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THIS INDENTURE made at Pune of this 31day of July, 2014;

BETWEEN:

1. **SHRI BHARAT CHANDANMAL KOTHARI**  
Adult, Occupation: Business  
Residing at – Plot No.144, Kaveri Society, Padmaja Road, 896, Nana Peth, Pune-1.  
PAN No.AFHPK9945E
2. **MRS. ASHA HARESH GUNDESHA**  
Adult, Occupation : Business  
Residing at- 560, Center Street, Pune 411 001.  
PAN No.ADMPG8051G
3. **SHRI SURENDRA SOHANRAJ OSWAL**  
Adult, Occupation : Business  
Residing at – 541, Center Street, Pune 411 001.  
PAN No.AAAP06818J

hereinafter called "The Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the One Part;

AND:

Bharat Pushp Foundation, A Trust registered under The Bombay Public Trust Act 1950 bearing registration No.E5558-Pune having its registered office at No.27, Sujay Garden, Mukundnagar, Pune 411037, Through its Trustee – Shri.Bharat Keshavlal Shah authorised by Resolution No.02/2014 dt.25.07.2014, hereinafter called "The Lessee" (Which expression unless repugnant to the context or contrary shall mean and include the existing board of trustees, its present trustees, its office bearers and assigns ) of the Other Part;

WHEREAS

- (a) The Lessors are seized and possessed of or otherwise well and sufficiently entitled to an area admeasuring 5718 sq.mtrs more particularly described Schedule Second written hereunder carved out of land bearing (i) Gat No.1395/1(part) (old Gat No.2381) admeasuring an area of 0 Hector 77.5 out of total area admeasuring 6