मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202301125393 12 January 2023,03:30:29 PM

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	पुणे
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.86) वाघोली नव्याने समाविष्ट (पुणे महानगरपालिका)
उपमूल्य विभाग :	86/7-उर्वरित रहिवास व तत्सम वापरातील विकसीत मिळकती
क्षेत्राचे नांव :	Pune Muncipal Corporation
मिळकतीचा क्रमांक :	गट नंबर#1211

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
11850	58020	69580	88120	0	चौ. मीटर

मिळकतीचे क्षेत्र 6655.23 चौ. मीटर Bulk Land

Applicable Rules : .16 ब

1 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =11850/-

500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 11850

=5925000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =10665/-

1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 10665

=15997500/-

3 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =9480/-

2000चौ मीटर क्षेत्रासाठी मूल्य = 2000 * 9480

=18960000/-

4 2655.23चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =8295 /-

2655.23चौ. मीटर क्षेत्रासाठी मूल्य = 2655.23 * 8295

=22025132.85/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य

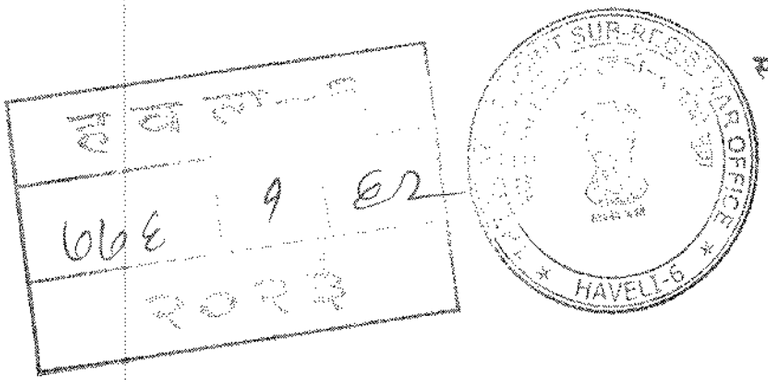
=5925000 + 15997500 + 18960000 + 22025132.85

= Rs. **62907632.85/-**

= ₹ सहा करोड़ एकोणतीस लाख सात हजार सहा शे तेहेतीस /-

Home Print

(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली--६
लोणीकाळभोर पुणे



दस्त क्र.-६
४७६२.६२

CHALLAN

MTR Form Number-6

THE SEAL OF JOINT SUB-REGISTRAR OFFICE HAVELI-6

GRN	MH013391995202223E	BARCODE		Date	07/01/2023-14:11:59	Form ID	36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAGCI5587D
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	INDOSCOTS FOUNDATION SCHOOL
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	LAND ADM 6655.23 SQ. MTRS. FROM GAT
Account Head Details	**Amount In Rs.**	**Premises/Building**	NOS. 1211 1213 1214 1215 1216 1218
0030046401 Stamp Duty	3050000.00	**Road/Street**	HISSA NO 3 WAGHOLI
0030063301 Registration Fee	30000.00	**Area/Locality**	PUNE
		Town/City/District	
		PIN	4 1 2 2 0 7
		Remarks (If Any)	
		PAN2=AAGFE0612A~SecondPartyName=EDU REALTY WAGHOLI SCHOOL LLP~	
		Amount In Words	Thirty Lakh Eighty Thousand Rupees Only
Total	30,80,000.00		

DEFACED ₹3080000.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023010711801	721299219
Cheque/DD No.		Bank Date	RBI Date	07/01/2023-14:13:26	09/01/2023
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 09/01/2023	

Department ID :

Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.01.12 15:53:25 IST
Reason: GRAS Secure Document
Location: India

Challan Defacement Remark

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-6-776	0006775707202223	12/01/2023-15:51:16	IGR013	30000.00
2	(iS)-6-776	0006775707202223	12/01/2023-15:51:16	IGR013	3050000.00
			Total Defacement Amount		**30,80,000.00**

(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-६
नोणीकाळभोर पुणे

Print Date 12-01-2023 03:53:24

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0701202301192	**Receipt Date**	12/01/2023

Received from INDOSCOTS FOUNDATION SCHOOL, Mobile number 9309946326, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 776 dated 12/01/2023 at the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.

DEFACED
₹ 1600
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	07/01/2023
Bank CIN	10004152023010701082	**REF No.**	300795783930
Deface No	0701202301192D	**Deface Date**	12/01/2023

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

(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली–६
लोणीकाळभोर पुणे

THE SEAL OF JOINT SUB REGISTRAR OFFICE HAVELI-6

CHALLAN
MTR Form Number-6

GRN	MH013391995202223E	BARCODE		Date	07/01/2023-14:11:59	Form ID	36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAGCI5587D
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	INDOSCOTS FOUNDATION SCHOOL
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	LAND ADM 6655.23 SQ. MTRS. FROM GAT
Account Head Details	**Amount In Rs.**	**Premises/Building**	NOS. 1211 1213 1214 1215 1216 1218
0030046401 Stamp Duty	3050000.00	**Road/Street**	HISSA NO 3 WAGHOLI
0030063301 Registration Fee	30000.00	**Area/Locality**	PUNE
		Town/City/District	
		PIN	4 1 2 2 0 7
		Remarks (If Any)	PAN2=AAGFE0612A~SecondPartyName=EDU REALTY WAGHOLI SCHOOL LLP~
		Amount In Words	Thirty Lakh Eighty Thousand Rupees Only
Total	30,80,000.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023010711801	721299219
Cheque/DD No.		Bank Date	RBI Date	07/01/2023-14:13:26	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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

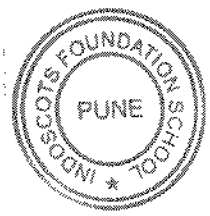
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

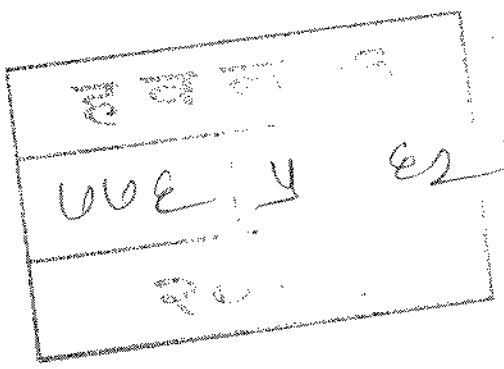
Edu Realty Wagholi School LLP * Pune *

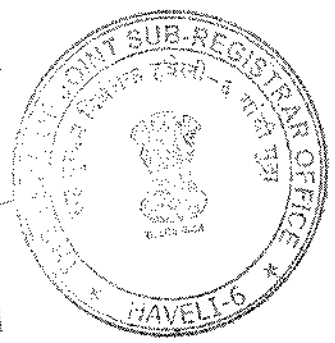
INDOSCOTS FOUNDATION SCHOOL PUNE

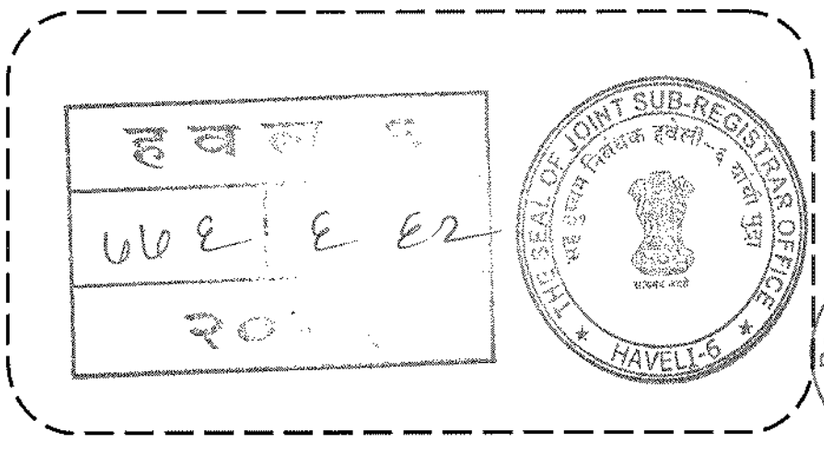
Print Date 07-01-2023 02:15:37

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0701202301192	**Date**	07/01/2023
Received from INDOSCOTS FOUNDATION SCHOOL, Mobile number 9309946326, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.			
Payment Details			
Bank Name	SBIN	**Date**	07/01/2023
Bank CIN	10004152023010701082	**REF No.**	300795783930
This is computer generated receipt, hence no signature is required.			









LEASE DEED

This 'Lease Deed' is made and executed at Pune on this 12th day of January, 2022.

BETWEEN

EDU REALTY WAGHOLI SCHOOL LLP [LLPIN: AAH-6821 & PAN: AAGFE0612A], a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Plot No. 49 + 50, Sahadeo Nagar, Nirmala School Road, City: Nashik, PIN Code: 422007, State: Maharashtra, Country: INDIA and corporate office at S. No. 861, 'Ashoka House', Ashoka Marg, Ashoka Nagar, City: Nashik, PIN Code: 422011, State: Maharashtra, Country: INDIA, represented by its Designated Partner/ Authorized Signatory, MR. KEYUR KIRITKUMAR MODI [DPIN: 05006588] [and/or] MR. AKSHAY VINOD MEHTA [PAN: BGRPM3821R], authorized vide 'Resolution' dated 10.10.2022, annexed hereunder as **Annexure 'A-1'** [Referred to as the **'LESSOR'**, which expression action shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns].

....THE PARTY OF THE ONE PART

AND

INDOSCOTS FOUNDATION SCHOOL [CIN: U80901MH2022NPL377954 & PAN: AAGCI5587D], a Section 8 Company/ Non-Profit Organization incorporated under the Companies Act, 2013, having its registered office at B-3102, Gokul Concorde CHS Ltd., W.E. Highway, Surya Village, Kandivali (East), City: Mumbai, PIN Code: 400101, State: Maharashtra, Country: INDIA, represented by its Director/ Authorized Signatory, MR. AJAY PANDITA [DIN: 08846932], authorized vide 'Board Resolution' dated 31.03.2022, annexed hereunder as **Annexure 'A-2'** [Hereinafter referred to as the **'LESSEE'**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns].

....THE PARTY OF THE OTHER PART

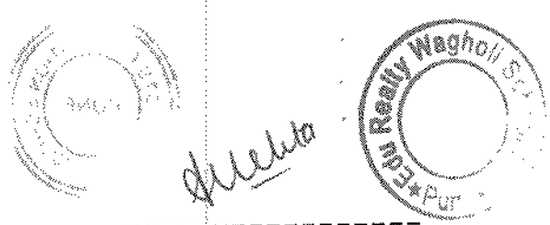
The terms 'LESSOR' and 'LESSEE' are hereinafter individually referred to as a **'PARTY'** and collectively referred to as **'PARTIES'**.

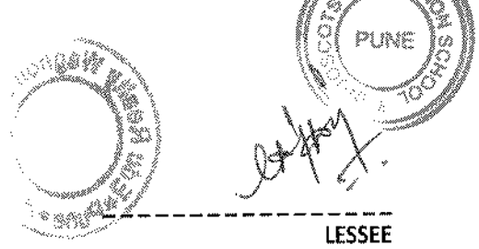
WHEREAS:

A. The LESSOR herein has represented to the LESSEE as follows:

(i) That it is the sole and absolute owner of and is absolutely seized and possessed of the 'Said Land' **[Clause 1.16]**, more particularly described in **'Schedule of Property'** written hereunder and is in uninterrupted actual and rightful possession and enjoyment, with good and marketable title, of the 'Said Land';

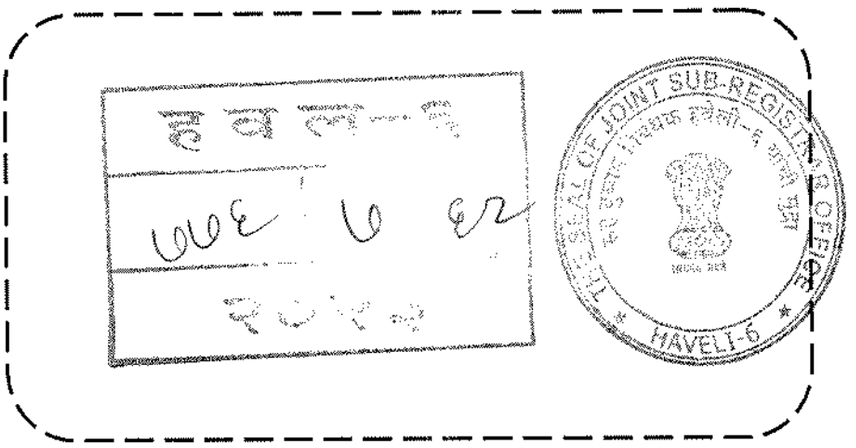
(ii) That the LESSOR is entitled to the 'Said Land' by virtue of a 'Sale Deed' executed on 20.12.2016 and registered on 29.12.2016 at Serial No. 13175/2016, before the Office of the Sub-Registrar of Taluka Haveli No. XXV, District: Pune and pursuant to the said 'Sale Deed', the name of the LESSOR is incorporated in all the revenue records with respect to the 'Said Land' as owner thereof, and the LESSOR is in the absolute ownership, possession and enjoyment of the 'Said Land';





LESSOR

LESSEE



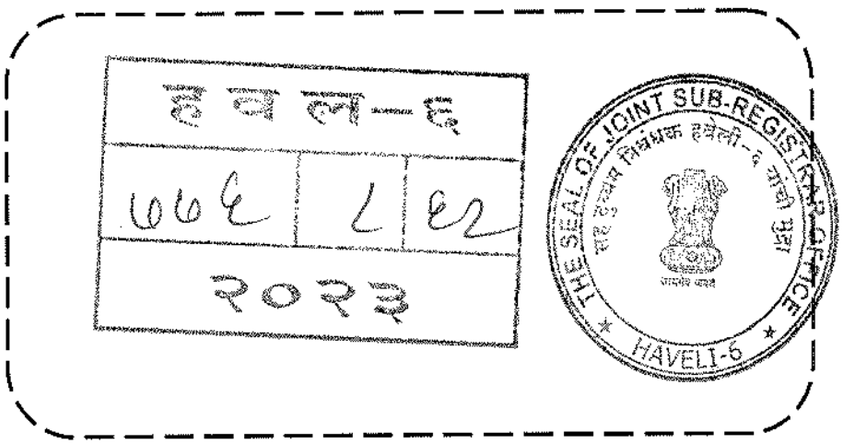
(iii) That the LESSOR is not required to procure the permission for non-agricultural use of the 'Said Land' since the 'Said Land' is an amenity space carved out of the adjacent land for which the permission for non-agricultural use has already been procured vide **(i)** 'NA Order' dated 01.10.2010, bearing No. PMH/ NA/ SR/ 18/2010; **(ii)** 'NA Order' dated 07.02.2013, bearing No. PMH/ NA/ SR/ 720612077; and **(iii)** 'NA Order' dated 31.01.2015, bearing no. PRA/ NA/ SR/ 974/14, all issued by the Office of the Collector, Pune.

B. The LESSEE herein is a reputed quality education provider, involved in establishing and operating schools and educational institutions, by and under the 'Brand Names' of **"Indo Scots Global School"** and/or **"ISGS"** and/or such other brand name(s) belonging or licensed to the LESSEE [Referred to as **'Brand Names'**] and being in need of suitable land and buildings to establish and operate the 'Proposed School' **[Clause 1.15]** at the said 'Location' **[Clause 1.10]**, the LESSEE has approached and requested the LESSOR to grant and demise on lease hold basis to the LESSEE, the 'Said Land' along with the 'School Building' **[Clause 1.17]**, which is/ shall be constructed thereon by the LESSOR, in the manner and mode as provided herein.

C. In pursuance of the above the LESSOR herein, vide a 'Memorandum of Understanding' dated 01.08.2022 [Referred to as the **'Memorandum of Understanding'/ 'MoU'**] **[Clause 1.12]**, ***has agreed*** to construct and grant on leasehold basis to and in favour of the LESSEE, the 'Said Land' along with the 'School Building' **[Clause 1.17]**, in a 'Phase-wise' manner **[Clause 1.13]** by and under separate lease deed(s) for the 'Said Land' and each of the 'Phase(s)' **[Clause 1.13]**, subject to the terms and conditions mentioned thereunder.

D. In consonance with the provisions of the 'MoU', the LESSOR has represented that the LESSOR has obtained/ shall obtain all requisite approvals, permissions and sanctions from the concerned local/ government and other appropriate authority(ies) for construction and completion of the 'School Building'. The LESSOR has further represented that the LESSOR has adequate expertise in the area of construction and development including the construction of school/ educational buildings and that the LESSOR has constructed/ shall construct the said 'School Building', for the use of the LESSEE as a school/ educational institution, in accordance with the mutually agreed 'List of Building Specifications' **[Clause 1.9]**, in a 'Phase-wise' manner, as specified in the 'MoU' and thereafter execute lease deed(s), as the case may be, in respect of the 'Said Land' and each of the 'Phase(s)' of the 'School Building' in favour of the LESSEE, on the terms and conditions more particularly provided in the 'MoU'.

E. In pursuance of the above, the LESSOR, relying upon the assurances, representations and covenants of/by the LESSEE, hereby grants the 'Said Land' **[Clause 1.16]** on lease hold basis to and in favour of the LESSEE and the LESSEE hereby takes the 'Said Land' on lease hold basis from the LESSOR to run, operate, administer and manage the 'Proposed School' on and from the 'Said Land' and the 'Phase(s)' constructed/ to be constructed by the LESSOR upon the 'Said Land', which 'Phase(s)' in-turn shall be granted to the LESSEE by and under separate lease deed(s). ***IT IS EXPRESSLY CLARIFIED THAT THE SUBJECT MATTER***



OF THIS 'LEASE DEED' IS ONLY THE 'SAID LAND', MORE PARTICULARLY DESCRIBED IN 'SCHEDULE OF PROPERTY' HEREIN.

F. Simultaneously with the execution of this 'Lease Deed', the PARTIES shall execute a separate lease deed in respect of the 'Phase I Demised Premises' **[Clause 1.13.1]** [Referred to as the **'Phase I Lease Deed'**], in accordance with the terms of the 'MoU'. This 'Lease Deed' is being entered into, subject to the execution and registration of the 'Phase I Lease Deed', pursuant to the 'MoU'.

G. The PARTIES, therefore, deem it necessary to reduce to writing the mutually agreed terms and conditions, to give effect to the above understanding as hereunder.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION:

1.1. **'Demised Premises'** shall mean the entire 'Said Land' **[Clause 1.16]** together with the 'School Building' **[Clause 1.17]** constructed thereon and together with all the amenities, facilities and infrastructure as mutually agreed in the 'List of Building Specifications' **[Clause 1.9]**.

1.2. **'Handover Date'** shall mean the date of handover specified in **[Clause 2.2]** hereunder.

1.3. **'Interest Free Refundable Security Deposit'** [or] **'IFRSD'** means the amount to be deposited by the LESSEE with the LESSOR for the due observance and performance of the terms and conditions of this 'Lease Deed', as specified in **[Clause 9]** hereunder.

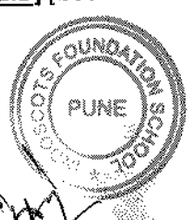
1.4. **'Lease Commencement Date'** shall mean the 'Handover Date', as specified and defined in **[Clause 2.2]** hereunder.

1.5. **'Lease Expiry Date'** shall mean the date of expiry of the 'Lease Term' **[Clause 1.8]**.

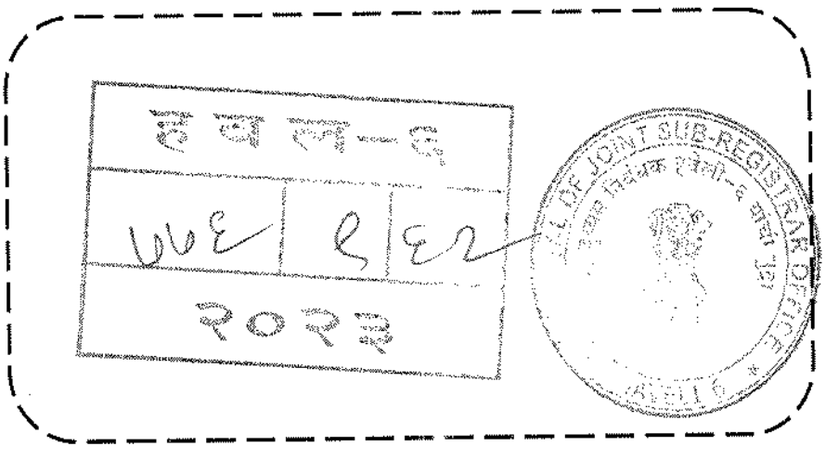
1.6. **'Lease Rent'** means the amount of lease rent payable by the LESSEE in consideration of the LESSOR granting on leasehold basis the 'Said Land' which shall be as specified in **[Clause 5]** hereunder.

1.7. **'Lease Rent Commencement Date'** shall mean the date from which the LESSEE shall be liable to commence payment of lease rent as specified in **[Clause 7.1]** hereunder.

1.8. **'Lease Term'** shall mean the term of **30 [Thirty] Years** commencing from the 'Lease Commencement Date' **[Clause 1.4]** up-to the 'Lease Expiry Date' **[Clause 1.5]** *[both days inclusive]*, as specified and iterated in **[Clause 3]** hereunder.



LESSOR **LESSEE**



1.9. **'List of Building Specifications'** shall mean the list of building specifications and amenities, mutually agreed upon between the PARTIES, for and in respect of all the 'Phases' **[Clause 1.13]** of the 'Demised Premises', which shall be duly annexed to the lease deed(s), pertaining to each such 'Phase'.

1.10. **'Location'** shall mean and include the area/ locality of Wagholi, comprised within Taluka: Haveli, District: Pune, State: Maharashtra, Country: INDIA.

1.11. **'Lock-in Period'** of this 'Lease Deed' shall be as specified in **[Clause 4]** hereunder.

1.12. **'Memorandum of Understanding'/ 'MoU'** shall mean the 'Memorandum of Understanding' dated 01.08.2022 entered upon between the LESSOR and the LESSEE, wherein the LESSOR has agreed to grant on leasehold basis and the LESSEE has agreed to take on leasehold basis the 'Said Land' **[Clause 1.16]** and the LESSOR has agreed to construct and grant the 'School Building' **[Clause 1.17]** on a leasehold basis, in a 'Phase-wise' manner **[Clause 1.13]**, on the terms and conditions more particularly mentioned therein.

1.13. **'Phase(s)'** of the 'Demised Premises' and/or **'Phase-wise'** construction of the 'School Building' shall be as follows:

1.13.1. **'Phase I'/ 'Phase I Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **68,008 Sq. Ft.** i.e. **6,318 Sq. Mtrs.**, being the first phase of construction of the 'School Building', to be handed over to the LESSEE in a 'Warm Shell Condition';

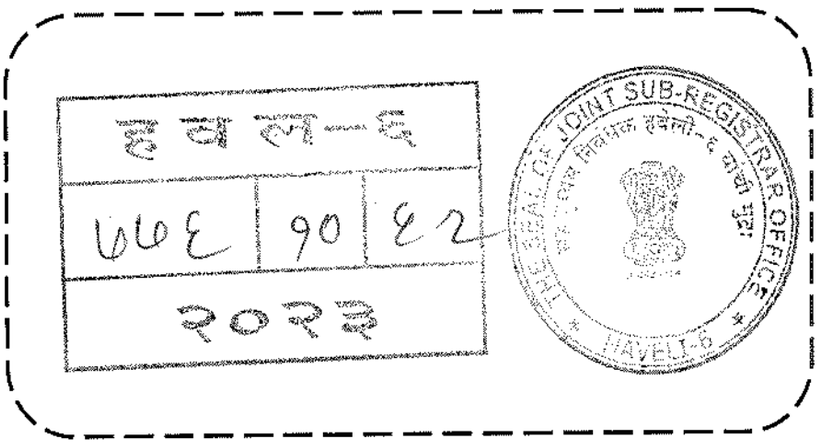
1.13.2. **'Phase II'/ 'Phase II Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **16,464 Sq. Ft.** i.e. **1,530 Sq. Mtrs.**, being the second phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition';

1.13.3. **'Phase III'/ 'Phase III Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **6,205 Sq. Ft.** i.e. **577 Sq. Mtrs.**, being the third phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition';

1.13.4. **'Phase IV'/ 'Phase IV Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **6,205 Sq. Ft.** i.e. **577 Sq. Mtrs.**, being the fourth phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition';

1.13.5. **'Phase V'/ 'Phase V Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **6205 Sq. Ft.** i.e. **577 Sq. Mtrs.**, being the fifth phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition';

1.13.6. **'Phase VI'/ 'Phase VI Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **6205 Sq. Ft.** i.e. **577 Sq. Mtrs.**, being the sixth phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition';



1.13.7. **'Phase VII'/ 'Phase VII Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **6205 Sq. Ft.** i.e. **577 Sq. Mtrs.**, being the seventh phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition';

1.13.8. **'Phase VIII'/ 'Phase VIII Demised Premises'** shall be comprised of 'Built-up Area' admeasuring approximately **6205 Sq. Ft.** i.e. **577 Sq. Mtrs.**, being the eighth phase of construction of the 'School Building', to be constructed and handed over to the LESSEE in a 'Warm Shell Condition'.

1.14. **'Phase I Lease Deed'** shall mean the separate lease deed being executed between the LESSOR and the LESSEE, simultaneously with the execution of this 'Lease Deed' in relation to the grant of the 'Phase I Demised Premises' **[Clause 1.13.1]** on lease hold basis, on the terms and conditions more particularly mentioned therein.

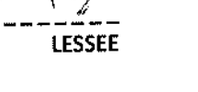
1.15. **'Proposed School'** shall mean the schools/ education institutions by the name of **"Indo Scots Global School"** from **'Kindergarten'** to **'Senior Secondary'** including Junior College to be affiliated with State/ National/ International Board(s) to be set-up and established by the LESSEE on the 'Demised Premises'.

1.16. **'Said Land'** shall mean all that piece and parcel of land admeasuring **6,655.23 Sq. Mtrs.** i.e. **71,636.89 Sq. Ft.**, from and out of land bearing Gat Nos. 1211 + 1213 + 1214 + 1215 + 1216 + 1218, Hissa/ Plot No. 3 totally admeasuring 6730.23 Sq. Mtrs., situated at Village: Wagholi, Taluka: Haveli, District: Pune, more particularly described in the **'Schedule of Property'** written hereunder and more specifically delineated in ***RED*** on the **'Plan'**, annexed hereto as **Annexure 'B'**, ***being the subject matter of this 'Lease Deed'***.

1.17. **'School Building'** shall mean the school/ educational institution buildings constructed/ to be constructed by the LESSOR, in a 'Phase-wise' manner **[Clause 1.13]**, admeasuring the 'Total Built-up Area' **[Clause 1.18]**, upon the 'Said Land', as per the 'List of Building Specifications' **[Clause 1.9]** mutually agreed upon between the PARTIES.

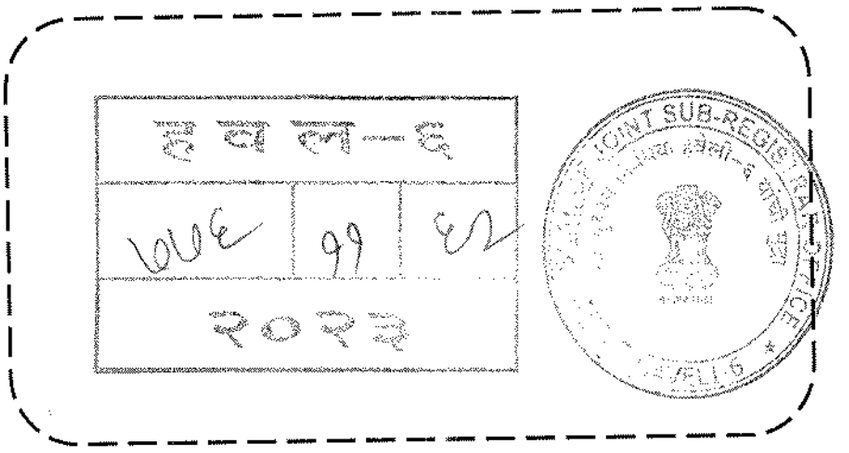
1.18. **'Total Built-up Area'** shall mean the minimum area admeasuring **1,21,702 Sq. Ft.** i.e. **11,310 Sq. Mtrs.** constructed/ to be constructed upon the 'Said Land'. The PARTIES expressly understand and acknowledge that for the purposes of calculation of the 'Total Built-up Area' of the 'School Building', amenity spaces *[if any]*, shall be included in the Area Calculation of the 'Total Built-up Area' of the 'School Building'. Furthermore, 'Built-up Area' of the respective 'Phase(s)' shall mean the area from one end of the Slab to the other end of the Slab and the same shall include the area covered under walls, staircases, corridors and passages.

1.19. **'Warm Shell Condition'** shall mean the "Bare Shell" condition in which the 'School Building' shall be handed over in a 'Phase-wise' manner, along with the amenities, plumbing works, drainage systems, electric fittings, fire safety system, etc. as per



LESSOR

LESSEE



the specifications provided by the LESSEE and accepted by the LESSOR, which shall be elaborated in the 'List of Building Specifications'.

1.20. Brackets inserted around references to specific clauses in this 'Lease Deed' shall be ignored in reading such provision, i.e. the sentence shall be read as though such brackets do not exist, however the clarification(s) provided in such Brackets, for the ease of reference and understanding, shall duly be considered for the purposes of interpretation.

1.21. The recitals hereinabove form an integral part of this 'Lease Deed' and shall be deemed to be included in the operative part hereof.

1.22. In this 'Lease Deed': **(i)** reference to the singular shall include references to the plural and vice-versa; **(ii)** expressions shall be interpreted with gender neutrality; and **(iii)** headings used are only for ease of reference and do not affect any interpretation of this 'Lease Deed' or shall not in any manner either govern or interpret the meaning thereof.

2. GRANT OF LEASE & HANDOVER DATE:

2.1. In consideration of the 'Lease Rent' to be paid and the covenants and conditions hereunder to be observed by the LESSEE, the LESSOR hereby grants and the LESSEE hereby takes the exclusive leasehold rights in respect of the 'Said Land'.

2.2. The LESSOR has handed over the exclusive possession of the 'Said Land' to the LESSEE on **01st January, 2022** [Referred to as **'Handover Date'**].

2.3. The PARTIES herein expressly agree that the development rights of the 'Said Land' shall be utilized strictly as contemplated under the 'MoU' and the same shall always remain with the LESSOR.

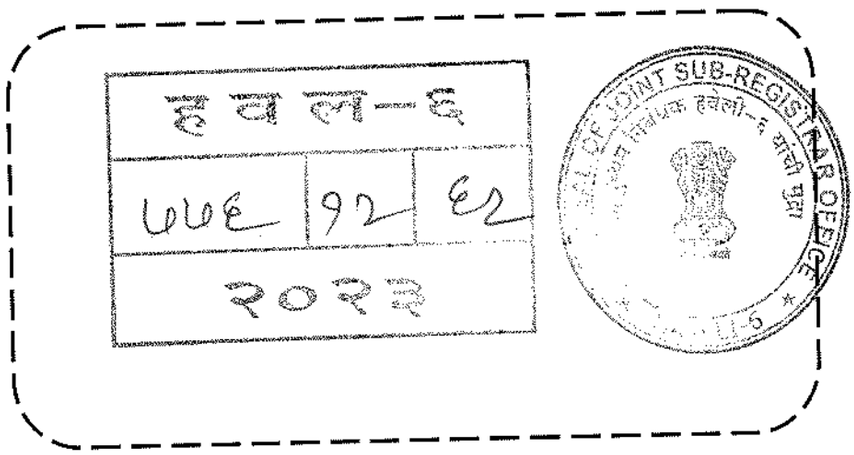
3. TERM:

The LESSOR hereby grants on lease and the LESSEE hereby takes on lease the 'Said Land' on an exclusive lease hold basis, commencing from the 'Lease Commencement Date' **[Clause 1.4]** and this 'Lease Deed' shall, unless terminated earlier as provided herein, remain valid and in subsistence for a period of **30 [Thirty] Years** i.e. up-to the 'Lease Expiry Date' **[Clause 1.5]** [Referred to as the **'Lease Term'**].

4. LOCK IN PERIOD:

4.1. The PARTIES agree that the initial period of **10 [Ten] Years** from the 'Lease Commencement Date' shall be firmly observed as the lock-in period by both the PARTIES [Referred to as the **'Lock-in Period'**] and neither the LESSEE nor the LESSOR shall have an option to terminate the 'MoU' [or] this 'Lease Deed' [or] the 'Phase I Lease Deed' *[including any renewal thereof]*, during the said 'Lock-in Period', save and except on account of an uncured breach of the other PARTY, as provided herein.

LESSOR LESSEE



4.2. Subject to the LESSOR having strictly complied with its part of the obligations under this 'Lease Deed' as well as under the 'Phase I Lease Deed' and subject to **[Clause 24]**, in an event the LESSEE, prior to the expiry of the 'Lock-in Period', terminates the 'MoU' [or] this 'Lease Deed' [or] the 'Phase I Lease Deed' *[including any renewal thereof] [all these documents being co-existent and co-terminus in nature, as mentioned herein]* **[OR]** the 'MoU' [or] this 'Lease Deed' [or] the 'Phase I Lease Deed' *[including any renewal thereof]*, is/are terminated by the LESSOR on account of any uncured breach of the LESSEE, the LESSEE shall be liable to pay the LESSOR, the then prevailing 'Lease Rent' for the entire balance/ unexpired 'Lock-in Period' as mentioned herein as well as the lease rent in relation to the 'Phase I' for the respective entire balance/ un-expired lock-in period mentioned in the 'Phase I Lease Deed' *[including any renewal thereof]* [Referred to as the **'Ascertained Debt'**], wherein the LESSOR shall not only be entitled to forfeit/ adjust the 'IFRSD' paid by the LESSEE until such termination towards the 'Ascertained Debt' but in an event wherein the 'IFRSD' paid by the LESSEE is insufficient to entirely adjust the 'Ascertained Debt', the LESSEE shall be liable to additionally pay any such balance amount to the LESSOR, derived over and above the amount of the said 'IFRSD' as mentioned herein.

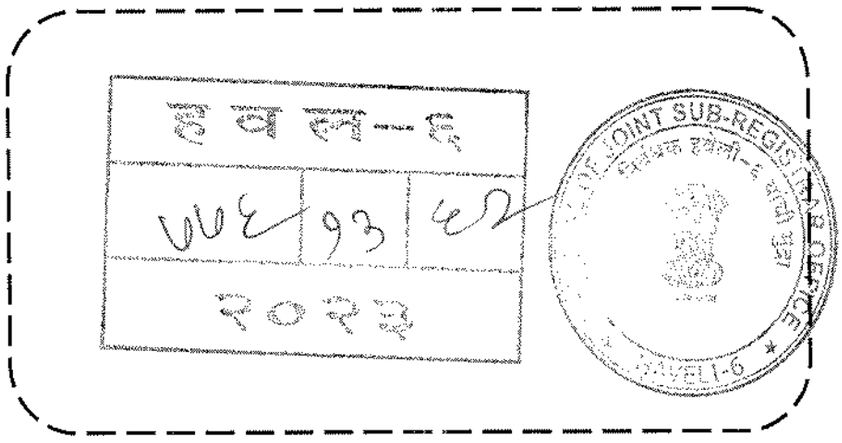
5. LEASE RENT:

5.1. In consideration of the LESSOR granting on leasehold basis the 'Said Land' to the LESSEE as described herein, the LESSEE agrees to pay to the LESSOR, on and from the 'Lease Rent Commencement Date', a monthly lease rent calculated @ **Rs. 9.00/- [Rupees Nine Only] Per Sq. Ft.** of the area of the 'Said Land' handed over to the LESSEE [Referred to as the **'Lease Rent'**].

5.2. All or any present or future government levies/ taxes such as Goods and Services Tax [GST] and taxes of a similar nature levied on the provision of services paid for by the LESSEE under this 'Lease Deed', as applicable from time to time on the 'Lease Rent' and/or maintenance charges and/or utility charges and/or 'IFRSD' and/or any other outgoings paid by the LESSEE to the LESSOR, shall solely and entirely be borne by the LESSEE *[free and clear of all deductions save and except deduction towards Tax Deductible at Source (TDS)]*. However, a failure by the LESSOR to collect Goods and Services Tax [GST] or other taxes, if any, from the LESSEE on a daily/ weekly/ monthly/ yearly basis shall not be deemed as a waiver thereof, such taxes shall be paid additionally by the LESSEE to the LESSOR as and when demanded by the LESSOR, in writing. The LESSEE shall ensure compliance to the GST Legislations including, inter-alia, all registrations, filing of returns etc. The PARTIES agree that to avail credits smoothly, the invoices issued shall contain all the particulars as per the GST Legislations and details thereof should be uploaded on GSTN within the time prescribed under law. Any mismatch/ reconciliation shall be resolved between the PARTIES on priority basis. To avoid any delay in payment of 'Lease Rent' and applicable Goods and Services Tax [GST], the PARTIES have hereby agreed that the LESSEE shall avail Electronic Clearing System [ECS] Scheme

LESSOR

LESSEE



wherein the LESSEE shall inform and mandate its bank to debit the monthly 'Lease Rent' payable herein along with the applicable Goods and Services Tax [GST] *[subject to deduction towards Tax Deductible at Source (TDS)]* from the LESSEE'S account and automatically credit the same to the designated account of the LESSOR.

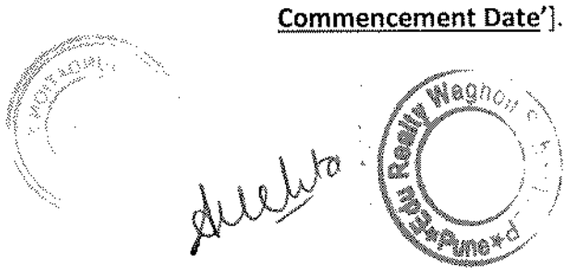
5.3. In the event that the LESSOR enters into any arrangement with any bank/ financial institution for discounting the 'Lease Rent' receivable by the LESSOR from the LESSEE under this 'Lease Deed', the LESSOR shall give the LESSEE written instructions to pay the 'Lease Rent' payable hereunder to such bank/ financial institution directly and the LESSEE shall be obliged to pay the same to such bank/ financial institution, without any delay or demur, provided the written instructions give a reference to this Clause and confirms **(i)** the name, bank account details and other relevant information of such bank/ financial institution; **(ii)** the exact amount of 'Lease Rent' to be paid to such bank/ financial institution; and **(iii)** that the 'Lease Rent' so paid to such bank/ financial institution will discharge the obligation of the LESSEE to pay the 'Lease Rent' to the LESSOR hereunder. The LESSEE shall accordingly be discharged of the obligation to pay the 'Lease Rent' in respect of such payment being made to such bank/ financial institution strictly as per the written instructions of the LESSOR mentioned above by commercially accepted means of payment [like NEFT/IMPS/RTGS]. If the payments are duly and properly made by the LESSEE, it shall not be the obligation/ responsibility of the LESSEE to confirm that amounts are received by such bank/ financial institution. The LESSEE agrees to co-operate with the LESSOR in all respects and if such bank/ financial institution so insists, to submit a No Objection Certificate [NOC] [or] enter into such written understanding as such bank/ financial institution may deem fit within 15 [Fifteen] Days of written request to that effect, subject to protection of LESSEE'S rights and interest under these presents as stated herein and in law. The LESSOR confirms that the 'Lease Rent' payment obligation as contemplated under this 'Lease Deed' is and shall always be between the LESSOR and the LESSEE.

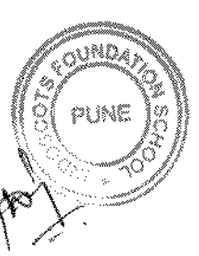
6. **ESCALATION OF LEASE RENT:**

The PARTIES mutually agree that the 'Lease Rent' commencing from the 'Lease Rent Commencement Date' shall be subject to escalation being @ 20% [Twenty Percent] upon completion of the initial 03 [Three] Years of the 'Lease Term' and thereafter @ 12% [Twelve Percent] upon completion of every 03 [Three] Years for the balance 'Lease Term', more particularly mentioned in the 'Escalation Chart', annexed hereunder as **Annexure 'C'**.

7. **LEASE RENT COMMENCEMENT DATE:**

7.1. The LESSEE shall be liable to pay the 'Lease Rent' to the LESSOR, for the 'Said Land', commencing from **01st April, 2022** [Referred to as **Lease Rent Commencement Date'**].





LESSOR

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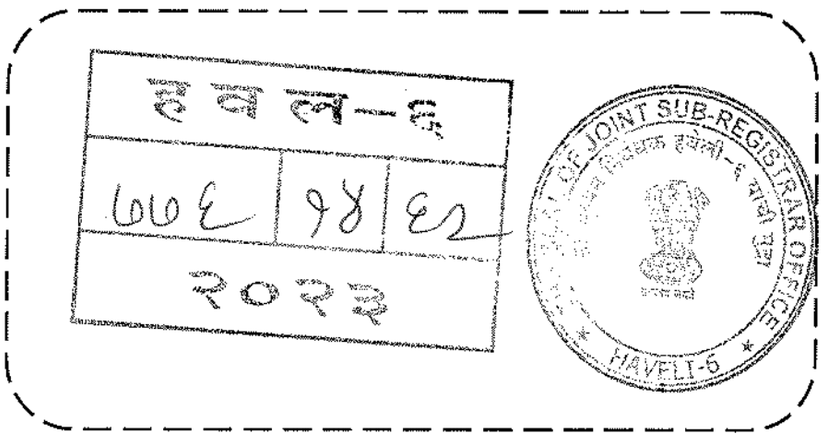
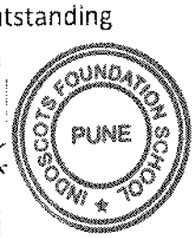
Land



7.2. It is hereby clarified that the period commencing from the 'Handover Date' **[Clause 1.2]** & **[Clause 2.2]** up-to the day prior to the 'Lease Rent Commencement Date' shall be the rent free fit-out period for and in relation to the 'Said Land', so as to enable the LESSEE to install its working and operational furniture, fixtures, fittings and equipment [Referred to as the **'Lease Rent Free Fit-Out Period'**].

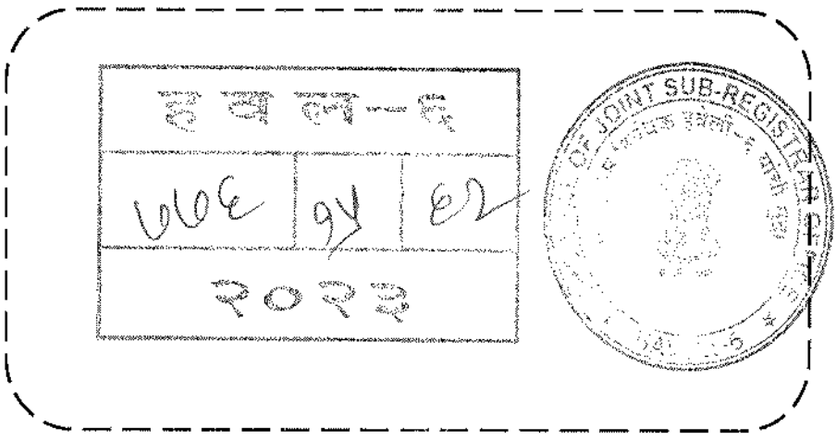
8. PAYMENT OF LEASE RENT & EXCLUSIONS:

8.1. The LESSOR shall raise an invoice for the 'Lease Rent' and applicable Goods & Services Tax [GST] on the **01st [First] Day** of each and every English Calendar Month, however, as per the mutual arrangement agreed between the PARTIES, for the 'Lease Rent' from the 'Lease Rent Commencement Date' until registration of this 'Lease Deed', the LESSOR shall raise the corresponding invoice(s) post registration of this 'Lease Deed'. The 'Lease Rent' shall be payable in advance, on or before the **07th [Seventh] Day** of each and every English Calendar month and the LESSEE shall be entitled to deduct statutory deductions of tax, if any, as stipulated by the Income Tax Act, 1961, or any modification thereto or re-enactment thereof, from and out of the 'Lease Rent' to be payable by the LESSEE to the LESSOR and in evidence of such deductions, the LESSEE shall carry out appropriate e-filings and furnish the LESSOR with copies of proper TDS Certificates/ forms thereof, within the stipulated timelines, as may be applicable and provided under the prevailing rates as per the Income Tax laws. It is hereby expressly agreed between the PARTIES that the LESSOR has obtained/ shall obtain a TDS Exemption Certificate from the concerned Tax Authorities, wherein the LESSEE shall not be liable to deduct any TDS on the 'Lease Rent' up-to a particular period as mentioned in such certificate. The PARTIES have agreed that the LESSEE shall deduct the applicable TDS therein and make payments to the concerned Tax Authorities, for the period after the expiration of such exempted period/ cessation of such exemption granted by the concerned Tax Authorities [or] during any intermittent month/ period for which the TDS Exemption Certificate is not available from the concerned Tax Authorities, as the case may be. If required by the LESSOR, the LESSEE shall give standing instructions to its Bank *[in which the LESSEE has availed the ECS Scheme]* to deposit the applicable TDS amounts in this separate TDS Account directly from and out of the LESSEE'S Account as mentioned in **[Clause 5.2]** herein, simultaneously upon payment of the 'Lease Rent'. Furthermore, in case any credit, refund or other benefit is denied or delayed to the LESSOR due to any delay/ failure by the LESSEE in making the payments of TDS to the concerned authority(ies) or due to non-furnishing or furnishing of incorrect or incomplete documents, in addition to such non-performance being a breach under this 'Lease Deed', the LESSOR shall be entitled to charge and recover such outstanding TDS payments together with interest @ 1.5% [One Point Five Percent] Per Month, for the number of days of delay ***as well as*** the LESSEE shall be liable to reimburse to the LESSOR all the loss including, but not limited to, the tax loss, interest and penalty and any costs and expenses incurred by the LESSOR to procure such credit, refund or other benefit and/or recover such outstanding payments from the LESSOR.



LESSOR

LESSEE



8.2. It is agreed by and between the PARTIES that the said monthly 'Lease Rent', shall be exclusive of water charges, electricity charges, meter rents and any other utility charges payable in respect of the use of the 'Said Land' by the LESSEE as contemplated hereunder, wherein such charges shall solely and entirely be separately borne and paid by the LESSEE on actual consumption basis without any delay or demur, over and above the 'Lease Rent' as agreed herein.

8.3. It is also specifically agreed by and between the PARTIES that the LESSOR alone shall bear, pay and discharge all property taxes, rates and other assessments made by the Gram Panchayat/ Local Municipal Corporation and other concerned local/ government authorities on the 'Said Land'.

9. INTEREST FREE REFUNDABLE SECURITY DEPOSIT [IFRSD]:

9.1. In addition to the 'Lease Rent' payable by the LESSEE to the LESSOR, the LESSEE, for the due observance and compliance of the terms and conditions of the 'MoU' and this 'Lease Deed', shall deposit an amount with the LESSOR as interest free refundable security deposit i.e. **INR 25,00,000/- [Rupees Twenty Five Lakhs Only]** [Referred to as **'IFRSD'**], on or before **28.02.2023**.

9.2. It is specifically agreed between the PARTIES herein that apart from the payment of the entire 'IFRSD' in a tranche-wise manner as mentioned above, the LESSOR shall not be entitled to claim and the LESSEE shall not be liable to pay any additional amounts as security deposit over and above the 'IFRSD' detailed herein, for and in relation to the 'Said Land'.

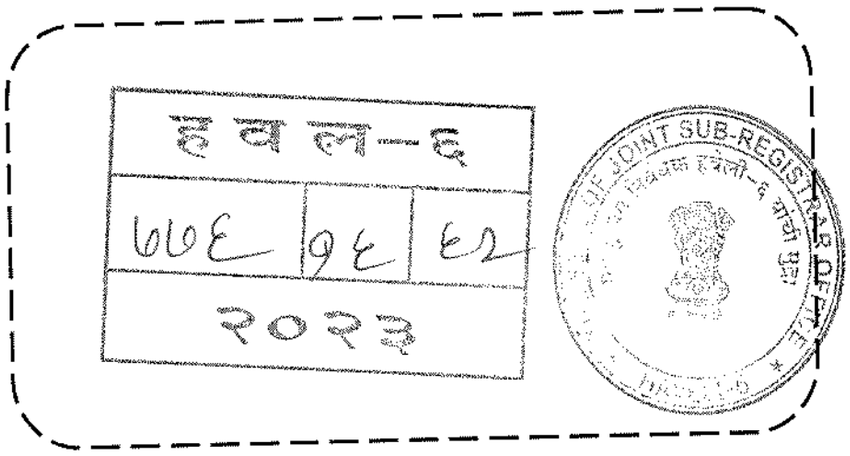
9.3. The said 'IFRSD' shall be refunded by the LESSOR upon termination **[Clause 27]** and **[Clause 28]** in the manner provided herein.

10. SALE, MORTGAGE, SUBORDINATION & SUB-LEASE:

10.1. Without prejudicing or affecting the rights of the LESSEE, the LESSOR shall during the entire 'Lease Term' be entitled to dispose of the 'Demised Premises' or any portions thereof, including the 'Said Land', whether by way of sale/ transfer/ exchange, with at-least 06 [Six] Months' prior intimation to the LESSEE, to any party(ies) and/or person(s) and/or entity(ies), wherein the LESSOR covenants to obtain a written acknowledgement or letter of attornment from the intended Purchaser/ Transferee/ Assignee, as the case may be, not only to be bound by the terms and conditions of these presents but also be bound by the 'MoU', the 'Phase I Lease Deed' as well as the other proposed lease deed(s) of the remaining 'Phase(s)'. It is agreed between the PARTIES that assignment, sale, transfer, exchange or alienation of the 'Demised Premises' or any portion thereof, by any means by the LESSOR shall not prejudice the rights of the LESSEE under these presents and/or the 'MoU', the 'Phase I Lease Deed' and/or the other proposed lease deed(s) of the remaining 'Phase(s)'. If required by the LESSOR for its own tax and organizational reasons, the LESSEE shall execute fresh lease deed(s) with the permitted Purchaser/ Transferee/ Assignee of the LESSOR for the remaining 'Lease

LESSOR

LESSEE



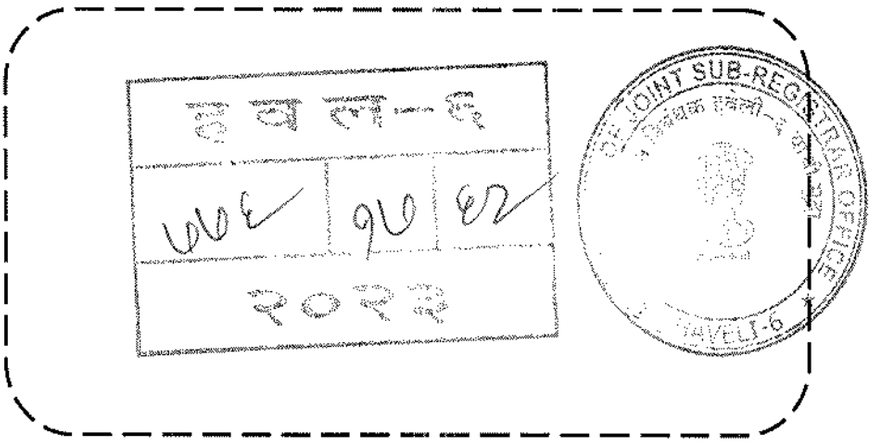
Term', on terms and conditions that are identical to the terms and conditions contained in these presents *as well as* the 'MoU', the 'Phase I Lease Deed' and the other proposed lease deed(s) of the remaining 'Phase(s)'. The LESSOR hereby undertakes to ensure that all costs and expenses incurred or relating to the execution of a fresh lease deed(s) with such permitted Purchaser/ Transferee/ Assignee, shall be borne and paid exclusively by the LESSOR or such permitted Purchaser/ Transferee/ Assignee.

10.2. The LESSOR shall be entitled to mortgage and/or create any charge over the 'Demised Premises', including the 'Said Land', with prior written intimation to the LESSEE of at-least 10 [Ten] Days. The LESSOR undertakes to inform the mortgagee and in any event, record in the document of such mortgage/ charge *[including in case of mortgage by deposit of title deeds]* the subsistence of lease in favour of the LESSEE and the execution of all documents in relation thereto.

10.3. Notwithstanding anything stated herein this **[Clause 10]**, the LESSOR hereby covenants that it shall not do, omit or suffer to be done anything whereby the LESSEE'S right to hold or enjoy the 'Said Land' during the entire 'Lease Term', in accordance with the terms of the 'MoU' and this 'Lease Deed' may be avoided, forfeited, determined or extinguished or otherwise adversely affected. In the event the LESSOR at any time during the entire 'Lease Term' or mutually extended term(s) thereof, desires to sell and/or transfer its rights in the 'Said Land' as a whole or in any part or parts thereof to any third party, in that event, the LESSOR shall ensure that the terms and conditions of the executed 'MoU' and/or this 'Lease Deed' and/or the 'Phase I Lease Deed' and/or the lease deed(s) in relation to the remaining 'Phase(s)' are binding upon such third party and such third party shall abide by and confirm to all the obligations of the LESSOR hereunder and under the executed 'MoU' and any and all of the foregoing documents as may have been executed at such time, from the date of the proposed transfer of the rights of the LESSOR. However, such transfer of rights of the LESSOR shall be subject to a letter to be issued by the prospective Purchaser/ Assignee/ Transferee in favour of the LESSEE, as mentioned in **[Clause 10.1]** hereinabove.

10.4. It is expressly clarified between the PARTIES herein that the LESSOR shall, at its sole discretion, be entitled to form a Real Estate Investment Trust [REIT] or Infrastructure Investment Trust [InvIT], wherein the LESSOR and/or any of its Group Company shall be one of the Sponsors and shall be entitled to subsume/ takeover/ transfer the entire 'Demised Premises' *[including the 'Said Land']* and/or any part or portion of the same within such REIT/ InvIT. Such right of the LESSOR shall be similarly subject to the rights of the LESSEE as detailed in the foregoing **[Clause 10.1]** to **[Clause 10.3]**.

10.5. The LESSEE shall, upon obtaining the prior written approval of the LESSOR herein, be entitled to sub-license or sub-lease or permit to use and occupy, the 'Demised



Premises' or any portion thereof to any 01 [One] of its Group Company/ Trusts/ Society, provided that:

10.5.1. the LESSOR shall compulsorily be made a party *[in capacity of being a 'Confirming Party' and/or 'Lessor']* to such sub-license agreement or sub-lease deed or space sharing agreement and/or any termination/ cancellation deed in connection thereto and the same shall be submitted to the LESSOR for its approval at-least 15 [Fifteen] Days prior to signing/ execution/ registration;

10.5.2. such sub-license or sub-lease or permission to use and occupy shall only be for running an educational institution, school and/or any other education-related ancillary activities as may be permitted under the law;

10.5.3. the LESSEE shall not sub-license or sub-lease more than 25% [Twenty Five Percent] of the 'School Building' *[as may be handed over till then]* to any such Company/ Trust/ Society i.e. at any point in time during the subsistence of this 'Lease Deed' and/or the 'Phase I Lease Deed' and/or the lease deed(s) for the remaining 'Phases', as the case may be, the LESSEE shall occupy and utilize at-least 75% [Seventy Five Percent] of the 'School Building' for its own use and occupation;

10.5.4. the term of such sub-license or sub-lease or space sharing agreement shall be co-existent and co-terminus with the 'Lease Term' of this 'Lease Deed' and/or the lease term of the 'Phase I Lease Deed', as the case may be; and

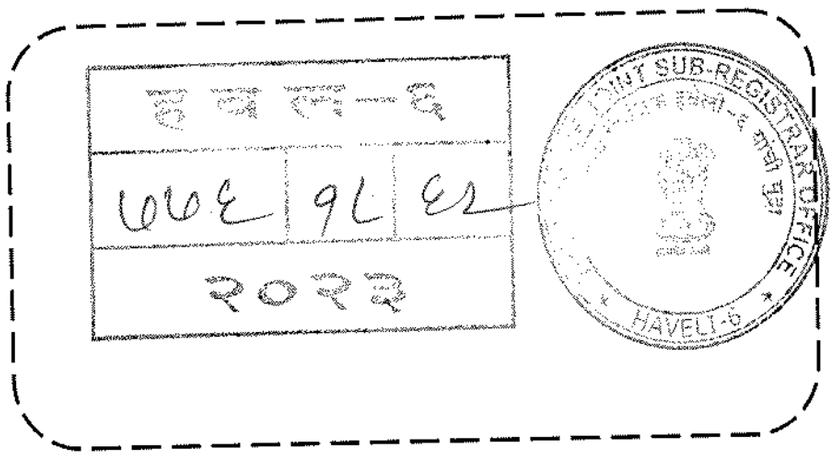
10.5.5. the LESSEE shall make such Company/ Trust/ Society, amply aware with the terms of the 'MoU' *as well as* with the terms contained in this 'Lease Deed' and the 'Phase I Lease Deed', along with the lease deed(s) to be executed for the remaining 'Phase(s)'.

11. OBLIGATIONS & COVENANTS OF THE LESSEE:

The LESSEE agrees, assures and covenants with the LESSOR, as follows:

11.1. Time being of essence to this 'Lease Deed', to pay regularly and without any default to the LESSOR the 'Lease Rent' reserved plus any present or future government levies/ taxes such as Goods and Services Tax [GST] and taxes of a similar nature levied on the provision of services paid for by the LESSEE under the 'MoU' and/or this 'Lease Deed' and that may be applicable from time to time on the 'Lease Rent' and/or maintenance charges and/or utility charges and/or 'IFRSD' and/or any other outgoings paid by the LESSEE to the LESSOR and also comply with all its obligations and the terms of the 'MoU' and/or this 'Lease Deed' in letter and spirit;

11.2. To bear, pay and discharge all outgoings by whatever name called including water charges, electricity charges, meter rents and other utility charges payable in respect of the 'Said Land', on account of actual consumption of such utilities by the LESSEE, which may at any time during the continuance of this 'Lease Deed', be imposed, assessed and charged on the 'Said Land' by the concerned authorities/ utility providing companies and the LESSEE acknowledges that the 'Lease Rent'



mentioned hereinabove is exclusive of such payments and such charges shall solely and entirely be additionally borne and paid by the LESSEE on actual consumption basis to the respective authorities/ utility providing companies;

11.3. To use the 'Said Land' only for the purpose of running the 'Proposed School' and/or any other educational and cultural activities, as permitted under the law;

11.4. To permit the LESSOR and its authorized agent(s) to enter the 'Said Land' between 10:00 a.m. to 05:00 p.m. to inspect the same, provided that the LESSOR shall give a prior notice of 01 [One] Day to the LESSEE, and provided further that such inspection shall not obstruct or interfere in any way, with the operations of the 'Proposed School' to be set up and run on/from the 'Said Land';

11.5. Except for such maintenance or repairs that is/are specifically required to be taken care of or done by the LESSOR as mentioned herein or in the 'MoU' and/or in the 'Phase I Lease Deed', the LESSEE shall maintain the 'Said Land' *[including the annual maintenance contracts for lifts, domestic & fire pumps, LT & HT Panels as well as maintenance of compound wall, internal and external walls, roof, flooring, sanitary ware, electrical installations, transformer and other machinery/ equipment handed over by the LESSOR and other equipment and improvements which the LESSEE has installed]* at the LESSEE'S own cost in good and tenantable repair and condition from the date the possession of the same has been handed over by the LESSOR to the LESSEE and shall not do or suffer to be done anything in or to the 'Said Land' which may be against the rules and regulations of the concerned local/ government body or any other authority;

11.6. To take the written approval of the LESSOR and the concerned authorities, prior to changing/ altering the topography/ contours of the 'Said Land' or making additions of structural nature in the 'School Building';

11.7. To not demolish or cause to be demolished the 'School Building' or any part thereof nor cause any alteration in the elevation and outside colour scheme of the 'School Building', prior to obtaining the written approval of the LESSOR herein and the concerned authorities. In the event of committing any act in contravention of this provision, the LESSEE shall be responsible and liable for the consequences thereof to the concerned local/ government body or authority and shall also be responsible and liable for the consequences under these presents;

11.8. To obtain all the requisite approvals/ permissions/ sanctions/ licenses from the concerned departments/ authorities so as to effectively and efficiently operate the 'Proposed School' on/from the 'Said Land' and to observe the terms and conditions of such approvals/ permissions/ sanctions/ licenses as well as to otherwise abide by and observe all the applicable laws, rules and regulations issued by any competent authority(ies) from time to time;

LESSOR

LESSEE

11.9. To perform and observe all the obligations which the LESSEE may be liable to perform or observe during the term of the 'MoU' and/or during the entire 'Lease Term' under this 'Lease Deed';

11.10. To maintain its business/ educational activities as well as maintain the 'Proposed School' from the 'Said Land', in full compliance and observance of all applicable Government, State and Municipal laws and regulations, including laws pertaining to **(i)** the prevention of bribery and corruption, **(ii)** health, sanitation, food, safety and transportation, **(iii)** education and training, etc.;

11.11. To, at its sole cost and expense and at its sole discretion, procure and install:

11.11.1. Artist work and soft displays;

11.11.2. Class room fit outs such as teacher's table and storage, students seating and desk, students lockers, black boards, smart boards, theme boards, soft boards, blinds/ curtains, projectors, etc.;

11.11.3. Complete Fit outs for special areas like front office, back office, labs, library, staff rooms, coordinator rooms, stores, pantry, canteen, kids club, etc.;

11.11.4. Complete interior jobs of special areas like, labs, library, staff rooms, coordinator rooms, stores, pantry, canteen, kids club, etc.;

11.11.5. Outdoor and Indoor signage's;

11.11.6. Indoors and Outdoors landscaping;

11.11.7. Toilet accessories;

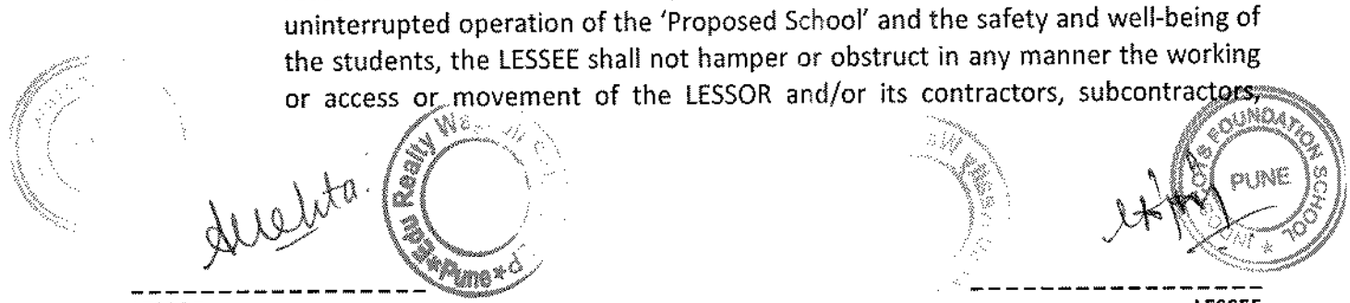
11.11.8. Any other fit-outs/ equipment/ fixtures as may be required for efficiently operating the 'Proposed School' on and from the 'Said Land'.

Furthermore the LESSEE shall ensure that the interior or fit outs shall be of good standard qualities and shall always be maintained with neatness and cleanliness in and upon the 'Said Land';

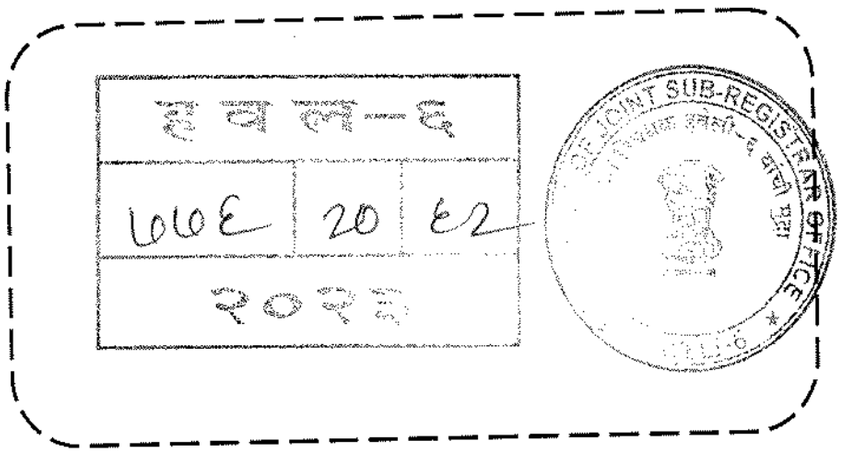
11.12. To at its sole cost and expense and at its sole discretion in accordance with applicable law, put in place security/ guarding personnel and/or appoint a security service provider so as to secure the 'Said Land' as it may require and as it sees fit, and to not hold the LESSOR responsible and/or liable in any respect thereof;

11.13. To at its sole cost and expense maintain adequate insurance coverage(s) to insure its students, staff, teachers, visitors, assets and any equipment, furniture, fixture and paraphernalia brought in by it, as may be necessary and required from time to time and at all times;

11.14. To ensure that, when the LESSOR proceeds and continues with further construction of the 'Phase(s)' of the 'Demised Premises', subject to such reasonable restrictions as may be imposed by the LESSEE to ensure the uninterrupted operation of the 'Proposed School' and the safety and well-being of the students, the LESSEE shall not hamper or obstruct in any manner the working or access or movement of the LESSOR and/or its contractors, subcontractors,



LESSOR LESSEE



workers, architects, employees, etc., within the 'Said Land', including access to roads;

11.15. Except as provided herein, to solely and entirely be responsible for all or any fixed and/or recurring costs towards promoting, conducting, operating, running and managing the 'Proposed School';

11.16. To not store or bring any hazardous and/or inflammable goods, liquids, articles, etc. into/on the 'Said Land' nor get or deal, bring, trade, sell, exchange or barter in any illegal and/or contraband articles within the 'Said Land' and to ensure that none of its employees, professors, teachers, staff, workers, labour, clerks, peons, agents, students, invitees and/or any other person(s) working and/or visiting the 'Said Land' store any hazardous and/or inflammable goods, liquids, articles, etc. into/on the 'Said Land' or deal, trade, sell, use, exchange or barter in any illegal and/or contraband articles/ substances;

11.17. To not commit or permit the commission of, any illegal/ criminal activity on or from the 'Said Land';

11.18. To strictly adhere to the provisions of the 'MoU' already executed between the PARTIES *as well as* the 'Phase I Lease Deed' executed between the PARTIES simultaneously herewith and to comply with all its covenants, and discharge all its obligations, as provided thereunder.

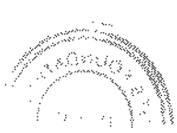
12. REPRESENTATIONS & WARRANTIES OF THE LESSEE:

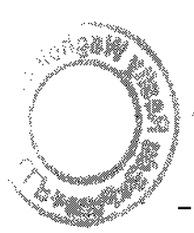
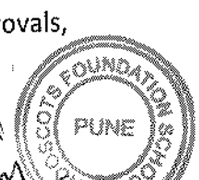
The LESSEE hereby represents, warrants, confirms and declares to the LESSOR as follows:

12.1. That it is a duly organized, validly existing entity under the laws of INDIA and has all requisite power and authority to carry out its objects as stated in its constitutional documents;

12.2. That it has full right, power and authority **(i)** to enter into this 'Lease Deed', wherein all approvals including approval from its directors/ trustees/ members, as required are duly procured; and **(ii)** to perform and observe the terms and conditions hereof and that this 'Lease Deed' constitutes valid and legally binding obligations on it, enforceable against it in accordance with the terms hereof;

12.3. That the execution, delivery and performance by it of this 'Lease Deed' does not and will not **(i)** violate any of the provisions of its constitutional documents; **(ii)** breach or result in a default of any agreement entered into by it or of any contract, agreement, instrument or document to which it is a party or by which it or its assets are bound; **(iii)** breach or otherwise violate any order, writ, judgment, injunction or decree issued by any governmental official or entity or violate any law, rule, regulation, ordinance or code of any governmental entity applicable to it or its business/ assets; **(iv)** require any consent, authorisation, approvals,



LESSOR

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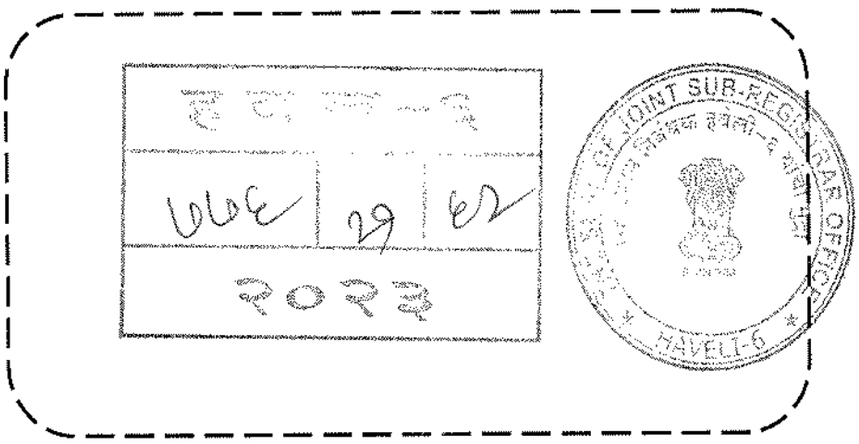


exemption or other action by, or any filing, registration or qualification with, any person or entity;

12.4. That this 'Lease Deed' has been duly executed and delivered by its duly authorized representative(s);

12.5. That no notice or order from the Government or any local body or authority has been received or served on it which restricts it from entering into this 'Lease Deed' and consummating the transaction contemplated herein;

12.6. That there are no outstanding actions, suits, proceedings or investigations pending or threatened against it, which could adversely affect its performance under the terms of this 'Lease Deed';

12.7. That no order has been made or petition presented or resolution passed for its winding up;

12.8. That it shall comply with its obligations and all the terms, conditions and covenants as provided in this 'Lease Deed' to the satisfaction of the LESSOR, unless specifically waived, in whole or in part, in writing by the LESSOR.

13. <u>OBLIGATIONS & COVENANTS OF THE LESSOR</u>:

The LESSOR agrees, assures, represents and covenants with the LESSEE, as follows:

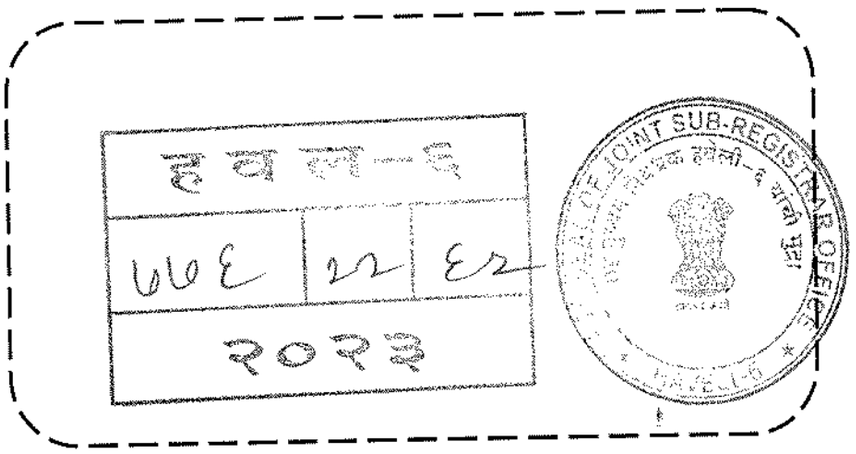
13.1. To make out good, clear and marketable/ alienable title to the 'Said Land' and ensure that it has full power and absolute authority to grant the 'Said Land' unto the LESSEE without any restrictions;

13.2. Subject to as mentioned in **[<u>Clause 10</u>]** herein, to ensure that the 'Said Land' is not subject to any encumbrances, charges, mortgages, lien, tenancy and/or any kind of easementary or third party rights of any nature whatsoever;

13.3. To ensure that the 'Said Land' is not subject to any attachment or recovery of tax proceedings, reservations of any nature whatsoever, lis-pendens, any acquisition and/or requisition proceedings, litigation or any other proceedings before any administrative, judicial or quasi-judicial or government or semi-government authority and in the event any such legal proceeding or action is initiated in respect of the 'Said Land' even if fraudulent/ baseless, to defend and/or settle the same at LESSOR'S own costs and expenses solely;

13.4. To comply with all applicable law, rules, and regulations in the construction to be carried out by it under the 'MoU' in relation to the respective 'Phases' and generally in the performance of its obligations hereunder;

13.5. To ensure that on the LESSEE paying the 'Lease Rent' as well as other charges as mentioned herein and strictly observing and performing these presents and all the



covenants contained herein, the LESSEE shall be entitled to peacefully hold and enjoy the 'Said Land' during the subsistence of this 'Lease Deed' for the purposes of running/ operating the 'Proposed School' and all education-related ancillary activities;

13.6. To sign all such deeds, undertakings, applications, consents, forms, statements, understandings, documents, NOCs and/or papers as may be necessary and as required by the LESSEE, to be submitted to any government/ local authorities to establish and promote the 'Proposed School', however all or any cost and/or expense incurred in relation to the same shall solely and entirely be borne and paid by the LESSEE;

13.7. To permit the LESSEE to put up, affix, place, display or exhibit its name, board, sign boards, neon signs and other sign boards of any nature whatsoever on any part of the 'Said Land', without paying any additional amount, for the purpose of running/ operating 'Proposed School', after obtaining the requisite permission from the concerned authority at its own cost and expense;

13.8. To always and at all times during the subsistence of this 'Lease Deed' ensure hindrance free access to the 'Demised Premises' by a 9 Mtrs. Wide Road from any main DP Road *[as per the Development Plan of the concerned planning/ governmental authority]* up-to the main gate of the 'Demised Premises';

13.9. That, during the subsistence of this 'Lease Deed', it shall not be entitled to:

13.9.1. Grant the 'Said Land' on lease or permit the use and occupation of the 'Said Land' by any third party;

13.9.2. Subject to as mentioned in **[Clause 10]** herein, deal with the 'Said Land' in a manner to create charge or encumber or any easementary rights of any nature whatsoever, prejudicial to the transaction contemplated herein; and

13.9.3. Subject to as mentioned in **[Clause 10]** herein, part with or hand over the possession of the 'Said Land' to any other person or entity.

14. REPRESENTATIONS & WARRANTIES OF THE LESSOR:

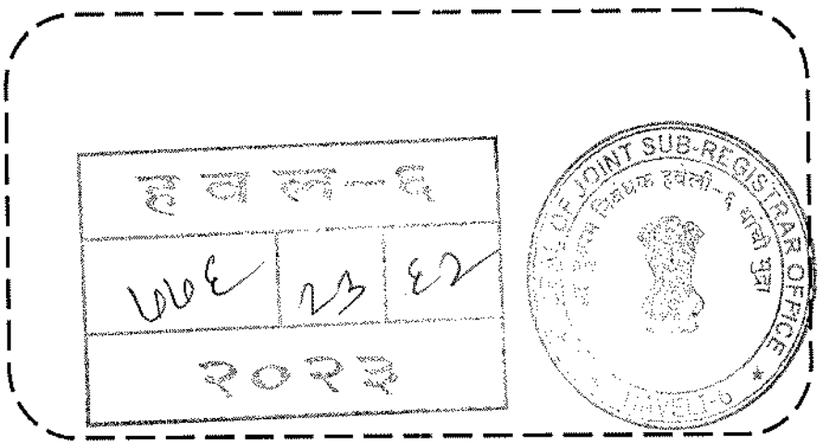
The LESSOR hereby represents, warrants, confirms and declares to the LESSEE as follows:

14.1. That it is a duly organized, validly existing entity under the laws of INDIA and has all requisite power and authority to carry out its objects as stated in its constitutional documents;

14.2. That it has full right, power and authority **(i)** to enter into this 'Lease Deed', wherein all approvals including approval from its designated partners/ partners, as required, are procured and **(ii)** to perform and observe the terms and conditions hereof and that this 'Lease Deed' constitutes valid and legally binding obligations on it, enforceable against it in accordance with the terms hereof;

LESSOR

LESSEE



14.3. That the execution, delivery and performance by it of this 'Lease Deed' does not and will not **(i)** violate any of the provisions of its constitutional documents; **(ii)** breach or result in a default of any agreement entered into by it or of any contract, agreement, instrument or document to which it is a party or by which it or its assets are bound; **(iii)** breach or otherwise violate any order, writ, judgment, injunction or decree issued by any governmental official or entity or violate any law, rule, regulation, ordinance or code of any governmental entity applicable to it or its business/ assets; **(iv)** require any consent, authorisation, approvals, exemption or other action by, or any filing, registration or qualification with, any person or entity;

14.4. That this 'Lease Deed' has been duly executed and delivered by its duly authorized representative(s);

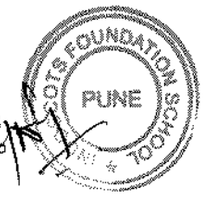
14.5. That no notice or order from the Government or any local body or authority has been received or served on it which restricts it from entering into this 'Lease Deed' and consummating the transaction contemplated herein;

14.6. That there are no outstanding actions, suits, proceedings or investigations pending or threatened against it, which could adversely affect its performance under the terms of this 'Lease Deed';

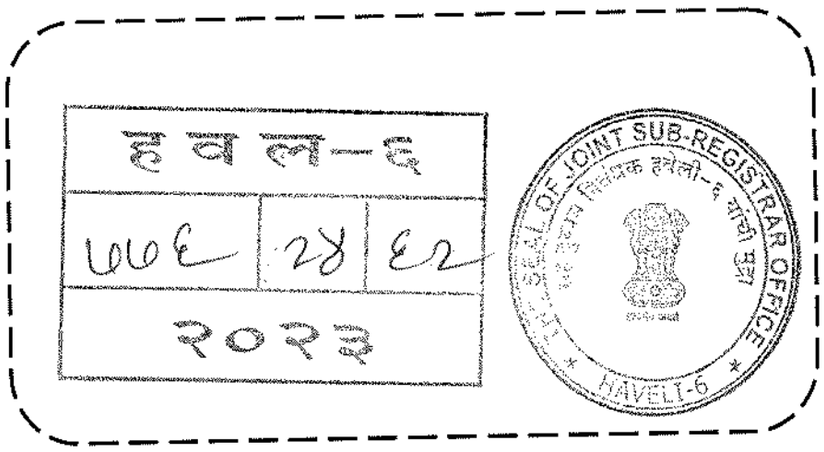
14.7. That no order has been made or petition presented or resolution passed for its winding up.

15. LESSOR AND LESSEE'S MUTUAL COVENANT:

The PARTIES acknowledge that they have each entered into the 'MoU', this 'Lease Deed' as well as the separate 'Phase I Lease Deed', in view of the solemn commitment of the LESSEE to avail/ accept the entire 'Demised Premises' on lease hold basis, i.e. the 'Said Land' as contemplated herein for a period up-to the expiry of the 'Lock-in Period' and the 'Phase I Demised Premises' as contemplated under the separate 'Phase I Lease Deed' for a period up-to the lock-in period mentioned thereunder being the entire lease term thereunder *[including any renewal(s) thereof]*, as well as the representations and undertakings of the LESSOR to construct the remaining 'Phase(s)' on the 'Said Land' in the manner and according to the specifications and time frames set out in the 'MoU', for in-turn facilitating the LESSEE to run, manage and operate the 'Proposed School' therefrom. The PARTIES agree that failure of either PARTY to comply with its various obligations under the 'MoU' or under this 'Lease Deed' or under the 'Phase I Lease Deed', on their respective due dates, shall result in causing irreparable harm and damage to the other PARTY and may cause it/them to suffer huge losses, in case of any default or non-performance committed by the defaulting PARTY. The PARTIES further agree that, without prejudice to all other rights and remedies available to it/them under the applicable laws, including the right of specific performance, the PARTIES shall be entitled to all or any rights and remedies as mentioned herein.



LESSOR LESSEE



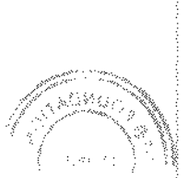
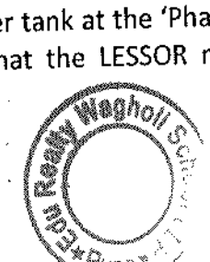
16. POWER:

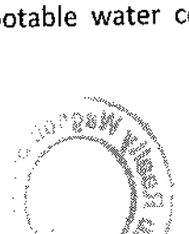
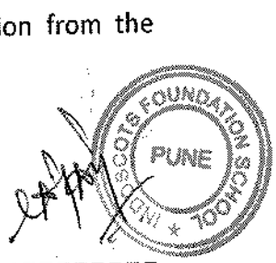
16.1. The LESSOR has provided the 'Said Land' and the 'Phase I Demised Premises', with Electrical Power Connection of such load/ voltage/ capacity and specifications, as provided in the mutually agreed 'List of Building Specifications'. Any and all amounts required to be paid as one time deposit or additional deposits or any other demands of payments made by any authority(ies) for supply of power are being and shall be borne and paid entirely by the LESSOR. On and from the 'Handover Date', the LESSEE shall remit the electricity charges, at actuals, directly to the relevant electricity distributing company [or] such other authorities in accordance with the actual consumption bills received during the entire 'Lease Term' herein *as well as* the respective lease term of the 'Phase I Lease Deed'. In the event any electricity charges/ bills/ meter rents, for the period pertaining to the 'Lease Term' herein and/or the respective lease term of the 'Phase I Lease Deed' remain unpaid, the LESSOR may, notify the LESSEE and compel the LESSEE to pay the same within a period of 15 [Fifteen] Days therefrom. If the LESSEE still fails to pay the same, the LESSOR may, at its discretion and without being obligated, remit the same and adjust/ deduct such amounts from the 'IFRSD' deposited by the LESSEE hereunder and/or the interest free refundable security deposit deposited under the 'Phase I Lease Deed' and the LESSEE shall have to replenish the same within a period of 03 [Three] Days therefrom, failing which the LESSOR shall further be entitled to charge interest @ 1.5% [One Point Five Percent] Per Month, calculated on such amounts so deducted, from the day such amounts have been deducted from the 'IFRSD' hereunder and/or the interest free refundable security deposit deposited under the 'Phase I Lease Deed' until the same are paid by the LESSEE to the LESSOR. Furthermore, failure of the LESSEE to either pay the required amount towards the electricity charges/ bills as aforesaid or to replenish the 'IFRSD' deposited hereunder and/or the interest free refundable security deposit deposited under the 'Phase I Lease Deed' shall amount to a breach of the terms of the 'MoU' and this 'Lease Deed' as well as the terms of the 'Phase I Lease Deed'. In an event where the electricity connection is disconnected owing to such payment default on the part of the LESSEE, the LESSEE shall solely and entirely be liable to pay the reconnection charges thereof and the LESSOR shall not be liable in any manner with respect to the same.

16.2. In case the LESSEE'S operations require an electrical power load greater than the power load mutually agreed in the 'List of Building Specifications', the LESSOR shall, upon the LESSEE'S request, endeavour to provide the additional load to the 'Said Land' and the 'Phase I Demised Premises', solely and entirely at the cost and expense of the LESSEE and subject to availability and technical feasibility.

17. WATER:

17.1. The LESSOR has provided a bore-well on the 'Said Land' as well as an overhead water tank at the 'Phase I Demised Premises' and connections thereto. In addition to that the LESSOR may arrange requisite potable water connection from the

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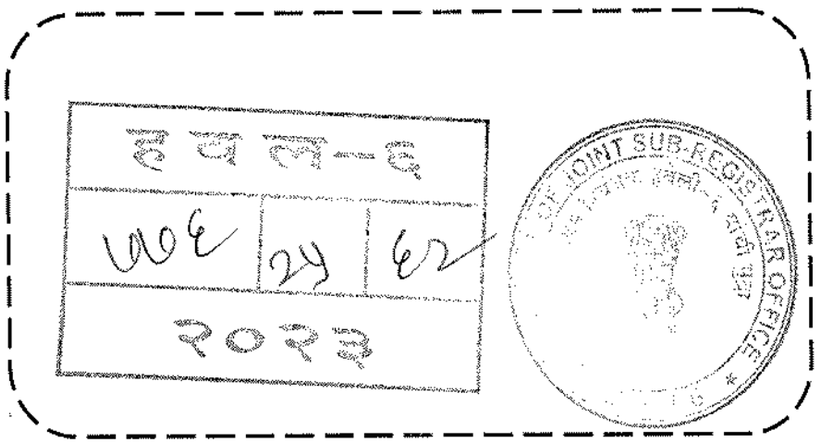


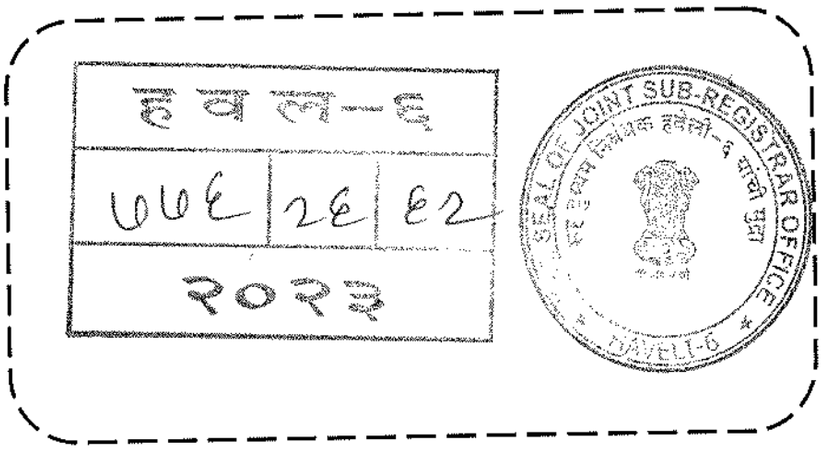
concerned water supply board/ authority(ies) to the 'Demised Premises' to be constructed thereon by remitting the deposit for the same.

17.2. The LESSEE shall, at its sole costs and expenses, be liable to procure, install and maintain the pumps and pumping system, along with the ancillary electrical infrastructure and connections thereof. The LESSEE shall remit the water charges, at actuals, directly to the concerned water supply board/ authority(ies) in accordance with the bills received during the entire 'Lease Term' herein *as well as* the lease term of the 'Phase I Lease Deed'. In the event any water charges/ bills, for the period pertaining to the 'Lease Term' herein and/or the lease term of the 'Phase I Lease Deed', remain unpaid by the LESSEE, the LESSOR may, notify the LESSEE and compel the LESSEE to pay the same within a period of 15 [Fifteen] Days therefrom. If the LESSEE still fails to pay the same, the LESSOR may, at its discretion and without being obligated, remit the same and adjust/ deduct such amounts from the 'IFRSD' deposited by the LESSEE hereunder and/or the interest free refundable security deposit deposited under the 'Phase I Lease Deed' and the LESSEE shall have to replenish the same within a period of 03 [Three] Days therefrom, failing which the LESSOR shall further be entitled to charge interest @ 1.5% [One Point Five Percent] Per Month, calculated on such amounts so deducted, from the day such amounts have been deducted from the 'IFRSD' hereunder and/or the interest free refundable security deposit deposited under the 'Phase I Lease Deed' until the same are paid by the LESSEE to the LESSOR. Furthermore, failure of the LESSEE to either pay the required amount towards the water charges/ bills as aforesaid or to replenish the 'IFRSD' deposited hereunder and/or the interest free refundable security deposit deposited under the 'Phase I Lease Deed' shall amount to a breach of the terms of the 'MoU' and this 'Lease Deed' as well as the terms of the 'Phase I Lease Deed'. In an event where the water connection is disconnected owing to such payment default on the part of the LESSEE, the LESSEE shall solely and entirely be liable to pay the reconnection charges thereof and the LESSOR shall not be liable in any manner with respect to the same.

17.3. Notwithstanding the above, in case of a shortage in water supply from any of the above sources, the LESSEE shall solely and entirely be responsible for making appropriate arrangement to avail additional water, from any third party source, all at its cost and expense, without holding the LESSOR responsible nor rendering the LESSOR liable on any count thereof.

18. PLAYGROUND:

18.1. The LESSOR has earmarked a portion of the 'Said Land', equivalent to **40% [Forty Percent]** of the area of the 'Said Land', for the purpose of a playground to be used by the students/ teachers and such other persons as may be authorized by the LESSEE from time to time. The LESSOR shall only be responsible for filling the external area *[playground, turfs, courts or similar areas]* with Hard Level Murum *[PCC, Soling and any additional foundation/ base requirements excluded]* whereas



the base required for turfs, any further development of playground, courts, turfs and other similar external areas as well as development of any additional turfs shall be done by LESSEE, at its sole cost, risk and responsibility.

18.2. The LESSEE shall be entitled to utilize the Playground, which is a part of the 'Said Land', provided by the LESSOR for the purposes of facilitating sports and play activities as well as other educational and cultural activities.

18.3. In case of any damages, except for normal wear and tear, caused to the Playground by the LESSEE, the LESSEE shall solely and entirely be liable to rectify the same at its own cost and expense.

18.4. The LESSOR has provided the playground, as per the mutually agreed 'List of Building Specifications'.

19. COMPOUND WALL:

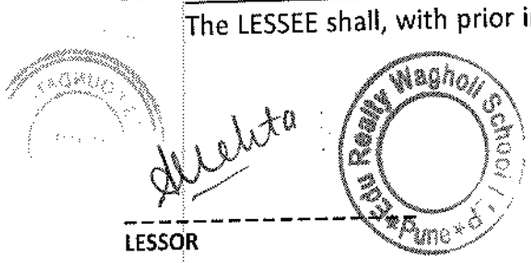
The LESSOR confirms that the 'Said Land' is enclosed by a Compound Wall, in accordance with the mutually agreed 'List of Building Specifications', for the security of the students, staff, teachers and other visitors of the 'Said Land' and 'Phase I Demised Premises', at the sole and absolute cost of the LESSOR. However, the LESSEE shall, at its own cost and expense, be responsible and liable to maintain and repair such Compound Wall, during the entire 'Lease Term'.

20. ROAD:

The 'School Building' is currently accessible by a 30 Mtrs. R.P. Road with direct access to the main entrance of the 'School Building'. In pursuance of the same, the LESSOR has, at its own cost and expense, only provided internal roads within the 'Said Land', in accordance with all requisite approvals obtained from the competent authorities, and in accordance with the mutually agreed 'List of Building Specifications'. Furthermore, during the subsistence of the 'MoU' and/or this 'Lease Deed', the 'Phase I Lease Deed' and the proposed lease deed(s) to be executed in relation to the remaining 'Phase(s)', the LESSOR shall ensure hindrance free access to the 'Demised Premises' by a 9 Mtrs. Wide Road from any main DP Road *[as per the Development Plan of the concerned planning/ governmental authority]*. In an event the LESSOR is unable to provide hindrance free access to the 'Demised Premises' in terms hereof, the PARTIES shall come together to understand and assess the actual impact on the operations of the 'Proposed School' due to such non-availability, hindrance or obstruction to access the 'Demised Premises' thereof. In doing so, the PARTIES shall not only decide on a mutually agreeable quantum and payment terms regarding the 'Lease Rent', but shall also decide upon the limited period for which this temporary arrangement shall persist in any such Academic Year, during which year the non-availability, hindrance or obstruction to access the 'Demised Premises' has occurred.

21. SWIMMING POOL & AMENITY SPACES:

The LESSEE shall, with prior intimation to the LESSOR, be entitled to construct *[at its own*



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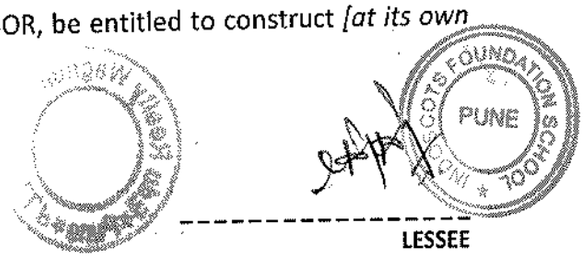

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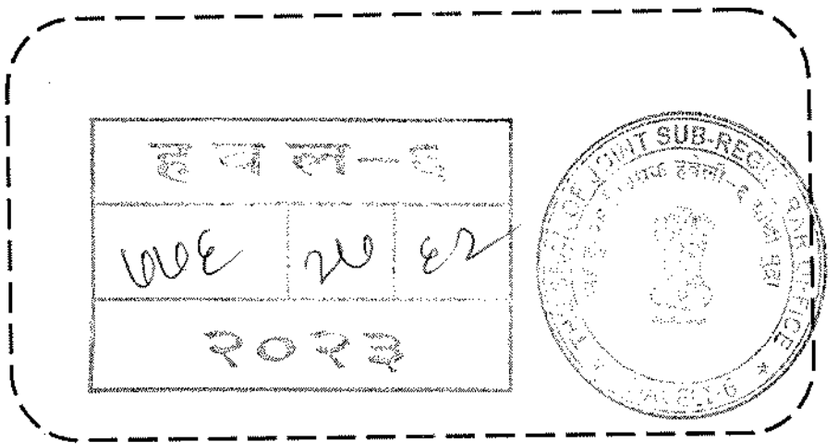


cost and expense] a swimming pool within the 'Demised Premises' as and when it sees fit, subject to obtaining all municipal and other necessary government approvals. The LESSOR shall sign, execute and hand over all papers, documents, deeds, and writings as may be required, to enable the LESSEE to obtain the requisite statutory approvals and development permissions to undertake and complete the construction of the said swimming pool. The LESSOR has, at its own cost and expense, developed the other amenity spaces, as per the mutually agreed 'List of Building Specifications'.

22. DEFECT LIABILITY & SNAG LIST:

It is specifically agreed between the PARTIES herein that detailed provisions pertaining to the rights and obligations of the PARTIES pertaining to defect liability in relation to the 'Phase(s)' constructed on the 'Said Land', shall be set-out under the 'Phase I Lease Deed' *as well as* lease deed(s) to be executed in relation to the remaining 'Phase(s)'.

23. INSURANCE:

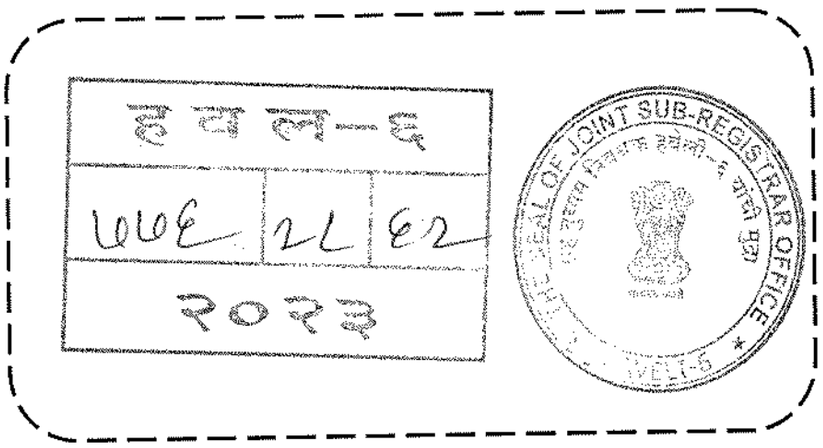
23.1. The LESSOR shall insure the 'Phase(s)' constructed on the 'Said Land' against all risks and pay and discharge the periodical premium/ premia to keep the said insurance in force during the period of occupation of the LESSEE of the 'Said Land'. The claim amounts, if any, so received from the insurance company shall be fully utilized to restore such 'Phase(s)' constructed on the 'Said Land', to its original condition as far as possible.

23.2. On the other hand, the LESSEE agrees to maintain adequate insurance coverage(s) to insure its students, staff, teachers, visitors, equipment, fixtures and other valuables at its own cost and expense and shall keep the same in force throughout its occupation and possession of the 'Said Land' and/or the 'Phase(s)' constructed thereon. Additionally, the LESSEE shall take out a comprehensive third party insurance covering any act or omission by the LESSEE and the LESSEE shall pay the premium in respect of such insurance. A copy of such Insurance Policy(ies) shall be duly submitted by the LESSEE to the LESSOR as and when demanded by the LESSOR thereof.

23.3. The LESSEE shall not wilfully do or suffer to be done on, in or around the 'Said Land' and/or the 'Phase(s)' constructed thereon or any portion thereof, anything whereby any insurances of the 'Said Land' and/or the 'Phase(s)' constructed thereon or any part thereof, if any, effected by the LESSOR may be rendered void or voidable.

24. FORCE MAJEURE & DAMAGE DUE TO FORCE MAJEURE:

24.1. For the purposes of the 'MoU', this 'Lease Deed' *as well as* the 'Phase I Lease Deed', a force majeure event [Referred to as **'Force Majeure Event'**] shall mean the events or circumstances or combination of events or circumstances set out below though not arising on account of any act or negligence or financial difficulty/ inability of either of the PARTIES and such events or circumstances prevent either PARTY from performing any or all of its/their obligations hereunder:



24.1.1. Acts of God including earthquake, flood, landslide, storm, hurricane, cyclone, tempest;

24.1.2. Acts of terrorism, war and civil commotion;

24.1.3. National/ State Emergency; or

24.1.4. Any other cause beyond the control of the PARTIES and/or their agents, sub-contractors, etc. including due to any government circular/ notification/ resolution, political distress or riots.

24.2. On the occurrence of a 'Force Majeure Event', and in any case within 07 [Seven] Days of the date of occurrence of a 'Force Majeure Event', the PARTY whose performance of an obligation is directly affected [Referred to as **'Affected Party'**] shall notify the other PARTY [Referred to as **'Non-Affected Party'**] of the same, setting out, inter alia, the following in detail:

24.2.1. The nature and extent of the 'Force Majeure Event';

24.2.2. The estimated period for which the 'Force Majeure Event' is expected to continue;

24.2.3. The nature of and the extent to which, performance of any of its obligations under the 'MoU' [and/or] this 'Lease Deed' [and/or] the 'Phase I Lease Deed', is/are directly affected by the 'Force Majeure Event';

24.2.4. The measures which the 'Affected Party' has taken or proposes to take to alleviate/ mitigate the impact of the 'Force Majeure Event' and to resume performance of such of its obligations affected thereby; and

24.2.5. Any other relevant information concerning the 'Force Majeure Event'.

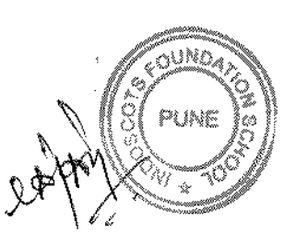
24.3. If the 'Affected Party' is rendered ***wholly*** or ***partially*** unable to perform any of its obligations under the 'MoU' [and/or] this 'Lease Deed' [and/or] the 'Phase I Lease Deed' because of a 'Force Majeure Event', the performance of such obligation shall be suspended ***only to the extent*** it is unable to perform the same on account of such 'Force Majeure Event' and will revive immediately upon cessation of the 'Force Majeure Event', provided that:

24.3.1. Due notice of the 'Force Majeure Event' has been given as required by the preceding Clause;

24.3.2. The excuse from performance shall be of no greater scope and of no longer duration than is necessitated by the 'Force Majeure Event';

24.3.3. The 'Affected Party' has taken all reasonable efforts to avoid, prevent, mitigate and limit damage, if any caused or is likely to be caused as a result of the 'Force Majeure Event';

24.3.4. When the 'Affected Party' is able to resume performance of its obligations under the 'MoU' [and/or] this 'Lease Deed' [and/or] the 'Phase I Lease Deed', it shall give a written notice to the 'Non-Affected Party' to that effect and shall promptly resume performance of its obligations hereunder, the non-issue of such notice being no excuse for any delay for resuming such performance; and



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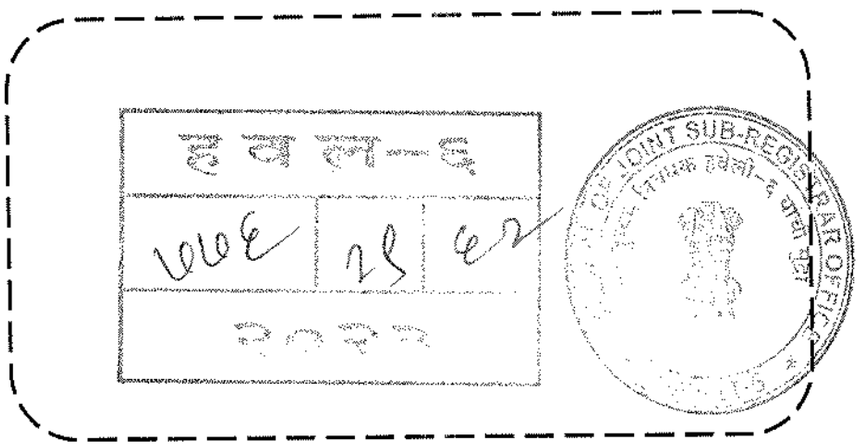
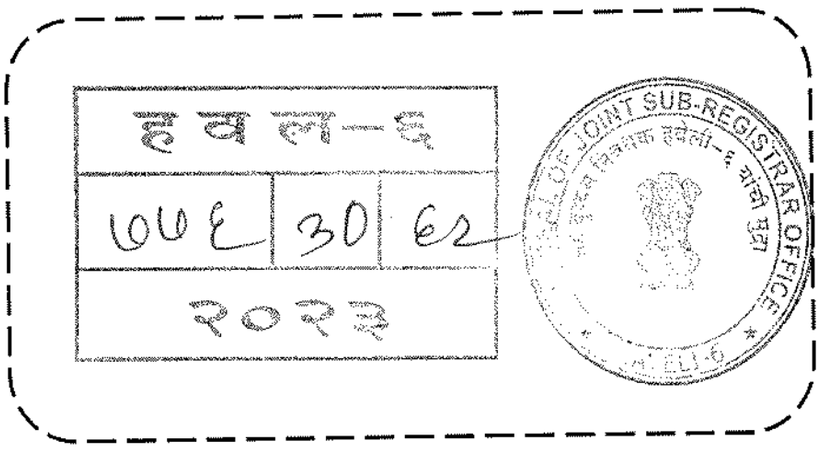


24.3.5. The 'Affected Party' shall ***continue to perform*** such of its obligations which are not affected by the 'Force Majeure Event' and which are capable of being performed in accordance with the 'MoU' [and/or] this 'Lease Deed' [and/or] the 'Phase I Lease Deed'.

24.4. It is further expressly clarified that, if at any time during the 'Lease Term' of this 'Lease Deed' and/or during the lease term of the 'Phase I Lease Deed', the 'Said Land' and/or the 'Phase I Demised Premises' is destroyed/ damaged, owing to a 'Force Majeure Event', then and in that event the LESSOR shall, from and out of the claim amounts, if any, so received from the insurance company and after obtaining all necessary permissions, endeavor to reinstate the 'Said Land' and/or the 'Phase I Demised Premises' to the same state as it was prior to such destruction/ damage. If in the interim period, on account of such destruction/ damage, the LESSEE, in entirety is unable to occupy and use the 'Said Land' and/or the 'Phase I Demised Premises', the LESSEE shall neither be liable to pay any 'Lease Rent' to the LESSOR for the 'Said Land' nor be liable to pay any lease rent in relation to the 'Phase I Demised Premises'. However, in the interim period if the LESSEE is able to partially occupy i.e. use a portion of the 'Said Land' and/or the 'Phase I Demised Premises', the LESSEE shall pay the proportionate 'Lease Rent' to the LESSOR for and in respect of the functional portion of the 'Said Land' as well as the proportionate lease rent to the LESSOR for and in respect of the functional portion of the 'Phase I Demised Premises' being used by the LESSEE, as derived by the LESSOR taking into account the Area/ 'Built-up Area' of the functional portion.

24.5. In the event it is found impossible to reinstate the 'Said Land' and/or the 'Phase I Demised Premises' and/or any portion thereof to the original state or the LESSEE is of the belief that the 'Proposed School' cannot be operated from the damaged 'Said Land' and 'Phase I Demised Premises' and/or that it is not feasible for the LESSEE to operate the 'Proposed School' from a portion of the damaged 'Said Land' and 'Phase I Demised Premises' from a business perspective, owing to such 'Force Majeure Event', the LESSEE may either choose to still continue in the 'Said Land' and the 'Phase I Demised Premises' or in its sole discretion terminate the 'MoU', this 'Lease Deed' and the 'Phase I Lease Deed'. In an event of the LESSEE deciding to terminate the 'MoU', this 'Lease Deed' and the 'Phase I Lease Deed', the LESSEE shall only be entitled to the refund of the 'IFRSD' as stated herein as well as the interest free refundable security deposit in relation to the 'Phase I Demised Premises', deposited up-to such date, subject to such adjustments/ deductions as may be due and payable by the LESSEE to the LESSOR *[none of which shall be towards repair or reconstruction of the 'Said Land' and/or 'Phase I Demised Premises' attributed to the 'Force Majeure Event']*, simultaneously upon the LESSEE handing over the possession of the 'Said Land' and the 'Phase I Demised Premises' *[subject to the effects of 'Force Majeure Event']* to the LESSOR.

24.6. Furthermore, if, at any time in the future, due to notification of any lockdown or similar restriction from any competent governmental authority(ies), the LESSEE is



prevented/ restricted from entering and/or occupying the 'Said Land' and the 'Phase I Demised Premises' [Referred to as **'Temporary Disruption'**], the PARTIES shall come together and assess the impact of the same on its/ their respective obligations under the 'MoU', this 'Lease Deed' and the 'Phase I Lease Deed' and endeavour to mutually agree upon the quantum and payment terms of the 'Lease Rent' during the period of such 'Temporary Disruption', provided the issuance of such notification by the governmental authority(ies) causing the 'Temporary Disruption' is not attributed, directly or indirectly, to any breach, negligence, non-compliance, act or omission on the part of the LESSEE or its employees, representatives, staff, officers, etc.

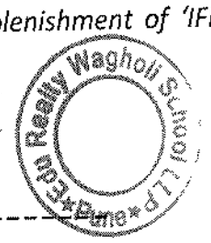
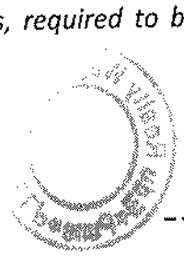
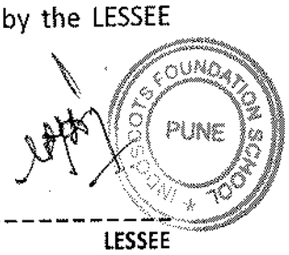
25. INDEMNITY:

25.1. The LESSEE under all circumstances fully, effectually and effectively, undertakes to indemnify and hold the LESSOR harmless against any direct and quantifiable claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be actually made or taken against the LESSOR by any party/ person or which may be actually suffered by the LESSOR, arising out of any acts of omission or commission, accident or by any reason of the LESSEE'S operations and use of the 'Said Land' and the various facilities or on account of default or breach of any of the LESSEE'S representation and obligations under the 'MoU' and/or this 'Lease Deed' and/or the 'Phase I Lease Deed'. ***However***, the LESSEE shall not be liable to the LESSOR for any business loss *[including loss of profits, loss of goodwill and loss of reputation]* of the LESSOR whether direct, indirect or consequential [or] any claims for consequential loss or compensation whatsoever.

25.2. The LESSOR under all circumstances fully, effectually and effectively, undertakes to indemnify and hold the LESSEE harmless against any direct and quantifiable claims, losses, injuries, liabilities, costs, expenses, damages, actions or proceedings whatsoever which may be actually made or taken against the LESSEE by any party/ person or which may be actually suffered by the LESSEE, **(i)** arising out of any acts of omission or commission in relation to the 'Said Land'; or **(ii)** on account of default or breach of any of the LESSOR'S representation and obligations under the 'MoU' and/or this 'Lease Deed' and/or the 'Phase I Lease Deed' ***and only whereby*** in either scenario, the LESSEE is prohibited from using, occupying and possessing the 'Said Land' and 'Phase I Demised Premises'. ***However***, the LESSOR shall not be liable to the LESSEE for any business loss *[including loss of profits, loss of goodwill and loss of reputation]* of the LESSEE whether direct, indirect or consequential or any claims for consequential loss or compensation whatsoever.

26. INTEREST ON DELAYED PAYMENTS:

26.1. The LESSOR shall be entitled to charge interest **@ 1.5% [One Point Five Percent] Per Month**, calculated on all delayed/ unpaid payments *[such as unpaid 'Lease Rent', unpaid 'IFRSD', unpaid taxes and levies, unpaid amounts toward the replenishment of 'IFRSD' and other charges, required to be paid]* by the LESSEE

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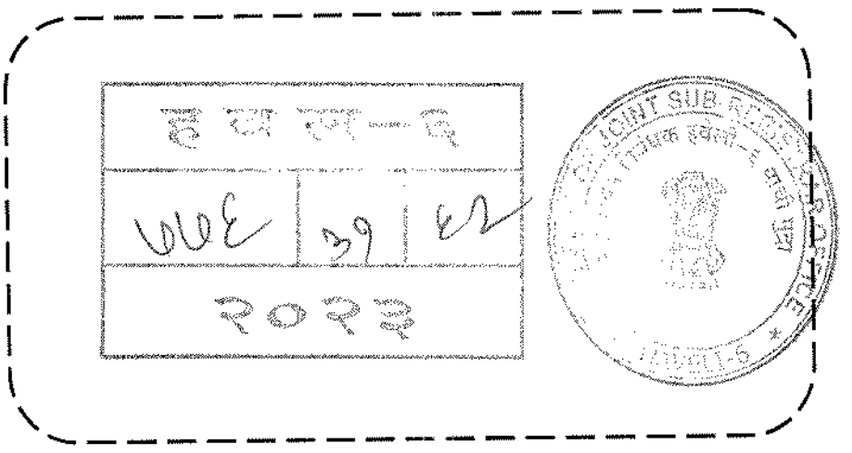


under the 'MoU' and/or under the terms of these presents, from the date the said amount(s) is/are due and payable by the LESSEE, till the date of actual payment thereof.

26.2. The LESSEE shall be entitled to charge interest **@ 1.5% [One Point Five Percent] Per Month**, calculated on all delayed/ unpaid payments which the LESSOR is liable to pay to the LESSEE as part of its payment obligations under the 'MoU' and/or under the terms of these presents, from the date the said amount(s) is/are due and payable by the LESSOR, till the date of actual payment thereof.

27. DEFAULT & TERMINATION:

27.1. The 'Lease Term' with respect to the 'Said Land' shall automatically expire and the lease shall stand terminated on the 'Lease Expiry Date'.

27.2. Save and except for an uncured breach of the other PARTY, neither PARTY shall be entitled to terminate the 'MoU' [and] this 'Lease Deed' executed in respect of the 'Said Land' [and] the 'Phase I Lease Deed' executed in respect of the 'Phase I Demised Premises' *[including any renewal thereof]*, during the 'Lock-in Period'.

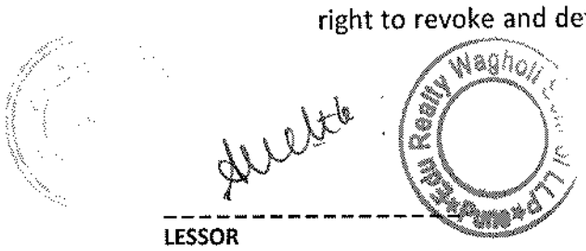
27.3. The LESSEE shall have the right to terminate the 'MoU' [and] this 'Lease Deed' executed in respect of the 'Said Land' [and] the 'Phase I Lease Deed' executed in relation to the 'Phase I Demised Premises', as the case may be, if, for no fault attributable to the LESSEE, **(i)** the LESSOR breaches any of the terms, conditions or covenants of the 'MoU' [and/or] this 'Lease Deed' [and/or] the 'Phase I Lease Deed', as the case may be; or **(ii)** any of the representations and/or warranties of the LESSOR is/are incorrect/ false or found to be incorrect/ false; and whereby in either scenario, the LESSEE is prohibited from using, occupying and possessing the 'Said Land' and the 'Phase I Demised Premises'.

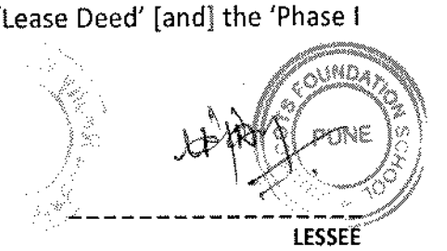
27.4. The LESSOR shall have the right to terminate the 'MoU' [and] this 'Lease Deed' executed in respect of the 'Said Land' [and] the 'Phase I Lease Deed' executed in relation to the 'Phase I Demised Premises', as the case may be, if:

27.4.1. the 'Lease Rent' payable by the LESSEE to the LESSOR in respect of the 'Said Land', as stated in **[Clause 5]** hereinabove [and/or] the lease rent payable by the LESSEE to the LESSOR in respect of the 'Phase I Demised Premises' as mentioned in the separate 'Phase I Lease Deed', remain in arrears for more than **03 [Three] Consecutive Months**; OR

27.4.2. the LESSEE breaches any of the terms, conditions or covenants of the 'MoU' [and/or] this 'Lease Deed' [and/or] the 'Phase I Lease Deed', as the case may be, or any of the representations and/or warranties of the LESSEE is/are incorrect/ false or found to be incorrect/ false.

27.5. Notwithstanding anything stated in the preceding **[Clause 27.3]** and **[Clause 27.4]**, the LESSOR or the LESSEE [Referred to as **'Notifying Party'**] shall exercise its/ their right to revoke and determine the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I





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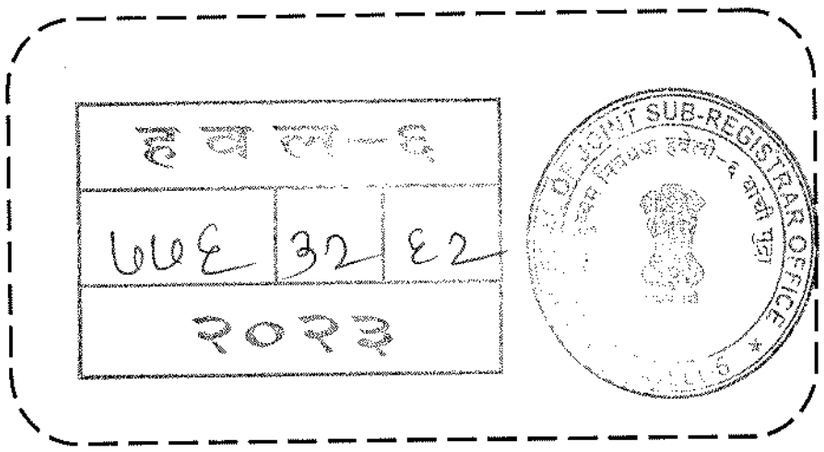


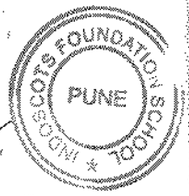
Lease Deed', as the case may be, only by issuing a **30 [Thirty] Days** specific advance written notice pointing out the fault/ breach and in case the other PARTY [Referred to as **'Defaulting Party'**] fails or defaults or neglects to set right or rectify such faults/ breaches within the said period of 30 [Thirty] Days from the date of receipt of such notice, then the 'Notifying Party' shall have the liberty but not the obligation to cure/ rectify the fault/ breach on its own *[if the fault/ breach can so be cured/ rectified]* within a period of 15 [Fifteen] Days or such reasonable period as may be necessary, from expiry of the said period of 30 [Thirty] Days and the 'Defaulting Party' shall promptly reimburse the costs incurred by the 'Notifying Party' in rectifying such fault/ breach, as per the supporting bills/ receipts thereof, without any delay or demur. If the fault/ breach is unequivocally incurable/ irremediable and the 'Defaulting Party' is also unwilling to rectify the fault/ breach, then the 'Notifying Party' shall be entitled to terminate the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed', without prejudice to all rights and remedies available to the concerned 'Notifying Party' in respect of such fault(s) and/or breach(es).

27.6. The 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed', as the case may be, may be terminated by mutual agreement between the PARTIES, if a 'Force Majeure Event' or its adverse impacts which affects the use, occupation and possession of the 'Said Land', continues for a period of more than 12 [Twelve] Consecutive Months, wherein the provisions of this **[Clause 27.6]** shall be read along with the provisions of **[Clause 24]** hereinabove.

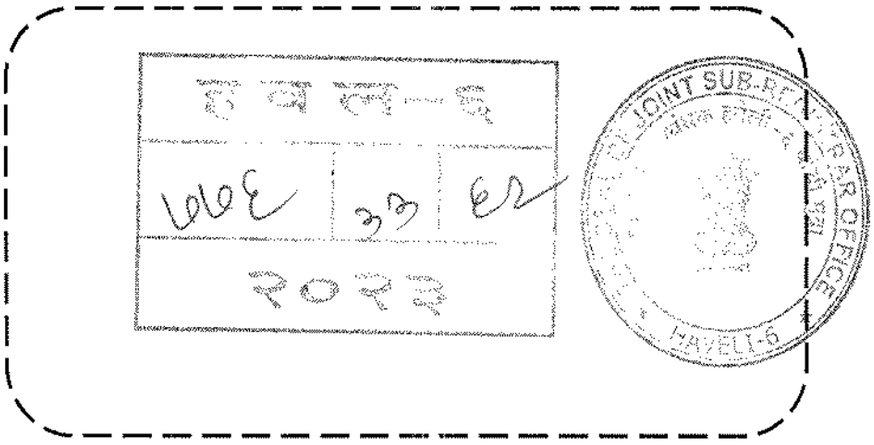
27.7. In addition to the aforesaid, upon the expiry of the 'Lock-in Period', either PARTY shall have an option to terminate the 'MoU' [and] this 'Lease Deed', without assigning any reasons thereof, upon serving a minimum **12 [Twelve] Months'** prior written notice to the other PARTY, wherein the 'MoU' [and] this 'Lease Deed' shall effectively stand terminated in accordance with the provisions of **[Clause 28.4]** below, which shall mutatis mutandis apply to such termination notice too.

27.8. The LESSEE hereby confirms and declares that the LESSEE has neither received any notice under the provisions of Section 7(1) or Section 8(1) or Section 9(1) [Referred to as the **'Said Insolvency Notice'**] nor has filed an application under Section 10(1) [Referred to as the **'Said Insolvency Application'**] of the Insolvency and Bankruptcy Code, 2016 [Referred to as the **'Said Code'**] and it is hereby agreed that in an event the LESSEE receives the 'Said Insolvency Notice' or intends to submit the 'Said Insolvency Application' under the 'Said Code', the LESSEE shall forthwith inform/ intimate the same to the LESSOR, in writing, along with the photocopy of the 'Said Insolvency Notice' or the proposed 'Said Insolvency Application' and accordingly, the PARTIES shall mutually discuss as to whether the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' shall be continued or terminated and shall mutually record their agreement, in writing. In furtherance of which it is hereby also agreed and confirmed by the LESSEE as follows:

LESSOR



LESSEE



27.8.1. In an event the LESSEE fails to intimate as aforesaid and/or the PARTIES do not arrive at a mutual agreement as referred to in the preceding para of **[Clause 27.8]** hereinabove, the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' shall be deemed to be terminated 01 [One] Day prior to the receipt of the 'Said Insolvency Notice' or submission of the 'Said Insolvency Application' by the LESSEE and the same consequences shall follow as set out in the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' for termination;

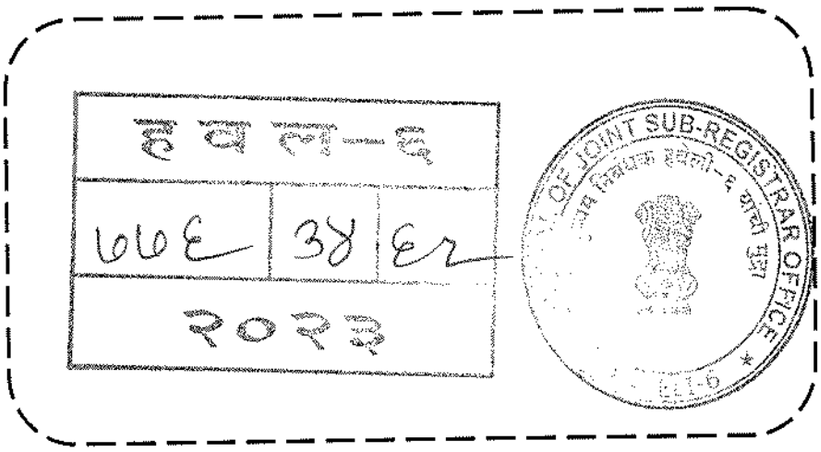
27.8.2. In an event the LESSEE fails to intimate the LESSOR, about receipt of the 'Said Insolvency Notice' [or] its intention to submit the 'Said Insolvency Application', keeping it discreet, resulting in orders being passed under the provisions of Section 31(1) or any other provisions of the 'Said Code', which adversely affect or may affect the right, title and interest of the LESSOR to and in the 'Said Land' and/or the 'Phase I Demised Premises', then the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' shall *ipso facto* and automatically stand terminated 01 [One] Day prior to the day the LESSEE received the 'Said Insolvency Notice' or submitted the 'Said Insolvency Application', the same being explicitly agreed to and by the LESSEE and the LESSEE shall under no circumstances be entitled to challenge this explicit understanding, the same being an irrevocable acceptance by the LESSEE more-so a condition precedent for the LESSOR agreeing to give the 'Said Land' and/or the 'Phase I Demised Premises' on leasehold basis to the LESSEE. The LESSEE shall, if required under law, intimate this Clause to all its creditors and/or other concerned persons to ensure that the 'Said Land' and/or the 'Phase I Demised Premises' is not prejudiced by the provisions of the 'Said Code' and/or any orders passed therein; and

27.8.3. In an event, Insolvency Proceedings are initiated against the LESSEE, the LESSEE shall explicitly intimate and inform the concerned authority and/or National Company Law Tribunal [NCLT] about this **[Clause 27.8]** to ensure that no orders are passed that may adversely affect the rights of the LESSOR with respect to the 'Demised Premises', including the 'Said Land' and the 'Phase I Demised Premises'.

28. EFFECT OF TERMINATION:

28.1. On account of termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed', as the case may be, as provided in **[Clause 27.3]** hereinabove, such amounts deposited by the LESSEE with the LESSOR towards the said 'IFRSD' till such date, if any, shall within a period of **30** [Thirty] **Days** of such termination, be forthwith refunded by the LESSOR to the LESSEE, failing which the LESSOR shall be liable to refund the same along with interest @ 1.5% [One Point Five Percent] Per Month, calculated from the date of notice of termination by the LESSEE up-to the date of actual refund thereof by the LESSOR, simultaneously upon the LESSEE handing over the possession of the 'Said Land' and the 'Phase I Demised Premises' to the LESSOR, as mentioned herein below.

LESSOR **LESSEE**



28.2. On account of termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' as mentioned in **[Clause 27.4]**, the LESSOR shall, without prejudice to all other rights and remedies available to the LESSOR under the applicable laws, be entitled to all rights and remedies as mentioned in **[Clause 4.2]**.

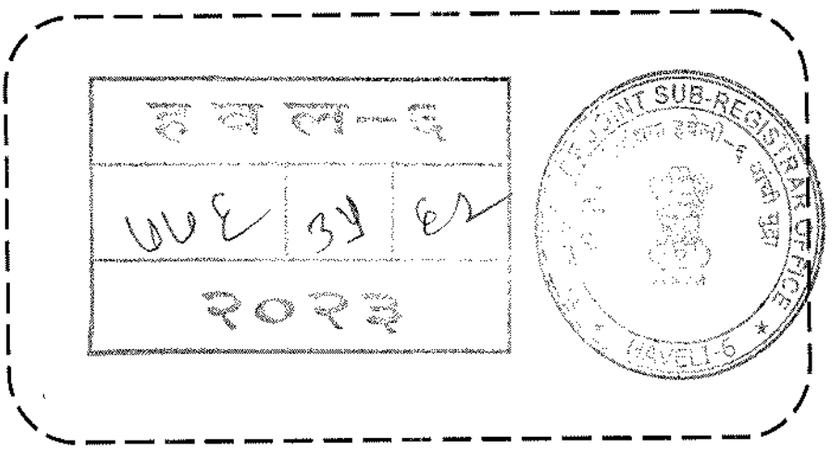
28.3. Subject to the terms and conditions mentioned in the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed', upon expiry or earlier termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' *[the same being co-existent and co-terminus in nature]*, as the case may be, the LESSEE shall remove all its furniture, fixtures, fittings, equipment and paraphernalia installed/ placed in the 'Said Land' and 'Phase I Demised Premises' and shall hand over peaceful, vacant possession *[except normal wear and tear]* of the 'Said Land' and the 'Phase I Demised Premises' to the LESSOR and the LESSOR shall simultaneously refund and return the 'IFRSD' in relation to the 'Said Land' as well as the interest free refundable security deposit in relation to the 'Phase I Demised Premises' to the LESSEE, subject to such deductions as may be due and payable by the LESSEE towards payment of any unpaid/ outstanding charges for electricity/ water/ other utility usage [and/or] unpaid 'Lease Rent' and taxes in relation to the 'Said Land' [and/or] unpaid lease rent and taxes in relation to the 'Phase I Demised Premises' [and/or] unpaid interest on delayed payments [and/or] any amount to be spent towards repairing/ rectifying damage(s) negligently or willfully caused to the 'Said Land' and/or the 'Phase I Demised Premises' [and/or] 'Ascertained Debt', if applicable, [and/or] any other amounts payable by the LESSEE under the 'MoU' and/or this 'Lease Deed' and/or the 'Phase I Lease Deed', as per the supporting bills at actual, if any, to the LESSOR. It is clarified that it shall be the obligation of the LESSEE to notify any and all government or other concerned authorities/ individuals/ persons/ parents/ children regarding the de-bonding/ disassociation of the address of the 'Said Land' and 'Phase I Demised Premises' associated with the 'Proposed School' and to cause to remove the same from any such records/ e-platforms/ websites of the government or other concerned authorities/ individuals/ persons as applicable, including but not limited to its own website/ web portal and handover the 'Said Land' and 'Phase I Demised Premises' in its original condition *[except normal wear and tear]* upon expiry or earlier termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed'.

28.4. It is hereby expressly agreed between the PARTIES that in case of earlier termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed':

28.4.1. *if the termination notice is issued by either PARTY within the initial 06 [Six] Months of an Academic Year [i.e. between 01st April to 30th September]*, the termination shall be effective at the end of that same Academic Year [during which the notice of termination was issued] i.e. 31st March and not before, and the LESSEE shall be liable to remove all its furniture, fixtures, fittings, equipment and paraphernalia installed/ placed in the 'Demised Premises' and/or de-bond/ disassociate and/or

LESSOR

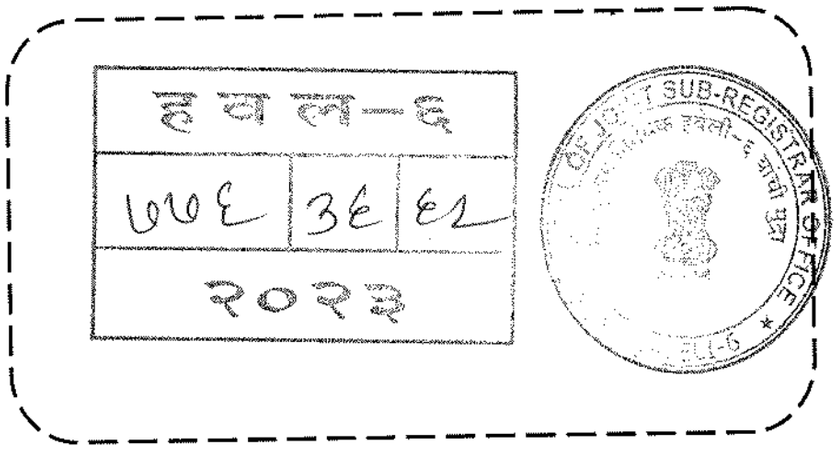
LESSEE



hand over the 'Said Land' and 'Phase I Demised Premises' to the LESSOR in the manner mentioned above, by the end of that Academic Year i.e. 31st March, wherein the LESSEE shall, subject to payment of 'Lease Rent' and complying with all its other obligations under the 'MoU', this 'Lease Deed' and the 'Phase I Lease Deed', be entitled to continue to operate and manage the 'Proposed School' from the 'Said Land' and 'Phase I Demised Premises' through that remaining Academic Year during which the notice of termination was issued;

28.4.2. *if the termination notice is issued by either PARTY after the initial 06 [Six] Months of an Academic Year [i.e. between 01st October to 31st March]*, the termination shall be effective at the end of the immediately succeeding/ next Academic Year i.e. 31st March of the succeeding/ next Academic Year and not before, and the LESSEE shall be liable to remove all its furniture, fixtures, fittings, equipment and paraphernalia installed/ placed in the 'Demised Premises' and/or de-bond/ disassociate and/or hand over the 'Said Land' and 'Phase I Demised Premises' to the LESSOR in the manner mentioned above, by the end of the immediately succeeding/ next Academic Year i.e. 31st March, wherein the LESSEE shall, subject to payment of 'Lease Rent' and complying with all its other obligations under the 'MoU', this 'Lease Deed' and the 'Phase I Lease Deed', be entitled to continue to operate and manage the 'Proposed School' from the 'Said Land' and 'Phase I Demised Premises' through that remaining Academic Year during which the notice of termination was issued *as well as* the immediately succeeding Academic Year thereof.

28.5. In the event, the LESSOR is ready and willing to pay the 'IFRSD', subject to such deductions, as mentioned aforesaid, but the LESSEE is unable to de-bond/ disassociate and/or hand over the 'Said Land' and 'Phase I Demised Premises' in the manner mentioned above, to the LESSOR, on the expiry or earlier termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' *[the same being co-existent and co-terminus in nature]* and continues to possess and/or occupy and/or use the 'Said Land' and/or 'Phase I Demised Premises' or any part/ portion thereof *[physically or virtually]*, the LESSEE shall do so as trespasser and shall be liable to pay to the LESSOR, ***twice*** the amount of the last paid monthly 'Lease Rent' in relation to the 'Said Land' as well as the last paid monthly lease rent in relation to the 'Phase I Demised Premises' *[calculated on a pro-rata basis]* for every day of delay in handing over the possession of the 'Said Land' and/or 'Phase I Demised Premises'. In such an event and without prejudice to the rights and remedies available with the LESSOR in law and/or equity, including but not limited to refraining/ restraining the LESSEE and its employees/ staff/ agents from entering into the 'Said Land' and 'Phase I Demised Premises', the LESSOR shall also be fully entitled to re-enter into the 'Said Land' and 'Phase I Demised Premises' and to remove, at the risk and costs in all respects of the LESSEE, all articles and belongings, if any, of the LESSEE lying in the 'Said Land' and/or 'Phase I Demised Premises' and deal with or dispose-off the same in such manner as the LESSOR

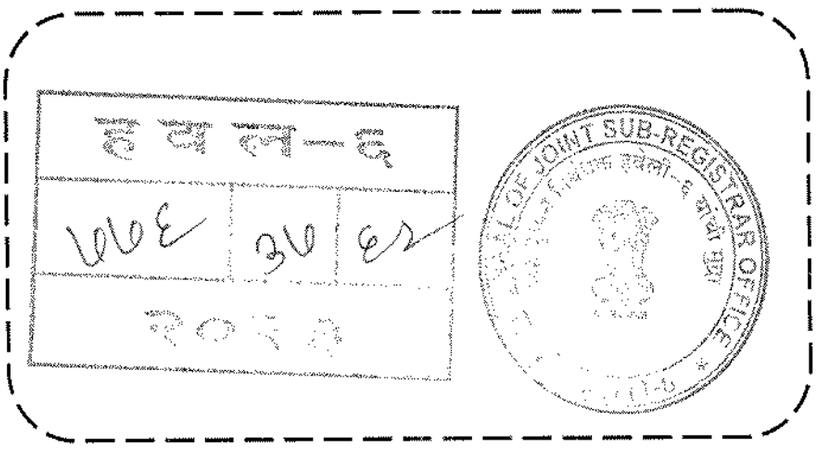


shall deem fit, without being accountable in any way for the same to the LESSEE and/or lock the 'Said Land' and 'Phase I Demised Premises'.

28.6. It is hereby clarified that 30 [Thirty] Days prior to the scheduled date of expiry/ earlier termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed', a joint inspection shall be conducted by the PARTIES and a report shall be prepared pertaining to the list and quantum of repairs and damages *[except normal wear & tear]*. Furthermore, the PARTIES shall also undertake the process of taking the accounts to ascertain the amounts due to each other i.e. whether there are any outstanding payments/ arrears/ outgoings/ dues payable by the LESSEE to the LESSOR or to any concerned authority and upon ascertaining such amount/ accounts, the same shall be done/ settled amongst the PARTIES on or before handing over the possession of the 'Said Land' and 'Phase I Demised Premises' by the LESSEE hereto. All such payment/ dues, including the payment for repairs and damages as agreed in the joint report, shall be adjusted from the 'IFRSD' held by the LESSOR in relation to the 'Said Land' as well as the interest free refundable security deposit in relation to the 'Phase I Demised Premises' and the balance 'IFRSD' in relation to the 'Said Land' or the balance interest free refundable security deposit in relation to the 'Phase I Demised Premises' after such adjustment, if any, shall be refunded by the LESSOR to the LESSEE simultaneously on the LESSEE handing over the vacant and peaceful possession of the 'Said Land' and 'Phase I Demised Premises' to the LESSOR and if the 'IFRSD' in relation to the 'Said Land' as well as the interest free refundable security deposit in relation to the 'Phase I Demised Premises' is/are not sufficient for such adjustment, then the LESSEE shall be liable to pay the balance of such dues to the LESSOR on or before handing over the possession of the 'Said Land' and 'Phase I Demised Premises' to the LESSOR, failing which the LESSEE shall be liable to pay the same together with interest @ 1.5% [One Point Five Percent] Per Month, calculated for the number of days of delay. If the PARTIES are unable to arrive at a mutual consensus, the same shall be assessed within 07 [Seven] Days thereafter, though prior to the date of such expiration/ earlier termination, by a mutually appointed qualified third party/ independent subject matter expert, if the PARTIES so agree, failing which each PARTY shall appoint 01 [One] qualified third party/ independent subject matter expert, at its own costs and such 02 [Two] appointed subject matter experts shall appoint a 03rd [Third] qualified third party/ independent subject matter expert and the decision of such 03 [Three] appointed qualified third party/ independent subject matter experts shall be final and the PARTIES shall not raise any objection as regards to the quantum of the amount to be deducted from the 'IFRSD' in relation to the 'Said Land' as well as the interest free refundable security deposit in relation to the 'Phase I Demised Premises' and the LESSEE shall not avoid peaceful and vacant hand over of the 'Said Land' and 'Phase I Demised Premises' to the LESSOR, for that reason. It is expressly clarified that fee/ charges of such mutually appointed qualified third party/ independent subject matter expert or the 03rd [Third] qualified third party/ independent subject matter expert, as the case may be, shall be borne and paid by the PARTIES in equal proportion.

LESSOR

LESSEE



28.7. In case the LESSOR fails or defaults to refund/ return the 'IFRSD' in relation to the 'Said Land' or the interest free refundable security deposit in relation to the 'Phase I Demised Premises', subject to such deductions as aforesaid, despite the LESSEE having notified, in writing, its willingness to hand over the 'Said Land' and 'Phase I Demised Premises', the LESSOR shall be liable to pay interest at the rate of @ 1.5% [One Point Five Percent] Per Month on the amount of 'IFRSD' in relation to the 'Said Land' or the interest free refundable security deposit in relation to the 'Phase I Demised Premises', so refundable. Notwithstanding anything contained herein, any dispute with respect to the quantum of deductions from the 'IFRSD' in relation to the 'Said Land' as well as the interest free refundable security deposit in relation to the 'Phase I Demised Premises', the PARTIES shall endeavour to amicably resolve such dispute; however prior and pending to such resolution, the LESSEE shall not be entitled to retain and/or remain in the 'Said Land' and/or 'Phase I Demised Premises' and the LESSEE shall handover the 'Said Land' and 'Phase I Demised Premises' to the LESSOR in the manner mentioned above.

28.8. The PARTIES agree that the termination of the 'MoU' [and] this 'Lease Deed' [and] the 'Phase I Lease Deed' by either PARTY or the handover of the 'Said Land' and 'Phase I Demised Premises' by the LESSEE upon termination as aforesaid shall be without prejudice to rights of either PARTY to claim any refund, interest and/or damages, as the case may be.

29. AMENDMENTS & MODIFICATIONS:

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

30. ENTIRE AGREEMENT:

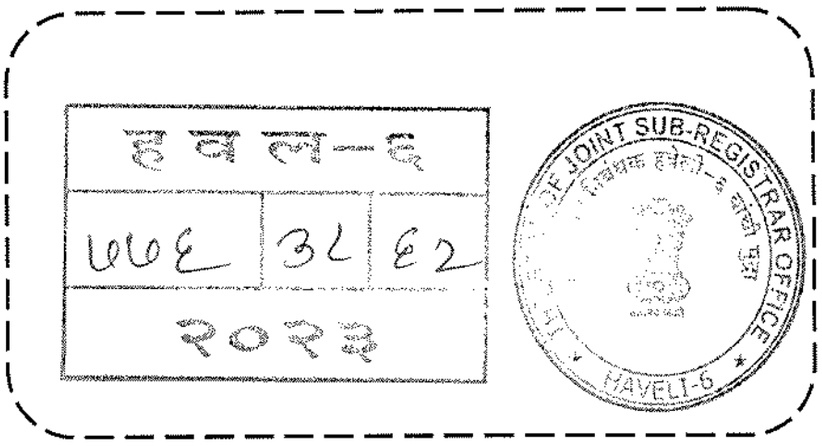
30.1. This 'Lease Deed' and all its Schedule(s) and Annexure(s) along with the 'MoU' already executed read with the separate 'Phase I Lease Deed', set out the entire agreement and understanding between the PARTIES in respect of the subject matter hereof and supersede all previous letter of intents, agreements, deeds, memoranda, understanding, correspondence and discussions, if any between the PARTIES in this regard.

30.2. It is expressly agreed by and between the PARTIES herein that:

30.2.1. the 'MoU' executed between the PARTIES in relation to the 'Demised Premises'; plus

30.2.2. this 'Lease Deed' executed in relation to the 'Said Land'; plus

30.2.3. the separate 'Phase I Lease Deed' executed in relation to the 'Phase I Demised Premises' *[including any renewals thereof]*; plus



30.2.4. the lease deed(s) proposed to be executed for the remaining 'Phase(s)' *[including any renewals thereof]*;

are co-existent and co-terminus in nature. *For Example*: in an event the 'MoU' and/or any lease deed(s) with respect to any 'Phase(s)' expire(s) and/or is/are terminated by a PARTY, then the lease deed(s) executed in relation to the 'Said Land' and other 'Phase(s)' of the 'Demised Premises', as the case may be, shall also stand terminated and the consequences and effects of expiration and/or termination *[as the case may be]* as provided for under all these deed(s) shall cumulatively follow.

30.3. ***IT IS FURTHER EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HEREIN THAT THE PARTIES SHALL SEPARATELY EXECUTE AND REGISTER THE 'PHASE I LEASE DEED' AS WELL AS SHALL SEPARATELY EXECUTE AND REGISTER THE LEASE DEED(S) FOR THE REMAINING 'PHASE(S)' OF THE 'DEMISED PREMISES' AND SHALL PAY THE REQUISITE STAMP DUTY AND REGISTRATION FEE APPLICABLE IN RESPECT THEREOF.***

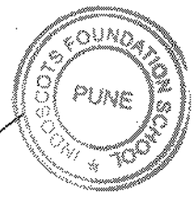
31. SEVERABILITY:

If any terms, conditions and/or provisions of the 'MoU' and/or this 'Lease Deed' is/are held invalid, void, voidable, illegal or otherwise unenforceable due to the emergence of any law, statute, regulation [or] by the verdict of any court of law, the same shall be deemed to be deleted from the 'MoU' and/or this 'Lease Deed' and shall be of no force and effect and in that event all other terms, conditions and provisions of the 'MoU' and/or this 'Lease Deed' shall remain valid and in full force and effect as if such term, condition or provision had not originally been contained in the 'MoU' and/or this 'Lease Deed'. Notwithstanding the above, in the event of any such deletion, the PARTIES shall replace the invalid, void, voidable, illegal or otherwise unenforceable term, condition or provision by a mutually acceptable and adequate amendment which substantially meets the expectations or intention of the PARTIES at the time of execution of the 'MoU' and/or this 'Lease Deed'. Such added/ amended terms, conditions and/or provisions shall at the mutual agreement of the PARTIES be construed as in existence at the inception of the 'MoU' and/or this 'Lease Deed', as the case may be. Provided that in the event such statute, regulation, court order or other action frustrates the economic assumptions/ estimations of the 'MoU' and/or this 'Lease Deed' [or] renders performance impossible, the PARTIES shall, mutually, be entitled to terminate the 'MoU' and this 'Lease Deed'.

32. GOVERNING LAW, DISPUTE RESOLUTION & JURISDICTION:

32.1. The 'MoU' and this 'Lease Deed' shall be governed by the laws of INDIA.

32.2. If any dispute arises between the PARTIES in connection with the validity, interpretation, implementation or alleged breach of any provision of the 'MoU' and/or this 'Lease Deed' or regarding any question, including the question as to whether the termination of the 'MoU' and/or this 'Lease Deed' by any PARTY hereto has been legitimate, the PARTIES hereto shall endeavor to settle the dispute amicably within **30 [Thirty] Days** from the suffering PARTY giving notice of the dispute to the defaulting PARTY.



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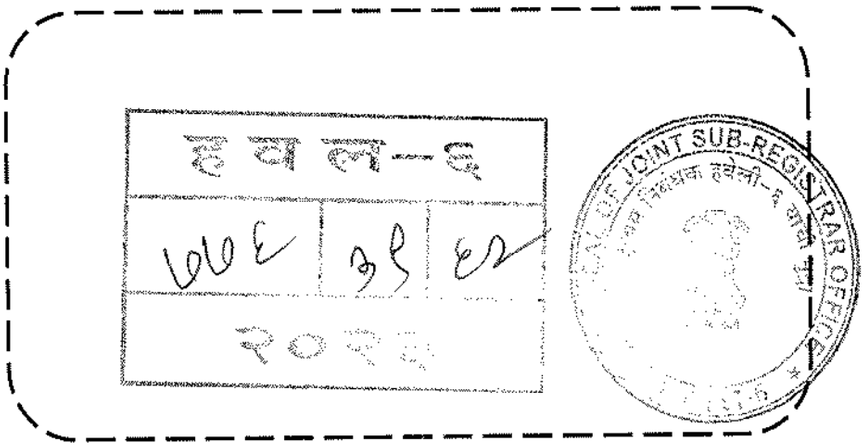


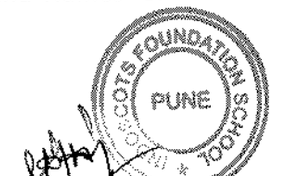
32.3. If the PARTIES are unable to resolve the dispute amicably within such 30 [Thirty] Days' period, the Courts in Pune alone shall have exclusive jurisdiction in respect of any such dispute arising out of the 'MoU' and/or this 'Lease Deed'.

33. PROPRIETARY INFORMATION & BRAND NAMES:

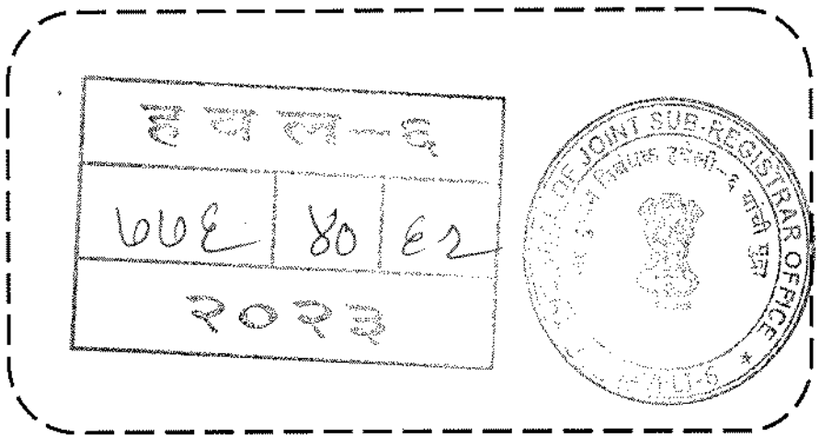
33.1. Notwithstanding anything to the contrary herein, the entire 'Proposed School', the curriculum and other educational methods and materials, including manuals, notes, books etc. provided by the LESSEE and all or any tangible or intangible asset of the LESSEE and all and any intellectual property rights therein [Referred to as **'Proprietary Information'**] pursuant to the 'MoU' and this 'Lease Deed', shall at all times be the property of the LESSEE. The LESSOR acknowledges that the LESSEE owns the intellectual property rights and interests in CBSE/IB/IGCSE/SSC curriculum and lesson materials provided by the LESSEE pursuant to the 'MoU' and this 'Lease Deed' at all times and also the brand name "Indo Scots Global School" and/or "ISGS" and/or any other brand name(s) operated by the LESSEE or its affiliates at its discretion [Referred to as **'Brand Names'**] and the LESSOR acknowledges and agrees that it has no intellectual property interest or claims in the said curriculum or lesson materials or the 'Brand Names'. Further, the LESSOR or anyone claiming through it, shall at no point claim or purport to claim any right, title or interest in the said curriculum or lesson materials or the 'Brand Names'.

33.2. During the continuation and upon termination of the 'MoU' and/or this 'Lease Deed', all 'Proprietary Information' and all tangible and intangible assets, intellectual property rights including trademarks, copyright, patents and know how held, owned and belonging to the LESSEE shall continue to vest with the LESSEE and shall be taken along with the LESSEE and the LESSOR shall have no right, claim or interest and shall not raise any dispute, whatsoever, in respect of the same and further the LESSOR shall not in any manner, directly or indirectly, use any of the aforesaid 'Proprietary Information', 'Brand Names' or any tangible or intangible assets of the LESSEE in connection thereof.

33.3. It is clarified that the association of the 'Brand Names' with the 'Proposed School' shall not, under any circumstances, be construed as a license or any other interest granted to the LESSOR in the 'Brand Names' and all intellectual property rights in and arising out of or connected with the 'Brand Names' and the ownership of the 'Brand Names' shall at all times vest in and be held exclusively by the LESSEE. The LESSOR acknowledges and accepts that the LESSEE has many schools under the 'Brand Names' and shall open more schools and educational institutions by those names. The LESSOR acknowledges and accepts that it shall have no rights and/or any license to use the 'Brand Names' and all intellectual property rights in and arising out of or connected with the 'Brand Names' and shall not during the term of the 'MoU' and the 'Lease Term' under this 'Lease Deed' or after its expiration or termination thereof, directly or indirectly, commit an act of infringement, or contest, or aid in contesting the validity, or ownership of the 'Brand Names' or take any other action in derogation thereof.



LESSOR LESSEE



34. STAMP DUTY & REGISTRATION FEE:

34.1. The Market Valuation of the 'Said Land' as per the Office of the Registrar of Assurances of Taluka Haveli, Pune is **INR** 6,76,33,775 /-. 'Stamp Duty' amounting to **INR** 30,50,000/- and 'Registration Fee' amounting to **INR 30,000/-** is paid on this 'Lease Deed' hereof.

34.2. Each of the PARTIES shall bear its own legal, brokerage, all statutory and other related liabilities/ charges in connection with this 'Lease Deed'.

34.3. However, the Stamp Duty, Registration Fee and/or any Adjudication Fee/ Charges, payable on this 'Lease Deed' shall solely and entirely be borne by the LESSEE.

35. CUSTODY OF LEASE DEED:

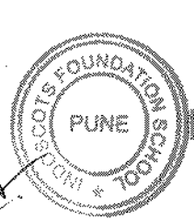
The Original Registered 'Lease Deed' shall be retained by the LESSOR and a Certified/ True Copy of the same shall be retained by the LESSEE. However in case of an inspection at the LESSEE'S end, by any Governmental Body/ Authority, if the LESSEE is required to produce such Original Deeds/ Documents to any such Governmental Body/ Authority, the same shall be temporarily provided by the LESSOR to the LESSEE, on an express condition that the Original Deeds/ Documents shall be provided by the LESSOR through its authorised personnel, who shall always have the physical custody of such Original Deeds/ Documents thereof and that the Original Deeds/ Documents shall not be handed over to any party or person, under any circumstance whatsoever, apart from it being temporarily revealed only for the limited purpose of inspection thereof.

36. NOTICES:

All notices, to be served on either of the PARTIES as contemplated by the 'MoU' and/or this 'Lease Deed', shall be in writing in English Language and shall be deemed to have been duly served if sent to either PARTY, delivered by hand, email, Registered Post A.D./ Speed Post A.D./ any nationally recognized courier service at the respective addresses specified below. Any notice so served shall be deemed to have been duly given (i) in case of delivery by hand, when hand delivered to the other PARTY; or (ii) when sent by registered mail, where 07 [Seven] Business Days have elapsed after deposit in the mail with certified mail receipt requested postage prepaid; or (iii) when delivered by nationally recognized courier service on the 02nd [Second] Business Day after deposit with an overnight delivery service, postage prepaid, with next Business Day delivery guaranteed, provided that the sending PARTY receives a confirmation of delivery from the courier/ delivery service provider; or (iv) for electronic mail, upon delivery confirmation thereof:

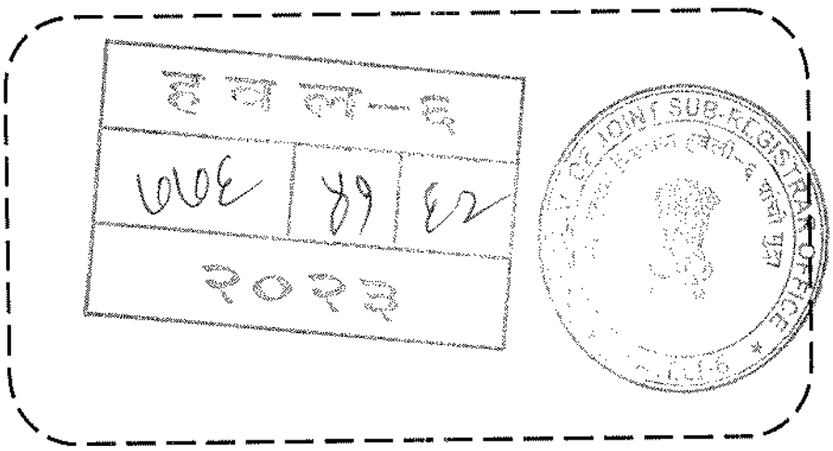
36.1. **THE LESSEE:**

Mr.	: Ajay Pandita
Designation	: Director
Email ID	: ajay.pandita@indoscotspune.com
Telephone	: +91 8806666464



LESSOR

LESSEE



Address : Plot No. 1218, Baif Road, Next to Kanchapuram Society, Savannah, Wagholi, City: Pune, PIN Code: 412207, State: Maharashtra, Country: INDIA

36.2. **THE LESSOR:**

Mr. : Akshay Mehta
Designation : Head – Projects (Business Development)
Email ID : akshay.mehta@ashoka.org.in
Telephone : +91 20 41070700, +91 8830801120
Address : Lotus House East, Lane E, Koregaon Park, City: Pune, PIN Code: 411037, State: Maharashtra, Country: INDIA

37. WAIVER/ FORBEARANCE:

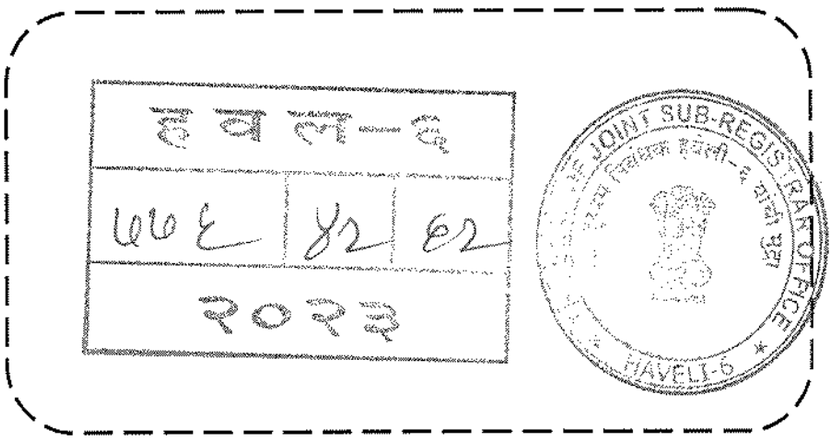
The PARTIES hereto agree that in the event of there being any relaxation and/or delay in and/or indulgence and/or forbearance shown by either of the PARTIES with regard to the enforcement of any of the terms of the 'MoU' and/or this 'Lease Deed', the same shall not be construed as a waiver on the part of the PARTY showing/ extending such indulgence or forbearance and any such indulgence or forbearance shall not be deemed to be a waiver of the rights and the PARTIES shall be entitled to enforce such right(s) without prejudice to such indulgence or forbearance. The rights or remedies set forth in the 'MoU' and/or this 'Lease Deed' are in addition to any other rights or remedies, which may be granted by law.

38. CONFIDENTIALITY:

38.1. The PARTIES hereby agree to use their best efforts to hold the existence of the negotiations between them for the lease of the 'Said Land', 'Lease Rent', 'IFRSD', etc. [Referred to as the **'Negotiations'**] in confidence, and shall not at any time disclose or permit the disclosure of the existence or substance of the 'Negotiations' to any person, without, in each case, first obtaining the prior written consent of the other PARTY.

38.2. Notwithstanding the foregoing, any PARTY may disclose the existence of the 'Negotiations' to its legal counsel, accountants, lenders, engineers and other persons who need to be aware of the existence of the 'Negotiations', without the prior consent of the other PARTY.

38.3. Furthermore, any PARTY may disclose the existence of the 'Negotiations' to the extent that such disclosure is required by Law or Court Order, but in case of this Clause, the other PARTY must be first provided with a written notice thereof, to the extent permitted by law.



SCHEDULE OF PROPERTY

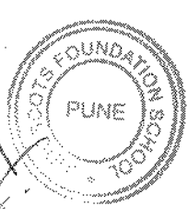
All that piece and parcel of the land admeasuring approximately **6655.23 Sq. Mtrs.** i.e. **71,636.89 Sq. Ft.**, from and out of land bearing Gat Nos. 1211 + 1213 + 1214 + 1215 + 1216 + 1218, Hissa/ Plot No. 3 totally admeasuring 6730.23 Sq. Mtrs., situated at Village: Wagholi, Taluka: Haveli, District: Pune, State: Maharashtra, Country: INDIA, within the limits of the Gram Panchayat of Village Wagholi/ Pune Municipal Corporation [PMC] and within the jurisdiction of the Sub-Registrar of Taluka Haveli, District Pune and more particularly delineated on the 'Plan' annexed hereto as **Annexure 'B'**.

Bounded as follows:

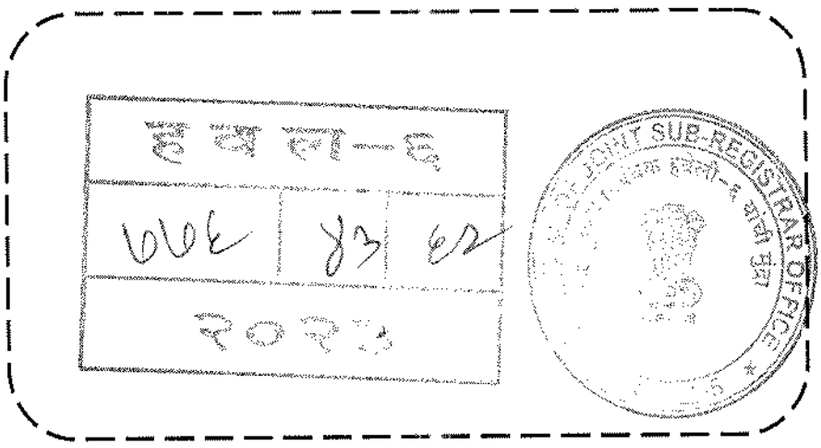
On or towards the East	: By Gat No. 1212
On or towards the West	: By Gat No. 1185
On or towards the North	: By R. P. Road
On or towards the South	: By Gat No. 1220

[Referred to as the **'Said Land'**]

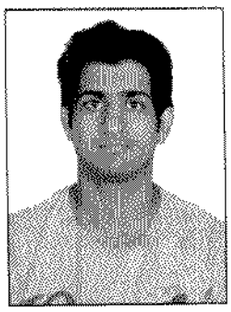
LESSOR



LESSEE



IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals on the day, month and year first hereinabove mentioned.

LESSOR		
EDU REALTY WAGHOLI SCHOOL LLP **Mr. Keyur Kiritkumar Modi** **[and/or]** **Mr. Akshay Vinod Mehta** Authorized Signatory	[Photograph] 	[Left Hand Thumb Impression]
LESSEE		
INDOSCOTS FOUNDATION SCHOOL **Mr. Ajay Pandita** Authorized Signatory	[Photograph] 	[Left Hand Thumb Impression]

हवेली-६
७७६ | ४४ | ६२
२०२३

JOINT SUB-REGISTRAR HAVELI-6

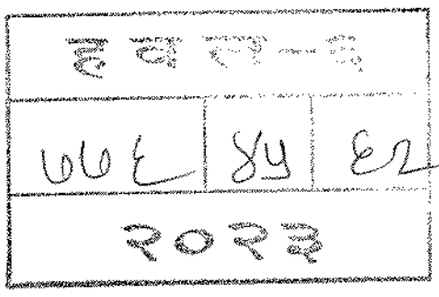
WITNESSES		
WITNESS 1 Name: Santosh Mandal Add: Defence Colony Lohegaon Pune-47	[Photograph]	[Left Hand Thumb Impression]
WITNESS 2 Name: Ms. Sumeera P Add: Salunkhe Vihar NIBM, Pune-48	[Photograph]	[Left Hand Thumb Impression]

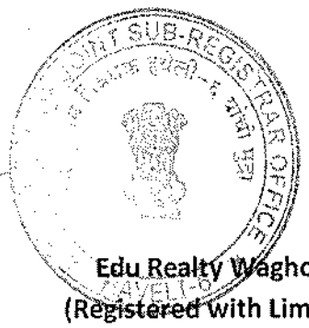
Eon Realty Wagholi Sub-Registrar Pune

SCOOTS FOUNDATION SCHOOL PUNE

LESSOR

LESSEE





Edu Realty Wagholi School LLP
(Registered with Limited Liability)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S EDU REALTY WAGHOLI SCHOOL LLP (LLPIN: AAH-6821) HELD ON OCTOBER 10, 2022 AT PLOT NO. 49+50, SAHADEO NAGAR, NIRMALA SCHOOL ROAD, NASHIK - 422 007

"**RESOLVED THAT** the consent of the partners of the LLP be and is hereby accorded to severally/jointly authorise Mr. Keyur K. Modi, Mr. Ashish A. Kataria, Designated Partners of the LLP and/or Mr. Akshay Mehta, Authorised Person, for and on behalf of the LLP, to sign, execute, submit and register all such documents including but not limited to applications, written instruments, agreements, Lease deeds or such other deeds, Bank Loan documents or such other documents, Memorandum of Understanding (MoU), Power of Attorney, assignments, contracts, obligations, certificates and other instruments of whatever nature entered into by the LLP and also to represent the LLP before appropriate authority in connection with above.

RESOLVED FURTHER THAT they are severally/jointly authorised to do the needful that may be necessary for, incidental to and connected with above pursuant to the authority given by this resolution.

RESOLVED LASTLY THAT a certified True Copy of this resolution duly signed by all the designated partners of the LLP be furnished to such persons/entities as may be deemed fit".

FOR EDU REALTY WAGHOLI SCHOOL LLP

(Ashish A. Kataria)
Designated Partner
DPIN: 00580763

(Keyur K. Modi)
Designated Partner
DPIN: 05006588

Indoscots Foundation School

Date: 30 - 03 - 2022

Resolution

Indoscots Foundation School, all member committee's meeting was organised on 30-03-2022, Time 2.00 pm at Indoscots Foundation School, Baif Road, Wagholi, Pune. During the meeting, the following resolution is proposed and unanimously agreed upon.

SR. No 1.: Authorising a member of the committee to sign memorandum of understanding and lease agreement with M/S Edu Reality Wagholi School LLP.

Resolution No 1: A resolution is passed in concurrence from all directors of the Indoscots Foundation School to authorize Mr. Ajay Pandita (Director, Indoscots Foundation School) to sign the lease agreement on behalf of Indoscots Foundation School with M/S Edu Reality Wagholi School LLP.

Directors:

1. Ajay Pandita
2. Ajay Srivastava
3. Sumeera Palekar
4. Nidhi Srivastava

Resolution is unanimously agreed and passed by the committee.

****

School Address : Indo scots Global School, Behind Moze College, Baif Road, Pune, Wagholi 412207

Registerd Office Address : B-3102, Gokul Concorde Chs Ltd , W E highway, Surya Village Opp Saidham , kandivali (E), Mumbai -400101

— मौजे :- वाडेबोल्हाई
— ताल्लुका :- हवेली
— जिल्हा :- पुणे

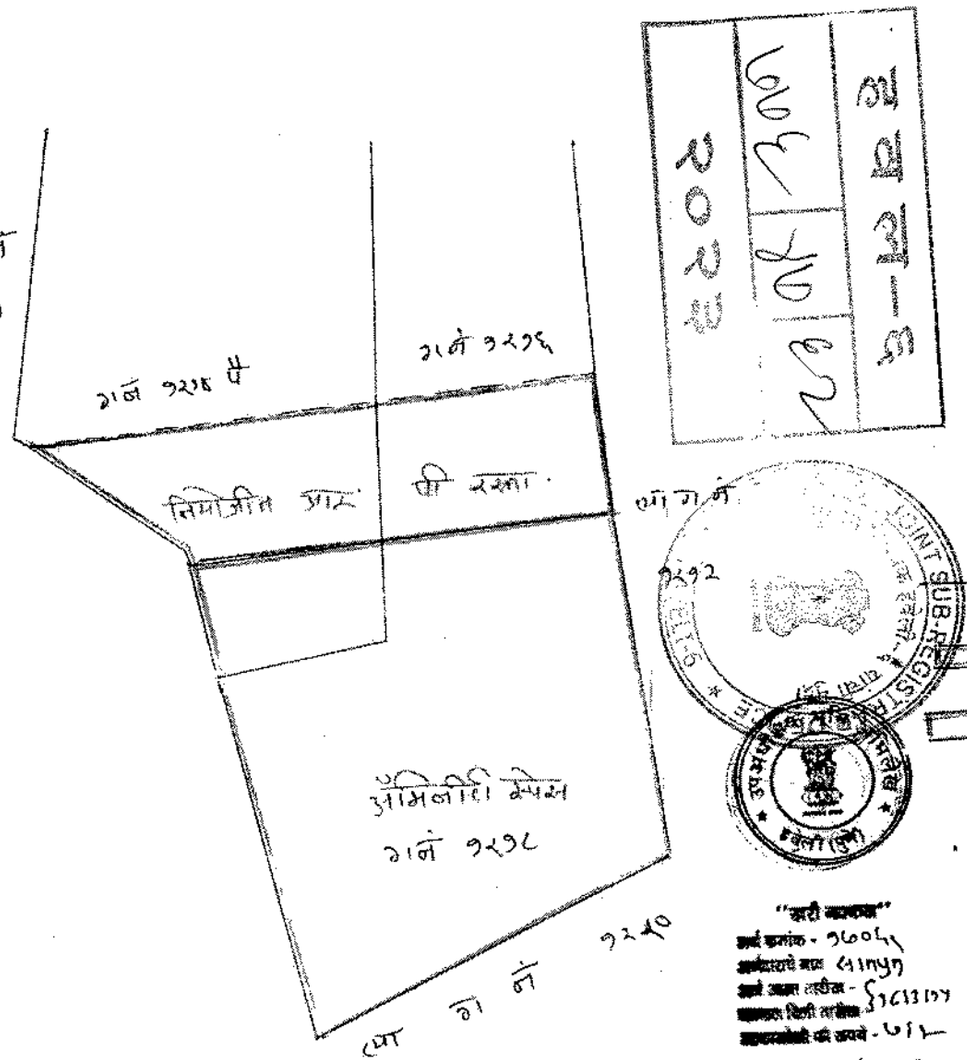
अभिलेखातील मोजमाप १९९५।२००५

मोजणीचे कारण :- अर्जदार यांनी फॉर्म नं. ११ द्वारे मौजे वाडेबोल्हाई ता. हवेली येथील गट नं. १२१७+१२१८+१२१४ व १२७५+१२७६+१२८० चे रस्ता रुंदीचे क्षेत्र व अभिलेखी रेकॉर्ड (सुविधा क्षेत्र) चे मोजणी करणेबाबत दिलेल्या मोजणी अर्जावरुन.

सामंजस्याच्या दिशा

याप्रमाणे गट नं. ची हद्द सर्वे रेकॉर्ड प्रमाणे आहे.
याप्रमाणे दाखविलेले क्षेत्र अभिलेखी रेकॉर्ड असलेले एकूण क्षेत्र ६६५५-२५ चौ. मी. असे.
याप्रमाणे दाखविलेले क्षेत्र नियोजित रस्ता पै. रस्ता असलेले एकूण क्षेत्र २५३१.७६ चौ. मी. असे.

(वरिलप्रमाणे गैरे ३ पिल असतात)



प्रमाण १:१०००

मोजणी करणार :- XXX

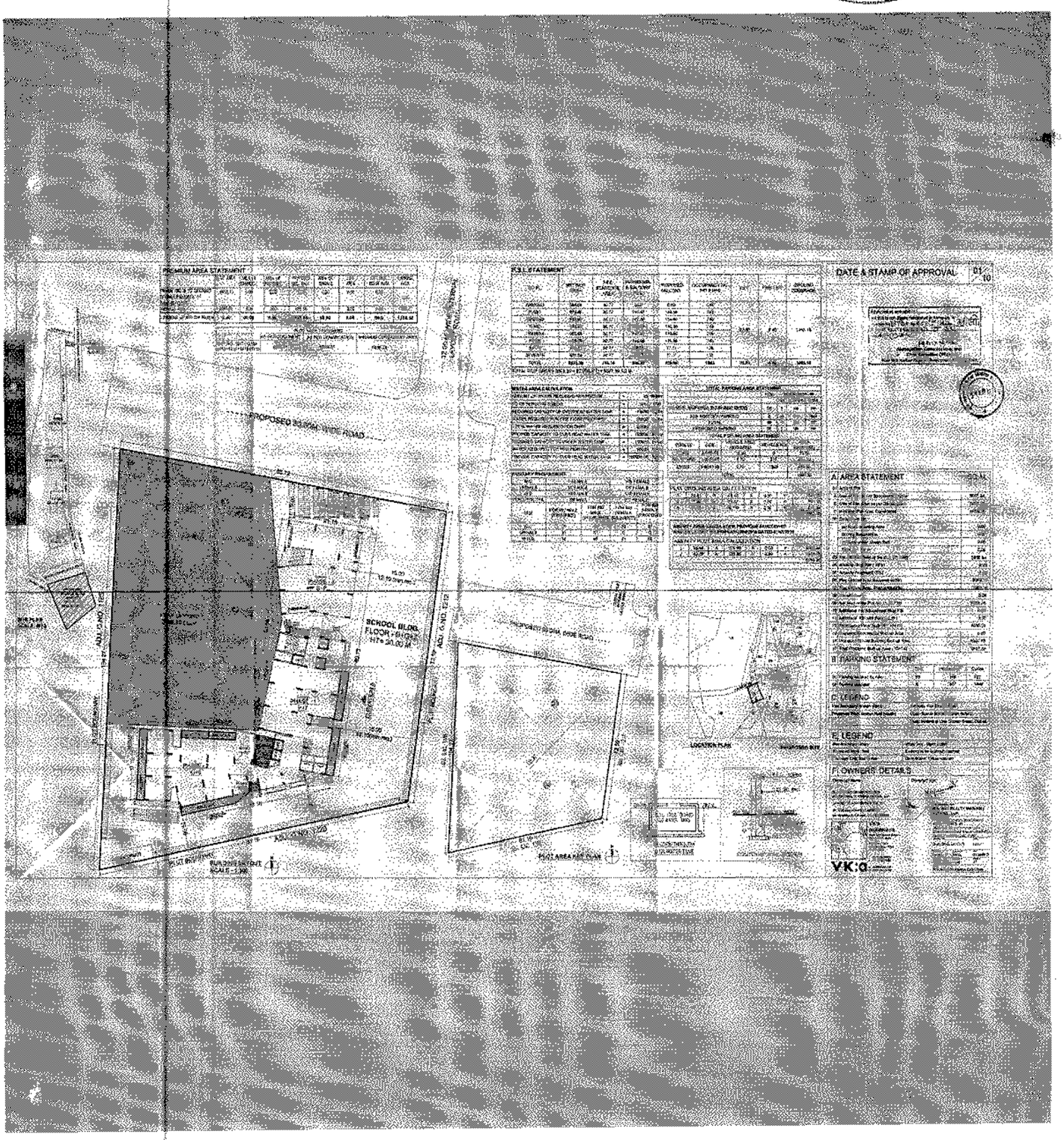
मोजणी दिनांक :- १२।३।२०२५

हवेली-६

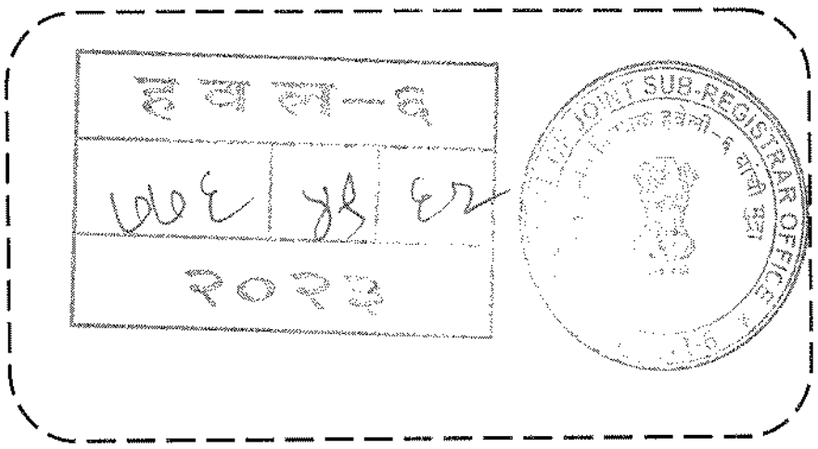
७७६ | ४८ | ६२

२०२३

JOINT SUB-REGISTRAR OFFICE
हवेली-६ यांची मुद्रा



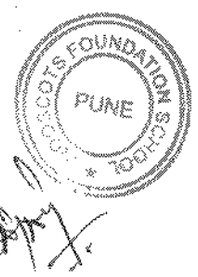
Edu Realty Playhill School LLP Pune



ANNEXURE 'C'

[Rent Escalation Chart]

Gat No. 1211+1213+1214+1215+1216+1218 - Wagholi Land			
YEAR	PERIOD		RENT [INR]
	From	To	[Per Sq. Ft. Per Month]
1	1-Jan-22	31-Mar-22	Rent Free Fit Out Period
1	1-Apr-22	31-Mar-23	9.00
2	1-Apr-23	31-Mar-24	9.00
3	1-Apr-24	31-Mar-25	9.00
4	1-Apr-25	31-Mar-26	10.80
5	1-Apr-26	31-Mar-27	10.80
6	1-Apr-27	31-Mar-28	10.80
7	1-Apr-28	31-Mar-29	12.10
8	1-Apr-29	31-Mar-30	12.10
9	1-Apr-30	31-Mar-31	12.10
10	1-Apr-31	31-Mar-32	13.55
11	1-Apr-32	31-Mar-33	13.55
12	1-Apr-33	31-Mar-34	13.55
13	1-Apr-34	31-Mar-35	15.17
14	1-Apr-35	31-Mar-36	15.17
15	1-Apr-36	31-Mar-37	15.17
16	1-Apr-37	31-Mar-38	16.99
17	1-Apr-38	31-Mar-39	16.99
18	1-Apr-39	31-Mar-40	16.99
19	1-Apr-40	31-Mar-41	19.03
20	1-Apr-41	31-Mar-42	19.03
21	1-Apr-42	31-Mar-43	19.03
22	1-Apr-43	31-Mar-44	21.32
23	1-Apr-44	31-Mar-45	21.32
24	1-Apr-45	31-Mar-46	21.32
25	1-Apr-46	31-Mar-47	23.88
26	1-Apr-47	31-Mar-48	23.88
27	1-Apr-48	31-Mar-49	23.88
28	1-Apr-49	31-Mar-50	26.74
29	1-Apr-50	31-Mar-51	26.74
30	1-Apr-51	31-Dec-51	26.74



LESSOR

LESSEE

526/13175 पावती Original/Duplicate
Tuesday,December 20 ,2016 नोंदणी क्रं. :39म
12:18 PM Regn.:39M

पावती क्रं.: 14139 दिनांक: 20/12/2016

गावाचे नाव: **वाघोली (आव्हाळवाडी)**

दस्तऐवजाचा अनुक्रमांक: **हवल25-13175-2016**

दस्तऐवजाचा प्रकार : **सेल डीड**

सादर करणाऱ्याचे नाव: **मे. एज्यु रिअल्टी वाघोली स्कूल एल.एल.पी. तर्फे भागीदार केयूर किरीटकुमार मोदी तर्फे बि. कुमु. निलेश काशिनाथपंत जोशी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2860.00
पृष्ठांची संख्या: 143	
एकूण:	रु. 32860.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:36 PM ह्या वेळेस मिळेल.

Joint S.R. Haveli 25
सह. दुय्यम निबंधक
हवेली क्र.२५,पुणे

बाजार मुल्य: रु.11332680 /-
मोबदला रु.13000000/-
भरलेले मुद्रांक शुल्क : रु. 650000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006569293201617R दिनांक: 20/12/2016
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 2860/-

सादर केल्याचा दिनांक 20/12/2016
नोंदणी क्रमांक 39म
सह दुय्यम निबंधक हवेली क्र. २५

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

29/12/2016

सूची क्र.2

७७६ | ५१ | ६२

दस्त क्रमांक :13126/2016

नोंदणी :

Regn:63m

गावाचे नाव: 1)वाघोली (आदहाळवाडी)

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	13000000
(3) बाजारभाव(भाडेपटट्याच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	11332880
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: मौजे वाघोली,पुणे येथील गट नं. 1211+1213+1214+1215+1216+1218,हिस्सा नं. 3,वांसी एकूण क्षेत्र 6730.23 चौ.मी. पैकी क्षेत्र 6655.23 चौ.मी.(अॅमेनिटी स्पेस),हि मिळकत,((GAT NUMBER : 1211 ;))
(5) क्षेत्रफळ	1) 6655.23 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 1. सचिन रिखबलाल भंडारी वय:-36; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABIFS9734J 2): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 2. सागर रिखबलाल भंडारी वय:-34; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABIFS9734J 3): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 3. नरेश फुटरमल सोळंकी तर्फे कुमु. विनोद दशरथ नालवार वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरुवार पेठ, पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-ABIFS9734J 4): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 4. हरीष फुटरमल सोळंकी तर्फे कुमु. विनोद दशरथ नालवार वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरुवार पेठ, पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-ABIFS9734J 5): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 5. संजय मदनलाल संघवी वय:-48; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABIFS9734J 6): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 6. किरण मदनलाल संघवी वय:-47; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABIFS9734J 7): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 7. धैरुलाल बाबुलाल राठोड वय:-56; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABIFS9734J 8): नाव:-मे. सिम प्रॉपर्टीज तर्फे भागीदार 8. विनीत मनिलाल राठोड वय:-26; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABIFS9734J 9): नाव:-जाया मालक -सौ. कृष्णा हिमांशु सेनगुप्ता तर्फे कुमु म्हणून 1. सचिन रिखबलाल भंडारी वय:-36; पत्ता:-प्लॉट नं: प्लॉट नं. 9, माळा नं: -, इमारतीचे नाव: छाया सोनावटी, ब्लॉक नं: एरंडवणा, पुणे, रोड नं: भक्ति मार्ग, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:-AJHPB5182G 10): नाव:-जाया मालक - सौ. कृष्णा हिमांशु सेनगुप्ता तर्फे कुमु म्हणून 2. हरीष फुटरमल सोलंकी तर्फे कुमु. विनोद दशरथ नालवार वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गुरुवार पेठ, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-ADCPS2015E 11): नाव:-जाया मालक - अॅम्युनिशन फॅक्टरी सहकारी गृहरचना संस्था मर्यादित तर्फे कुमु म्हणून 1.सचिन रिखबलाल भंडारी वय:-46; पत्ता:-प्लॉट नं: प्लॉट नं. 9, माळा नं: -, इमारतीचे नाव: छाया सोनावटी, ब्लॉक नं: एरंडवणा, पुणे, रोड नं: भक्ति मार्ग, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:-AJHPB5182G 12): नाव:-जाया मालक - अॅम्युनिशन फॅक्टरी सहकारी गृहरचना संस्था मर्यादित तर्फे कुमु म्हणून 2.हरीष फुटरमल सोलंकी तर्फे कुमु. विनोद दशरथ नालवार वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गुरुवार पेठ, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-ADCPS2015E 13): नाव:-मालमत्ता देणार - मे.सिनर्जी प्रॉपर्टीज तर्फे भागीदार 1.सचिन रिखबलाल भंडारी वय:-36; पत्ता:-प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: कुमार वास्तु, ब्लॉक नं: रेंज हिल्स, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411020 पॅन नं:-ABCFS8204K 14): नाव:-मालमत्ता देणार - मे.सिनर्जी प्रॉपर्टीज तर्फे भागीदार 2. हरीष फुटरमल सोलंकी तर्फे कुमु. विनोद दशरथ नालवार वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गुरुवार पेठ, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-ABCFS8204K 15): नाव:-जाया मालक - अॅम्युनिशन फॅक्टरी सहकारी गृहरचना संस्था मर्यादित तर्फे मॅनेजरी नरेश फुटरमल सोळंकी तर्फे कु.मु.म्हणुन विनोद दशरथ नालवार वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गुरुवार पेठ, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411042 पॅन नं:-
(8)दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व	1): नाव:-मे. राज्यु रिअल्टी वाघोली स्कूल तर्फ ग्रल.पी. तर्फे भागीदार केयूर किरीटकुमार मोदी तर्फे वि. कुमु. दिनेश काशिनाथपंत जोशी वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वडगाव शेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AAGFE0612A

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI NO.25

Really Wagholi School LLP Pune

पत्ता

(9) दस्तऐवज करुन दिल्याचा दिनांक	20/12/2016	हवेली-२५
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2016	
(11)अनुक्रमांक,खंड व पृष्ठ	13175/2016	७७६ ५२ ६२
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	650000	२०२३
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

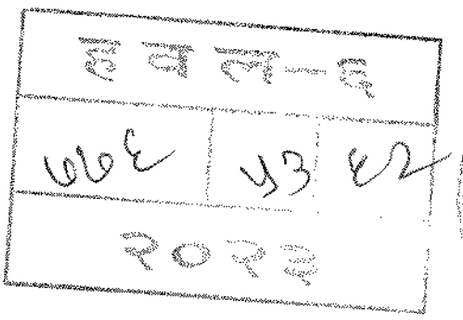
सह. दुय्यम निबंधक
हवेली क्र.२५,पुणे

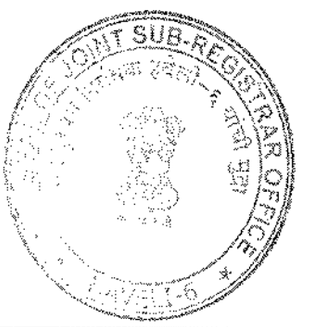
THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI NO.25

Eden Realty Wagholi School LLP Pune

SCOTS FOUNDATION PUNE

7/12 Extract





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- वाघोली (५५६३२७) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 32272784669 भूमापन क्रमांक व उपविभाग १२११/१२१३/१२१४/१२१५/१२१६/१२१८/प्लॉट नं./३ 32272784669

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	८७४०	केयुर किरीटकुमार मोदी				(१२५२८)	कुळाचे नाव व खंड
		मे.एज्यु रिअल्टी वाघोली स्कुल एल.एल.पी.				(१२५२८)	
अकृषिक क्षेत्र		तर्फे भागीदार					इतर अधिकार
बिन शेती ६७.३०.२३		------सामाईक क्षेत्र------	६६.५५२३	६६५.००			इतर
							— (१३०५१)
बिन शेती ६७३.००	११८०५	कृष्णा हिमांशू सेनगुप्ता				(१२५२८)	
आकारणी		मे. अम्युनेशन फॅक्टरी सह.गृहरचना संस्था				(१२५२८)	प्रलंबित फेरफार : नाही.
		तर्फे चेअरमन					
		सुविधा क्षेत्र .				(१२५२८)	शेवटचा फेरफार क्रमांक : १३११७ व दिनांक : ०१/०९/२०१८
		रंगनाथ गणपत गायकवाड				(१२५२८)	
		------सामाईक क्षेत्र------	०.७५००	८.००			

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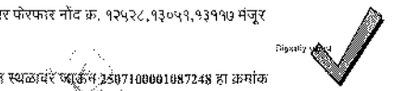
जुने फेरफार क्र : (११०३६) (१२८८५) (१३११७)

सीमा आणि भुमापन चिन्हे

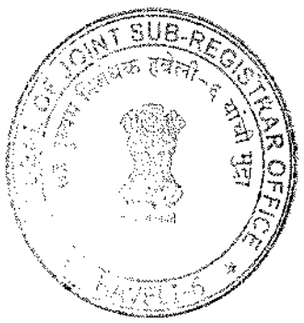
हा गाव नमुना क्रमांक ७ दिनांक २४/०६/२०१९:०८:५७:५७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख असाक्षांकित नाही. यावर फेरफार नोंद क्र. १२५२८,१३०५१,१३११७ मंजूर आहे. तथापि अद्याप यावावतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २४/११/२०२२ : १२:५२:५१ PM. वैधता पडताळणीसाठी https://digitalsatara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर क्रमांक 2507100001087248 हा क्रमांक



हवेली-६
७७६ | ५४ | ६२
२०२३



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वाघोली (५५६३२७) तालुका :- हवेली जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग १२११/१२१३/१२१४/१२१५/१२१६/१२१८/प्लॉट नं./३

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	खरीप					०.०		प्लॉटपड	६७.३०२३	
२०१८	खरीप					०.०		प्लॉटपड	६७.३०२३	
२०१९	खरीप					०.०		प्लॉटपड	६७.३०२३	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

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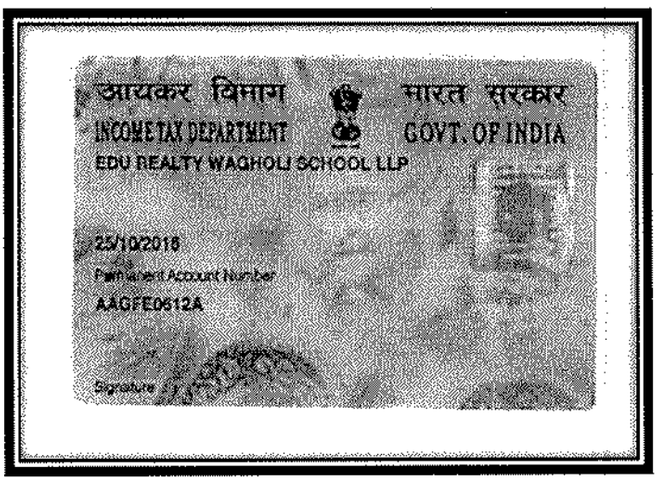
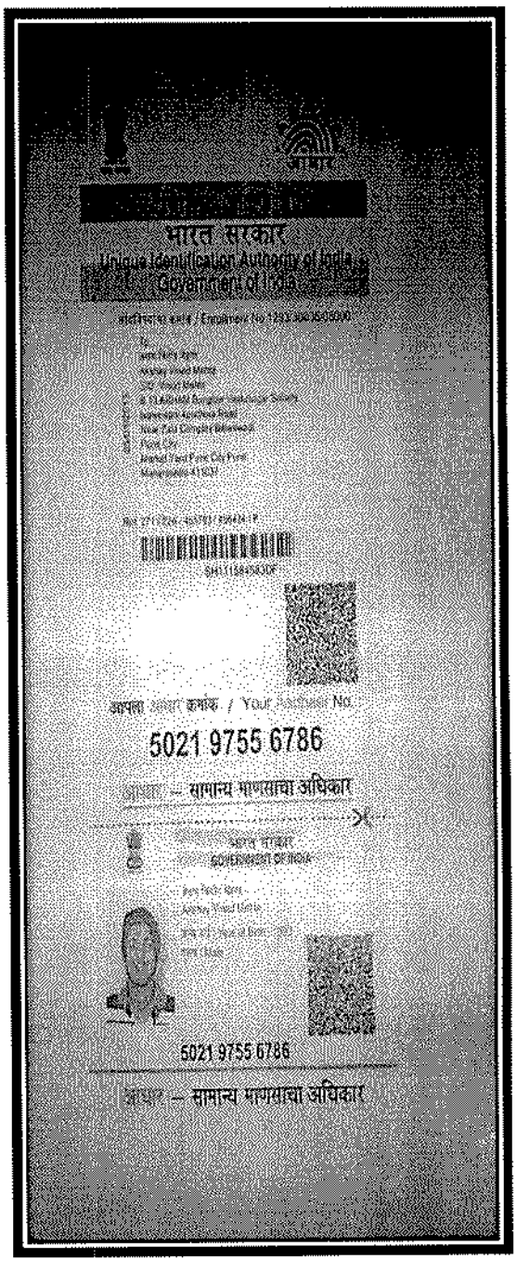
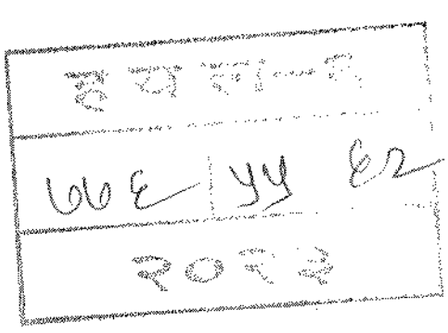

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
EDU REALTY WAGHOLI SCHOOL LLP
25/10/2018
Permanent Account Number
AAGFE0612A
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AKSHAY VINOD MEHTA
VINOD BHAVARLAL MEHTA
02/06/1990
Permanent Account Number
BGRPM3821R
14/02/2019


भारत सरकार
Unique Identification Authority of India
Government of India
5021 9755 6786
आधार – सामान्य माणसाचा अधिकार
5021 9755 6786
आधार – सामान्य माणसाचा अधिकार

Akshay Mehta

Wagholi School LLP
Edu Realty
Pune


६७६ | ५५ | ६२
२०१२

REGISTRAR

दस्त-ए

७७६ | ५६ | ६२

२०२३

JOINT SUB-REGISTRAR OFFICE

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAGCI5587D

नाम / Name INDOSCOTS FOUNDATION SCHOOL

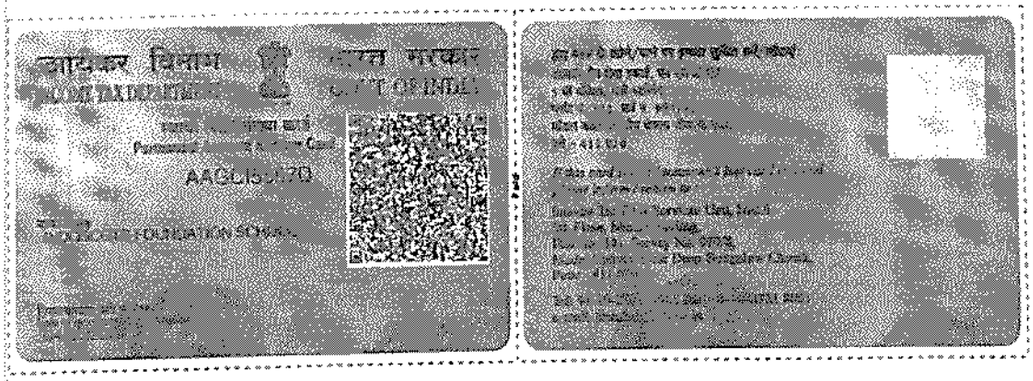
निगमन/गठन की तारीख
Date of Incorporation / Formation 04/03/2022

Signature valid

Digitally signed by Income Tax Dep...
Date: 2022.03.0... 18.21 GMT...0

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सक्षम करता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्राइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

INDOSCOTS FOUNDATION SCHOOL PUNE

AJAY PANDITA

ONKAR NATH PANDITA

23/06/1973

Permanent Account Number

AGUPP1748Q

Signature

JOINT SUB-REGISTRAR OFFICE
HAVELI-6

भारत सरकार

GOVERNMENT OF INDIA

अजय पंडिता

Ajay Pandita

जन्म तारीख/DOB: 23/06/1973

पुरुष/ MALE

4509 3735 0305

माझे आधार, माझी ओळख

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

कक्सटोन-502, न्याती ग्रान्डेऊर, बिशोपस कॉएड शाळा जवळ, कड नगर, पुणे शहर, पुणे, महाराष्ट्र - 411060

Address :

Caxton-502, Nyati Grandeur, Near bishops Coed School, Kad Nagar, Pune City, Pune, Maharashtra - 411060

4509 3735 0305

1947
1800 300 1947

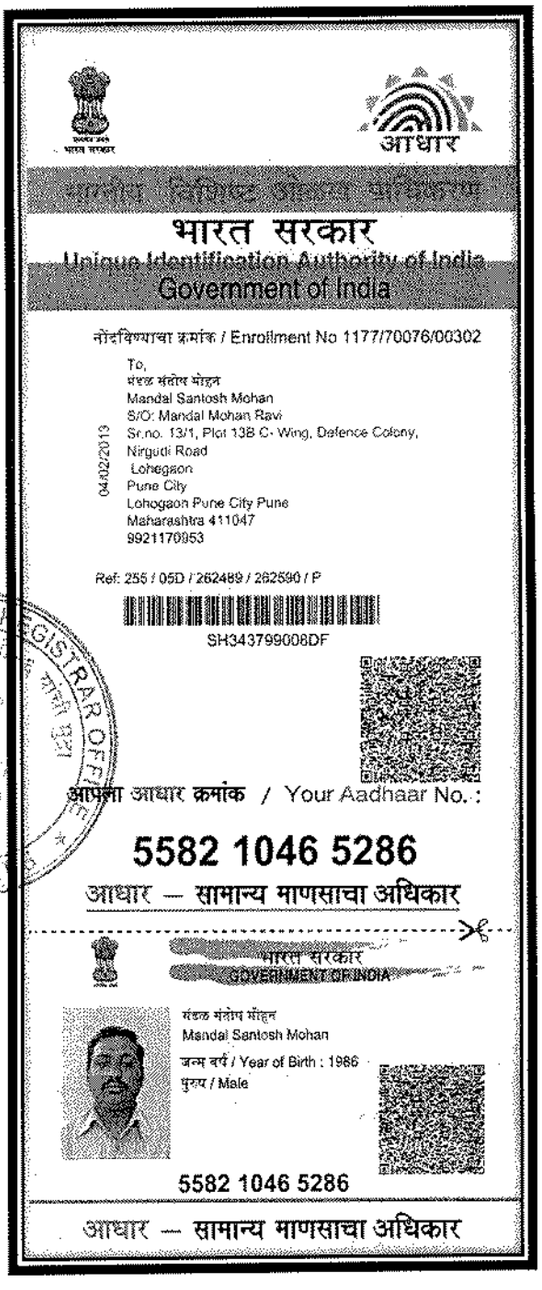
help@uidai.gov.in

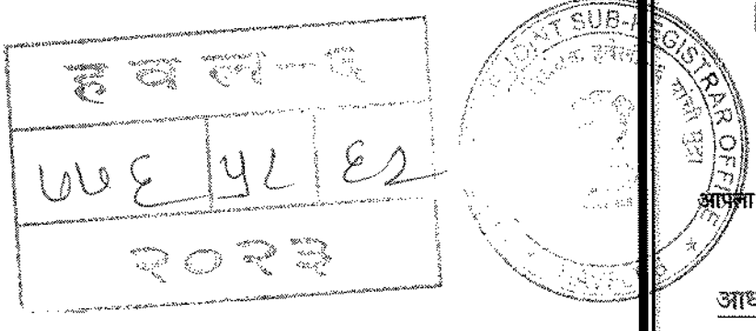
www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

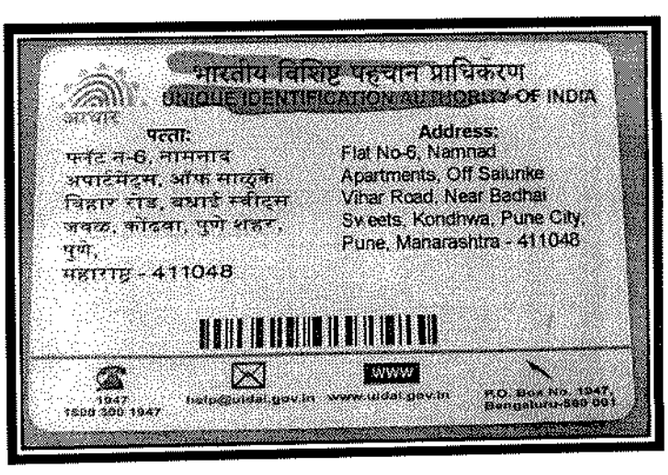
COTS FOUNDATION
PUNE

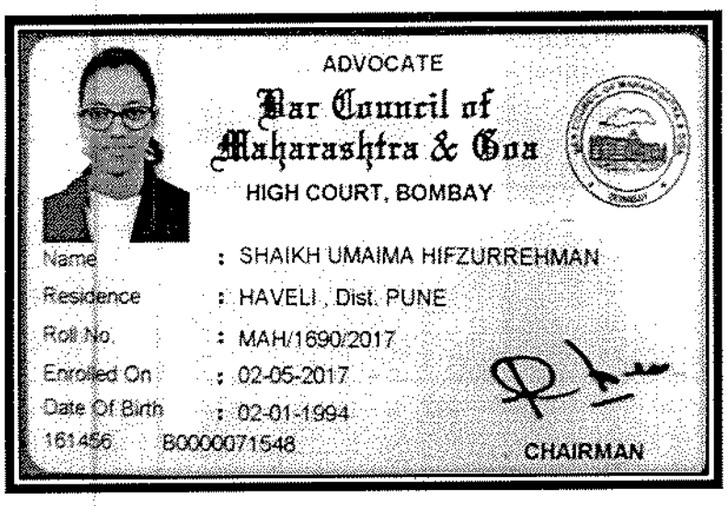
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BEIPM8899C
नाम / Name
SANTOSH MOHAN MANDAL
पिता का नाम / Father's Name
MOHAN RAVI MANDAL
जन्म की तारीख / Date of Birth
30/11/1986
हस्ताक्षर / Signature
25022019


आधार
भारत सरकार
Unique Identification Authority of India
Government of India
नोंदविण्याचा क्रमांक / Enrollment No 1177/70076/00302
To,
मंडल मंतोष मोहन
Mandal Santosh Mohan
S/O: Mandal Mohan Ravi
Sr.no. 13/1, Plot 138 C- Wing, Defence Colony,
Nirgudi Road
Lohegaon
Pune City
Lohogaon Pune City Pune
Maharashtra 411047
9921170953
04022013
Ref: 255 / 05D / 262489 / 262590 / P
SH343799008DF
आपला आधार क्रमांक / Your Aadhaar No. :
5582 1046 5286
आधार — सामान्य माणसाचा अधिकार
भारत सरकार
GOVERNMENT OF INDIA
मंडल मंतोष मोहन
Mandal Santosh Mohan
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male
5582 1046 5286
आधार — सामान्य माणसाचा अधिकार


दस्त क्र.
७७६५८६
२०२३

भारत सरकार
GOVERNMENT OF INDIA
सुमीरा केतन पालेकर
Sumeera Ketan Palekar
जन्म तारीख / DOB: 19/08/1982
महिला / FEMALE
6346 2292 4334
आधार - सामान्य माणसाचा अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार
पत्ता:
फ्लॅट न-6, नामनाद
अपार्टमेंट्स, ऑफ सालुंके
विहार रोड, बधाई स्वीट्स
जवळ, कोंढवा, पुणे शहर,
पुणे,
महाराष्ट्र - 411048
Address:
Flat No-6, Namnad
Apartments, Off Salunke
Vihar Road, Near Badhai
Sweets, Kondhwa, Pune City,
Pune, Maharashtra - 411048
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001



ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name : SHAIKH UMAIMA HIFZURREHMAN

Residence : HAVELI , Dist. PUNE

Roll No. : MAH/1690/2017

Enrolled On : 02-05-2017

Date Of Birth : 02-01-1994

161456 B0000071548

CHAIRMAN

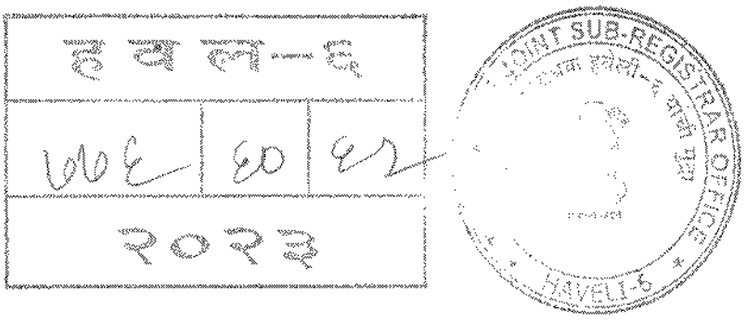
Shaikh

हवेली-६

७७६ | ५१ | ९२

२०२३

JOINT SUB-REGISTRAR OFFICE HAVELI-6


हवेली-६
१७६ | ६० | ६२
२०२३
JOINT SUB-REGISTRAR OFFICE
HAVELI-6

6/776
गुरुवार,12 जानेवारी 2023 3:51 म.नं.

दस्त गोषवारा भाग-1

हवल6
दस्त क्रमांक: 776/2023

E9162

दस्त क्रमांक: हवल6/776/2023

बाजार मुल्य: रु. 6,76,33,775/- मोबदला: रु. 25,00,000/-

भरलेले मुद्रांक शुल्क: रु.30,50,000/-

दु. नि. सह. दु. नि. हवल6 यांचे कार्यालयात

अ. क्रं. 776 वर दि.12-01-2023

रोजी 3:49 म.नं. वा. हजर केला.

पावती:855 पावती दिनांक: 12/01/2023

मादरकरणाराचे नाव: **मे.एज्यु रिअल्टी वाघोली स्कुल एल.एल.पी. तर्फे भागीदार**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1600.00
पृष्ठांची संख्या: 80	
एकुण:	31600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-6
(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-६
लोणीकाळभोर पुणे

सह दुय्यम निबंधक, हवेली-6
(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-६
लोणीकाळभोर पुणे

दस्तांचा प्रकार: माझपट्टा

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

शिक्का क्रं. 1 12 / 01 / 2023 03 : 49 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 01 / 2023 03 : 50 : 42 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अ[illegible] तरतुदीनुसार नोंदणीस दाखल केलेला अ[illegible] तील संपूर्ण मजकूर, निष्पादक व्यक्ती, [illegible] व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

लिहुन देणार

लिहुन घेणार

THE SEAL OF JOINT SUB-REGISTRAR OFFICE
सह दुय्यम निबंधक हवेली - ६ यांचा शिक्का
HAVELI-6

12/01/2023 3 53:37 PM

दस्त गोषवारा भाग-2

हवल6
दस्त क्रमांक:776/2023

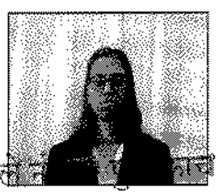
E21E2

दस्त क्रमांक :हवल6/776/2023
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.एस्यु स्प्रिंग्ल्डी बाघोली स्कुल एल.एल.पी. तर्फे भागीदार, केयुर किरीटकुमार मोदी च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. व दस्त निष्पादीत करण्याकरिता अक्षय विनोद मेहता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 49 व 50 महादेव नगर निर्मला स्कूल रोड नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर:AAGFE0612A	लिहून घेणार वय :-32 स्वाक्षरी:-		
2	नाव:लेसी - इंडोस्कॉटस फॉउंडेशन स्कूल तर्फे अधिकृत स्वाक्षरीकर्ता अजय पंडिता - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी3102 गोकुळ कॉकॉई सोसायटी वेस्टर्न एक्सप्रेस हायवे सूर्या व्हिलेज कांदिवली पूर्व मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAGCI5587D	भाडेकरू वय :-49 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 01 / 2023 03 : 52 : 24 PM

ओळख:-
सदर दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे

अनु क.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड इमेमा शेख - - वय:28 पत्ता:सीएनएम ज्युरीम कॅम्प पुणे पिन कोड:411001		

स्वाक्षरी

प्रमाणित करण्यात येते की, या दस्तामध्ये एकुण ६ पाने आहेत.

पहिले ६ नंबरी नोंदला.

शिक्का क्र.4 ची वेळ:12 / 01 / 2023 03 : 52 : 52 PM

सह दुय्यम निबंधक, हवेली-6
(एम. ए. गायकवाड)

Payment Details

sr.	Purchaser	Type	Verification/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	INDOSCOTS FOUNDATION SCHOOL	eChallan	69103332023010711801	MH013391995202223E	3050000.00	SD	0006775707202223	12/01/2023
2		DHC		0701202301192	1600	RF	0701202301192D	12/01/2023
3	INDOSCOTS FOUNDATION SCHOOL	eChallan		MH013391995202223E	30000	RF	0006775707202223	12/01/2023

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

776 /2023

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2. Get print immediately after registration.

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THE SEAL OF JOINT SUB-REGISTRAR OFFICE सह दुय्यम निबंधक हवेली-६ यांची मुद्रा HAVELI-6