

33

2/20123

पावती

Original/Duplicate

Monday, September 04, 2023

नोंदणी क्र.: 39M

12:14 PM

Regn.: 39M

पावती क्र.: 20659

दिनांक: 04/09/2023

गावाचे नाव: बावधन खुर्द

दम्नऐवजाचा अनुक्रमांक: हवल2-20123-2023

दम्नऐवजाचा प्रकार : लीजडीड

नादर करणान्याचे नाव: श्री शिक्षण प्रतिष्ठान सोलापूर तर्फे ट्रस्टी ममता सुधीर बसवंती

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 30580.00

आपणास मूळ दम्न, थंबनेल प्रिंट, सूची-२ अंदाजे

12:34 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवल २

वाजार मूल्य: रु. 136959480 /-

मोवदला रु. 200000000/-

भरलेले मुद्रांक शुल्क : रु. 6163500/-

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र.-२, पुणे.

1) देयकाचा प्रकार: DHC रकम: रु. 580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923048703649 दिनांक: 04/09/2023

वर्कचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007564266202324E दिनांक: 04/09/2023

वर्कचे नाव व पत्ता:

Ajoy

सचिव

श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (सो.)



04/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. संवेकी 2

दम्न क्रमांक : 20123/2023

नॉदणी :

Regn:63m

गावाचे नाव : वावधन खुर्द

- (1) विवेचाना प्रकार नीजडीड
- (2) मांगदला 20000000
- (3) वाजारभाव(भाडेपट्ट्याच्या बायनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करवें) 136959480
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम) 1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मीज वावधन खुर्द येथील जमीन मिळकत यांगी नवीन म न 35/1/48/2/अ/8(जुना म नं 35/1/1/वी)यांगी क्षेत्र 00 हे 54.74 आर म्हणजेच क्षेत्र 58900.24 चौ फूट/ 5474 चौ मी यांगी प्लॉट नं पी एम 20 हि मिळकत (Survey Number : 35/1/48/2/अ/8 ;)
- (5) धंवरफळ 1) 54.7400 आर.चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दम्नगवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता. 1): नाव:- श्री शिक्षण प्रतिष्ठान सोलापूर तर्फे ट्रस्टी ममता सुधीर ब्रमवंती वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: इंडियन मॉडेल स्कूल जुळे सोलापूर, ब्लॉक नं:-, रोड नं: सोलापूर, महाराष्ट्र, सोलापूर. पिन कोड:-413004 पॅन नं:-AADTS7363P
- (8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता 1): नाव:- मे इंडियन मॉडेल किड्स स्कूल तर्फे भागीदार अमोल अरुण जोशी वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: स.न. १२४/ए ४ इंडियन मॉडेल स्कूल जवळ जुळे सोलापूर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, सोलापूर. पिन कोड:-413004 पॅन नं:-AAFFI7685G
- (9) दम्नगवज करून दिल्याचा दिनांक 04/09/2023
- (10) दम्न नॉदणी केल्याचा दिनांक 04/09/2023
- (11) अनुक्रमांक, खंड व पृष्ठ 20123/2023
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क 6163500
- (13) वाजारभावाप्रमाणे नॉदणी शुल्क 30000
- (14) श्रेय

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल वाचली

मी रजुवात घेतली

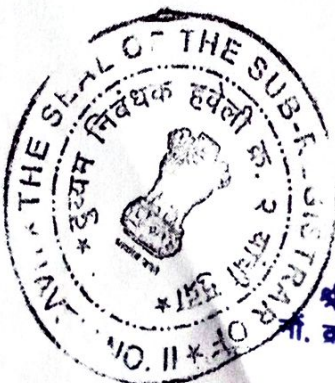
वरस्तासोबतची नक्कल

मी...~~अस्त.व.ली~~.....

यांना दिली.

अस्सलवर हुकुम नक्कल

दिनांक ४ / ९ / २०२३



Ain

सचिव

श्री शिक्षण प्रतिष्ठान,
म. क. एफ-६९६३ (सो.)

सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र.-२, पुणे.

हस्ताक्षर
(स.क.) ६३९३-३९९.२६.१६



CHALLAN
MTR Form Number-6



GRN	MH007564266202324E	BARCODE			Date	02/09/2023-13:03:53	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	AADTS7363P			
Location	PUNE			Full Name	SHREE SHIKSHAN PRATISHTHAN			
Year	2023-2024 One Time			Flat/Block No.	35/1/48/2/A/8 LAND			
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	6163500.00		Road/Street	BAVDHAN KHURD				
0030063301 Registration Fee	30000.00		Area/Locality	PUNE				
			Town/City/District					
			PIN	4 1 1 0 2 1				
			Remarks (If Any)	PAN2=AAFFI7685G~SecondPartyName=INDIAN MODEL KIDS SCHOOL-CA=30				
			Amount In	Sixty One Lakh Ninety Three Thousand Five Hundred				
	61,93,500.00		Words	Rupees Only				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00040572023090236058		IK0CKWDVV0			
Cheque/DD No.	Bank Date	RBI Date	02/09/2023-13:24:08		Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



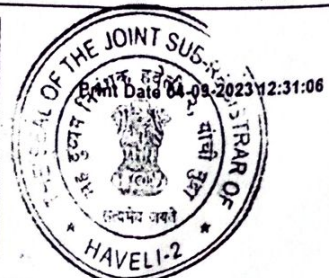
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दुर्योग निवृत्त कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-2-20123	0003956003202324	04/09/2023-12:14:23	IGR009	30000.00
2	(IS)-2-20123	0003956003202324	04/09/2023-12:14:23	IGR009	6163500.00
Total Defacement Amount					61,93,500.00

सचिव
श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (से.)

ह व ल - २
Page 1/1
2023 92e
2023



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923048703649	Date 04/09/2023
Received from SHREE SHIKSHAN PRATISHTHAN, Mobile number 9881912076, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 2 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 04/09/2023
Bank CIN 10004152023090403469	REF No. 324704578381
This is computer generated receipt, hence no signature is required.	

Issued

Signature

ह व ल - २	
२०२३	२०२३
२०२३	



Signature
सचिव
 श्री शिक्षण प्रतिष्ठान,
 नॉ. क. एफ-६९६३ (सो.)

ह व ल - २		
२०२३	३	२०२३
२०२३		



LEASE DEED

THIS INDENTURE OF LEASE IS MADE AT PUNE ON THIS 4th DAY OF SEPTEMBER 2023, BETWEEN

INDIAN MODEL KIDS SCHOOL, (Pan No. AAFFI7685G) a Partnership Firm registered under Indian Partnership Act, 1932, having office at S. No.124/A4, Jule Solapur, Near Abhishek Apartment, Solapur 413004 represented through its partner Mr. Amol Arun Joshi, Age-47 years, Occupation- Business, (Hereinafter called the Owners/Lessors, which expression shall, unless repugnant to the context and meaning include his heirs, successors, administrators and assigns) of the ONE PART.

AND

SHREE SHIKSHAN PRATISHTHAN, Solapur a Charitable Trust registered under Bombay Public Trust Act, 1950 having its registered office at C/o. Indian Model School, Jule Solapur, Solapur 413004 (Pan No. AADTS7363P) (hereinafter called "the Lessee", represented through Trustee Mrs. Mamta Sudhir Baswanti, Age 54 yrs. Occu. Business, which expression shall, unless repugnant to the context are meaning, include its directors, administrators, successors and assigns) of the SECOND PART.

WHEREAS Lessors are the owners of the piece of land more particularly described in Schedule I written hereunder.

AND WHEREAS the Lessors are absolutely seized and possessed or otherwise well and sufficiently entitled to the land as Owners, occupier and user and no one else has any right over the said land.

AND WHEREAS on the request of the Lessee, the Lessors have agreed to grant lease of land for 30 years for running of educational institution from the leased land and structure on the terms and conditions mentioned hereinafter.

AND WHEREAS the Lessors and the Lessee discussed and negotiated on the terms and conditions and agreed to execute present Lease Deed on the following terms and conditions.

सचिव
श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (स्ने.)

हजिरा
नवमीर नवाबी रि
(फ) ६३९३-१११
Scanned with CamScanner

ह व ल - २		
२०१३	४	२९
२०२३		



AND WHEREAS Mrs. Mamta Sudhir Baswanti represented to the Lessors that Lessee is a trust, she as trustee thereof have powers to execute this Deed on behalf of the Lessee and all board of trustees in their meeting dated 23/04/2023 passed a resolution to obtain leasehold rights from Lessors over the land structure for a period of 30 years.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the lease rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and on the Lessee's part to be paid, observed and performed, the Lessors hereby gives on lease unto the Lessee a total area of **land bearing S.No. 35/1/48/2/A/8** admeasuring about **58900.24 SQ. FT i.e. 5474 SQ. Mtr.** (Plot No. PS-20) (Old Survey no. 35/1/1/B), situated at Bavdhan Khurd, Tal.Mulshi, Dist. Pune and within the Limits of Pune Municipal Corporation School Reservation Plot more particularly described in Schedule 1 and Schedule 2 written hereunder and hereinafter called as the **LEASED LAND/ DEMISED PREMISES, TOGETHER WITH ALL appurtenances** thereto with structure, The right of ingress and egress thereto, **TO HOLD** the **LEASED LAND** unto the Lessee for the period of 30 years only commencing from **30/06/2023** and determining on **29/06/2053** as hereinafter and always subject to payment of monthly lease rent in advance on specified date which will not be later than 7th day of every month.

2. The Lessee shall pay to the Lessors lease rent for the period of **30/06/2023** to **29/06/2024** Rs.10,60,000/- p.m. + (applicable GST). For the period **30/06/2024** to **29/06/2053**, the lease rent shall increase at the rate of 5% every year over and above the last year's paid monthly rent. GST and any other taxes (as applicable in future) to be paid by the Lessee.

The lease rent shall be payable by the 7th day of each calendar month to which it relates. The portion of 584.36 Sq. mtrs. available for Bank Hall on Ground and First Floor (commercial use) after the construction is complete will remain with the Lessor. The construction cost for the said area will be borne by the lessor. The Lessor will have the right to lease out /rent out the said premises to any other party and the Lessee will have no objection to it.

Attest
सचिव
 श्री शिक्षण प्रतिष्ठान,
 नों. क्र. एक-६९६३ (सो.)

ह व ल - २		
2023	4	25
२०२३		



3. **Lock in Period:** First 05 years shall be lock in period and during this lock in period, none of the parties to this Deed shall be entitled to terminate this Deed except for the reason of non-payment of lease rent. Any breach of terms and conditions of this Deed by Lessee and upon such termination Lessee shall be liable to pay lease rent for full lock in period to the Lessors. In the event of the Demised Premises or any part thereof being acquired by any competent legal Governmental authority, then the Lessee shall have the option to forthwith terminate the Lease. In such case the Lessors shall be liable to forthwith refund to the Lessee, the Security Deposit after deducting outstanding dues if any. The Lessee shall be entitled to appear along with Lessors before the acquiring authority or its appellant body for applying and for pressing for equitable compensation and the compensation received from such authority shall be shared by the Lessors and the Lessee in proportion to the value of the land and building constructed respectively. The cost and expenses for claiming such compensation from government/competent authority or challenging such acquisition/ requisition shall be borne by Lessors and Lessee equally. In a case where the land and building is acquired by the government or competent authority after expiry of 25 years from the date of execution of this Lease Deed, the Lessee shall not have any right over compensation received from the government / competent authority. The Lessee shall accord any and all cooperation as may be required from time to time, including making a presence, or any applications, affidavits etc.

4. **Security Deposit:** Lessee have paid interest free security deposit to Lessors of Rs. 2 Crore (Rupees Two Crore Only).

The details of interest free refundable security deposit amount paid by the Lessee to the Lessors as follows:

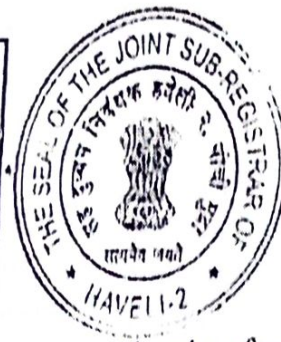
Sr. No.	Particulars	Amt. RS.
1	Paid by Lessee in the name of Indian Model Kids School vide Cheque No. 212832 Dt.19/05/2023 drawn on Bank of Maharashtra, Branch, Jule Solapur, Solapur	1 Crore
2	Paid by Lessee in the name of Indian Model Kids School vide Cheque No. 212837 Dt.01/08/2023 drawn on Bank of Maharashtra, Branch, Jule Solapur, Solapur	1 Crore

Signature
Sawant

सचिव
श्री शिक्षण प्रतिष्ठान,
नं. क्र. एफ-६९६३ (सं.)

पंजीय
निर्देशिका एवढी ति
(१९) ६३३-११

ह व ल - २		
२०१३	६	२९
२०२३		



- 5.1 The said Interest Free Refundable Security Deposit amount is to be refunded by Lessors to the Lessee on termination of lease due to efflux of time or otherwise subject to deduction of dues payable by the lessee to the lessors.
- 5.2 If the Lessors fails to refund the Interest free Refundable Security Deposit simultaneously at the time of Lessee handing over possession of the said land and building constructed upon it to the Lessors then the Lessee shall continue to occupy the leased Premises till the date of refund of the security deposit after deduction of outstanding dues if any, and upon repayment of such security deposit if the Lessee fails to vacate leased premises and building constructed thereon then the Lessee shall be liable to pay compensation for wrongful occupation to the Lessors equivalent to four times the amount of last month's lease rent.
6. **The Lessee hereby covenants with the Lessors as follows:**
- To pay the rent as aforesaid on the fixed date and in the manner as aforesaid.
 - Lessee shall not excavate the land without prior permissions from the government authorities and shall pay necessary charges, penalties for such excavation.
 - Lessee/ Builder/ its Independent Agency shall at its own cost construct the building on leased land strictly as per sanctioned construction plan. The Lessors have already got sanctioned construction plan over the lease land which the Lessee shall use for carrying out construction, and if any changes are required to be made to the said construction plan, then Lessee shall at its own cost submit revised plan for approval to Pune Municipal Corporation.
 - To use the Leased Land and construction carried out thereon for running school, educational institute, conducting coaching classes, and to carry out other extra - curricular activities in relations to education purpose, personality development, sports, drama, music, social gatherings etc. It also includes providing vehicle parking facilities to such activities and to park the buses and other vehicles of the agencies appointed by the Lessee. Also the building can be useful for allied purposes like mess, hostel etc., and no illegal activity shall be carried out therefrom.

Signature

सचिव

श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६२६३ (स्ने.)

ह व ल - २	
२०१२-३	१०/१९
२०२३	



offensive, dangerous or highly inflammable or explosive material, or any other article or things, which may constitute a danger, nuisance or annoyance to the leased or surrounding premises or the Owners or occupiers thereof.

- (f) To permit the Lessors, his servants, employers or agents duly authorized by them to enter into and upon the leased land and building constructed thereon at all reasonable times for viewing the condition of the leased land with prior notice by Lessors to lessee in writing of at least of two days of such intention.
- (g) To handover the peaceful possession of the leased land and building standing thereon at the end of the sooner determination of the said term (together with all the electrical and plumbing fixtures and fittings.) However, the Lessee can take away all the removable materials, electronic equipment, interiors, furniture like benches, A.C. units, computers, inverters etc.
- (h) The Lessee shall comply with all applicable provisions of law including tax laws, labour laws and other applicable laws.
- (i) The lessee shall not sub-lease or create any type of tenancy rights on any part of Lease Land or building constructed thereon in favour of others. If Lessee delays payment of lease rent, then Lessee shall pay interest (18 % p.a. on delayed payment of lease rent. Upon failure of the Lessee to pay lease rent for a consecutive period of 02 months, the Lessors shall have right to terminate the Lease, and the Lessee shall handover vacant and peaceful possession of the land and building standing thereon to the Lessors. If the Lessee fails to vacate leased premises and building constructed thereon then the Lessee shall be liable to pay compensation for wrongful occupation to the Lessors equivalent to four times the amount of last month's lease rent.

7. The Lessors doth hereby covenant with the Lessee as follows:

- (a) That on the Lessee paying the lease rent on respective due date and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on its part to be observed and performed. Shall peaceful and quietly hold possess and enjoy the leased land during the term without any interruption, disturbance, claim and demand by the Lessors or any other person for what so ever reasons.
- (b) Lessee at its own cost to keep the common amenities, common lighting interior, exteriors of the leased premise, the drainage facility and the water pump in good and enable repairs and condition.
- (c) Lessee to keep the entrance, doorways, entrance halls, staircases, lobbies and passages in the said building leading to leased premises well and sufficiently

सचिव
श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (सो.)

ह व ल - २		
२०१३	५	२५
२०२३		



cleaned and lighted at its own expenses and also to allow the lessee to enjoy all the easement rights in respect of the leased property.

- (d) Lessors to permit the Lessee to enjoy and exercise rights to use leased premises by its staff, student etc. as required by the Lessee for their business.
 - (e) That the Lessors shall allow the Lessee to hire RCC consultants, Architects, Engineers etc. of its choice for carrying out construction.
 - (f) That all the Property Municipal Taxes, cesses, previous if any due shall be paid by be Lessors, and that charged after execution of this Lease Deed shall be borne and paid by the Lessee.
 - (g) That Lessors hereby assures that the premises is free from all encumbrances and have right of entrance, passage and other easements belonging to them which they have acquired by way of Sale Deed and allow the said rights in favour of Lessees till the determination of this deed. The Lessors hereby declares that it has good and marketable title and power absolutely to lease-out the Said Land to the Lessee.
 - (h) That the Lessee shall not create a charge or mortgage the leased land to any bank or financial institution without Lessor permission.
 - (i) The Lessee shall be entitled to carry out construction on the Leased Land at their own cost. The Lessee shall be entitled to mortgage the structure/building excluding Bank Hall on the Ground and First Floor, constructed or to be constructed in any financial institutions or person(s) without any legal and lawful liability upon the Lessors personally or their property. The Lessee shall not mortgage structure or building constructed for a period more than 20 years from the date of execution of this Lease Deed. Such bank or financial institution can create mortgage only on leasehold rights.
8. It is hereby agreed and declared that those presents are on the express condition, that if the lease rent or any part thereof payable in respect of the leased premises shall be in arrears for a period of 02 consecutive months or if the Lessee omit to perform or observe any covenants or conditions on the Lessee's part herein contained, the lessors reserves a right to terminate this lease by giving 01 months' notice and re-enter and take possession of the leased land and building standing thereon.

9. SPECIFIC COVENANTS:

It is hereby agreed between the parties that the Ownership/ title of the

Atou
सचिव
श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (सं.)

ह व ल - २		
२०१२३	ए	२
२०२३		



building/structure will vest with the Lessors after the expiry or termination of the Lease period.

No separate consent is required to get the plan sanctioned from Pune Municipal Corporation. If required, the Lessors shall accord its separate consent to submit the building plans before Pune Municipal Corporation.

10. OTHER COVENANTS AGREED BETWEEN THE PARTIES AS FOLLOWS:

- (a) The Lessee shall be entitled to erect fittings, fixtures, partitions, cabins or make any such addition or alteration, as may be necessary for is used by the Lessee. At the time termination of lease by efflux of time or otherwise, the Lessee shall leave the building constructed on leased land as it is and shall not claim any right, title ownership over the leased and constructed building premises thereon.
- (b) In case Lessors wants to dispose of or alienate the leased property in any manner, the Lessors shall give written intimation to Lessee of first right to buy the leased land at market rate and if the Lessee is not willing to buy the same or unable to offer best price, then Lessors shall sale the leased Land to a third party keeping terms and conditions of this Lease Deed binding on such third party Purchaser.
- (c) The Lessee shall have right to obtain all registrations, permissions, certificates at the address of the leased premises, which are required for running of the business of the Lessee under various laws and rules and regulations framed by the government without separate permission in writing from the Lessors. However, if any government agency or such authority to whom application for registration or permission is applied, requires specifically written permission from the Lessors, then the Lessors shall immediately issue the same with no extra costs.
- (d) The Lessee shall have a right to install generator for electricity supply at its own cost and apply for electricity connection.
- (e) That the Lessors shall not be liable to discharge any tax liability payable by the Lessee.
- (f) The Lessee at no point of time shall claim Ownership or title over Leased Land and building constructed thereon after execution of this Lease Deed. The Lessors shall be always lawful Owners of land and construction thereof.

[Signature]
सचिव
 श्री शिक्षण प्रतिष्ठान,
 नॉ. क्र. एफ-६९६३ (स्ने.)

वजिस्त
 नाहलीम गहाली हि
 (नॉ) ६३९३-कृ७. फ. हि

ह व ल - २	
२०२३	१०/२९



11. FORCE-MAJEURE: २०२३

- i) It is hereby agreed between the parties that in case of any Force Majeure event, including natural calamities such as earthquake, flood, fire, and any adverse order from the Court or any Authority regarding construction to be carried out on the Said land, if the Said Land and building to be constructed upon it are damaged and not in habitable condition and therefor Lessee is unable to use the Said Land and building to be constructed upon it for the purpose for which it is intended, then in that event, if the situation is not corrected within 30 days or the Force Majeure event continues for a period exceeding 30 days, then the Lessee shall have option to terminate the Lease at any time.
- ii) It is agreed by and between the parties hereto that if the Lessee is unable to repair the damage caused due to any of the aforementioned Force-Majeure event, and the Lessee is unable to use the said land and the building constructed upon it, then in that case Lessee has option to repair or reconstruct the building.

The Original Registered Lease Deed shall be with the Lessors and only the notarized photocopy shall be with the Lessee.

The stamp duty and all other expenses in respect of this Lease Deed are borne and paid by the Lessee.

The Schedule 1 (OF AMALGAMATED LANDS)

All that piece and parcel of following lands, situated at Village: Bavdhan Khurd, Taluka : Mulshi, District : Pune and within the limits of Pune Municipal corporation totally adm. About 65974 sq.mt, and amalgamated as per the layout sanctioned by Pune Municipal Corporation on 25/4/2022 bearing Layout No. CC/0166/22:

(Of Amalgamated Land part)

- On or towards East : by S. No. 23 Bavdhan Khurd
On or towards South : by Existing 50 meter wide DP road.
On or towards West : by S. No. 49, 48 (part) Bavdhan Khurd
On or toward North : by S. No. 49 Bavdhan Khurd

309.. (along with earth, stone, trees, shrubs, water, mines and minerals, and easementary right and rights arising out amalgamation of the aforesaid land, hereinabove referred to as Amalgamated Land.)

Signature

सचिव

श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (स्ने.)

वर्जित

सचिव, शिक्षण प्रतिष्ठान

(६) ६३६३-३०९

ह व ल - २		
२०१२३	११२९	
२०२३		



The Schedule 2

(Description a leased land)

All that place and parcel of land bearing S. No. 35/1/48/2/A/8 admeasuring about 58900.24 SQ. FT i.e. 5474 SQ. Mtr. (Plot No. PS-20) (Old Survey no. 35/1/1/B), situated at Bavdhan Khurd Tal. Mulsi, Dist. Pune and within the Limits of Pune Municipal Corporation and relocated for School Reservation Plot and bounded as follows:

(Of said plot land part)

On or towards East : by Existing DP Road
 On or towards South : by Survey No. 35 Bavdhan Khurd
 On or towards West : by Plot No. PG - 13 Shown in the sanctioned layout dt Reserved for play ground
 On or toward North : by Balance land of Survey No. 35/1/1/B Bavdhan Khurd & beyond that 20 meter wide DP road.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED AND SIGNED THIS DEED.

नियमित एकात्री कि
(क) ६३९३-क/क. कि

Signed and delivered by the within named Lessors

[Signature]



Indian Model Kids School

Through partner Mr. Amol Arun Joshi

[Signature]



Signed and delivered by the within named Lessee

Shree Shikshan Pratishthan Solapur represented through its Trustee Mrs. Mamta Sudhir Baswanti

[Signature]

सचिव

श्री शिक्षण प्रतिष्ठान,
मौ. क्र. एक-६९६३ (सो.)

ह व ल - २		
२०१२३	१२	२६
२०२३		



Witness: -

1) Mr. Mandar Vijay Joshi, age 35 yrs. occu. Business
R/at Vijay Bungalow, Plot no. 52, Saudagar Co-op. Hsg.
Socy. Ltd., Dhaskawadi, Pune 411043

2) Mr. Pravin Ramchandra More, age. 50 yrs.
occu. Service
R/at House No. 1/3, Manibandh Soty,
Sinhgad Road, Hingne Khur,
Pune 41100

How
सचिव
श्री शिक्षण प्रतिष्ठान,
नों. क्र. एफ-६९६३ (सो.)