

प्रावती क्र.: 4555 दिनांक: 08/08/2013

गावाचे नाव: माण

दस्तऐवजाचा अनुक्रमांक: मलस-4195-2013

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: पवार पब्लिक चॅरीटेबल ट्रस्ट तर्फे अधिकृत स्वाक्षरीकार श्री विठ्ठलशेठ मणियार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86

एकूण:

रु. 31720.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 10:45 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 545545300/-

भरलेले मुद्रांक शुल्क: रु. 19640000/-

मोबदला: रु. 900000/-

मुख्य निबंधक मुळशी (पौड)

1) देयकाचा प्रकार: By Demand Draft-रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 281413 दिनांक: 10/06/2013

बँकेचे नाव व पत्ता: Bank of Maharashtra

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1720/-

Mega-Polis " Pawar Public School " Lease Deed

PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

TRUSTEE

August, 2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी

दस्त क्रमांक : 4195/2013

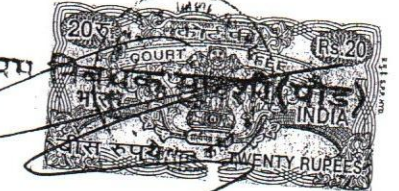
नोदणी 63

Regn. 63m

गावाचे नाव : माण	
(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	रु.900,000/-
(3) बाजारभाव(माहेपट्ट्याच्या बाबतितपट्टाकाग आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.545,545,300/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	आर-1/1, पालिकेचे नाव: पुणे इतर वर्णन: , इतर माहिती: विभाग नं 27.2 गाव भीजे माण राजीव गांधी इन्कोटेक पार्क हिंजवडी येथील प्लॉट नं आर-1/1, यासी एकुण क्षेत्र 196862.71 चौ मी या मिळकतीवर बांधलेल्या येगा पॉलिस मधील बांधीव प्रिमायमेस यासी क्षेत्र 12687.10 चौ मी म्हणजेच 136563.92 चौ फुट (मुदत 33 वर्षे) 12,687 10 चौ मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- पवार पब्लिक चॅरिटेबल ट्रस्ट तर्फे अधिकृत स्वाक्षरीकार श्री विठ्ठलशेठ मणियार, वय: 73; पत्ता:- दुहाश हाऊस, जे एन हेरडिया मार्ग, बल्लाई इस्टेट, मुंबई, Bazargate, Maharashtra, Mumbai Non-Government पिन कोड:- 400001 पॅन नंबर:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- सेमिप्रीस प्रॉपर्टीज प्रा लि तर्फे अधिकृत स्वाक्षरीकार श्री मनिष विमलकुमार जैन तर्फे विकु मु म्हणून विशाल पाळके, वय: 27; पत्ता:- प्लॉट नं:-, माळक नं:- इसारतीचे गाव, प्लॉक नं: 941, रविचार पेठ, पुणे, रोड नं:-, महाराष्ट्र, पुणे.; पिन कोड:- 411002 पॅन नं:- AAECOP1420E
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2013
(10) दस्त नोंदणी केल्याचा दिनांक	08/08/2013
(11) अनुक्रमांक, खंड व पृष्ठ	4195/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.19,640,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

अस्सल वर हुकुम नक्कल
 040913
 दुय्यम निबंधक, मुळशी (पौड)

(श्री) मुळशी (पौड)
 040913



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

PAWAR PUBLIC SCHOOL

D. Kumar.

TRUSTEE

SHCIL- MAHARASHTRA

IL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
Tel : 022-61778151
E-mail :

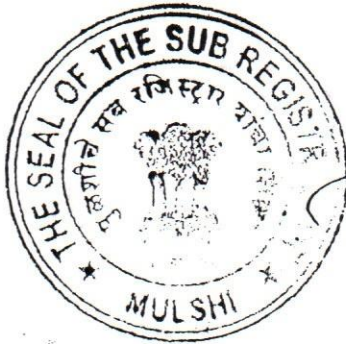
Mode of Receipt

mhshcil01
me SHCIL- MAHARASHTRA

Receipt Id RECIN-MHMHSKCIL0122260983996951L
Receipt Date 31-JUL-2013

from PAWAR PUBLIC CHARITABLE TRUST	Pay To
Type RTGS	Instrument Date 25-JUL-2013
MAHBH13206217023	Instrument Amount 19640000 (One Crore Ninety Six Lakh Forty Thousand only)
k Details	
BOM	Branch Name PUNE
et Expenses 0.0 ()	

By
Stock Holding Corporation of India Ltd.
Location - SRC GPR
Signature *Sujata R. (3327)*
can be verified at www.shcilestamp.com



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१ / १२

PAWAR PUBLIC SCHOOL

D. Kumar.
Principal

TRUSTEE



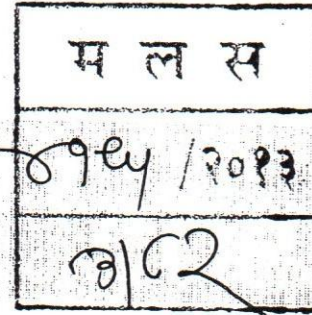
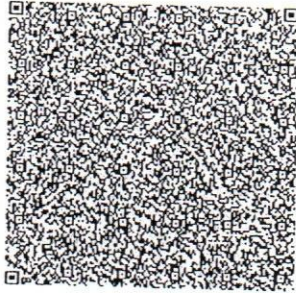
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by
Stock Holding Corporation of India Ltd.
Location - SRC GPR
Signature *Rajeev P. (3327)*
It can be verified at any e-stamp.

Certificate No.	: IN-MH22337968903814L
Certificate Issued Date	: 31-Jul-2013 04:29 PM
Account Reference	: SHCIL (FI)/ mhshcil01/ PUNE/ MH-PUN
Unique Doc. Reference	: SUBIN-MHMHSHCIL0123351524470064L
Purchased by	: PAWAR PUBLIC CHARITABLE TRUST
Description of Document	: Article 36 Lease
Property Description	: PREMISES ADM 12687.10 SQMTRS OUT OF PLOT NO R-1/1 AT VILLAGE MAAN MULSHI PUNE
Consideration Price (Rs.)	: 9,00,000 (Nine Lakh only)
First Party	: MESSERS PEGASUS PROPERTIES PVT LTD
Second Party	: PAWAR PUBLIC CHARITABLE TRUST
Stamp Duty Paid By	: PAWAR PUBLIC CHARITABLE TRUST
Stamp Duty Amount(Rs.)	: 1,96,40,000 (One Crore Ninety Six Lakh Forty Thousand only)



Please write or type below this line

LEASE DEED

PAWAR PUBLIC SCHOOL

D. K. Kumar.
Principal

TRUSTEE

0000956396

Statutory Alert

The e-stamp is a legal document. It is a certificate issued by the Government of Maharashtra. Any discrepancy in the details on this Certificate and as mentioned in the e-stamp is void. The e-stamp is a legal document. It is a certificate issued by the Government of Maharashtra. Any discrepancy in the details on this Certificate and as mentioned in the e-stamp is void.

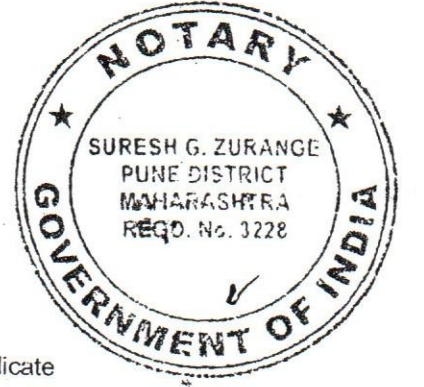
SCHOOL

LEASE DEED.

D. Kumar . PAWAR PUBLIC SCHOOL
D. Kumar .

Principal


TRUSTEE



PAWAR PUBLIC SCHOOL

पावती

Original/Duplicate

Thursday, August 08, 2013

नोंदणी क्र.: 39म

10:27 AM

Regn.: 39M

पावती क्र.: 4555 दिनांक: 08/08/2013

गावाचे नाव: माण

दस्तऐवजाचा अनुक्रमांक: मलस-4195-2013

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: पवार पब्लिक चॅरिटेबल ट्रस्ट तर्फे अधिकृत स्वाक्षरीकार श्री विठ्ठलशेठ मणियार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86

एकूण:

रु. 31720.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट व सीडी अंदाजे 10:45 AM ह्या वेळी मिळेल.

[Signature]
ML8
08/08/13

बाजार मूल्य: रु. 545545300/-

मोबदला: रु. 900000/-

भरलेले मुद्रांक शुल्क: रु. 19640000/-

पुष्पम निबंधक मुळशी (पौड)

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 300000/-
डीडी/घटनादेश/पे ऑर्डर क्रमांक: 281413 दिनांक: 10/06/2013
बँकेचे नाव व पत्ता: Bank of Maharashtra
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 1720/-

PAWAR PUBLIC SCHOOL

[Signature]

Principal

TRUE COPY

[Signature]
SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

Mega-Polis " Pawar Public School " Lease Deed

PAWAR PUBLIC SCHOOL

[Signature]

Principal

TRUSTEE



8 August, 2013

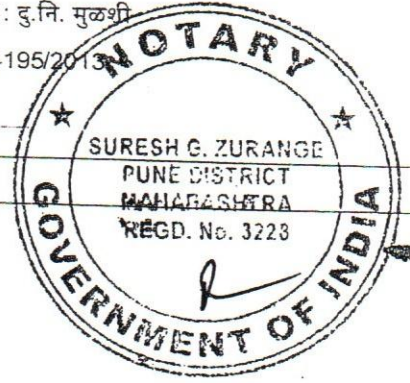
सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी

दस्त क्रमांक : 4195/2013

नोदणी 63

Regn. 63m



गावाचे नाव : माण

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

लीजडीड

रु.900,000/-

रु.545,545,300/-

आर-1/1, पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: विभाग नं 27.2 गाव मोजे माण राजीव गांधी इन्फोटेक पार्क हिंजवडी येथील प्लॉट नं आर-1/1, यासी एकुण क्षेत्र 196862.71 चौ मी या मिळकतीवर बांधलेल्या मेगा पॉलिस मधील बांधीव प्रिमायसेस यासी क्षेत्र 12687.10 चौ मी म्हणजेच 136563.92 चौ फुट (मुदत 33 वर्षे) 12,687.10 चौ.मीटर

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

1) नाव: बाजार, पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: विभाग नं 27.2 गाव मोजे माण राजीव गांधी इन्फोटेक पार्क हिंजवडी येथील प्लॉट नं आर-1/1, यासी एकुण क्षेत्र 196862.71 चौ मी या मिळकतीवर बांधलेल्या मेगा पॉलिस मधील बांधीव प्रिमायसेस यासी क्षेत्र 12687.10 चौ मी म्हणजेच 136563.92 चौ फुट (मुदत 33 वर्षे) 12,687.10 चौ.मीटर

Non-Government
पिन कोड:- 400000

पत्र नं:

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

1) नाव: बाजार, पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: विभाग नं 27.2 गाव मोजे माण राजीव गांधी इन्फोटेक पार्क हिंजवडी येथील प्लॉट नं आर-1/1, यासी एकुण क्षेत्र 196862.71 चौ मी या मिळकतीवर बांधलेल्या मेगा पॉलिस मधील बांधीव प्रिमायसेस यासी क्षेत्र 12687.10 चौ मी म्हणजेच 136563.92 चौ फुट (मुदत 33 वर्षे) 12,687.10 चौ.मीटर

पत्ता: प्लॉट नं. , माण, इतर माहिती: विभाग नं 27.2 गाव मोजे माण राजीव गांधी इन्फोटेक पार्क हिंजवडी येथील प्लॉट नं आर-1/1, यासी एकुण क्षेत्र 196862.71 चौ मी या मिळकतीवर बांधलेल्या मेगा पॉलिस मधील बांधीव प्रिमायसेस यासी क्षेत्र 12687.10 चौ मी म्हणजेच 136563.92 चौ फुट (मुदत 33 वर्षे) 12,687.10 चौ.मीटर

पिन कोड:- 411000

पत्र नं:- AABOP1420E

- (9) दस्तऐवज करून दिल्याचा दिनांक

08/08/2013

- (10) दस्त नोंदणी केल्याचा दिनांक

08/08/2013

- (11) अनुक्रमांक, खंड व पृष्ठ

4195/2013

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु.19,640,000/-

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

रु.30,000/-

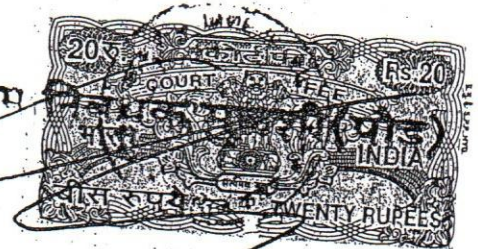
- (14) शेरा

अस्सल वर हुकुम नवकर

दुय्यम निबंधक, मुळशी (पौड)

(सह) दुय्यम निबंधक, मुळशी

दुय्यम निबंधक, मुळशी



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

TRUSTEE

SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
 Tel : 022-61778151
 E-mail :

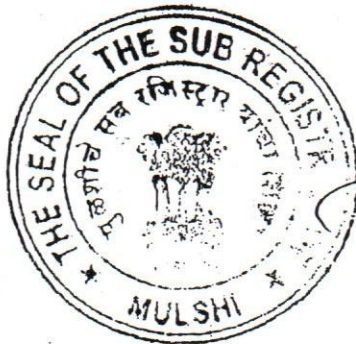
**Mode of Receipt**

Account Id mhshcil01
 Account Name SHCIL- MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0122260983996951L
 Receipt Date 31-JUL-2013

Received From PAWAR PUBLIC CHARITABLE TRUST	Pay To
Instrument Type RTGS	Instrument Date 25-JUL-2013
Instrument Number MAHBH13206217023	Instrument Amount 19640000 (One Crore Ninety Six Lakh Forty Thousand only)
Drawn Bank Details	
Bank Name BOM	Branch Name PUNE
Due of Pocket Expenses 0.0 ()	

Issued by
 Stock Holding Corporation of India Ltd.
 Location - SRC GPR
 Signature *Sujata H. B. (3327)*
 It can be verified at www.shcilestamp.com



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१ / १२

PAWAR PUBLIC SCHOOL

D. K. Kumar

Principal

PAWAR PUBLIC SCHOOL

D. K. Kumar

Principal

TRUE COPY

Suresh G. Zurange
 SURESH G. ZURANGE
 NOTARY
 GOVT. OF INDIA

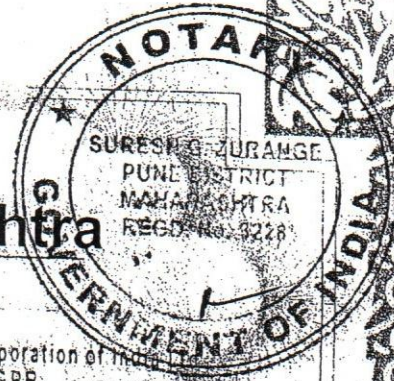
TRUSTEE



सत्यमेव जयते

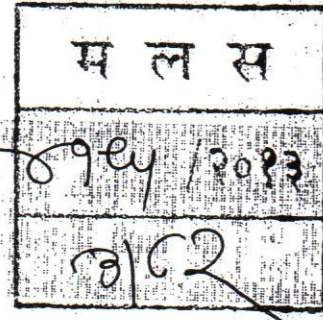
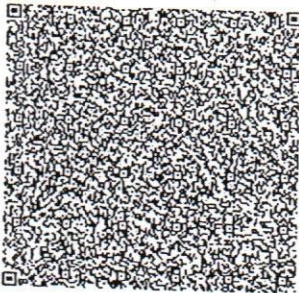
INDIA NON JUDICIAL Government of Maharashtra

e-Stamp



Used by:
Stock Holding Corporation of India
Location: SRO GPR
Registration: *Sujatall F3323*
Is can be verified at www.shclstamp.com

Certificate No. : IN-MH22337968903814L
Certificate Issued Date : 31-Jul-2013 04:29 PM
Account Reference : SHCIL (FI)/ mhshcil01/ PUNE/ MH-PUN
Unique Doc. Reference : SUBIN-MHMHSHCIL0123351524470064L
Purchased by : PAWAR PUBLIC CHARITABLE TRUST
Description of Document : Article 36 Lease
Property Description : PREMISES ADM 12687.10 SQMTRS OUT OF PLOT NO R-1/1 AT VILLAGE MAAN MULSHI PUNE
Consideration Price (Rs.) : 9,00,000
(Nine Lakh only)
First Party : MESSERS PEGASUS PROPERTIES PVT LTD
Second Party : PAWAR PUBLIC CHARITABLE TRUST
Stamp Duty Paid By : PAWAR PUBLIC CHARITABLE TRUST
Stamp Duty Amount(Rs.) : 1,96,40,000
(One Crore Ninety Six Lakh Forty Thousand only)



Please write or type below this line

LEASE DEED

TRUE COPY

Suresh G. Zurance
SURESH G. ZURANCE
NOTARY
GOVT. OF INDIA

PAWAR PUBLIC SCHOOL

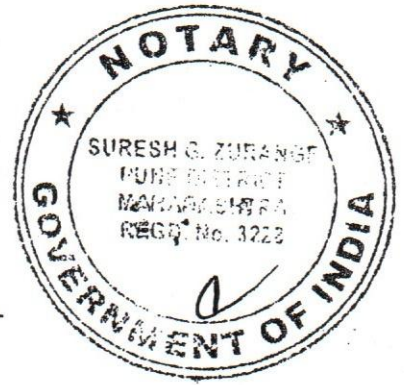
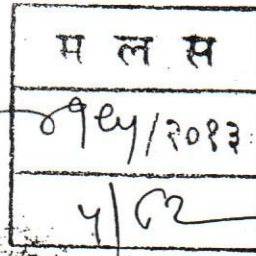
PAWAR PUBLIC SCHOOL

D. Kumar
Principal

D. Kumar
Principal

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TRUSTEE



LEASE DEED

THIS LEASE DEED is made and executed here at Pune on this 8TH day of August in the year 2013.

[Signature]

[Signature]

PAWAR PUBLIC SCHOOL

D. Kumar

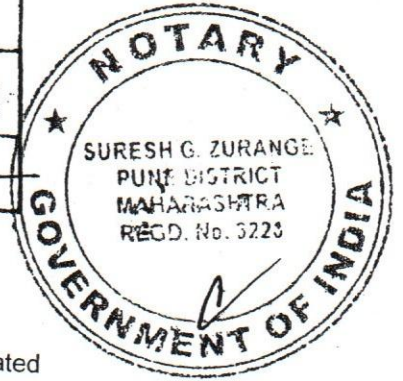
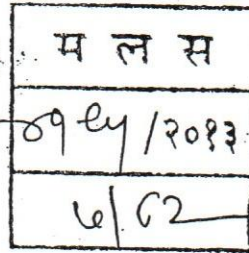
Principal

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D. Kumar

Principal

[Signature]
TRUSTEE



BETWEEN

PEGASUS PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having their place of office at, 2413, East Street, 1st Floor, Pune - 411001, Maharashtra, India through its authorized Director Mr. Manish Vimalkumar Jain, hereinafter referred to or called as "THE LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the said company, its directors, their successors, assigns and administrators etc) PARTY OF THE FIRST PART.

AND

PAWAR PUBLIC CHARITABLE TRUST a public charitable Trust registered under the provisions of the Bombay Public Trust Act 1950 and with the Charity Commissioner, Greater Bombay, Having its registered office at Dubash House, 1st Floor, J.N. Heredia Marg, Ballard Estate, Mumbai- 400 001 through its trustee and authorized signatory MR. VITTHALSETH MANIYAR Age- 73 Years, Occupation - Business, residing at - 227 Nana Peth, Pune - 411 002 hereinafter called or referred as the "THE LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Lessee Trust, its Trustees, their successors) ... PARTY OF THE SECOND PART

WHEREAS Maharashtra Industrial Development Corporation (MIDC) a Corporation constituted under the Maharashtra Industrial Development Act. 1961 (MAH.III of 1962) having its Office at Orient House, Adi Merzban Path, Ballard Estate, Bombay 400038 has vide a lease deed dtd. 13th August 2007 which is registered in the office of Sub- Registrar Mulshi at Serial No. 6078/2007 demised / leased the lands bearing Plot No. R-1/1 admeasuring 196862.71 Sq.mtrs. or thereabouts, Plot No. R-1/2 admeasuring 292830 admeasuring 292830 Sq.mtrs. or thereabouts, Plot,

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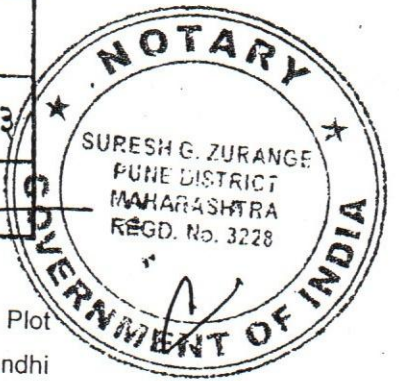
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Plot No. R-1/3 admeasuring 51845.77 Sq.mtrs. or thereabouts and Plot No. R-1/4 admeasuring 18462 Sq.mtrs. or thereabouts in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune [Hereinafter referred to as **"the Said Entire Property"** for the sake of brevity and convenience] unto and in favour of **Pegasus Properties Pvt. Ltd.** i.e. the Party of the First Part herein on Lease for the purpose of construction of integrated township project upon the terms and conditions in the manner mentioned therein hereinafter referred to as **"the said lease deed"**.

AND WHEREAS by virtue of the aforesaid Lease Deed executed in favour of the Party of the First Part herein, the Party of the First Part¹ i.e. the Lessors herein are fully entitled to the Leasehold rights in respect of the said entire property which is more particularly described in the Schedule - IA to ID written hereunder and are also entitled to enter into Agreement/s for Sale with the prospective purchaser/s of the plots, Bungalows, flats, units, tenements IT PARKS, Premises etc. to be constructed/ developed on the said entire land and to receive the sale proceeds thereof; in accordance with and subject to terms and conditions mentioned in the said lease deed dated 13/8/2007.

AND WHEREAS the Lessors are developing the Said Entire Property by carrying out construction of multistoried buildings on the Said Entire Property under the¹ name and style / known as **"MEGAPOLIS"**. The Lessors have constructed premises admeasuring 12687.10 sqmtrs. (Twelve Thousand Six Hundred Eighty Seven point (decimal) Ten square meters) i.e. 136563.92 Sq.Ft. (One Lakh Thirty Six Thousand Five Hundred and Sixty Three point (decimal) Ninety Two Square Feet) on the portion of land admeasuring 20,000 sqmtrs. (Twenty Thousand Square Meters) carved out of Plot No. R-1/1 totally

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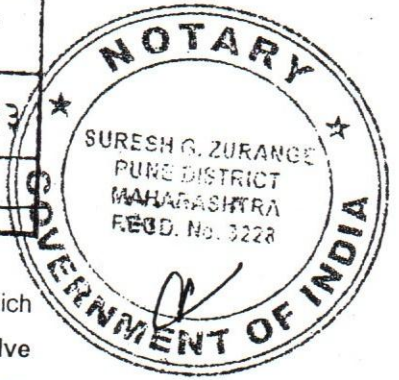
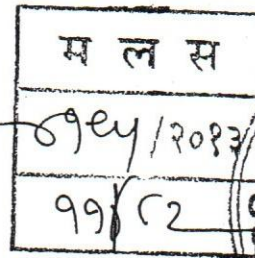
D. Kumar.

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admeasuring 196862.71 sqmtrs. out of the Said Entire Property and which portion of the premises admeasuring 12687.10 sqmtrs. (Twelve Thousand Six Hundred Eighty Seven point (decimal) Ten square meters) is hereinafter referred to as the "*Said Demised Premises*" for the sake of brevity and convenience and which is more particularly described in the **Schedule-II** written hereunder as per the details setout therein and the same is the subject matter of these presents.

AND WHEREAS the Lessee herein are engaged in the occupation of running schools and are desirous of starting a school in the Said Demised Premises and hence the Lessee requested the Lessors to grant the Said Demised Premises for a period of 33 (thirty three) years commencing from 1st July 2012 (First July Two Thousand and Twelve) on Lease to the Lessee herein.

AND WHEREAS the Lessors have agreed to give the said demised premises to the Lessee on lease for a period of 33 (thirty three) years commencing from 1st July 2012 (First July Two Thousand and Twelve) for the purpose of running educational school in the Said Demised Premises and the Lessee has agreed to accept lease of the said demised premises on the terms and conditions hereinafter contained.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AND BETWEEN THE PARTIES AS FOLLOWS:

1. In consideration of the rent hereinafter mentioned / reserved and covenants and agreement / s hereinafter contained and on the part of the Lessee to be observed and performed, the Lessors doth hereby demise and lease UNTO the Lessee the Said Demised Premises more particularly described in the **Schedule - II** written hereunder, together with the means and access thereto for the purpose of ingress and egress to hold the

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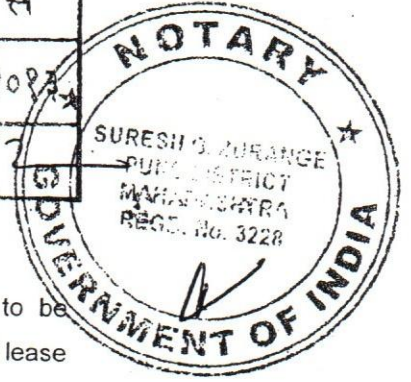
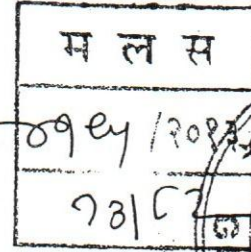
D. Kumar.

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same UNTO the Lessee for a term of 33 (thirty Three) years to be computed from the 1st July 2012, to 30th June 2045 the period of lease and lease rent amount for the said period would be as follows :-

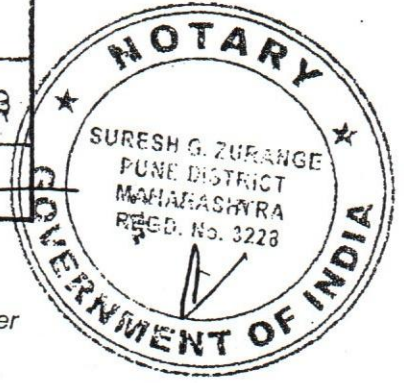
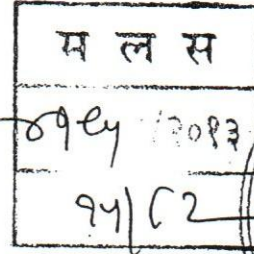
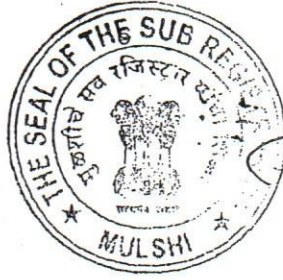
- 1) 1st term of three years starting from 1st July 2012 to 30th June 2015 rent to be payable @ Rs. 10 per sqft i.e. Rs. 13,65,640/- (Rupees Thirteen Lakhs Sixty Five Thousand Six Hundred Forty Only) per month inclusive of the property taxes.
- 2) 2nd term of 3 years starting from 1st July 2015 to 30th June 2018 rent payable @ Rs. 11.50 per sqft. i.e. Rs. 15,70,486/- (Rupees Fifteen Lakhs Seventy Thousand Four Hundred Eighty Six Only) per month inclusive of property tax.
- 3) 3rd term of 3 years starting from 1st July 2018 to 30th June 2021 rent to be payable @ Rs. 13.22/- per sqft. i.e. Rs. 18,05,376/- (Rupees Eighteen Lakhs Five Thousand Three Hundred And Seventy Six Only) per month inclusive of property tax
- 4) 4th term of 3 years starting from 1st July 2021 to 30th June 2024 rent to be payable @ Rs. 15.20/- per sqft. i.e. Rs. 20,75,773/- (Rupees Twenty Lakhs Seventy Five Thousand Seven Hundred and Seventy Three Only) per month inclusive of property tax
- 5) 5th term of 3 years starting from 1st July 2024 to 30th June 2027 rent to be payable @ Rs. 17.48/- per sqft. i.e. Rs. 23,87,139/- (Rupees Twenty Three Lakhs Eighty Seven Thousand One Hundred Thirty Nine Only) per month inclusive of property tax
- 6) 6th term of 3 years starting from 1st July 2027 to 30th June 2030 rent to be payable @ Rs. 20.10/- per sqft. i.e. Rs. 27,44,936/- (Rupees Twenty

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Seven Lakhs Forty Four Thousand Nine Hundred Thirty Six Only) per month inclusive of property tax

- 7) 7th term of 3 years starting from 1st July 2030 to 30th June 2033 rent to be payable @ Rs. 23.11/- per sqft. i.e. Rs. 31,55,994/- (Rupees Thirty One Lakhs Fifty Five Thousand Nine Hundred and Ninety Four Only) per month inclusive of property tax
- 8) 8th term of 3 years starting from 1st July 2033 to 30th June 2036 rent to be payable @ Rs. 26.57/- per sqft. i.e. Rs. 36,28,505/- (Rupees Thirty Six Lakhs Twenty Eight Thousand Five Hundred and Five Only) per month inclusive of property tax
- 9) 9th term of 3 years starting from 1st July 2036 to 30th June 2039 rent to be payable @ Rs. 30.55/- per sqft. i.e. Rs. 41,72,030/- (Rupees Forty One Lakhs Seventy Two Thousand And Thirty Only) per month inclusive of property tax
- 10) 10th term of 3 years starting from 1st July 2039 to 30th June 2042 rent to be payable @ Rs. 35.13/- per sqft. i.e. Rs. 47,97,493/- (Rupees Forty Seven Lakhs Ninety Seven Thousand Four Hundred and Ninety Three Only) per month inclusive of property tax
- 11) 11th term of 3 years starting from 1st July 2042 to 30th June 2045 rent to be payable @ Rs. 40.39/- per sqft. i.e. Rs. 55,15,820/- (Rupees Fifty Five Lakhs Fifteen Thousand Eight Hundred and Twenty Only) per month inclusive of property tax

The amount of the above mentioned agreed monthly lease rent shall be paid to the Lessors on or before the fifth day of each and every

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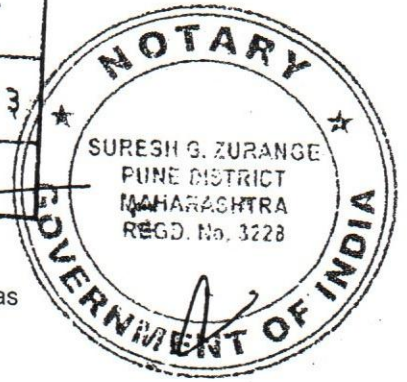
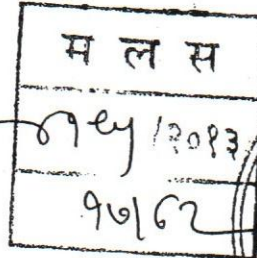
D. Kumar.

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calender month and the Lessee hereby covenants with the Lessors as follows:

In consideration of the Lessors giving on lease the said demised Premises to the Lessee, the Lessee have paid to and deposited with the Lessors, a sum of Rs.9,00,000/- (Rupees Nine Lacs Only) as and by way of security deposit (the "Security Deposit"), which shall remain deposited with the Lessors for the due fulfillment and observance by the Lessee of the terms, conditions and covenants contained in this deed.

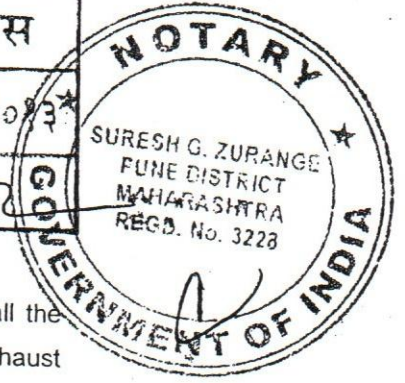
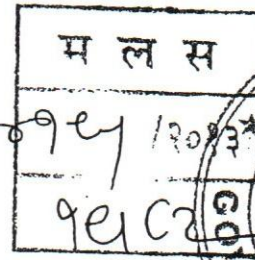
2. That the Lessee will pay electricity charges & water charges in accordance with the actual consumption thereof or on the basis bills received by Lessee and as shown in the meter already provided / to be provided separately. Maintenance charges for the use of common facilities and amenities, to be provided and water will be separately paid by the Lessee.
3. In addition to the monthly lease rent the Lessee shall also be liable to pay the, other cess, levies and the applicable service tax, the electricity bills, monthly maintenance charges and all other outgoings during the term of this Lease in respect of the said demised premises.
4. That the Lessee will at the expiration or the determination of the said term of the lease peaceably and quietly yield and deliver up possession of the said demised premises to the Lessors in the same condition as they now are. Normal wear and tear and damages by earthquake, cyclone, tempest, flood, violence of any army or mob or other irresistible forces or Act of God excepted but this condition shall not be constructed to render the Lessee liable to do any repairs of any kind to the said demised premises at its own cost.

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5. That the Lessee shall be at liberty to remove at any time all the equipment and fittings provided by the Lessee such as Doors, Exhaust Fans, Shelving racks, Rolling Shutters, Air Conditioners or Coolers, Fans and any other steel and / or wooden furniture and electrical equipment, installations, fittings which may have been brought in and fixed or erected by the Lessee in the said demised premises during the continuance of the said term. However, in such a case the Lessee will be liable to make good any unreasonable damages caused by removing the fittings, fixtures etc. to the walls or any part of the said building premises.
6. The shall be at liberty to put up their / its signboards or name boards or neon signs at conspicuous place/s of the said demised premises with the permission of the Lessor and / or local authority, respective Government Department and / or any other concerned authority. The Lessee hereby agrees and undertakes to pay separately all dues or duties or charges except the property tax that may be levied in respect thereof to the local authorities in addition to the monthly rent payable to the Lessors.
7. That the Lessee shall not make any permanent structural alteration to the said demised premises without consent / permission in writing of the Lessors. That the major repairs, if any to the premises would be carried out by the Lessor and the minor repairs would be borned by the Lessee.
8. PROVIDED ALWAYS THAT IT IS HEREBY AGREED AND DECLARED that if the said monthly rent hereby reserved or any part thereof shall be in arrears and unpaid for the space of 30 days after any of the days whereon the same ought to have been paid as aforesaid or if there shall be any substantial breach of any of the covenants hereinbefore contained and on the part of the Lessee to be observed and performed in any of the said cases it shall be lawful for the Lessors to determine the

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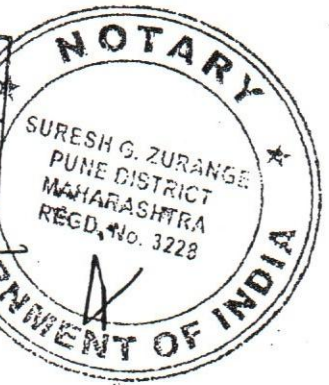
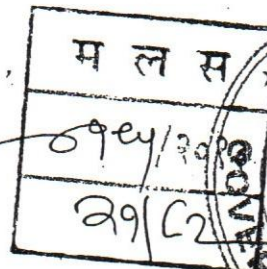
D.

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D. Kumar.

Principal



lease. If the said demised premises at any time during the said term thereof be damaged, destroyed or rendered uninhabitable by fire, earthquake, cyclone, tempest, flood, violence of any army mob or other irresistible force or Act of God and be not caused by the acts of neglect or default of the Lessee, then in such case it shall be optional with the Lessee to determine the lease or to retain occupation with the Lessee so desires without any diminution of the rent hereby reserved.

9. That the Lessee shall during the subsistence of the said term of lease maintain the said demised premises in a good condition, except the normal wear and tear.
10. The Lessee hereby agree and assure the Lessors that the said demised premises will be used by the Lessee only for the purpose of running the School managed and runned by the Lessee trust.
11. The Lessee shall not be entitled to grant, transfer, sub lease or howsoever part away with the leasehold rights and possession of the lessee in respect of the said demised premises in favour of any other third person/party/entity/institution.
12. It shall be the responsibility of the Lessee to obtain all the necessary permissions, sanctions, approvals and N.O.C.'s required for running the School in the said demised premises from the concerned competent authorities before commencing the use of the said demised premises.
13. The proposed school in the said demised premises to be started by the Lessee will be known and named as "PAWAR PUBLIC SCHOOL"
14. The Lessee hereby covenants as follows:

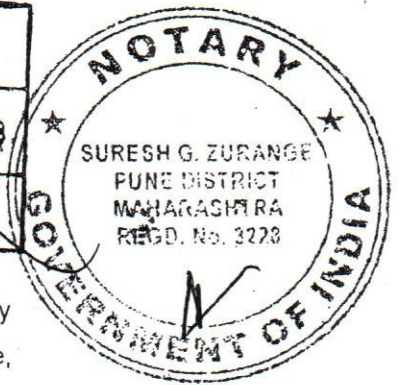
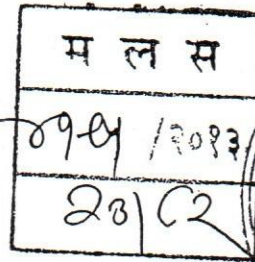
PAWAR PUBLIC SCHOOL

D. K. Kumar.

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(a) Not to keep or store in the said demised Premises heavy merchandise or articles or goods of a combustible or explosive nature, save and except such goods as are required for the purpose of running its school and are permitted by law to be kept or stored in the said demised premises;

(b) Not to do or cause or allow/permit to be done in or around the said demised Premises or in any other part of the said building anything of an illegal or immoral nature. To use the said demised Premises in such a manner as not to cause any nuisance whatsoever to other persons.

© The Lessee shall insure the said demised Premises and endeavour to insure the building at its own cost, against fire, tempest, earthquake, floor or other perils and such other usual commercial risks, including terrorism, as it may reasonably required, throughout the terms of this lease deed. The Lessee shall furnish a copy of insurance policy of the said demised Premises to the Lessors.

d. The Lessors shall not be responsible or liable for (i) any theft, loss, damage or destruction of any property to the Lessee the said demised Premises of the Lessors or in the said Building or during the remaining construction of the Building for any bodily injury to any person in the said demised Premises or in the said Building, for any reason not attributable to the Lessors, (ii) any damage that may be caused to any person and/or property of the Lessee by leakage, breakage or bursting of gas pipes within the said demised Premises.

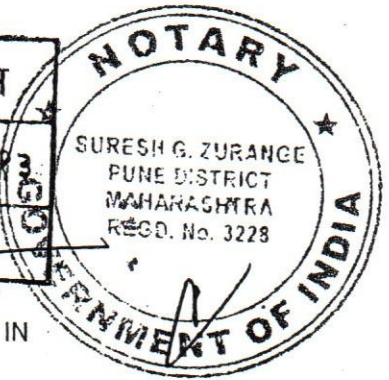
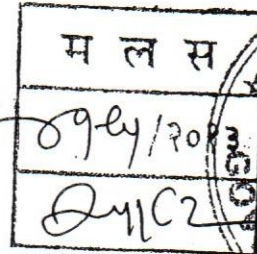
e. The Lessee shall hand over the peaceful possession of the said demised premises immediately on the expiry of the lease period or on the earlier determination thereof.

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D. Kumar.
Principal

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15. AND THE LESSORS HEREBY COVENANT WITH THE LESSEE IN THE FOLLOWING MANNER:

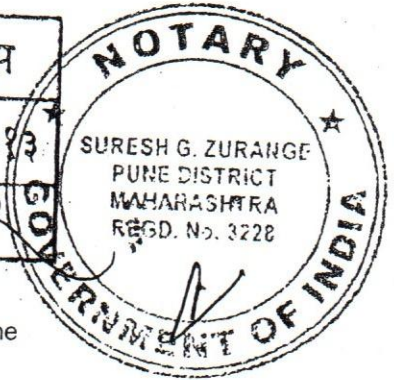
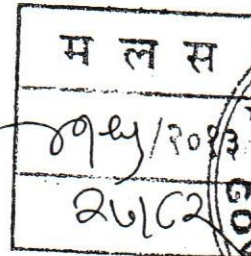
- a) If the Lessors deciding to sell the said demised premises during the currency of this lease, the Lessee will have no objection for the same provided the intending purchaser has agreed to observe the conditions stipulated in this lease Indenture, and that the Lessors will have to add a suitable clause in their agreement for sale with the prospective purchaser. The Lessee will start paying the rental charges to the new owner / purchaser on the same terms and conditions as of this lease indenture. The Lessors without any reference or recourse to the Lessee will also be entitled to mortgage, encumber or charge the said demised premises in favour of any banks, financial institutions or any other party/person and consent of the Lessee will not be necessary. However the entire responsibility of the repayment of such loans will be on the Lessors.
- b. Notwithstanding anything contained to the contrary in these presents, the Lessee shall be entitled to terminate these presents by giving three months notice in writing to the Lessors and Surrender the said demised premises to the Lessors on the expiry of notice period to that effect. If in the opinion of the Lessee the said demised premises have become insufficient or unsuited for their activity, on the Lessee deciding to terminated these presents, and inform about the same by giving notice in writing to the Lessors.
- c. That the Lessee paying monthly rent hereby reserved and observing and performing the covenants and contained and on the part of the Lessee to be observed and performed shall and mean peaceably and quietly hold, possess and enjoy the said demised premises during lease term period thereof without any interruption from or by the Lessors or by

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any person lawfully claiming any estate, right, title or interest in or to the said premises or any part thereof.

16. The Lessors have handed over the actual physical possession of the said demised premises to the Lessee on 1st July 2012.

17. The Lessee has paid a sum of Rs. 9,00,000/- (Rupees Nine Lakhs only) to the Lessors as a security deposit the receipt whereof is acknowledged by the Lessors and no separate receipt thereof is required as deposit which will be repaid by the Lessors to the Lessee at the time when the Lessee vacates the said demised premises. The said deposit shall not carry any interest.

18. In the event of breach of any of the terms / covenants herein contained by the Lessee, the Lessors shall be entitled to terminate these presents by giving three months notice to the Lessee and thereafter the Lessee shall handover the vacant physical peaceful possession of the said demised premises on expiry of such notice period.

19. All the notices to be served upon the Lessors as contemplated by this Indenture shall be deemed to have been duly served if sent to the Lessors by Registered Post Acknowledgement Due at his last known address to the Lessee.

20. The Lessors and its authorised agents shall, subject to the Lessors having provided a minimum of 3 (three) working days prior written notice to the Lessee thereof, be entitled during normal business hours throughout the continuance of this Lease Deed, to enter the said demised Premises for the purpose of inspecting the conditions thereof, and ensuring that the Lessee has duly observed and complied with all its

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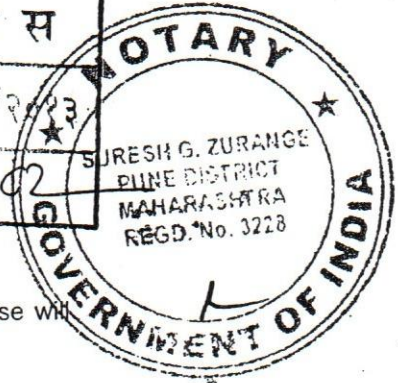
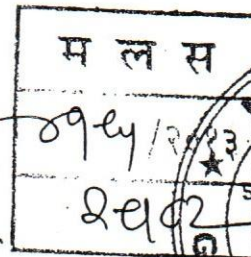
D. Kumar.

Principal

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D. Kumar.

Principal



obligations under this indenture, provided that, breach of this clause will constitute a material breach of this deed.

21. subject to the terms hereof, the Lessee hereby acknowledges that immediately on expiry of the Lease period or earlier determination thereof, the Lessee shall on its own remove all articles and things belonging to the Lessee or its employees, servants or agents and hand over and/or deliver vacant, quiet and peaceful possession of the said demised Premises without any let or hindrance to the Lessors. In the event that the Lessee fails to hand over and/or deliver the vacant, quiet and peaceful possession of the said demised Premises on expiry of the Lease period, or upon expiry or sooner determination of this lease deed, the Lessor shall retain the Security Deposit till such time the Lessee hand over vacant, quiet and peaceful possession of the said demised Premises and in addition to the monthly Lease rent, the Lessee shall be liable to pay the damages claimed by the Lessors.

22. Upon expiry or sooner determination of this Lease Deed for any reasons whatsoever, the Lessor shall forthwith refund to the Lessee (but without interest) the Security Deposit, by Bankers cheque / Pay Order, simultaneously with the Lessee removing its articles, goods, from and vacating the said demised Premises and handing over and/or delivering the vacant quite and peaceful possession thereof to the Lessors. Provided however that the Lessors shall be entitled to deduct from the said security deposit the amounts and charges found due and payable by the Lessee to the Lessors under this deed.

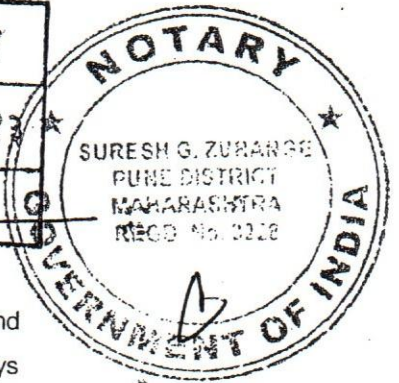
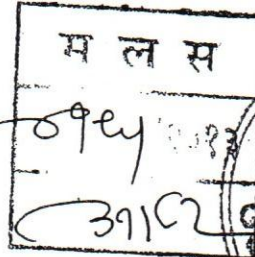
23. The Lessee and Lessor both shall for any reason whatsoever, have the option to terminate this Lease Deed by providing with a prior written notice of 90 (ninety) days to the other party.

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D. Kumar.
Principal

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D. Kumar.
Principal



24. In the event of the Lessee committing any breach of the terms and conditions herein contained the Lessors shall provide a 90 (ninety) days prior written notice to the Lessee. In the event the Lessee fails to remedy such breach within the aforesaid 90 (ninety) days of receipt of the said notice, the Lessors shall be entitled to terminate this Lease deed.
25. Any relaxation or indulgence granted or shown by the Lessors to the Lessee shall in any way prejudice the right of the Lessors under this Lease Deed nor shall any waiver or any breach by the Lessee operate as waiver nor will it alter this deed in any manner whatsoever.
26. It is agreed that the costs towards stamp duty and registration of the this deed shall be borne by the Lessee.
27. The Courts at Pune alone shall have the jurisdiction to entertain any disputes arising out of this Lease Deed.
28. Any dispute arising out of or in connection with this transaction including the interpretation, application or performance of this Lease Deed and including its existence, validity or termination, shall be submitted for resolving or adjudication for final and binding arbitration to a sole arbitrator who shall be nominated and appointed jointly by the parties. The arbitration will be governed by the Arbitration and Conciliation Act, 1996, including any statutory amendments or re-enactments thereof for the time being in force. The arbitration proceedings will be conducted in English language at Pune. The costs of arbitration will be initially paid jointly by the parties hereto in equal shares. The arbitrator shall be entitled to determine by the award as to who will finally bear the cost and in what proportion. The Award of the sole arbitrator shall be binding on both parties.

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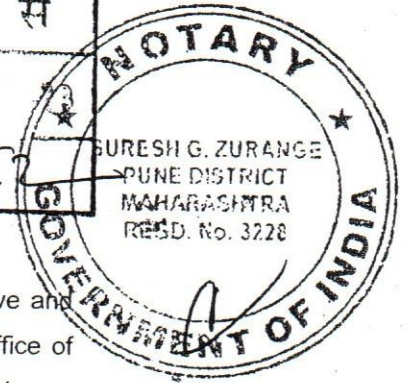
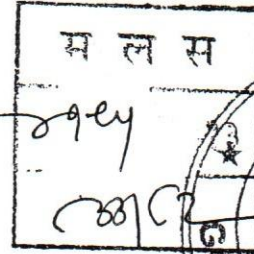
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29. The Parties hereto hereby record and confirm that the Leave and License Agreement dated 25/10/2012 which is registered in the office of the Sub Registrar Paud (Mulshi) at Sr.No. 5763/2012 executed between the parties in relation to the said demised premises will be treated as superceded by this deed and all the terms and condition of this deed will prevail over the said leave and license agreement. This deed will have overriding effect on all previous agreements / deeds between the parties.

(Description of the Said Entire Land)
SCHEDULE - IA

All the piece or parcel of land known as Plot No. R-1/1 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 196862.71 sqmtrs. or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by	:	Plot No. 2 & 3
On or towards the South by	:	MIDC 45.00 Mtr. Road,
On or towards the East by	:	MIDC 60.00 Mtr. Road,
On or towards the West by	:	MIDC 45.00 Mtr. Road,

SCHEDULE - IB

All the piece or parcel of land known as Plot No. R-1/2 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 292830 sqmtrs. or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by	:	MIDC 45.00 Mtr. Road,
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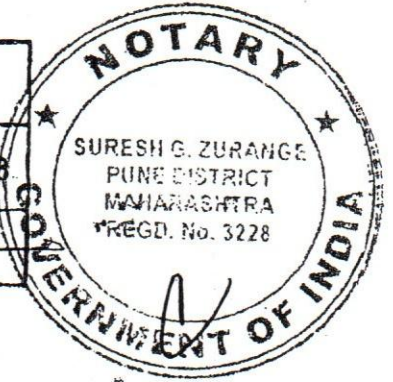
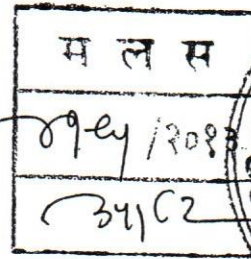
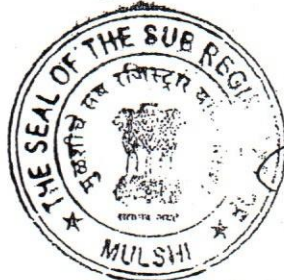
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On or towards the South by : MIDC Boundary,
 On or towards the East by : MIDC Boundary and 60 Mtr. Road,
 On or towards the West by : MIDC Road & HSR

SCHEDULE - IC

All the piece or parcel of land known as Plot No. R-1/3 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 51845.77 sqmtrs. or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : MIDC Boundary,
 On or towards the South by : Plot No. R-1/2 & Road,
 On or towards the East by : MIDC 45 Mtr. Road,
 On or towards the West by : MIDC Boundary,

SCHEDULE - ID

All the piece or parcel of land known as Plot No. R-1/4 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 18462 sqmtrs. or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : Man Road,
 On or towards the South by : MIDC Land,
 On or towards the East by : MIDC Land
 On or towards the West by : MIDC Boundary,

VS

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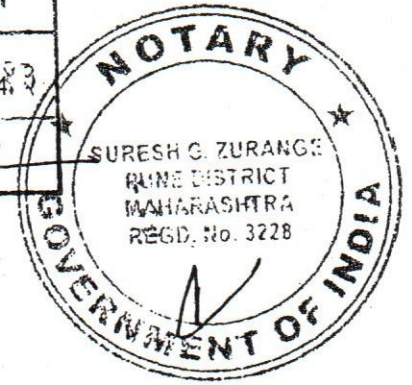
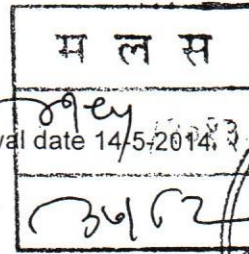
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Draft Without Prejudice For Discussion And Approval date 14/5/2014



SCHEDULE - II

Description of the Said Demised Premises

All that piece and parcels of the premises admeasuring 12687.10 sq mtrs. (Twelve Thousand Six Hundred Eighty Seven point (decimal) Ten square meters) i.e. 136563.92 Sq.Ft. (One Lakh Thirty Six Thousand Five Hundred and Sixty Three point (decimal) Ninety Two Square Feet) Thirty Thousand Square Feet) built up area as per the following details :

Built up Area	First Floor	Second Floor	Third Floor	Terrace Floor	LMR + OHWT	Total Area
Total Floor Area	3402.01	3308.11	2943.68	2943.78	570.95	13168.53
Deductions						
	-485.58	-49.21	-49.21	-24.49	0.00	-608.49
Additions						
Transformer room	79.80					79.80
Changing room	33.07					33.07
Security Cabin	14.19					14.19
Total Area Sqm	3043.49	3258.90	2894.47	2919.29	570.95	12687.10
Total Area Sft	32760.07	35078.82	31156.05	31423.27	6145.71	136563.92

Situated in the building constructed on the portion of land admeasuring 20,000 sqmtrs. (Twenty Thousand Square Meters) carved out of Plot No. R-1/1 totally admeasuring 196862.71 sqmtrs. out of the Said Entire Property and the same is bounded as under :

On or towards the East : Partly by Plot No. R-1/1
On or towards the South : Partly by Plot No. R-1/1
On or towards the West : 45m. wide MIDC Road
On or towards the North : TCS Company

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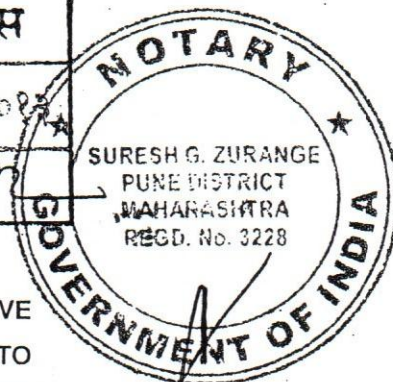
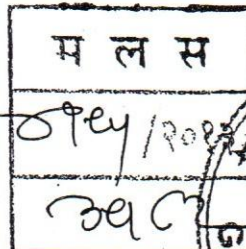
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IN WITNESSETH WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO
THIS LEASE DEED, IN DUPLICATE THE DAY AND THE YEAR FIRST
HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the]
Within named "Lessors"]
PEGASUS PROPERTIES PRIVATE LIMITED,]
through its authorized Director]
Mr. Manish V. Jain]

SIGNED AND DELIVERED for the]
Within named "Lessee"]
PAWAR PUBLIC CHARITABLE TRUST]
through its trustee and authorized signatory]
Mr. Vitthalseth Maniyar]

Witnesses:

1. Zakiya Khan
ZAKIYA KHAN
Hadapsar, Pune.

2. Dattatray Rasal
MR. DATTATRAY RASAL
82/752, Gokhale Nagar,
Pune-

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SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

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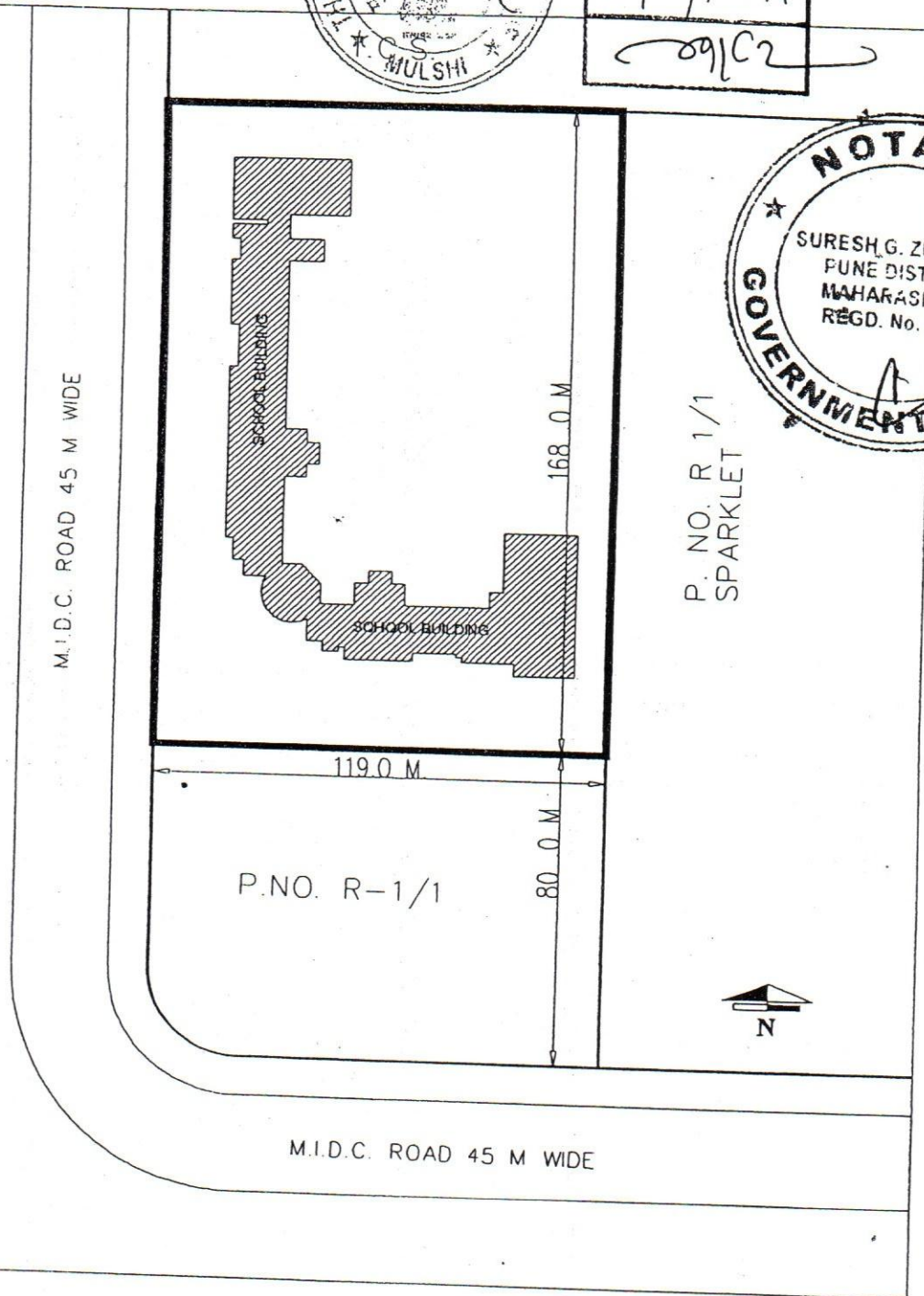
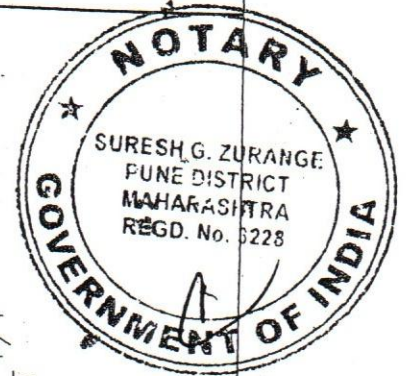
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V. Kumar

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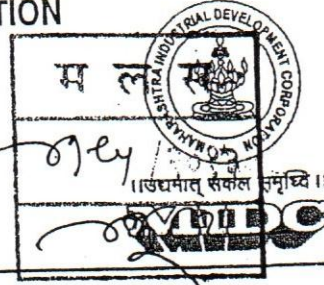
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

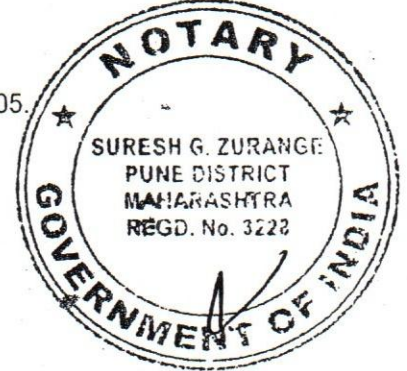
(A Government of Maharashtra Undertaking)

HEAD OFFICE : "Udyog Sarthi", Mahakali Caves Road,
Andheri (E), Mumbai - 400 093.

PORT BRANCH : Orient House, 5th Floor,
Adi Marjaban Street, Billard Estate, Fort, Mumbai - 38.
Tele : 2687 0027/52/54/73 Fax : (022) 2687 1587
Tele : 2261 6547 Fax : (020) 2261 6548



No./EE/I.T/Plans/984/ of 2012
Office of the Executive Engineer,
M.I.D.C, IT Division, 303, Kubera
Chambers, Shivaji Nagar, Pune - 05.
Date :- 07.03.2012



To,
M/s Pegasus Properties Pvt. Ltd.
2413, Kumar Capital, 1st floor,
Camp, Pune-411 001.

Sub :- Rajiv Gandhi Infotech Park, Ph-III @ Hinjawadi.
Revised approval to building plans for proposed
development on plot No. R-1/1, R-1/2, R-1/3, R-1/4.

Ref :- 1. Your Architect's letter dt. 06.03.2012
2. Renewed Provisional Fire N. O. C. issued by the CFO &
F.A. vide letter No. MIDC/ Fire/ NOC/ 1247 dt. 02.06.2011,
MIDC/ Fire/ NOC/ 374 dt. 13.02.2012, MIDC/ Fire/ NOC/ 373
dt. 13.02.2012.

Dear Sir,

With reference to your application vide letter under reference at Sr. No.1
for grant of sanction of commencement certificate to carry out development work and
building permit under section of 45 of MR & TP Act, 1966 to erect buildings for M/s
Pegasus Properties Pvt. Ltd. on Plot No. R-1/1, R-1/2, R-1/3, R-1/4 at Rajiv Gandhi
Infotech Park, Phase-III @ Hinjawadi, Pune, the commencement / building permission is
granted subject to the following conditions;

1. The land vacated in consequence of the enforcement of the setback rule part of the public street.
2. No new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement certificate / building permit shall remain valid for a period of one year, commencing from the date of its issue, and if commencement is not started within above period, fresh permission will be necessary.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots having area of 200 sq.m. and such number of trees at the rate of one tree per 100 sq.m. for plot more than 200 sqm. in area shall be planted and protected.
6. In case of Group Housing minimum two trees per tenement shall be planted and protected.

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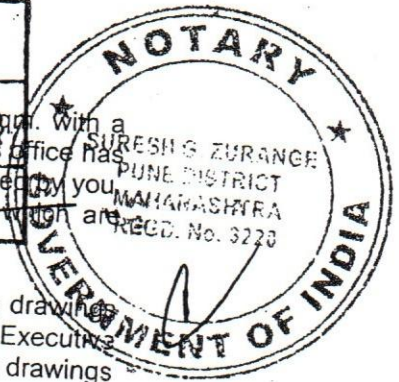
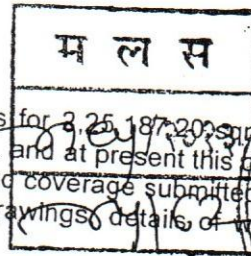
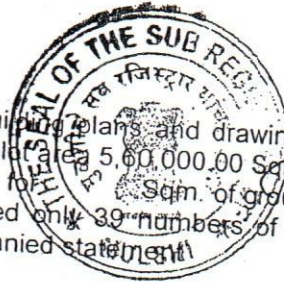
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7. You have submitted building plans and drawings for 2.25.18/20 sqm. with a ground coverage over plot area 5.60.000.00 Sqm. and at present this office has approved building plans for 3.25.18/20 sqm. of ground coverage submitted by you. This office has approved only 39 numbers of drawings details of which are attached in the accompanied statement.
8. In case of approval to the revised plans the original approval to the drawings granted vide this office letter No. Nil dt. Nil from the office of the Executive Engineer, MIDC., I.T. Division, Pune-05 is treated as cancelled as the drawings approved now supersede to the previously approved drawings. You are requested to return the above cancelled drawings to this office for record & cancellation.
9. As the drawings submitted are for new structures which were not approved previously, present approval along with the previously approved plans vide letter No. EE/IT/Plans/ 597/ of 2011 dt. 31.01.2011, EE/IT/Plans/ 1389/ of 2011 dt. 09.03.2011, EE/IT/Plans/ 3863/ of 2011 dt. 04.08.2011, EE/IT/Plans/ 4747/ of 2011 dt. 10.10.2011 and EE/IT/Plans/ 796/ of 2012 dt. 25.02.2012 by the office of the Executive Engineer, MIDC, I.T. Division, to be treated as combined approval for building.
10. The building plans need to be got approved from following authorities, if applicable.
 - i) Department of explosives of Govt. of Maharashtra.
 - ii) Factory Inspectors Department of state Government.
 - iii) Civil Aviation DepartmentSpecific approvals/ clearances shall be obtained from authorities like Maharashtra Pollution Control Board, Director of Industries, Chief Controller of Explosives, Inspector of Boilers and smoke Nuisance, Civil Aviation Department etc. as may be applicable.

You should submit the certified copies of the letter of approval in triplicate from the above authorities to the Executive Engineer, before any work is started.
11. For the sanitary block, overhead water storage tank shall be provided for at least 900 Ltrs. per W.C. & 180 Ltrs. per urinal.
12. Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage work of RCC pipes in minimum of 600 mm dia. or slab drain & 2 service pipes of minimum 300 mm dia for crossing of essential services as may be approved by the Executive Engineer. The surface water from plot should not enter on MIDC road.
13. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from the Executive Engineer and the same shall be demolished immediately after the completion of construction as per approved plans).
14. During the period of construction, stacking of the materials shall be done only in the area of plot allotted. In no case materials be stacked along MIDC's land, road, open space without approval from the Executive Engineer.
15. The boundary marks demarcating the boundary of plot shall be properly preserved and kept in good conditions and shown to the departmental staff as and when required.
16. No tube well, bore well or dug well shall be constructed by the plot holders without written permission from the competent authority.

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17. The building plans for any future additions, alternations and extensions will have to be got approved from this office as well as the department competent to do so. While planning other buildings adjacent to above buildings or elsewhere, provisions of Revised Development Control Regulations 2009; specially rule No. 24.1.(i,ii), shall be strictly followed and other provisions of Revised Development Control Regulations 2009 shall also be followed before submission of proposal for future.

18. The present approval to the building plans does not pertain to the approval to the structural designs and RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot. For chemical and pharmaceutical units separate approval to drainage plans shall be obtained from this office as well as the department to do so. You are requested to submit all structural calculations with necessary drawings for record separately before application for building completion certificate.

19. In case any power lines are passing through the plot, the plot holder should approach to the M.S.E.D. Co. Ltd. and obtain a letter specifying the vertical and Horizontal clearance to be left and should plan the proposed structures accordingly.

20. Where-ever a compound wall or fencing and gate is constructed the gate should open inside the plot, if the plot is facing on two sides of the roads then the gate shall be located at least 15 mtr. from the corner i.e. junction of roads or as specifies by D.C. rules. If tree plants are coming in between the location of proposed gate, the same shall be removed & replanted as per suggestion of the DE (III) of MIDC, I T. Division, Kubera Chambers, Shivajinagar Pune-05 Footpath, landscaping if coming in between the proposed approach to gate the same shall be removed in consultation with DE (I), MIDC, I T Division, Shivaji Nagar, Pune-05 & damages occurs if any shall be made good by the allottee at his cost as per satisfaction of MIDC.

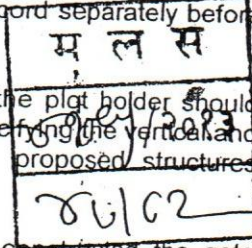
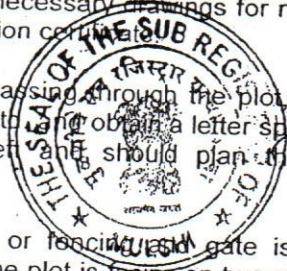
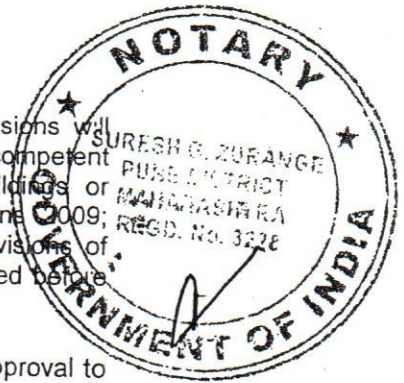
21. The waste sewage from the treatment work should be soaked in a soak pit, if sewer line are not available in the area. In case if sewage system of MIDC is functioning, the sewage should be connected to drainage manhole after getting the drawing approved. Storm water flow from rain water pipe is not to be connected to MIDC's sewerage system.

22. Plot holder should make his own arrangements for 24 hrs. storage of water by constructing underground water storage tank of required capacity as uninterrupted water supply cannot be guaranteed by the department.

23. Incase if water streams are flowing through the plot allotted the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream if allowed to flow to flow uninterrupted through the plot and the point of out flow of the original stream. The detailed plans, sections and designs for allowing maximum expected discharge of rain water through the plot has to be furnished to this office and no work of filling of plot and diversions of nallas should be undertaken without permission prior from the Executive Engineer.

24. Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Executive Engineer.

25. The breach of any these stipulations shall render the plot holder liable for action as provided in MIDC ACT 1961 (III) of 1962 and Regulations made there under and also terms and schedule of penalties prescribed for by the Corporation for the purpose.



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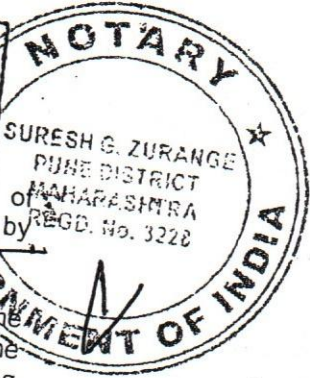
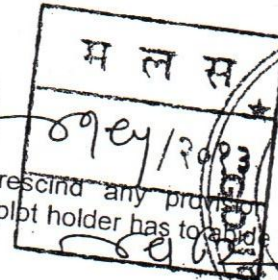
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26. Department has got power to add, amend, or rescind any provision of these rules, and regulations.
27. As soon as the building work is completed the plot holder should approach the Executive Engineer, MIDC, I.T. Division, Kubera Chambers, Shivajinagar, Pune and get the work verified and building should not be occupied unless building completion certificate is obtained from the office.
28. This approval is subject to permission of competent authority under urban Land (Ceiling & Regulations) Act (C) 1956.
29. On completion upto plinth level, allottee should invariably approach the concerned Executive Engineer, to check and issue plinth-checking Certificate. Any construction processed without plinth checking will be illegal and will have to be removed.
30. Minimum 6.0 m. land appurtenant to the proposed building shall be kept free from any obstruction (landscaping / gardening also not allowed) as per requirement of Fire Department.
31. The provision of Rain Water Harvesting Structure shall have to be made as per directives of Government of Maharashtra under section 154 of MR & TP Act, 1966. The plots having an area not less than 300 Sqm. in non-gaathan areas of all towns shall have one or more Rain Water Harvesting Structures having adequate capacity considering the plot area shall be designed and constructed. Owner / Society of every building shall ensure that the Rain Water Harvesting Structure is maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times. MIDC authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sqm. built up area for non providing or not maintaining Rain Water Harvesting Structure as required under these bye laws.
32. No vehicles of employees and visitors shall be parked outside of plot premises.
33. Location of connection point of water supply shall be proposed after consultation with the Deputy Engineer, MIDC, E & M, Hinjewadi sub division, Chinchwad, Pune- 19 & accordingly location of sump, shall be decided. Connection point of electric power supply shall be proposed after consultation with the Deputy Engineer, MIDC, E & M Division, Chinchwad and concern MSD Co. Ltd. (Formerly MSEB) office. Location and invert level of connection point of drainage and storm water shall be decided in consultation with the Deputy Engineer, MIDC, IT Division, Pune.
34. The existing trees on plot shall not be removed as far as possible. If the existing trees are within proposed development, the same shall be uprooted and replanted within plot after obtaining suggestions of the Deputy Engineer (I), MIDC, I. T. Division, Shivajinagar, Pune and related statutory authorities.
35. The position of gates shown on the drawing may attract traffic congestion and in such case the position of the gate shall be suitably changed. Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.

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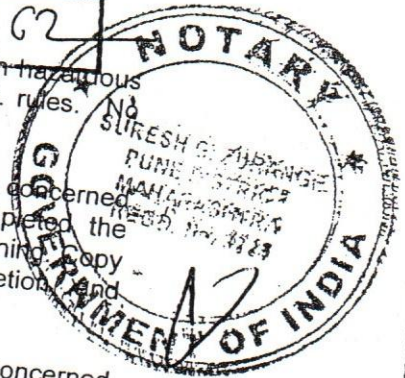
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36. Still / basement proposed shall be used for parking; storing of non-hazardous material & for providing utility services as mentioned in the D. C. rules. other activities are permitted.
37. The layout of electrical installation shall be got approved from the concerned Electrical Inspector, before installation & once the work is completed the concerned authority shall be informed accordingly before commissioning. Copy of approval shall be submitted to this office after completion.
38. Passenger and goods lift (service lift) shall be got approved from the concerned lift inspector / electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts, adjacent large capacity passenger lifts, which can be operated in non peak hours so that power consumption can be reduced.
39. Plot holder will have to make his own arrangement for disposal of his wet garbage at suitable location.
40. In case if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got clarified from the undersigned and then only construction/ development work shall be commenced otherwise the responsibility of the same shall be with you.
41. You are requested to consult concerned Deputy Engineer, for making approach to your plot, from MIDC's road, well in advance before starting such construction of approach.
42. The conditions mentioned in the provisional fire N.O.C. shall be strictly observed. If any changes are incorporated in the drawings to which provisional fire N.O.C. is issued, the same shall be got approved from fire department.
43. You have given concurrence to the proposal for diversion of nalla and accordingly M/s. Tata Consultancy Services is granted permission for the same. The diversion of nalla stream within your plot, if not completed by you as per the requirement of the adjacent plot holder (i.e. M/s. Tata Consultancy Services), they may be allowed to work in your plot for the above purpose, so as to avoid flooding in monsoon period, at their risk and cost.
44. Computerised system of checking of building plans as per MIDC DC rules is now introduced. In case if any discrepancy or variation is observed during computerized checking, you shall have to carry out necessary corrections whenever informed.
45. You will have to take approval from MPCB, as may be applicable. If you are constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused.
46. You are advised to complete the formalities of insurance of the building under reference from reputed insurance companies.

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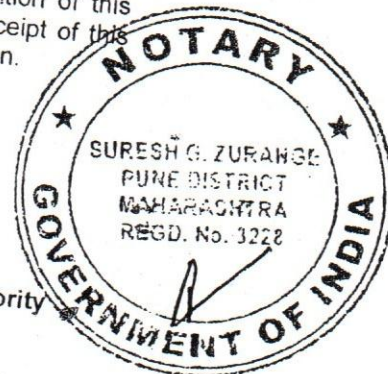
47. You shall submit valid application for obtaining building completion certificate at least 1 month prior to proposed date of occupation or date stipulated in the lease agreement for completion of construction, whichever is earlier, along with all the documents including final fire N.O.C. from MIDC's fire department, to this office, which may please be exclusively noted.

You are hereby requested to go carefully through the condition of this letter and take necessary action accordingly. Please acknowledge the receipt of this letter. Also please approach to M.S.D. Co. Ltd. authority for power connection.

Thanking you,

Yours faithfully,

Executive Engineer &
Special Planning Authority
M.I.D.C., IT Division
Kubera Chambers,
Shivaji Nagar, Pune -05.



Encl. -

- i) One copy of building plans.

Copy fwc's to M/s Anil M. Kulkarni, Architect, 2 Namaskar Apartments, 120 4/13, Deccan Gymkhana, Pune - 411 004.



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D. Kumar.

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PAWAR PUBLIC SCHOOL

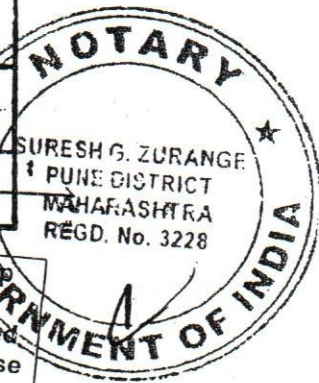
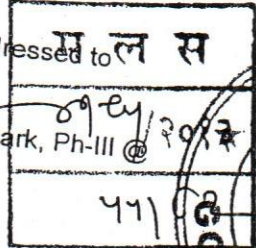
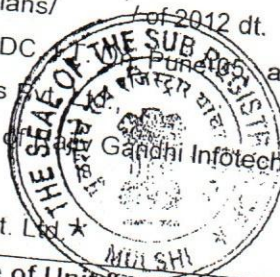
D. Kumar.

Principal

Accompaniment to letter No. EE/IT/Plans/
issued by the Executive Engineer, MIDC

The Director, M/s. Pegasus Properties Pvt. Ltd. addressed to
For plot No. R-1/1, R-1/2, R-1/3, R-1/4 of
Hinjawadi, Pune.

Allotted to M/s. Pegasus Properties Pvt. Ltd.



Sr. No	No of Drawing	Name & Address of Architect or Licenced Surveyor	Name of Unit & reference	Floor	Built up area approved Floor wise (FSI) (Sqm.)
1	1/38	M/s Anil M. Kulkarni, Architect, 2 Namaskar Apartments, 120 4/13, Deccan Gymkhana, Pune - 411 004	Site plan, FSI statement & Ground coverage statement, Open space, amenity space area calculations and statement, Location plan, compound wall details		
2	2/38	-- do --	Building 1- Type 2- Wing C & E - Ground, 1 st to 21st and Terrace Floor plans, Schedule of Openings	Building 1- Type 2- Wing C & E - Ground 2 wings x 244.09 Typical 1 to 21 floors- 2 wings x 21 x 405.14	488.18 17015.88
3	3/38	-- do --	Building 1- Type 2- Wing C & E - Elevation, section		
4	4/38	-- do --	Building 1- Type 2- Wing C & E - Area calculations		
5	5/38	-- do --	Building 1- Type 3- Wing A & G - Ground, 1 st to 21st and Terrace Floor plans, Schedule of Openings	Building 1- Type 3- Wing A & G - Ground - Wing A Wing G Typical 1 to 21 floors 2 Wings x 21 x 634.09	390.81 391.42 26631.78
6	6/38	-- do --	Building 1- Type 2- Wing A & G - Elevation, section		
7	7/38	-- do --	Building 1- Type 3- Wing A & G - Area calculations		
8	8/38	-- do --	Building 1- Type 4- Wing B, D & F - Ground, 1 st to 21st and Terrace Floor plans, Schedule of Openings	Building 1- Type 4- Wing B, D & F - Ground 3 x 249.68 Sqm. Typical 1 to 21 floors 3 Wings x 21 x 643.32	749.04 40529.16
9	9/38	-- do --	Building 1- Type 4- Wing B, D & F - Elevation, section		

PAWAR PUBLIC SCHOOL

D. K. Kumar

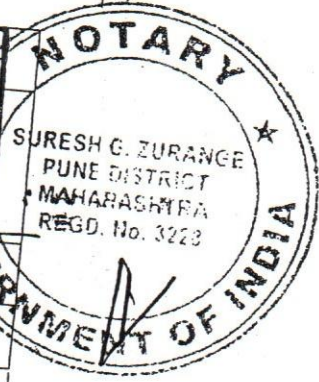
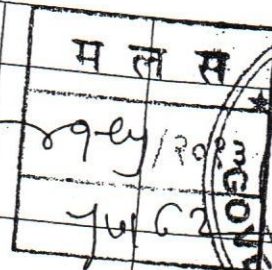
Principal

PAWAR PUBLIC SCHOOL

D. K. Kumar

Principal

10	10/38	-- do --	Building 1- T & F - Area calculations		
11	11/38	-- do --	Covered parking - Lower upper basement and ground floor plan, section, Parking statements and area calculations		
12	12/38	-- do --	Services Plan, Sub station details.		
13	13/38	-- do --	School building - Ground floor plan.	Ground	3049.22
14	14/38	-- do --	School building - First floor plan	First	2607.97
15	15/38	-- do --	School building - Second floor plan	Second	2749.05
16	16/38	-- do --	School building - Third floor plan	Third	2319.68
17	17/38	-- do --	School building - Terrace floor plan		
18	18/38	-- do --	School building - Elevation, section		
19	19/38	-- do --	School building - Area calculations		
20	20/38	-- do --	School building - Parking & Services Plan.		
21	21/38	-- do --	Splendour- Smart Home 15 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 15 - Typical 1 to 14 floors- 14 x 1027.29	14382.06
22	22/38	-- do --	Splendour- Smart Home 16 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 16 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
23	23/38	-- do --	Splendour- Smart Home 19 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 19 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
24	24/38	-- do --	Splendour- Smart Home 17 & 20 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 17 & 20 - Typical 1 to 14 floors- 2 x 14 x 1027.29	28764.12
25	25/38	-- do --	Splendour- Smart Home 18 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 18 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
26	26/38	-- do --	Splendour- Smart Home 21 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 21 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
27	27/38	-- do --	Splendour- Smart Home 15, 17 & 20 - Elevation and section		
28	28/38	-- do --	Splendour- Smart Home 16 & 21 - Elevation and section		
29	29/38	-- do --	Splendour- Smart Home 18 - Elevation and section		
30	30/38	-- do --	Splendour- Smart Home 19 - Elevation and section		
31	31/38	-- do --	Splendour- Smart Home 15 to 21 - Area Calculations		
32	32/38	-- do --	Splendour- Smart Home 15 to 21 - Covered Parking and		



PAWAR PUBLIC SCHOOL

D. Kumar.

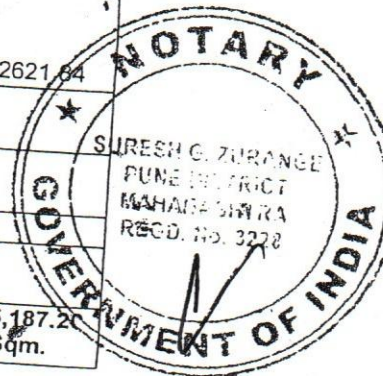
Principal

PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

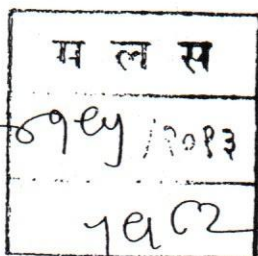
33	33/38	Services plan		
	-- do --	Sparklet - Smart Home 3 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 3 - Typical 1 to 14 floors- 14 x 901.56	12621.84
34	34/38	Sparklet - Smart Home 6 - Stilt, 1 st to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 6 - Typical 1 to 14 floors- 14 x 901.56	12621.84
35	35/38	Sparklet - Smart Home 3 & 6 - Elevation and section		
36	36/38	Sparklet - Smart Home 3 & 6 - Area Calculation		
37	37/38	Services plan		
38	38/38	Sparklet - Smart Home 3 & 6 - Covered Parking plan		
		Total		2,25,187.20 Sqm.



ABSTRACT

- Built up area approved (Under Construction) = 2,64,523.28 Sqm.
- Total Built up area approved now on all floors = 2,25,187.20 Sqm.
- Total upto date Built up area approved on all floors = 4,89,710.58 Sqm.
- Total upto date FSI on net plot area = 0.971

Previous permission granted vide this office letter No. Nil dt. Nil for Nil m2 of built up area on all floors, treated as cancelled.



Executive Engineer &
Special Planning Authority,
M.I.D.C, IT Division,
Kubera Chambers,
Shivaji Nagar, Pune -05.

TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

PAWAR PUBLIC SCHOOL

D. Kumar.

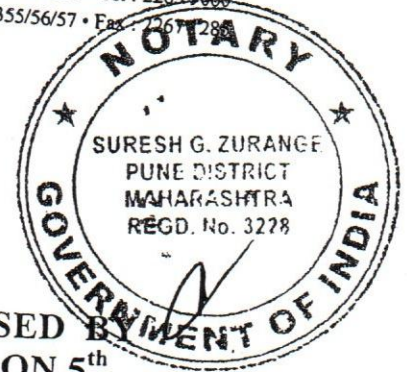
Principal

Managing Trustee : Supriya Sule
Trustee : Shrinivas Pawar



PAWAR PUBLIC
CHARITABLE TRUST

1st Floor, Dubash House
15 J. N. Heredia Marg, Ballard Estate
Mumbai 400 001 • Tel : 2265 9060
2264 1355/56/57 • Fax : 2267 2888

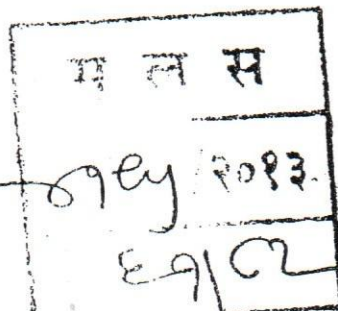


**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY
THE BOARD OF TRUSTEES AT ITS MEETING HELD ON 5th
APRIL 2013.**

RESOLVED THAT, it is unanimously approved by all trustee's to enter into lease agreement with m/s PEGASUS PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having their place of office at, 2413, East Street, 1st Floor, Pune - 411001, Maharashtra, India, to acquire property on lease at Plot No. R-1/4 admeasuring 18462 Sq.mtrs. or thereabouts in the Rajiv Gandhi Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District pune, along with the buildings and structured thereon, for a period of 33 years to run the school. It is also approved that, Mr. Vithal Maniar, a trustee, be and hereby authorize to execute the lease agreement on behalf of the trust and do such other acts, deeds and things as may be necessary in this regards.

CERTIFIED TRUE COPY
FOR PAWAR PUBLIC CHARITABLE TRUST

TRUSTEE

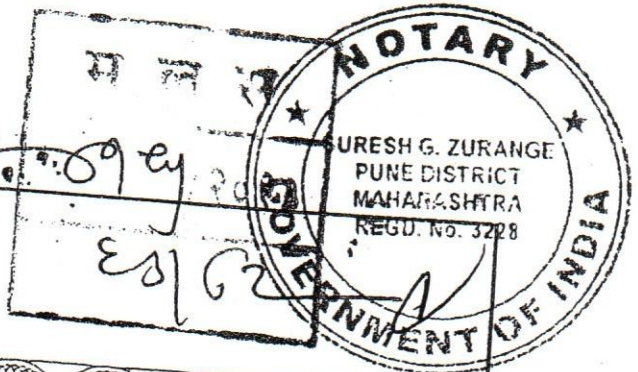
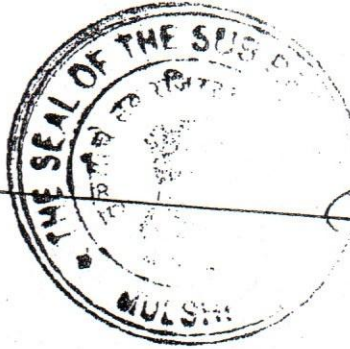


TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

PAWAR PUBLIC SCHOOL

Principal



महाराष्ट्र MAHARASHTRA

ज. एच. गांधी ४८५, सेंटर स्ट्रीट पुणे-४

26 MAY 2008

BA 777773

र. नं. २८८६ किंमत १००

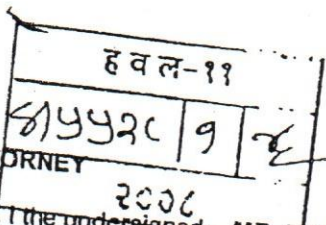
नांव

पत्ता मनीषा दे. मंडी

हस्त

मनीषा दे. मंडी

ला. नं. HAV/H/109



TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned MR. MANISH V. MALKUAMR JAIN, Age - 35 years, Occupation - Business residing at 11, Napier Road, Camp, Pune-411001.

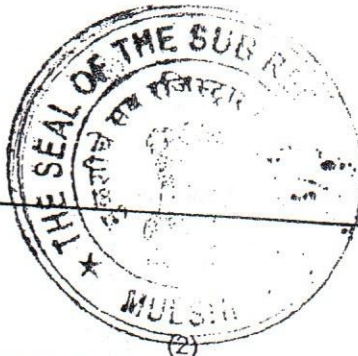
IPAWAR PUBLIC SCHOOL

PAWAR PUBLIC SCHOOL

D. K. Kumar Principal

TRUE COPY

SURESH G. ZURANGE NOTARY GOVT. OF INDIA

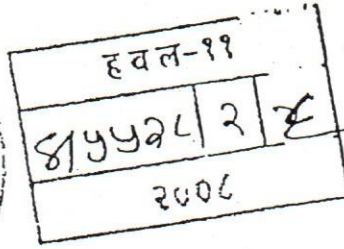


do hereby appoint, nominate and constitute 1) **MR. VISHAL RAJENDRA CHALKE**, age- 24 years, Occupation – Service, residing at 941, Raviwar Peth, Pune- 411 002 and 2) **MRS. SANGITA SOMNATH DHANGEKAR- YERNALE**, Age- Adult, Occupation- Advocate, R/at- 690, Kasba Peth, Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Haveli No.I (One) to Haveli No.XX (Twenty) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I **MR. MANISH VIMALKUMAR JAIN** do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney 1) **MR. VISHAL RAJENDRA CHALKE**, AND 2) **MRS. SANGITA SOMNATH DHANGEKAR- YERNALE** shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required. my Attorney/s shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 26TH day of May 2008.



I know the executants

Advocate P.P. Poddar.

MR. MANISH VIMALKUMAR JAIN

(Executants).

We Accept the Powers conferred upon us.

1. Vishal Rajendra Chalke

2. Mrs. Sangita Somnath Dhanagekar-Yernale

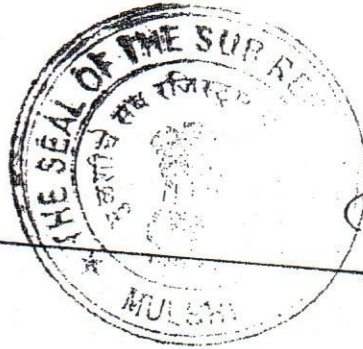
PAWAR PUBLIC SCHOOL

Principal

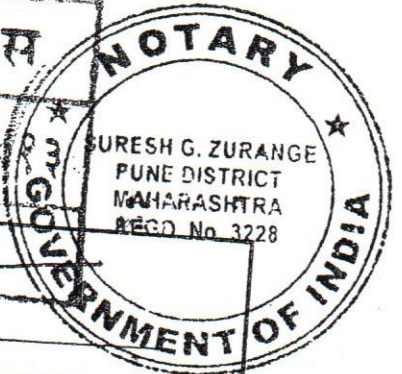
TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

TRUSTEE



म ल स
09/05/2008
हवल 11



29/05/2008

दुय्यम निबंधकः

12:12:48 pm

हवेली 11 (पुणे जिल्हा)

दस्त गोषवारा भाग-1

हवल 11

दस्त क्र 5528/2008

318

दस्त क्रमांक : 5528/2008

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मनिष विमलकुमार जैन
पत्ता: घर/प्लॉट नं: -
मल्ली/रस्ता: -
ईगारतीचे नाव: -
ईगारत नं: -
पेट/वसराहत: 11 नेपिअर रोड वेंग
शहर/गाव: पुणे
तालुका: -
पिन: 411001
पॅन नंबर: -

लिहून देणार

वय 35

सही



2 नाव: विशाल राजेंद्र चाळके
पत्ता: घर/प्लॉट नं: -
मल्ली/रस्ता: -
ईगारतीचे नाव: -
ईगारत नं: -
पेट/वसराहत: 941 रविगार पेट
शहर/गाव: पुणे
तालुका: -
पिन: 411002
पॅन नंबर: -

लिहून घेणार

वय 24

सही



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 सी संगिता सोमनाथ धंगेकर- येरणाळे

PAWAR PUBLIC SCHOOL

D. Kumar
Principal



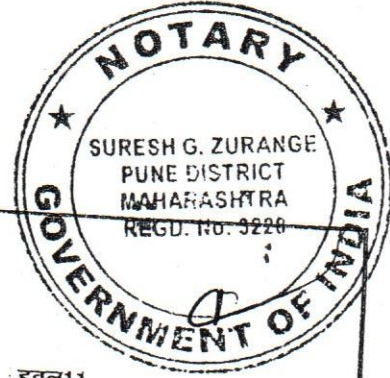
TRUSTEE

TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

D. Kumar
Principal

दस्तावेज वारुन देणार त्याकथित [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कबुल करतात.



दस्त गोषवारा भाग - 2

हवेली 11

दस्त क्रमांक (5528/2008)

8181E

पावती क्र.: 5529 दिनांक: 29/05/2008

पावतीचे वर्णन

नाव: मनिष विमलकुमार जैन

100 : नोंदणी फी

120 : नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

220: एकूण

दस्त क्र. [हवेली 11-5528-2008] चा गोषवारा
वाजारा मुल्य : 0 मोबदला 0 मरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 29/05/2008 12:10 PM
निष्पादनाचा दिनांक : 26/05/2008

दस्त हजर करणा-याची राही :

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/05/2008 12:10 PM

शिक्का क्र. 2 ची वेळ : (फी) 29/05/2008 12:12 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इराम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना दु. निबंधकाची सही, हवेली 11 (पुणे कॅम्प)

व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड बी एस ओसावाल, घर/फ्लॅट नं. -

गल्ली/रस्ताः -

ईगारतीचे नावः -

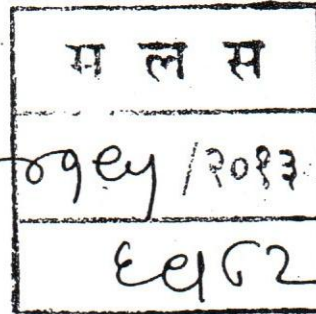
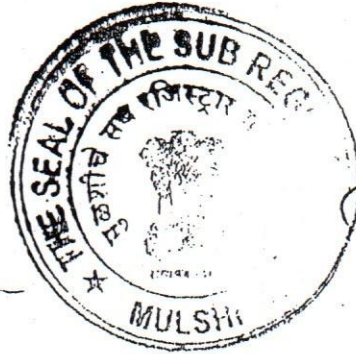
ईगारत नं. -

पेट/वसाहतः 587 बुधवार पेट

शहर/गावः पुणे

तासुकाः -

पिनः 411002



दु. निबंधकाची सही
हवेली 11 (पुणे कॅम्प)

PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

PAWAR PUBLIC SCHOOL

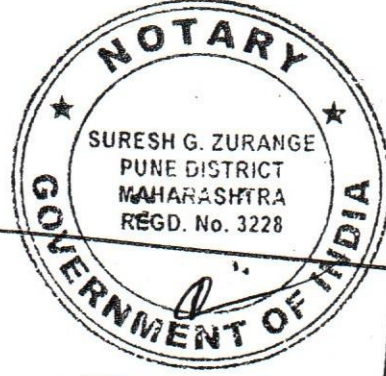
D. Kumar.

Principal



TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA



31/05/2008

10:11:31 am

दुय्यम निबंधकः

हवेली 11 (पुणे कॅम्प)

दस्त गोषवारा भाग-1

हवेली 11

दस्त क्र 5528/2008

दस्त क्रमांक : 5528/2008

दस्ताचा प्रकार : मुखत्यारनामा

अनु क. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

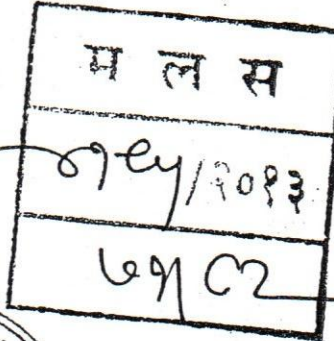
नाव सी संगिता सोमनाथ घगेकर-येरणाळे
पत्ता पर/फ्लेट नं. -
गल्ली/रस्ता -
ईमारतीचे नाव -
ईमारत नं. -
पेट/पत्ताहस्त: 690 कसबा पेट
शहर/गाव: पुणे
तातुका -
पिन: 411011
वेन नम्बर: -

लिहून घेणार

वय 34

सही

[Signature]



PAWAR PUBLIC SCHOOL

[Signature]

Principal

PAWAR PUBLIC SCHOOL

[Signature]

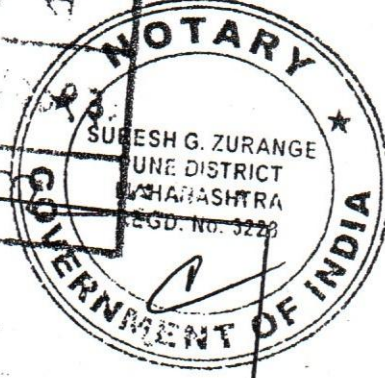
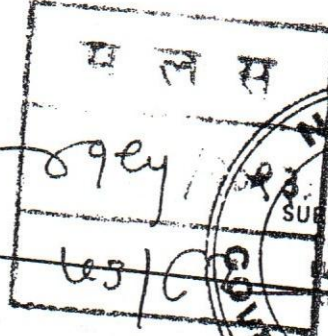
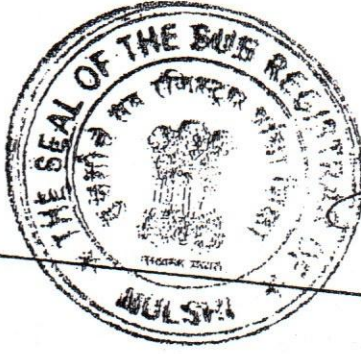
Principal

TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

TRUSTEE

दस्तऐवज करून देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.



दस्त गोषवारा भाग - 2

दस्त क्र. [हवेली-11-5528-2008] चा गोषवारा
बाजार गुल्य 0 गोवदता 0 मरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 29/05/2008 12:10 PM
निष्पादनाचा दिनांक : 26/05/2008

दस्त हजर करणा-याची सही :

हवेली 11

दस्त क्रमांक (5528/2008)

81 E 1 E

पावती क्र.: 5529 दिनांक: 29/05/2008
पावतीचे वर्णन

नांव: मनिष विमलकुमार पुन

100 : नोंदणी फी
120 : नक्कल (अ. 11(1)). पृष्ठाकनाची नक्कल
(आ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

220: एकूण

दस्ताचा प्रकार : 48) मुख्यारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 29/05/2008 12:10 PM
शिक्षा क्र. 2 ची वेळ : (फी) 29/05/2008 12:12 PM (कार्यवाही पूर्ण)
शिक्षा क्र. 3 ची वेळ : (वसुली) 31/05/2008 10:11 AM
शिक्षा क्र. 4 ची वेळ : (ओळख) 31/05/2008 10:11 AM

दस्त नोंद केल्याचा दिनांक : 31/05/2008 10:11 AM

दु. निबंधकाची सही, हवेली 11 (पुणे कॅम्प)

ओळख :
दुय्यम नियंत्रक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अँड बी एस ओसवाल, घर/फ्लॅट नं. -

ल्ली/रस्ता :
भारतीचे नाव :
भारत नं. :
व/वसाहत : 587 बुधवार पेठ
हजर/गाव : पुणे
जिल्हा :
पिन : 411002

प्रमाणित करण्यात येते की
या दस्तऐवजात एकूण ६ पृष्ठे आहेत

दुय्यम नियंत्रक हवेली क्र. 11

पहिले नंबरचे पुस्तकाचे
4425 बंबरी नोंदला

दुय्यम नियंत्रक हवेली-11
दिनांक 31/5/2008

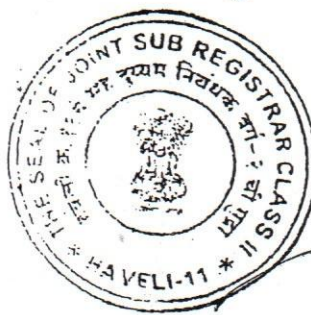
PAWAR PUBLIC SCHOOL

D. K. ...

Principal

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SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

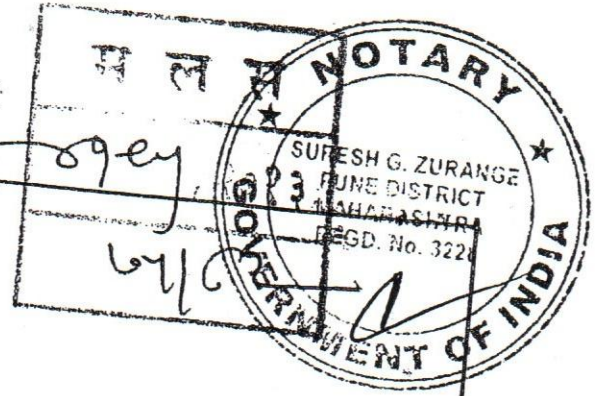
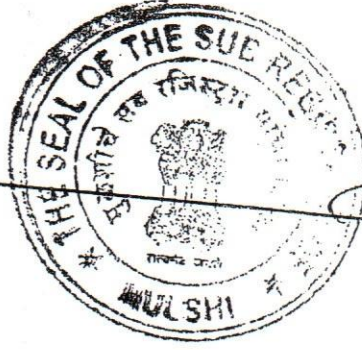


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घोषणापत्र

मी, विशाल राजेंद्र चाळके, रा. ९४९, रविवार पेठ, पुणे याद्वारे घोषित करतो की, दुय्यम निबंधक, हवेली-९९, पुणे यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री.मनिष विमलकुमार जैन, दस्त क्रमांक : ५५२८/२००८, दिनांक : २९/०५/२००८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः समक्ष आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : ०८/०८/२०१३

(Signature)

कुलमुखत्यारपत्रधारकाचे नाव व सही
(विशाल राजेंद्र चाळके)

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D. K. Kumar.
Principal

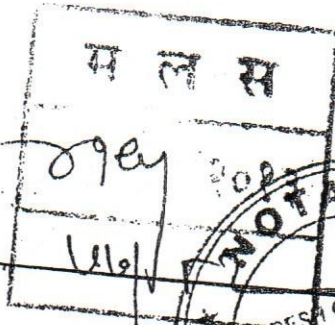
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MAHARASHTRA STATE MOTOR DRIVING LICENCE

EX. No. MH12 20050681398
Valid Till: 24-01-2025 (NT)
DOI: 27-01-2005
DLD: 01-11-2018
UP. VEHICLES THROUGHOUT INDIA
CCV
MCWG: 27-01-2005



VISUAL CHECK
Y. RAJURETHA
RAVWAR PETH
MADGAON

112 24 10304

Signature/Thumb
Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT
PEGASUS PROPERTIES PRIVATE
LIMITED
01/02/2007
Permanent Account Number
AAECP1420E

भारत निवडणूक आयोग
ऑलखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WZS0600231



मतदाराचे नाव : दत्तात्रय नामदेव रसाळ
Elector's Name : Dattatraya Namdev Rasal
वडील/बापचे नाव : नामदेव रसाळ
Father's Name : Namdev Rasal
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : XX/XX/1978

भारत निवडणूक आयोग
ऑलखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
RRH4386579



मतदाराचे नाव : जकिया रफिक खान
Elector's Name : Jakiya Rafiq Khan
वडील/बापचे नाव : रफिक खान
Father's Name : Rafiq Khan
लिंग / Sex : स्त्री / FEMALE
जन्म तारीख / Date of Birth : XX/XX/1971

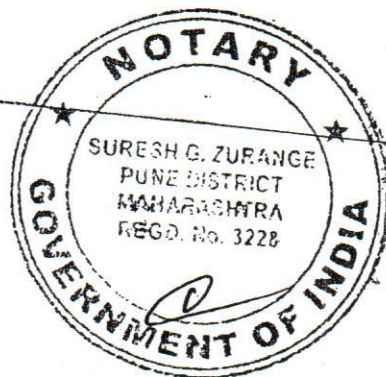
IDENTITY CARD
ZLO4555660
मतदाराचे नाव : नितिन वसंत तोंडे
ELECTOR'S NAME : Nitin Vasant Tonde
वडील/बापचे नाव : वसंत तोंडे
FATHER'S NAME : Vasant Tonde
लिंग / Sex : पुरुष / Male
जन्म तारीख / DATE OF BIRTH : XX/XX/1989

भारत निवडणूक आयोग
Election Commission of India
ऑलखपत्र
IDENTITY CARD
DFF2732816
मतदाराचे नाव : मंगेश दत्तात्रय ताम्बेकर
Elector's Name : Mangesh Dattatraya Tambekar
वडील/बापचे नाव : दत्तात्रय ताम्बेकर
Father's Name : Dattatraya Tambekar
लिंग / Sex : M
जन्म तारीख / Date of Birth : 11/1/2006
जन्म ठिकाण / Place of Birth : 23

PAWAR PUBLIC SCHOOL

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श्री विरम / PERMANENT ACCOUNT NUMBER
AAWPM9061H



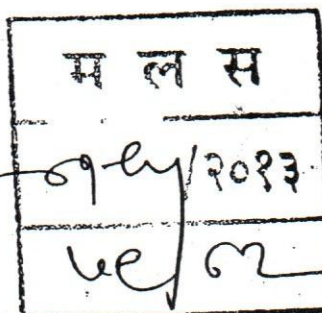
नाम NAME
VITTHALDAS BADRINARAYAN
MANIAR

पिता का नाम FATHER'S NAME
BADRINARAYAN RAMDAYAL MANIAR

जन्म तिथि DATE OF BIRTH
19-10-1939

SIGNATURE

आयकर अधिकारी, पुणे
Commissioner of Income-tax, Pune



PAWAR PUBLIC SCHOOL

D. Kumar.

Principal

PAWAR PUBLIC SCHOOL

D. Kumar.

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गुरुवार, 08 ऑगस्ट 2013 10:27 म.पू.

दस्त गोश्वारा भाग-1

मलस

दस्त क्रमांक: 4195/2013

दस्त क्रमांक: मलस /4195/2013

बाजार मूल्य: रु. 54,55,45,300/- मोबदला: रु. 9,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,96,40,000/-

डु. नि. सह डु. नि. मलस यांचे कार्यालयात

अ. क्र. 4195 वर दि. 08-08-2013

रोजी 10:23 म.पू. वा. हजर केला.

पावती: 4555

पावती दिनांक: 08/08/2013

सादरकरणाचे नाव: पवार पब्लिक चॅरीटेबल ट्रस्ट तर्फे
अधिकृत स्वाक्षरीकार श्री विठ्ठलशेठ मणियार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86

एकुण: 31720.00

दस्त हजर करणाऱ्याची सही:

प. 08/08/13
मलस अधिकृत मुद्राणी (पोंड)

प. 08/08/13
दुय्यम निबंधक मुद्राणी (पोंड)

ताचा प्रकार: लीजडीड

शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत
वा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक
मालकीच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव
क्षेत्रात.

शेका क्र. 1 08/08/2013 10:22:54 AM ची वेळ: (सादरीकरण)

शेका क्र. 2 08/08/2013 10:25:38 AM ची वेळ: (फी)

PAWAR PUBLIC SCHOOL

D. K.

PAWAR PUBLIC SCHOOL

D. K.

Principal



TRUSTEE

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SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA