

18/1063

पावती

Original/Duplicate

Friday, March 15, 2019

नोंदणी क्र.: 39म

2:29 PM

Regn.: 39M

पावती क्र.: 1668

दिनांक: 15/03/2019

गावाचे नाव: हिंजवडी

दस्तऐवजाचा अनुक्रमांक: मलस-1063-2019

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: भाडेकरू- एम्पायर फाउंडेशन तर्फे अधिकृत सही करणार श्री. मेहेरनाथ तलाठी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1840.00


पृष्ठांची संख्या: 92

एकूण:

रु. 1940.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

2:54 PM ह्या वेळेस मिळेल.

 MLS

बाजार मुल्य: रु.102847136 /-

मोबदला रु.4982924/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013056590201819E दिनांक: 15/03/2019

बँकेचे नाव व पत्ता:

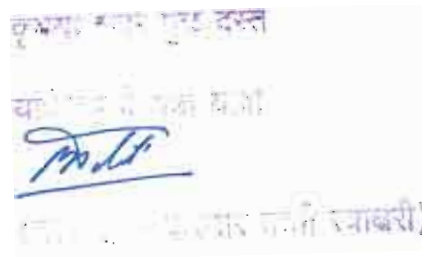
2) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1203201912707 दिनांक: 15/03/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees





27/03/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी

दस्त क्रमांक : 1063/2019

नोंदणी :

Regn:63m

गावाचे नाव : हिंजवडी

- (1) विलेखाचा प्रकार लीजडीड  
 (2) मोबदला 4982924  
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 102847136



- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे हिंजवडी ता. मुळशी, जि. पुणे येथील सर्व्हे नं. 256, हिस्सा नं. 7 यांसी क्षेत्र 6767.53 चौ. मी. व त्यावरील बांधकाम यांसी क्षेत्र 15332 चौ. फु. म्हणजेच 1424.37 चौ. मी. बिल्टअप सदर भाडेपट्ट्याचा विषय असून सदर भाडेपट्ट्याचा कालावधी 35 वर्षे आहे. (सदर दस्तास लागणारे मुद्रांक शुल्क व रजि. फि दिनांक 23/01/2018 रोजी दस्त क्र. 801-2018 सह-दुय्यम निबंधक मुळशी-2 (हिंजवडी) अन्वये अदा केले आहे.) ( Survey Number : 256 ; HISSA NUMBER : 7 ; )

- (5) क्षेत्रफळ

1) 15332 चौ. फूट

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-भाडेकरू- एम्पायर फाउंडेशन तर्फे अधिकृत सही करणार श्री. मेहेरनाथ तलाठी - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटी सर्व्हे नं. 104-ई, अँस्टर सोसायटी जवळ, फायर ब्रिगेड रोड,, रोड नं: ऑबेरॉय मॉल समोर, दिंडोशी, मालाड (पुर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAATE3549C

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मालक-श्री. संजीव चमनलाल अरोरा तर्फे क.ज.चे कु.मु. म्हणून श्री. संतोष माने - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: येरवडा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411006 पॅन नं:-ADQPA1417N  
 2): नाव:-मालक-श्री. मनोज नवलराय हिंगोरानी तर्फे क.ज.चे कु.मु. म्हणून श्री. संतोष माने - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: येरवडा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411006 पॅन नं:-AAPPH0991L

- (9) दस्तऐवज करून दिल्याचा दिनांक 11/03/2019

- (10) दस्त नोंदणी केल्याचा दिनांक 27/03/2019

- (11) अनुक्रमांक, खंड व पृष्ठ 1063/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

- (14) शेरा

मी नक्कल केली  
 मी वाचली  
 मी रुजवात घेतली

अखिल वर हुकुम नक्कल

दुय्यम निबंधक पौड (मुळशी)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.





CHALLAN  
MTR Form Number-6



GRN	MH013056590201819E	BARCODE			Date	12/03/2019-18:42:36	Form ID	36	
Department	Inspector General Of Registration		Payer Details						
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)						
Office Name	MLS_MULSHI 1 SUB REGISTRAR		PAN No.(If Applicable)	AAATE3549C					
Location	PUNE		Full Name	EMPIRE FOUNDATION					
Year	2018-2019 One Time		Flat/Block No.	SURVEY NO 256/7					
Account Head Details	Amount In Rs.	Premises/Building							
0030046401 Stamp Duty	500.00	Road/Street	VILLAGE HINJEWADI TALUKA MULSHI						
0030063301 Registration Fee	100.00	Area/Locality	PUNE						
		Town/City/District							
		PIN		4	1	1	0	5	7
Remarks (If Any)		मलस PAN2=ADQPA1417N-SecondPartyName=SANJIV AURORA AND MANGU HINGORANI २०१९							
Total	600.00	Amount In	Six Hundred Rupees Only						
		Words							
Payment Details	BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	02202292019031206703	79092702				
Cheque/DD No.		Bank Date	RBI Date	12/03/2019-18:44:03	Not Verified with RBI				
Name of Bank		Bank-Branch	BANK OF INDIA						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 9096412364

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

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1203201912707

Date 12/03/2019

Received from EMPIRE FOUNDATION, Mobile number 9822440514, an amount of Rs. 1840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.

Payment Details

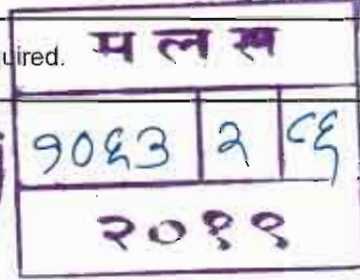
Bank Name BKID

Date 12/03/2019

Bank CIN 10004152019031210656

REF No. 79093604

This is computer generated receipt hence no signature is required.

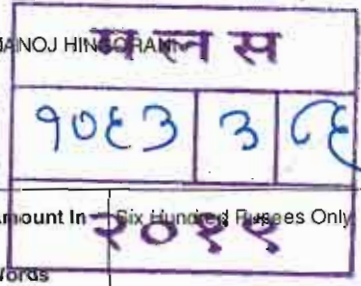




**CHALLAN**  
**MTR Form Number-6**



GRN	MH013056590201819E	BARCODE	[Barcode]		Date	12/03/2019-18:42:36	Form ID	36		
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty Registration Fee					
Office Name					MLS_MULSHI 1 SUB REGISTRAR					
Location					PUNE					
Year					2018-2019 One Time					
Account Head Details			Amount In Rs.		Premises/Building					
0030046401 Stamp Duty			500.00		Road/Street					
0030063301 Registration Fee			100.00		Area/Locality					
					Town/City/District					
					PIN					
					4   1   1   0   5   7					
					Remarks (if Any)					
					PAN2=ADQPA1417N-SecondPartyName=SANJIV AURORA AND					
					MANOJ HINJEWADI					
					Amount In Words					
					Six Hundred Rupees Only					
					Total					
					600.00					
Payment Details					BANK OF INDIA					
Cheque-DD Details					FOR USE IN RECEIVING BANK					
					Bank CIN		Ref. No.		02202292019031206703	79092702
Cheque/DD No.					Bank Date		RBI Date		12/03/2019-18:44:04	13/03/2019
Name of Bank					Bank-Branch					
					BANK OF INDIA					
Name of Branch					Scroll No. , Date		344 , 13/03/2019			



Department ID : \_\_\_\_\_ Mobile No. : 9096412364  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सधर चलन केवल दुयम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे . नोदणी न करावयाच्या दस्तासाठी सधर चलन लागू नाही .

Validity unknown

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 02  
 Date: 2019.04.04  
 20:12:48 IST  
 Reason: Secure Document  
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-18-1063	0007322418201819	15/03/2019-14:29:38	IGR034	100.00
2	(IS)-18-1063	0007322418201819	15/03/2019-14:29:38	IGR034	500.00
<b>Total Defacement Amount</b>					<b>600.00</b>





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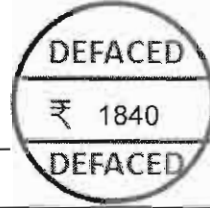


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1203201912707	Receipt Date	15/03/2019
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Received from EMPIRE FOUNDATION, Mobile number 9822440514, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered on Document No. 1063 dated 15/03/2019 at the Sub Registrar office S.R. Mulshi of the District Pune Gramin.



**Payment Details**

Bank Name	BKID	Payment Date	12/03/2019
Bank CIN	10004152019031210656	REF No.	79093604
Deface No	1203201912707D	Deface Date	15/03/2019

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





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BETWEEN

(1) MR. SANJIV CHAMANLAL AURORA AND (2) MR. MANOJ NAVALRAI HINGORANI

(THE LESSORS)

AND

EMPIRE FOUNDATION

(THE LESSEE)

DATED [ 15 / 3 / 2019 ], 2019





LEASE DEED

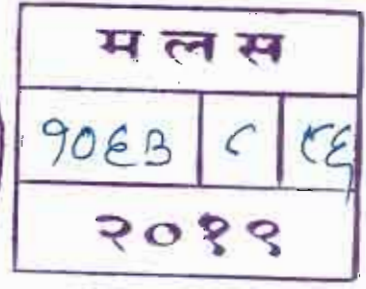
This Lease Deed ("*this Deed*") is made and executed at Pune on this 15<sup>th</sup> day of March, in the Christian Year Two Thousand and Nineteen (2019);

BETWEEN

(1) MR. SANJIV CHAMANLAL AURORA, age: 59 (holding *Income Tax PAN ADQPA1417N*) and  
(2) MR. MANOJ NAVALRAI HINGORANI, age: 44 (holding *Income Tax PAN AAPPH0991L*),  
both Indian citizens and residents of India having their common address at Global Square,  
2<sup>nd</sup> Floor, CTS No. 1505/2, Sr. No. 247+14B, Deccan College Square, Yerwada, Pune – 411-  
006, hereinafter collectively referred jointly as "the Lessors" (which expression shall unless  
it be repugnant to the context or meaning thereof be deemed to mean and include their  
respective heirs, executors, administrators and permitted assigns) of the One Part;

AND

EMPIRE FOUNDATION, a Public Charitable Trust duly registered with the Charity  
Commissioner, Mumbai Maharashtra under the provisions of the Maharashtra Public  
Trusts Act, 1950 under the Registration No.E-26236 (M), (holding *Income Tax PAN*  
AAATE3549C) having its office at City Survey No. 104-E, near Aster Society, Fire Brigade  
Road, Opp. Oberoi Mall, Dindoshi, Malad East, Mumbai 400097, by the hand of its duly  
authorized signatory Mr. Mehernosh Talati hereinafter referred to as "the Lessee" (which  
expression shall unless it be repugnant to the context or meaning thereof be deemed to  
mean and include the Trustees for the time being and from time to time of the said Trust,  
and the successors in interest and assigns of the said Trust) of the Other Part;



The Lessors, and the Lessee are herein individually referred to as "a Party" and collectively as "the Parties".

RECITALS:

- A. *WHEREAS*, the Lessee is on the lookout for a lease of a built to suit facility/premises to set up and operate a school/institute for imparting education/pre-primary education in or around Pune city and hence approached the Lessors for the same;
- B. *AND WHEREAS*, the Lessors have jointly and severally represented to the Lessee and hereby declare as follows:
- The Lessors are the absolute owners of all that piece and parcel of land or ground admeasuring Hectares 00 = 80 Ares equivalent to 86,112 square feet equivalent to 8,000 square meters, forming part of the larger land bearing Survey No. 256 Hissa No. 7 situate, lying and being at Village Hinjewadi within the Registration Sub-District of Taluka Mulshi, District Pune, and within the limits of the Gram Panchayat of Village Hinjewadi ("the Gross Land") and is shown as marked in red colour boundary lines on the plan annexed hereto and marked as Annexure 'A';
  - A portion admeasuring 4,305 square feet equivalent to 400 square meters out of the Gross Land is reserved for the MIDC Road ("the MIDC Road") and a portion admeasuring 8,960.70 square feet equivalent to 832.47 square meters out of Gross Land is falling under the road for the adjoining land ("the Private Road"). The MIDC Road is shown on the plan annexed hereto as Annexure 'A' in grey colour shades and the Private Road is shown on the plan annexed hereto as Annexure 'A' in brown colour shades. The



remainder portion of the Gross Land admeasuring approximately 6,767.53 square meters (viz. the Gross Land excluding the MIDC Road and the Private Road) is shown as marked in green colour shades on the plan annexed hereto as Annexure 'A' and is hereinafter referred to as "the Net Land". The Net Land is more particularly described in the *First Schedule* hereunder written.

- iii. The Net Land is capable of being built upon by construction of 2 (two) new multistoried buildings thereon viz. Tower A and Tower B (*as defined hereinafter*), in the Agreement to Lease dated 10.01.2018), for being used as a school/educational institute ("the Proposed Buildings").
  - iv. The Lessors are in the process of constructing the Proposed Buildings on the Net Land in accordance with the approvals obtained by the Lessors from the concerned authorities.
- C. **AND WHEREAS**, on the basis of the aforesaid representations made by the Lessors to the Lessee, the Parties hereto had entered into negotiations and on conclusion of such negotiations, it was mutually agreed by and between the Parties hereto that:
- i. The Lessors shall at their own costs and expenses, put up construction of the Proposed Buildings on the portion of the Net Land, interalia as per the plans and specifications mutually agreed upon between the Parties hereto, in accordance with the provisions of DCR and in accordance with the approvals to be obtained by the Lessors from the Pune Metropolitan Regional Development Authority ("PMRDA") (which is the planning



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authority having jurisdiction to grant approvals for construction on the Net Land) and other concerned authorities in terms of the applicable and prevailing DCR, and other rules, regulations and building bye-laws; and

- ii. On completion of construction of the Leased Area (*as defined hereinafter*), the Lessor shall grant lease of the Leased Area to the Lessee.

For the purposes of this Deed, the term “Leased Area” shall mean total constructed area of 15,332 square feet Built Up Area (which has been ascertained and arrived at after joint measurement between the Parties), on the Basement and Ground floor of Tower A of the Buildings, viz. the constructed area which is hereby being leased by the Lessors in favour of the Lessee. The Leased Area is more particularly described in the Second Schedule hereunder written and is shown as marked in red colour shades on the plan annexed hereto as Annexure 'B'.

- D. **AND WHEREAS**, by and under an Agreement to Lease dated 10<sup>th</sup> January, 2018, made and executed by and between the Parties hereto and registered with the Sub-Registrar of Assurances at Mulshi – 2 under number 801 - 2018 (hereinafter referred to as “the Lease Agreement”), the Lessors had agreed to demise to and in favour of the Lessee on a lease hold basis the Leased Area; and the Lessors had agreed to execute in favour of the Lessee a lease deed in respect of the Leased Area on the terms and conditions more particularly contained in the said Agreement to Lease.
- E. **AND WHEREAS**, pursuant to execution of the Lease Agreement, the Lessors have completed construction *inter alia* of the Leased Area and have obtained the part completion certificate bearing no. 1878/16-17, dated 14<sup>th</sup> June, 2018 from the





Pune Metropolitan Region Development Authority ("PMRDA"). A copy of the said part completion certificate dated 14<sup>th</sup> June, 2018 is annexed hereto and marked as Annexure 'C' and the completion plans (with regard to the Leased Area) as approved by the PMRDA along with the said part completion certificate are annexed hereto and marked as Annexure 'D'.

- F. *AND WHEREAS*, prior to the execution hereof, the built-up of the Leased Area is verified by the Parties hereto by undertaking a joint measurement of the same and on such verification, the Lessee hereby confirms that the same is as per the agreed specifications and to their satisfaction.
- G. *AND WHEREAS*, the Lessors have handed over final possession of the Leased Area to the Lessee on 01.06.2018 vide a Possession Letter dated 30.05.2018, a copy of which is annexed hereto as Annexure 'E'.
- H. *AND WHEREAS*, in the circumstances, in furtherance of the terms and conditions of the Lease Agreement and as agreed upon between the Parties therein, the Parties are hereby executing this Lease Deed for the purposes of reducing to writing the demise and lease of the entire Leased Area by the Lessors to the Lessee, as was contemplated between the Parties in the Lease Agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AND THIS LEASE DEED WITNESSETH AS FOLLOWS:

## 1 DEFINITIONS AND INTERPRETATION





## 1.1 Definitions:

1.1.1 In the body of this Deed, various terms or words or phrases are defined at various places (including in the Recitals) and such defined terms or words or phrases shall have the meanings ascribed to them in this Deed, unless such meanings are inconsistent with the context of the relevant provisions hereof.

1.1.2 All capitalised terms used in this Deed and not specifically defined herein but defined in the Lease Agreement (including *inter alia* in Clause 1.1 thereof) shall have the meanings as ascribed to such terms under the Lease Agreement, unless such meanings are inconsistent with the context of the relevant provisions hereof.

## 1.2 Interpretation:

Except where the context requires otherwise, this Deed will be interpreted as follows:

1.2.1 the Recitals, Schedules and Annexures shall form an integral and operative part of this Deed;

1.2.2 headings are for convenience only and shall not affect interpretation of the provisions of this Deed;

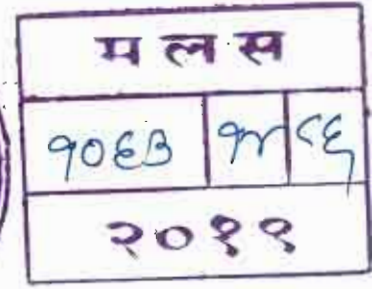
1.2.3 where a word or phrase is defined herein or in the Lease Agreement, other parts of speech and grammatical forms/variations of such word or phrase, shall have corresponding meanings;



- 1.2.4 any reference to Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Schedule or Annexure respectively of this Deed;
- 1.2.5 any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
- 1.2.6 words importing the singular shall include plural and vice versa; and
- 1.2.7 words denoting any gender shall include all genders.

## 2 GRANT OF LEASE

- 2.1 In consideration of the said Lease Agreement and the lease rent hereby reserved and agreed to be paid by the Lessee to the Lessor as provided hereinafter (hereinafter referred to as "the Lease Rent") and the terms, conditions and covenants on the part of the Lessee herein contained the Lessors do and each of them doth hereby demise unto and in favour of the Lessee ALL THAT the Leased Area more particularly described in the Second Schedule hereunder written as shown on the plans annexed hereto and marked as Annexure 'B' TOGETHER WITH all rights of and incidental thereto (hereafter for brevity's sake collectively referred to as "the Demised Premises") from 1<sup>st</sup> June, 2018 (hereinafter referred to as "the Rent Commencement Date") for the term of 35 (Thirty Five) years expiring on 31<sup>st</sup> May, 2053 TO HAVE AND HOLD UNTO the Lessee the Demised Premises hereby demised and transferred from the Rent Commencement Date for the said term of 35 (Thirty Five) years.
- 2.2 The Parties hereto agree, confirm and declare that the Lease Agreement is valid, binding and subsisting between the Parties and that all terms and conditions as



mentioned in the Lease Agreement shall mutatis mutandis apply to the lease hereby granted by the Lessors in favour of the Lessee.

### 3 TERMS OF THE LEASE

- 3.1 The Parties hereto confirm that the Final Completion (as defined in the Lease Agreement) has been achieved by the Lessors; and accordingly, the Parties have mutually agreed that the Rent Commencement Date is 1<sup>st</sup> June, 2018.
- 3.2 The tenure of this Lease in respect of the Leased Area shall be for a period of 35 (Thirty-Five) years commencing from the Rent Commencement Date i.e. 1<sup>st</sup> June, 2018 and expiring by efflux of time on 31<sup>st</sup> May 2053.
- 3.3 The initial Lease Rent payable by the Lessee to the Lessors under this Lease Deed for the Leased Area shall be Rs. 4,98,292/- (Rupees Four Lakhs Ninety Eight Thousand Two Hundred Ninety Two Only) per month. The Lessee has on or before the execution hereof paid to the Lessors the Lease Rent for the period commencing from the Rent Commencement Date till 28<sup>th</sup> February, 2019.
- 3.4 The Lease Rent shall be paid subject to deduction of tax at source, as per the provisions of the Income Tax Act, 1961; and the Lessee shall provide the requisite certificates of deduction of tax at source as per the provisions of the Income Tax Act, 1961 and Rules framed thereunder.
- 3.5 The Lease Rent shall stand escalated at the rate of 4% (four percent) after the expiry of every 12 (twelve) months from the Lease Rent Commencement Date. The term "the Lease Rent", wherever the same appears in this Deed shall mean the lease rent payable by the Lessee to the Lessors in respect of the Leased Area, after taking into



account such escalations. The details of the amount of Lease Rent payable during the tenure of the 35 (Thirty-Five) years from the Rent Commencement Date (with the applicable escalations therein), is set out in Annexure 'F' hereof.

- 3.6 The Lease Rent shall hereafter and during the terms of the Lease hereby granted be paid by the Lessee to the Lessors in advance on a monthly basis on or before the 10<sup>th</sup> day of each calendar month to which the same pertains. For example, the Lease Rent for the month of June, 2019, shall be paid by the Lessee to the Lessors on or before 10<sup>th</sup> June, 2019; and the Lease Rent for the month of July, 2019 shall be paid by the Lessee to the Lessors on or before 10<sup>th</sup> July, 2019 and so on and so forth. In the event of any delay by the Lessee in making payment of the Lease Rent on the stipulated date, the Lessee shall be liable to bear and pay interest to the Lessors on the delayed amount calculated at the rate of 12% (Twelve Percent) per annum; and which liability of the Lessee shall be without prejudice to the rights and remedies of the Lessors available hereunder and under Applicable Law.
- 3.7 The Lessee shall be liable to bear and pay the applicable Goods and Services Tax (hereinafter referred to as "GST") or any other similar indirect taxes (whether applicable now or as may be introduced in future) as per the prevailing rate from time to time on the amount of the Lease Rent, provided that appropriate invoices for the same are issued by the Lessors to the Lessee.
- 3.8 The initial period of 14 (fourteen) years from the Rent Commencement Date shall be a lock-in period for the Lessee viz. during such period, the Lessee shall not be entitled to terminate this Lease Deed, save and except in the circumstances set out in Clauses 10.3 hereof (hereinafter referred to as "the Lock -in Period"). In the event





if the Lessee desires to terminate this Lease Deed during the Lock-in Period or if the Lessors terminate this Lease Deed in the event of occurrence of a Termination Event (as defined in Clause 9.3 hereof), then the Lessee shall be liable to pay to the Lessors an amount equivalent to the Lease Rent for the entire residue of the Lock-in Period (including the escalations in the Lease Rent as provided herein) i.e. the unexpired Lock-in Period (after deduction of the actual Lease Rent till then paid by the Lessee).

3.9 The Lessors shall not be entitled to terminate this Lease Deed during the entire tenure hereof, save and except in the events as specified in Clause 9.3 hereof.

#### 4 SECURITY DEPOSIT

4.1 The Lessee has deposited and keep deposited with the Lessors the Security Deposit of sum of Rs. 49,82,924/- (Rupees Forty Nine Lakhs Eighty Two Thousand Nine Hundred Twenty Four Only) as and by way of a security deposit for and against grant of lease of the Leased Area ("the Security Deposit").

4.2 On or before execution hereof, the Lessee has made payment of the entire amount of Security Deposit to the Lessors (the payment and receipt whereof the Lessors do and each of them doth hereby admit and acknowledge).

4.3 The Security Deposit shall be refunded by the Lessors to the Lessee without any deductions or adjustments therefrom (save and except for any deductions in accordance with Clause 11.5 hereof), upon expiry or sooner determination of the Lease Deed and simultaneously against the Lessee handing over the vacant and peaceful possession of the Leased Area to the Lessors in terms of what is recorded in the Lease Agreement. In case of a timely refund of Security Deposit as aforesaid by the Lessors, the Lessors shall not be liable to bear and/or pay any interest on the





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Security Deposit amount. It is clarified that the Lessors shall be jointly and severally be bound, liable, obliged and responsible to refund the Security Deposit to the Lessee. In the event if the Lessors commit any delay in refunding of the Security Deposit to the Lessee, then and in such an event, the Lessee shall be entitled to receive from the Lessors an interest calculated at the rate of 12% (Twelve Percent) per annum on the amount of the outstanding amount of the Security Deposit during such period of delay. In addition thereto, on the Lessee agreeing to handover over the vacant and peaceful possession of the Leased Area, to the Lessors, if the Lessors refuse/neglect to refund the Security Deposit to the Lessee then the Lessee shall (till the entire Security Deposit along with interest as aforesaid thereon (subject to the agreed adjustment/deduction) is refunded by the Lessors to the Lessee), be entitled to continue, occupation and possession of the Leased Area, without payment of any Lease Rent or any other amounts to the Lessors; and in such an event the Lessee shall not be treated as or construed as or be deemed to be a trespasser qua Leased Area.

## 5 REPRESENTATIONS, WARRANTIES AND COVENANTS

5.1 The Lessors do and each of them doth hereby confirm having represented to the Lessee and hereby covenant with the Lessee that:

5.1.1 The Lessors are the owners of and are absolutely seized and possessed of the Gross Land in the manner recited above, free from all encumbrances; and are entitled to put up construction of the Proposed Buildings on the Net Land and are entitled to grant a Lease in respect of the Leased Area in favour of the Lessee, in the manner set out in this Deed.



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- 5.1.2 The title of the Lessors to the Gross Land is clear and marketable and free from all encumbrances.
- 5.1.3 The Proposed Buildings shall be constructed on the Net Land by the Lessors in accordance with all approvals and the plans sanctioned by the PMRDA; and the Lessors shall not commit any deviations from the Agreed Specifications (as annexed to the Lease Agreement) unless approved in writing by the Lessee, in the course of construction of the Proposed Buildings or commit any violations of any conditions subject to which the permissions for construction of the Proposed Buildings are granted by the PMRDA.
- 5.1.4 No notice/s is/are received by the Lessors either from local authorities or from any Governmental Authorities or otherwise for requisition and/or acquisition of the Net Land and/or the construction to be put up thereon and/or any part thereof.
- 5.1.5 Neither the Lessors nor anyone authorised to act on their behalf have, till date of execution of these presents, created any third party rights in respect of the Net Land and/or the construction to be put up thereon including *inter alia* by way of sale, exchange, grant of development rights, mortgage, charge, gift, trust, maintenance, possession, tenancy, inheritance, lease, leave and license, settlement of trust, lien or otherwise howsoever; and no third parties have asserted their entitlement or any claim over the Gross Land and/or any part thereof and/or the construction to be brought up thereon.



- 5.1.6 The Lessors have not done any act, omission, deed or thing, which is likely to curtail, restrict or prejudice the right of the Lessee to possess, use and occupy the Leased Area or any part thereof in the manner as recorded herein.
- 5.1.7 There is no income tax, wealth tax, sales tax or other taxation proceeding whether for recovery or otherwise initiated by any Governmental Authority, whereby the right and entitlement of the Lessors to grant the lease of the Lease Area or any part thereof is in any way affected and/or jeopardized.
- 5.1.8 All municipal and property taxes, land revenue taxes, payable to all Governmental Authorities in respect of the Gross Land are paid and there are no such dues in respect thereof; and the Lessors shall continue to pay the same in the future without committing any defaults in terms of Clause (6.9) mentioned hereinbelow.
- 5.1.9 The Lessors confirm that during the subsistence of the lease as hereby granted, the Lessors shall not create any easementary rights, lease/leave and license or enter into any rental/lease agreement in respect of the Net Land and/or the Proposed Buildings in favour of any third parties save and except as agreed upon between the Parties hereto.
- 5.1.10 The Lessors hereby covenant with the Lessee that subject to the Lessee complying with the terms, conditions and provisions of these presents, the Lessee shall, during the subsistence of the lease hereby granted, be in exclusive peaceful and quiet use, occupation and possession of the Leased Area, free from any interference, objection, evictions, claim, interruptions

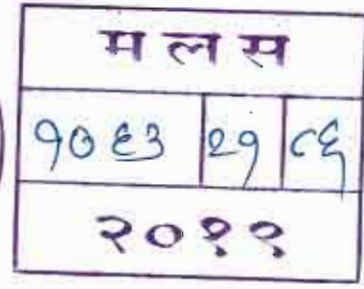


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and demand whatsoever by the Lessors and/or their successors and/or assigns and/or any person(s) claiming by, from, under or in trust for the Lessors or any of them; and that the Lessee shall have the absolute right to use and enjoy the compound, entrances, staircase, lifts, landings, corridors, passage in and outside the Proposed Buildings and the right of ingress to and egress from the Proposed Buildings and all the related services, in as much as the same is necessary for the effective enjoyment of the Leased Area by the Lessee, its staff, representative, etc.

- 5.1.11 There are no hazardous or prohibited substances located in the Gross Land; and there has been no violation thereon of any law governing hazardous substances.
- 5.1.12 The Gross Land and/or the construction already brought up thereon and to be hereafter brought up thereon are not the subject matter of any pending litigation and/or arbitration proceedings and that there are no prohibitory or restraint orders (whether ad-interim, interim or final) passed by any courts, tribunals, for a or Governmental Authorities (judicial and/or administrative and/or quasi-judicial), which are in force in respect of the Gross Land and/or the construction to be brought up thereon.
- 5.1.13 The Lessors are not restricted/restrained under the any other Applicable Law, from developing the Gross Land or entering into this Lease Deed or consummating the transactions as recorded hereby.
- 5.1.14 The Lessors confirm that the user of the Leased Area is approved as a school, by the PMRDA (to the extent of construction related permissions)





5.1.15 The Lessors are Indian citizens and residents of India as per the provisions of the Income Tax Act, 1961.

5.1.16 The Lessee, its employees, visitors, students, representatives, etc. shall at all times be entitled to access the Leased Area from the municipal road through the compound of the Net Land and the common area / common staircase in Tower A of the Proposed Buildings.

5.2 The Lessee doth hereby confirm having represented to the Lessors and hereby covenant, assure and warrant with the Lessors that:

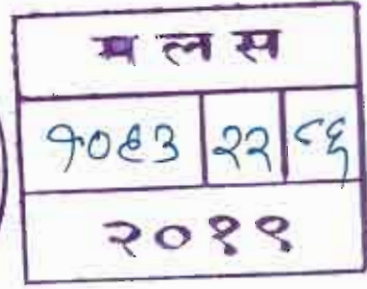
5.2.1 The Lessee is a trust duly formed under a Deed of Trust dated 19<sup>th</sup> September, 2009 and is duly registered on 16<sup>th</sup> November, 2009 under the provisions of the Maharashtra Public Trusts Act, 1950.

5.2.2 The Lessee does not require to have any prior/post permission/consent/NOC from any Governmental Authority under any Applicable Law for entering into the transaction recorded hereby.

5.2.3 The Leased Area shall be used by the Lessee only for the purposes of operating and managing a school or an institute for imparting education or for any other lawful use, as may be permissible under the Applicable Law in force from time to time; and subject to and in accordance with the permissions/approvals granted by the concerned Governmental Authorities.

5.2.4 The Lessee shall not use the Leased Area for carrying out any illegal activities.



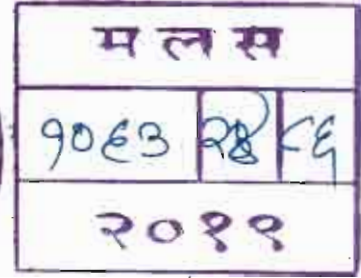


- 5.2.5 The Lessee shall cooperate with the Lessors and with fire prevention department/authorities for inspection of the Proposed Buildings, relating to fire and safety requirements, and abide by all directions of the authorities.
- 5.2.6 The Lessee shall not carry out any act of omission or commission or negligence, which may be hazardous or unsafe or in violation of applicable fire and safety related regulations and requirements.
- 5.2.7 The Lessee shall not use or occupy the Leased Area or any part or portion thereof or carry out any activity therein, in violation or non-compliance of any Applicable Law or regulations.
- 5.2.8 The Lessee shall not do or allow or suffer to be done anything on the Leased Area, which prejudices the rights of the Lessors as the owners of the Net Land and/or the Proposed Building(s).
- 5.2.9 The Lessee shall not store or allow to be stored in the Leased Area any goods, articles or things of a hazardous, inflammable, explosive, corrosive, toxic or combustible nature, which may damage the structure of the Proposed Buildings; save and except cooking gas cylinders and related equipment and equipment or material or goods as may be required in the usual course of for running/operating a school/educational institution, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as may be recommended by concerned authorities.
- 5.2.10 The Lessee shall maintain the Leased Area in a habitable and usable condition by carrying out the day to day maintenance/repairs in respect



thereof until the expiry or sooner determination of the Lease hereby granted; and shall leave the same in a good and habitable condition (reasonable wear and tear excepted). It is clarified that all structural repairs shall be the responsibility of the Lessors and the Lessee shall not be responsible for the same provided structural damage is not attributed to any act, omission, and/or negligence of the Lessee, its staff, representatives, contractors, etc.

- 5.2.11 The Leased Area shall be used by the Lessee with proper care and caution and in keeping with the Applicable Laws and regulations of the local Governmental Authorities.
- 5.2.12 The Lessee shall comply with all sanitation, health or safety requirement or guidelines as may be specified by the Governmental Authorities from time to time.
- 5.2.13 The Lessee shall take all reasonable precautions to keep the Leased Area free of rats, rodents, vermin, insects, pests, birds and animals and to promptly co-operate with the Governmental Authorities to fumigate, disinfect or in taking any other steps as may be deemed necessary by the competent authorities and to bear the expenses in this regard. Subject to the above and other reasonable safeguards, the Lessee will be permitted to carry out such activity as may be necessary for educational purposes.
- 5.2.14 The Lessee acknowledges that the lease hereunder granted by the Lessors to the Lessee is restricted only to the peaceful use, occupation and possession of the Leased Area and for carrying out the permitted activities



therefrom viz. *inter alia* of operating and managing a school/educational institution therefrom or such other legitimate activity as may be permitted by the PMRDA or other concerned authorities from time to time. The Lessee is further aware that the entire development potential/FSI of the Gross Land exclusively belongs to the Lessors and the Lessors alone are entitled to carry out all construction/reconstruction/development activity on the Net Land; thus, the Lessee shall not carry out any act, deed or matter whereby the above right of the Lessors is impaired/jeopardized in any manner whatsoever.

- 5.2.15 The Lessee shall not make any structural or other permanent alterations or additions to the Proposed Buildings, without obtaining the requisite permissions for such alterations from the PMRDA, wherever required; the same shall be done only under prior written intimation to the Lessors but without requiring any prior permission of the Lessors. The Lessee shall do any such structural or other permanent alterations only after obtaining an opinion of a licensed structural engineer/architect stating that the said structural or other permanent alterations shall not damage or have any adverse effect on the load bearing walls or columns of the Leased Area. It is clarified that the Lessee shall be entitled to undertake fit outs modification and non-structural alterations and/or additions within the Proposed Buildings at the Lessee's own cost, expenses, and responsibility, provided that the same are in accordance with the Applicable Laws, rules, regulations and guidelines and after obtaining the necessary permissions from the PMRDA (if required) and for any such fit outs modification and non-



structural alterations and/or additions no prior intimation to the Lessors or the opinion of any licensed structural engineer/architect shall be required.

- 5.2.16 The Lessee shall be at liberty to bring into the Leased Area, its own furniture, fixtures, articles and equipment, which are be required by the Lessee for its activities and shall remove the same on the expiry or sooner determination of the lease hereby granted by the Lessors in favour of the Lessee provided no damage is caused to the Leased Area. If Lessee causes any harm, damage, tempering, destruction, modification or alteration, the Lessee shall either carry out repair/restoration of the similar standard/quality or bear the repair/restoration cost of the same.
- 5.2.17 The Lessee shall permit the Lessors along with their authorized representatives to enter upon the Leased Area for inspection and to carry out repairs at the reasonable time as and when necessary, with 5 (Five) days' prior written notice thereof to the Lessees except in the case of extreme emergency, when the notice will be of 24 (twenty-four) hours. Such inspection will be carried out without disrupting the activities/use of the Lessee of the Leased Area. The Lessors shall however be entitled to continue to put up further construction of the Proposed Buildings on the Net Land as per the terms of the Lease Agreement and as provided in this Deed.
- 5.2.18 The Lessee shall be solely responsible for the safety and security of all its property, equipment etc. and personnel, third parties, students, visitors etc. in the Leased Area.





- 5.2.19 On and from the Rent Commencement Date, as provided in this Deed, the Lessee shall regularly pay the applicable lease rent and all other amounts payable under this Deed in respect of the lease granted hereby.
- 5.2.20 The Lessee shall not challenge, withhold or seek any remission or rebate under any law or due to the change in any law (whether present or future), in its liability to pay the lease rent or any other payments due and payable to the Lessors by the Lessee under this Deed.
- 5.2.21 The Lessee hereby covenants with the Lessors that it shall at its own costs, obtain all necessary licenses, permissions, approvals and authorizations from the concerned authorities/local bodies including all applicable licenses from various statutory authorities and to comply with all applicable laws, statutory rules and regulations, for running its activities in the Leased Area. It is clarified that the Lessors shall have no liability or responsibility whatsoever in this behalf including for any prosecution or ancillary act or penalty whatsoever.
- 5.2.22 This Deed sets out the valid, legal and binding obligations on the part of the Lessee. All permissions/approvals necessary or required on the part of the Lessee for the execution and performance of this Deed have been duly obtained and the Lessee is fully authorized to enter into and perform its obligations under this Deed.
- 5.2.23 The Lessee shall be responsible for obtaining adequate insurance of such value, as the Lessee may deem fit in respect of the furniture, fixtures and belongings of the Lessee as may be brought in to the Leased Area by the





Lessee and the Lessors shall not be responsible for the same.

- 5.2.24 At the time of expiry or termination of the lease hereby granted, Lessee shall clear all its liabilities towards electricity charges, water charges and other outgoings and other statutory dues payable by the Lessee hereunder and provide the receipts of the same to the Lessors.
- 5.2.25 If the Lessors become liable to bear, suffer and/or pay, directly or indirectly, any fine, penalty, interest or any charges in whatsoever manner levied/imposed by the Governmental Authorities, local authority/body or any other legislative/statutory body/authority due to and as a result of any act, omission or negligence of the Lessee, its employees, officers, representatives, agents; or due to any accident or other untoward incident taking place on the said Premises attributable to the Lessee, its representatives, contractors, workers etc.; then the Lessee shall be liable and obliged to bear and pay/reimburse all such fine, penalty and charges or whatsoever to the Lessors.
- 5.2.26 The Lessee shall be responsible for all acts, omission and negligence of its employees, staff, teachers, students, agents and representatives and undertakes to keep the Lessors, discharged and indemnified from and against the same.
- 5.2.27 The Lessee shall comply with all the statutory requirements right from setting and running the school/educational institution including but not restricted to obtaining the required approvals, permissions and NOC as also the requisite approvals, permissions or any other consent while moving out



of the Leased Area (at the expiry or sooner determination hereof) so as to ensure that the Lessors are free and enable to rent out the Leased Area to any third person/party.

5.2.28 The Lessee has taken a lease of the Leased Area from the Lessors on the clear understanding that the Lessee shall definitely vacate the Leased Area on the expiry or early termination of the lease hereby granted; and shall, after expiry or termination of the lease, not claim any right, title or interest in the Leased Area and and/or claim any right to hold over or continue to use the Leased Area thereafter, and any use/occupancy (subject to the terms set out in this Deed and the Lease Agreement) by the Lessee of the Leased Area or part thereof after the expiry or determination of the lease hereby granted, shall be construed as trespassing by the Lessee.

5.2.29 The Lessee has in the meeting of the Trustees of the Lessee held on 5<sup>th</sup> October 2017 authorised Mr. Mehernosh Talati, as its authorised signatory to execute these presents in a manner binding on the Lessee.

## 6 ADDITIONAL TERMS AND CONDITIONS

6.1 Prior to the execution hereof, the Parties have conducted a joint physical measurement of the Leased Area and the quantum of the Lease Rent payable by the Lessee to the Lessor is thereupon ascertained between the Parties as set out hereinabove.

6.2 Notwithstanding anything to the contrary contained in this Deed, save and except the construction of the Proposed Buildings as set out in the Lease Agreement, the Lessors shall not carry out additional construction (including on the terrace of the



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Proposed Buildings) by loading or consuming any further development potential/FSI over and above what is agreed upon between the Parties, without obtaining the prior written approval of the Lessee. The Parties confirm that any further construction on the Net Land (over and above the presently proposed Tower A and Tower B shall jeopardize and prejudicially affect the entitlement and ability of the Lessee to effectively enjoy and use the Leased Area during the tenure hereof and the Lessors do and each of them doth hereby accept and acknowledge that such restriction on the further construction is reasonable in order to enable the effective and beneficial use and enjoyment of the Leased Area by the Lessee. .

6.3 The Lessors have agreed to grant a lease in respect of the Net Land and the rest of the portion of the Proposed Buildings to a third party for the purposes of operating a pre-primary school, primary school, secondary school, college, institute for higher education, etc. and the Lessors agree that they shall not use or permit the any part of the Proposed Buildings or the Net Land to be used by any third parties for any other purposes without the prior written approval of the Lessee.

6.4 The Lessee shall be at liberty, without causing any damage to the structure, façade, walls or any part thereof, 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 first floor of the Tower A of the Proposed Buildings and/or the Net Land (including the façade or terrace thereof), without being liable to paying any additional amount but after obtaining the requisite permission from the concerned authority (if required), at its own cost and expenses and liable to pay the requisite charges for the same to the concerned authority, if any, provided the structure / pillar on which such sign board are to be put shall be able bear the weight of the same.



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6.5 The Lessors shall throughout the tenure of the Lease hereby granted bear and pay the entire property taxes payable to the concerned Governmental Authorities in a timely manner. On failure of the Lessors to make payment of such amounts of property taxes to the concerned Governmental Authorities, if the Lessee receives any notice of such failure from the concerned authority or if there is any coercive action taken against the Lessors or the Leased Area or the Proposed Buildings or the Net Land by the concerned Governmental Authorities then, the Lessee shall be entitled (but not obliged) to make payment of such amounts to the concerned Governmental Authorities after giving the Lessors a prior written notice/intimation of 15 (fifteen) days and if despite such intimation/notice, the Lessors fail to make payment of such amounts to the concerned Governmental Authorities. On payment of such amounts by the Lessee, the Lessee shall raise the demand of reimbursement of the same to the Lessors and if the Lessors fail to reimburse the amount so paid by the Lessee within the period of 30 (thirty) days, then the Lessee shall be entitled adjust such amounts from the Lease Rent payable by the Lessee to the Lessors hereunder.

6.6 The Lessors shall be responsible and liable for repairing all structural damage to the Leased Area and/or the Proposed Buildings provided such damage is not due to any act, negligence or omission of the Lessee, its staff, contractors, representatives etc. throughout the tenure of this Lease Deed as and when called upon by the Lessee to do so; and failure on the part of the Lessors to commence such repairs, within the period of 15 (Fifteen) days from the date of the receipt of an intimation from the Lessee in that regard, the Lessee shall be entitled (but not obliged) to rectify/repair such damage at the costs of the Lessors and shall be entitled to be reimbursed all





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amounts expended by the Lessee from the Lessors which amount shall be reimbursed by the Lessors to the Lessee within a period of 30 (Thirty) days from the date of receipt of intimation of such demand along with the documentary evidence of such expenditure by the Lessors subject to completion of such works by the Lessee. On failure of the Lessors to pay such amounts to the Lessee, the Lessee shall be entitled to deduct such amount from the Lease Rent and/or any other amount/s hereunder agreed to be paid by the Lessee to the Lessors. For the purposes of ascertaining if there are any damage/defects in the structure and/or construction of the Proposed Buildings and / or any dispute / differences pertaining to cause of such damage, the Parties shall refer the matter to a reputed practicing architect (to be mutually nominated by the Parties); and the opinion of such architect shall be binding on both Parties and the aforesaid reimbursement by the Lessors to the Lessee shall be subject to the opinion of such architect mutually nominated by both the Parties hereto. In the event if it is subsequently proved that the structural damage to the Proposed Buildings is attributable to any act, negligence or omission of the Lessee, its staff, contractors, representatives etc., then the Lessors shall not be liable to reimburse the costs so incurred by the Lessee in the course of carrying out the requisite repairs.

- 6.7 The Lessors have jointly and severally requested the Lessee to make payment of all amounts (including *inter alia* the Lease Rent and the Security Deposit) payable by the Lessee hereunder to each of the Lessors in equal shares i.e. 50% each and accordingly, based on such request made by the Lessors, the Lessee has agreed to make payments of such amounts to each of the Lessors in equal shares i.e. 50% each. The Lessee is not concerned with the inter se distribution or division of the



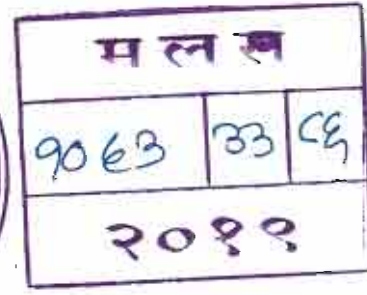


lease rent between the Lessors and shall not be held responsible for the same.

6.8 The Lessors confirm that all obligations, responsibilities of the Lessors as mentioned in this Deed (including the obligation to refund the Security Deposit to the Lessee as per the terms hereof) shall be joint and several.

6.9 As regards the property tax payable in respect of the Leased Area, it is agreed by and between the Parties hereto that all property taxes (and increases therein including any land under construction or land being built upon premiums or charges) till completion of the construction of the Tower A and the Tower of the entire Proposed Buildings on the Net Land viz. completing Tower A and Tower B both and/or any other structure to be constructed by the Lessors shall be borne and paid by the Lessors. Pursuant thereto, the property taxes and increases therein as applicable to the Leased Area shall be continued to be borne and paid by the Lessors, subject to a maximum increase every 3 (three) years, in such property taxes of 15% (fifteen) percent over and above the previously prevailing rate of property taxes. In the event if the property taxes during any period of 3 (three) years (to be computed as every 3 (three) years from the completion of the entire construction of the Proposed Buildings) increases beyond 15% of the property taxes in respect of the Leased Area payable immediately prior to the commencement of such period of 3 (three) years, then during such period of 3 (three) years, the increased property taxes in respect of the Leased Area shall be paid by the Lessee. It is hereby clarified increases in the property taxes referred to in this Clause shall be borne by the Lessee only to the extent of Leased Area.

6.10 The Lessee shall be responsible and liable to maintain the interiors of the Leased



- Area at the Lessee's own costs and expenses. Also, if any damage is cause to the structure due to any reason attributed to the Lessee, its staff, contractors, etc. then the Lessee shall immediately repair/reinstate such structural damage at its own cost and expenses.
- 6.11 The Lessee shall not claim protection as a protected tenant in respect of Leased Area, under the provisions of the Maharashtra Rent Control Act, 1999.
- 6.12 The Lessee shall under no circumstances require the Lessors to receive the Lease Rent (hereunder agreed to be paid by the Lessee to the Lessors) or any other amounts hereby reserved directly from any third parties; and the Lessee shall continue to be obliged to perform and comply with all the Lessee's obligations hereunder notwithstanding any leave and license or sub-lease arrangement/s that the Lessee may have entered into. Such leave and license or sub-lease arrangements shall be for a period during the subsistence of these presents to the intent that on cancellation or termination of these presents, as the case may be, such license/sub-lease arrangement shall stand terminated/cancelled/revoked on its own and on expiry or sooner determination of the lease, the Lessee shall be responsible to deliver vacant and peaceful possession of the Leased Area to the Lessors, notwithstanding the grant of such leave and license or sub-lease by the Lessee.
- 6.13 Without prejudice to what is set out in Clauses 6.12 and 6.13 hereof, it is agreed by and between the Parties that for the more effective management and conduct of the Lessee's activities from the Leased Area, the Lessee shall be permitted to appoint concessionaires, management franchisees or any operators ("the Concessionaires") and to permit such Concessionaires to enter upon and carry out any activities



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incidental to operating and managing a school/educational institution from the Leased Area (including vending of stationery, snacks, food items, operating a canteen etc.) on such terms and conditions as the Lessee may deem fit and proper; without creating any leasehold or sub-lease or possessory rights, title or interest in favour of such Concessionaires in respect of the Leased Area. Notwithstanding the appointment by the Lessee of any Concessionaire/s, the Lessee shall continue to be responsible to comply with all its obligations under the Lease Agreement and this Deed; and any arrangement that the Lessee may enter into with the Concessionaire/s shall be co-terminus and co-existent with the tenure of this Lease Deed. The Lessee shall not require the Lessors to receive any Lease Rent or other amounts hereunder agreed to be paid by the Lessee directly from such Concessionaire/s and the Lessee shall not assign any rights or obligations of the Lessee under this Deed to or in favour of such Concessionaire/s. The Lessee hereby agrees and undertakes with the Lessors that if it appoints any Concessionaires and/or allows any third Person or party to use and/or occupy any part of the Leased Area; then and in such an event, upon expiry or termination of the lease, the Lessee shall ensure that the Concessionaires or other third parties shall vacate the Leased Area; and the Lessee shall handover possession thereof to the Lessors.

6.14 If as a result of any future legislation, the use or occupation of the Leased Area by the Lessee is capable of being protected beyond the term of the lease as specified herein, such protection and/or right shall be deemed to have been waived by the Lessee; and the Lessee shall continue to abide by the terms of this Lease Deed qua the tenure hereof. The Lessee agrees not to claim any protection as a protected tenant under the provisions of the Maharashtra Rent Control Act, 1999 or any



statutory modification or re-enactment thereof.

6.15 The Lessors have informed the Lessee that the Lessors desire to securitise the Lease Rent, payable by the Lessee under this Lease Deed, with a bank/financial institution and to avail of a loan from such bank/financial institution. In the event of the Lessors creating a security on the Lease Rent to be received by the Lessors under this Lease Deed, then the Lessors shall inform the Lessee about the same, so as to enable the Lessee to pay the Lease Rent to such financial institution/bank directly. The payment by the Lessee to such financial institution/bank as per the instructions of the Lessors shall amount to discharge of the obligation of the Lessee as regards payment of the Lease Rent. The Lessee shall sign requisite documents (not being any documents whereby the Lessee becomes directly obliged or responsible to the lender), if required, to enable the Lessors to avail of such loan against security of the Lease Rent receivable by the Lessors. The Lessors shall ensure that the interest or entitlements of the Lessee is not jeopardized in any manner during the process of securitization of the Lease Rent. It is clarified that the Lessee shall not have to bear any costs, charges, expenses or give any undertakings or indemnities for such understanding of the Lessors with the banks/financial institution.

6.16 The Lessee shall be responsible and liable, at its own cost, for maintaining and keeping the said Leased Area, the fixtures and appurtenances therein (including, but not limited to the plumbing, electrical, all doors, ventilation, glass located/affixed in the Leased Area) (other than the structure of the Proposed Buildings) in good, usable and habitable condition (subject to normal wear and tear due to aging and climatic condition) including the facilities provided by the Lessors therein, by carrying out the periodical maintenance/repair thereof and further, carry out day to day repair work





to restore the Leased Area including the repair/replacement fittings and fixtures provided therein and the facilities therein from any damage caused to the same.

6.17 Notwithstanding anything mentioned herein, it is clarified, agreed and confirmed by and between the Parties hereto hereby that the facilities/utilities to be provided by the Lessors in the Leased Area such as electricity cables, water pipes, water tanks/pumps and all other facilities, are the integral part of the Proposed Building and are of an infrastructural nature. On and from the date hereof, the Lessors shall not be responsible/liable for working/ maintenances/ operation of such facilities provided in the Leased Area to the intent that the Lessee shall, at its own cost and expenses, be responsible/liable/oblige to/for the working/operation/ maintenance of such facilities and also shall, at its own cost and expenses, be liable and obliged to renew the annual maintenance/warranty contract, as applicable and required and to carry out the maintenance of the same to keep them in working/operational condition at all the time, for example if cable/wire of electricity is damaged/disconnected any time hereafter (in relation to the Leased Area), then in such events, the Lessors shall not be responsible/liable/obliged for the same or to look into the matter, as the Lessee shall, at its own cost and expenses, be liable and responsible for rectification of the same.

## 7 SUBSEQUENT TRANSFER BY THE LESSORS

7.1 In the event if after the execution of this Lease Deed, the Lessors intend to sell and/or transfer their rights in the Net Land and/or the Proposed Buildings to any third Person or party (hereinafter referred to as "the Proposed Acquirer"), the Lessors shall be entitled to do so, subject to the following conditions:





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- 7.1.1 the transfer of the entire Net Land and the Proposed Buildings should only be in favour of a single entity or person, being the Proposed Acquirer. It is clarified that it is the intention of the Parties that the transferee of Lessors' ownership and/or reversionary rights in the Net Land and the Proposed Buildings would be a single persons or entity; and in case of the proposed transferee/s being individuals, the Net Land and the Proposed Buildings can be transferred to a group of individuals who are relatives of each other within the meaning of the term "*Relatives*" as defined under Section 2 (77) of the Companies Act, 2013;
- 7.1.2 the Lessors shall be entitled to sell and/or transfer the Net Land and the Proposed Buildings to and in favour of the Proposed Acquirer for such consideration, as the Lessors may deem fit and proper, without being liable to render any accounts or payment of any amounts to the Lessee;
- 7.1.3 such Proposed Acquirer (or the shareholders or persons entitled to profits/revenue of the Proposed Acquirer or the persons in effective charge, control and management of the Proposed Acquirer viz. partners, directors or designated partners or trustees, etc. of the Proposed Acquirer) should not be a Competitor of the Lessee. For the purposes of this Clause 7.1.3, the term "*Competitor*" shall mean any person or entity, engaged in the business or activities similar to the Lessee's objects viz. that of operating, running or managing schools, colleges or any other type of educational institutes/institutions; or providing any services or operation/management consultancy to such educational institutes/institutions, in India or elsewhere;



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7.1.4 the Lessors shall ensure that the Proposed Acquirer has read and understood the terms and conditions of this Deed and that the Proposed Acquirer shall perform, comply and abide by all terms, conditions, covenants, obligations and representations on the part of the Lessors as mentioned in this Deed, as if this Deed were executed by the Proposed Acquirer (in place and stead of the Lessors); and further that the Proposed Acquirer shall be responsible to refund the Security Deposit to the Lessee in terms of this Deed.

## 8 INDEMNITY

8.1 The Lessors do and each of them doth hereby agree to indemnify and keep indemnified, saved, defended and harmless the Lessee, from and against all costs, charges, expenses, actions, claims, litigation, proceedings or liabilities, as may be suffered or incurred by the Lessee by virtue of any defect in the title of the Lessors to the Net Land and/or by virtue of any of the representations or warranties made by the Lessors (or any of them) under this Deed turning out to be false or untrue and/or by virtue of the Lessors committing any breach/breaches of the terms and conditions mentioned in this Deed.

8.2 The Lessee doth hereby agree to indemnify and keep indemnified, saved, defended and harmless the Lessors from and against all costs, charges, expenses, actions, claims, litigation, proceedings or liabilities, etc. as may be suffered or incurred by the Lessors by virtue of any of the representations or warranties made on the part of the Lessee under this Deed turning out to be false or untrue and/or by virtue of the Lessee committing any breach/breaches of the terms and conditions mentioned in



this Deed.

## 9 TERMINATION OF THIS DEED BY THE LESSORS

9.1 The Lessors shall not be entitled to terminate the lease granted hereby under any circumstances, throughout the tenure thereof save and except as expressly provided in this Clause 9.

9.2 In the event that the Lessee commits a Material Breach, then in such an event the Lessors shall be entitled to serve a written notice to the Lessee (hereinafter referred to as "the Rectification Notice"), calling upon the Lessee to rectify/remedy the Material Breach within a period of 30 (Thirty) days from the date of receipt of the notice (hereinafter referred to as "the Rectification Period"). The term "*Material Breach*" (wherever the same appears in this Clause 9) shall mean a breach or delay by the Lessee in payment of Lease Rent for 2 (two) consecutive months or any act, deed, matter or thing done by the Lessee, whereby the Lessors' title to the Leased Area is jeopardized or if the payment of the Lease Rent by the Lessee is delayed on 3 (three) occasions in any calendar year.

9.3 In the event if either:

9.3.1 the Lessee has committed a Material Breach and fails and/or neglects to rectify/remedy such breach within the said Rectification Period, despite the Lessors having sent the Rectification Notice to the Lessee; or

9.3.2 if any proceeding for dissolution/winding up of the Lessee has been admitted against the Lessee any such order of admission for winding up / dissolution is not set aside within a period of 90 (ninety) days from the date



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of passing of such order; or

- 9.3.3 if any Liquidator / receiver or administrator has been appointed in respect of the leasehold rights of the Lessee to the Leased Area or if the leasehold rights of the Lessee as granted hereunder, are attached and the order appointing such Liquidator / receiver or administrator (at least to the extent of the leasehold rights of the Lessee to the Leased Area) is not stayed within a period of 90 (ninety) days from the date of such order of appointment of the Liquidator / receiver or administrator.

then and in any of the aforesaid events (hereinafter referred to as a "Termination Event"), the Lessors shall be entitled to forthwith terminate the lease granted hereunder by sending an intimation to that effect to the Lessee (the Lock-in Period notwithstanding). Upon such termination, the lease hereby granted shall stand terminated.

- 9.4 It is clarified that the Lessors shall not be entitled to terminate the lease hereby granted otherwise than as provided in Clause 9.3 viz. unless there is an occurrence of a Termination Event.

## 10 TERMINATION OF THE LEASE BY THE LESSEE

- 10.1 The Lessee shall not be entitled to terminate the lease hereby granted during the Lock-in Period. However, in the event of termination during the Lock-in Period, the Lessee shall be liable to pay to the Lessor, compensation of an amount equal to the Lease Rent of unexpired lock in period as on that date as mentioned in Clause 3.8 hereinabove.



10.2 After the expiry of the Lock-in Period the Lessee shall solely be entitled to terminate the leases granted hereby by giving to the Lessors a prior written notice of 3 (three) months in advance, without citing any reasons for such termination.

10.3 Notwithstanding anything to the contrary contained in this Deed, it is agreed by and between the Parties that the Lessee shall be entitled (but not obliged) to terminate the lease granted under this Deed at any time (the Lock-in Period notwithstanding) in any of the following circumstances:

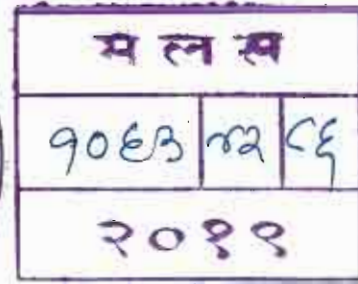
10.3.1 any breaches of the terms and conditions hereof being committed by the Lessors whereby the Lessee is prevented/restricted to use, occupy and possess the Leased Area or as a result whereof, the Lessee is not able to effectively carry on its operations and activities from the Leased Area, and which breaches are not rectified by the Lessors despite a notice of 30 (Thirty) days being issued by the Lessee to the Lessors, calling upon the Lessors to rectify such breach; or

10.3.2 a bankruptcy or insolvency petition being admitted against either of the Lessors or a liquidator or assignee or administrator being appointed (pursuant to any insolvency or bankruptcy proceedings) in respect of the assets of either of the Lessors;

10.3.3 if there is an attachment of the title/rights of the Lessors in, to or upon or the Leased Area or part thereof, and such attachment is not stayed or vacated within a period of 90 (ninety) days from the date of such order of attachment;

10.3.4 any Force Majeure event (as defined hereinafter) or any prohibitory or





restraint orders being passed by any courts/Governmental Authorities/tribunals/for a (in any matter attributable to the Lessors), due to or as a result or consequence of any of the aforesaid, the Lessee is prohibited/restrained for a continuous period of 2 (two) months to use, occupy, possess or enjoy the Leased Area thereof for the purposes as mentioned herein *PROVIDED THAT* such prohibition/restriction shall not be due to any act, omission, non-compliance, breach, default or any reason, directly or indirectly, attributed to the Lessee, its management, representatives, etc.

10.4 In the event if the Lessee terminates the Lease Deed in the circumstances or due to the events as enlisted in the preceding Clause 10.3, then and in such an event, the Lessee shall not be liable to make payment of the amounts as mentioned in Clause 10.1 hereof (or any part thereof) to the Lessors.

## 11 CONSEQUENCES OF TERMINATION/EXPIRY OF THE LEASES

11.1 Upon expiry or on sooner determination of the lease granted hereunder, the Lessee shall in all events and without demur or default, and notwithstanding any claims or disputes, forthwith within a period of 30 (thirty) days from the date of such termination or expiry remove or cause to be removed itself and all its licensees, Concessionaires, its employees and other person or persons and their respective belongings, chattels, articles and things including any other equipment installed by it in the Leased Area; and the Lessee shall, subject to simultaneous refund of the Security Deposit by the Lessors to the Lessee in terms of this Deed, handover vacant and peaceful possession of the Leased Area to the Lessors in a good and habitable

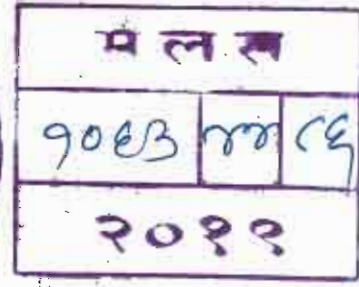


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condition, subject to normal and reasonable wear and tear. It is clarified that the Lessee shall be liable to make payment of the then applicable Lease Rent during such period of 30 (thirty) days post the expiry or termination of this Deed.

11.2 The Lessors shall refund the Security Deposit to the Lessee simultaneously against the Lessee handing over quiet, vacant, and peaceful possession of the Leased Area to the Lessors. If despite the Lessee being ready and willing to hand over the vacant and peaceful possession of the Leased Area to the Lessors, the Lessors do not refund the Security Deposit to the Lessee, then the consequences as mentioned in Clause 4.3 hereinabove shall apply.

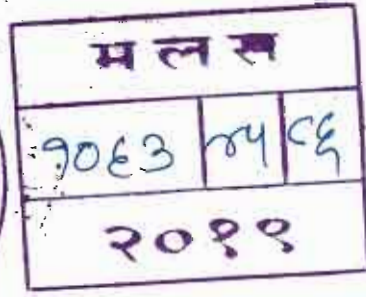
11.3 Without prejudice to any other rights or remedies which the Lessors may have under this Deed or under law including the right to recover possession of Leased Area from the Lessee on termination or expiry of the tenure of the lease hereby granted, subject to what is provided in Clause 11.1 hereof, in the event if the Lessee fails to handover, vacant and peaceful possession of the Leased Area to the Lessors within a period of 30 (thirty) days from the date of termination or sooner expiry of this Deed and the Lessors being ready to refund the Security Deposit amount (subject to adjustment/deduction agreed under this Deed) to the Lessee then and in such an event, the Lessee shall be liable to pay to the Lessors a sum equivalent to 125% (One Hundred and Twenty Five Percent) of the Lease Rent payable by the Lessee immediately prior to the expiry or termination of the lease hereby granted, till the possession of the Leased Area is handed over to the Lessors; and (b) it shall be lawful for the Lessors, without formal demand or notice of any kind, to re-enter the Leased Area (or any part thereof in the name of the whole), put the Lessors' Lock on the main gate thereof and restrict the entry of the Lessee, its staff, employees, etc.,



and/or to initiate other action or proceeding authorized by law and to remove the Lessee and all persons and property therefrom as the occupancy of the Lessee of the Leased Area thereafter shall deemed to be construed as trespassing.

11.4 Before handing over the possession of the Leased Area to the Lessors, the Lessee shall remove all its furniture, fixtures, and any other property of the Lessee in the Leased Area without causing any damage to the the Leased Area and any such belongings of the Lessee which are not removed by the Lessee within a period of 30 (thirty) days from the date of expiry or termination of this Lease Deed shall be deemed to be abandoned by the Lessee and shall be removed/stored/disposed off by the Lessors, in such manner as they deem fit, at the Lessee's expense and the Lessee shall have no claim for damages towards/resulting from such removing/disposing/storing of such abandoned belongings by the Lessors.

11.5 At least 15 (fifteen) days prior to the expiry or termination of this Lease Deed and prior to the scheduled date of hand over the vacant and peaceful possession of the Leased Area to the Lessors the Parties hereto shall take the accounts to ascertain the amounts due to each other; and due obligation towards each other i.e. whether there are any payments/arrears/outgoings due/payable by the Lessee to the Lessors or any other authority/local body such as electricity bills, water charges, etc., whether work of repair of structural damage to the Leased Area (caused by the Lessee) which needs to be carried out by the Lessee is done or not, etc.; and upon the Parties having mutually ascertained such amount as may be found to be payable by the Lessee to the Lessors, the same shall be deducted from the Security Deposit/settled on or before handing over the possession of the said Premises by the Lessee to the Lessors.



11.6 All obligations of the Parties hereunder, not fully performed as of the termination/expiry of the leases shall survive the termination/expiry of the leases, including without limitation, indemnity obligations, payment obligations with respect to all the payments required to be made to each other.

11.7 On or before handing over the possession of the Leased Area in terms of these presents by the Lessee to the Lessors (viz. on expiry or sooner termination hereof), the Lessee shall be liable and bound to obtain the required NOC/s (if required under Applicable Law) or any other document, consent, permission, cancellation or whatsoever required from the Governmental Authority, such the Lessors are in a position to immediately use/rent out the Leased Area to any third person/party. On failure of the Lessee to apply for such permission, NOC, etc. as aforesaid to the Lessors on or before termination/expiry of the lease, handing over of the possession of the Leased Area by the Lessee shall not be accepted by the Lessors and the same shall be constructed as "*deemed failure*" to vacate and hand over the peaceful possession of the Leased Area by the Lessee and the Lessee shall be liable for the consequence of such failure as agreed herein and under the Applicable Law.

## 12 FORCE MAJEURE

12.1 Either party shall not be responsible for payment of any damages for any failure to fulfil, observe, perform or carry out the terms of this Deed, if such fulfilment or observance or performance or carrying out of such terms is delayed, prevented, suspended or hindered directly due to existence of a Force Majeure Event.

12.2 For the purposes of this Deed, the term "*Force Majeure Event*" shall mean any event beyond any Party's reasonable control and shall include without limitation the





following:

- 12.2.1 any acts of God, like earthquake, perils of the sea or air, flood, heavy rains, or any drought, explosion;
  - 12.2.2 any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, etc.;
  - 12.2.3 any embargo, notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance;
  - 12.2.4 any court order or government notification, circular or order pertaining to the relevant prevailing Rules and Regulations.
- 12.3 It is clarified that nothing contained in Clauses 12.1 and 12.2 hereof shall prejudice the entitlement of the Lessee, as set out in Clause 10 hereof.
- 12.4 If due to a Force Majeure Event, the Leased Area (or any part thereof) is damaged or destroyed and due to such damage/destruction the said Leased Area or any part thereof is not capable of being used by the Lessee for the purpose of operating/managing a school or educational institution, then the Lessors shall make prompt endeavours and take all required steps at their own costs and expenses in good faith to restore/repair such damage/destruction to the Leased Area, such that the Lessee's activities can be resumed therefrom by the Lessee, as expeditiously as possible.
- 12.5 In the event if the Lessors cannot restore/repair such damage/destruction to the Leased Area within a period of 180 (One Hundred and Eighty) days from the date of





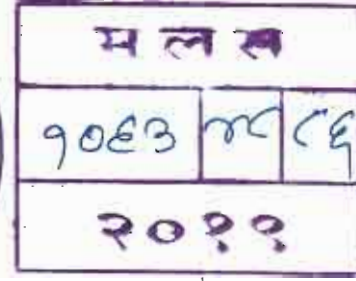
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such Force Majeure Event resulting in the said damage/destruction to the Leased Area or if the Lessors are of the reasonable opinion that the damage/destruction to the Proposed Buildings cannot be repaired within such period of 180 (One Hundred and Eighty) days, then and in such an event, on and from the date of expiry of the such period of 180 (One Hundred and Eighty) days (if the Lessors has commenced work of repairs or restoration) or from the date of communication by the Lessors to the Lessee of the opinion of the Lessors that the damage/destruction to the Leased Area cannot be repaired within such period of 180 (One Hundred and Eighty) days (whichever is earlier), the Lessee shall at its discretion be entitled to terminate this Deed and the Lease granted hereby and neither Party shall thereupon have any claim against the other under this and except, to the extent of the liabilities already accrued prior to the date of destruction of or damage to the Leased Area.

12.6 It is clarified that on and from the date of the Force Majeure Event resulting in the damage/destruction of the Leased Area, as a result of which the Lessee is not able to effectively carry on the Lessee's activities from the Leased Area, the obligation of the Lessee to make payment of the lease rent and all other amounts shall remain suspended till repair/restoration of the damage/destruction to the Leased Area or till termination of the Lease Deed, pursuant to Clause 12.5.

12.7 However, the Lessee shall not be entitled to or claim compensation from the Lessors for any loss of profits/revenue/income which the Lessee may sustain due to non-availability of the Leased Area or any part or portion thereof, for reasons attributable to a Force Majeure Event.

### 13 NO PARTNERSHIP



13.1 Nothing contained in this Deed shall be deemed to constitute a partnership or a joint venture or association of Persons between the Parties hereto.

13.2 It is hereby declared and clarified that each of the Parties have undertaken obligations herein and has rights specified hereinabove on their own account and on principal to principal basis. No agency is hereby intended to be created or created by any of the Parties in favour of the other Parties.

#### 14 SEVERABILITY AND SURVIVAL

14.1 Whenever possible, each provision of this Deed shall be interpreted in such manner as to be effective and valid under Applicable Law, but if any provision of this Deed should be prohibited or rendered invalid under Applicable Law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Deed. In such event, the Parties shall negotiate, in good faith, a valid, legal and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Deed.

14.2 Where the purpose and the text of a provision in this Deed clearly indicate an intent to survive termination of this Deed, the provision shall survive the termination of this Deed. Without prejudice to the generality of this Sub-Clause 14.2, the provisions of this Clause 14 (*Severability and Survival*), Clause 15 (*Governing Law and Jurisdiction*) and Clause 17 (*Notices*), shall survive the termination of this Deed.

#### 15 GOVERNING LAW AND JURISDICTION

15.1 This Deed shall be governed by, interpreted and construed in accordance with the



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laws of India, as applicable to the State of Maharashtra.

15.2 All disputes between the Parties with regard to the subject matter of this Deed shall be subject to the exclusive jurisdiction of competent courts of Pune.

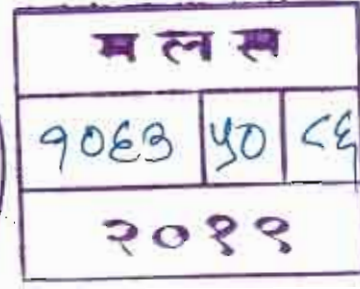
## 16 STAMP DUTY AND REGISTRATION CHARGES

16.1 The Stamp Duty and Registration charges, if any, payable on this Deed shall be borne and paid by the Lessee.

16.2 The Lessee has already paid the full stamp duty (as is payable on a Lease Deed) on the said Lease Agreement as per the provisions of Article 36 of Schedule I to the Maharashtra Stamp Act, 1958. The premises agreed to be leased and demised under the said Lease Agreement by the Lessor in favour of the Lessee includes the Leased Area. This Deed is thus document agreed and proposed to be executed in furtherance of the same transaction of grant of lease in respect of the Leased Area by the Lessors to and in favour of the Lessee, as already contemplated in the Lease Agreement. This Deed being one of several instruments (and the Lease Agreement being the principal instrument) employed by the Parties in completing the same transaction of granting the lease in respect of the Leased Area; and in view of the fact that full stamp duty under the provisions of Article 36 of Schedule I to the Maharashtra Stamp Act, 1958 is already paid on the Lease Agreement, the stamp duty payable on this Deed shall be in accordance with the provisions of Section 4 of the Maharashtra Stamp Act, 1958.

## 17 NOTICES AND INTIMATION

17.1 Any notice and/or intimation to be given under this Deed shall be addressed to the



Parties at their respective address stated hereinabove. Such notices and/or intimation shall be in writing and shall be delivered either by hand delivery, or by registered post with acknowledgement due or by prepaid courier services.

17.2 The addresses and contact details of the respective Parties for receipt of any communications/intimation shall be as follows:

Lessors: Global Square, 2<sup>nd</sup> Floor, CTS No. 1505/2, Sr. No. 247+14B,  
Deccan College Square, Yerwada, Pune – 411-006. Tel-020-  
41004200

Lessee: 1, Motilal Nagar, Srirang Sabde Marg, Off Link Road,  
Goregoan (W) Mumbai- 400104. Tel-022-  
39577070

17.3 All notices shall be deemed to have been validly given on (i) on the date of receipt by the addressee, if delivered by hand delivery, (ii) the expiry of 10 (Ten) days after posting if sent by registered post with acknowledgement due, or (iii) the date of receipt by the addressee, if sent by courier.

17.4 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Deed by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address.

## 18 WAIVER OF RIGHTS

All waivers under this Deed must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Deed shall not affect the right of the first-named Party subsequently to require performance of that





obligation. No waiver by a Party of any breach of any provision of this Deed or of a failure or failures by the other Party to perform any provision of this Deed shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

## 19 ENTIRE ARRANGEMENT AND MODIFICATIONS

19.1 The Parties hereto acknowledge, declare and confirm that this Deed has been entered into after due negotiations, discussions and obtaining individual legal advice and that this Deed (together with its Annexures) as read with the Lease Agreement represents the entire agreement arrived at between them regarding the subject matter hereof and supersedes all previous arrangements/undertakings, correspondences, term-sheets, forms, applications, offers, letters of intent if any, executed by or between the Parties hereto or any of their predecessors. This Deed shall not be read in isolation independent of the said Lease Agreement and this Deed shall be read and construed harmonious by with provisions of the Lease Agreement.

19.2 Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by all the Parties. This Deed can be modified only in writing by a document duly executed by the Parties hereto.

### FIRST SCHEDULE

*(Description of the Net Land)*

All that piece and parcel of land admeasuring 6,767.53 square meters forming part of the



larger land bearing Survey No. 256/7 situate, lying and being at Village Hinjewadi within the Registration Sub-District of Taluka Mulshi, District Pune, and within the limits of the Gram Panchayat of Village Hinjewadi and shown as marked in green colour shades on the plan annexed hereto as Annexure 'A' and which portion of land is bounded as under;

On or towards North: By land bearing Survey No. 256/5

On or towards South: Remaining portion of land bearing Survey 256/7

On or towards East: By 9.00 meters wide existing road

On or towards West: By land bearing Survey No. 256/6/1 and 30 meters wide MIDC road

#### SECOND SCHEDULE

*(Description of Leased Area)*




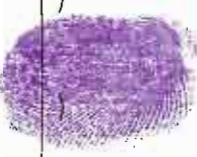
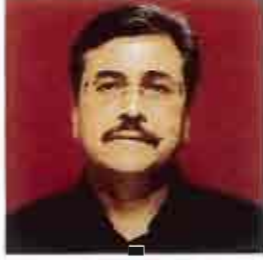
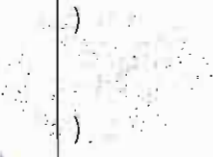



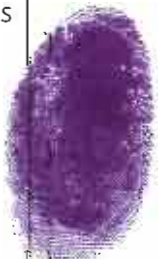

Structures having an aggregate built up area of 15,332 sq. ft. constructed on the said Land described in the First Schedule hereinabove.

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IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed the signatures of their respective authorised signatories on the day and year first hereinabove written.

<p>SIGNED AND DELIVERED by the within named ) Lessors:  (1) MR. SANJIV CHAMANLAL AURORA  (2) MR. MANOJ NAVALRAI HINGORANI 1. Name: Pavesh Bhatelw  Address: Gol, Indira II, New Link Road Malad West, Mumb 64 2. Name: OMAR KHANYAR'S Address: C-10, Precious gem, lane-6 K.P-2 Omay</p>	   
<p>SIGNED AND DELIVERED by the within named Lessee: ) EMPIRE FOUNDATION through the hands of its authorised signatory: For EMPIRE FOUNDATION  AUTHORISED SIGNATORY 1. Mr. Mehernosh Talati </p>	 

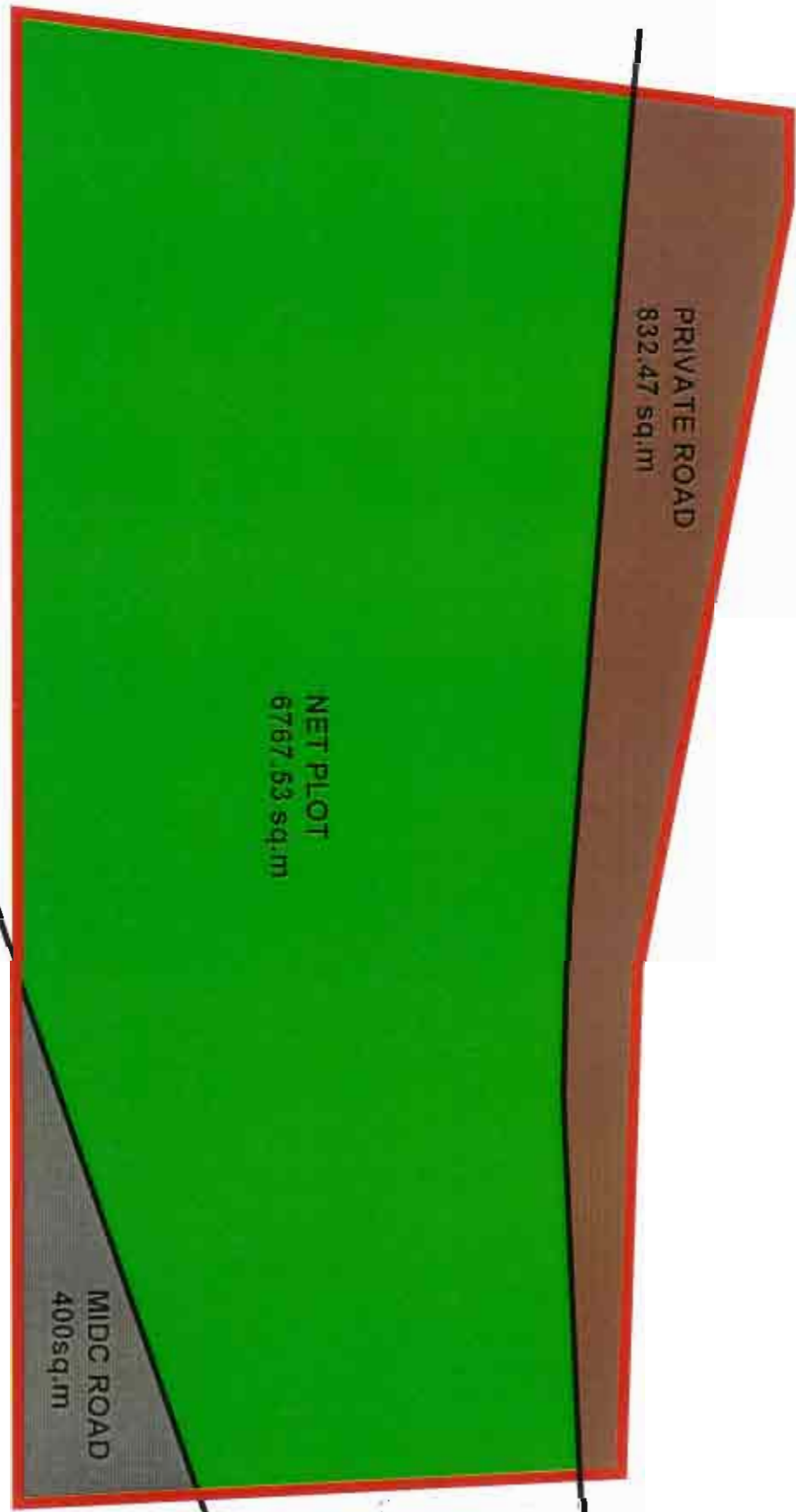






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# Annexure A

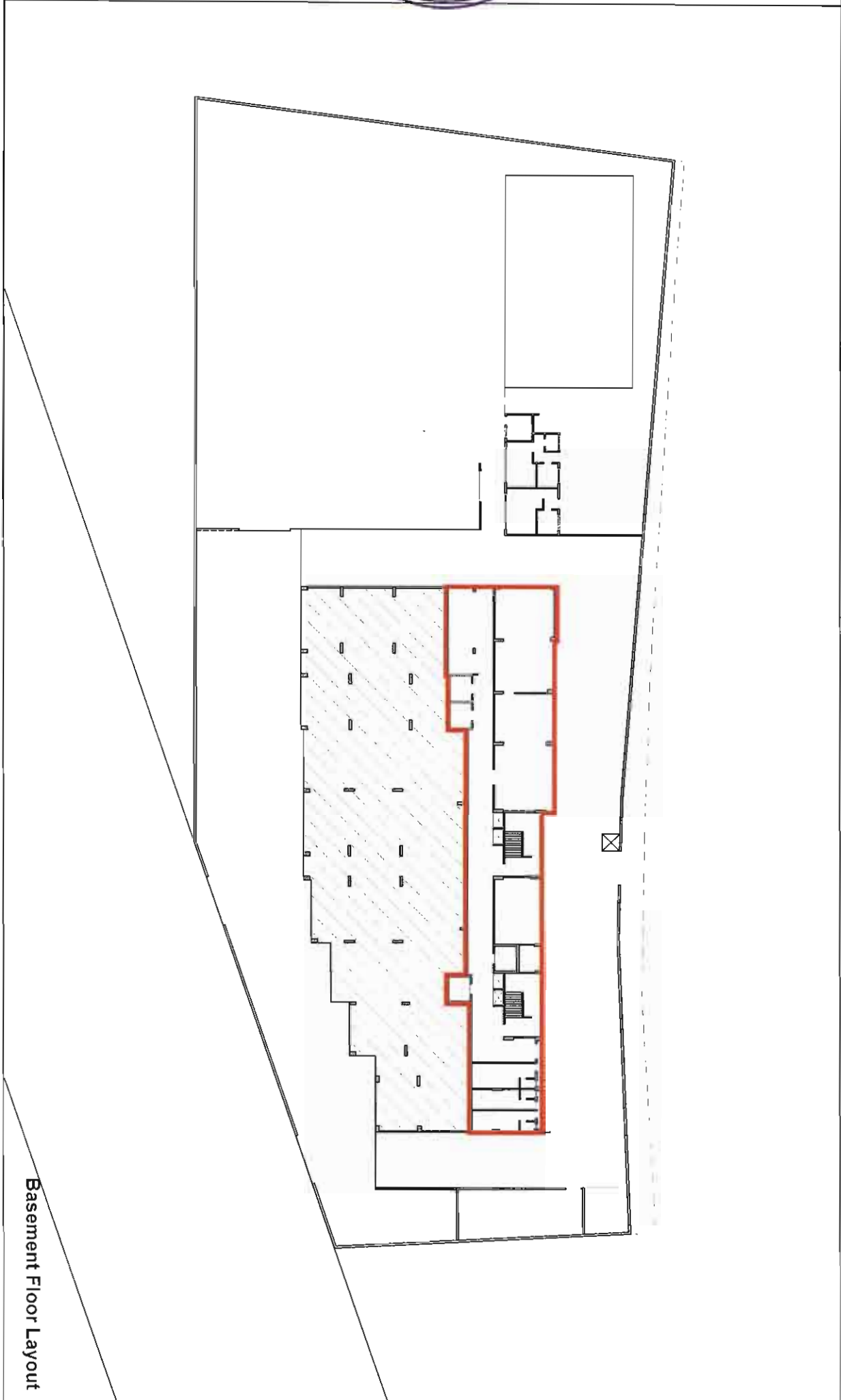




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# Annexure B

Ph-1

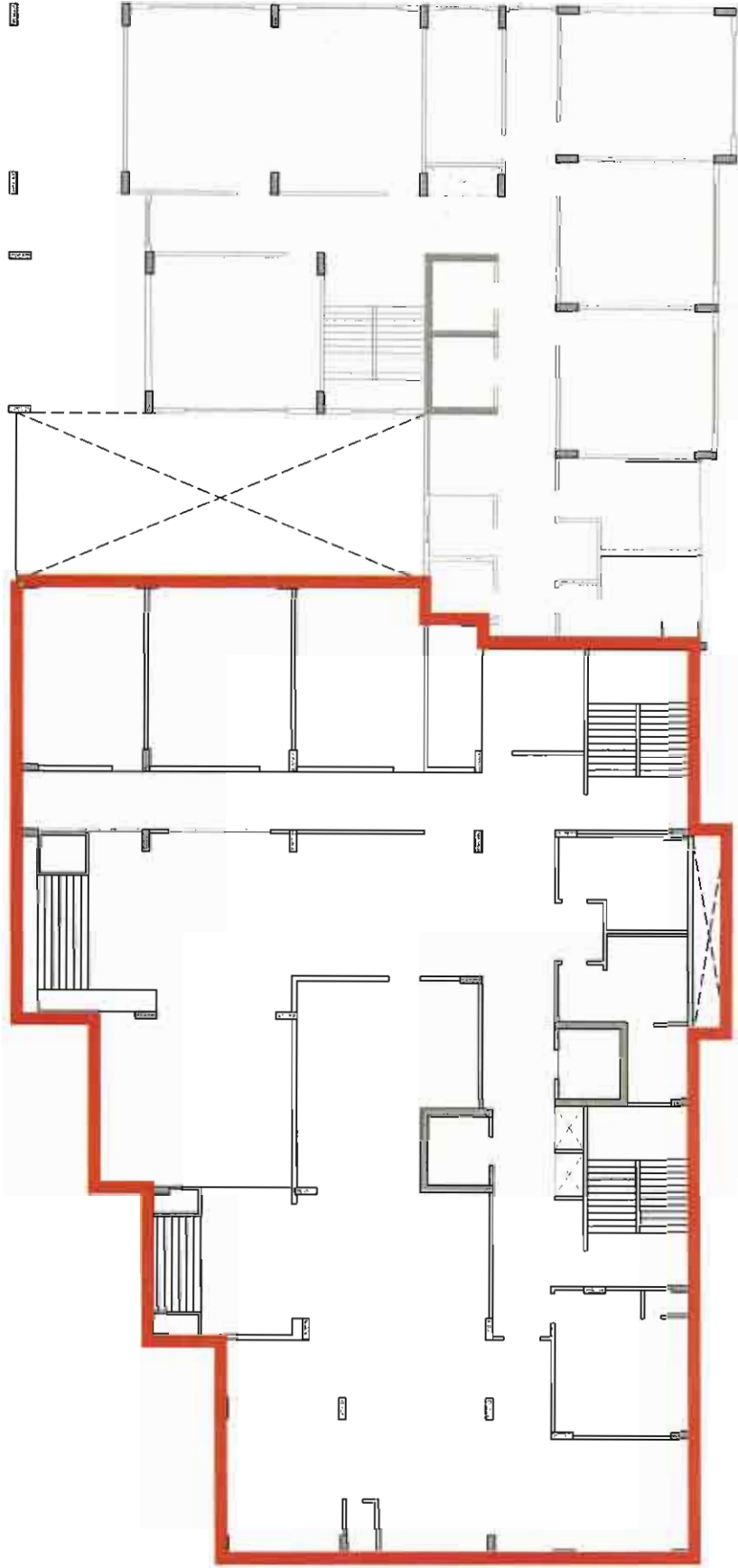


Basement Floor Layout

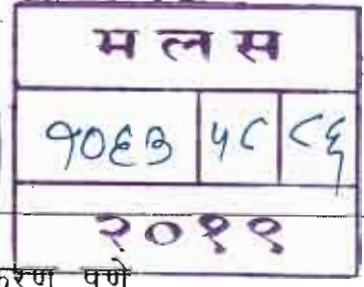


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# Annexure B Ph-1



Ground Floor Layout



पुणे महानगर

पुणे महानगर प्रदेशीक विकास प्राधिकरण, पुणे  
Pune metropolitan Region Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: hqpmrda@gmail.com

अंशतः भोगवटा प्रमाणपत्र

( मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार )

जा.क्र. : बीएमयु/मौ.हिंजवडी/स.नं. २५६/७/प्र.क्र.१८७८/१६-१७

दि. १०/१०/२०१८

प्रति,

मे. श्री. संजीव चमनलाल अरोरा व श्री. मनोज नवलराय हिंगोराणी

रा. ४०१/४०२, ४था मजला, ग्रेट इस्टर्न प्लाझ, येरवडा, पुणे ४११००६.

मौजे हिंजवडी, तालुका - मुळशी, जिल्हा पुणे येथील स.नं. २५६/७, क्षेत्र - ८०००.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील जा.क्र. बीएमयु/मौ.हिंजवडी/स.नं. २५६/७/प्र.क्र.१८७८/१६-१७, दि. १६/०५/२०१७ अन्वये आपणास परवानगी देण्यात आली आहे. तसेच जिल्हाधिकारी कार्यालय, पुणे (महसुल शाखा) यांचेकडील आदेश क्र. मुळशी/एनए/एसआर/४१/२०१७, दि. १९/०५/२०१७ अन्वये अकृषिक वापरास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. मंगेश गोटल लायसन्स नं. CA/२००५/३६५०१ परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण /अंशतः पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि- २५/०४/२०१८ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर
।	शैक्षणिक इमारत	तळ + ७ मजले	तळ + ४ मजले

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी



(दि. १०/१०/२०१८)

महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी ,

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता

प्रतः माहिती व आवश्यक कार्यवाहीसाठी.

1) ग्रामसेवक, मौजे हिंजवडी, ता मुळशी, जि-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.



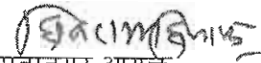


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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि-१०/१०/२०१८ रोजीचे पत्र क्र. १०८०८/२०१८ सोबतचे परिशिष्ट 'ब'

- १) अर्जदार /सदनिका धारक/गाळे धारक यांना उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ४) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल
- ५) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार/मालक/विकासक यांचे बंधनकारक आहे.
- ६) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहिल.

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांच्या मान्यतेने

  
महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी,  
पुणे महानगर प्रदेश विकास प्राधिकरण,  
पुणे यांचे करिता



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**MARKING STATEMENT**

DESCRIPTION	NO. OF	AREA	REMARKS
Plot Area	1	123.45	
Area under 3.0m W.R.P. Road	1	123.45	
Area under 9.0m W. Existing Road	1	123.45	
Area under 30.0m W. Proposed Road	1	123.45	
Total	4	493.80	

**PLD AREA CALCULATIONS:**  
 1) 0.00 x 1.00 = 0.00  
 2) 0.00 x 1.00 = 0.00  
 3) 0.00 x 1.00 = 0.00  
 TOTAL PLD AREA = 0.00 SQ.M  
 AREA UNDER 3.0M W. EXISTING ROAD = 123.45 SQ.M  
 AREA UNDER 9.0M W. EXISTING ROAD = 123.45 SQ.M  
 AREA UNDER 30.0M W. PROPOSED ROAD = 123.45 SQ.M  
 TOTAL AREA = 493.80 SQ.M

**TOILET REQUIREMENT**

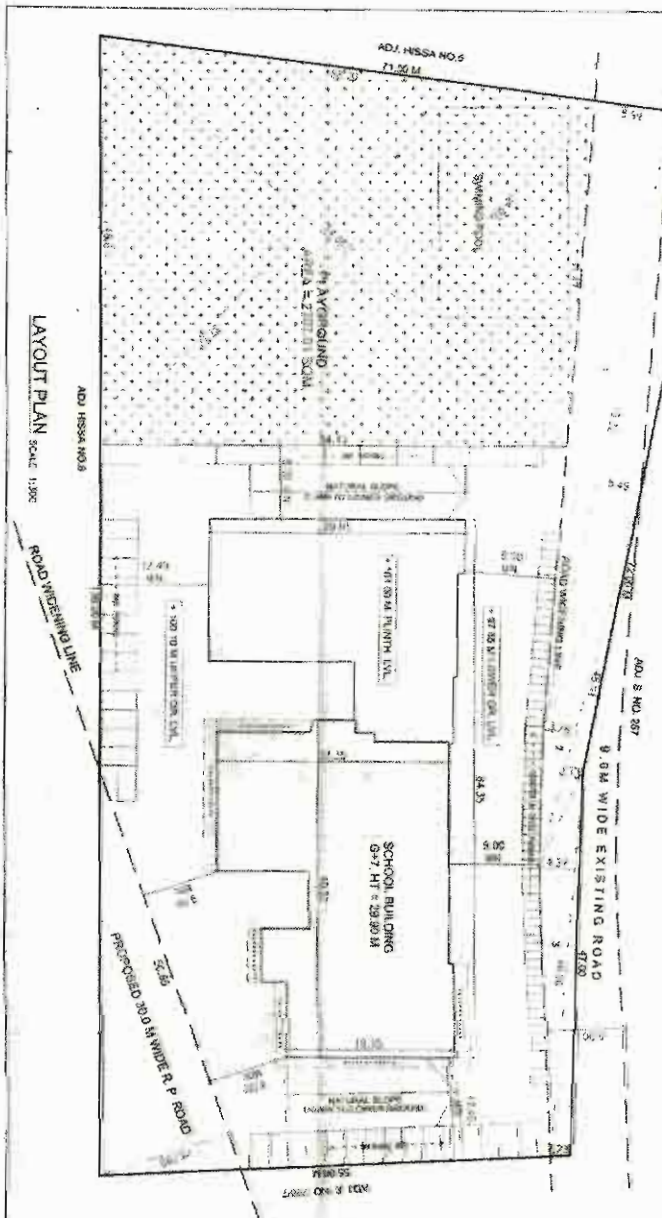
Category	Person	Ratio	No. of Toilets
Male	1234	1:50	25
Female	1234	1:50	25
Handicapped	1234	1:50	25
Total	3702		75

**WATER REQUIREMENT:**  
 TOTAL PLD AREA = 0.00 SQ.M = 1234 SQ.FT.  
 TOTAL PERSONS = 1234 x 5 = 6170 PERSONS  
 TOTAL DAILY WATER REQUIREMENT = 6170 x 100 = 617000 LIT.  
 TOTAL FIRE WATER REQUIREMENT = 1234 x 100 = 123400 LIT.  
 TOTAL WATER REQUIREMENT = 740400 LIT.  
 SUPPLY: 1000 LIT.  
 736000 LIT. x 1.25 = 920000 LIT.

**F.A.I. STATEMENT**

FLOOR	NO.	AREA	PERCENTAGE	VALUE
1	1	123.45	100%	1234567
2	2	123.45	100%	1234567
3	3	123.45	100%	1234567
4	4	123.45	100%	1234567
5	5	123.45	100%	1234567
6	6	123.45	100%	1234567
7	7	123.45	100%	1234567
8	8	123.45	100%	1234567
9	9	123.45	100%	1234567
10	10	123.45	100%	1234567
11	11	123.45	100%	1234567
12	12	123.45	100%	1234567
13	13	123.45	100%	1234567
14	14	123.45	100%	1234567
15	15	123.45	100%	1234567
16	16	123.45	100%	1234567
17	17	123.45	100%	1234567
18	18	123.45	100%	1234567
19	19	123.45	100%	1234567
20	20	123.45	100%	1234567
21	21	123.45	100%	1234567
22	22	123.45	100%	1234567
23	23	123.45	100%	1234567
24	24	123.45	100%	1234567
25	25	123.45	100%	1234567
26	26	123.45	100%	1234567
27	27	123.45	100%	1234567
28	28	123.45	100%	1234567
29	29	123.45	100%	1234567
30	30	123.45	100%	1234567
31	31	123.45	100%	1234567
32	32	123.45	100%	1234567
33	33	123.45	100%	1234567
34	34	123.45	100%	1234567
35	35	123.45	100%	1234567
36	36	123.45	100%	1234567
37	37	123.45	100%	1234567
38	38	123.45	100%	1234567
39	39	123.45	100%	1234567
40	40	123.45	100%	1234567
41	41	123.45	100%	1234567
42	42	123.45	100%	1234567
43	43	123.45	100%	1234567
44	44	123.45	100%	1234567
45	45	123.45	100%	1234567
46	46	123.45	100%	1234567
47	47	123.45	100%	1234567
48	48	123.45	100%	1234567
49	49	123.45	100%	1234567
50	50	123.45	100%	1234567

**AREA UNDER 30.0M W. R.P. ROAD:**  
 30.00 x 4.15 = 124.50 SQ.M  
**AREA UNDER 9.0M W. EXISTING ROAD:**  
 9.00 x 13.72 = 123.48 SQ.M  
**AREA UNDER 3.0M W. EXISTING ROAD:**  
 3.00 x 41.48 = 124.44 SQ.M  
**TOTAL AREA UNDER ROADS:**  
 124.50 + 123.48 + 124.44 = 372.42 SQ.M



**STAMP OF APPROVAL**  
**SCHOOL BUILDING LAYOUT**

Approved by:  
 Sub-Registrar of Mulshipaudi  
 Mulshipaudi  
 Date: 20/11/2019

**PROPOSED SCHOOL BUILDING**

**SCHEDULE OF OPENINGS**

NO.	DESCRIPTION	AREA
1	Door	1.00
2	Window	10.00
3	Roof	100.00
4	Wall	10.00
5	Floor	10.00
6	Plinth	10.00
7	Roof	100.00
8	Wall	10.00
9	Floor	10.00
10	Plinth	10.00

**DESIGNER:** [Signature]

**DATE:** 20/11/2019



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30<sup>th</sup> May 2018

To,  
**Empire Foundation**  
City Survey No. 104-E, near Aster Society,  
Fire Brigade Road, Opp. Oberoi Mall, Dindoshi,  
Malad East, Mumbai 400097.

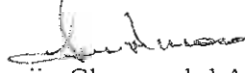
**Attn:** Mr. Mehernosh Talati and Mr. Vispi J. Vesuna

**Sub:** Final handover of the premises leased to you at Survey No. 256 Hissa No. 7 situate, lying and being at Village Hinjewadi, Taluka Mulshi, District Pune under Agreement to lease.

Dear Sir,

With reference to the above subject, we are pleased to inform you that we are handing over Final possession of the premises to you w.e.f 1<sup>st</sup> June 2018 as per the terms of the Agreement to lease executed by and between us. Rentals shall be effective from 1<sup>st</sup> June 2018.

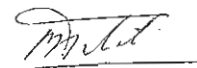
Thanking you

  
Sanjiv Chamanlal Aurora

  
Manoj Navalrai Hingorani

We accept the above contents

For Empire Foundation

  
Mr. Mehernosh Talati

Mr. Vispi J. Vesuna



## Annexure F

Period From	Period To	Area (sft)	Rent /sft	Monthly rental (Rs)
01-06-2018	31-05-2019	15,332	32.50	4,98,292
01-06-2019	31-05-2020	15,332	33.80	5,18,224
01-06-2020	31-05-2021	15,332	35.15	5,38,953
01-06-2021	31-05-2022	15,332	36.56	5,60,511
01-06-2022	31-05-2023	15,332	38.02	5,82,932
01-06-2023	31-05-2024	15,332	39.54	6,06,249
01-06-2024	31-05-2025	15,332	41.12	6,30,499
01-06-2025	31-05-2026	15,332	42.77	6,55,719
01-06-2026	31-05-2027	15,332	44.48	6,81,948
01-06-2027	31-05-2028	15,332	46.26	7,09,226
01-06-2028	31-05-2029	15,332	48.11	7,37,595
01-06-2029	31-05-2030	15,332	50.03	7,67,098
01-06-2030	31-05-2031	15,332	52.03	7,97,782
01-06-2031	31-05-2032	15,332	54.11	8,29,694
01-06-2032	31-05-2033	15,332	56.28	8,62,881
01-06-2033	31-05-2034	15,332	58.53	8,97,397
01-06-2034	31-05-2035	15,332	60.87	9,33,292
01-06-2035	31-05-2036	15,332	63.31	9,70,624
01-06-2036	31-05-2037	15,332	65.84	10,09,449
01-06-2037	31-05-2038	15,332	68.47	10,49,827
01-06-2038	31-05-2039	15,332	71.21	10,91,820
01-06-2039	31-05-2040	15,332	74.06	11,35,493
01-06-2040	31-05-2041	15,332	77.02	11,80,913
01-06-2041	31-05-2042	15,332	80.10	12,28,149
01-06-2042	31-05-2043	15,332	83.31	12,77,275
01-06-2043	31-05-2044	15,332	86.64	13,28,366
01-06-2044	31-05-2045	15,332	90.11	13,81,501
01-06-2045	31-05-2046	15,332	93.71	14,36,761
01-06-2046	31-05-2047	15,332	97.46	14,94,231
01-06-2047	31-05-2048	15,332	101.36	15,54,000
01-06-2048	31-05-2049	15,332	105.41	16,16,160
01-06-2049	31-05-2050	15,332	109.63	16,80,807
01-06-2050	31-05-2051	15,332	114.01	17,48,039
01-06-2051	31-05-2052	15,332	118.57	18,17,961
01-06-2052	31-05-2053	15,332	123.32	18,90,679



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अहवाल दिनांक : 28/02/2019

अधिकार अभिलेख पत्रक

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

गाव :- हिंजवडी तालुका :- मुळशी जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 9793 व दिनांक : 27/02/2019  
भूमापन क्रमांक व उपविभाग : 256/7

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादार वरग	भोगवटादाराचे नांव	क्षेत्र	आकार	आणे	पै	पो.ख.	फे.फा	खाते क्रमांक
256/7		-1								
क्षेत्र एकक हे.आर.चौ.मी			बाजीराव नामदेव जगताप	0.01.50	0.03			(5891)		437, 1089, 1716, [1720], 1721, 1722, [1727], 1728, 1730, 1731, 1733, [1734], 1735, 1738, 2302, [2439], [11297], [11298], [11307], 11312, 11315, [11702], 11796, 11817, 11865, 11868, 11883, 12269, 12369
जिरायत 2.11.00			शासनाचे उदयोग उर्जा व कामगार विभागातर्फे म औ वि म मंडळ					(5891)		
बागायत -			-----सामाईक क्षेत्र-----	0.05.00	0.09			(5891)		
तरी -								(6909)		
वरकस -			विजय पांडुरंग रानवडे					(6909)		
इतर -			अशोक पांडुरंग रानवडे					(6909)		
-----			-----सामाईक क्षेत्र-----	0.03.00	0.05					कुळाचे नाव इतर अधिकार इतर
एकुण क्षेत्र 2.11.00			[ संध्या अशोक मंडोरे					(9337)		मे.ट्रीऑन इन्व्हेस्टमेंट भागी फर्म तर्फे भागी सौ.माला सेठी ( 7514 ) विकसन करारनामा ( 7514 ) इतर
-----			दिगंबर जनार्दन शेकटकर	0.03.00	0.05			(4714)		
पोट-खराब (लागवडीस अयोग्य)			रंगनाथ कोंडीबा शितोळे	0.02.00	0.04			(4717)		म.औ.वि.महामंडळाकडे ताब्याने वर्ग क्षेत्र 0.7640 आर ( 8318 )
वर्ग (अ) 0.11.00			[ मदन विश्वनाथ भोईर					(7514)		
वर्ग (ब) -										
एकुण पो 0.11.00			जिवराज नादर भालेराव	0.03.00	0.05			(4937)		
ख								(4956)		
आकारणी 3.75			बाळू बापू गिरी					(4956)		
-----			चंद्रकांत भोरू शेळके							
			-----सामाईक क्षेत्र-----	0.02.00	0.04					
जूडी किंवा विशेष आकारणी			सुनंदा किरण कुंजीर	0.03.00	0.05			(5062)		
			संजय विष्णू धावटे	0.03.00	0.05			(5124)		
			[ मधुकर गोविंद डोंगरे					(9337)		
			प्रकाश काशिनाथ पाटील	0.03.00	0.05			(4639)		
			सावित्राबाई विश्वनाथ भोईर	0.03.50	0.06			(4716)		
			चंपाबाई बाजीराव जगताप	0.03.00	0.05			(7341)		
			[ अशोक नाना हंगे					(9610)		
			[ सविता प्रभाकर फडके					(9789)		
			[ योगेश प्रभाकर फडके					(9789)		
			[ सविता प्रभाकर फडके					(9789)		
			-----सामाईक क्षेत्र-----							
			[ दिलीप लालजी लालन					(9609)		
			[ शोभना प्रदीप लालन					(9609)		
			[ केतन प्रदीप लालन					(9609)		
			-----सामाईक क्षेत्र-----							



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गाव :- हिंजवडी

तालुका :- मुळशी

भुमापन क्रमांक व उपविभाग : 256/7

भूदत्त फेरफार क्रमांक : 9793 व दिनांक : 27/02/2019

विजया नरेंद्र देशपांडे [ मंदाकिनी सुभाष कडलग -----सामाईक क्षेत्र-----	0.03.00 0.05	( 7240 ) ( 9337 )
संजीव चमनलाल अरोरा मनोज नवलराय हिंगोराणी -----सामाईक क्षेत्र-----	0.80.00 1.42	( 8178 ) ( 8178 )
[ केसरीमल मोतीलाल मुथा [ मिलिंद अरविंद पन्हाळकर -----सामाईक क्षेत्र-----		( 9793 ) ( 9793 )
अमोल जानदेव घोलप विकास जानदेव यलमर -----सामाईक क्षेत्र-----	0.05.00 0.09	( 9752 ) ( 9752 )
अमित दत्तात्रय साखरे	0.03.00 0.05	( 9740 )
गुलमोहर इंडस्ट्रीयल आयटी सर्व्हिसेस को ऑप सोसा. लि. तर्फे चेअरमन माला राजींदरलाल टिऑन मिता राजींदरलाल टिऑन -----सामाईक क्षेत्र-----	0.63.50 1.13	( 9051 ) ( 9051 ) ( 9051 )
शिवाजी राघु भोईर बबुशा मोरया हरगुडे -----सामाईक क्षेत्र-----	0.01.50 0.03	( 9752 ) ( 9752 )
मे. टिऑन व्हेनचर्स भागिदारी संस्था तर्फे भागिदार युवराज रामदास घुले	0.20.00 0.36	( 9793 )
ई-वे डेव्हलपर्स नोंदणीकृत भागिदारी संस्था तर्फे भागिदार नितीन तुकाराम शेळके	0.05.00 0.09	( 9610 )
यश श्रीकांत देवबागकर नचिकेत जयवंत अहिवळे जयवंत गुलाबराव अहिवळे स्वाती जयवंत अहिवळे सिद्धार्थ श्रीकांत देवबागकर शैलजा श्रीकांत देवबागकर राज जयवंत अहिवळे -----सामाईक क्षेत्र-----	0.06.00 0.11	( 9789 ) ( 9789 ) ( 9789 ) ( 9789 ) ( 9789 ) ( 9789 ) ( 9789 )
जुने फेरफार क्र. :- (758),(1835),(1886),(1946),(4179),(4316),(4704), (4705),(4706),(4707),(4708),(4709),(4710),(4711),(4712),(4713), (4715),(4718),(4719),(4720),(4721),(4722),(4723),(4724),(4733), (4734),(4735),(4896),(4954),(5102),(5297),(5329),(5681),(5891), (6491),(6504),(6505),(6506),(6507),(6508),(6509),(6510),(6511), (6512),(6513),(6514),(6563),(6682),(6683),(6755),(6776),(6818), (6845),(6870),(7175),(7176),(7177),(7178),(7291),(7432),(7433), (7434),(7435),(7436),(7502),(7503),(7514),(7738),(7764),(7780), (8518),(8736),(8737),(8757),(8780),(8886),(9051),(9080),(9142), (9337),(9427),(9437),(9609),(9623),(9740)		सीमा आणि भुमापन चिन्हे



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

गाव :- हिंजवडी तालुका :- मुळशी जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 9793 व दिनांक : 27/02/2019  
भुमापन क्रमांक व उपविभाग : 256/7

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2018-19	खरीप										पड	2.1100	बोरवेल	

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."


दिनांक :- 28/02/2019

सांकेतिक क्रमांक :- 27250006030985000022019178

( नाव :- वर्षा आप्पा वाडेकर )

तलाठी साझा :-

ता :- मुळशी जि :- पुणे

  
श्रीमती व्ही. ए. वाडेकर

गाव कार्यालय तलाठी

रुजा - मारुजी ता. मुळशी, जि. पुणे.



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## पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Email: hqpmrda@gmail.com

महाराजा सयाजीराव गायकवाड उद्योग भवन, तिसरा व चौथा मजला, औंध पोलिस चौकी शेजारी, औंध, पुणे - ४११ ०६७.  
जा.क्र. पीएमआरडीए / मौजे - हिंजवडी / ता. मुळशी / जि.पुणे / स.नं. / ग.नं. २५६ / पा.क्र. १९४४५ दि. ०६ / १० / २०१७

प्रति,

श्री. सोमनाथ लिंभोरे

रा. हिंजवडी

पुणे

**विषय :-** मौजे - हिंजवडी, ता. मुळशी, जि. पुणे येथील सर्व्हे नंबर / गट नंबर - २५६  
या जमिनीच्या झोन दाखल्याबाबत.

**संदर्भ :-** आपला दिनांक :- ०६ / १० / २०१७ रोजीचा अर्ज .

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार मौजे - हिंजवडी, ता. मुळशी, जि. पुणे येथील सर्व्हे नंबर / गट नंबर - २५६, हि जागा भाग औद्योगिक + भाग शेती व नाविकास या विभागात समाविष्ट असून ३०.०० मी चे दोन + ३६.०० मी या प्रस्तावित रस्त्याने बाधित आहे.



मुख्य कार्यकारी अधिकारी  
पुणे महानगर प्रदेश विकास प्राधिकरण,  
पुणेकरीता





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9069	EU	CE
2018		



25/01/2018

दुय्यम निबंधक : सह दु.नि. मुळशी-२

दस्त कमांक : 801/2018

नोंदणी :

Regn 63m

## गावाचे नाव : 1) हिंजवडी

- (1) विलेखाचा प्रकार  
(2) मोबदला  
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार अबातणी देतो की पट्टेदार ते नमुद करावे)  
(4) भू-मापन, पोटोहिस्सा व घरकमांक (असल्यास)

अॅग्रीमेंट टू लीज

4982924 ✓

102847136



1) पालिकेचे नाव: पुणे इतर वर्णन -, इतर माहिती: मीजे हिंजवडी ता. मुळशी, जि. पुणे येथील सर्व्हे नं. 256, हिस्सा नं. 7 यांसी एकूण क्षेत्र 02 हे. 22 आर (पोटखराव्यासह) यांसी आकार 03 रु. 75 पैसा यापैकी मुळ मालकांचे क्षेत्र 00 हे. 80 आर यामधून एम. आय. डी. सी. रस्त्यासाठी राणीचे क्षेत्र 400 चौ. मी. तसेच सदर मिळकत व जगतच्या मिळकतीमधून गेलेले रस्त्याखालील क्षेत्र 832.47 चौ. मी. वजा जाता भाडेपट्ट्याने देत असलेले क्षेत्र 6767.53 चौ. मी. व त्यावरील बांधकाम यांसी क्षेत्र 15332 चौ. फु. म्हणजेच 1424.37 चौ. मी. विलेखा क्षेत्र सदर भाडेपट्ट्याचा विषय असून सदर भाडेपट्ट्याचा कालावधी 35 वर्षे आहे. (( Survey Number : 256 ; HISSA NUMBER : 7 ; ))

(5) क्षेत्रफळ

1) 6767.53 चौ. मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- भाडेकरू- एम्पायर फाउंडेशन तर्फे अधिकृत सही करणार श्री. मेहेरनाथ तलाठी - - वय:- 60; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- सिटी सर्व्हे नं. 104-ई, अॅस्टर सोसायटी जवळ, फायर ब्रिगेड रोड, अंबेरॉय मॉल समोर, दिंडोशी, मालाड (पुर्व), मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400097 पॅन नं:- AAATE3549C  
2): नाव:- भाडेकरू- एम्पायर फाउंडेशन तर्फे अधिकृत सही करणार श्री. विष्पी जे. वेगुना - - वय:- 57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- सिटी सर्व्हे नं. 104-ई, अॅस्टर सोसायटी जवळ, फायर ब्रिगेड रोड, अंबेरॉय मॉल समोर, दिंडोशी, मालाड (पुर्व), मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400097 पॅन नं:- AAATE3549C

(8) दस्तऐवज करून देणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मालक- श्री. संजीव बमनलाल अरोरा तर्फे क. ज. वे. कु. मु. म्हणून श्री. रमेश गायकवाड - - वय:- 59; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 401/402, चौथा मजला, ग्रेट इन्स्टर्न प्लाझा, पेरबडा, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:- 411006 पॅन नं:- ADQPA1417N  
2): नाव:- मालक- श्री. मनोज तवलराय हिंगोरानी तर्फे क. ज. वे. कु. मु. म्हणून श्री. रमेश गायकवाड - - वय:- 43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 401/402, चौथा मजला, ग्रेट इन्स्टर्न प्लाझा, पेरबडा, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:- 411006 पॅन नं:- AAPP0991L

(9) दस्तऐवज करून दिल्याचा दिनांक

12/01/2018

(10) दस्त नोंदणी केल्याचा दिनांक

23/01/2018

(11) अनुक्रमांक, खंड व पृष्ठ

801/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

4630000 ✓

(13) बाजारभावाप्रमाणे नोंदणी शुल्क:

30000 ✓

(14) गैरा





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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही वारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(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.





पावती  
Wednesday, March 06, 2013  
11:18 AM

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 1838 दिनांक: 06/03/2013

गावाचे नाव: येरवडा

दस्तऐवजाचा अनुक्रमांक: हवल11-1744-2013

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: संजीव चमनलाल अरोरा व मनोज नवलराय हिगोराणी यांचे तर्फे कु  
मु. म्हणून रमेश धोडिराम गायकवाड

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास हा दस्तऐवज अंदाजे 11:37 AM ह्या वेळेस मिळेल आणि सोबत थक्केल प्रत व OD  
घ्यावी.

सह दुय्यम निबंधक, हवेली-11

बाजार मूल्य: रु. 0/-

सोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 240/-



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२०१९		



महाराष्ट्र MAHARASHTRA

N 682692

अनुक्रमांक २०११D  
 दिनांक ०१/०३/२०१३ ५००/-  
 मुद्रांक को लया कारणांसाठी जापरामत्या आहे.  
 मुद्रांक अधिनियम १९५८ चे अनुच्छेद ५४ के क्र. ५४  
 मुद्रांक जापरामत्याचे संपूर्ण ताबूट Mr. Sanjeev C. Arora  
 संपूर्ण वत्ता Yerwada Pune - ०६  
 एवढे व्यवहारीचे संपूर्ण ताबूट Prakash M. Bursode  
 पत्ता as above



मुद्रांक धारकाची/हस्तो व्यवहारीची सही स्व.श्री. रोहिदास एच. पवार (मुद्रांक विक्रेता)  
 परवाना क्र. 2201002  
 परवान्याची मदत 31-3-2013  
 ४३० मंगळवार पेठ, मुंबई - ११



ह व ल - ११		
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२०१३		

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE present shall come, we Mr. Sanjiv Chamanlal Aurora Age-54 years, Occ-Business, and Mr. Manoj Navalrai Hingorani Age-38 Years, Occ. Business, Mrs. Reena Sanjiv Aurora Age - 49 Years, Occ - Business and Mrs. Radhika Manoj Hingorani Age - 36 Years, Occ - Business all having address at 401, 402, 4<sup>th</sup> Floor, Great Eastern Plaza, Yerwada, Pune - 411006, SEND GREETINGS,





WHEREAS, we the owners of certain lands and structures in our personal names and also jointly and severally in various capacities/entities like Partnership Firms as Partners ,Companies as Director / Shareholder, Proprietary, Hindu Undivided Family (**HUF**) as Karta, Joint Venture as Partners, Association of Persons (**AOP**) as Members, Limited Liability Partnership (LLP) as Designated partners, Individuals in personal capacity and for any such entities as may be formed in future to hold such properties /structure ,are engaged in business of construction of build to suit project to cater to the needs of various business houses in Pune and own certain lands and structure in India.

AND WHEREAS we are required to sign, and execute various documents such as Agreements to lease, Agreements to sale, Conveyance deeds, MOU, Mortgage, Sub-Let, Sub-Lease, Lease deeds and any other documents as may be required with respect to the property or such other properties as shall be purchased/ acquired/ sold / leased by us personally and such business entities in the course of business, which we acquire/Sell/lease/ sub-let in our various capacities /entities of our business.

AND WHEREAS due to our responsibilities and business requirement, it may not be possible for us to attend and remain personally present to various registration officer to carry out various formalities required with reference to revenue matters including registration, making application for various works, doing correction at various places etc. for the various capacities/ entities already existing or the future which as and when required are formed to under take the business which we operate and run.

AND WHEREAS ,we would like re appoint a person and give Specific Power of Attorney in favor of to carry out such revenue related formalities, We therefore appoint **MR. SANTOSH DNYANESHWAR MANE** Age- 32 years, Occ. Service R/at Flat No. 4, Janki Appartment, Bhujbal Lane, Nr. PDCC Bank, Kothrud, Pune - 411038 and/or **MR. SHAILESH MOHAN BANSODE** Age- 30 years, Occ. Service R/at 13, Tadiwala Road, Building No. 559, Nr. Taksshilla Buod Vihar, Pune - 411001 jointly and /or severally, as our special power of attorney holder in respect of the properties which are owned and hold by us various capacities/entities.

NOW KNOWN YE AND THESE PRESENT WITNESSESETH THAT WE **MR. SANJIV CHAMANLAL AURORA, MR. MANOJ NAVALRAI HINGORANI, MRS. REENA SANJIV AURORA AND MRS. RADHIKA MANOJ HINGORANI** jointly and severally do



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hereby appoint and constitute **MR. SANTOSH DNYANESHWAR MANE** Age- 32 years, Occ. Service R/at Flat No. 4, Janki Appartment, Bhujbal Lane, Nr. PDCC Bank, Kothrud, Pune - 411038 and/or **MR. SHAILESH MOHAN BANSODE** Age- 30 years, Occ. Service R/at 13, Tadiwala Road, Building No. 559, Nr. Taksshilla Buod Vihar, Pune - 411001 jointly and /or severally to be our true and lawful attorney with full power to execute the following acts, deeds and things as hereinafter mentioned.

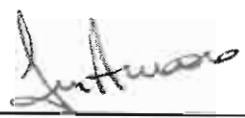


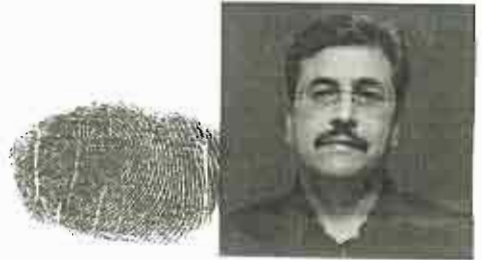
हवल-११		
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1. To appear before the Sub Registrar of assurance and lodge the agreement for sale , agreement to lease deeds, sale deeds , conveyances confirmations , MOU, mortgage deed, sublet, loan documents and such other documents executed by us on the behalf of us and on behalf various business entities (companies) and admit execution there of and to take all the steps for effective registration of all such documents and complete the registration formalities
2. To collect registration receipt from the office of sub-registrar upon the registration of the above mention documents
3. To accept and receive the amount so refunded by the office of sub-registrar as refund of the excess stamp duty paid by us or our business entities (companies)
4. In general to do all other acts ,deeds, matters and things as shall be required in furtherance to the above mentioned documents executed by us with respect to our properties.

IN WITNESS WHEREOF I here unto set my hands this 1<sup>ST</sup> day of March in the year two thousand thirteen at Pune.

SIGNED AND DELIVERED )  
By the within named )

  
\_\_\_\_\_  
**MR. SANJIV CHAMANLAL AURORA**



  
\_\_\_\_\_  
**MR. MANOJ NAVALRAI HINGORANI**







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२०१९		

*Reena*

MRS. REENA SANJIV AURORA )



*Radhika*

MRS. RADHIKA MANOJ HINGORANI )



SIGNED AND ACCEPTED )

by the within named ATTORNEY )

*S.D. Mane*

MR. SANTOSH DNYANESHWAR MANE ✓ )



*Bansode*

MR. SHAILESH MOHAN BANSODE )



in the presence of : )

1. *Amit Gorada*  
*Nigadi Pune*

2. *Amol Rajguru*  
*Bibraewadi, Pune*



ह व ल - ११		
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म ल स		
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२०१९		

MAHARASHTRA GOVERNMENT  
 DE. No. MH12 200 122389  
 Valid till: 30-04-2015  
 MULSHIPPAUDI  
 AUTHORIZATION TO DRIVE IN ALL CLASSES  
 OF VEHICLES THROUGHOUT MAHARASHTRA  
 DOB: 01-05-1958 UC  
 COV: DOV  
 LMV: 12-05-1980  
 MCWG: 25-04-1980  
 Name: SANJEEV AURORA  
 S/O of CHANNALAL  
 A/cd HOMESTEAD @ KOREGAON PARK,  
 LANE NO 4  
 PUNE  
 PIN: 411001  
 Signature & ID of Issuing Authority: MH12 2011262  
 Signature/Thumb Impression of Holder

MAHARASHTRA GOVERNMENT  
 DE. No. MH12 20070035099  
 Valid till: 18-03-2015 (NT)  
 HAVELI-11  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT MAHARASHTRA  
 DOB: 18-05-1974 UC  
 COV: DOV  
 LMV: 19-03-1980  
 Name: MANUJ HINGORANI  
 S/O of NAWAL  
 A/cd C 701 WATER FRONT CONDOMINIUMS  
 BNO. 2127, KALYANI NAGAR  
 PUNE  
 PIN: 411008  
 Signature & ID of Issuing Authority: MH12 2011213  
 Signature/Thumb Impression of Holder



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२०१३		



THE SEAL OF THE SUB-REGISTRAR OF MULSHI  
 मुल्शी (सॉ) रजिस्ट्रार  
 THE SEAL OF THE SUB-REGISTRAR OF MULSHI  
 मुल्शी (सॉ) रजिस्ट्रार

CLT No. MH12/907/2007  
 Valid till 15-11-2013 (Till)

DOB 16-01-1983

Name: REENA AURORA  
 S/O/VV of SANJIV  
 A/7, B/2, NEW CHARARYA HSG. SOC.  
 GOAY CLUB RD.  
 PUNE  
 PIN 411001  
 Signature & ID of Issuing Authority: MH12/200776

DOB 16-01-1983

Signature/Thumb Impression of Holder

मल्ल		
9063	04	09
२०१३		

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

RADHIKA MANOJ KINGORANI  
 JAWAHAR GIDUMAL WADHWANI  
 08/04/1978  
 Permanent Account Number  
 AAAXPH8214J  
 Kingorani

THE SEAL OF THE SUB-REGISTRAR OF MULSHI  
 मुल्शी (सॉ) रजिस्ट्रार  
 THE SEAL OF THE SUB-REGISTRAR OF MULSHI  
 मुल्शी (सॉ) रजिस्ट्रार

CLT No. MH12/907/2007  
 Valid till 15-11-2013 (Till)

DOB 16-01-1983

Name: REENA AURORA  
 S/O/VV of SANJIV  
 A/7, B/2, NEW CHARARYA HSG. SOC.  
 GOAY CLUB RD.  
 PUNE  
 PIN 411001  
 Signature & ID of Issuing Authority: MH12/200776

DOB 16-01-1983

Signature/Thumb Impression of Holder

हवल-११		
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२०१३		



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२०१९		

MAHARASHTRA STATE MOTOR VEHICLE LICENCE  
 DL No. MH12 20046531814      DOI: 15-07-2004  
 Valid Till: 14-07-2024 (NT)      DLD: 30-07-2007

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 MCWG      15-07-2004  
 LMV      15-07-2004

Name: SANTOSH MANE      DOB: 02-06-1980      BG: BG  
 S/D/W of DNYANESHWAR  
 Add: A/P-SAKURDE TAL-PURANDHAR  
 DIST-PUNE

PIN:      Signature & ID of Licensee:      Signature/Thumb Impression of Holder:

Authority: MH12 200776



ह व ल - ११		
४१७०४४	७	९२
२०१३		


7. [See Rule 16 (2)]  
 Licence No :      MAHARASHTRA  
 Name & Address :      Date of Issue :

Son/Daughter of

authorized to drive throughout India, vehicle of the following description:

for Non-Transport Vehicle  
 for Transport Vehicle

Signature of the licence holder: *Santosh Mane*





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२०१९		

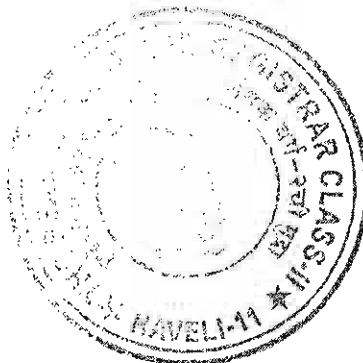
मी श्री. सुपेरा बासुदेव गाथकवाज

वय : ३४ वर्षे, धंदा : जोकार  
रा, ५९ गाव रोड

याद्वारे घोषित करतो की, दुय्यम निबंधक श्री. सु. ११ यांचे कार्यालयात ५९ गाव रोड ५९ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. बापिका मनोज हिंगोयणी यांनी दि. ११/३/२०१९ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे /निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - ८/३/२०१९

Basu  
कुलमुखत्यारपत्रधारकाचे नांव व सही



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२०१९		

मी श्री. रूपे रा. दास यांचे नाव

वय : ३४ वर्षे, धंदा : जोकाही  
रा. वडगाव रोडी

याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ११ यांचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. स्म. शेना सोनीव डोरोरा यांनी दि. ११/५/२००८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे /निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - २/०३/२०१९

Rulland  
कुलमुखत्यारपत्रधारकाचे नांव व सही



ह व ल - ११		
०१९०४४	१०	१२
२०१९		



बुधवार, 06 मार्च 2013 11:19 म.पू.

दस्त गोषवारा भाग-1

हवल11

8199192

दस्त क्रमांक: 1744/2013

दस्त क्रमांक: हवल11 /1744/2013

वाजार मूल्य: रु. 00/-

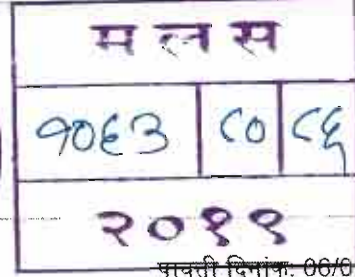
मोबल 300/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल11 यांचे कार्यालयात

अ. क्र. 1744 वर दि.06-03-2013

रोजी 11:16 म.पू. वा. हजर केला.



संज्ञिकारणाराचे नाव: संजीव चमनलाल अरोरा व मनोज नवलराय हिगोराणी यांचे तर्फे कु मु म्हणून रुपेश धोंडिराम गायकवाड

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण: 340.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक, हवेली-11

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक मंयवहारांत किंवा सरमहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 06 / 03 / 2013 11 : 16 : 33 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 03 / 2013 11 : 17 : 17 AM ची वेळ: (फी)

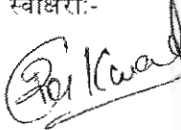


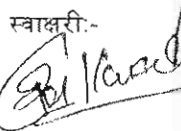





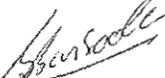






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हवल 11	8	929
दस्त क्रमांक: 1744/2013		
२०१३		

06/03/2013 11 21:17 AM

दस्त क्रमांक : हवल 11/1744/2013  
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: संजीव चमनलाल अरोरा व मनोज नवलराय हिंगोराणी यांचे तर्फे कु मु म्हणून रुपेश धोंडिराम गायकवाड पत्ता: -, -, 401/ 402, 4 फ्लौर, ग्रेट इस्टन प्लाझा, येरवडा, पुणे, -, -, Yerwada, Maharashtra, Pune, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-34 स्वाक्षरी:- 		
2	नाव: रिना संजीव अरोरा व राधीका मनोज हिंगोराणी यांचे तर्फे कु मु म्हणून रुपेश धोंडिराम गायकवाड पत्ता: -, -, 401/ 402, 4 फ्लौर, ग्रेट इस्टन प्लाझा, येरवडा, पुणे, -, -, Yerwada, Maharashtra, Pune, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-34 स्वाक्षरी:- 		
3	नाव: संतोष जानेश्वर माने पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जानकी अर्पा. कोथरूड, पुणे, ब्लॉक नं: -, रोड नं: -, . . पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-32 स्वाक्षरी:- 		
4	नाव: शैलेश मोहन बनसोडे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 13, ताडीवाला रोड पुणे, ब्लॉक नं: -, रोड नं: -, . . पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 06 / 03 / 2013 11 : 19 : 01 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अंडव्होकेट अमोल वी. मुर्वे वय: 28 पत्ता: बंडगार्डन रोड पुणे पिन कोड: 411001		

शिक्का क्र.4 ची वेळ: 06 / 03 / 2013 11 : 19 : 23 AM

शिक्का क्र.5 ची वेळ: 06 / 03 / 2013 11 : 19 : 34 AM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, हवेली-11



प्रमाणित करण्यात येते की,  
या दस्तऐवजात १२ पृष्ठे आहेत  
सह दुय्यम निबंधक (वर्ग-१) हवेली क्र. ११  
1744/2013  
चौथे प्रतिले नंबरचे पुस्तकाचे  
नं.परी मॉडिशा.  
१०४४  
सह. दुय्यम निबंधक (वर्ग-१) हवेली क्र. ११  
दिनांक ०६/०३/२०१३





घोषणापत्र

मी श्री.संतोष माने, वय-३७ वर्षे, धंदा-नोकरी, रा.चेखडा, पुणे-४११००६, याद्वारे घोषित करतो की, मा.दुय्यम निबंधक मुळशी(पौड), पुणे यांचे कार्यालयात लीज डिड शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यासाठी आला आहे. श्री.मनोज नवलराय हिंगोराणी व इतर यांनी दि.०१/०३/२०१३ रोजी दस्त क्र.१७४४/२०१३ ने मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.

सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून, उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक- १३/३/२०१८

पुणे

कुलमुखत्यारपत्रधारकाचे नाव व सही

( श्री.संतोष माने )



THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No MH12 20070035059      DOI 19-03-1993  
 Valid Till 09-05-2024 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 LMV      19-03-1983

FORM 7  
 RULE 16 (2)

DOB 10-05-1974      BG

Name MANOJ HINGORANI  
 S/D/W of NAWAL  
 Add C 701 WATAR FRONT CONDOMINIUMS  
 SNO. 212/1, KALYANI NAGAR  
 PUNE  
 PIN 411006  
 Signature & ID of Issuing Authority MH12 2013365

ADT

THE SEAL OF THE SUB-REGISTRAR OF MOTOR VEHICLES, KOLHAPUR (पुणे जिल्हा, मुळशी (पोलीस ठाणे) मंडळ, मुलसिपाळा)

म ल स		
१०६३	८३	८६
२०१९		

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No MH12 20010A92307      DOI 12-05-1980  
 Valid Till 04-06-2018 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV      DOI  
 LMV      12-05-1980  
 MCWG      25-04-1980

FORM 7  
 RULE 16 (2)

DOB 01-05-1958      BG

Name SANJIV AURORA  
 S/D/W of CHAMANLAL  
 Add HOMESTEAD 89 KOREGAON PARK  
 LANE NO 4  
 PUNE  
 PIN 411001  
 Signature & ID of Issuing Authority MH12 2013365

ADT

Signature/Thumb Impression of Holder

आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA

EMPIRE FOUNDATION

16/11/2009  
 Permanent Account Number

AAATE3549C

11122009

आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA

MEHERNOSH ARDESHIR TALATI  
 ARDESHIR BURJORJI TALATI

12/12/1957  
 Permanent Account Number

AAVPT4136F

Signature

12112010

18/1063

शुक्रवार, 15 मार्च 2019 2:29 म.नं.

दस्त गोषवारा भाग-1

मलस

दस्त क्रमांक: 1063/2019

दस्त क्रमांक: मलस /1063/2019

बाजार मुल्य: रु. 10,28,47,136/- मोबदला: रु. 49,82,924/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. मलस यांचे कार्यालयात

पावती:1668

पावती दिनांक: 15/03/2019

अ. क्र. 1063 वर दि.15-03-2019

सादरकरणाराचे नाव: भाडेकरु- एम्पायर फाउंडेशन तर्फे अधिकृत सही करणार श्री. मेहेरनाथ तलाठी - -

रोजी 2:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकुण: 1940.00

दस्त हजर करणाऱ्याची सही:

MLS

मुख्य निबंधक मुळशी (पॉड)

MLS

मुख्य निबंधक मुळशी (पॉड)

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्षा क्रं. 1 15 / 03 / 2019 02 : 33 : 26 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 15 / 03 / 2019 02 : 34 : 51 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

दस्त निष्पादक हा नोंदणी करणारा १९०८ अंतर्गत असलेल्या कबुलीपत्रावरच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मसुदा, निष्पादक व्यक्ती. साक्षीदार व सोयत जोडलेल्या दस्त्यापत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील, लिहून देणार लिहून घेणार

*(Signature)*

*(Signature)*





दस्त गोषवारा भाग-2

 मलस 54159  
 दस्त क्रमांक:1063/2019

15/03/2019 2 34:41 PM

दस्त क्रमांक :मलस/1063/2019

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मालक-श्री. संजीव चमनलाल अरोरा तर्फे क.ज.चे कु.मु. म्हणून श्री. संतोष माने - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: येरवडा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ADQPA1417N	मालक वय :-60 स्वाक्षरी:- S.O.A		
2	नाव:मालक-श्री. मनोज नवलराय हिंगोरानी तर्फे क.ज.चे कु.मु. म्हणून श्री. संतोष माने - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: येरवडा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAPP0991L	मालक वय :-44 स्वाक्षरी:- S.O.A		

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:15 / 03 / 2019 02 : 37 : 17 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आडीमणी डी वी - - वय:52 पत्ता:Dhanakavadi Pune पिन कोड:411043	 स्वाक्षरी	 
2	नाव:अमित एस गाढवे . . वय:34 पत्ता:Pimpri Pune पिन कोड:411018	 स्वाक्षरी	 

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	भाडेकरू- एम्पायर फाउंडेशन तर्फे अधिकृत सही करणार श्री. मेहेरनाथ तलाठी - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटी सर्व्हे नं. 104-ई, अॅस्टर सोसायटी जवळ, फायर ब्रिगेड रोड,, रोड नं: ऑबेरॉय मॉल समोर, दिंडोशी, मालाड (पुर्व), मुंबई, महाराष्ट्र, मुम्बई. AAATE3549C

दुय्यन्त निबंधक मुळशी (पॉईंट)

EPayment Details.

sr.	Epayment Number	Defacement Number
1	1203201912707	1203201912707D
2	MH013056590201819E	0007322418201819



1063 / 2019

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दस्त गोपवारा भाग-2

मलम

दस्त क्रमांक:1063/2019

27/03/2019 1 17:52 PM

दस्त क्रमांक :मलम/1063/2019

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू- एम्पायर फाउंडेशन तर्फे अधिकृत मही करणार श्री. मेहेरनाथ तलाठी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटी मध्ये नं. 104-ई, अॅस्टर सोसायटी जवळ, फायर ब्रिगेड रोड,, रोड नं: ऑबेरॉय मॉल समोर, दिंडोशी, मालाड (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAATE3549C	भाडेकरू वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तशाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:15 / 03 / 2019 02 : 37 : 17 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आडीमणी डी बी - - वय:52 पत्ता:Dhanakavadi Pune पिन कोड:411043			
2	नाव:अमित एम गाढवे . . वय:34 पत्ता:Pimpri Pune पिन कोड:411018			

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मालक-श्री. मनोज नवलराय हिंगोरानी तर्फे क.ज.चे कु.मु. म्हणून श्री. संतोष माने - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: येरवडा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. AAPP0991L
2	मालक-श्री. संजीव चमनलाल अरोरा तर्फे क.ज.चे कु.मु. म्हणून श्री. संतोष माने - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: येरवडा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. ADQPA1417N

शिक्षा क्र.4 ची वेळ:27 / 03 / 2019 01 : 19 : 20 PM

शिक्षा क्र.5 ची वेळ:27 / 03 / 2019 01 : 23 : 10 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक मुळशी (पौड)

EPayment Details.

sr.	Epayment Number	प्रमाणित करण्यात येते की या दस्ता मध्ये	Defacement Number
1	1203201912707	सुलभ...पृष्ठे आहेत.	1203201912707D
2	MH013056590201819E		0007322418201819

दुय्यम निबंधक मुळशी (पौड)

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9082  
दुय्यम निबंधक मुळशी (पौड)  
दिनांक 26/03/2019

1063 / 2019

