

6/21611

पावती

Original/Duplicate

Thursday, October 26, 2023

नोंदणी क्र.: 39म

6:01 PM

Regn.: 39M

पावती क्र.: 24136 दिनांक: 26/10/2023

गावाचे नाव: देहरी

दम्नगवजाचा अनुक्रमांक: हुवल6-21611-2023

दम्नगवजाचा प्रकार: भाडेपट्टा

मादग करणाऱ्याचे नाव: लिहून घेणार पोदार चारिटी ट्रस्ट तर्फे श्री पवन पोदार सन ऑफ श्री गणेश पोदार तर्फे श्री. पी. जी. पाटील

नोंदणी फी

रु. 30000.00

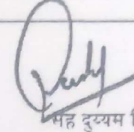
दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
6:20 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक, हवेली-6

बाजार मूल्य: रु. 274404802 /-

मोबदला रु. 0.00/-

भरलेले मुद्रांक शुल्क : रु. 3430100/-

मह दुय्यम निबंधक हवेली-६

1) देयकाचा प्रकार: DHC रकम: रु. 1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023269910385 दिनांक: 26/10/2023

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010099800202324E दिनांक: 26/10/2023

विक्रेते नाव व पत्ता:



30/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 8

वस्त क्रमांक : 21611/2023

नोदणी :

Regn 63m

गावाचे नाव : उंडरी

(1) विवेकाचा प्रकार	भावेपट्टा
(2) मोबदला	0.0
(3) बाजारभावा/भावेपट्टाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुर करावे)	274404802
(4) घु-मापन, पोटहिल्ला व घरकमांक(असण्यास)	1) पाकिवेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे उंडरी वेचील स. नं. 43 हि. नं. 1/1/2 म वांसी एकुल क्षेत्र 4500 चौ. मी. पैकी कितित पुणे गावे क्षेत्र 1500 चौ. मी. पैकी क्षेत्र 1150 चौ मी व शेता सचिन पुणे गावे क्षेत्र 3100 चौ. मी. वसे एकुल 1150 + 3100 म्हणजेच 4250 चौ. मी. क्षेत्र म्हणजेच 48283 चौ. फुट या जमिन मिळकतीवर फेज-1, फेज-2 व फेज-3 मध्ये बांधण्यात येणा-या स्कुल बिल्डींग प्रत्येक फेज 20000 चौ फुट असे फेज-1, फेज-2 व फेज-3 चे एकुल क्षेत्र 60000 चौ फुट ही मिळकत. (Survey Number : 43/1/1/2A, 43/1/1/2B, ;)
(5) क्षेत्रफल	1) 60000 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करण देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा विवाची न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1) नाव:- निवृत्त देणार पोदार चारिटी ट्रस्ट तर्फे श्री पवन पोदार सन ऑफ श्री गणेश पोदार तर्फे श्री. पी. डी. पाटील वय:-42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: पोदार सेंटर 85, चमरबाग पोस्ट ऑफिस मेन, डॉ. आंबेडकर रोड, परेल, मुंबई, महाराष्ट्र, मुम्बई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-AACTP8343B
(8) दस्तावेज करण घेणा-या पक्षकाराचे व किंवा विवाची न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1) नाव:- निवृत्त देणार पुणे डेव्हलपर्स रजि भागिदारी संस्था तर्फे भागिदार नं. 1 शेता सचिन पुणे वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: घर नं. 285 मातुछाया होले वस्ती स नं 7/6 बिराप स्कुल समोर उंडरी ता हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411060 पॅन नं:-ABAFG2242F 2) नाव:- निवृत्त देणार पुणे डेव्हलपर्स रजि भागिदारी संस्था तर्फे भागिदार नं. 2 शुभदा निवृत्त पुणे वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: घर नं. 285 मातुछाया होले वस्ती स नं 7/6 बिराप स्कुल समोर उंडरी ता हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411060 पॅन नं:-ABAFG2242F 3) नाव:- निवृत्त देणार पुणे डेव्हलपर्स रजि भागिदारी संस्था तर्फे भागिदार नं. 3 शिबिज मुंबलीक पुणे वय:-21; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: घर नं. 285 मातुछाया होले वस्ती स नं 7/6 बिराप स्कुल समोर उंडरी ता हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411060 पॅन नं:-ABAFG2242F
(9) दस्तावेज करण दिव्याचा दिनांक	26/10/2023
(10) दस्त नोंदणी केव्याचा दिनांक	27/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21611/2023
(12) बाजारभावा/भावेपट्टाचे मुद्रांक शुल्क	3430100
(13) बाजारभावा/भावेपट्टाचे नोंदणी शुल्क	30000
(14) शेष	



मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

३ नववडा बाबती
३ अनुषात वेतली

असल्यावर हुकुम नसकत

वस्तानेवली जुडी ॥ प्र
श्री धर्मे उडेलप
यांना दिली २०/१०/२३
दिनांक २०/१०/२०२३

दुय्यम निबंधक
हवेली क्र.६, पुणे



Index-II

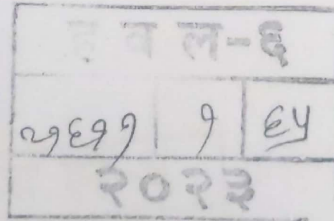
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ghule Construction	eChallan	69103332023102621164	MH010099800202324E	3430100.00	SD	0005288969202324	26/10/2023
2		DHC		1023269910385	1300	RF	1023269910385D	26/10/2023
3	Ghule Construction	eChallan		MH010099800202324E	30000	RF	0005288969202324	26/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202310268277		26 October 2023 05:40:59 PM		
मूल्यांकनाचे वर्ष	2023				
जिल्हा	पुणे				
मूल्य विभाग	तासुका हवेली विभागाचे नाव (वि.क.49) उंडी (पुणे महानगरपालिका)				
उप मूल्य विभाग	49/648-उर्वरित विकसित निवासी क्षेत्र (वाढीव हद्द)				
क्षेत्राचे नाव	Pune Municipal Corporation		सर्व्हे नंबर / न भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	लुटी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	49210	56600	61520	0	मोजमापानाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्घाटन स्थिती	बांधीव	मिळकतीचा प्रकार
	5576.2 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा प्रकार	बांधीव
		मिळकतीचा वापर	मिळकतीचे वय	0 TO 2 वर्षे	बांधकामाचा दर
		मिळकतीचे क्षेत्र	1st To 4th Floor		Rs 266210/-
Sale Type - Full Sale					
Sale, Resale of Built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट वाढ	= 100 / 100 Apply to Rate= Rs 49210/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ; = ((49210-9990) * (100 / 100)) + 9990) = Rs 49210/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 49210 * 5576.2 = Rs 274404802/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळभराचे मूल्य + मेडनगार्डन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (लुटी बाळकनी) + वरील गळीचे मूल्य + बांदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदित बाळकनी + संपत्तीत वाहनतळ = A + B + C + D + E + F + G + H + I + J = 274404802 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 274404802/- = ₹ सत्तावीस करोड चव्वेचाळीस लाख चार हजार आठ शे दोन -/-				



(Signature)
एम. ए. गायकवाड
 मह दुय्यम निबंधक हवेली
 नोणीकाळभोर पण



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023269910385

Receipt Date 26/10/2023

Received from Ghule Construction, Mobile number 9405021759, an amount of Rs. 1300/-, towards Document Handling Charges for the Document to be registered on Document No. 21611 dated 26/10/2023 at the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.

DEFACED

₹ 1300

DEFACED

Payment Details

Bank Name HDFS

Payment Date 26/10/2023

Bank CIN 10004152023102609791

REF No. 232994701317

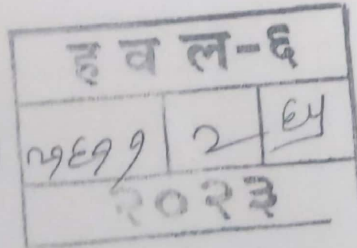
Deface No 1023269910385D

Deface Date 26/10/2023

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

(Signature)

(एस. ए. गायकवाड)
- ना. द. व. निबंधक हवेली-६
नाणीकाळगेर पणे



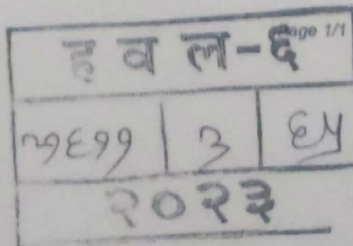
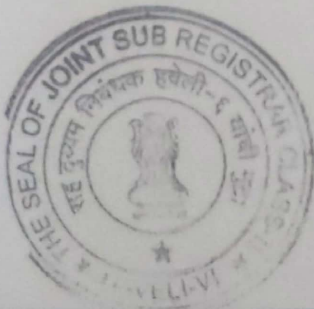
CHALLAN
MTR Form Number-6



GRN	MH010099800202324E		BARCODE			Date	26/10/2023-17:53:53		Form ID	36	
Department Inspector General Of Registration						Payer Details					
Stamp Duty						TAX ID / TAN (If Any)					
Type of Payment Registration Fee						PAN No.(If Applicable)			ABAFG2242F		
Office Name HVL6_HAVELI 6 JOINT SUB REGISTRAR						Full Name			Ghule Construction		
Location PUNE						Flat/Block No.			S No 43/1/1/2A, S No 43/1/1/2B		
Year 2023-2024 One Time						Premises/Building					
Account Head Details				Amount In Rs.		Road/Street			Undri		
0030048401 Stamp Duty				3430100.00		Area/Locality			Pune		
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN			4 1 1 0 6 0		
Remarks (If Any)											
PAN2=AACTP8343B~SecondPartyName=Podar Charity Trust~											
3460100.00											
Total				34,60,100.00		Amount In Words			Thirty Four Lakh Sixty Thousand One Hundred Rupees Only		
Payment Details IDBI BANK						FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN		Ref. No.		69103332023102621164 2835348554	
Cheque/DD No.						Bank Date		RBI Date		26/10/2023-17:54:54 Not Verified with RBI	
Name of Bank						Bank-Branch		IDBI BANK			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

Department ID Mobile No. : 9405021759
NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोंड: यो चालन केवल नोंड ऑफिस में दस्तावेजों के पंजीकरण के लिए वैध है। अनपंजीकृत दस्तावेजों के लिए यह वैध नहीं है।

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-6-21611	0005288969202324	26/10/2023-18:01:11	IGR013	30000.00
2	(IS)-6-21611	0005288969202324	26/10/2023-18:01:11	IGR013	3430100.00
Total Defacement Amount					34,60,100.00



Print Date 26-10-2023 06:03:34
 (एम. ए. गायकवाड)
 नोंड मुख्य निबंधक हवेली-६
 नोंडोफिस भोर पुणे

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1021269910385	Date 28/10/2023
Received from Ghule Construction, Mobile number 9405021759, an amount of Rs.1300/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli C of the District Pune	
Payment Details	
Bank Name HDFC	Date 28/10/2023
Bank CIN 10004152023102609291	REF No. 232994701317
This is computer generated receipt, hence no signature is required	



ह व ल-६		
२९९९	४	६५
२०२३		



ह व ल-६		
२९९९	६	६५
२०२३		

LEASE DEED

THIS LEASE DEED (THE "LEASE DEED") IS MADE AND EXECUTED AT PUNE ON THIS 26TH DAY OF OCTOBER 2023

BY AND BETWEEN;

GHULE DEVELOPERS [PAN : ABAFG 2242 F] Registered Partnership Firm, registered under the Indian Partnership Act 1932 having its registered office at :- House No. 285, Matruchaya, Hole Vasti, S. No. 7/6, Opposite Bisshop's School, Undri, Pune - 411060 through its authorized Partners

[1] Mrs. Shweta Sachin Ghule, [PAN : ATYPG 6557 D] Age - 44 years, Occ - Agri and Business, Add :- Flat No. C-1203, Amit Colori Society, Undri, Tal - Haveli Dist- Pune,

[2] Mrs. Shubhada Nitin Ghule, [PAN : ATLPG 9563 C] Age - 43 years, Occ - Agri and Business, Add :- House No. 285 , Matruchaya, Hole Vasti, S. NO. 7/6, Opposite Bisshop's School, Undri, Pune - 411060

AND

[3] Mr. Kshitij Pundlik Ghule, [PAN : DKVPG 2789 G] Age - 21 years, Occ - Agri and Business, Add :- Flat No.904, Building H-1, Manikmoti, Katraj Chowk, Opp JSPM, Katraj , Tal - Haveli Dist- Pune - 411046

hereinafter referred to as "Lessor/ Facilitator "(which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, liquidators, administrators and permitted assigns) of the ONE PART;

AND

PODAR CHARITY TRUST [PAN : AACTP 8343 B) a Trust registered under the Maharashtra Public Trust Act 1950 having its head office at Podar Centre 85 chamar baug Post office lane off Ambedkar Road Parel (East) Mumbai 12. Hereinafter referred to as the trust represented by Mr. Pavan Podar S/o. Shri Ganesh Podar through Mr. P. D. Patil in whose favour a letter of authority is given by the Trust, through a Resolution of the trust hereinafter called the "Lessee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustees for the time being and from time to time of the said Trust and the sole surviving Trustee and his/her executors or assigns) hereinafter referred to as the "Lessee".

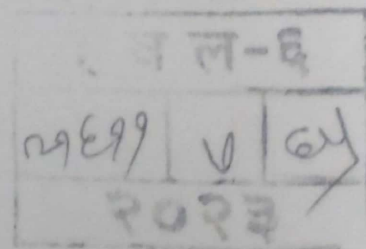
The Lessor and the Lessee shall hereinafter be individually referred to as "Party" and collectively as "Parties".

WHEREAS

- A) The Partner No. 1 Mrs. Shweta Sachin Ghule is absolutely entitle to Lease the land of admeasuring area 00 H. 31 R. out of entire admeasuring area of 00 H. 46 R. situated at Survey No. 43/1/1/2B and Partner No. 3 is

absolutely entitled to lease the land of admeasuring area of 00 H. 11.50 R out of 00 H. 15 R out of entire admeasuring area 00 H. 45 R. of Survey No. 43/1/1/2A and total lease premises consisting of area admeasuring 4250 square meters i.e. 46283 Sq. Fts. situated at village Undri, Tal- Haveli , Dist - Pune (hereinafter referred to as "said Plot or Land") more particularly described in the Annexure -I (A) written herein under.

- B) And Whereas, the No. 1, 2 & 3 of the Lessor Partnership Firm have entered into a registered Lease Deed on 9th June 2023 of the said plot in favour of Podar Charity Trust and the said Deed is duly registered at the office of the Jt. Sub Registrar Haveli No. 11 Pune at Sr. No. 11944/2023 on the terms and conditions, and the monthly lease rent reserved from 15th April 2024 (subject to terms as agreed in clause No.4.2) with a promise to construct 60000 Sq. Ft. of the school building in three phase each comprising of 20000 Sq. Ft. for the use of the Lessee Trust for its object of running secondary and higher secondary school of the CBSE Pattern which will be approved and recognized by the concern board.
- C) And Whereas the said owners due to diverse reason and financial incapacity and lack of financial resource could not obtain construction finance from any financial institute and bank and therefore it was decided between the owners that they will formed into a partnership firm to specifically and exclusively to construct the school building as per the requirement of the Lessee.
- D) The Partner No. 1, 2 & 3 of the Partnership Firm states that they are absolutely possessed of this land and are not incapable of entering into this Deed to lease it to the Lessee and the details of the demised premises is written hereunder more particularly descried in the Annexure -I.
- E) The No. 1, 2 & 3 Partners of the Lessor Firm are the owner of and absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Survey no. 43/1/1/2A area 00 H. 15R and Survey no 43/1/1/2B area 00 H. 31R admeasuring 00 H. 46 R hereinafter referred to as the "Said Plot".
- F) The Lessee is an educational foundation set up for the purpose of running schools in a professional, modern and ethical manner. The Lessee has expressed its desire to take the Plot on lease basis for the purpose of setting up and running a primary and secondary level school and the Lessor has agreed to grant on 'lease' basis and handover the physical possession of the Plot to the Lessee for the said purpose of setting up and



Third Floor + Fourth Floor total 60000 Sq. Ft. i.e. 5574.136 Sq. Mtrs. carpet area + open plot area.

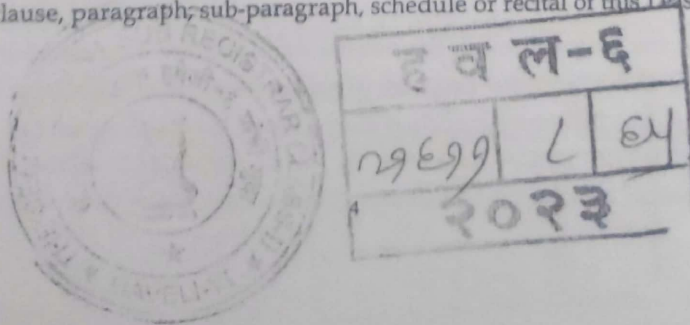
- J) The Lessee has agreed to take the Plot and the Building (hereinafter collectively referred to as the "Demised Premises") on lease and the Lessor has agreed to grant the Demised Premises on the lease to the Lessee subject to and on the terms and conditions hereinafter agreed to between the Parties.

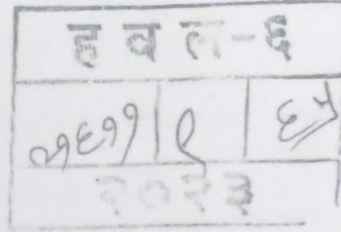
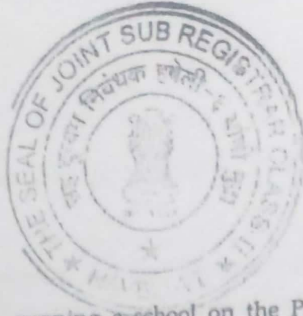
NOW THEREFORE IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES INTENDING TO BE BOUND LEGALLY, AGREE AS FOLLOWS:

1. INTERPRETATION

In this Lease Deed:

- 1.1. Recitals hereinabove mentioned shall be treated as and form a part of the operative part of this Lease Deed;
- 1.2. Unless the context otherwise requires, capitalised terms defined in this Lease Deed by inclusion in quotations and/or parenthesis have the meanings so ascribed;
- 1.3. The descriptive headings of the Clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this Lease Deed;
- 1.4. The use of words in the singular or plural, or with a particular gender, shall not limit the scope or exclude the application of any provision of this Lease Deed to any Person or Persons or circumstances as the context otherwise permits;
- 1.5. The terms "hereof", "herein", "hereto", "hereunder" or similar expressions used in this Lease Deed mean and refer to this Lease Deed and not to any particular section of this Lease Deed;
- 1.6. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have the corresponding meanings; the headings and bold interfaces shall be ignored while construing the provisions of this Lease Deed;
- 1.7. Any reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital is a reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital of this Lease Deed;





running a school on the Plot for a term of 9 (nine) years 11 (eleven) months and the Lessee is desirous of taking on lease of the constructed premises to be carried out on the said plot, on the terms and conditions hereinafter mentioned.

- G) In relation to the aforesaid the a Lease Deed is executed on 09/06/2023 duly registered at the office of the Jt. Sub Registrar Haveli No. 11 Pune at Sr. No. 11944/2023 ("Lease Deed") to capture the intent of executing this Lease Deed. Pursuant to the execution of the Lease Deed, the Lessor for and on behalf of the Owners being Partners of the Lessor firm has agreed to construct a building at its own cost in 3 (Three) phases in the following manner as set out in the table below:

Phase No.	Carpet Area in sq.ft.	Proposed Handover Date	Proposed Appx. Rent + GST
Phase - I	Approx 20000 Sq.Ft	15 th Jan. 2024	Rent Free fit out period upto 15 th April'2024.
	Approx 20000 Sq.Ft	15 th April 2024	Rs. 7,80,000/- per month + 18% GST
Phase - II	Approx 20000 Sq.Ft	15 th Jan. 2027	Rs. 7,80,000/- per month + 18% GST
Phase - III	Approx 20000 Sq.Ft	15 th Jan. 2030	Rs. 7,80,000/- per month + 18% GST
Total Area	Approx 60000 Sq.Ft		(All rent considered as a Approximate)

(Phase - I, Phase - II, Phase - III are hereinafter collectively referred to as the "Building"). Further, apart from development of the Building an area equivalent to Approx. 32500 Sq. Ft. shall be used for play ground, garden and other activities and more particularly described in the Annexure -I (B).

- H) Pursuant to the execution of the Lease Deed the Lessor has initiated the construction of building (Phase- I) as per the specifications provided in this Lease Deed and is also providing Approx 32500 Sq. Ft. open area for playground, garden and other activities.
- I) That the Lessor through the owners have obtained sanctioned from the office of the Executive Engineer (Development Plan and Building Control Zone No. 01 Pune Municipal Corporation bearing Layout out of No. CC/1365/23 DPO/ Zone No. 01 dated 12/09/2023 of the demised premises comprising of Ground Floor + First Floor + Second Floor +

- 1.8. Any reference to any statute shall be construed as including all statutory provisions consolidating, amending or replacing such statute, now existing or in force hereafter;
- 1.9. The term, "including" shall mean "including, without limitation". The term "including" is only illustrative and not exhaustive;
- 1.10. Unless otherwise specified whenever any payment is to be made or action to be taken under this Lease Deed is required to be made or taken on a holiday, such payment shall be made or action taken on the immediately following day which is not a holiday; and
- 1.11. The schedules and annexure annexed to this Lease Deed form an integral part of this Lease Deed.

2. DEFINITIONS

In this Lease Deed, except to the extent the context otherwise requires:

"Applicable Law" shall mean any statute, law, regulation, ordinance, rule, judgment, notification, order, decree, bye-law, permits, licenses, approvals, consents, authorisations, government approvals, directives, guidelines, requirements or other governmental restrictions, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question, in effect as of the date of this Lease Deed.

"Building" means the building constructed under Phase I, Phase II, Phase III and any subsequent phases on the Plot as mentioned in Recital H.

"Demised Premises" shall have the meaning ascribed to it in Recital I.

"Lease Deed" shall mean the lease deed for the Demised Premises and any duly executed written modifications thereto as may be agreed between both the Parties from time to time.

"Lock in Period" shall have the meaning ascribed to it in Article 5.2 of this Lease Deed.

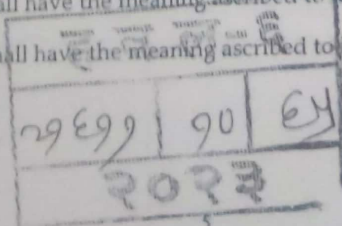
"Lease Term" shall have the meaning ascribed to it in Article 5.1 of this Lease Deed.

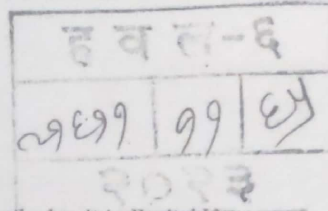
"Monthly Compensation/Lease Charges" shall have the meaning ascribed to it in Article 6.1 of this Lease Deed.

"Security Deposit" shall have the meaning ascribed to it in Article 6.7

"Phase I" shall have the meaning ascribed to it in Recital H.

"Phase II" shall have the meaning ascribed to it in Recital H.





"Phase III" shall have the meaning ascribed to it in Recital H.

"Plot" shall have the meaning ascribed to it in Recital A.

3. GRANT OF LEASE

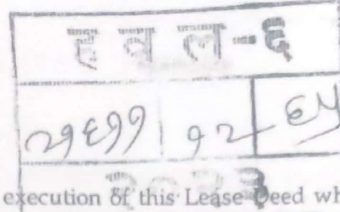
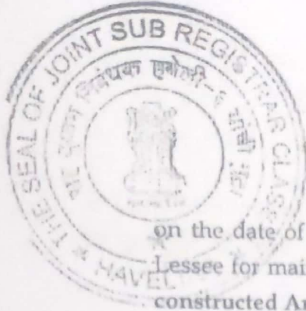
Subject to the Monthly Compensation/Lease Charges/ Lease Rent to be paid and the respective terms, conditions and covenants, to be observed and performed by the Lessee, the Lessor has granted lease of and has demised unto the Lessee, the Demised Premises and the Lessee has accepted the grant of the lease of the Demised Premises from the Lessor, in the manner and subject to and on the terms and conditions contained in this Lease Deed.

4. DEVELOPMENT OF THE DEMISED PREMISES

- 4.1 A constructed area of Approx 60000(Sixty Thousand only) square feet shall be developed by the Lessor in 3 (three) phases at its own cost, which shall comprise of the inside area of classroom, staffroom, laboratory, library, canteen, store room, conference room, any other room, passage on each floor, lift, toilets and staircases ("hereinafter referred to as the "Carpet Area"). The construction of all the three phases shall take place in the following manner:

Phase No.	Carpet Area in sq.ft.	Proposed Handover Date	Proposed Appx. Rent + GST
Phase - I	Approx 20000 Sq.Ft	15 th Jan. 2024	Rent Free fit out period upto 15 th April' 2024.
	Approx 20000 Sq.Ft	15 th April 2024	Rs. 7,80,000/- per month + 18% GST
Phase - II	Approx 20000 Sq.Ft	15 th Jan. 2027	Rs. 7,80,000/- per month + 18% GST
Phase - III	Approx 20000 Sq.Ft	15 th Jan. 2030	Rs. 7,80,000/- per month + 18% GST
Total Area	Approx 60000 Sq.Ft		(All rent considered as a Approximate)

In addition to the Carpet Area the Lessor shall also provide a total non - constructed open plot area equivalent to approx 32500 Sq. Ft. square feet

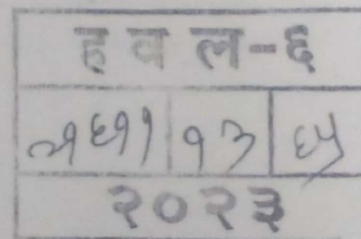


on the date of execution of this Lease Deed which shall be used by the Lessee for maintaining a playground, garden and other activities ("Non-constructed Area").

- 4.2 The Lessor shall construct a total carpet area approx 20000 (Twenty Thousand only) square feet in Phase - I of the construction at its cost. The construction (civil work exterior and interior) shall be carried out in accordance with Annexure -3 after incorporating all the specifications laid out in Annexure - 2 of this Lease Deed and handed over by 15th January'2024.
- 4.3 In the event the Lessor does not begin the construction of Phase - I on or before 1st May'2023 or if the construction of Phase - I is not completed by 15th January'2024, the Lessee shall have the option to take the possession not before 15th January'2025. No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor after 15th January'2024 without the prior written consent of the Lessee.
- 4.4 A 3(three) month's rent free period after the completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the school premises. The rent for Phase - I shall only commence from 3 (three) months from the date of Signing of possession letter.
- 4.5 The Lessor shall construct a total carpet area of 20000 (Twenty thousand) square feet in Phase - II of the construction at its cost. The construction (civil work exterior and interior) shall be carried out in accordance with Annexure - 2 after incorporating all the specifications laid out in Annexure - 2 of this Lease Deed. The Phase - II possession shall be handed over to the Lessee by 15th January 2027
- 4.6 In the event the Lessor does not begin the construction of Phase - II on or before 1st May'2026 or if the construction of Phase - II is not completed by 15th January 2027 the Lessee shall have the option to take the possession not before 15th January 2028. No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor after 15th January 2027 without the prior written consent of the Lessee.
- 4.7 A 3(three)month's rent free period after completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the Phase II of the school premises. This area can be given on lease only to the Lessee at the rate equal to the existing

contractual rate of Phase - I prevailing at that time. The rent for Phase - II shall commence from 3 (three) months from the date of Signing of possession letter.

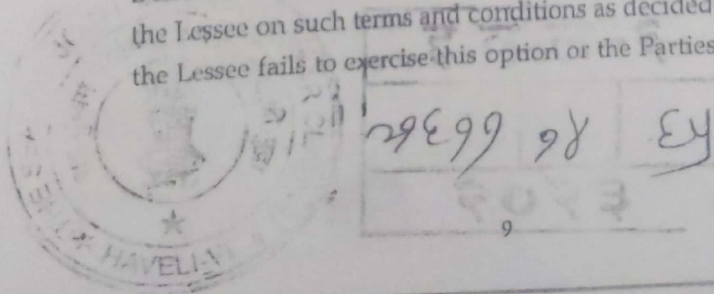
- 4.8 The Lessor shall construct a total carpet area of 20000 (Twenty Thousand) square feet in Phase - III of the construction at its cost. The construction (civil work exterior and interior) shall be carried out in accordance with Annexure - 3 after incorporating all the specifications laid out in Annexure - 2 of this Lease Deed. The Phase - III possession shall be handed over to the Lessee by 15th January 2030.
- 4.9 In the event the Lessor does not begin the construction of Phase - III on or before 1st May 2029 or if the construction of Phase - III is not completed by 15th January 2030, the Lessee shall have the option to take the possession not before 15th January 2031. No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor after 15th January 2030 without the prior written consent of the Lessee.
- 4.10 A 3(three) month's rent free period after completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the Phase III of the school premises. This area can be given on lease only to the Lessee at the rate equal to the existing contractual rate of Phase - II prevailing at that time. The rent for Phase - III shall commence 3 (three) months from the date of signing of possession letter.
- 4.11 Any area constructed ahead of the contracted schedule can be offered for lease or sale only to the Lessee and at the existing contractual rate at that time. If the Lessee declines to take possession ahead of the agreed upon schedule the Lessor is not free to use, Lease or sell the area for any purpose.
- 4.12 The Lessor will ensure that there is proper handover of the access road. Further to Lessor has to check and ensure that the transformer is properly commissioned. Also the Lessor has to provide Bore well facility with pump along with drinking water facility. The Lessor has to ensure that at the time of handover of Phase -I, there is extra electrical load and also has to ensure that there is proper painting done externally to the said premises and in case there is any repairs to be done to structure of the said premises the same to be done by Lessor and then handed over to the Lessee.



- 4.13 The Lessor has to ensure that at the time of handover of Phase-II and Phase III, there is extra electrical load and also has to ensure that there is proper painting done externally to the said premises and in case there is any repairs to be done on the structure of the said premises the same to be done by Lessor and then handed over to the Lessee.

5. LEASE TERM, LOCK - IN AND TERMINATION

- 5.1 The term of lease of the Demised Premises shall be for a period of 9 (nine) years 11 (eleven) months commencing from 15th January '2024 ("Lease Term").
- 5.2 The Parties hereto agree that for an initial period of 9 (nine) years 11 (eleven) months of the Lease Term the Lease Deed shall not be terminable and shall be considered as a compulsory lock in period ("Lock - in Period"). Neither party will be entitled to terminate the Lease during this period. During this period the Parties shall be bound to perform their respective obligations. After the
- 5.3 In the event the Lessee terminates the Lease Deed during the Lock in Period, the Lessee shall be liable to pay to the Lessor the cumulative Monthly Compensation/Lease Charges for the remaining Lock in Period as damages.
- 5.4 During the Lock in Period if the Lessee commits any material Breach of the terms and conditions of this Agreement and fails to remedy the breach, in that situation the Lessor shall have the right to terminate this Lease Deed during the Lock - in Period by giving a notice of 180 (one hundred and eighty) days written notice to the Lessee.
- 5.5 The Lessor will freeze the balance floor space index ("FSI") of the Plot for a period of 9 (Nine) years 11 (eleven) months starting from the date of this Lease Deed. After that the Lessor shall not construct any other structure on the Plot without express and prior written consent of the Lessee. The new construction will first be offered to the Lessee at the contractual rate. Only if the Lessee declines can the same be leased to any non- competing party with the Lessee.
- 5.6 After expiry of the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach a



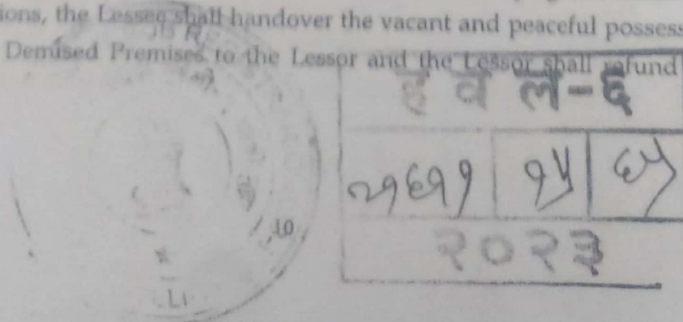
consensus for a period of 30 (thirty) days from the date of offer being made by the Lessor, the Lessor shall be free to hold or sell the Demised Premises and the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.

- 5.7 During the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach to a consensus for a period of 30 (thirty) days from the date of offer being made by Lessor, the Lessor can sell the Demised Property to third party/ies provided rights of the Lessee under this Lease Deed are protected. In the event the Lessee decides to exercise the option to purchase the Demised Premises then on the date of such sale transaction and on full and final settlement between the Parties this Lease Deed will stand terminated.

Subject to the above clause the Lessor shall have the right to sell/transfer the Schedule Premises or any part thereof. In the event of such sale or transfer by the Lessor, the Lessor shall attorn the tenancy/lease in favour of the new land lord/new Lessor/s and the Lessee shall be attorned as the lessee of such transferee or transferees (the new owner/s) on the same terms and conditions as are contained herein. Such transfer in any manner of the Schedule Premises shall not affect the right of possession of the Lessee under this Deed. A letter of attornment shall be executed by the Lessor and the new owner/s addressed to the Lessee, to be duly acknowledged by the Lessee, confirming the new arrangement. Such new owner/s shall thereafter be liable to the Lessee for the refund of the Security Deposit, as per the terms of this Deed.

The Lessor will be entitled to seek rental discounting facility against the Rent under the Deed and or security of the Schedule Premises or any part thereof or mortgage the Schedule Premises or any part thereof. However, such creation of mortgage or taking rent/lease rent discounting shall be subject to the Lessee's lease hold rights on the Schedule Premises and Lessee's rights under this Lease will not be affected, including the right to full enjoyment and use of the Schedule Premises.

- 5.8 After expiry of the Lease Term, unless the Lessee purchases the Demised Premises or this Lease Deed is renewed under mutually agreed terms and conditions, the Lessee shall handover the vacant and peaceful possession of the Demised Premises to the Lessor and the Lessor shall refund the



Security Deposit paid by the Lessee after adjusting any unpaid dues related to electricity, water or such other amenities as may have been provided by the Lessor.

6. MONTHLY COMPENSATION/LEASE CHARGES AND SECURITY DEPOSIT

6.1 For the 1st phase Lessee agrees to pay Monthly Compensation for the first 3 (three) years as under:

- Carpet area (where a carpet can come of classroom, staffroom, laboratory and library) @ Rs.39/-per sq. ft.
- Carpet area (where a carpet can come of passage, lifts, toilets and staircase) @- Rs.39 per sq. ft.
- Playground / Open / Non constructed area @ Rs.2.5/- per sq. ft.
- No rent will be charged for terrace area.
- The payment of such lease rent and the deposit to be paid to the Lessor (Party of the First, Second and Third Part.) by the Lessee in the following manner:

ह व ल - ६			
Sr. No.	Name of the Lessor	Ratio	
1	M/s Ghule Developers	100.00%	१६ ६५
Phase No.	Carpet Area in sq.ft.	Proposed Handover Date	Proposed Appx. Rent + GST
Phase - I	Approx 20000 Sq.Ft	15 th Jan. 2024	Rent Free fit out period upto 15 th April' 2024.
	Approx 20000 Sq.Ft	15 th April 2024 15 th Jan. 2027	Rs. 7,80,000/- per month + 18% GST
Phase - II	Approx 20000 Sq.Ft	15 th Jan. 2027	Rs. 7,80,000/- per month + 18% GST
Phase - III	Approx 20000 Sq.Ft	15 th Jan. 2030	Rs. 7,80,000/- per month + 18% GST
Total Area	Approx 60000 Sq.Ft		(All rent considered as a Approximate)

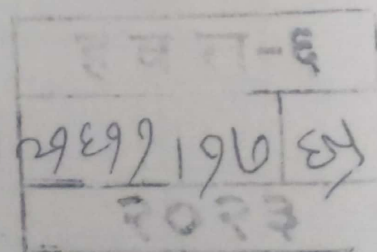
The monthly rental shall be payable in advance every month on or before 10th of every month.

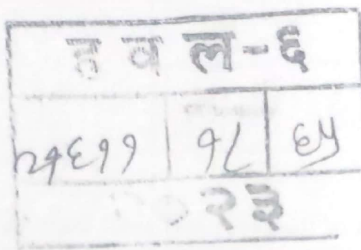
6.2 A joint measurement will be undertaken by the Lessee and the Lessor to

determine the actual areas before the commencement of Monthly Compensation/Lease Charges. The area determined by the joint measurement of the Lessee and the Lessor shall be treated as the actual area on which the Monthly Compensation/Lease Charges shall be payable.

The Lessor has to ensure that before handover of respective phases proper Skirting is taken out from wall surface to prevent touching of tables to the wall and in such cases wall to wall will be provided. However the Lessee will have the decretion to check and confirm on this.

- 6.3 All outgoing Municipal Corporation/Grampanchayat and N.A. taxes will be paid by the Lessor only. Lessee shall pay the service tax, on rent if any, as and when applicable.
- 6.4 Monthly Compensation/Lease Charges shall be increased by 10% (Ten percent) at the end of every 3 (three) years and such increased compensation shall prevail for the next 36 (Thirty Six) months. Monthly Compensation/Lease Charges for each phase shall be treated separately and the period for the purpose of increment in the rent for each phase shall be effected from the date when such individual phase was offered for occupation (possession).
- 6.5 The Monthly Compensation/Lease Charges are subject to Tax Deducted at Source ("T.D.S.") at applicable rate from time to time as per government directives. Service tax/ Goods and Service Tax (GST) or such other tax wherever applicable will be paid by the Lessee over and above the Monthly Compensation/Lease Charges.
- 6.6 In case Lessee fails to pay the Monthly Compensation/Lease Charges after expiry of 60 (sixty) days from the 10th (Tenth) day of the calendar month, interest at the rate of 18 % (eighteen percent) per annum shall be payable on the Monthly Compensation/Lease Charges amount for the period commencing from the 1st (first) day of the month until the date of payment of the Monthly Compensation/Lease Charges.
- 6.7 In addition to the above Monthly Compensation/Lease Charges, the Lessee shall also place with Lessor an interest free refundable security deposit amounting to Rs. 1,40,00,000/- (Rs. One Crore Forty Lakh only) ("Security Deposit"). The Security Deposit shall be dispersed in the following manner:
- a. Rs. 70,00,000/- (Rs. Seventy Lakh only) at the time of phase one possession.
 - b. Rs. 70,00,000/- (Rs. Seventy Lakh only) of second phase on taking possession of 2nd phase area.





- 6.8 The payment of Monthly Compensation/Lease Charges for all the phases shall be made by account payee cheque favouring the Lessor.
- 6.9 The Security Deposit will be held by the Lessor during the Lease Term and shall be refunded to the Lessee on the expiry or earlier termination of this Lease Deed.
- 6.10. The Lessee at the end of every six months will be sending a letter/ mail to the

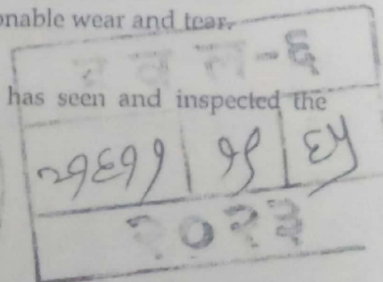
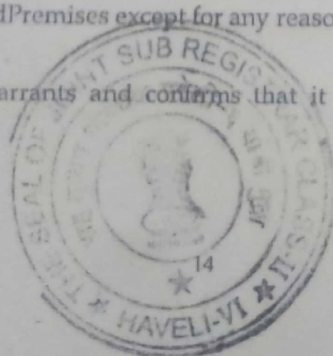
Lessor regarding any cracks (internal / external) developed in the said premises with photos through their representatives for rectification of the same. A copy of the said letter / mail will be send to the Lessor at the time of payment of monthly compensation as a reminder in case if the rectification is not done. After several reminders if the Lessor is not completing the rectification work relating to cracks (Internal / External) then the Lessee will have the option to get the work done at Lessee cost and submit the Invoice of expenses to the Lessor for refund. In case the Lessor doesn't make the payment of the said Invoice, the Lessee will have the option of adjusting from the monthly compensation / rent payment.

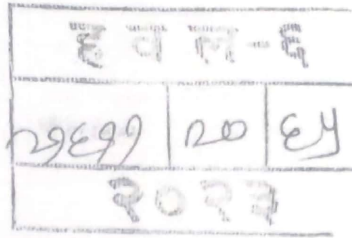
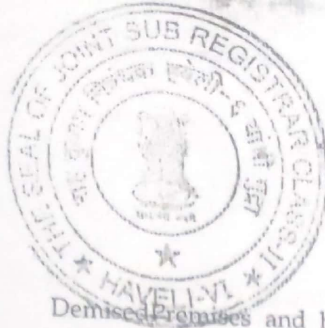
7. LESSEE COVENANTS AND UNDERTAKINGS

- 7.1 The DemisedPremises shall be used and occupied by the Lessee solely and exclusively for carrying out the said purpose and for no other purpose. The Lessee undertakes that it shall not sub - lease, sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the DemisedPremises. The Lessee shall not use the DemisedPremises for the use of conducting any personal and/or family gathering such as marriage, family function, parties, get together except with the prior permission of the Lessor.
- 7.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal nature in or around the Demised Premises.
- 7.3 The Lessee shall undertake and bear expenses for all internal repairs, maintenance, painting and shall bear all normal wear and tear expenses at its sole expenses and shall maintain the DemisedPremises in good, decent and habitable conditions in all seasons during the term of the Lease Deed and under no circumstances the Lessor shall be liable for such maintenance of the Demised Premises.
- 7.4 The Lessee shall maintain the Demised Premises until the expiry or

earlier determination of the Lease and shall leave the same in as good a condition as they were in on the date of handover except for any reasonable wear and tear. In case any structural damages are caused to the Demised Premises or to any part thereof or to the fixtures therein, for any reason solely attributable to the Lessee (reasonable wear and tear excepted), the Lessee shall at its own costs, charges and expenses repair and restore the same to the condition in which it was immediately prior to the damage. However, in the event, the damage is not restored then the Lessee shall pay compensation to the Lessor towards any structural damage except for any reasonable wear and tear.

- 7.5 The Lessee hereby represents that it has obtained all necessary approvals, permissions, permits, licenses and/or sanctions from the concerned authorities for carrying it's the said purpose on the Demised Premises. The loss on account of not obtaining any necessary approvals, permissions, permits, licenses and/or sanctions shall be to the sole account of the Lessee.
- 7.6 The Lessee shall not make any structural or other permanent alterations or additions to the Demised Premises or temper in any way with the RCC columns/beams/slabs of the Demised Premises. However, the Lessee shall be entitled to undertake fit outs modification and non-structural alterations and/or additions to the Demised Premises at its own cost, provided that the same are in accordance with the applicable bye laws, rules, regulations and guidelines and after obtaining the necessary permissions from the relevant authorities as well as from the Lessor and shall not damage the structure of the Demised Premises. Only in cases where any changes are required to be made in the structure of the Building due to any new/change in Government rules related to schools, Lessee shall undertake such changes at its own cost, provided that the same are in accordance with the applicable bye laws, rules, regulations and guidelines and after obtaining the necessary permissions from the relevant authorities as well as from the Lessor in writing.
- 7.7 The Lessee shall however be at liberty to bring into the Demised Premises its own furniture, fixtures and fittings, technology related equipment, telecommunication and fibre optic feed equipment, to facilitate or to suit the purpose and shall remove the same on the expiry or earlier determination of the Lease without causing any damage to the structure of the Demised Premises except for any reasonable wear and tear.
- 7.8 The Lessee warrants and confirms that it has seen and inspected the





Demised Premises and has found the same to be in good order and condition.

7.9 The Lessee shall permit the Lessor and / or its authorized representatives to enter upon the Demised Premises for inspection, with 24 (twenty four) hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived. Further, in the event there is any damage to the Demised Premises, then the Lessee shall inform the Lessor in writing as soon as possible and shall carry out the necessary repairs exclusively at its own costs and expenses and shall always indemnify the Lessor against such costs and expenses.

7.10 The Lessee shall not store or allow to be stored in the Demised Premises any goods, Article s or things of a hazardous inflammable explosive corrosive toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as maybe recommended by the Lessor and/or the concerned authorities.

The Lessor should provide necessary assistance to the Lessee with regards to appointment of the consultant who has designed to Structure of the building and the cost if any for such making such changes to internal repairs (if any) shall be borne by the Lessee.

7.11 The Lessee shall not do or suffer to be done in or around or upon the Demised Premises any act or omission, whereby the policy of insurance in respect of the Demised Premises and /or the said Building may become void or voidable.

7.12 The Lessee shall be solely responsible for the safety and security of all its property, equipments, etc. and personnel, third parties, visitors etc. in the Demised Premises.

7.13 On and from the date of this Lease Deed, the Lessee shall regularly pay the Monthly Compensation/Lease Charges and all other amounts payable under this Lease Deed as provided herein. The provisions in respect of liability to pay interest on any delayed payments, is in addition to and is without prejudice to the right of the Lessor to terminate this Lease Deed as provided herein.

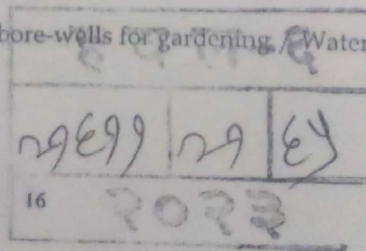
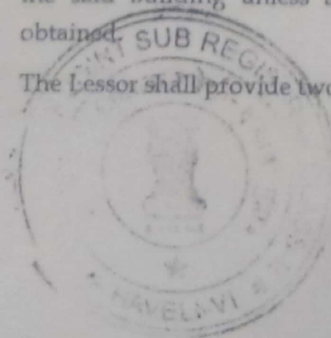
7.14 The Lessee shall indemnify and keep indemnified the Lessor against all losses, costs, or damages that may be suffered by the Lessor as a result of

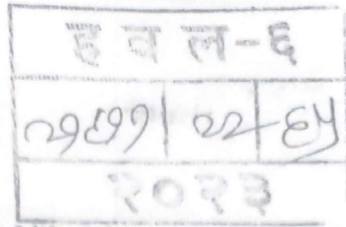
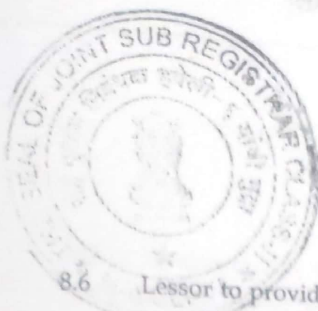
breach, non-observance or non-performance by the Lessee of any of the provisions of this Lease Deed.

- 7.15 The Lessee shall pay and discharge all the taxes, liabilities, and /or expenses, payments of the of the suppliers, vendors or any third parties incurred for the purpose of running and operation of the school.
- 7.16 Upon expiry or earlier determination of this Lease Deed, the Lessee shall remove all its movable assets (including fitments and fit outs) forthwith and deliver vacant and peaceful possession of the Demised Premises.

8. LESSOR' COVENANTS AND UNDERTAKINGS

- 8.1 The Lessor shall take the necessary permissions required for constructing the Building from the Municipality/ Grampanchayat /Local Authority to use the premises or a School before handing over possession to the Lessee.
- 8.2 The Lessor shall obtain all necessary no objection certificate (including Fire)and building completion/ occupation certificate from the relevant authorities before handing over the possession of Phase - I, Phase - II ,Phase - III respectively, all of the phases to the Lessee.
- 8.3 The Lessor shall obtain 200Kw (3 phase) power connection (of complete building with appropriate capacity)from Maharashtra State Electricity Board ("M.S.E.B") with relevant transformer, cabling etc. For a minimum 15 (fifteen) power points per room. . Lessor will provide Electric Transformer and Main Electric Panel with relevant earthing & cabling of minimum 200KVA capacity.
- 8.4. The Lessor shall provide municipal corporation water connection which is adequate for school provided the municipal corporation is supplying water connection in the premises area. Relevant plumbing, drainage and sewage work will also be provided. If Corporation connection is not available, Lessor will provide alternative arrangement for drinking water supply. The Lessor has to give continuous water supply to the Lessee at its cost.
- 8.4 After handing over the peaceful possession of the Building to the Lessee in terms of this Lease Deed (i.e. on completion of all the 3 (three) phases as described above), the Lessor shall not undertake work of any kind in the said Building unless a prior written consent from the Lessee is obtained.
- 8.5 The Lessor shall provide two bore-wells for gardening / Water purposes.

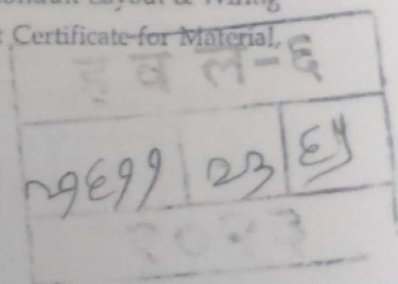
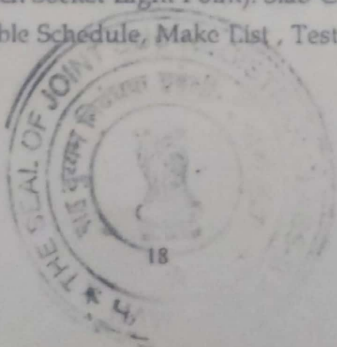




- 8.6 Lessor to provide 2 lifts (of minimum capacity 10 persons each) One Lift at the time of 1st Phase Possession and Second Lift after completion of 3rd Phase, as per attached drawing.
- 8.7 Subject to the Lessee observing, performing and complying with all conditions under this Lease Deed, the Lessor shall ensure an absolute and unrestricted right of access for the Lessee and its employees and authorised agents, sub-contractors, customers, and other invitees and guests to the Demised Premises and all parts thereof and use of common areas and facilities etc. at all times subject to applicable rules and regulations.
- 8.8 The Lessor shall be responsible for all leakage and all structural repairs, namely repairs to the columns, beams and RCC except provided in Article 7.6 of this Lease Deed.
- 8.9 The Lessor shall provide all building & ground specification in accordance with Annexure - 2.
- 8.10 The Lessor shall not do or suffer to be done any act on thing hereby the interest and the rights of the Lessee in the Demised Property are in any manner affected or prejudiced.
- 8.11 That on the Lessee paying the Monthly Compensation/Lease Charges, the Lessee may peaceably and quietly hold, possess and enjoy the Demised Property and run, operate and manage the school in the Demised property without disturbance, claim and demand whatsoever by the Lessor or any person lawfully or equitably claiming by, form, under or in trust of the Lessor.
- 8.12 The Lessor to help the Lessee in obtaining regulatory affiliation agreement and any cost incidental in obtaining such affiliation agreement shall be borne and paid by the Lessee.
- 8.13 The Lessor undertakes to insure the building and the cost of the insurance to be borne by the Lessor.
- 8.14 The Lessor has to ensure that there will be technical supervision full time at site and that good quality of construction material is used. The Lessee's Engineer will check the quality of construction and give advice to the Lessor architect. If both the Lessor and Lessee feel that the quality is not upto mark, the contractor will be asked to rectify quality or stop work.
- 8.15 The Lessor has to provide to the Lessee a Structural Stability Certificate from the Structural Engineer before start of School.
- 8.16 The Lessor agrees to ensure that at foundation level and for casting of RCC slab, he will provide four days advance intimation to the Lessee's

representative for inspection. Further the Lessor has to submit to the Lessee, the copy of the Electrical layout for approval before starting of the above work.

- 8.17 The Lessor has to ensure that all the necessary and applicable documents, as mentioned in this Lease deed and also in all Annexures to be submitted to Lessee like the 7/12, Land agreements, Submission all drawing, designs, plans, provisional Occupational Certificate (OC) and Fire No Objection and Fire No Objection Certificate (NOC).
- I. The Lessor will provide Three Phase Electrical Power Supply Including Proper capacity of Transformer, Distribution Power supply with Proper Approved Make Cable.
 - II. The Lessor has to ensure that Electrical Shaft/Duct will provided for vertical cable laying power supply distribution and in the Electrical Room - for Main Panel -power supply distribution should be there.
 - III. The Lessor has to ensure Main Panel including Changeover Switch & APFC w.r.t the Load.
 - IV. The Lessor has to Install Master Switch & RCCB Front Wall of Each Classroom.
 - V. The Lessor has to ensure DB cabling in each floor .DB Should be Separate one for AC & one for Lighting including availability of continuous Power in class rooms.
 - VI. The Lessor has to Install LA connected through Cu to cover Strip to Earth Pit to protect the Building and Sensitive Equipments.
 - VII. The Lessor has to ensure DG Set Capacity (82.5 KVA) Foundation should be as per the approved drawing and Near Electrical Room. The Lessor has to install Lay DG Set Main cable & Sensor Cable From Main panel to DG Panel Board.
 - VIII. The Lessor has to provide Earthing Pits 12 Nos.i.e LA = 2 Nos , Lift = 2 Nos , Main Panel =2 Nos, DG Set = 4 Nos. Server Room = 2 Nos.
 - IX. The Lessor has to provide lighting points in External Compound of the premises along with Pole Light point cable laying at Security cabin.
 - X. The Lessor has to ensure all Technical Specification to be follow as provided in Lease Deed and Agreement to be followed as per annexure II.
 - XI. The Lessor has to provide Drawing Requirement to the Lessee i.e Main SLD (Single Line Diagram), Main Panel (including Change Over switch + APFC) GA Drawing, DB SLD, Electrical Plan Layout (Location of Transformer & DG Set), Earthing Pit Layout, Compound Light Plan Layout, LA Drawing, Class Room electrical Layout Light points ,Fan Points . Wall Elevation Layout (classroom/Toilet Switch Socket Light Point). Slab Conduit Layout & Wiring Layout , Load List ,Cable Schedule, Make List , Test Certificate-for Material, Check List etc.

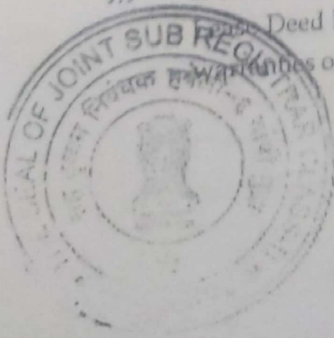


9. **JOINT REPRESENTATIONS, WARRANTIES AND COVENANTS**

Each Party hereby, to the extent applicable to it, represents and warrants as follows:

- 9.1 It is duly organized, validly existing and in good standing under Indian laws.
- 9.2 It has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver and perform its obligations under this Lease Deed
- 9.3 It has all requisite legal power and authority to execute this Lease Deed and to carry out the terms, conditions and provisions hereof.
- 9.4 All permissions/approvals necessary or required for the execution, delivery and performance of its obligations under this Lease Deed have been duly obtained and It is fully authorized to enter into and perform its obligations under this Lease Deed.
- 9.5 This Lease Deed is a valid and binding obligation on the Parties.
- 9.6 The execution and performance of this Lease Deed will not conflict with or constitute a breach or default under any contract or agreement of any kind to which it is a party or any judgment, order, statute, or regulation that is applicable to the Party.
- 9.7 Neither the execution and delivery of this Lease Deed or the consummation of transactions contemplated thereby nor compliance with any of the provisions therein will (i) conflict with or result in any provisions of its incorporation documents, (ii) result in a default (or give rise to any right of termination, cancellation or acceleration or require any consent of any third party) under any of the terms, conditions or provisions of any agreement, lease or other instrument or obligation to a party, (iii) assuming compliance with matter set forth herein, violate any Applicable Laws to which it is bound.
- 9.8 No notice, order or other proceedings are pending or threatened against the Parties, before a court or tribunal of competent jurisdiction in India in respect of carrying out its business or in respect of the Demised Property. Further, there are no circumstances, which would restrict or terminate the continued occupation, use and enjoyment of the Demised Property.

- 9.9 It is hereby acknowledged by the Parties that they have executed this Deed based on and relying upon the aforesaid representations and warranties of each other.



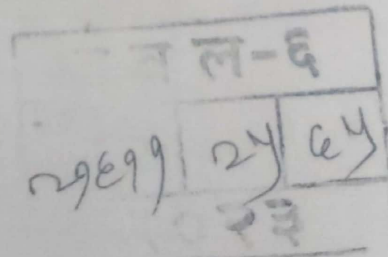
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10. EVENTS OF DEFAULT

- 10.1 Unless otherwise excused or permitted under the terms of this Lease Deed, any of the following events shall constitute an immediate Event of Default, unless the Lessee/Lessor shall have cured the same within a period of thirty (30) days of receipt of notice from the Lessor/Lessee:
- 10.2 Failure or refusal by the Lessee/Lessor to perform its material obligations under this Lease Deed.
- 10.3 Any representation or warranty made by the Lessee/Lessor herein is false or misleading in any material respect at the time it was made.
- 10.4 The Lessee defaults in making payment of Monthly Compensation/Lease Charges related to any particular month for a continuous period of 180 (One Hundred Eighty) days from the date it is due.
- 10.5 The Lessee/Lessor being wound up voluntarily or by order of any competent court having jurisdiction;
- 10.6 Any of the events which results in the Lessor right, title and interest under this Lease deed being prejudiced.
- 10.7 The Lessee, its employees or agents carrying on any illegal activities in or from the Demised Property, which after notification by the Lessor has not been rectified by the Lessee within 30 (thirty) days from such notification;

11. TERMINATION

- 11.1 The Lessee/Lessor may terminate this Lease Deed upon occurrence of an Event of Default as provided in Article 10 above, subject to the applicable opportunity to cure, by providing written notice to the Lessee/Lessor.
- 11.2 If the Lessee terminates the Lease Deed, pursuant to an Event of Default, the Lessor shall forfeit the Security Deposit given by the Lessee. The Lessee shall also be liable to pay to the Lessor the cumulative Monthly Compensation/Lease Charges payable for the remaining Lock in Period as damages to the Lessor. The Lessee shall further handover the vacant and peaceful possession of the Demised Premises to the Lessor.
- 11.3 Termination of this Lease Deed shall be without prejudice to the accrued rights and liabilities of the Lessee/Lessor at the date of termination, unless waived in writing.
- 11.4 After completion of 'Lock in Period' as provided in Article 5.2, the Lessee alone has the option to terminate this Lease Deed on providing written notice of 1 (one) year.



12. UTILITIES

12.1 Building Design/Anti Termite Treatment

12.1.1 School building should be designed to resist Earthquake and all structural concrete should be minimum M 20 grade i.e. (I C:1 1/2 S: 3 M) in situ and if Ready Mix Concrete minimum grade should be of M 25. Concrete cube at regular interval to be taken, get it tested with the reputed Institute and its report to be submitted to us for our record.

12.1.2 Live load carrying capacity of each classroom should be minimum 500kg/sqm and of Library should be minimum of 650kg/sqm.

12.1.3 The Lessor shall provide anti termite treatment to the bottom of the surface and at the sides of the excavated pits and trenches as well as to the top of the surface of plinth filling with 9 (nine) years 11 (eleven) months guarantee of requisite bond paper.

The Lessor has to undertake to ensure that till Ten years if there are any termite issues then same should be rectified at its cost.

12.2 Electricity and Water Charges

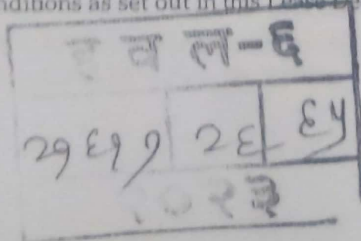
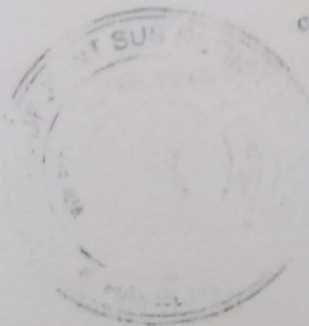
Lessee shall be liable to pay for the electricity and the water consumed by the Lessee in the Demised Premises leased to the Lessee during the Lease Term to the concerned utility companies on their respective due dates as per the bills furnished to the Lessee. The Lessor may help the Lessee in getting concessional rate of electricity and water for school purpose.

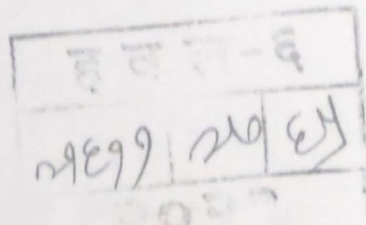
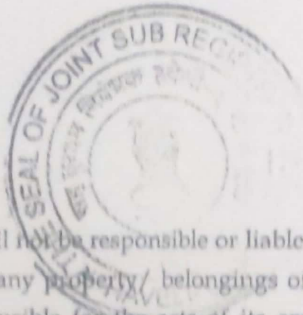
12.2 Signage

Subject to all the Applicable Laws, it is agreed between the Parties hereto that only the Lessee shall be entitled to put their name on the building, gates and compound wall during the entire period of the Lease Deed. All taxes, duties, rates, cess, costs and charges relating to the signage payable to the concerned authorities shall be borne by Lessee.

13. CHANGE IN OWNERSHIP

During the Lease Term if a change in ownership of the Demised Premises occurs/happens due to succession, inheritance or change in constitution such as conversion of joint ownership into partnership firm or limited company, the rights of the Lessee under this Lease Deed shall be protected and the Lessee shall enter into a new lease deed with the transferee for the balance period of the Lease Term on the same terms and conditions as set out in this Lease Deed.





14. INDEMNITY

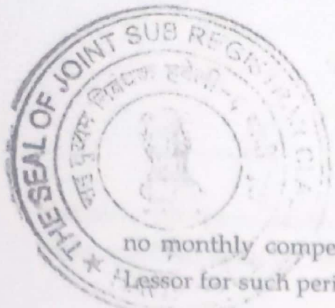
- 14.1 The Lessor shall not be responsible or liable for any theft, loss, damage or destruction to any property/ belongings of the Lessee. The Lessee shall alone be responsible for the acts of its employees and will indemnify, defend and hold the Lessor harmless from any and all claim, damage or expense arising out of or relating to an act of the Lessee's employee.
- 14.2 The Lessee shall indemnify and keep indemnified the Lessor against all actions, suits and proceedings and all costs, charges, expenses, losses or damages which may be incurred or suffered by or causes to the Lessor by reason of any breach, default, contravention, non- observance or non-performance by the Lessee of the terms, conditions, agreements and provisions contained in this Lease Deed and on the part of the Lessee to be observed and performed including default or failure on the part of the Lessee to vacate and hand over charge of the Demised Premises to the Lessor on the expiration or earlier determination of this Lease Deed.
- 14.3 The Lessee shall indemnify the Lessor and make good the losses, if any, incurred by the Lessor, in case any criminal or civil action is instituted by any authority, court, civic body, person etc. on account of any act, deed or things done in contravention of law by the Lessee relating to the Demised Premises.

14.4 No Tenancy Rights

Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub tenancy in favour of the Lessee upon or over the Demised Premises or transferring any interest therein in favour of the Lessee, other than the permissive right of use hereby granted. It is further agreed and understood by the Parties that this Lease Deed shall be a mere lease and there is no intention on the part of the either Party to create a tenancy of the Demised Premises in favour of Lessee and the Lessee expressly assures, represents and confirms to the Lessor that the Lessee has no intention of claiming and shall not at any time claim any tenancy rights in the Demised Premises. The Lessee acknowledges that this Lease Deed is a bare license. It is agreed that by these presents the Lessee does not acquire any right, title and/or interest in the said premises in any manner whatsoever and would occupy the said premises during the currency of this Lease Deed as a mere Lessee.

15. FORCE MAJEURE

In case the Lessee is not able to use the premises as a result of war, earthquake, riots, flood, fire, tempest, accident, epidemic/pandemic or any act of God or due to any other cause beyond the control of the Lessee



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no monthly compensation / rent shall be payable by the Lessee to the Lessor for such period till the premises can be used by the Lessee again.

16. GOVERNING LAW

This Lease Deed and the rights and duties of the Parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of India. The Parties agree to subject themselves to the exclusive jurisdiction of the Courts in Pune.

17. ARBITRATION & DISPUTE RESOLUTION

17.1 If any dispute or difference arises between the Parties in connection with the validity, interpretation, or alleged breach of any provision of this Lease Deed ("Disputing Parties"), the Disputing Parties shall endeavour to settle such dispute amicably within 30 (thirty) days thereof. If the Disputing Parties are unable to so resolve the dispute within the said period of 30 (thirty) days, any Disputing Party can refer the dispute to a Sole Arbitrator mutually appointed by the Disputing Parties.

17.2 In the event of the Disputing Parties failing to agree on a Sole Arbitrator, the dispute shall be referred to an Arbitral Panel comprising 3 (three) arbitrators, with the Disputing Parties each appointing one Arbitrator and the two arbitrators so chosen appointing the third arbitrator who shall act as an Umpire.

17.3 The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and subsequent amendments thereto. The arbitration proceedings shall take place in Mumbai, India and shall be conducted in English language.

17.4 The arbitrator's award shall be a reasoned award and shall be in writing. The arbitrators shall also decide on the costs of the arbitration proceedings.

17.5 The provisions of this Article shall survive the termination of this Agreement.

17.6 Notwithstanding the existence of any dispute between the Parties, the Parties agree and undertake that pending resolution of any such dispute, the Parties shall continue to perform/ discharge their respective obligations under this Lease Deed.

18. NOTICES

All notices, requests, consent or other communication shall be addressed to the Parties at the addresses noted below or such other address as shall be notified by a Party in writing to the other Parties. All such notices,

requests, consent or other communication, unless otherwise specified herein, shall be in writing and may be delivered by hand delivery, post, courier service, email or by facsimile:

To the Lessor at:

Name: GHULE DEVELOPERS registered office at :- House No. 285 ,
Matruchaya, Hole Vasti, S. NO. 7/6, Opposite Bisshop's School, Undri,
Pune - 411060 through its authorized Partners

Email: ghuledevelopers@gmail.com

Attention: Mr. Nitin Ghule

To the Lessee at:

PODAR CHARITY TRUST

office at Podar Centre 85 chamar baug Post office lane off

Ambedkar Road Parel (East) Mumbai 12

and acting through its authorised signatory Shri Pavan Podar

Fax:.....

Email:..

Attention:.....

MISCELLANEOUS

18.1 Amendments

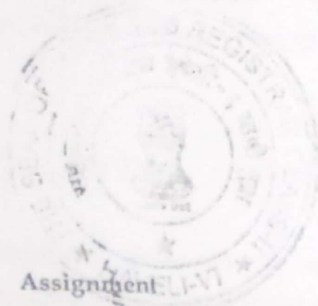
This Lease Deed may not be changed or amended unless such change or amendment shall be in writing and signed by authorized representatives of both Parties.

18.2 Entire Agreement

This Lease Deed constitutes the entire agreement between the Parties relating to the subject matter of this Lease Deed and shall supersede all other prior and contemporaneous understandings or agreements, both written and oral, between the Parties relating to the subject matter of this Lease Deed.

18.3 No Waiver

Failure to enforce any right or obligation by any Party with respect to any matter arising in connection with this Lease Deed shall not constitute a waiver as to that matter or any other matter. Any waiver by any Party of its rights with respect to a default under this Lease Deed or with respect to any other matters arising in connection with this Lease Deed must be in writing. Such waiver shall not be deemed a waiver with respect to a subsequent default or other matter.



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18.4 Assignment

The Lessee shall not assign, transfer or otherwise dispose of any of its rights or obligations under this Lease Deed, in whole or in part without the prior written consent of the Lessor.

18.5 No Partnership or Agency

This Lease Deed is not intended, and shall not be construed, to create any association, joint venture, agency relationship, partnership, employment relationship or fiduciary relationship between the Lessor and the Lessee or to impose any such obligation or liability upon any of the Lessor and Lessee. No Party shall have any right, power, or authority to enter into any agreement or undertaking for, or act as or be an agent or representative of or otherwise bind, the other Parties. This Lease Deed constitutes the entire arrangement between the Parties relating to the subject matter hereof and all previous agreements, arrangements, understandings are hereby terminated and superseded and shall not survive upon execution of this Indenture.

18.6 Co-operation

The Parties acknowledge that they are entering into a long-term arrangement in which the co-operation of both of them will be required. If during the Lease Term hereof, changes in the operations, facilities or methods of any Party will materially benefit a Party without detriment to the other Party (in the opinion of such Parties), the Parties commit to each other to make reasonable efforts to cooperate and assist each other in making such change.

18.7 Further Assurances

Upon the receipt of a written request from a Party, each Party shall execute such additional documents, instruments and assurances and take such additional actions as are reasonably necessary and desirable to carry out the terms and intent hereof. No Party shall unreasonably withhold condition or delay its compliance with any reasonable request made pursuant to this Article.

18.8 Counterpart

This Lease Deed may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

18.9 Severability

If any Clause or paragraph, or part thereof, of this Lease Deed or any Exhibit, Schedule appended hereto or made a part hereof is rendered

invalid, ruled illegal by any court of competent jurisdiction, or unenforceable under present or future laws effective during the term of this Lease Deed, then it is the intention of the Parties that the remainder of the Lease Deed, or any document appended hereto or made a part hereof, shall not be affected thereby unless the deletion of such provision shall cause this Lease Deed to become materially adverse to any party in which case the Parties shall negotiate in good faith such changes to the Lease Deed or enter into suitable amendment or supplementary agreements, as will best preserve for the Parties the benefits and obligations of such provision.

18.10 Performance

If by the terms of this Lease Deed, any act would be required to be performed on or within a period ending on a public holiday, then it shall be performed, on or by the immediately preceding Business Day. Time is the essence of the contract.

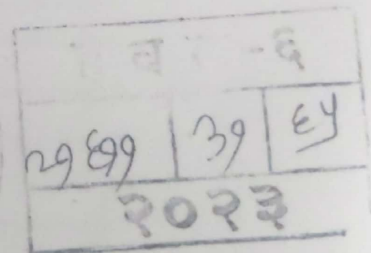
18.11 Expenses related to Lease Deed

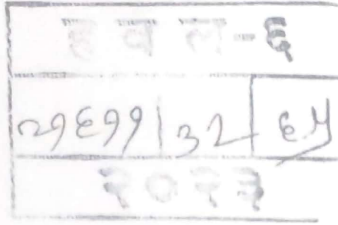
18.11.1 The cost of Stamp duty and registration charges and other incidental expenses in respect of execution and registration of this Lease Deed shall be borne by the Lessor and Lessee in equal proportion.

18.11.2 Each Party shall bear its own costs (including legal costs) incurred in negotiating and execution of this Lease Deed.

18.12 Successors

This Lease Deed shall be binding upon and ensure to the benefit of, each of the Parties hereto and their respective successors.





IN WITNESS WHEREOF the Parties have put their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by and on behalf
of Lessors

GHULE DEVELOPERS Represented by its
Authorized Signatory;



[1] Mrs. Shweta Sachin Ghule



[2] Mrs. Shubhada Nitin Ghule



[3] Mr. Kshitij Pundlik Ghule,

in the presence of:

Witnesses:

1.

Vijay B. Salunke
Karni Nagar Pune 52

2.

Nitin Subhash Ghule
At Post Undri Pune 60

SIGNED AND DELIVERED

For and on behalf of Podar Charity Trust
represented by Mr. Pavan Podar
S/o. Shri Ganesh Podar through

Mr. P. D. Patil
in the presence of:



Witnesses:

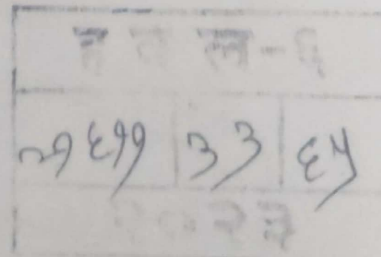
1.

Sachin Subhash Ghule
Amit Colony Soc. 1203 Undri
Tal. Haveli Dist Pune 411060

2.

Rajit Bapusaheb Salunke

Karte Nagar, Pune :- 52



Annexure - 1

Description of the Plot

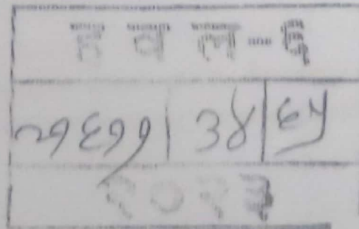
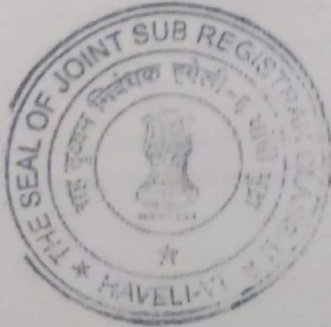
(A) ALL THAT Piece and Parcel of land parcel of land admeasuring area 00 H. 31 R. out of entire admeasuring area of 00 H. 46 R. situated at Survey No. 43/1/1/2B and admeasuring area of 00 H. 11.50 R out of 00 H. 15 R out of entire admeasuring area 00 H. 45 R. of Survey No. 43/1/1/2A and total lease premises consisting of area admeasuring 4250 square meters i.e. 46283 Sq. Fts. situated at village Undri, Tal- Haveli, Dist - Pune

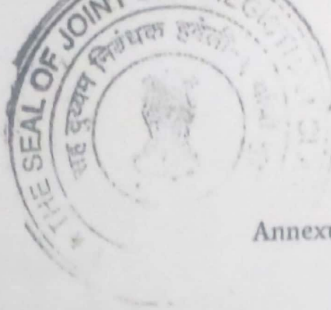
ON THE EAST	- S. No. 43 (part) property of Mr. Nivrutti Bandal
ON THE SOUTH	- Deepak Ghule and others
ON THE WEST	- Undri Wadachiwadi Road,
ON THE NORTH	- S. No. 43/1/1/2A remaining land

DESCRIPTION OF THE DEMISED PREMISES

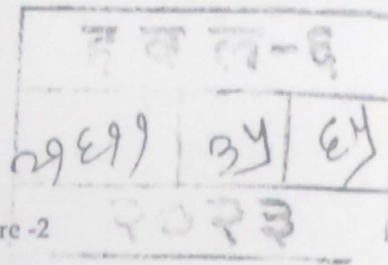
(B) ALL THAT area admeasuring 60000 Sq. Ft. carpet (each Phase of 20000 Sq. Ft. Phase-I, Phase-II, Phase-III) construction of school buildings on the piece and parcel of land bearing Survey No. 43/1/1/2B and Survey No. 43/1/1/2A and total lease premises consisting of area admeasuring 4250 square meters i.e. 46283 Sq. Fts. situated at village Undri, Tal- Haveli, Dist - Pune

ON THE EAST	- S. No. 43 (part) property of Mr. Nivrutti Bandal
ON THE SOUTH	- Deepak Ghule and others
ON THE WEST	- Undri Wadachiwadi Road,
ON THE NORTH	- S. No. 43/1/1/2A remaining land





Annexure -2



Building and Ground Specifications (details to be provided as agreed as per specifications)

Building and Ground Specifications

R.C.C structure of (i) 20,000 sq. ft. total carpet area in the 1st phase; (ii) 20,000 sq. ft. carpet area in the 2nd phase; and (iii) 20,000 sq. ft. carpet area in the 3rd phase i.e. total 60000 Sq. Ft. of all three phases.

1. Flooring with skirting: Classrooms with fully-vitrified tiles of brand Somany make matt finish tile -800 mm x 800 mm are used .

Passages with fully-vitrified tiles of brand Somany make bigger size tiles 800 mm x 800 mm -Cabrio beige provided at site.

During construction, Protective sheet to be laid on tiles to prevent scratches.

2. The carpet area is measured as inner wall to wall area and includes passages, lift per floor area, toilets, staircases on each floor, ducts, transformer room, meter room, , refuge area. (inside wall shall not be accounted) The Lessee will not accept external duct area (if applicable) if there is no proper access provided.

3. Each classroom area shall be between 540sq.ft and above .

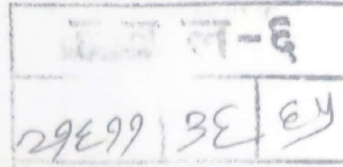
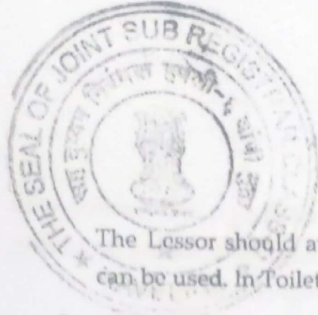
4. Toilet Areas: I.S.I stamped W.C.'s, urinals with granite partitions and accessories of Jaguar brand with wash basins on granite counters.

Toilet Flooring : fully-vitrified tiles of brand Somany make 600mm x 600mm matt finish anti skid tile-Ethos beige.

Boys: walls till height of 7 ft to be tiled with Somany make 600mm x600 matt finish anti skid tile-Delmon grey.

Girls: walls till height of 7 ft to be tiled with Somany make 600 mm x 600 mm matt finish anti skid tile.

5. Windows: As per Archelevation it shall be open able type Andoized window with clear Glass granite cillat bottom.The Lessor should provide Grill design which can be opened and locked for ease of setting up of AC outdoor units at designated places.
6. 35 mm Flush Door with partly glazing, both side laminated door shutter with all required Hardware on wooden door frame shall be provided.



The Lessor should avoid Granite door frames instead WPC and TATA can be used. In Toilets, wooden door frames to be avoided.

7. All floors to have gypsum plaster on ceilings & walls. The lessor should ensure that there should be form finished to ceilings instead of plasters and all openings in passages should have chajjas. Good Construction Practices (GCP) to be shared in the kick off meeting.
8. Walls to be finished with Birla putty & 3 coats of paint. The Lessee will provide painting of PJK Scheme, along with allocation of rooms and Lessor should ensure completion of painting as per the specification scheme provided by the Lessee.
9. Staircases with granite flooring (with grooving & skirting) and M.S. railing of approved design. The Lessor should provide Anti skid tiles staircase matching to internal flooring, Treads and risers can be Johnson/Kajaria Antiskid pane.
10. Concealed electric wiring with Finolex or Polycab make conduits with I.S.I. make switches of Roma brand. Minimum 10 electrical points per room to be provided for lights fans. ELCB to be provided in every room. 5 Extra Electrical points for Speaker System, intercom system, Projector, Computer & CCTV Camera to be provided. The Lessor should provide Conduiting for CcTV in slab and blockwork and will ensure to cabling as applicable,
11. The Lessor should provide AC Conduiting and wiring as per the specification given by Lessee and also to ensure that there is proper electrical duct and fire duct on each floor with sleeves on slab area. Concealed electrical points for air-conditioning to be provided in every room as per drawings.
12. Plumbing water lines and drainage lines to be of "C" class P.V.C. type of Ashirwad brand or other equivalent make of pipe shall be used. The Lessor should ensure at the design stage that proper plumbing is done for AC outflow. The Lessor should provide Septic Tank with proper connections and connection of overflow to Main sewer to the Lessee.
13. Underground water tank of min. 10,000 litres with two compartments and four overhead Syntex water tanks of capacity 2,000 litres each to be provided We are providing.
14. Higher capacity of storage tanks. The Lessor should obtain NOC phase wise and the tanks will be as per fire norms as applicable and the Lessor to share prevalent fire norms through architect to the Lessee.

15. Exterior of building to be made as per agreed design and painted with Asian Paints - Apex Exterior 100% Acrylic Emulsion. we are providing texture paint as per elevation which is quite higher quality paint.

Body Area - As per Arch. Elevations.

16. Interior walls (classrooms and passages) to be painted with : Above window sill level - Asian Paints Interior Wall Finish-Lustre of shade Old Lace (0950) , Below window sill level - Asian Oil Paint Shade Barren Oak (8536) , Interior ceilings in shade Classic White (0959)

Internal wall paint will be :Asian Paints - L126 sugared nut.

Ceiling paint will be :-Asian Paints - L104 Cotton Wool---recommended by our Arch..

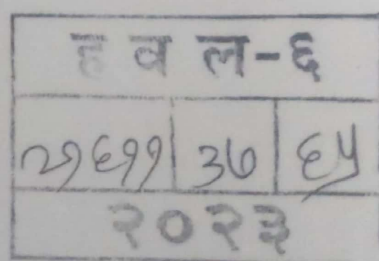
17. Waterproofing treatment to be done on all exposed surfaces and toilets in each phase for which 9 (nine) years 11 (eleven) months warranty will be given.

18. Fire Fighting System complete with fire pumps, hydrant valves, hose boxes, hoses, nozzles, fire service inlet and other accessories as per statutory requirements to be provided.

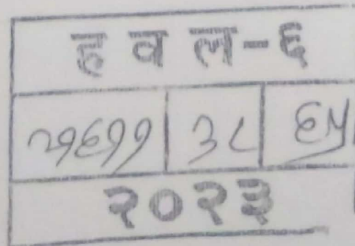
7 ft. P.C.C. platform to be provided along entire boundary of the building (internal and external boundary).The Lessor should share the fire norms before the start of work. The Lessor should ensure that after Plinth protection(7 feet) compacted soil to be placed for Fire engine as per norms.

19. After 2nd Phase 6-9 inches of Murrum to be provided on ground area and ground to be suitably levelled. 3-4 inches of red soil to be provided and Bermuda/American grass to be planted on entire ground area.The Lessor should plan to complete the Lawn in 1st Phase only, properly levelled with slope and collection chamber and drain to outer Municipal main.

20. Compound wall of approved design and gate of approved design & security cabin of approved design to be provided. As per arch drg it is done at site.The Lessor should provide Compound wall and height this is to be 8 feet from highest external level or to be in steps. (Minimum is 8 feet) as approved. The applicable design for the compound wall and 2"0 Barbed wire to be approved by the Lessee. The Lessor should provide Security cabin for security staff and for Drivers and Housekeeping staff toilet to be provided.The cabin should have DG shed with the provision cabling of CCTV. The sketch of the platform and storage in security cabin to be approved by Lessee.



21. Access road of P.C.C. + Paver Blocks from plot gate to building main entrance to be provided. In case the Lessor is not able to provide external access road, the monthly compensation will be kept on hold by Lessee till such time till external access road is provided to the Lessee..
22. Trees to be planted along compound wall.
23. Lessor has to ensure that at the time of handing over different phases,
toilet sunks in above floor to be cleared of debris and one coating of paint is compulsory with proper slope and planned outlets.
24. The Lessor have to ensure during 2nd Phase construction there are proper safety net is installed, logistics has to be planned and proper access to top floor and work schedule to be submitted to Lessee.
25. The Lessor should provide RO separate line with concealed till cooler area The Lessor will ensure to cast, raised platform for LED name board along with electrical supply to the area to avoid puncturing in main slab and this has to be dismental for further use during 2nd phase work of construction and the lessor will also share the drawing with the Lessee.
26. The Lessor should provide Terrace slab to be planned for Solar panel and VRV load prior to design after consulting with Lessee. Representatives of Lessor and Lessee will do the inspection of the school premises once a year before vacation to highlight any issues and to mutually work on the points observed.
27. The Lessor should not provide glass doors in the classrooms, Vision panels to be of Acrylic 6mm thk clear. For main reception door it should be anodised Aluminium panelled door with toughened glass. Sketch will be shared by Lessee.
28. Generator plinth of appropriate design to be provided by the Lessor.



Annexure - 3

Building Plan for Phase - I, Phase - II and Phase - III

[Please insert the Building Plan for Phase - I, Phase - II, Phase - III]



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प्राप्त - ३०/११/२०१५

संस्कृत - ४०००

LA 994 11043978011

भुषाचल ताम्रगोकुल न तस्यविभूतम्

10/15/2004

Flowers: yellow.



11940775611

પ્રધાનમંત્રી મોડિયલોનાં ચર્ચા - ૧

सीमाचे स्थानीय नाव :							
क्र.सं., एकक व आकारही	काली क्र.	भोपलवावाराचे नाव	क्षेत्र	अ.म.स.	वी.स.	कारकार क्र.	मुक्त, खंड व इतर अतिरिक्त
संपादित एकक हे.आर. वी.सी	८९९	मनीषर वरकराम धुले	०.१०.३५	०.१६		(८९०६)	मुक्त व खंड
३० सापसड बोपल क्षेत्र	९५४२	मुकलिक वरकराम धुले	०.१९.३५	०.३०		(९२९५)	इतर अतिरिक्त
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आकार	३०२४	विजित भुवलीक धुले	०.१५.००	०.३३		(९२९५)	इतर
एकूण							इतर
३ वी क्षेत्र ०.३५.००							गड व टाकने
३० फोडकराम क्षेत्र							विजित भुवलीक धुले, अमेरा वरित धुले वगैरे
गडवळ, अदीर							पोदार वरित टाक वगैरे वी वरित पोदार वरित वगैरे
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एकूण क्षेत्र ०.३५.००							
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जुने कारकार क्र. : १२९९७ (१३५५) (१८८०) (१५३०६) (१५८८)

सीमा अति सुधारण विवेक :

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पृष्ठ सं. १/२



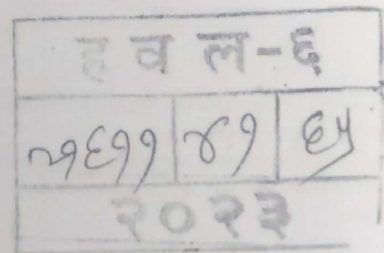
गाव नमुना धारा (पिकाची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुविधित करणे) नियम १९७१ यातील नियम २९]

गाव : **पट्टी (५५६२४५)** तालुका : **हवेली** जिल्हा : **पुणे**

भूकलन क्रमांक व उपविभाग : **४३/५/२अ**

पिकावलीत क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ग	ह.गा.प.	खाली क्रमांक	पिकाचा नाव	ज.न. सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर.घो.मी	हे.आर.घो.मी			हे.आर.घो.मी
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					०.००००				
२०१९-२०	खरीप		मिश्र	ज्वारी	०.०		घरपड	०.१०००	
					०.००००				
२०२०-२१	खरीप		मिश्र	ज्वारी	०.००००				

टीप : ** सदरची नोंद नोंदवहीत अंग द्वारे घेऊन आलेली आहे





पृष्ठ क्र. १/३



हवल-६

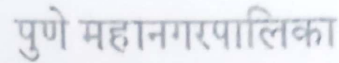
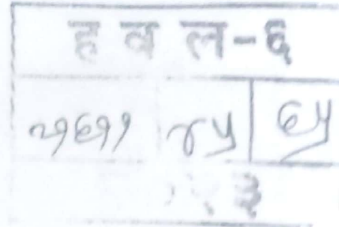
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२०२३

टीप :- सरकारी नौकरी में सफल होकर ही हमें प्रोफेशनल माना जायेगा।



हवल-६		
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२०२३		



भाषाशास्त्र विभाग
भूषण महानगरपालिका
विभाग-२,
पृष्ठ-१०

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)
कमेन्समेन्ट सर्टिफिकेट

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संख्या 104/६ : UNE/0006/23

Proposal Type : Institutional

Case Type : New

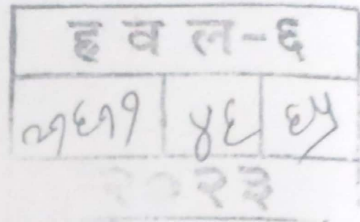
Project Type : Amalgamation + Lay out of Building

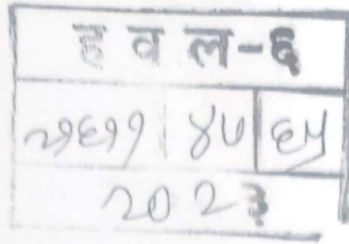
अनुसूची : GC/1365/23

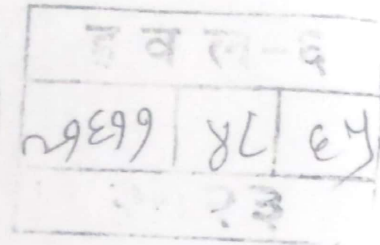
दि. 14/09/2023

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-: અટી :-







Signature valid

1

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Table with multiple columns and rows, likely a data or survey table.

Form with various fields and checkboxes, possibly a checklist or data entry form.



GOOGLE IMAGE



LOCATION PLAN

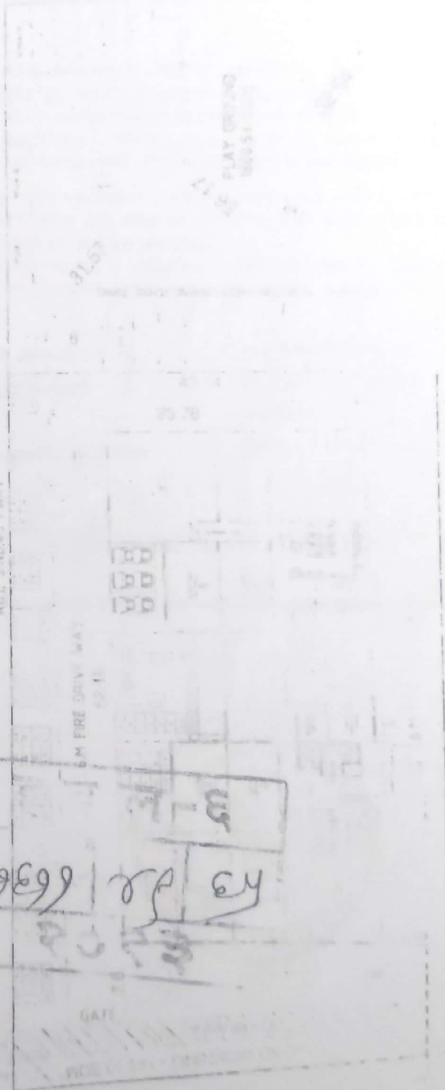
PROPOSED SITE

Table with multiple columns and rows, likely a data or survey table.

Table with multiple columns and rows, likely a data or survey table.

Table with multiple columns and rows, likely a data or survey table.

ALL SHULS PART



AFTER AMALGAMATION

Handwritten notes and stamps, including a date '29/09/2024' and a signature.



13/06/2023

गुणी क्र. 2

पुस्तक विमोचन : मधु सु.वि. हजारी ११

संज्ञा संख्या : 11544/2023

जोड़णी

Regn 6.3m

माधवने नाव : उंडरी

[illegible]

सुशाहज्याबादी विभागाने घेतलेल्या मर्यादीत:-

मुद्राच मुद्रा आकाशना निवडलेला मुद्राच

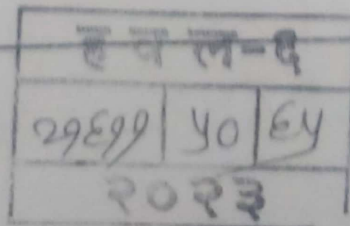
५ सह दुय्यम निबन्धक (वर्ग-२) इवेली क्र.११

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



TRUE COPY

Rahul Chandra

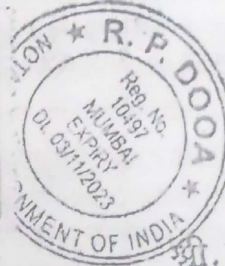
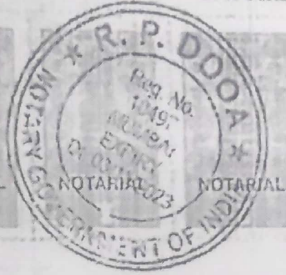




महाराष्ट्र MAHARASHTRA

2022

47AA 717396



प्राधान्य नुसारक कार्यालय, मुंबई
प.स. वि. ८०००००९
- 9 MAR 2023
सक्षम अधिकारी

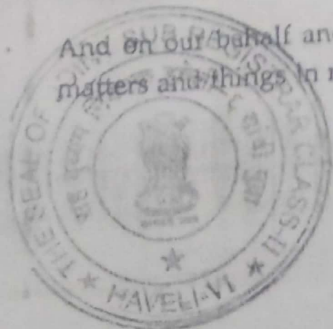
श्री. जे. पी. वाईकर

POWER OF ATTORNEY

NOW ALL MEN THESE PRESENTS I Shri. Pavan Podar, Age 63 years Chairman/Trustee of PODAR CHARITY TRUST, a Trust registered under Trust Act and having its Administrative office at Podar Center, 85, Chamarbaug Post Office Lane, Off. Dr. Ambedkar Road, Parel, Mumbai - 400 012 do hereby appoint Mr. P. D. Patil, age 42 years residing at B-201, laxminagar Co-op. Hsg. Society, Pokhran Road No.1, vartak nagar, Thane- West - 400606, Maharashtra to be our lawful attorney to do for us in our name the following acts, deeds and things.

We are desirous of taking on lease a land /property situated at (Survey No. 43/1/1/2A (15R) and Survey No. 43/1/1/2B (area 31R) having an area admeasuring not less than 50094 sq. ft. (46R).

And on our behalf and our agent to do all or any of the following acts, deeds, matters and things in respect of lease deed or aforesaid land/ property known as



29/03/2023



at (Survey No. 43/1/1/2A (15R) and Survey No. 43/1/1/2B (area 31R) having an area admeasuring not less than 50094 sq. ft.(46R) owner Mr.Pundlik Parshuram Ghule, Mrs.Sweta Sachin Ghule & Mrs. Shubhada Nitin Ghule, Pune, to attend and complete all the formalities necessary for execution of lease deed before the Sub Registrar and also to complete all registration formalities which may be arise from time to time.

For all purpose mentioned in the preceeding paras to write and receive letters and notices and to commence, carry on, prosecute or take actions or all other proceedings touching management of cancellation of aforesaid property lease and for the purpose aforesaid property to declare and affirm plaints, written statements, affidavits, applications, petitions, Memorandum of appeals, applications for execution and other papers and to accept service and defend in suit and other proceedings that may be filed against us and to prosecute the claim to defend in the Court of appeal or original and for the purpose to appear before any judicial or executive officer or officers as occasions shall arise and to perform any other acts, deeds, matters and things as shall be requisite or expedient for the purpose according to law.

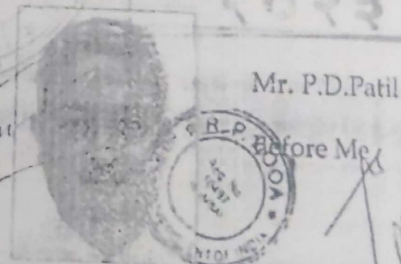
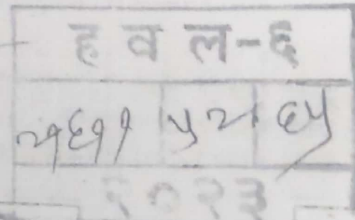
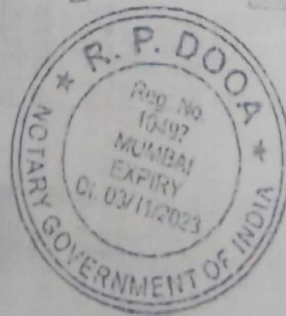
AND WE HEREBY for ourselves and our successors and assigns agree to ratify and confirm all and whatsoever said attorney shall do or purport to do or cause to be done by virtue of these presents. This Power of Attorney will remain valid for a period of three months from the date of issue.

IN WITNESS WHEREOF we have hereunto set our hand at Mumbai aforesaid this 14th day of March, 2023.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
Dr. Pavan Podar

In the presence of

Identified by me



Mr. P.D. Patil

Before Me

Before Me

14/3/23
RAKESH P. DOOA

B. Com., LL.B.
Advocate High Court,
Notary Government Of India
8, Kondaji Bldg. No. 3
Behind Tata Hospital, Parel,
MUMBAI - 400012.



PODAR CHARITY TRUST

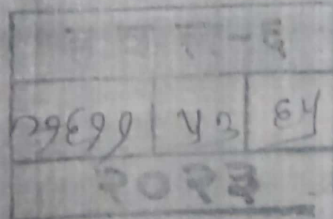
RESOLUTION

Copy of the Resolution passed at the Meeting of the Board of Trustees of PODAR CHARITY TRUST at Podar Centre, 85, Chamarbaug Post Office Lane, off, Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on 14th March, 2023.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on 14th March, 2023 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. P. D. Patil, age 42 years residing at B-201, laxminagar Co-op. Hsg. Society, Pokhran Road No.1, vartak nagar, Thane- West - 400606, Maharashtra to attend and sign on behalf of the Trustees of the Trust and to attend to the concerned offices and in respect of lease deed of land/property known as (Survey No. 43/1/1/2A (15R) and Survey No. 43/1/1/2B (area 31R) having an area admeasuring not less than 50094 sq. ft.(46R) owner Mr Pundlik Parshuram Ghule, Mrs.Sweta Sachin Ghule & Mrs. Shubhada Nitin Ghule, Pune, to attend and complete all the formalities necessary for execution of the Lease deed in respect of the aforesaid property to sign all documents before the Sub-Registrar and also to complete all lease deed formalities which may arise from time to time.

Certified True Copy.
For and on behalf of the Board of Trustees
Podar Charity Trust

DR.PAVAN PODAR
(Trustee)



आयकर विभाग
INCOME TAX DEPARTMENT
PODAR CHARITY TRUST



भारत सरकार
GOVT. OF INDIA



04/02/2015

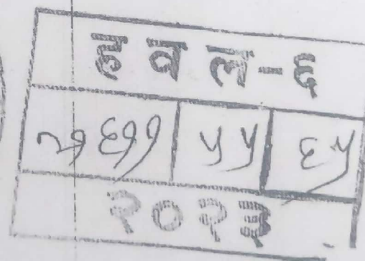
Permanent Account Number

AACTP8343B

21/02/2015



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२९६९९	५४	६५
२०२३		





Unique Identification Authority of India
Government of India

To
Sri Nalin Sukhraj's Ghole
W/O. Nalin Sukhraj's Ghole
288-MATRUCHHAYA
HOLE WASTI/NIBM ROAD SR NO 7/6
OPP BISHOP'S SCHOOL, HOLE WASTI/POST
MAHAMMADWADI
Pune City
Maharashtra Pune City Pune
Maharashtra 411060
9922400585

Ref 345 / 20A / 605531 / 808162 / P



SH103730457DF



आपला आधार क्रमांक / Your Aadhaar No. :

6663 1256 8274

आधार - सामान्य माणसाचा अधिकार



मुद्रा सहायक

શુભદા મિલ્લિન પુલ
Shubhada Millin Ghulo

जन्म वर्ष / Year of Birth - 1980
लिंग / Female



6663 1256 8274

ल-६

29699	46	44
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आयकर विभाग
INCOME TAX DEPARTMENT

GHULE SHUBHADA NITIN



भारत सरकार
GOVT. OF INDIA





व ल-६		
२९९९	५६	६५
२३		

आयकर विभाग
INCOME TAX DEPARTMENT
SHULE CHAWH PUSACHIN
DILIP DAPUSABH DHANPAWA
29/12/1979
ATYPG0557D
Signature

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Unique Identification Authority of India

नॉटिफिकेशन क्रमांक / Enrollment No.: 2005/12718/58002

To
श्वेता सुचिन घुले
Shweta Sachin Ghule
C/O Sachin Subhash Ghule
Amul Colori Society Building No. C 1203 Undri Tal. Haveli
Pune City
Mohamedw
Pune City Pune
Maharashtra 411008
9921555566
MD643094593FH

आपला आधार क्रमांक / Your Aadhaar No.
3135 4657 0747

माझे आधार, माझी ओळख

श्वेता सुचिन घुले
Shweta Sachin Ghule
जन्म तारीख / DOB: 29/12/1979
लिंग / Female

3135 4657 0747
माझे आधार, माझी ओळख





भारत सरकार
Government of India



Issue Date: 10/01/2013

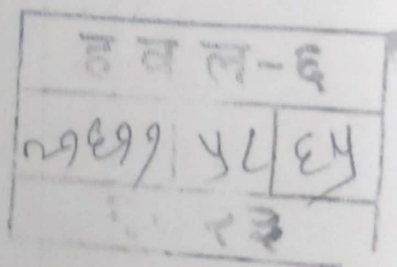


क्षितिज पुंडलिक घुले
Kshitij Pundlik Ghule
जन्म तारीख / DOB: 21/10/2002
पुरुष / Male

6342 2525 5657

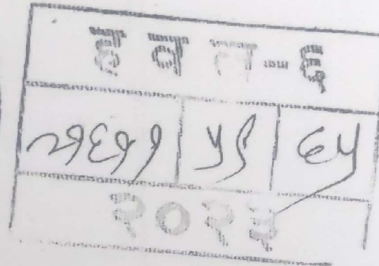
माझे आधार, माझी ओळख

संलग्न पत्र बार्ड वी एनएस क्वॉरंट बार्ड समित्या वी ३





Patil





ह व ल-६		
२९९१	७	६
२०२३		



ફાઇલ-૬		
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621611

6/21611
गुरुवार, 26 अक्टोबर 2023 6:01 म.नं.

दस्त गोषवारा भाग-1

हवल् 6

दस्तावेज क्रमांक: 21611/2023

दस्तावेज क्रमांक: हवेली 6 / 21611 / 2023

बाजार मूल्य: ₹. 27,44,04,802/-

मोबदला: रु. 00/-

अगले मुद्रांक शुल्क: रु.34,30,100/-

दु. नि. मह. दु. नि. हवन 6 यांचे कार्यावधान

अ. क्र. 21611 वर दि. 26-10-2023

गेजी 6:00 म. नं. वा. राजर केला.

पावती:24136

पावती दिनांक: 26/10/2023

मादगकरागारेचे नाव: लिहुन घेणार पोदार चारिटी ट्रस्ट तर्फे श्री पवन पोदार
सन ऑफ श्री गणेश पोदार तर्फे श्री. पी. डी. पाटील

नोंदणी फी

रु. 30000.00

दन्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकुणः 31300.00

दम्न हज्ज करणान्यासी मही:

सह दुय्यम निधिधक, हवेली-6

(एम. ए. गायकवाड)

आ कुलम् निबन्धक ह्येति-॥

स्वामीजी साहबजी और यज्ञ

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

शिका क. 126 / 10 / 2023 06 : 00 : 06 PM ची वेळ: (मादरीकरण)

शिका क. 2 26 / 10 / 2023 06 : 00 : 51 PM ची वेळ: (फी)

नरकदुयम निबंधको हृदयली-6
मह दुयम निबंधको हृदयली-6
लोणीकाळभोर पण

प्रतिज्ञापत्र

प्रतिज्ञापत्र
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
ता. तु. मुं. कार नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण
नकादुर, निष्पादक व्यक्ती, साक्षीदार न सोबत ओडलेल्या
कानूनप्रसंगी आणि दस्ताची सत्यता, वैधता कायदेशीर
परीक्षाती तसेच खोटे आढळल्यास नोंदणी अधिनियम १९०८
मधील ८२ अन्वये, खालील दस्त निष्पादक व कर्मचारी
संयुक्तपणे जबाबदार राहतील
न देणार

लिहने योग्य

OK

S. N. Lebedev



26/10/2023 6:03:48 PM

दस्तावेज क्रमांक: 21611/2023
दस्तावेज प्रकार: भाडेपट्टा

दस्तावेज प्रकार भाग-2

हवल6

दस्तावेज क्रमांक: 21611/2023

89124

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: निवृत्त घेणार पोंदार चांग्डी इन्स्ट नफे थी पवन पोंदार मन ऑफ थी मणथ पोंदार नफे थी. पी. डी. पाटील पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. पोंदार मंदार 85, चमरवार पोस्ट ऑफिस मेल, डॉ. आंबेडकर रोड, परेल, मुंबई, महाराष्ट्र, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन नंबर: AACTP8343B	भाडेकरू वय: 42 स्वाक्षरी: -		
2	नाव: निवृत्त देणार घुले डेव्हलपर्स रजि भागिदारी संस्था नफे भागिदार नं. 1 धेना मचिन घुले पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. घर नं. 285 मातृछाया होले वस्ती म नं 7/6 बिशप स्कुल समोर उंडी ता हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन नंबर: ABAFG2242F	मानक वय: 44 स्वाक्षरी: -		
3	नाव: निवृत्त देणार घुले डेव्हलपर्स रजि भागिदारी संस्था नफे भागिदार नं. 2 शुभदा नितित घुले पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. घर नं. 285 मातृछाया होले वस्ती म नं 7/6 बिशप स्कुल समोर उंडी ता हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन नंबर: ABAFG2242F	मानक वय: 43 स्वाक्षरी: -		

हरीत दस्तावेज करून देणार नवाकथीन भाडेपट्टा चा दस्तावेज करून दिल्याचे कबुल करतात.

ओळख:-

खालील दस्तम असे निवेदीन करताना की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखताना, व त्यांची ओळख पटवितात

अनु क्र. पक्षकारांचे नाव व पत्ता

- नाव: म्बराज दाभाडे
वय: 40
पत्ता: हडपमर पुणे
पिन कोड: 411028

S. N. Mohale
स्वाक्षरी

- नाव: श्री संजय गकनाथ शिंदे
वय: 46
पत्ता: मन्माणेनगर हडपमर पुणे
पिन कोड: 411028

स्वाक्षरी
शिंदे

छायाचित्र

ठसा प्रमाणित



खालील पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकारांचे नाव व पत्ता

- नाव: निवृत्त देणार घुले डेव्हलपर्स रजि भागिदारी संस्था नफे भागिदार नं. 3 क्षितिज पुंडलीक : घुले
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. घर नं. 285 मातृछाया होले वस्ती स नं 7/6 बिशप स्कुल समोर उंडी ता हवेली जि पुणे, रोड
नं. -, महाराष्ट्र, पुणे.
ABAFG2242F

S. N. Mohale

एम. ए. रामचंद्रभाऊ

दुय्यम निबंधक हवेली-6

लोणीखळभोर पुणे



10/26/23, 6:03 PM

Summary-2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ghule Construction	eChallan	69103332023102621164	MH010099800202324E	3430100.00	SD	0005288969202324	26/10/2023
2		DHC		1023269910385	1300	RF	1023269910385D	26/10/2023
3	Ghule Construction	eChallan		MH010099800202324E	30000	RF	0005288969202324	26/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

21611 /2023

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarila@gmail.com

