due to negligence or failure to take due care or to comply with the terms of this Lease Deed.

c) In the event of the occurrence of any Event of Force Majeure, such of the obligations that cannot be performed shall be suspended during the period of the Event of Force Majeure. The party concerned shall immediately communicate to the other party the existence of such Event of Force Majeure and use best efforts to alleviate the difficulty caused by such Event of Force Majeure. It is clarified, however, that in any such event of Force Majeure, the Lessors shall not be entitled to take any unilateral action requiring the Lessees to vacate the Demised Premises for any period of time unless there is a Government or Municipal order requiring the same and shall take necessary steps in consultation with the Lessees as far as possible.

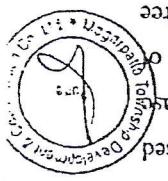
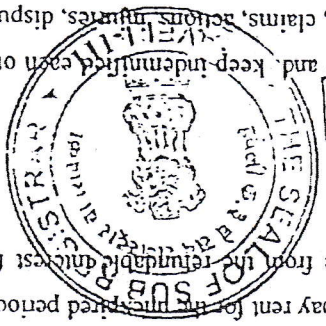
d) It is specifically agreed between the Parties hereto that as a consequence of the Event of Force Majeure the Lessors are not able to reinstate the Demised Premises to the original state and the Lessees are unable to occupy and use the Demised Premises for a continuous period of 90 [Ninety] days, notwithstanding anything contained in this Lease Deed and without prejudice to any other right or remedy available to the Lessees under the law or this Lease Deed, the Lessees shall have the right to forthwith terminate the Lease Deed and the amount of Interest Free Refundable Security Deposit shall be liable to be refunded by the Lessors to the Lessees.

e) It is expressly agreed between the Parties hereto that if such Event of Force Majeure occurs during the Lock-in Period and the Lessees are unable to occupy and use the Demised Premises for a continuous period of 90 (Ninety) days, warranting termination of this Lease Deed by the Lessees, the Lessees shall not be liable to pay rent for the unexpired period of Lock-in Period nor the Lessors shall deduct the same from the refundable interest free security deposit.

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23. INDEMNITY

Both the Parties irrevocably undertake to indemnify and keep indemnified each other of, from and against suits, proceedings, costs, charges, claims, actions, injuries, disputes, losses and/or damages, expenses and other liabilities brought against, suffered or incurred by the Other Party, or its successors or assigns by reason of any suppression of information, misrepresentation, mis-use, any breach, non-performance or non-observance, negligence by the Lessors or the Lessees, as the case may be, of any of their respective obligations under this Lease Deed and/or the non-compliance of any law for the time being in force.



24. TERMINATION

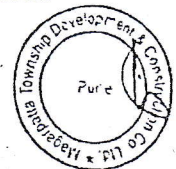
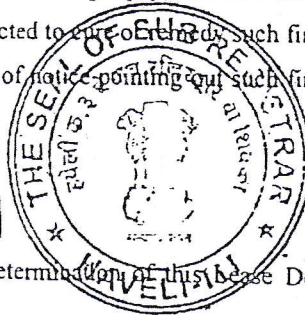
- a. After expiry of the firm lock-in period, the Lessees shall have the sole option to terminate the Lease Deed by giving a 180 (One Hundred and Eighty) days prior written notice to the Lessors. The Lessors shall not terminate the Lease Deed except in the event of material default by the Lessees.
- b. Notwithstanding anything contained hereinabove, the Parties shall be entitled to terminate this Lease Deed forthwith (without prejudice to all other rights and remedies that may be available to the affected Party under the prevailing law) in the event:
 - i. A petition or application has been admitted for the winding up or liquidation of the Party or any event that has occurred rendering either the Lessees or the Lessors financially insolvent or in a similar standing;
 - ii. A material default/breach has been committed by either party of the provisions of this Lease Deed and such material default has not been remedied within 30 (Thirty) days from the receipt of such notice in writing from the other party pointing out such material default(s);
 - iii. Violation of any provision of the law applicable and in force for the time being with respect to the Demised Premises adversely affecting the right of the Parties hereto provided such violation is incapable of being remedied.
- c. The Lessors shall be entitled to terminate this Lease Deed during the Term in the event the Lessees have defaulted in remitting the Lease Rentals/ other charges payable under this Deed for 2(Two) consecutive months and have failed or neglected to cure or remedy such financial breach within 30 (Thirty) days from the date of receipt of notice pointing out such financial breach from the Lessors.

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25. EFFECT OF TERMINATION

Upon expiry of the Term or earlier termination or determination of this lease Deed, as provided herein, it is agreed between the Parties that:

- a) The Lessees shall vacate and hand over the Demised Premises in good order and condition, subject to normal wear and tear, to the Lessors. Provided that any fit-outs or alterations/improvements carried out by the Lessees to the Demised Premises or to part thereof which have not been removed shall not constitute a default of Lessee's obligations herein, subject to the Lessors confirming the same in writing.
- b) During the 45 days period prior to expiry / end of Term of the Lease, the Lessors shall be entitled, upon providing reasonable notice to the Lessees, to enter upon and inspect the Demised Premises or part thereof. The Lessors shall communicate forthwith to the



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Lessors, any claims in relation to damages to the Demised Premises or part thereof occurred during the Term. The Parties shall thereupon discuss and agree upon the damages to be deducted from the Interest free Refundable Security Deposit, if any.

c) In the event the Parties are unable to agree upon any matter relating to the damages quantum to the Demised Premises, the Parties shall mutually appoint an independent architect to assess and value the damages. The decision of the architect shall be conclusive and binding on the Parties. The decision of the independent architect shall constitute a decision of an expert and not an arbitration award. The independent architect must be appointed within one week of determination by either party of disagreement as contemplated herein and the independent architect must give his decision within 2 weeks thereafter.

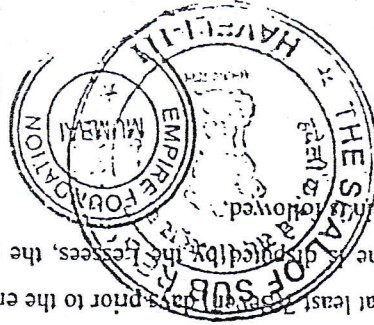
d) A written notice by the Lessors to the Lessees indicating that they are ready and willing to vacate the Demised Premises shall conclusively obligate the Lessors to return the Interest free Refundable Security Deposit, after deductions if any. The handing over possession of the Demised Premises and the return of the Security Deposit, after deductions, if any, shall occur simultaneously on the day after the day on which the lease expires.

e) If for no fault attributable to the Lessees and the Lessees being willing to vacate and peacefully handover the Demised Premises to the Lessors, the Lessors do not return the Security Deposit to the Lessees as required herein, the Lessees shall be entitled to continue to stay in possession of the Demised Premises, without any obligation of payment of Lease Rentals. In such an event, the Lessors shall also be required to pay interest at 18% per annum thereon as applicable on the first day of default, pro rata for such period of default.

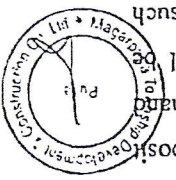
f) If despite the Lessors being ready and willing to refund the interest free security deposit to the Lessees and providing proof of its willingness to do so, the Lessees do not hand over vacant possession of the Demised Premises to the Lessors the Lessees shall be required to pay an amount equivalent to twice/double the last paid Lease Rental for such period that the Lessees remain in adverse possession of the Demised Premises.

g) The Lessors shall be entitled to deduct from the Security Deposit, such amounts that may be due to the Lessors including any rent / consumption charges which have become payable but remaining unpaid in terms of this Lease Deed and costs for repair of damages to the Premises subject to what is stated in Clause-25(c) above, provided that the Lessors have indicated its intention of doing so at least 7 days prior to the end of the lease and also provided that in case the same is disputed by the Lessees, the procedure for resolution of such dispute provided herein shall be followed.

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h) If pending resolution of any dispute between the Parties in relation to the decision of the independent architect as provided in Clause 26(c), the Term of Lease expires or is terminated, the Lessees shall be entitled to remain in possession of the Demised Premises and the Lessors shall be entitled to hold on to the Security Deposit, provided that the Lessees shall not be required to pay any Lease Rent to the Lessors but cannot make use of the Demised Premises or part thereof and Lessors shall not be required to pay any interest on the security deposit to the Lessees.

26. AMENDMENTS & MODIFICATIONS

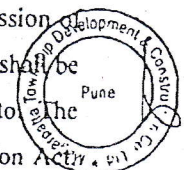
In case the Parties mutually desire to vary and/or modify any of the terms, conditions and/or provision of this Deed, they shall record the variations and/or modifications in writing and have the same signed by the Parties or by their respective Directors / Authorized Signatories and all such variations and/or modifications shall be deemed to form an integral part of these presents and shall be valid, effective and binding on the Parties hereto.

27. SEVERABILITY

If any provision of this Deed is held invalid, unenforceable or illegal due to the emergence of any statute, or by the verdict of any Court of Law, all other provisions of this Deed shall remain valid and in full force and the Parties shall replace the invalid provision with a legally valid provision that most nearly reflects the same purpose as that of the deleted provision. Such added provision(s) shall be construed as in existence at the inception of this Lease Deed.

28. ARBITRATION

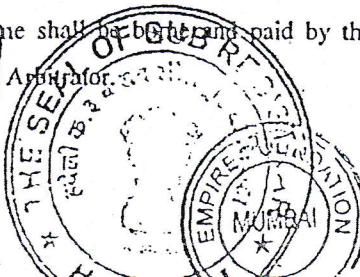
If any dispute or differences arises between the Parties hereto in respect of this Lease Deed or the interpretation or meaning of any of the provisions hereof or otherwise howsoever relating to the Demised Premises and/or in respect of the duties, responsibilities and obligations of either Party hereunder or as to any act or omission of any Party or as to any other matter in anywise relating this Lease Deed, the same shall be referred to a Sole Arbitrator to be mutually appointed by the Parties hereto. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any modification or re-enactment thereof. The arbitration meetings/ hearing shall take place in Pune and shall be conducted in English language. In case, if the award is silent as regards the costs and expenses of arbitration including advocates' fees/costs, travelling, arbitrator fees, etc., the same shall be borne and paid by the Party against whom the Final Award is passed by the Arbitrator.

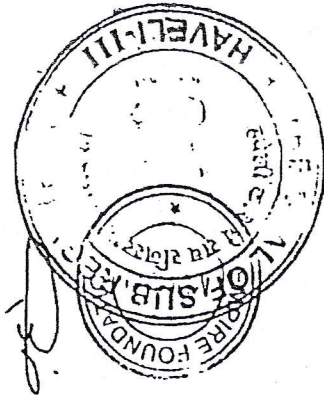


29.

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North by: 9 mtrs. Wide road & S. No. 133
 South by: Final Plot No. MP-5
 East by: Final Plot No. MP-3
 West by: 24 mtrs. Wide HCMTR Road

All that piece and parcel of area admeasuring 56,210 Sq. Ft (Built up) and 14,240 Sq. Ft of parking space in the building standing on the land admeasuring 64,584 Sq.ft, situated at Final Plot No. MP4 on Survey No. 130(Part) forming part of Magarpatta City, Hadapsar, Pune - 411 028 in the registration district of Haveli III, Pune bounded on:

SCHEDULE - A

agreements.

(b) This Deed is a conclusive document incorporating all previous discussions, writings, MoU and agreements etc., and thus supercedes all such previous writings and

100/- stamp duty is paid shall be retained by the Lessors.

(a) This Lease Deed is executed in duplicate which may be considered one and the same agreement and each of which shall be deemed as original. The Deed on which the full stamp duty is paid shall be retained by the Lesses and the other copy on which Rs.

31. CUSTODY OF THE LEASE DEED

Liabilities charges in connection with this Lease.

The stamp duty and registration fees payable on these presents including all charges incidental thereto shall be borne by the Lesses. It shall be the responsibility of the Lesses to have this Lease Deed registered with the appropriate office of the Sub Registrar of Assurances. Each Party shall bear their own legal, brokerage, all statutory and other related

30. STAMP DUTY & REGISTRATION

competent courts at Pune.

The Lease Deed shall be governed in all respects by the Laws of India. All disputes or claims arising from this Lease Deed shall be subject to the exclusive jurisdiction of the

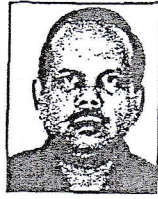


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IN WITNESS WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals to this Lease Deed on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED)

by the withinnamed "LESSORS")
M/s Magarpatta Township)
Development & Construction Co Ltd)
Through its Director)
Mr. Satish D. Magar)
Pursuant to the Resolution dated)
Passed by its Board of Director on)
12th June 2000)



In the presence of:

1) Ms. Sapna Jacob
Camp, Pune

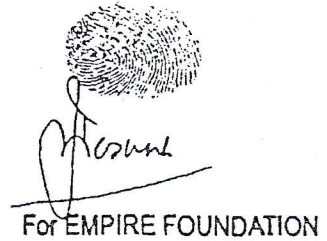
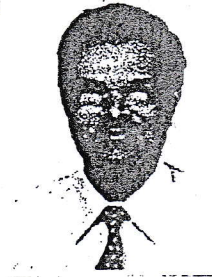


2) Ms. Sainika Pawar
Pachan, Pune

Sawlers

SIGNED SEALED AND DELIVERED

by the withinnamed "LESSEES")
M/s Empire Foundation through its)
Trustee Mr. Vispi J. Vesuna, duly)
Authorized to sign vide letter)
Dated 28th October 2015)



In the presence of:

Trustee

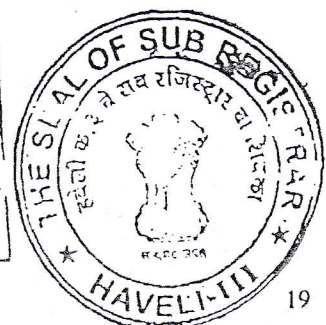
1) HASHIM KHANYARI
C-4 PRECIOUS GEM
LONE. 6, KOREGAON PARK, PUNE-1



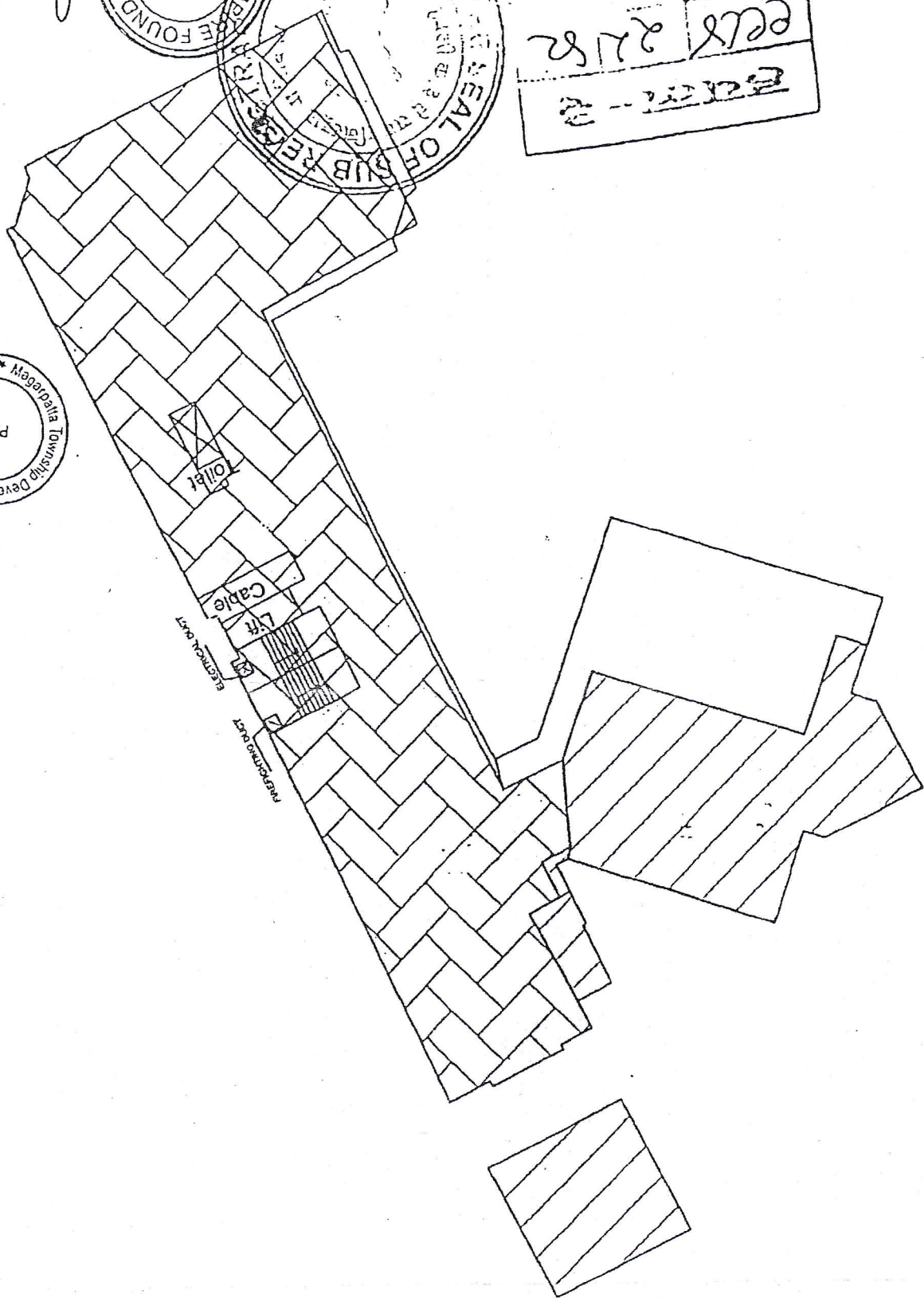
2) PRATIK PATEL
B 26 GUJARATI SOCIETY
NEHRU ROAD, VILE PARLE
MUMBAI 400057

Pratik Patel

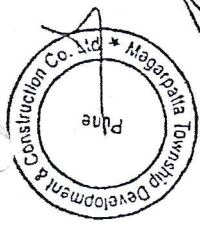
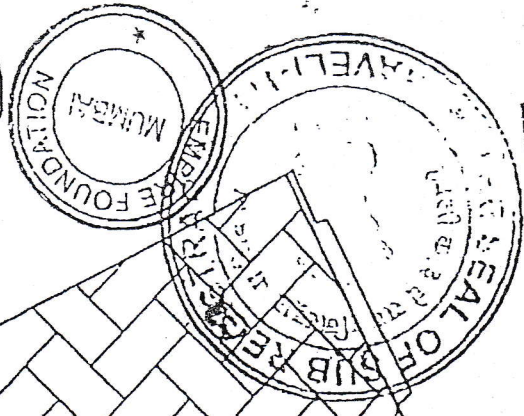
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parking Area

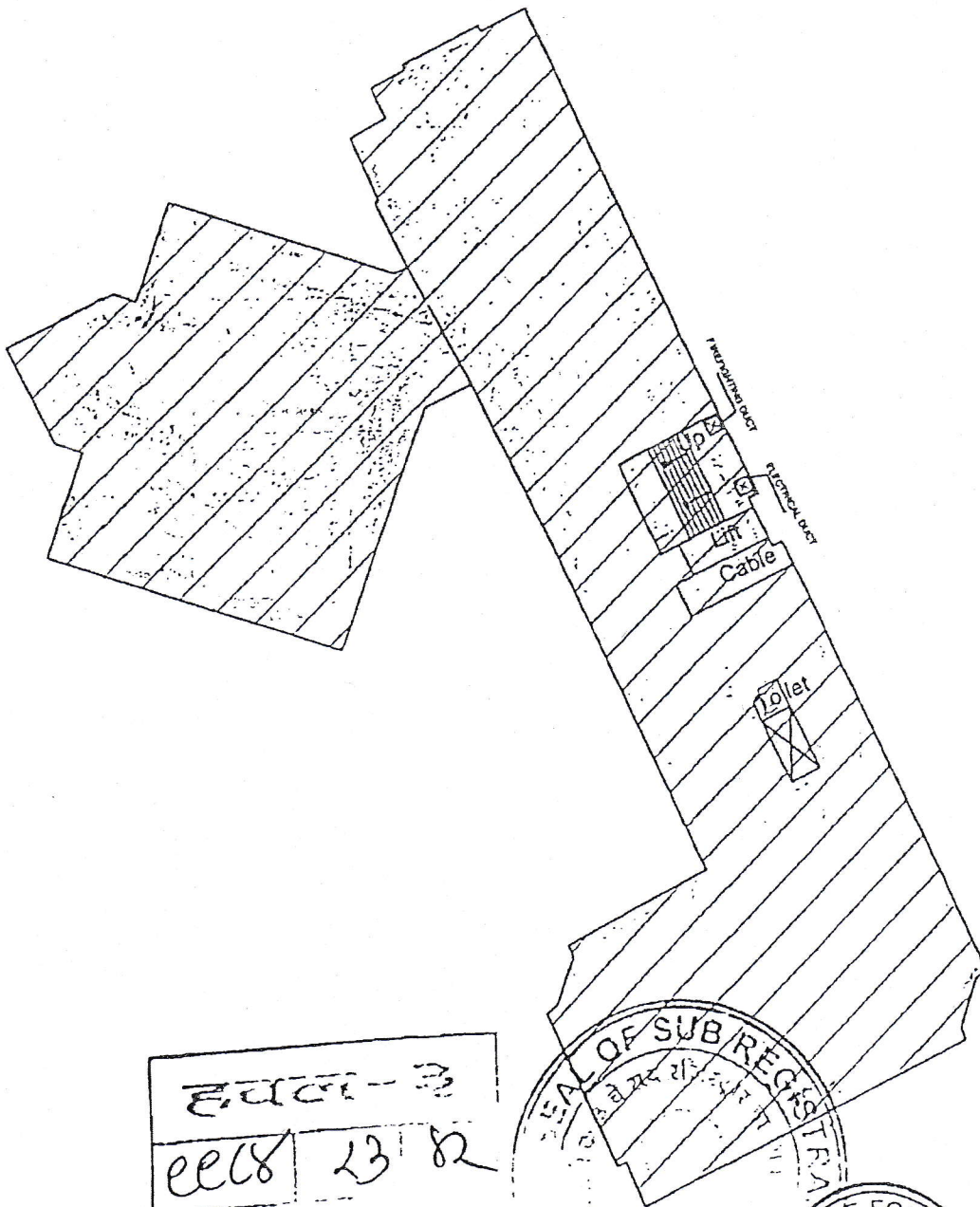


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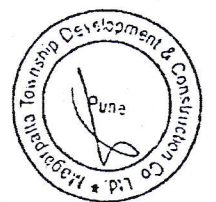
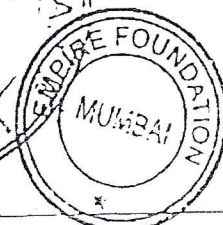
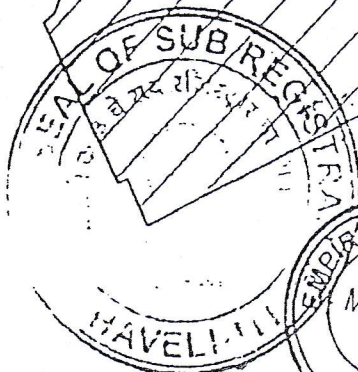


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Ground floor plan



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