3/14746

पावती

Friday, December 02,2016

3:53 PM

Original/Duplicate नोंदणी क्रं. :39म

Regn.:39M

दिनांक: 02/12/2016

पावती क्रं.: 16898

दस्तऐवजाचा अनुक्रमांकः हवल3-14746-2016

गावाचे नाव: येरवडा

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: लिहुन घेणार- के. रहेजा कॉर्प प्रायव्हेट लिमीटेड तर्फे अधिकृत सही करणार श्री.

अनिल - माथुर

एकूंग:

MRS. SWATI
R. VANARASE
R. VANARASE
AREA PUNE DIST.
MAHARASHTRA

REGD. NO. 4658

01/10/2017 Expiry Dt.

9

4:08 PM ह्या वेळेस मिळेल.

आपर्णास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

नोंदणी फी दस्त हाताळणी फी

रू. 30000.00

रु. 1500.00

पृष्ठांची संख्या: 75

ᆟ 31500.00

दुस्यम हवेली-३, पुणे. निवास (학-2)

성

हवेली-3

बाजार मुल्य: रू.397549099 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 17891500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006234198201617E दिनांक: 02/12/2016 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

बँकेचे नाव व पत्ताः

देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

Expiry Dt. 01/10/2017 INDIA, PUNE

DEC 2016



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 3

दस्त क्रमांक : 14746/2016

गोदंणी :

Regn:63m

गावाचे नाव : 1) येरवडा

बाबतितपटटाकार आकारणी देतो की (3) बाजारभाव(भाडेपटटयाच्या (1)विलेखाचा प्रकार (2)मोबदला

पटटेदार ते नमुद करावे)

397549099

0

हवला-

(4) भू-मापन,पोटहिस्सा व घरक्रमांक

1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे थेरवडा,ता.हवेली

जि. पुणे(वि. क्र. 30/403.3)येथील जमीन/प्लॉट सर्व्ह नं. 144/सिटी सर्व्ह नं. 2648

30mel (5) A A TROME REGD. NO. 4668 AREA PUNE DIST MRS. SWAT 01/10/2017

> चौ. मी. कारपेट ही मिळकत. लीज मुदत 30 वर्ष.((Survey Number : 144 ;)) मजल्यावरील क्षेत्र 1880.71 चौ. मी. कारपेट याप्रमाणे एकुण बांधकाम क्षेत्र 5762.60

1) 5762.60 चौ.मीटर

बांधकाम अ)पहिल्या मजल्यावरील युनिट नं. 1,2,3,4,5,6 व 8 यासी क्षेत्र 1364.36 चौ. मी. कारपेट ब)दुस-या मजल्यावरील क्षेत्र 2517.37 चौ. मी. कारपेट क)तिस-या

हिस्सा म्हणजे क्षेत्र 4365.64 चौ. मी. आणि त्यावरील ॲमोनिटी बिल्डींगचे झालेले

2649 यासी क्षेत्र 5195.95 चौ.मी. यापैकी 84.02%

आणि सर्व्हें नं. 145/सिटी सर्व्हें नं.

(६)आकारणी किंवा जुडी देण्यात

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

मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई.

व्दारा विब्न्योर हाय, मोतीलाल नगर-1, श्रीरंग साबडे मार्ग, ऑफ लिंक रोड, गोरेगाव (प.) विस्पी जे. वेसुना वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं:

पिन कोड:-400104 पॅन नं:-AABTN2669K

नाव:-लिहुन देणार- नोबल फॉंडेशन- पब्लिक चॅरिटेबल ट्रस्ट तर्फ अधिकृत ट्रस्टी श्री.

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

समोर, बांद्रा-कुर्ला कॉम्पलेक्स, बांद्रा (पू) मुंबई, -, बांदरा(ईस्ट), MAHARASHTRA,

पिन कोड:-400051

ਧੱਜ ਜਂ:-AAACP0522B

MUMBAI, Non-Government.

30/11/2016

अनिल - माथुर वय:-51; पत्ता:--, -, -, प्लॉट नं. सी-30, ब्लॉक जी, एसआयडीबीआय

नाव:-लिहुन घेणार- के. रहेजा कॉर्प प्रायव्हेट लिमीटेड तर्फ अधिकृत सही करणार श्री.

(9) दस्तऐवज करून दिल्याचा

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क (11)अनुक्रमांक,खंड व पृष्ठ

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(10)दस्त नोंदणी केल्याचा दिनांक 03/12/2016 14746/2016 श्रीसान यहिंदुम नस्कत मी दाचली

17891500

मी रूजवात घेतली

चे रातापावत मदा नकता श्री जोका ८ का श्री ट यांस त्यांचे तातीख 12 3 X

भी दिली तारीखा 319212095

SWATI DRA VANARAS (থৰ্ম-২)

MRS.

Expiry Dt. 01/10/2017

मुल्यांकनासाठी विचारातर

STATE OF THE PARTY OF

3 DEC 2016

e limits of any Municipal Corporation or any Cantonment area

मुद्राक शुल्क आकार

8

अनुच्छेद :- :

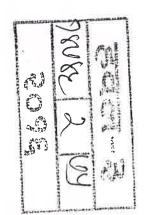


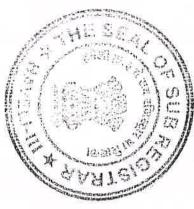
RIM	Mobile No.: Not A MIMBAL 01 15:53:8 Reason: So dre Document Location: India	itally s	Name of Bank Signature valid	Cheque/DD No	Cheque-DD Details	Payment Details IDBI BANK	Total		Cr	0 01/10/2011	REGD. NO. 4000	MAHARASHTRA	F -> '	MPS SWATT	OTAD		0030063301 Amount of Tax	Account Head Details Am	Year 2016-2017 One Time	Location PUNE	Office Name HVL1_HAVELI NO1 SUB REGISTRAR	(Amt.in words.) Ordinary Collections IGR	Type of No. 1 Russettor Trefus and Rupees Only)	1	GRN MH00623459016F4QARcobe 111111111
		Scro	Bank	Date	Bank		30000.00 Words	Amo					Rema	PIN	Towr	Area	30000.00 Road	Amount In Rs. Prem	Flat/E		Full Name	PAN		00	30000.00
		Scroll No. , Date	Bank-Branch		Bank CIN REF No.	FOR	ds 	Amount In Thirty Thou			te Limited~	Secon	Remarks (If Any)		Town/City/District	Area/Locality	Road/Street	Premises/Building	Flat/Block No.		Vame	PAN No. (If Appliacable)	TAX ID (If Any)		2016 HINGS BA
18.00	Sub P	100 , 28/11/2016	IDBI BANK	25/11/2016-12:15:53	69103332016112511166 106211117	FOR USE IN RECEIVING BANK		Thirty Thousand Rupees Only			nited~	SecondPartyName=K Raheja Corp Priva		4 1 1 0 0 6		Yerwada Pune	S No 144 CTS No 2648 S No 145 CTS No 2649		Unit No 1,2,3,4,5,6		Noble Foundation	AABTN2669K		Payer Details	30000.00 USER 108010(HVL3)



GRN MH0	MH006234198201617E BARCODE				Date 25/11/2016-12:04:33	Form ID
Department	Inspector General Of Registration	Registration	E		Payer Details	
Type of Payment	Registration Fee			TAX ID (If Any)		
-	Ordinary Collections IGR	SR		PAN No. (If Appliacable)	AABTN2669K	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	UB REGISTRA	Ŕ	Full Name		
Location	PUNE					-
Year 2016-	2016-2017 One Time			Flat/Block No.	Unit No 1,2,3,4,5,6	
Acci	Account Head Details		Amount In Rs.	Premises/Building	* T	
0030063301 Amount of Tax	t of Tax		30000.00	30000.00 Road/Street	S No 144 CTS No 2	S No 144 CTS No 2648 S No 145 CTS No 2649
			-	Area/Locality	Yerwada Pune	
				Town/City/District	* 27	
/			* "	PIN	4 1 0	0 6
7				Remarks (If Any)		

Mobile No.: Not Available Name of Branch Name of Bank Cheque/DD No Payment Details Total Cheque-DD Details IDBI BANK 30000.00 words Date Bank CIN Scroll No., Date Bank-Branch Amount in REF No. Thirty Thousand Rupees Only SecondPartyName=K Raheja Corp Priva FOR USE IN RECEIVING BANK IDBI BANK 69103332016112511166 106211117 100 , 28/11/2016 25/11/2016-12:15:53

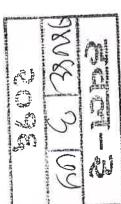


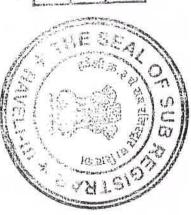




GRN	MH006234621201617E	BARCODE			IIII Date	25/11/2016-12:11:46 Form ID	36
Department	Inspector General Of Registration				-		
Type of Payment	it Stamp Duty			TAX ID (If Any)			
\$11	Sale of Non Judicial Stamps IGR Rest of Maha	stamps IGR Re	st of Maha	PAN No. (If Appliacable)	oliacable)	AABTN2669K	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	SUB REGISTR	AR	Full Name		Noble foundation	
Location	PUNE				4,		
Year 2	2016-2017 One Time			Flat/Block No.		Unit No 1,2,3,4,5,6,	
	Account Head Details		Amount In Rs.	Premises/Building	ing		
0030046401 Sal	Sale of NonJudicial Stamp		9900000.00	Road/Street		S No 144 CTS No 2648 S No 145 CTS No 2649	No 145 CTS No 2649
				Area/Locality		Yerwada Pune	
2=			9	Town/City/District	ict		
				PIN		4 1 1 0 0	6
y				Remarks (If Any))		
*					SecondPa	SecondPartyName=K Raheja Corp Priva	/a
	100				te Limited~	ł	
A A	35						
01							
· O				Amount In Nir	ety Nine Lak	Ninety Nine Lakh Rupees Only	
Total (9900000.00 Words	Words			
Payment Details	IDBI BANK				FOR USE	FOR USE IN RECEIVING BANK	
200	Cheque-DD Details	ails		Bank CIN REF No.		69103332016112511215 106211932	932
Cheque/DD No				Date	25/1	25/11/2016-12:21:15	
Name of Bank				Bank-Branch	IDBI	IDBI BANK.	
Name of Branch				Scroll No., Date	100,	100 , 28/11/2016	
Mobile No.: Not Available	vailable						

Nobile No. : Not Available







GRN ME	MH006234425201617E BARCODE			Date :	Date 25/11/2016-12:08:25	Form ID 36
Department	Inspector General Of Registration				Payer Details	
Type of Payment Stamp Duty	Stamp Duty		TAX ID (If Any)			
	Sale of Non Judicial Stamps IGR Rest of Maha	st of Maha	PAN No. (If Appliacable)	ble)	AABTN2669K	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	AR	Full Name		Noble Foundation	
Location	PUNE					
Year 201	2016-2017 One Time		Flat/Block No.		Unit No 1,2,3,4,5,6,	
Ac	Account Head Details	Amount In Rs.	Premises/Building			
0030046401 Sale	0030046401 Sale of NonJudicial Stamp	7991500.00	7991500.00 Road/Street		S No 144 CTS No 2	S No 144 CTS No 2648 S No 145 CTS No 2649
) W.E		/4	Arca/Locality		Yerwada Pune	
			Town/City/District			
=			PIN		4 1 1 0	0 6
			Remarks (If Any)			

Mobile No.: Not Available

Name of Branch

Name of Bank

Cheque/DD No

Cheque-DD Details

Bank CIN

REF No.

69103332016112511205 106211776

FOR USE IN RECEIVING BANK

Date

25/11/2016-12:20:07

Scroll No., Date

100 , 28/11/2016

Bank-Branch

IDBI BANK

Total

Payment Details

IDBI BANK

7991500.00 Words

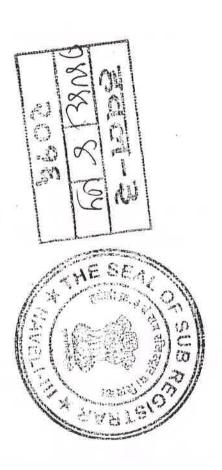
Rupees Only

Amount In

te Limited~

SecondPartyName=K Raheja Corp Priva

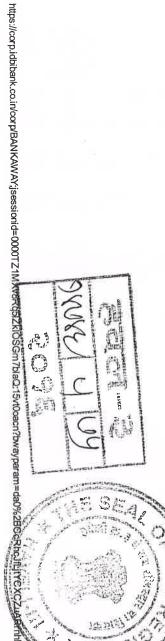
Seventy Nine Lakh Ninely One Thousand Five Hundred



Hot Payment Successful. Your Payment Confirmation Number is 106211117

Amount in words Only FOR USE IN RECEIVING BANK Bank CIN No: 69103332016112511166 Date 25/11/2016 12:15:53 Bank-Branch	Amount in word FOR USE IN R Bank CIN No: Date Bank-Branch Scroll No.	30000.00 NetBanking 17	iils:IDBI 1062111 Details: No. k	Total Payment Details:IDE Payment ID: 10621: Cheque- DD Details Cheque- DD No. Name of Bank Name of Branch
PIN 4 1 1 0 0 Remarks (If Any): SecondPartyName=K Raheja Corp Private Limited~	PIN Remarks (If Any): SecondPartyName=K Limited~	0.00 0.00 0.00 0.00		
Bldg S No 144 CTS No 2649 et, Unit No 1,2,3,4,5,6&8 ality Amenity Bldg Yerwada Pune City/	Premises/ Bldg Road/Street, Area /Locality Town/ Ci	Amount in Rs. 30000.00	1 Ordinary	Object 0030063301 Collections IGR
o. (IfAABT)	PAN No. Applicable) Full Name	TELI SUB Location R Location 0/2014 0/99	HVL1_HAVELI NO1 SUB REGISTRAR I Period: From: 01/10/2014 To: 31/03/2099	Office Name
ails If Any)	Payee Details Dept. ID (If Any)	General Of Fee/Ordinary	Inspector G Registration Registration Collections IGR	Department Receipt Type
Form ID : 0 Date:	Number - 6 ODE	CH R For	MTF MH006234198201617E	GRN NUMBER

Print



1/1

Hot Payment Successful. Your Payment Confirmation Number is 106211932

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ich	Scroll No.		of Branch	Name of E
	Bank-Branch	IDBI BANK		Name of Bank
25/11/2016 12:21:15	Date		DD No.	Cheque- D
Bank CIN No: 69103332016112511215	Bank CIN		Cheque- DD Details:	Cheque- D
FOR USE IN RECEIVING BANK	FOR USE	etBanking	Payment Details:IDBI NetBanking Payment ID: 106211932	Payment I Payment I
Rupees Ninety Nine Lakhs Amount in words Only	Amount in	9900000.00		Total
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SecondPartyName=K Kaheja Corp Private Limited~	SecondParty.	0.00		
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fAny):	Remarks (If Any):	0.00		
4 1 1 0 0 6	PIN	0.00		
	District	0.00		
City/	Town/			C.
lity Amenity Bldg Yerwada Pune	Area /Locality	9900000.00	amps IGR Rest	Judicial Stamps IGR
ldg S No 145	Premises/ Bldg	Amount in Rs.		Object
Noble foundation	rull Name	2014 99	Period: From: 01/10/2014 To: 31/03/2099	Year
	Applicable)	Location	REGISTRAR	Name
(IfAABTN2669K	PAN No.	/ELI SUB	NO1 SUE	Office
(Any)	Dept. ID (If Any)	Duty/Sale of Non Stamps IGR Rest of	Stamp Duty/Sa Judicial Stamps Maha	Receipt Type
ils	Payee Details	General Of	Inspector Registration	Department
Date: Form ID : 3625/11/2016 12:21:15	DE	1201617E BARCODE	MH006234621201617E	GRN NUMBER
	lumber - 6	MTR Form Number - 6		
	AN	CHALLAN		

THE TANK

Hot Payment Successful. Your Payment Confirmation Number is 106211776

	Name of Branch	Name of Bank	Cheque- DD Det	OF	7 D 966	24		*						of	0030046401 Sale of Judicial Stamps IGR	Object	Year		Name	Office	Receipt Type	Department	NUMBER		
	Branch		Cheque- DD Details: Cheque- DD No.	Payment Details:IDBI NetBanking Payment ID: 106211776											1 Sale of Non amps IGR Rest		To: 31/03/2099	Period:	ISTRA	HVL1_HAVELI	Stamp Duty/Sale Judicial Stamps IO Maha	Inspector Registration	25		
Print		IDBI BANK		tBanking	7991500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7991500.00		Amount in Rs.	9		Location	B :	Sale of Non ps IGR Rest of	eral	201617E BARCODE	MTR Form Number -	CIMELAIN
Print WOSGn/bw/	Scroll No.	Bank-Branch	Date Date	FOR USE IN R	Amount in words Hundred Only				Limited~	Cacond Darty Name	Remarks (If Any):	PIN	District City		Road/Street, Area /Locality	Flat/Block No Premises/ Bldg		Full Name	Applicable)		Dept. ID (If Any)	Payee Details	DE	Number - 6	
Print Pr			25/11/2016 12:20:07	FOR USE IN RECEIVING BANK	Rupees Seventy Nine Laking Ninety One Thousand Five ds Hundred Only				Second anyman. Is remote our inited.	=K Raheia Com Private	y):	4 1 1 0 0 6		Pune	Unit No 1,2,3,4,5,6,&8 Amenity Bldg Yerwada		TOOK TO MINISTER	Noble Foundation		(IfAABTN2669K		2.	Form ID: 3625/11/2016 12:20:07	Date:	30

LEASE DEED

Pune on this 2010 day of November, 2016 This Lease Deed (hereinafter referred to as "this Deed") is made and executed at

BY AND BETWEEN

the FIRST PART; the context or meaning thereof, mean and include its successors and assigns) of hereinafter referred to as "Lessor" (which expression shall, unless repugnant to provisions of Companies Act, 1956 having its registered office at Plot No. C-30, Block 'G', Opp. CORP PRIVATE LIMITED, a Company incorporated under the SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai- 400051,

AND

its registered office OTHER PART; 10.11.2009], represented by its authorised Trustee Mr. Vispi J. Vesuna and having Charity of The Maharashtra Public Trusts Act, 1950 registered with The Office be deemed to mean and include the Trustees for the time being constituting the Off-Link Road, Goregaon (w), Mumbai 400104 hereinafter referred to as "Lessee" which expression shall unless it be repugnant to the context or meaning thereof Trust, survivors of them and their successors in office from time to time) of the Commissioner, Maharashtra, Mumbai [Registration No.E-26225 FOUNDATION, a Public Charitable Trust registered under the provisions at C/o Vibgyor High, Motilal Nagar-I, Srirang Sabde Marg of the

NHEREAS:

➣ granted to and in favour of the tessen the development rights to the pieces or parcels of "Hillside") and (iii) the Lessor herein, the said MBT and the Construction Trust (hereinafter referred to as "MBT") on behalf of the MBT, (ii) Hillside Agreement"), made by and between (i) the Trustees of Mukund Bhavan registered with the and under 2004, Company Private Limited (hereinafter മ Sub-Registrar of Assurances at Haveli - 8 under Sr. No (hereinafter Development Agreement dated 27th referred to ground situate lying and being at village ŝе referred October Development Sand Hillston

|Pag

within the limits of the Municipal Corporation of Pune bearing Survey No. square meters aggregating to 36 acres 2 Gunthas equivalent to 1,45,929 No.2649 admeasuring 16 Acres and 26 Gunthas equivalent to 67,398 equivalent to 78531 square meters and Survey No.145 and City Survey the consideration and on the terms and conditions as contained therein aggregate (hereinafter referred to as "the said Larger Lands"), at and for square meters as per revenue records, however after actual survey the 144 and City Survey No.2648 admeasuring 19 Acres and Yerwada within the Registration Sub-District of Pune City, District Pune and was ascertained to admeasure 1,03,940 square meters, in the 16 Gunthas

- ω benefit, in accordance with the terms of the said Development Agreement premises in such multi storied buildings on its own account and to its own Maharashtra; Buildings constructed, in accordance with the IT Policy of the State "IT") Park on a part of the said Larger Lands and/or in the multi storied Lessor has set up an Information Technology (hereinafter referred to as Pune Municipal Corporation (hereinafter referred to as "the PMC" amenity plot in accordance with the layout and plans sanctioned by the sanctioned by sub plots and storied Buildings (being Building Nos. 1 to 8) on the notionally demarcated said Development Agreement, the Lessor has constructed various multi Larger Lands in furtherance of the development thereof. In pursuance of the Various sub plots and one amenity plot were notionally demarcated on the registered from time to time read with certain subsequent modifications /documents and the Lessor has also an amenity building on the notionally demarcated been marketing the units executed and and The
- Ç Schedule hereunden W on the planted hereto at Samarat Ashoka Path and District Pune was earmarked as an amenity plot lying being and situate bearing CTS Nos. 2648 and 2649 of Village Yerwada, Taluka Haveli (Pune) forming part of the Larger Lands bearing Survey Nos. 144 and 145 notionally demarcated sub-plot admeasuring 5,195.95 square meters The Pune, (hereinafter referred to as "the particularly described in the *First* s marked in red colour shades



2 | Page

attached to the units on the third floor) (hereinafter referred to as "the hereinafter) (along with exclusive terrace areas on the 3rd floor which are upper floors which are to be used for permitted amenity use (elaborated comprising of stilts on ground level for parking and services plus 3 (three) the plans approved by the PMC, constructed on the Amenity Plot, a building from time to time from the PMC and other concerned authorities and as per The Lessor has in accordance with the approvals obtained by the Lessor copy of the said part OC dated 26th September, 2013 is hereto annexed and OCC/0918/2013 for the entire first floor area of the said Amenity Building. A Amenity Building"). The Lessor has applied to the PMC and has already remainder of the Amenity Building as provided hereinafter. Lessee that the Lessor has applied for and shall obtain the OC for the from the PMC, Annexure as "OC") dated œ̂ the The Lessor has further represented part 26th Occupation Certificate September, 2013, bearing (hereinafter

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MUIA III

of 2015 and 8124 of 2015 respectively executed between the MBT and the (ii) 2 (two) Deeds of Conveyance both dated 9th October 2015 registered By virtue of (i) a Deed of Conveyance dated 25th June 2013 registered with the said Larger Lands, and the 88.16% undivided right, title and interest in interest in the utility areas, Plots nos. 1,3,4,5,6,7 and 8 alongwith 88.16% undivided right, title and with the Sub-Registrar of Assurances at Haveli-18 under Serial Nos. the Sub-Registrar of Assurances at Haveli – 11 under Sr. No. 4663 of 2013; Building constructed thereon Lessor herein, the Lessor has become the absolute Owner of building Sub said Amenity Plot as well as to 88.16% of the premises in the Amenity open spaces, and area under internal roads

щ By and under an Agreement dated 31st December 2013 (registered with the Joint Sub-Registrar of Assurances at Haveli –23, on 29th April 2014 under MBT) has agreed to sel Lohia and Mrs. Manju Pereshottam Lohia (bereinafter refe Unit Purchasers"), the Lessor nerein (with consent and executed between the Lessor, MBT and one Mr. Purushottam Makundda Sr. No.3481 of 2014) (hereinafter referred to as the "AFS" knava Symership basis confirmation

3 | Page

undivided right, title and interest in the said Amenity Plot and also in the Purchasers are entitled to get from the Lessor, conveyance (in the form of the said Unit Purchasers, a unit bearing no. 7 admeasuring 238.52 square the manner more particularly set out therein. common areas and facilities in the said Building and the said Amenity Plot in Deed of Apartment) in respect of the said manner as set out therein. As per the terms of the said AFS, the Unit the consideration payable by the Unit Purchasers to the Lessor and in the benefit of use of 3 car parking spaces (at the ground floor level) at and for meters (carpet area) on the first floor of the said Building together with the Promotion of Construction, Sale, Management and Transfer) Act, 1963 to provisions of the Maharashtra Ownership Flats Unit No.7 with proportionate (Regulation of the

9 in the said Amenity Building and the undivided right, title and interest in the together with proportionate right to use the common areas in the said Purchasers are the owners of the 4.14% premises in the Amenity Building Amenity Plot in proportion to their abovementioned premises conveyance Amenity Building, and they have right to obtain (from the Lessor) the Amenity Plot in proportion to its abovementioned premises; and (c) the Unit abovementioned premises; (b) MBT is the owner of 11.84% premises in the undivided right, title and interest in the Amenity Plot in proportion to its Amenity Building together with proportionate right to use the common areas open terrace attached thereto on the third floor), together with proportionate owner of 84.02 % premises in the Amenity Building (with exclusive use By virtue of the above recited documents/antecedents, (a) the Lessor is the to use the common areas 으 proportionate undivided right, title and interest in the in the said Amenity Building and the

in the Amenity Bu g details:

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Thus the Lessor, the

Purchasers are entitled to the units

- \odot Building upon the Amenity Plot and in the common areas and facilities in together with 11.84% undivided right, title and interest in to MBT is entitled to Unit No. 10 on the first floor of the Amenity Amenity Building (hereinafter referred to admeasuring 635.78 square meters as "the MBT's or thereabouts
- \equiv "the Unit Purchasers' Premises"); and and facilities in the Amenity Building (hereinafter referred to as interest in to and upon the Amenity Plot and in the common areas thereabouts together The Unit Purchasers are entitled to Unit No. 7 on the first floor of Amenity Building with 4.14% admeasuring 238.52 square meters or undivided right, title and
- \equiv annexed hereto ar Premises shown hereto and marked as Annexure (C1); the Lessor's Second Floor shown as marked in red colour shades on the plan Third Floor Premis meters carpet area (hereinafter referred to as "the premises on the entire third floor admeasuring 1,880.71 square referred to as "the Lessor's Second Floor Premises"); and all admeasuring admeasuring in the aggregate 1,364.36 square meters carpet premises bearing unit nos. the Amenity Building (hereinafter referred to as "the Lessor's upon the Amenity Plot and in the common areas and facilities in together with 84.02% undivided right, title and interest in to and Building (save and except the unit nos. 7 and 10 on the first floor) The Lessor herein is entitled to all other units in the Amenity (hereinafter Floor Premises"). The and 2,517.37 square meters carpet area as marked in red colour shades on the plan referred Lessor's all premises on the apol marked as Annexure C3 The Lessor's ð Premises comprise of constructed 1,2,3,4,5,6 as "the Lessor's Çο First Floor Premises 'C2' and the Lessor's entire second ω colour shades on on the first floor First (hereinafter Lessor's Floor floor



Use") as noted/written on the plans approved by PMC market, gymnasium etc. (hereinafter referred to as "the Permitted Amenity school library, museum, recreational sports activity, post office, nursery, said Building can presently be used only for Amenity uses such as hospital, The Lessor has further represented to the Lessee that the premises in the

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share/premises in the entire Amenity Plot and the Amenity Building desire to take on Lease, the entire Amenity Plot and the entire approached the Lessor, MBT and the Unit Purchasers and expressed its for establishing a school/educational institution for imparting education, has schools and educational institutions. The Lessee being in need of premises undivided interest in the entire Amenity Plot viz. 84.02% of the entire Lessee the Lessor's First Floor Premises and the Lessor's Second Floor Building and the Lessor, MBT and the Unit Purchasers have agreed to The Lessee is engaged, inter alia, in establishing and operating/managing interest in the Amenity Plot) of the Second Schedule hereunder written. together with proportionate undivided interest in the Amenity Plot) and part interest in the Amenity Plot) and Part B (Lessor's Second Floor Premises A (Lessor's First Floor Premises together with proportionate Premises"). The Demised Premises are more particularly described in Part aggregate Accordingly, vide this Deed the Lessor is demising unto and in favour of the (Lessor's Third Floor Premises together with proportionate undivided unto Plot (hereinafter and 5,762.45 square meters carpet area together with the Lesson's the the Lessor's Lessee collectively referred to 9 Third Floor а leasehold Premises basis admeasuring as their "the undivided Demised in the

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- 不 the warm shell specifications and in the condition set out in Annexure terms and conditions contained hereunder. hereto and the Lessee has agreed to take the same on lease, as per the The Lessor has agreed to grant the lease of the Demised Premises as per á
- Γ Jespect of the Simultaneously with execution of this lease, Purchasers have also separately, / granted with their undivided rights in Lessee on similar terms and leases in respect of their (i) MBT and (ii) the Unit

6 | Page

exclusive rights to use common areas in the Amenity Building and the spaces in the stilt/ground level of the Amenity Building along with the the entire Amenity Plot together with the exclusive rights to use all parking on a leasehold basis to all premises in the Amenity Building together with Amenity Plot. executed by and between them, such that pursuant to the execution of this Lease Deed as well as such other lease deeds, the Lessee will be entitled conditions and in the manner as set out in the separate lease deeds

≤ presents are duly constituted and fully authorized to enter into and execute into and execute these presents and that each of the signatories to these Each these presents necessary authority and powers and also the requisite approvals to enter of the Parties hereto confirm and declare that they have the

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

1. INTERPRETATION

- the date of this Deed extended or applied by or under any other enactment before or after (which includes any legislation or Applicable Law in any jurisdiction) Any express reference references ರ that enactment as ō an enactment or statute or legislation re-enacted, amended
- 1.2 accordance with the requirements of such agreement or document varied, supplemented or novated in writing at the relevant time in and/or annexures thereto) as the same may have been amended a reference to such agreement or document (including all schedules All references to an "agreement" or "document" shall be construed as if applicable, of this Deed with respect to amendments
- <u>1</u>.3 Words denoting singular shall include the plura words denoting any gender shall include context otherwis いこの

- 1.4 the same operative provisions of this Deed and shall be ignored in construing and paragraphs are for information only, shall not form part of the The headings, subheadings, titles, subtitles to Clauses, Sub-Clauses
- 1.5 The terms mentioned in and the contents of the Recitals, Schedules include such Recitals, Schedules and Annexures operative part of this Deed; and any references to this Deed shall and Annexures to this Deed shall take effect as if set out in the
- 1.6 respectively of this Deed. are references to the clauses, recitals, schedules and annexures References to "Clauses", "Recitals", "Schedules" and "Annexures"
- 1.7 other means of reproducing words in permanent visible form Any reference to "writing" includes printing, typing, lithography and
- 1.8 "include without limitation" The terms "include" and "including" shall always be deemed to mean
- 1.9 intention appears The provisions of this Clause [1] shall apply unless the contrar

5 **GRANT OF LEASE**

2.1 Premises 1,364.36 square hereunder written viz. (i) the duly constructed premises bearing unit particularly described in Parts A, B and C of the Second Schedule hereby grants to the Lessee, lease of the Demised Premises as more by the Lessee to the Lessor as provided hereinafter and on the Subject to the payment of Lease Rent as hereby reserved to be paid 1,2,3,4,5,6 & 8 on the first floor admeasuring in the aggregate conditions Sale marked in reα τοιτα.

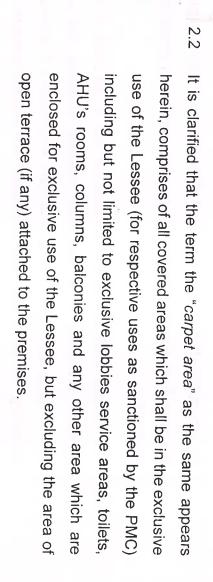
Sale marked in reα τοιτα. and covenants carpet area (being the Lessor's First Floor herein contained, the Lessor

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d Bagi admeasuring

carpet area

to the terms and covenants set out herein common areas and facilities in the Amenity Building on and subject colour shades on the plan annexed hereto and marked as Annexure 'A' along with the exclusive right to use and enjoy the proportionate Samarat Ashoka Path, Yerwada, Pune, and shown as marked in red Taluka Haveli (Pune) and District Pune lying being and situate at admeasuring 5,195.95 square meters bearing Survey Nos. 144 and in to and upon the Amenity Plot viz. together with the Lessor's undivided right, title and interest of 84.02% Plot (as described in the First Schedule hereunder written), and (iv) Annexure (C3) in the Amenity Building constructed on the Amenity are marked in red colour shades on the plan annexed hereto as meters carpet area (being the Lessor's Third Floor Premises, which premises on the entire third colour shades on the plan annexed hereto as Annexure 'C2'), (iii) all (being the Lessor's Second Floor Premises, which are marked in red and bearing CTS Nos. 2648 floor admeasuring and notionally demarcated land 2649 of Village Yerwada, 1,880.71 square



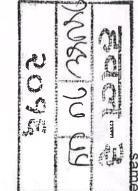
2.3 situated on ground floor of the said Building at no e The Lessee shall by virtue of this lease of Demised Premises, be entitled to the exclusive benefit/right to use of 7 Parking Stots

3. USER:

permissible under the regulations in force from time to time relating to granted by the concerned authorities amenity plots, and subject to and in accordance with the permissions imparting The Demised Premises shall be used by the Lessee only for the of operating and managing a school or an institute for education or for any other lawful use as may be

HANDOVER AND FIT OUT WORK:

- Upon execution and registration of this Deed, the Lessor shall hand with specification and in the handover condition set out in Annexure September 2016 (hereinafter referred to as "the Handover Date") over possession of the Demised Premises, to the Lessee on 24th hereinafter. to Lease Rent Commencement Dates more particularly mentioned to carry out the fit out works in respect of the Demised Premises prior certificate is obtained in respect thereof. The Lessee shall be entitled occupy any part or portion thereof unless and until the occupation 'D' hereto, subject to the negative covenant of Lessee not to use or
- 4.2 out works in the event if any authorities (for the purposes of grant of permissions to work. The Lessor hereby grants its consent and no objection to the (including Fire NOC) from local authorities with respect to the fit out The Lessee shall be entitled to carry out the fit out work in the to enable the Lessee to obtain permissions for carrying out such fit be obtained from the Lessor or MBT or the Unit Purchasers, in order carry out such fit out works) insist on any no objection or consent to Lessee to carry out all fit out work in to and upon the Demised responsibility and by obtaining necessary permissions if required, Demised Premises, at its own cost, charges, expense, risk and as per the requirements of the mises, then the Lessor shall provide the Lessee. Further, in the



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Ġ LEASE TERM, LOCK IN PERIOD AND COMMENCEMENT DATE:

- 5.1 The Handover Date, the Lessee shall not use and occupy the portion of Handover Date of the Demised Premises i.e. 24th September, 2016. terms of this Lease Deed Amenity Building, till the time Lessor obtains OC in respect thereof Demised Premises situated at second floor and third floor of the said commencement of this lease (hereinafter referred to as **"the Lease Term"**) commencing from the Lease granted hereunder shall be for a period of 30 years agrees copy thereof to Lessee in accordance with the and covenants of the Demised Premises from the that notwithstanding the
- 5.2 without being obliged to do so) permit additional time to the Lessor assurances by the Lessor. The Lessee may at its discretion (and July, 2018. It is clarified that the Lessee has agreed to acquire the Building (hereinafter referred to as "the Full OC") on or before 1st for obtaining the Full OC Force Majeure, obtain the OC in respect of the entire Amenity The Lessor has assured the Lessee that the Lessor shall subject to on lease inter alia 9 the basis 으
- 5.3 on account of occurrence of a Termination Event in accordance with Period"). During the Lock-in Period, (i) if the Lessee terminates this cause) till 31st of August, 2027 (hereinafter referred to as "Lock-in The Lessee shall not be entitled to terminate this Deed (without any to pay to the Lessor, rent for unexpired Lock-in Period (which liability the provisions of Clause [13.1] hereof, then the Lessee shall be liable Lease out of its own volition; or (ii) if the Lessor terminates this Lease during the Lock-in Period HOWEVER that in the having regard to all facts and circumstances, including the hereby admitted and agreed by the Lessee to be reasonable Lease Rent agreed by the ter Lessor

- 5.3.1 prejudicially effected or as a result whereof, the Lessee is not any breaches of the terms and conditions hereof by the the Demised Premises, and which breaches are not rectified to rectify such breach; or issued by the Lessee to the Lessor, calling upon the Lessor by the Lessor despite a notice of able to effectively carry on its operations and activities from Lessor whereby the Lessee's entitlement to use, occupy and the Demised Premises 30 (thirty) days being <u>s</u>. jeopardized
- 5.3.2 filing of a petition for voluntary winding up of the Lessor by the Lessor or its shareholders;
- Ω . ω any winding up petition is admitted against the Lessor
- 5.3.4 if there is an attachment of the title/rights of the Lessor in to same is not stayed or vacated by the Lessor within a period. of 60 (sixty) days from such attachment becoming effective; and upon the Demised Premises or part thereof, and the
- 5.3.5 00 failure specified in Clause [5.2]; or obligations hereunder including inter alia to obtain the Full for the by the Lessor in performance entire Amenity Building within the time as of the Lessor's
- 5.3.6 any Force Majeure event (as defined hereinafter) as Demised Premises; effectively carry on its operations and activities from the Demised Premises, due to which the Lessee is not able to Clause [15.4] or defect in the title of the Lessor to the per

Lessor, represented Lock-in Period as provided in this Clause then and any such event, the Lessee shall not be liable to pay to the





6. RENT COMMENCEMENT DATES:

Premises shall commence in phases and as such: obligation to pay to the Lessor, Lease Rent in respect of Demised Notwithstanding the fact that the lease in respect of the shall commence on the Handover Date, the Lessee's Demised

- <u>ნ.1</u> I Lease Rent") shall commence with effect 1st September, 2017; as regards the Lessor's Lessee to pay the Lease Rent (hereinafter referred to as "**the Phase** First Floor Premises, the obligation of the
- 6.2 issues the full OC, whichever is later; from the expiry of a period of 60 days from the date on which PMC II Lease Rent") shall commence with effect from 1st as regards the Lessor's Second Floor Premises, the obligation of the Lessee to pay the Lease Rent (hereinafter referred to as "**the Phase** June, 2018 or
- 6.3 from the expiry of a period of 60 days from the date on which the as regards the Lessor's Third Floor Premises, the obligation of the PMC issues the full OC, whichever is later. Lease Rent") shall commence with effect from 1st June, Lessee to pay the lease rent (hereinafter referred to as "the Phase III 2019 or

Premises prior to the dates mentioned in Clause 6.2 and 6.3 (subject to and the Phase II and III Lease of such opertations/activity in the Second and Third Floor only after receipt of OC in respect thereof) then the date of commencement Lessee commences its operations/activity in the Second and Third Floor however agreed and understood between the Parties that in the event Rent Commencement Date Decenve VI

OTHER DETAILS OF THE BUILDING PREMISES:

7.

7.1 connected power load of 1 KVA for every 100 square feet (carpet certificate from the PWD Inspector for the electrical installations Within the a period Demised Premises, (fifteen) days the from Lessor the shall provide,





the Lessee with effect from 31st December 2016. As part of the Warm towards HVAC and balance 0.44 KVA load towards the premises). area) of the Demised Premises (out of which 0.56 KVA load shall be Conditioning of the Demised Premises and the capacity of Hi-Side facility of DG Back up, the Chillers and AHU's for High Side Air Shell specifications Such power load and connections shall be transferred in the name of Air conditioning will be at the density design of 80 square feet Carpet per person, in the Demised Premises of the Building, the Lessor shall provide the

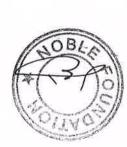
7.2 building design. The Lessor shall install (i) fire protection devices like and the same shall be integrated with the common BMS system of units area (in Demised Premises) shall be installed by the Lessee Demised Premises). It has been agreed that the sprinklers inside the tap off up to the entrance of the unit on the respective floor (in the sprinklers, smoke detectors in the common areas such as The Toilets and all common areas in the said Building are as per the the said Amenity Building lobbies, parking areas of the said Building and (ii) provide sprinkler

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7.3 conduct its activities and operations on the second floor and the third Subject to Force Majeure, the Lessor shall obtain the Full OC on or floors of the Amenity Building and commence its business /activity before 1st July, 2018 and shall provide a copy thereof to the Lessee Only after receipt of the said Full OC, the Lessee shall be entitled to

00 RENT, SECURITY DEPOSIT AND OTHER PAYMENTS:

8.<u>1</u> Commencement Date/s. Premises In consideration Lessor granting hall, the Lessor every month, lump sum from Lease of the Demised the respective



- be obliged to pay the same with effect from 1st September, Hundred And Fifty Six Only) per month and the Lessee shall 7,16,156/- (Rupees Commencement Date"); amount of initial Phase I Lease (hereinafter referred Seven Lacs ರ as Sixteen "the Phase I Rent Rent shall be Thousand One
- 8.1.2 shall be obliged to pay the (hereinafter 2018 or on expiry of a period of 60 (sixty) days from the date Commencement Date"); Three Hundred And Seventy Four Only) and the Lessee 13,21,374/- (Rupees The amount of initial Phase PMC referred issuing Thirteen Lacs the ð same with effect from 1st June Full as II Lease Rent shall be 00, "the Twenty One Thousand whichever Phase <u>w</u>. Rent
- 8.1.3 pay the same with effect from 1st June, 2019 or expiry of a 9,87,190/- (Rupees Nine Lacs Eighty Seven Thousand One The amount of initial Phase III Lease Rent shall be Phase III Rent Commencement Date") Full OC, whichever is later (hereinafter referred to as period of 60 (sixty) days from the date of the PMC issuing the Hundred And Ninety Only) and the Lessor shall be obliged to
- 8.2 interest in the both components of the Demised Premises i.e. the built up premises It is clarified that the above Lease Rent for different phases, payable rent chart is annexed hereto as Annexure E Commencement Date. basis Amenity Plot. Lease Rent shall be escalated on an δ Building as 4% For ease of understanding; the monthly (four well as the percent) from proportionate the Phase is for
- Rent may relate and upon The Lessor shall raise an invoice on the Lessee fo monthly basis on the 1st day of the month to of such invoi

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thereof towards the head under which they are paid to the Lesson amount of 50% of the Lease Rent) during such period of delay. The the Due Date) the increased Lease Rent, which will be 150% of the Lessee, towards accrued interest in the first instance and balance Lessor shall be at liberty to apply & adjust the sum received from the then applicable Lease Rent (viz. Lessor (during the period of default commencing from the 31st day of days from the Due Date, then Lessee shall be liable to pay to the from the Due Date and if the delay continues beyond a period of 30 to pay interest thereon @18% p.a. from the Due Date till the 30th day Lessee delays the payment of Lease Rent, the Lessee shall be liable issue the necessary tax deduction certificate/s to the Lessor. If the and pay the tax so deducted to the concerned tax authorities, tax at source under the Income Tax Act, 1961 as per prevailing rates Lessee shall, whilst making payment of the aforesaid amount, deduct advance on or before the 10th day of every month to which such Lease Rent relates (hereinafter referred to as the "**Due Date**"). The Lease Rent plus an addititional

when required. However if the Lessor is requested by the Lessee to maintain the said Amenity Building, then in such event the Lessee particularly enlisted in Annexure 'D') at its own cost and also shall be Building including all the equipments and services provided (more thereon, on its own. The Lessee shall be responsible to maintain the responsible to The Lessee shall be liable to undertake the day to day maintenance o services of the said Amenity Plot and the Amenity Building standing replacement of these equipment at its own as and

8.4

Maintenance Charges") as per the amounts that may be mutually Conditioning thereinafter shall with effect therefrom, pay to the Lessor or its nominees every Charges, AMC charges and Maintenance Charges for High Side Air month along with the Lease collectively Rent, the referred Building Maintenance ਰੱ

agreed between the Lessor an HE SA the Lessee





- 8.5 5 In addition to the payment of the amounts set out hereinabove, the charges following: Lessee in the Demised Premises, including but not limited to the hereby agrees to pay, on and from the (with all taxes thereon) for any services availed by the Handover
- 8.5.1 2.5.1 Telephone infrastructure/services/facilities etc. taken by the Lessee; telecommunications/Internet, telephone charges lines, and rentals in leased lines respect audio and of separate any visual other
- 8.5.2 Electricity from the DG Back Up. conditioning and the charges in respect of the consumption consumed in the charges Demised in respect of the Premises including electrical energy ਨੂੰ ᆲ
- 8.5.3 Water charges as per the bills raised in respect of the area of Demised Premises
- 8.5.4 The hereinabove shall be paid monthly or as per the invoice raised (at actual) on the Lessee by the concerned authority. Charges Lessee shall in connection with the promptly make payment utilities 으 mentioned the
- 8.6 the Security Deposit, Maintenance Charges (if applicable) and/or any leviable presently or in future applicable on the Lease Rent and/or other tax (other than the taxes leaviable on the income of Lessor) The Lessee shall be liable to bear and pay service tax, MVAT, or any Deed on and in relation to the Demised Premises. All interest and amount due and payable by the Lessee to the Lessor under this penalties as may be levied for delay/default in payment attributable to Lessee shall be borne by the Lessee only.
- 8.7 Dates, shall be borne present rate including The municipal/property taxes of the Demised any calations will the Rent Commencement? Lessprand it is agreed that any increase Premises <u>``</u>



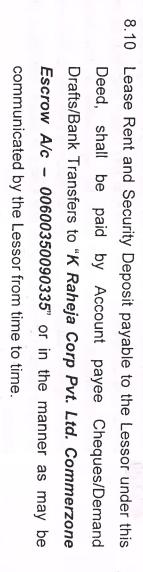
the Lessor. Commecement Date), shall be borne/ reimbursed by the Lessee to Commencement Dates viz. occurring after the expiry of every 3 years, from respective Rent such rates prevailing at the time of the Rent Commencement Dates, in municipal/property taxes in excess of 12% over and above the Rent Commencement Date (Phase I Rent Commencement Date, and Phase III Rent

- 8. 8 the Lessor in the following manner: Only). The said amount of Security Deposit is paid by the Lessee to Crores Fifty Three Lacs Seventy Thousand Eight Hundred and Four to as "the Security Deposit") of Rs. 4,53,70,800/- (Rupees Four interest free refundable security deposit amount (hereinafter referred conditions of this Deed pay and keep deposited with the Lesson The Lessee shall for due observance of the covenants, terms and
- 497076 dated 21st of September 2016 drawn on Axis Bark A sum of Rs. 3,65,92,596/- (Rupees Three Crores Sixty Five) the Lessor hereby admits and acknowledges and of and releases and discharges the Lessee); from the same and every part thereof hereby acquits Ltd, Goregaon (E) Branch (the payment and receipt whereof Only) is paid by the Lessee to the Lessor vide cheque no. Lacs Ninety Two Thousand Five Hundred And Ninety Six AND SAN
- 8.8.2 The balance sum of Rs. 87,78,204/- (Rupees Eighty Seven is paid by Lacs Seventy Eight Thousand Two Hundred And Four Only) SS EU ESS e to the Lessor vide cheque no. 452910 tember he Lessee). Branch(the payment and receipt admits and acknowledges and of very part thereof hereby acquits 2016 drawn

8.9 shall not carry any interest and the same shall be refunded by the Subject to what this Clause [8.9], the Security Deposit



other compensation to the Lessor. from the Demised Premises) without payment of any Lease Rent or Demised Premises (but shall not carry on any activities or operations actually paid Lessee interest thereon @ 18% p.a. from the time the same became the vacant and peaceful possession of the Demised Premises to the However, if despite the Lessee being ready and willing to hand over amounts to be deducted shall be decided mutually based on a joint simultaneously handing over quiet vacant and peaceful possession inspection (hereinafter due/payable by the Lessee to the Lessor in provisions hereof, after adjusting there from the amounts that may be of the Demised Premises to the Lessor in accordance with the determination of for refund and till the date on which the Security Deposit is the Lessor does not refund the net Security Deposit to the shall be then in such an event, the Lessor shall be liable to pay to the between referred the to the Lessee; and during such period of delay, the entitled Lessee, this the ₽ Lease as the "Permissible ð **Parties** immediately continue to be in possession of the Deed and their respective and against upon expiry terms of this Deductions"). the 9 Architects. Lessee sooner



9. SUBSEQUENT TRANSFER, DISCOUNTING OF LEASE RENT:

9.1 that the prospective single entity or person. The delited that the intention of the Parties Building, the Lerssor shall be entitled to do so only to sell and/or transfer its rights in the Amenity Plot and If the Lessor, at any time during the period of this Lease Deed, intend in favour of ownership Amenio

to as "the Acquirer"). of this Lease) would be a single person or entity (hereinafter referred reversionary rights in the Demised Premises (during the subsistence

- 9.2 It is further agreed by and between the Parties that the Lessor shall institutes/institutions, in India or elsewhere operation/management institutes/institutions; schools, person or entity, engaged in the business or activities similar to the purposes of this Clause [9.2], the term "Competitor" shall mean any that such Acquirer is not a consideration as the Lessor may deem fit PROVIDED HOWEVER and/or transfer the Demised Premises to the Acquirer for such be entitled (subject to what is set out in Clause [9.1] hereof) to sell Lessee's main objects viz. that of operating, running or managing colleges 익 consultancy any Competitor of the Lessee. For the providing other Ó type any such 으 services educational educational
- 9.3 of this Deed to the Acquirer and the Lessor shall obtain a written part thereof) to the Acquirer, the Lessor shall disclose the execution In such an event of sale or transfer of the Demised Premises (or any as if the Acquirer had executed this Deed in place and stead of the (including the obligation to refund the Security Deposit to the Lessee) and conditions terms and conditions as mentioned in this Deed and that all terms confirmation from the Acquirer that the Acquirer is agreeable to the of this Deed shall be applicable to the Acquirer
- 9.4 relating to the Demises Premises or any part or portion thereof, the discounting of the Rent, or creation of any security interest in or In case the Lessor arranges with any Bank or Financial Institution for Lessor, shall pay the Rent directly to such Bank/Financial Institution Lessee shall co-operate with the Lessor and at the directions of the

It is clarified that the Lessee give any undertakings shall not have to bear any charges Banks/Financial Institution or indemnities of or



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<u> 10</u> LESSEE'S REPRESENTATIONS, WARRANTIES AND COVENANTS:

and covenants with the Lessor that: The Lessee has represented to the Lessor and hereby declares to, assures

10.1 from the concerned authorities; or store or keep anything (including safety related regulations and requirements. In particular, the Lessee occupants as set out in Fire NOC dated 19th September, 2014. specific person responsible to implement fire and safety related or in common areas and passages. The Lessee shall appoint a any articles, furniture, materials, etc.) outside the Demised Premises, fire-fighting and safety equipment or installations relating to the may be hazardous or unsafe or in violation of applicable fire and Lessee shall not carry out any act of omission or commission, which directions inspection relating to fire and safety requirements, and abide by all cooperate with the Lessor and with fire department authorities for implement safety policies in relation to the Demised Premises, and equipment, infrastructure and systems installed by the Lessor prosecutions rela matters Demised Premises, without prior written consent from the Lessor and maintain the same in proper working order at all times till it continues The Lessee undertakes to install any additional fire safety and claims, costs, d relation to the above, and for mishaps happening Lessee shall comply with all conditions to be complied with by the Lessee shall comply with all conditions to be complied with by the be in possession of the Demised Premises. The Lessee shall and equipment, (if any) of the The including policies in relation to the Demised Premises. Lessee admits sole liability and responsibility any adverse authorities and the Lessor in that regard. infrastructure obtaining changes/reductions/replacements requisite and systems permissions, and maintain



- 10.2 The Lessee shall not use or occupy the Demised Premises or any non-compliance of any applicable laws or regulations. part or portion thereof or carry out any activity therein, in violation or
- 10.3 annoyance to anyone, or to prejudice the rights of the Lessor as the owner of the Demised Premises in any manner whatsoever The Lessee shall not do or allow or suffer to be done anything in the Premises, which is or is likely to be a nuisance Q
- act of illegal nature in and around the Demised Premises The Lessee shall not do or cause or allow or permit to be done any
- all statutory permissions (if required) and fully implementing safety may be recommended by concerned authorities required for running a school/educational institution, without securing cooking gas cylinders and related equipment and explosive corrosive toxic or combustible nature save and except Premises any goods, articles or things of a hazardous inflammable regulations required for the said purpose and the safety measures as The Lessee shall not store or allow to be stored in the Demised otherwise
- 10.6 good a condition as they were in on the date of handover (reasonable The Lessee shall maintain the Demised Premises until the expiry or the Lessor damage is not restored then the Lessee shall pay compensation to was immediately prior to the damage. However, in the event, it such and expenses repair and restore the same to the condition in which it wear and tear excepted), the Lessee shall at its own costs, charges therein, for any reason solely attributable to the Lessee (reasonable to the Demised Premises or to any part thereof or to the fixtures wear and tear excepted). In case any structural damages are caused sooner determination of the Lease and shall leave the same in as ctural damage (reasonable wear and tear of the Structural Architect / Engineer /

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the Parties, without prejudice to all

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- 10.7 association that may be formed in respect of the said Building or any association are not prejudicial to the Lessee's activities. other applicable public laws or regulations provided the rules of such and caution and in keeping with the applicable rules and regulations The Demised Premises shall be used by the Lessee with proper care including the rules and regulations and bye laws of the proposed
- 10.8 authorities from time to time requirement or shall comply with all sanitation, guidelines as may be specified health or safety by the statutory
- 10.9 out such activity as may be necessary for educational purposes and to bear the expenses in this regard. other reasonable safeguards, the Lessee will be permitted to carry competent authorities to fumigate, disinfect or in taking any other Demised Premises free of rats, rodents, vermin, insects, pests, birds The Lessee shall take all reasonable precautions to keep animals and to promptly co-operate with the Lessor and the as may be deemed necessary by the competent authorities Subject to the above and
- 10.10 written approval of anything contained in the Lease Deed, the Lesson impaired/jeopardized Demised Premises thus the Lessee shall not carry out any act, deed that the entire development potential/FSI of the Demised Premises PMC or other concerned authorities. The Lessee is further aware institution therefrom or such other activity as may be permitted by the Demised Premises and for carrying out only the Permitted Amenity Lessee is aware that the lease granted by the Lessor under this loading or consum additional construction carry out all construction /reconstruction/ development activity on the exclusively belongs to the Lessor and the Lessor alone is entitled to Deed is restricted only to the peaceful use and occupation of the inter alia whereby of operating in any manner whatsoever. the ending on the terrace above right and managing a school/educational without obtaiing the prior 앜 the of the structure) Sha not carry ou withstandin

occupy the terrace of the Amenity Building for putting up additional an event, the Lessee shall permit the Lessor to enter upon and up any additional construction on the Amenity Plot, then and in such and possession of the Demised Premises. It is clairifeid that in the event if the Lessee grants such written approval to the Lessor to put construction may jeopardise the Lessee's exclusive use, occupation taking on lease Demised Premises, construction occupy the same on an exclusive basis so as to be able to use and and any such

- The Lessee shall not make consultant of the Lessor. under the necessary approvals from the concerned authorities (if required Lessor at the cost of the Lessee, subject to the Lessee obtaining the changes in the said Building then the same can be carried out by the and guidelines and after obtaining the necessary permissions from same are in accordance with the applicable laws, rules, regulations and/or additions within the Demised Premises, provided that the authorities wherever required. However, the Lessee shall be entitled alterations or additions to the Demised Premises, without obtaining to undertake relevant authorities and have not damaged the structure requisite permissions for such alterations from the Building. In the applicable laws) and the approval from the structural fi outs event the modification and non-structural alterations any structural or Lessee requires other any permanent structural of the NE GO
- 10.12 damage The Lessee shall be at liberty to bring into the Demised Premises its expiry or sooner by the Lessee for its activities and shall remove the same on the own-furniture, fixtures, articles and equipment which are be required the Demised Premises determination of the Lease without causing any (reasonable wear and



inform the Lessor in writing as soon as possible. except in the case of emergency, when the notice will be deemed to disrupting the activities/use of the Lessee. Further, in the event there necessary, with 24 hours prior written notice thereof to the Lessee is any damage to the Demised Premises, then the Lessee shall been waived. Such inspection will be carried out without

- 10.14 The Lessor has identified certain designated areas, shafts and points consents, etc. from the concerned local, public, municipal and other of the Lessor. It is clarified that the Lessee shall be liable to obtain, at roads or any other spaces), except with the prior written permission terrace of the said Building, common areas, open compound, internal limited to voids, conduits, outlets, ducts, etc., RCC works, staircases through any other area of the Demised Premises (including but not in any additional cables in the Building as points through which all cables, wires and similar concerned authorities in respect of all such installations referred to as "the Designated Shafts"). The Lessee shall not bring equipment are own costs and expenses all the necessary/required permissions brought to or wires or any other similar equipment the Demised Premises (hereinafter
- 10.15 The Lessee warrants and confirms that it has seen and inspected the dated 8th July 2015 issued by M/s. Hariani and Co., Advocates and condition. The Lessor has provided the Lessee with title certificate Demised Premises and has found the same to be in good order and Solicitors and the Lessee has relied upon the same
- 10.17 10.16 The Lessee is aware that even though presently the said Amenity The Lessee shall not do or Plot/said Building independent access from Demised Premises layout, which is the point c part of the layout of large lands however it has any act or suffer to be do lean or around f access to the occupants of the omission, whereby the towards East SI Be to Said



insurance taken by the Lessor in respect of the Demised Premises

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- premium payable in respect thereof may be increased and /or the Building may become void or voidable or whereby the
- 10.18 The Lessee shall be solely responsible for the safety and security of all its property, equipment etc. and personnel, third parties, visitors etc. in the Demised Premises.
- 10.19 On and from the respective Rent Commencement Dates, the Lessee pay the interest thereon as provided hereinabove; and further that under this Deed in respect of the Demised Premises provided herein. the Due Date, the Lessee acknowledges its unconditional liability to In case of a default on the part of the Lessee in payment of Rent by shall regularly pay the Lease Rent and all other amounts payable the obligations of the Lessee under this Deed invitees or its visitors to the Premises, including in relation to any of or omission by the Lessee or its employees or ex-employee or its may sustain or be put to notice of as a result of any act of commission claims, costs, damages, losses, litigations, liability or losses indemnify and keep the Lessor indemnified against all actions, terminate this Deed as provided in Clause [13.1]. The Lessee shall in addition to and is without prejudice to the right of the Lessor the provisions in respect of liability to pay the interest as aforesaid, is
- 10.20 Lessee shall not challenge, withhold or seek any remission or rebate due and payable to the Lessor by the Lessee under this Deed future), in its liability to pay the Lease Rent or any other payments under any law or due to the change in any law (whether present or
- 10.21 conce The Lessee hereby covenants with the Lessor that it shall at its own uding for any prosecution or ancillary ng all applicable licenses from various approvals aply with all applicable laws, statutory ning its Business essor has no liability or responsibility and sanctions from the in the Demised

infraction, violation and / or infringement of any existing laws. The illegal or unlawful activities including initiation of any prosecution for the the Lessee, by any government or law enforcement agency, whatsoever nature in the event any adverse action is initiated against liability, responsibility nor shall be vicariously liable in any manner of that behalf. It is further expressly clarified that the Lessor has no shall keep indemnified, harmless and defended the Lessor forever in act or penalty whatsoever and the Lessee hereby indemnifies and and defended the Lessor forever in that behalf. Lessee hereby indemnifies and shall keep indemnified, harmless or imposition of any penalty, or any commission of any

10.22 Lessee is a Public Charitable Trust registered under the provisions of of the Charity Commissioner, Maharashtra, Mumbai The Maharashtra Public Trusts Act, 1950 registered with The Office

10.23 That the Lessee shall be at liberty to put up, affix, place, display or schools/educational institutions and other education related activities additional Premises boards exhibit its name, board, sign boards, neon signs and other sign at its own cost and expenses. after obtaining the requisite permission from the concerned authority 으 and the any nature whatsoever on any part of the Demised amount, said Amenity Building, without paying for the purpose o running/operating

10.24 This Deed sets out the valid, legal and binding obligations on the part enter into and perform its obligations under this D the part of the Lessee for the of the Lessee. All permissions/approvals necessary or required on Deed have been duly obtained and the Lessee is execution and performa

LESSOR'S REPRESENTATIONS, WARRANTIES AND COVENANTS:

and covenants with the Lessee that: The Lessor has represented to the Lessee and hereby declares to, assures

- The Lessor is the owner of and is absolutely seized and possessed the Demised Premises is clear and marketable and free from all of the Demised Premises and entitled to grant a Lease thereof to the encumbrances, save only as disclosed in this Deed Lessee in the manner set out in this Deed. The title of the Lessor to
- 11.2 the status of the Amenity Plot and the Amenity Building are true and entitlement of the Lessor to the Demised Premises and as regards correct in all respects contents of the Recitals in so far as the same pertain to the
- 11.3 approved plans in the course of construction of the Amenity Building or violations of any conditions and any conditions are any conditions are any conditions and any conditions are any conditions are any conditions are any conditions and any conditions are any conditions are any conditions and any conditions are any conditions and conditions are any con Lessor in accordance with all approvals and the plans sanctioned by or violations of any conditions subject to which the permissions for construction of the Amenity Building were granted by the PMC. Amenity Building is constructed on the Amenity Plot by the
- 11.4 No notice/s is/are received by the Lessor extract from local authorities or from the acquisition of the Demised Premises or any part thereof. Government 익 otherwise 0 requisition and/or
- 11.5 Neither the Lessor nor anyone on its behalf have created any right or [11.11] hereof Premises or any part thereof save and except as disclosed in Clause interest in favour <u>o</u> any third party in respect of the Demised
- 11.6 The Lessor has not done any act, omission, deed or thing, which is likely to curtain restrict or prejudice the right of the Lessee to use and ccupy the Demised Premises or any part the of in the manner as





- 11.7 the purposes of completion of the transaction contemplated herein No third party consent or no objection is required to be obtained for save and except as disclosed in Clause [11.11] hereof
- 11.8 thereof is in any way affected and/or jeopardized the Lessor to grant the lease of the Demised Premises or any part taxation authorities or local authorities pending whereby the right of proceedings whether for recovery or otherwise initiated by any There are no income tax, wealth tax, sales tax or other taxation
- 11.9 dues in respect thereof. respect of the Demised Premises are paid and there are no such and the electricity authority and any other concerned authority in electricity charges, etc., payable to the State or Central Government, All municipal and property taxes, land revenue taxes, water charges
- 11.10 The Lessor confirms that during the subsistence of the Lease it shall any third parties into any rental agreement in respect of the Demised Premises or not create any easementary rights, lease/leave and license or enter to part with possession of the Demised Premises in favour of
- 11.11 The Lessor has good marketable title to the Demised Premises Deed, favour of Housing Development Finance Corporation Ltd. ("HDFC") who has given its No Objection Certificate vide No. Lessor represents and confirms that as on the date of the Lease Hariani & Co. set out in the title Certificate dated 8th July 2015 Lessor to execute this Deed. The Lessor further agrees any 2016 (copy annexed hereto as Annexure 'F') enabling are no encumbrances save and except mortgage in Advocates and Solicitors and as recited herein. issued by M/s

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encumbrance that it subsequently creates in respect of the Demised Premises are no pending litigal Premises shall be subject to this Lease Deed and contained here tion or n. Further, the Lessor rep Me rights of the



injunction is passed till date in the litigation, whereby the Lessor is Premises by the Lessee, in the manner contemplated hereby. restricting restrained from entering into these presents and there are no orders Chhatrapati Udayan Raje Pratapsinha Maharaj Bhonsle in respect of Larger Lands against MBT and certain others. 133/2009 filed hereby agrees the use, enjoyment in the and confirms there is District Court, or possession of Pune, no adverse order / the However, the φ Demised Shrimant

- 11.12 constructed in accordance with the building plans sanctioned and approved said Amenity Building (including the Demised Premises) has been regulations as may be applicable. Lessor hereby represents and warrants to the Lessee that the by the concerned authorities and all the
- 11.13 servants, agents, visitors and invitees subject to their complying with enjoyment of the Demised Premises by the Lessee, its customers Association (if any) that may be formed by the Lesson and all the related services, so far as the same is necessary for the and the right of ingress to and egress from the Demised Premises landings, corridors, passage in and outside the Demised Premises have the right to use or any person(s) lawfully in trust for the Lessor and the Lessee shall evictions, claim, interruptions and demand whatsoever by the Lessor during the period of this Lease, free from any interference, objection occupation and possession of the Demised Premises, as a Lessee other amounts herein reserved and observing and performing all the The Lessor covenants that on the Lessee paying the Rent and all Lessee shall be entitled to be in exclusive peaceful and quiet use and terms and conditions on the part of the Lessee herein contained, the and regulations and of the enjoy the concerned authorities and the entrances, staircase,

essor shall pay the municipal taxes in respect of the Demised above event if the Lessor does not make timely be entitled see to the limited extent as provided in to the reimbursement of



amounts hereunder agreed to be paid by the Lessee to the Lessor. payment of the municipal taxes to the concerned authorities during recover such amounts from the Lessor or adjust the same from the entitled to make payment of the same to the authorities subsistence hereof then and in such an event, the Lessee shall

- The Lessor covenants that it shall obtain the Full OC in respect of the Amenity Building, as provided in Clause [5.2] hereinabove
- 11.16 has The Lessor represents and warrants to the Lessee that there are no substances hazardous substances located in the Demised Premises; and there been no violation thereon of any law governing hazardous
- 11.17 The Lessor shall keep the Demised Premises insured and pay the of the insurance policy shall be provided to the Lessee on demand belongings of the Lessee brought into the Demised Premises. A copy such insurance premium in respect thereof during the entire Lease Term. However, shall not include any articles, equipment and/or
- 11.18 The Lessor fully authorized to enter into and perform its performance of this Deed have been duly obtained and necessary or required on the part of the Lessor for the execution and and provisions hereof. This Deed sets out the valid, legal and binding authority to execute this Deed and to carry out the terms, conditions obligations under the applicable laws and has all requisite legal power and incorporated under the incorporated under the on the part of the Lessor. All permissions/approvals represents Companies Act, 2013) and validly existing Companies Act, 1956 and warrants that it is a obligations (and deemed to be company duly

12. CREATION OF THIRD PARTWRIGHTS BY LESSEE

12.1

The Lessee shall be entitled to enter into sub-lease Limited, licence arrangements company incorporated with one Eduspark under the International, Private provisions





such consideration, lease rent or license fee, as the Lessee may i.e third floor premises (excluding proportionate undivided interest in Mumbai-400104 ONLY in respect of a part of the Demised Premises and shall intimate the Lessor in writing and furnish certified true copy that the Lessee obtains all requisite statutory approvals, if required and without requiring the prior permission of the Lessor PROVIDED deem fit, without being liable to account for the same to be Lesson the land) (hereinafter referred as "Sub Let Premises") at and for Companies Act, 1956 and having its registered office at 1, Motilal however the covenants of this Lease (to the extent applicable to Sub such sub-lessee or licensee. The Lessor shall not be entitled to of the registered documents executed by the Lessee in favour of lessee's/licesee's breach thereof shall amount to breach by the Let Premises) shall be binding on the sub lessee /licensee and sub such sub lessee/licensee to enter upon or use and occupy the Sub terminate this Lease on the ground that the Lessee has permitted Lessor herein warranting consequences provided in this Deed. Let Premises or part thereof on sub-lease or leave and license basis Srirang Sabde Marg, off Link Road, Goregoan

12.2 tenure of the sub-lease/leave and license arrangement, the Lessee and/or leave and license arrangements for any period exceeding the Under no circumstances shall the Lessee enter into any sub-lease only if the existing shraeholders of Eduspark International Private shall be entitled to renew the same without the consent of the Lessor, lease hereby granted. It is further agreed that after the expiry of each in respect of the Sub Let Premises shall not exceed the tenure of the and/or leave and license arrangements (including renewals thereof) Limited (five) years each Provided that the aggregate tenure of sub-lease (five) years and further renewable for further periods not exceeding continue to hold Internationalatleast 51% of the paid up capital of then and in such an event, prior to a reholders of Eduspark International Limited. ī the

Premises by the Lessee in favour of Eduspark International Private sub-lease/leave and license arrangement in respect of the Sub Let Limited shall be intimated by the Lessee to the Lessor. grant of any leave and license Lessee in respect of the Sub Let Premises, the Lessee shall obtain approval of the Lessor. or sub-lease arrangement by the Every such renewal

- 12.3 sub-lease or license shall determine ipso facto and automatically on 으 entire Demised Premises to the Lessor, notwithstanding the creation expiry or sooner determination of this Lease hereof, the Lessee shall be responsible to deliver possession of the may have such sub-lease or leave and license arrangement that the comply with all the Lessee's obligations hereunder notwithstanding directly; and the Lessee shall continue to be obliged to perform and receive the Lease Rent hereby reserved from such third parties The Lessee such sub-lease entered into; and on expiry or sooner determination shall under no circumstances require the Lessor to and leave and license by the Lessee
- 12.4 expiry of this Lease and Lesse deem fit and proper; without creating any leasehold or sub-lease to operating and managing a school/educational institution from the the Demised Premises, the Lessee shall be permitted to appoint activities of the Concessionaires in respect of the Demised Premises items, operating a canteen etc.) on such terms as the Lessee may Demised Premises (including vending of stationery, snacks, Concessionaires to enter upon and carry out any activities incidental (hereinafter referred to as "the Concessionaires") and permit such concessionaires, effective management and conduct of the Lessee's activities from hereof, it is agreed by and beween the Parties that for the Without prejudice to what is set out in Clauses [12.1] to [12.2][12.3] Concessionaire/s arrangement shall expire well before a or possessory rights, title or interest in favour of management shall be sole franchisees deny them entry in 윽 ésponsible for any operators such food

arrangement. Demised Premises npon expiry <u></u> the Concessionaire/s

TERMINATION OF LEASE

Termination by the Lessor:

- 13.1.1 During the entire tenure hereof, the Lessor shall not be in this Clause [13.1]. For the purposes of this Agreement, the terms of this Deed. hereunder payable to the Lessor in accordance with the term "Material Breach" shall mean a breach or delay by the entitled to terminate this Lease, save and except as provided payment of Lease Rent or other amounts
- 13.1.2 In the event that the Lessee commits a Material Breach viz from the date of receipt of the notice (hereinafter referred to as "the Rectification Notice"), calling upon the Lessee to serve a written notice to the Lessee (hereinafter referred to hereof, then in such an event the Lessor shall be entitled to the date when the same is due and payable under the termo as "the Rectification Period"). rectify/remedy the breach within a period of 30 (Thirty) days Lessee fails to make payment of the Rent to the Lessor on

13.1.3 In the event if either:

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



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for dissolution or winding up of the

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side within a period of 60 (sixty) assing of such order; or

- ≣ adversely affects the right, title and interest of the Lessee carrying out any act, deed or matter which Lessor in the Demised Premises
- ζ. Premsies or part thereof. and storage of hazardous materials in the Demised Lessee causing structural damages to the Building
- < International Private Limited as per Clause [12.1]. possession thereof, Demised Premsies or part thereof and/or parting with creating third party right in respect of the permmited save ב. and except favour 으 sub lease Eduspark
- ≤. other than as permitted in this Deed. Lessee using the Demised Premises for the purpose
- ≦: of such order stayed within a period of 60 (sixty) days from the date attached and the order appointing such receiver or if any receiver or administrator has been appointed in administrator. administrator (at least to the extent of the Leasehold Demised Premises or if the leasehold rights of the respect of the leasehold rights of the Lessee to the rights of the Lessee to the Demised Premises) is not Ξ. respect of appointment of the receiver or of the Demised Premises

"Termination Event"), the Lessor shall be entitled to forthwith terminate then and in any of the aforesaid events (hereinafter referred shall stand terminated. this Deed by sending an intimation to that effect to the Less 3 easemerem granted Ö

13.1.4 It is clarified the Clause [13.1] viz. the occurrence of a Termination Event. the Lease hereby gra otherwise than as provided in this not be entitled to terminate



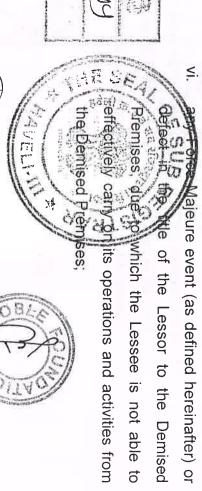


13.2 Termination by the Lessee

- 13.2.1 During the Lock-in Period, the Lessee shall be entitled to events/reasons terminate this Lease only on account of the following
- upon the Lessor to rectify such breach; or days being issued by the Lessee to the Lessor, calling rectified by the Lessor despite a notice of 30 (thirty) the Demised Premises, and which breaches are not effectively carry on its operations and activities from Premises are jeopardized or prejudicially effected or entitlement to use, occupy and possess the Demised any breaches of the terms and conditions hereof being committed by the Lessor whereby the Lessee's result whereof the Lessee <u>∞</u>. not 0
- filing of a petition for voluntary winding up by the Lessor or its shareholders;

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- ≓ a winding up petition is admitted against the Lessor
- ζ. of such order of attachment; Lessor within a period of 60 (sixty) days from the date and such attachment is not stayed or vacated by the in to and upon the Demised Premises or part thereof, if there is an attachment of the title/rights of the Lessor
- < Full OC for the entire Amenity Building within the time obligations hereunder including inter alia to obtain the failure by the Lessor in performance of the Lessor's as specified in Clause [5.2]; or



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- 13.2.2 If any of the events as specified in Clause [13.2.1] hereof [5.3] and [14.4]. Rent for unexpired Lock-in Period as provided in Clauses Period, the Lessee shall not be liable to pay to the Lessor the such termination the Lessee is due to the occurrence of the intimation to that effect to the Lessor. In such an event viz. if (including Agreement at any time during the subsistence of the Lease occur, then the Lessee shall be entitled to terminate this specified in Clause [13.2.1] during the Lock-in during the Lock-in Period), by sending
- 13.2.3 Subject to the provisions of Clause [13.2.2], after the expiry Lessee and not the Lessor. expiry of the Lock-in Period is exclusively available to the Lease (without citing any reasons for termination) after the any reasons for such termination. Such right to terminate the notice of 12 (twelve) months, without being required to cite terminate this Lease by giving to the Lessor a prior written Lock-in Period, the Lessee shall be entitled to

EFFECTS OF EXPIRY/TERMINATION:

14.1 to refund of the net Security Deposit by the Lessor to the Lessee equipment installed by it in the Demised Premises and shall subject be removed itself and all its sub-lessees, licnesees, concessionaires the Lessee shall in all events and without demur or default, and Upon expiry or on sooner determination of this lease by termination, handover possession of the Demised Premises to the Lessor belongings, notwithstanding any claims or disputes, forthwith remove or cause to employees chattels, and other person or articles and things persons including and their respective any

14.2 Premises as aforesaid The Lessor shall refund the Security Deposit, to the Le handing over quiet, vac Permissible Deductions suppultationsly v m essee

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- 14.3 the Lessee and ensure the exclusive possession of the Lessor. of omission or commission relating thereto) all lawful acts to exclude and without becoming liable to the Lessee in any manner for any act Lessee to, carry out (without prejudice to the Lessor's other rights, herein, the Lessor shall be entitled, and is hereby authorized by the On Lessee's failure to handover the Demised Premises as provided
- 14.4 If the Lease is terminated by the Lessee during the Lock in Period carried out to Demised Premises at the request/advise of the Lesses remaining/unexpired Lock-in Period then subject to what is set out in Clauses [5.3] and [13.2.2] the reimburse to the Lessor cost of additional work (if any) it may have Lessor shall be entitled to receive from the Lessee and the Lessee bound ō pay q the and the Lessor, the Lessee Rent shall also ф
- 14.5 If despite the Lessee being ready and willing to hand over the vacant possession of the Demised Premises (but not carry on any activities the Security Deposit is actually paid to the Lessee and during such shall be liable to pay to the Lessee interest thereon @ 18% p.a. from compensation to the Lessor. or operations therefrom) without payment of any Lease Rent or other period of delay, the Lessee shall be entitled to continue the time the same became due for refund and till the date on which not refund the net Security Deposit to the Lessee, then the Lessor and peaceful possession of the Demised Premises, the Lessor does
- 6 14.6 Without prejudice to any other rights or remedies which the Lessor obligations under this Deed, until such time as the Lessee or any of the Demised Premises and subject to the Lessor having fulfilled all its may have under this Lease or under law including the right to recover vants and/or agents or any other person as Demised Premises or any part thereof as provided herein, the Lessee shall be rmination of this Lease and do not hand

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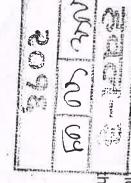
provided herein along with all other amounts as reserved herein. possession of the Demised Premises is handed over to the Lessor as Lease Rent per day for every day of delay in such handover till the to pay to the Lessor a sum equivalent to 2 (two) times

15. FORCE MAJEURE:

- 15.1 suspended or hindered by a Force Majeure Event Either party shall not be responsible for failure to fulfil, observe carry out the terms of this Deed, if fulfilment is delayed, prevented,
- 15.2 For the purposes of this Deed, the term "Force Majeure Event" shall include without limitation the following: mean any event beyond any party's reasonable control and shall
- 15.2.1 any acts of God, like earthquake, perils of the sea or air, flood, or any drought, explosion;
- 15.2.2 any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism,
- 15.2.3 any the Court and/or any Act or Ordinance; Government and/or any other public body or authority or of embargo, notice, order, rule or notification 으
- 15.2.4 any court order or government notification, circular or order.
- 15.3 Lessor shall make prompt endeavours and take required steps in B of operating/managing a school or educational institution, then the damaged from by the Lessee, as e Premises is not capable of being used by the Lessee for the purpose Premises Premises, such that the I due ō and due to such damage/destruction the said Demised 9 a Force Majeure Event, the said Amenity Building is destroyed or if there restore/repair essee's activities can be peditions such <u>s</u>. damage/destruction-v damage ರ the Demised

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- such an event, on and from the date of expiry of the such period of 90 cannot be repaired within such period of 90 (ninety) days, then and in reasonable opinion that the damage/destruction to the the said damage/destruction to the Premises or if the Lessor is of the damage/destruction to the the other under this Deed save and except, to the extent of the the Premises cannot be repaired within such period of 90 (ninety) restoration) or from the date of communication by the Lessor to the (ninety) days (if the Lessor has commenced work of repairs or (ninety) days from the date of such Force Majeure Event resulting in days (whichever is earlier), the Lessee shall be entitled to terminate Lessee of the opinion of the Lessor that the damage/destruction to damage to the said Premises. Deed; and neither party shall thereupon have any claim against already event accrued the prior to the said Premises within Lessor cannot date restore/repair of destruction of of Premises
- 15.5 damage/destruction to the Premises or till termination of this Deed such an event, the obligation of the Lessee to make payment of the resulting in the damage/destruction of the Demised Premises, as a It is clarified that on and from the date of the Force Majeure Event pursuant to Clause [15.4]. Lessee's activities from the said Demised Premises, then and in result of which the Lessee is not able to effectively shall remain suspended ≝ repair/restoration carry 으 on the
- 15.6 However, the Lessee shall not be entitled to or claim compensation from the any loss which the Lessee may sustain due to attributable to a Force Majeure Event Demised Premises or any part or portion





16. MISCELLANEOUS:

- 16.1 by the terms of the Lease Deed been waived by the Lessee and the Lessee shall continue to abide the Lease term, such protection and/or right shall be deemed to have Demised Premises by Lessee is capable of being protected beyond If as a result of any future legislation, the use or occupation of the
- 16.2 proceeding between the Lessee and / or any third party appointed same and the Lease granted hereunder is not "Saleable Property" and the The right of the Lessee to use and occupy the Demised Premises S also or any injunction not liable ਰਂ be passed attached or a receiver/liquidator in respect thereto, in any



- writing and executed and registered by both the Parties hereto. written. Any changes/amendments to this Deed shall only be in negotiations, respect to the subject matter hereof and supersedes any and all prior This Deed sets forth the entire agreement of the parties hereto with understandings Q arrangements, whether oral or
- 16.4 the proceedings shall be conducted in the English lang the time being in force. The arbitration shall be held in Mumbai appointed as per the provisions of the Arbitration and Conciliation appointed by both the parties failing consensus the arbitrator shall be thereof, the same shall be referred to sole arbitrator to be mutually the terms and conditions of this Deed or relating to the interpretation any dispute or difference arises between the Parties with regard to It is hereby agreed by and between the parties hereto that in case 1996, or any statutory modification or re-enactment theree MAC

- 16.5 Lessee is in occupation of the Demised Premises. the Lessor and all other amounts reserved hereunder, so long as the difference between the parties or any proceedings, the Lessee shall District shall have exclusive jurisdiction with respect to the subject (subject to the provisions of Clause [8.9]) continue to pay the Rent to matter herein. Notwithstanding arbitral provision in the preceding Clause [16.4], Court/s at Pune This Lease Deed shall be governed by the Indian laws and subject to the pendency of any dispute or
- 16.6 sufficiently served upon if sent by Speed Post A/D or Registered Post hereinabove That any notice required to be served upon the Lessee shall be or hand delivered at the address of the Lessee mentioned
- 16.7 hereinabove sufficiently served upon if sent by Speed Post A/D or Registered Post That any notice required to be served upon the Lessor shall be or hand delivered at the address of the Lessee mentioned A MANAS.
- 16.8 address shall be valid and good service. intimation, any notice/communication transmitted at the last known notices provided for in this Deed by giving to the other not less than 7 Any party may, from time to time, change its address for receipt of days prior written notice thereof and till such written
- 16.9 charges and all other statutory charges (if any) payable in respect of The Lessee alone shall bear and pay the stamp duty, registration execution and egistration o Deed and the Lessee shall retain ขุก of this Deed



FIRST SCHEDULE

(Description of the Amenity Plot)

Village follows: shades on the plan annexed hereto and marked as Annexure 'A' and bounded as bearing part of the said large lands bearing S. No.144 corresponding to CTS No. 2648 and square meters or thereabouts, designated as Amenity Plot, being a demarcated All that piece Yerwada, Taluka Haveli (Pune), District Pune and as marked in red colour S.No.145 and parcel of notionally demarcated land admeasuring 5,195.95 corresponding to CTS No. 2649, situate, lying and being in

towards the North

By internal road within plot and

beyond that Building No. 6

On or towards the South

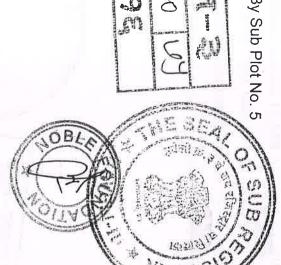
By land bearing S. No. 137

On or towards the East

By 20 meter wide D.P. Road

On or towards the West

By Sub Plot No.



SECOND SCHEDULE

PART A

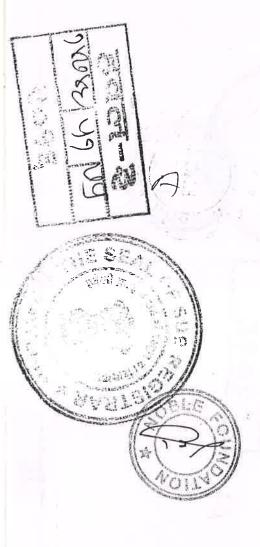
area and shown as marked in red colour shades on the floor plan annexed hereto hereinabove written admeasuring in the aggregate 1,364.36 square meters carpet constructed on the land more particularly described in the First Schedule The units bearing nos. 1,2,3,4,5,6 & 8 on the first floor of the Amenity Building hereinabove written and. and upon the Amenity Plot as more particularly described in the First Schedule and marked as Annexure 'C1' together with proportionate undivided rights in to

PART B

in the aggregate 2,517.37 square meters carpet area and shown as marked in red more particularly described in the First Schedule hereinabove written together with proportionate undivided rights in to and upon the Amenity Plot as colour shades on the floor plan annexed hereto and marked as Annexure more particularly described in the First Schedule hereinabove written admeasuring All units on the entire second floor of the Amenity Building constructed on the Jand

PART C

more particularly described in the First Schedule hereinabove written together with proportionate undivided rights in to and upon the Amenity Plot as colour shades on the floor plan annexed hereto and marked as Annexure in the aggregate 1,880.71 square meters carpet area and shown as marked in red more particularly described in the First Schedule hereinabove written admeasuring All units on the entire Thrid floor of the Amenity Building constructed on the land



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed

their hands on the day and year first hereinabove written;

"Lessor": and Delivered by the withinnamed

K. RAHEJA CORP PRIVATE LIMITED

through the hands of its duly authorisd signatory Mr. presence of two witnesses: Directors of the Lessor held on 2nd June, 2008, in the resolution passed at the meeting of the Board of Anil Mathur, who has been authorised to execute Deed on behalf of the Lessor pursuant to a

For K Raheja Corp. Pvt. Ltd. Authorised Signatories

(hursmy) , you water pur

NOBLE FOUNDATION "Lessee"

Signed

and

Delivered

bγ

the withinnamed

to a resolution passed at the meeting of the Trustees execute this Deed on behalf of the Lessor pursuant through the hands of its duly authorisd signatory Mr. presence of two witnesses: of the Lessee Vispi J. Vesuna held on 30th , who has been authorised to August 2016, in the

PRAKASH BHANDARU DEHU ROAD PUNE 412101



RECEIPT

sum of Rs. 87,78,204/- (Rupees Eighty Seven Lacs Seventy Eight Thousand Two of Rs. 3,65,92,596/- (Rupees Three Crores Sixty Five Lacs Ninety Two Thousand drawn on Axis Bank Ltd, Goregaon (E) Branch, Mumbai, being a further part of the Hundred And Four Only) vide cheque no. 452910 dated 28th Security Deposit, as referred in Clause [8.8.1] hereinabove and a further sum of a 2016 drawn on Axis Bank Ltd, Goregaon (E) Branch, Mumbai, being part of the Five Hundred And Ninety Six Only) vide cheque no. 497076 dated 21st September RECEIVED of and from the withinnamed Lessee NOBLE FOUNDATION, a sum Security Deposit as referred in Clause [8.8.1] thus aggregating to a total sum of Rs. Hundred Only). 4,53,70,800/-(Rupees Four Crores Fifty Three Lacs Seventy Thousand Eight September 2016

Rs. 4,53,70,800/-

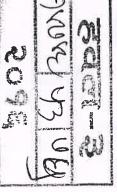
WE SAY RECEIVED

For K. Raheja Corp. Private Limited

R. VANARASE

Authorised Signatory

Valence Ses





2016 पूर्ण ताबुका : हेरोली विभागाये नाव : (वि.क.25) येरवडा (पूर्ण महानगरपालिका) 25/403.3-समाट अशोक रोड वरील मिळकती Pune Muncipal Corporation सन्हें नंबर /न. भू, क्रमांक : 2648 (सार मृत्यदर र. वेवासी सदिनिका कार्यालय वृकाले अंदियोगोह 6915.1ची. विकक्तीये तुकाले अंदियोगोह 6915.1ची. विकक्तीये वय- माध्यमिक सी वय- माध्यमिक शाळा प्रति ची. मीटर मुल्यदर =(वार्षिक मुल्यदर * घसा-यानुसार नविन दर) = (57490 * (100 / 100)) = (857490 * (100 / 100)) = (857490 * (100 / 100)) = (85.39754909)- = 85.397549099)- = 85.397549099)-	हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433 हे1102433	Park Delay hier hind			A) मुख्य मिळकतीचे मुल्य			पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	मळकताचा वापर-	बांधकामाचे वर्गीकरण-	बांधीत क्षेत्र-	खुल्या व बांधीव क्षेत्राची माहिती	वार्षिक मूल्य दर तक्त्यानु खुली जमीन र्रि 22390 <i>५</i>	क्षेत्राचे नांव	मृत्यांकनाचे वर्ष जिल्हा मृत्य विभाग उप मृत्य विभाग	Valuation ID 2016	43
मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव) श्वागाये नाव : (वि.क.25) येरवडा (पूणे महानगरपालिका) श्वाक रोड वरील मिळकती orporation सर्व्ह नंबर /न. भू क्रमांक : 2648 कार्याक्तय दुकाने : 3ौद्योगीक 70500 ।115250 0 पा क्षेत्र- 4365.64चौ. मीटर क्वतीचे 0 TO 2वर्षे =(37490 * (100 / 100)) = (57490 * (100 / 100)) = Rs.57490 * (100 / 100)) = Rs.397549099/- = Rs.397549099/- कुल्य +खुल्या जिम्लीवरील वाहन तळाचे मुल्य + इंगरती भोवतीच्या) - + E + F + G + H	महर्गांकन पत्रक (शहरी क्षेत्र -खुली+चांपीय) 24 October 2015,06:07:401 26 October 2015,06:07:401 27 October 2015,06:07:401							प्रति चौ. मीटर मु	शाळा	1-आर सी सी	6915.1चौ. मीटर	महिती	सार मूल्यदर इ. नेवासी सदनिका 67490	Pune Munc	2016 प्णे ताल्का : हवे 25/403.3-सः	510243441	
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पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५

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बांधकाम नियंत्रण कार्यालय

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मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये

भोगवटा पत्र अस्तातः क

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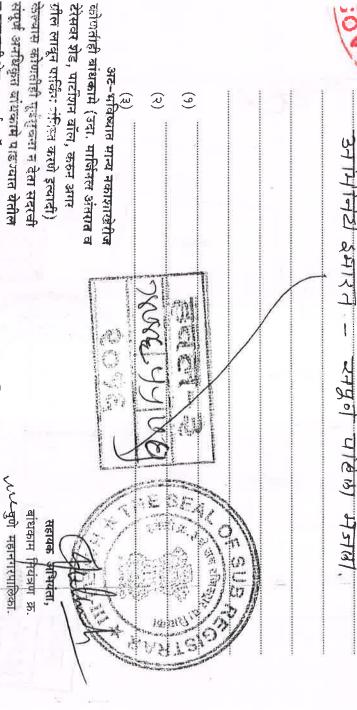
सद्हें अ

टी. पी. स्क्रीम नंबर यात

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक 2643/92 दिनांक 39 । 92 । २०92

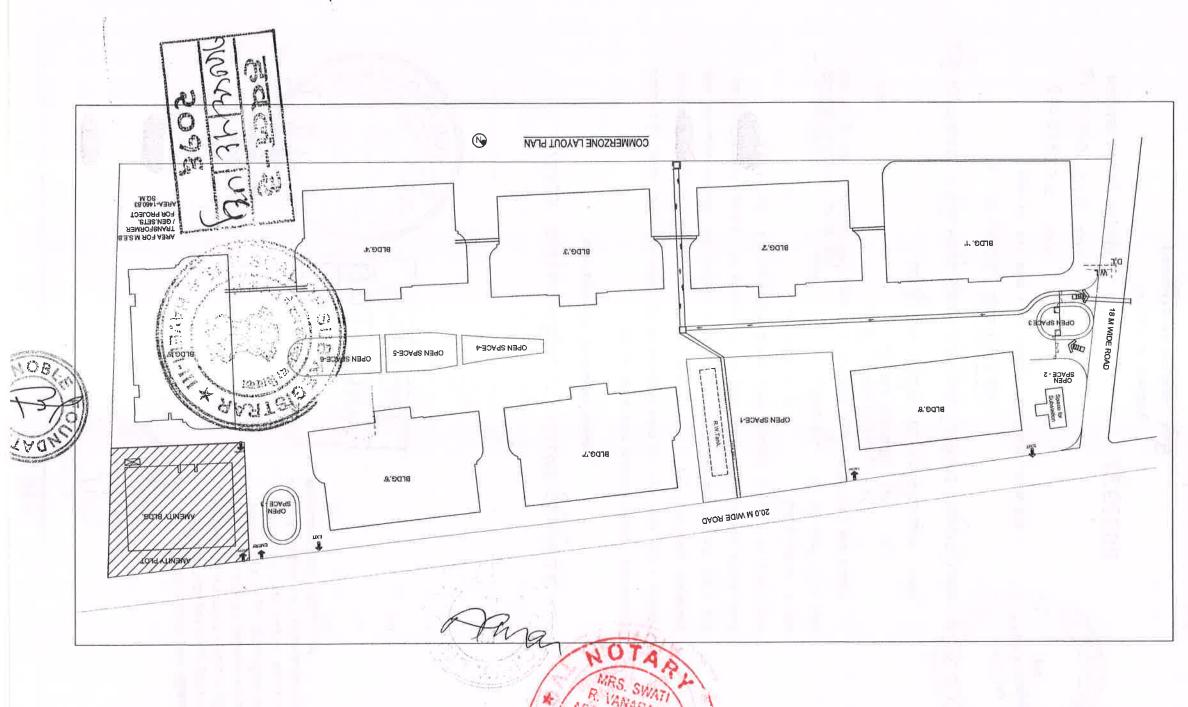
क्षेधिनियम १९४९, कल्म २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा मिळण्याबाबत दिनांक १७ १०८ । २०१3 काही भागाचे इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे. काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका

उपयोगात आणावयाच्या बांधकामाचे वर्णन



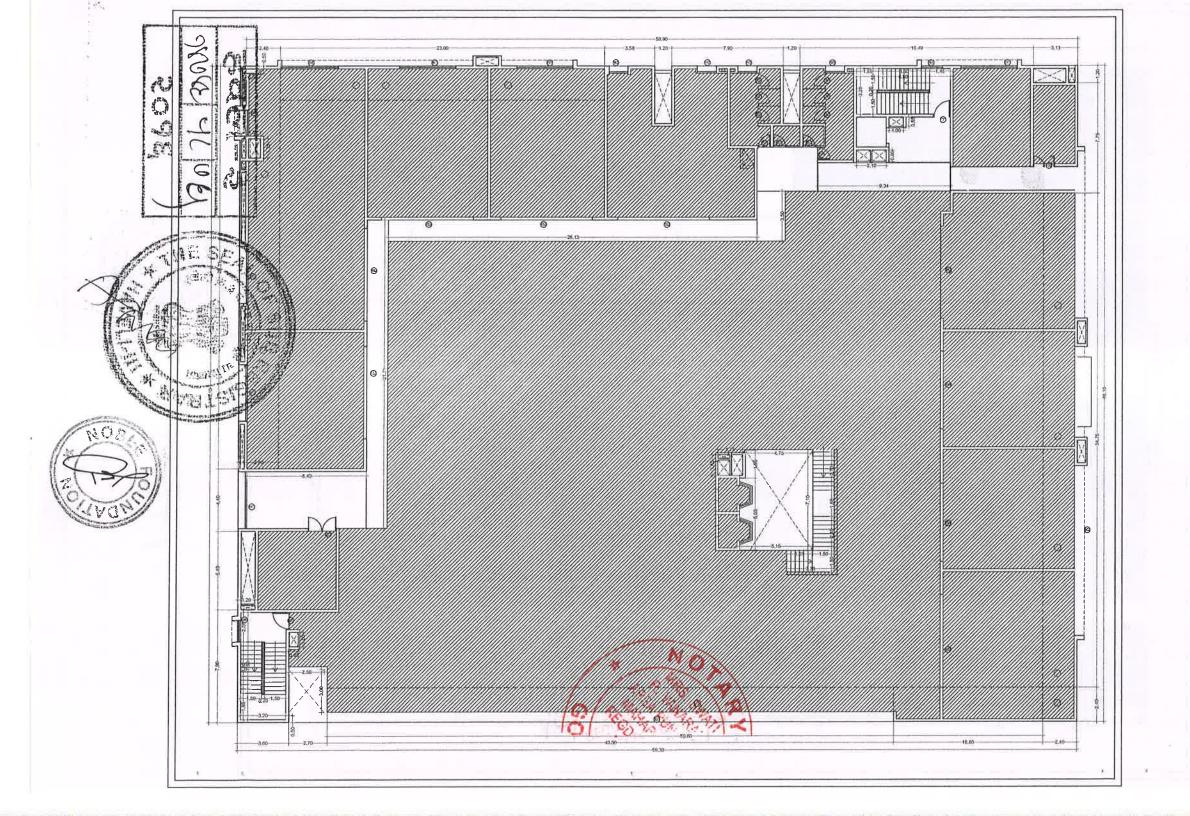
व त्यासाठी येणारा खर्च फ्लॅट धारक/मालक

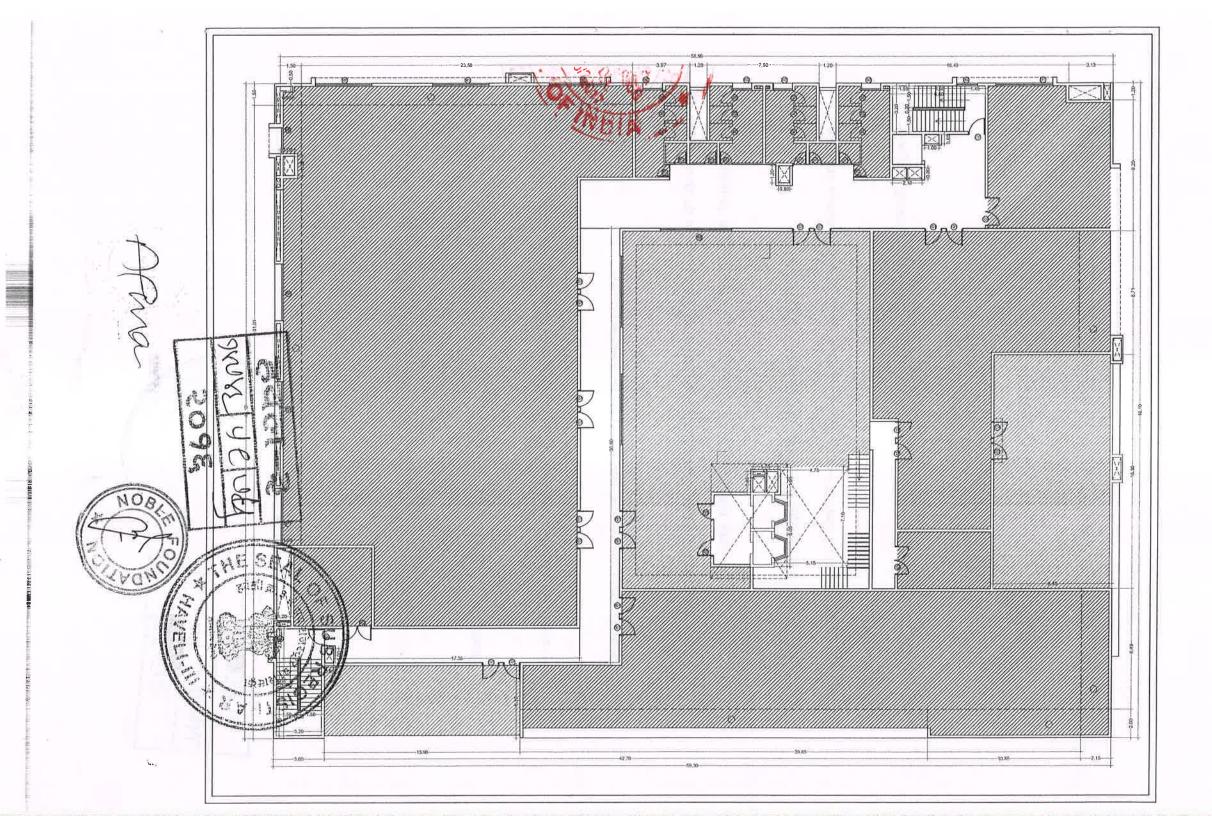
क्षजकडून वस्त करण्यांत येईल.



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Warm Shell Condition

- Office area floor shall be levelled, clean & dry with IPS/cement tiles flooring of 65mm.
- 2 Peripheral enclosing complete-all four sides with glazing shall be properly enclosed so that the floor is reasonably watertight and avoids any security risk.
- $\dot{\omega}$ Finished Toilets with tiling, Plumbing & sanitary fittings shall be provided. Toilet accessories like Hand Dryer, Soap Dispensers, Towel hanger shall be in the fit-out scope.
- 4. Space for earth pits shall be allocated in the Building periphery.
- 5. Hi-side HVAC equipment (AHU + Chiller) shall be provided.
- 6. 100% DG Back-up to the Building



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

N. Benton Link

www.hdfc.com

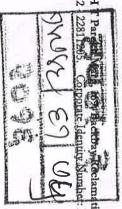
19th October, 2016

K Raheja Corp Private Limited Raheja Tower, Plot No C-30 Bandra Kurla Complex, Bandra (E) Mumbai 400051

Dear Sirs

- Proposed Lease Deed to be entered into between K. Raheja Corp Private Limited and Noble Foundation for premises (as per Annexure) in Amenity Building ("Amenity Building"), at Commerzone Project, Samrat Ashok Path, Yerwada, Pune.
- We have been informed by you vide letter dated September 21, 2016, that you and Noble Foundation (hereinafter referred to as the "Lessee") propose to enter into a Lease Deed (hereinafter referred to as 'Lease Deed') for Lessee's use and occupation of premises (as per Annexure) in the Amenity Building alongwith 71 car parks together with proportionate undivided interest in the amenity plot (more particularly described in the said Mortgage Deeds referred to below and hereinafter referred to as the "Amenity Plot") (but excluding any right, title and interest in the future development potential / FSI in relation to such proportionate undivided interest in the Amenity Plot) (hereinafter collectively referred to as "Premises") in the Commerzone Project, located at Samrat Ashok Yerwada, Pune Path,
- N interest, costs, charges, expenses and other moneys (collectively the "Loan") due and payable by you to us, you have vide 1. Mortgage Deed dated 18/02/2014 registered at Sr. No. 1076/2014 for Rs. 303 crs. 2. Mortgage Deed dated 29/07/2015 registered at Sr. No. 5825/2015 for Rs. 223 crs. 3. Mortgage Deed dated 18/12/2015 registered at Sr. No. 10152/2015 for Rs. 210 crs. (collectively the "said Mortgage Deeds"), inter alia created exclusive mortgage / charge / security interest, over your rights with respect to the Premises owned by you ("Mortgage") in our favour. securing the facilities granted to you with interest, additional interest, penal
- We have been informed by you that, as a condition precedent for Lessee entering into the Lease Deed with you, we would be required to issue a No-disturbance letter confirming that we would not disturb the Lessee's peaceful possession along with No Objection for executing the Lease Deed with the Lessee.
- You are requested to send us executed with the Lessee and assurances a copy of the Lease Deed duly stamped and registered with the concerned sub-registrar of
- ĊJI We have considered your request and we hereby give you our consent for entering into the Lease Deed with the Lessee in relation to the Premises and further permit the Lessee to sub-lease only the units situate on the 3rd floor of the Premises to Eduspark International Private Limited, a company incorporated under the provisions of the Companies Act, 1956, and having its registered office Mumbai - 400104 Motilal Nagar, Srirang Sabde Marg, off Link Road, Goregoan bai - 400104 ("Sub-Lessee") and confirm that without prejudice to under the said Mortgage Deeds we would not disturb the pear Mortgage peaceful ਰ 3 2

Regd. Office: Ramon House, H Tel: 61766000, 61766100. Fax: 022







Continuation Sheet

the Premises. possession of the Lessee / Sub-Lessee in respect of the Premises. However, the Lease Deed and right of the Lessee / Sub-Lessee shall be subject to our mortgage / charge created under the said Mortgage Deeds. It is further subject to the condition that you shall not enter into any agreement, which will prejudice our rights as the Mortgagee under the said Mortgage Deeds. Save and except sublease, the Lessee shall not have any right to transfer or part with possession of the Premises. The Sub-Lessee shall not have any right to further sublease or transfer the Premises in any manner whatsoever or otherwise part with transfer the Premises in any manner whatsoever or otherwise part with possession of the Premises or any portion thereof. Further, the Sub-Lessee shall not get any right, interest or benefit in any future development potential / FSI in relation to the proportionate undivided interest in the Amenity Plot.

- 9 HDFC will not disturb or in any manner interfere with the peaceful enjoyment of the Premises by the Lessee / Sub-Lessee for the tenure of the lease, till the Lessee / Sub-Lessee is/are in lawful use and occupation of the Premises or any part thereof in terms of the Lease Deed / Sub-Lease Deed and provided that the Lessee deposits / draws all Cheque's/demand drafts pertaining to the lease rentals regularly in favour of K Raheja Corp Pvt. Ltd. – HDFC Escrow A/c. No 00600350090335 in terms of the Lease Deed to be executed. You shall further cause the Lessee / Sub-Lessee to execute such deeds and/or documents as may be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided, however that the Lessee / Sub-be required by HDFC in this regard provided however that the Lessee / Sub-be required by HDFC in this regard provided however that the Lessee / Sub-be required by HDFC in this regard provided however that the Lessee / Sub-be required however however that the Lessee / Sub-be required however however has a sub-be required however however has a sub-be required however had a sub-be required ho Corp Private Limited.
- Please, further note, that your arrangement with the Lessee or arrangement of Lessee with the Sub-Lessee shall in no way affect the security/mortgage of the Premises in the said Commerzone Project created in favour of HDFC. ARS. PANARAGE

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MANAGE AND

REGO

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œ All the provisions of this writing shall *mutatis mutandis* apply to the Sub Lessee, who takes a sub-lease of the Premises / part of the Premises from the Lessee.

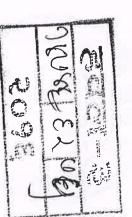
Kindly acknowledge receipt

Yours sincerely,
For Housing Development Finance Corporation Limited

Authorized Signatory Charles of the same of the sam

Encl: Annexure

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF NOBLE FOUNDATION AT ITS MEETING HELD ON TUESDAY, THE 30TH AUGUST, 2016 AT 9.00 A.M. AT THE REGISTERED OFFICE OF THE TRUST.

LEASE DEED BETWEEN K. RAHEJA CORP PRIVATE LIMITED AND TRUST:

building comprising of stilts on ground level for parking and services plus 3 (three) upper floor admeasuring in the aggregate to 5762.45 square meter carpet at Village Yerwada, Taluka Haveli (Pune), District Pune for long term lease on terms and conditions as set "RESOLVED THAT the consent of the Board of Trustees be and is hereby given to the Trust to enter into Lease Deed with K. Raheja Corp Private Limited in respect of piece and parcel land admeasuring 5195.95 square meters forming part of the large lands bearing Survey. No. 144 and 145 and bearing CTS Nos. 2648 and 2649 alongwith the out in draft Lease Deed.

RESOLVED FURTHER THAT Mr. Vispi J. Vesuna or Mr. Mehernosh Talati, Trustees of the Trust be and is hereby authorized to sign, register and admit execution thereof before the Sub-Registrar of Assurances or any other authority and to take such other purpose. such period deem fit and to do all acts, deeds, things, etc. steps as may be necessary for enter into a Lease Deed for the Tenure of 30 Years or necessary for the above

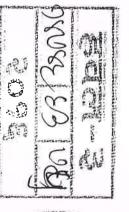
CERTIFIED TRUE COPY For NOBLE FOUNDATION

WIBPI J. VESUNA TURSTEE

MEHERNOSH TALATI









Registered Office: Motilal Nagar 1, Srirang Sabde Marg, Off Link Road, Goregaon (West), Mumbai 400 104

Tel. no: +91-22 3957 7070 Fax: +91-22 3957 7123



Raheja Corp Private Limtied

Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai-400 051. Phone: 91-22-2656 4000 Fax: 91-22-2656 4004



MEETING OF THE BOARD OF DIRECTOR OF THE COMPANY HELD ON 2^{ND} JUNE, 2008. CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE

Mr. Anil Mathur, Authorised Signatories, be and are hereby authorised severally to business of the Company. registered before space/premises in the project 'Commerzone' on plot bearing S. Nos. 144 and 145 signed/executed Declarations/Indemnities and all other writings that may be Understanding, CTS Nos. "RESOLVED THAT and any one of the Directors of the Company, Mr. Arvind D. 2648 and 2649, situated at Village Yerawada, execute Ö admit execution of the documents which are receive the Sub-Registrar of Assurances in the normal Ħ Lease for an on behalf of the respect in supersession of the earlier Resolution passed in this Agreements, of letting of the documents which are required to out Leave on and Company Memorandum lease/leave License Taluka Haveli and required Agreements, license Prabhu and course District to be 01 of

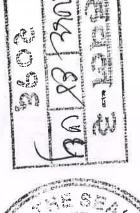
Mr. of the aforesaid Directors of the Company or in the required, be affixed to the above mentioned documents, in the presence of any one RESOLVED FURTHER THAT the Common Seal of the Company, as may be Arvind D. Prabhu and Mr. Anil Mathur, Authorised Signatories." presence of any one of

For K. Raheja Corp Pvt. Ltd.

Director

Mumbai,

Dated: 19th June, 2008





Regd. Off.: Construction House'A', 24th Road. Khar (W), Mumbai - 400 052. India.

Phone: 91-22-26002177
Fax: 91-22-26005264.
E-mail: krahejacorp@vsnl.com
Web: www.krahejacorp.com



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD TRUSTEES OF NOBLE FOUNDATION AT ITS MEETING HELD ON TUESDAY, T 30TH AUGUST, 2016 AT 9.00 A.M. AT THE REGISTERED OFFICE OF THE TRUST. 世代

LEASE DEED BETWEEN K. RAHEJA CORP PRIVATE LIMITED AND COMPANY:

building comprising of stilts on ground level for parking and services plus 3 (three) upper floor admeasuring in the aggregate to 5762.45 square meter carpet at Village Yerwada, Taluka Haveli (Pune), District Pune for long term lease on terms and conditions as set out in draft Lease Deed. "RESOLVED THAT the consent of the Board of Trustees be and is hereby given to the Trust to enter into Lease Deed with K. Raheja Corp Private Limited in respect of piece and parcel land admeasuring 5195.95 square meters forming part of the large lands bearing Survey. No. 144 and 145 and bearing CTS Nos. 2648 and 2649 alongwith the

RESOLVED FURTHER THAT Mr. Vispi J. Vesuna or Mr. Mehemosh Talati, Trustees of the Trust be and is hereby authorized to sign, register and admit execution thereof before the Sub-Registrar of Assurances or any other authority and to take such other steps as may be necessary for enter into a Lease Deed for the Tenure of 30 Years or such period deem fit and to do all acts, deeds, things, etc. necessary for the above steps as may be necessary for enter into such period deem fit and to do all acts, purpose purpose. things,

CERTIFIED TRUE COPY
For NOBLE FOUNDATION

VIST J. VESUNA

MEHERNOSH TALATI





Registered Office: Motilal Nagar 1, Srirang Sabde Marg, Off Link Road, Goregaon (West), Mumbai 400 104.

Tel. no: +91-22 3957 7070 Fax: +91-22 3957 7123

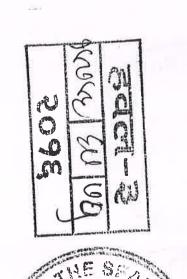
Annexure E

S. No. Period Phase 1 Phase 2 Phase 3 Total Monthly Rent 1. 10.109.2017 - 31.05.2018 716.156 1,321.374 716.156 716.156 2. 10.06.2018 - 31.08.2019 716.156 1,321.374 2,037.331 3. 10.09.2018 - 31.08.2019 744,802 1,374.229 1,026,677 3,435,709 5. 10.09.2019 - 31.08.2021 744,802 1,486,366 1,110.454 3,271,339 6. 10.09.2021 - 31.08.2021 805,578 1,486,366 1,110.454 3,271,339 7. 10.109.2022 - 31.08.2023 8871,314 1,545,821 1,124,872 3,588,093 9. 10.109.2023 - 31.08.2024 980,109 1,808,392 1,249,110 3,882,7236 11 10.109.2023 - 31.08.2025 942,413 1,738,838 1,299,074 3,980,326 12 10.109.2024 - 31.08.2025 942,413 1,738,338 1,299,074 3,980,326 12 10.109.2023 - 31.08.2023 1,009,314 1,808,329 1,351,037 4,139,539 12 10.09.2023 - 31.08.2023 1,164,589 2,115,563 1,450,529 1,461,283 1,481,297 <		7			,	
Period Phase 1 Phase 2 Phase 3 Total Mont 01.06.2018 - 31.08.2018 716,156 1,321,374 1 01.06.2018 - 31.08.2019 744,802 1,374,229 1,026,677 01.09.2019 - 31.08.2020 774,892 1,429,198 1,067,744 01.09.2021 - 31.08.2021 895,578 1,485,366 1,110,454 01.09.2022 - 31.08.2022 887,802 1,545,821 1,154,872 01.09.2023 - 31.08.2023 871,314 1,607,654 1,201,067 01.09.2024 - 31.08.2025 942,413 1,508,392 1,381,037 01.09.2025 - 31.08.2025 942,413 1,508,392 1,351,037 01.09.2026 - 31.08.2025 942,413 1,508,392 1,351,037 01.09.2027 - 31.08.2025 1,019,314 1,808,392 1,351,037 01.09.2027 - 31.08.2028 1,060,086 1,955,957 1,461,282 01.09.2027 - 31.08.2029 1,102,490 2,034,195 1,580,523 01.09.2027 - 31.08.2029 1,146,589 2,1461,282 01.09.2028 - 31.08.2029 1,145,881 1,580,523					onthly Rent	
716,156 1,321,374 7744,802 1,374,229 7744,802 1,374,229 1,774,595 1,429,198 805,578 1,486,366 1,110,454 1,201,667 837,802 1,545,821 1,154,872 906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,140,4549 2,2034,195 1,580,523 1,144,9,151 2,288,193 1,580,523 1,144,9,151 2,288,193 1,580,523 1,240,151 2,288,193 1,763,743 1,289,757 2,474,909 1,848,988 1,395,001 2,573,906 1,99,865 1,450,801 2,573,906 1,99,865 1,450,813 2,783,936 2,09,865 1,569,187 2,885,294 2,163,054 1,569,187 2,885,294 2,133,054 1,1631,954 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,252,681 2,531,686	S. No.	Period	Phase 1	Phase 2	Phase 3	Total Monthly Rent
716,156 1,321,374 7744,802 1,374,229 7744,802 1,374,229 1,067,744 1,067,744 805,578 1,486,366 1,110,454 1,110,454 887,802 1,545,821 1,124,872 887,1314 1,677,554 1,201,067 990,166 1,671,960 1,249,110 980,109 1,808,392 1,351,037 1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,146,589 2,115,563 1,580,523 1,149,4151 2,288,193 1,709,493 1,240,151 2,288,193 1,709,493 1,240,151 2,277,700 1,777,873 1,395,001 2,576,862 1,999,865 1,450,801 2,573,906 1,922,947 1,1508,833 2,783,936 2,079,860 1,569,187 2,885,294 2,163,054 1,1631,954 3,011,106 2,249,576 1,1697,232 3,131,550 2,339,560 1,1697,232 3,133,504 2,531,686 1,999,155 3,252,588 2,631,686	1	01.09.2017 - 31.05.2018	716,156			716,156
744,802 1,374,229 1,374,229 1,026,677 7744,802 1,374,229 1,026,677 1,274,595 1,429,198 1,067,744 805,578 1,486,366 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,110,454 1,120,1067 1,120,1067 1,120,1067 1,1249,110 1,249,110 1,249,110 1,1249,110 1,1299,074 1,1351,037 1,1461,282 1,351,037 1,1461,282 1,1761,283 1,1709	2	01.06.2018 - 31.08.2018	716,156	1,321,374		2,037,531
744,802 1,374,229 1,026,677 774,595 1,429,198 1,067,744 805,578 1,486,366 1,110,454 837,802 1,545,821 1,154,872 906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 1,019,314 1,808,392 1,351,037 1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,146,589 2,115,563 1,580,523 1,192,453 2,200,185 1,643,743 1,192,453 2,200,185 1,643,743 1,192,453 2,200,185 1,643,743 1,192,453 2,270,185 1,643,743 1,192,453 2,270,185 1,643,743 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,450,801 2,573,906 1,922,947 1,631,954 3,011,10		01.09.2018 - 31.05.2019	744,802	1,374,229		2,119,032
774,595 1,429,198 1,067,744 805,578 1,486,366 1,110,454 837,802 1,545,821 1,154,872 871,314 1,607,654 1,201,067 906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,146,589 2,115,563 1,580,523 1,1240,151 2,288,193 1,709,493 1,240,151 2,288,193 1,709,493 1,240,151 2,2379,720 1,777,873 1,395,001 2,573,906 1,922,947 1,450,803 2,783,936 2,079,860 1,450,803 2,783,936 2,079,860 1,508,833 2,783,936 2,079,860 1,508,833 2,783,936 2,079,860 1,597,232 3,311,106 2,249,576 1,631,954 3,011,106 2,249,576 1,697,232 3,313,550 2,339,560 1,765,121 3,252,588 2,631,686 1,999,155 3,522,568 2,631,686 1,999,155	4	01.06.2019 - 31.08.2019	744,802	1,374,229	1,026,677	3,145,709
805,578 1,486,366 1,110,454 837,802 1,545,821 1,154,872 871,314 1,607,654 1,201,067 906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 1,019,314 1,880,728 1,405,079 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,1240,151 2,288,193 1,709,493 1,240,151 2,288,193 1,709,493 1,240,151 2,379,720 1,777,873 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,573,906 1,922,947 1,508,833 2,783,936 2,079,860 1,597,232 3,011,106 2,249,576 1,631,954 3,011,106 2,249,576 1,1835,726 3,387,084 2,530,468 1,999,155 3,522,568 2,631,686 1,999,155 3,522,568 2,631,686 1,999,155 3,522,568 <td< td=""><td>5</td><td>01.09.2019 - 31.08.2020</td><td>774,595</td><td>1,429,198</td><td>1,067,744</td><td>3,271,537</td></td<>	5	01.09.2019 - 31.08.2020	774,595	1,429,198	1,067,744	3,271,537
837,802 1,545,821 1,154,872 871,314 1,607,654 1,201,067 906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,1240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,573,906 1,922,947 1,450,801 2,573,906 1,922,947 1,569,187 2,895,294 2,163,054 1,597,232 3,311,550 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,999,155 3,387,084 2,530,468 1,999,155 3,387,084 2,530,468 1,999,155 3,387,084 2,530,468 1,999,155 3,387,084 2,530,468 1,999,155 3,387,084 2,530,468 1,999,155 3,363,470 2,736,954 2,147,540 <	6	01.09.2020 - 31.08.2021	805,578	1,486,366	1,110,454	3,402,399
871,314 1,607,654 1,201,067 906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 980,109 1,808,392 1,351,037 1,019,314 1,880,728 1,405,079 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,149,453 2,200,185 1,543,743 1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,508,833 2,783,936 2,079,860 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,631,954 3,011,106 2,249,576 2,163,054 2,163,054 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 2,143,942 3,387,084 2,530,468 1,999,155 3,387,084 2,531,686 1,999,155 3,522,568 2,63	7	01.09.2021 - 31.08.2022	837,802	1,545,821	1,154,872	3,538,495
906,166 1,671,960 1,249,110 942,413 1,738,838 1,299,074 980,109 1,808,392 1,351,037 1,010,9314 1,880,728 1,405,079 1,102,490 2,034,195 1,519,733 1,1102,490 2,115,563 1,580,523 1,146,589 2,115,563 1,580,523 1,192,453 2,200,185 1,643,743 1,192,453 2,2379,720 1,777,873 1,289,757 2,379,720 1,777,873 1,395,001 2,573,906 1,922,947 1,395,001 2,573,906 1,922,947 1,508,833 2,783,936 2,079,860 1,631,954 3,011,106 2,249,576 1,631,954 3,011,106 2,249,576 1,631,954 3,311,550 2,339,560 1,985,522 3,663,470 2,530,468 1,1985,522 3,663,470 2,846,432 2,147,540 3,952,409 2,960,289 1,712,305 3,159,361 2,360,337	00	01.09.2022 - 31.08.2023	871,314	1,607,654	1,201,067	3,680,035
942,413 1,738,838 1,299,074 980,109 1,808,392 1,351,037 1,019,314 1,880,728 1,405,079 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,192,453 2,200,185 1,643,743 1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,985,522 3,522,568 2,631,686 1,985,522 3,633,470 2,736,954 1,985,522 3,633,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 2,177,2305 3,159,361 2,360,337	9	01.09.2023 - 31.08.2024	906,166	1,671,960	1,249,110	3,827,236
980,109 1,808,392 1,351,037 1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,240,151 2,288,193 1,709,493 1,249,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,589,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,783,726 3,387,084 2,530,468 1,999,155 3,522,568 2,631,686 1,985,522 3,633,470 2,736,954 1,985,522 3,633,470 2,736,954 2,147,540 3,962,409 2,960,289 2,1712,305 3,159,361 2,360,337	10	01.09.2024 - 31.08.2025	942,413	1,738,838	1,299,074	3,980,326
1,019,314 1,880,728 1,405,079 1,060,086 1,955,957 1,461,282 1,1102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,240,151 2,288,193 1,709,493 1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,450,801 2,576,862 1,999,865 1,569,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,1835,726 3,387,084 2,530,468 1,999,155 3,522,568 2,631,686 1,985,522 3,63,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	11	01.09.2025 - 31.08.2026	980,109	1,808,392	1,351,037	4,139,539
1,060,086 1,955,957 1,461,282 1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,1240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,569,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,339,560 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,63,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	12	01.09.2026 - 31.08.2027	1,019,314	1,880,728	1,405,079	4,305,120
1,102,490 2,034,195 1,519,733 1,146,589 2,115,563 1,580,523 1,192,453 2,200,185 1,643,743 1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,569,187 2,895,294 2,163,054 1,631,954 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,999,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	13	01.09.2027 - 31.08.2028	1,060,086	1,955,957	1,461,282	4,477,325
1,146,589 2,115,563 1,580,523 1,192,453 2,200,185 1,643,743 1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,569,187 2,895,294 2,163,054 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,999,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,167,540 3,810,009 2,846,432 1,712,305 3,159,361 2,360,337	14	01.09.2028 - 31.08.2029	1,102,490	2,034,195	1,519,733	4,656,418
1,192,453 2,200,185 1,643,743 1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,999,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	15	01.09.2029 - 31.08.2030	1,146,589	2,115,563	1,580,523	4,842,675
1,240,151 2,288,193 1,709,493 1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	16	01.09.2030 - 31.08.2031	1,192,453	2,200,185	1,643,743	5,036,382
1,289,757 2,379,720 1,777,873 1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,999,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	17	01.09.2031 - 31.08.2032	1,240,151	2,288,193	1,709,493	5,237,837
1,341,347 2,474,909 1,848,988 1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	18	01.09.2032 - 31.08.2033	1,289,757	2,379,720	1,777,873	5,447,350
1,395,001 2,573,906 1,922,947 1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,697,232 3,011,106 2,249,576 1,765,121 3,256,812 2,339,560 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	19	01.09.2033 - 31.08.2034	1,341,347	2,474,909	1,848,988	5,665,244
1,450,801 2,676,862 1,999,865 1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,631,954 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	20	01.09.2034 - 31.08.2035	1,395,001	2,573,906	1,922,947	5,891,854
1,508,833 2,783,936 2,079,860 1,569,187 2,895,294 2,163,054 1,631,954 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	21	01.09.2035 - 31.08.2036	1,450,801	2,676,862	1,999,865	6,127,528
1,569,187 2,895,294 2,163,054 1,631,954 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	22	01.09.2036 - 31.08.2037	1,508,833	2,783,936	2,079,860	6,372,629
1,631,954 3,011,106 2,249,576 1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	23	01.09.2037 - 31.08.2038	1,569,187	2,895,294	2,163,054	6,627,535
1,697,232 3,131,550 2,339,560 1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	24	01.09.2038 - 31.08.2039	1,631,954	3,011,106	2,249,576	6,892,636
1,765,121 3,256,812 2,433,142 1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	25	01.09.2039 - 31.08.2040	1,697,232	3,131,550	2,339,560	7,168,341
1,835,726 3,387,084 2,530,468 1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	26	01.09.2040 - 31.08.2041	1,765,121	3,256,812	2,433,142	7,455,075
1,909,155 3,522,568 2,631,686 1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	27	01.09.2041 - 31.08.2042	1,835,726	3,387,084	2,530,468	7,753,278
1,985,522 3,663,470 2,736,954 2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	28	01.09.2042 - 31.08.2043	1,909,155	3,522,568	2,631,686	8,063,409
2,064,942 3,810,009 2,846,432 2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	29	01.09.2043 - 31.08.2044	1,985,522	3,663,470	2,736,954	8,385,946
2,147,540 3,962,409 2,960,289 1,712,305 3,159,361 2,360,337	30	01.09.2044 - 31.08.2045	2,064,942	3,810,009	2,846,432	8,721,383
1,712,305 3,159,361 2,360,337	31	01.09.2045 - 31.08.2046	2,147,540	3,962,409	2,960,289	9,070,239
	32	01.09.2046 - 23.09.2046	1,712,305	3,159,361	2,360,337	7,232,004











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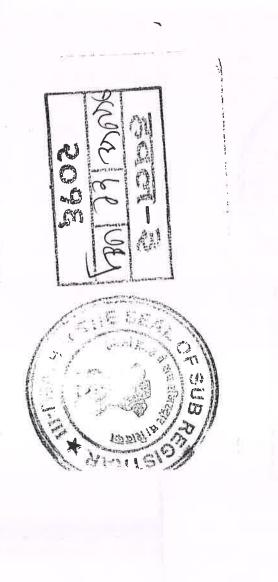






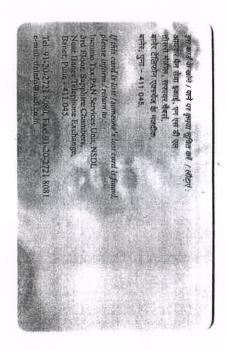


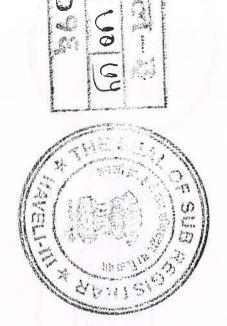
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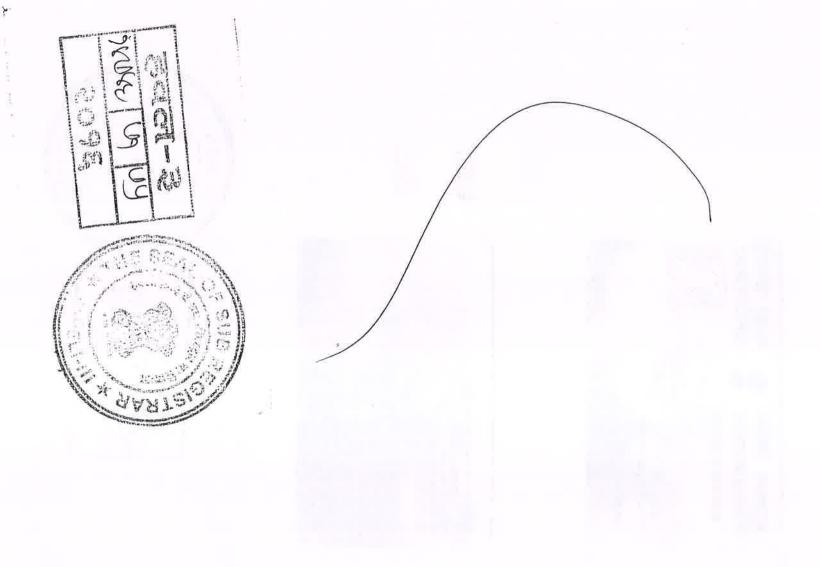


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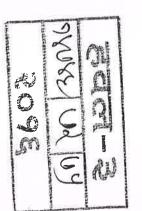
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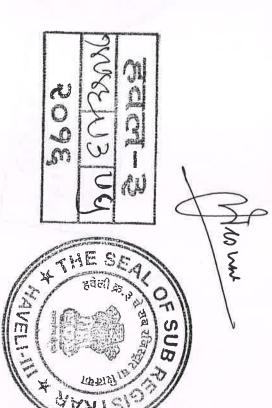
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दस्त गोषवारा भाग-1

हवल3

दस्त क्रमांक: 14746/2016

दस्त क्रमांक: हवल3 /14746/2016

39,75,49,099/-बाजार मुल्य: रू.

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्कः रु.1,78,91,500/-

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रोजी 3:50 म.नं. वा. हजर केला.

पावती:16898

02/12/2016 पावती दिनांक

प्रायव्हेट लिमीटेड तर्फे अधिकृत सही करणार श्री. अनिल सादरकरणाराचे नाव: लिहुन घेणार- के. रहेजा कॉर्प मध्र

दस्त हजर

456 सह दुय्यम हवेली-3

नोंदणी की दस्त हाताळणी फी पृष्टांची संख्या: 75

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दस्ताचा प्रक्रारः लीजडीड

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

शिक्का क्रं. 1 02 / 12 / 2016 03 : 47 : 43 PM ची वेळ: (सादरीकरण)

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दस्त क्रमांक :हवल3/14746/2016

दस्ताचा प्रकार :-लीजडीड

अनु ऋ पक्षकाराचे नाव व

एसआयडीबीआय समोर, बांद्रा-कुर्ला कॉम्पलेक्स, बांद्रा (प्) अधिकृत सही करणार श्री. अनिल - माथुर नावःलिहुन घेणार- के. Non-Government. पत्ताः-, -, बांदरा(ईस्ट), MAHARASHTRA, MUMBAI, ्, प्लॉट नं रहेजा कॉर्प प्रायव्हेट सी-30, ब्लॉक जी, लिमीटेड तर्फ वय :-51 मालक

पॅन नंबर:AAACP0522B

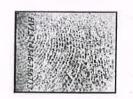
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पक्षकाराचा प्रकार

छायाचित्र





N महाराष्ट्र, मुम्बई. मार्ग, ऑफ लिंक रोड, गोरेगाव (प.) मुंबई , रोड नं: -, तर्फे अधिकृत ट्रस्टी श्री. विस्पी जे. वेसुना पत्ताःप्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नाव:लिह्न देणार- नोबल फोंडेशन-व्दारा विब्नयोर हाय, मोतीलाल नगर-1, श्रीरंग साबडे पब्लिक चॅरिटेबल ट्रस्ट भाडेकरू

स्वास्तर:-वय :-56









शिक्का क्र.3 ची वेळ:02 / 12 / 2016 03 : 50 : 31 PM वरील दस्तऐवज करुन देणार तथाकथीत लीजडीड या दस्त ऐवज करून दिल्याचे कबुल करतात.

पॅन नंबर:AABTN2669K

्रभ रू 읭 प्राप्तकाराचे नाव व पत्ता

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भट्टला:हडपसर 46.85 उध्दव वाखुरे

पिन कोड:411028





अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:02 / 2016 03 : 51 : 08 PM

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दस्ताय एकूण..... प्रमाणित करण्यात येते की

क्षेत्र के के निर्मा निरम पहिले नंबरचे पुरताकाचे

र्राह दुय्यन निवंशक हवेली क्र.७३ सह. दुय्यम निवंशक हवेली क्र.०३ दिनांक: 2 192/2098

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