

## सूची क्र. दोन INDEX NO. II

मावाचे नाव: वानवडी

City International School, Wanowrie

व बाजारभाव (भाडेपट्ट्याच्या भाडेपट्टा

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे)

अशा प्रकारच्या भाडेपट्ट्याद्वारे भाडे निश्चित केले असेल आणि कोणतेही अधिकृत भरले किंवा सुपूर्द केले

Copy to EDUCATION DEPARTMENT 2P

(2) भू-मापन, पॉटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णन: मौजे वानवडी येथील स नं 6/12/1, 6/13, 6/14, 6/15, 5/2 5/1 या मिळकतीवरील गंगा सवेरा या योजनेतील व्यापारी संकुलातील तिसऱ्या मजल्यावरील 6700 चौ फुट + तळ मजल्यावरील ओपन स्पेस 6002.2 चौ मी म्हणजेच (64608 चौ फुट) डी मिळकत. (लिज ता 1/7/2005 ते 30/6/2035)

Purpose SWAMANYATA

(3) क्षेत्रफल

(4) आकारणी किंवा जमी देण्यात

Date 09/09/2025

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा शिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) में गोयल ब्रदर्स तर्फे भागीदार श्री राजेंद्र सिताराम गोयल तर्फे कू अमूल राजेंद्र गोयल - - - घर/प्लॉट नं: - - - गल्ली/रस्ता: - - - ईमारतीचे नाव: - - -; ईमारत नं: - - -; पेट/वसाहत: 6 बंडगार्डन रोड; शहर/गाव: पुणे; तालुका: - - -; पिन: 411001; पॅन नम्बर: AAGFG7008F.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा शिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) एन एस दिक्षित एज्युकेशन फाउंडेशन ट्रस्ट ऑफ सिटी इंटरनॅशनल स्कूल वानवडी तर्फे ट्रस्टी श्री श्रेयस एन दिक्षित - - - घर/प्लॉट नं: - - - गल्ली/रस्ता: - - -; ईमारतीचे नाव: - - -; ईमारत नं: - - -; पेट/वसाहत: 234 सारारदिप कॉम्प्लेक्स नवी पेट पुणे; शहर/गाव: - - -; तालुका: - - -; पिन: - - -

(7) दिनांक करून दिल्याचा 16/09/2006

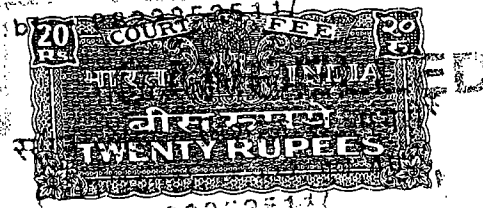
(8) नॉदणीचा 18/09/2006

(9) अनुक्रमांक, खंड व पृष्ठ 8001/2006

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 53840.00

(11) बाजारभावाप्रमाणे नॉदणी रु 30000.00

(12) शेरा

नक्षल वाचली  
कसब्यात घेतली

दस्तावेजांची नक्षल

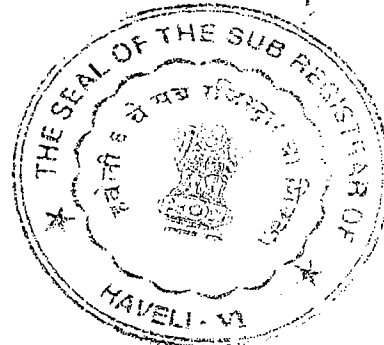
श्री ब्रह्मरा एन दिक्षित  
वांचा दिली साहू

दिनांक:

१८/९/०६

दुय्यम निबंधक:

हवेली क्र. ६.



THE COSMOS Co-operative Bank Ltd., Pune 1

D-5/STP(V)/C.R.1004/03/  
2004/1759-61/04

नांव: M.S. Dixit Educational  
पत्ता: Foundation for  
हस्त: नांव ..... Banwade ..... सह  
पावती क्र. 264197



Special Adhesive  
महाराष्ट्र  
SEP 15 2006

ONE ZERO SEVEN SIX EIGHT ZERO ZERO 17:54

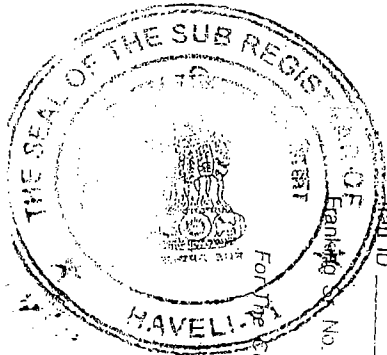
R. 1076800/-PB5109

INDIA STAMP DUTY MAHARASHTRA

Cs: Ten Lacs Seventy Six Thousand  
Eight Hundred only

For The Cosmos Co-operative Bank Ltd.

Authorised Signatory



Authorised Signator

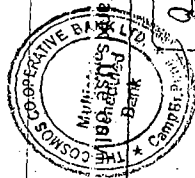
1009	9	93
------	---	----

Name & Address of Stamp duty paying party  
M.S. Dixit Educational  
Foundation

TELEPHONE/Mobile No.:  
2115 836

Purpose of Transaction  
Deposit for Franking Documents

Rs. 1076800/-



Franking Value	Rs.	10,76,800/-
Service Charges	Rs.	11/-
Total	Rs.	10,76,811/-

Pay to:

Branch:

amp

Date:

15/9/06

Customer Copy

THE COSMOS CO-OP. BANK LTD., PUNE  
FRANKING DEPOSIT SLIP

### LEASE DEED

City International School, Wanowrie

THIS LEASE made and executed at Pune on this  
16<sup>th</sup> day of September in the year 2006.

Copy to EDUCATION DEPARTMENT 2P BETWEEN

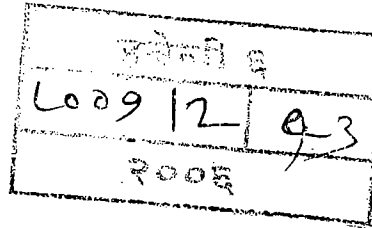
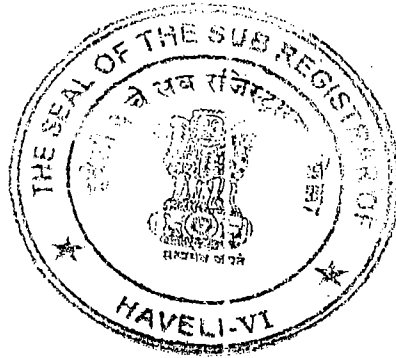
PUNJMS. GOEL BROTHERS, a registered Partnership firm, having its Office  
at San Mahu Complex, 5 Bundgarden Road, Pune - 411 001 through its

Purpose SWAMPAN MR. RAJENDRA SITARAM GOEL, adult, Occ - Business, having  
office at San Mahu Complex, 5 Bundgarden Road, Pune - 411 001,  
hereinafter referred to as the "LESSOR" (which expression shall unless it  
be repugnant to the context or meaning thereof shall be deemed to mean  
and include the said firm, its Partners, both present and future, survivors  
or survivor of them, their respective heirs, executors, administrators and  
assigns) of the ONE PART;

Date 09/03/2025

AND

N. S. DIXIT EDUCATIONAL FOUNDATION, a Trust of City International  
School, Wanowrie, through it's Trustee MR. SHREYAS N. DIXIT, age -  
28 years, Occupation - Business, residing at - 234, Sagar Deep Complex,  
Navi Peth, Pune - 411 030, hereinafter called and referred to as the  
"LESSEE" (which expression shall unless it be repugnant to the context or  
meaning thereof mean and include their Office bearers, executors,  
administrators and assigns) of the OTHER PART;



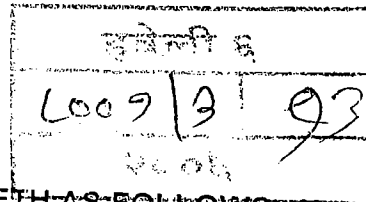
**City International School, Wanowrie**  
**Copy to EDUCATION DEPARTMENT, PUNE**  
**Purpose SWAMANYATA**

WHEREAS all that piece and parcel of the property bearing S.No.6/12/1, 6/13, 6/14, 6/15, 5/2 & 5/1, totally admeasuring 15000 sq.mtrs. or thereabouts of Village Wanawadi, Tal - Pune City, Dist - Pune, hereinafter referred to as "the said property" is owned by Mr.Satish Dattatraya Jambhulkar, Mr. Vitthal Ladkat & Ors (hereinafter referred to as "the said owners"), and the Lessors herein are holding the valid development rights in respect of the said entire property in pursuance of diverse Agreements, Deeds, Power of Attorneys etc executed by the said Owners unto and in favour of the Lessors herein.

**Date 09/09/2025**

AND WHEREAS in pursuance of the Development Agreement/s and Power of Attorney/s executed by the said owners unto and in favour of the Lessor, the Lessor herein have developed a project in the name and style of "GANGA SAVERA" (hereinafter referred to as "the said complex") on the said property as per the plans sanctioned by the concerned authorities of Pune Municipal Corporation.

AND WHEREAS the Lessee is desirous of obtaining commercial premises admeasuring 6700 sq.ft. on the Third Floor of the Commercial Building of the said complex, alongwith exclusive rights to use and occupy the marginal open space / land adm.6002.22 Sq.Mtrs. i.e. 64608 Sq.Ft. surrounding the said building (building - I as per the sanctioned building plan), on lease for the period of 30 yrs i.e. from 1/7/2005 to 30/6/2035 for the purpose of expansion of the school and being the school campus of the Lessee, and pursuant to the negotiations and discussions between the parties hereto the Lessor herein has agreed to grant lease of the said commercial premises to the Lessee for the aforesaid period on the terms and conditions hereinafter set out.



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

## City International School, Wanowrie

Copy to EDUCATION DEPARTMENT  
PUNE

Purpose SWAMINATHA

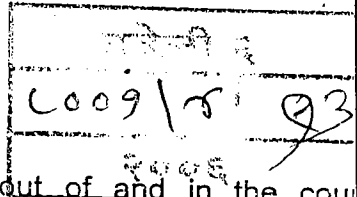
Date 09/07/2025

1) That in pursuance of the negotiations and in consideration of the rent hereby reserved and of the covenants and agreement hereinafter contained and on the part of the Lessee to be paid, observed and performed by the Lessee, the Lessor hereby demises unto the Lessee all that piece and parcel of the commercial premises admeasuring 6700 sq.ft. on the Third Floor of the Commercial Building of the complex known as "GANGA SAVERA" situated on the property bearing S.No.6/12/1, 5/13, 6/14, 6/15, 5/2 & 5/1 of Village Wanawadi, Tal - Pune City, Dist - Pune, alongwith exclusive rights to use and occupy the marginal open space / land adm.6002.22 Sq.Mtrs. i.e. 64608 Sq.Ft. surrounding the said building (building - I as per the sanctioned building plan), for the purpose of expansion of the school and being the school campus of the Lessee, hereinafter referred to as the "DEMISED PREMISES", TO HAVE AND TO HOLD the same unto and to the use of the Lessee for the term of 30 yrs i.e. from 1/7/2005 to 30/6/2035 and paying therefor during the said term total rent of Rs.2,17,500/- (Rupees Two Lakh Seventeen Thousand Five Hundred Only) per month (i.e. Rs.1,67,500/- being the rent per month for the commercial premises on the third floor + Rs.50,000/- being the rent per month for the open space/ land adm.6002.22 Sq.Mtrs. i.e. 64608 Sq.Ft. surrounding the said commercial building), net exclusive of all land revenue which is at present levied or which may be levied hereafter in respect of the demised plot.

- 2) The Licensee is an Educational Trust and carries out educational activities by setting up schools for the purpose of imparting education for the welfare of the society.
- 3) Upon execution of these presents the Lessor has handed over vacant and peaceful possession of the said demised premises to the Lessee, and the Lessor hereby covenants with the Lessee that the Lessee may hold and enjoy the demised premises during the aforesaid period without any interruption by the Lessor or any person rightfully claiming under or in trust for them.
- 4) The Lessee hereby covenants with the Lessor as follows :-
  - (a) To pay the rent hereby reserved on the day and in the manner aforesaid.
  - (b) To bear the sole responsibility of any matters related to the affairs of the Lessee to be conducted on the demised premises i.e. the Lessee shall follow and obey all the provisions of the Laws as may be in force and which may be amended from time to time and any Acts replacing and/or amending the same or any of the same as may be in force at the time in respect of injuries/accidents to

3





**City International School, Wanowrie**

arising out of and in the course of the execution of the works, to obtain necessary sanctions, orders, permissions, etc. and to pay and bear the necessary charges/ fees for the same.

**Copy to** EDUCATION DEPARTMENT 2P

PUNE

**Purpose** SWAMANYATA

**Date** 09/07/2025

(c) Throughout the said term at the own costs of the Lessee, to keep the demised premises self maintained by proper care.

(d) The Lessee shall use the said demised premises only for the purpose of running school/ educational activities and not for any other purpose.

(e) The Lessee shall not transfer, assign, charge, mortgage or hypothecate, sub-let or in any way part with the possession of the demised premises or any part thereof.

(f) Not to store any prohibited goods or substances in the demised plot and not to commit or cause to be committed any act or thing which may cause damage or injury to or prejudicially affect the demised premises.

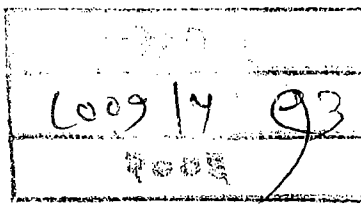
(g) Not to carry on or permit to be carried on in any part of the demised premises any offensive, illegal or unlawful trade or business but to use the same for the aforesaid purpose.

(h) To use the demised premises with due care and caution and in a prudent manner, and keep the same in good and usable condition and to reimburse and make good to the Lessor any loss or damage thereto;

(i) At the expiration or sooner determination of the term hereby created the Lessee shall vacate the demised premises and hand over vacant and peaceful possession of the demised premises to the Lessor. Before handing over the possession of the demised premises, the Lessee shall clean and clear the demised plot.

5) The Lessor hereby covenants with the Lessee as follows :-

(a) That the Lessor have in themselves good right and absolute power to grant lease of the said demised premises unto the Lessee. The Lessors do hereby covenant with the Lessee that they are not prevented from granting lease of the said demised premises unto and in favour of the Lessee. The Lessors do hereby covenant with the Lessee that notwithstanding any act, deed, matter or thing whatsoever by the Lessors or by any person or persons lawfully or equitably claiming from under or in trust for them has/have done any act, deed, matter or thing, or omitted to be done or executed or knowingly or willingly suffered to the contrary whereby the rights, title and interest of the Lessors in respect of the said demised premises has or may be prejudicially affected or encumbered in estate, title or otherwise howsoever. The Lessors further confirm



**City International School, Warowrie**

**Copy to** EDUCATION DEPARTMENT  
PUNE

**Purpose** SWAMANYATA

**Date** 09/07/2023

and declare that they have not created any third party interests in respect of the said demised premises by way of sale, exchange, gift, mortgage, lease, loan, agreement, license, possession, easement, attachment, lis-pendence or otherwise whatsoever and they are very well entitled to the said demised premises and have good right, full power and absolute authority to grant lease in respect of the said demised premises unto and in favour of the Lessee by virtue of these presents.

(b) That the Lessee paying the rent hereby reserved and observing and performing the covenants, conditions and agreements herein contained on the Lessee's Part to be observed and performed shall and may quietly and peaceably hold and enjoy the demised premises throughout the term hereby created without any interruption, hindrance or eviction by the Lessor or any person or persons lawfully or equitably claiming through, under or in trust for the Lessor.

- (c) To pay the land revenue which may be payable at present or at any time hereafter during the continuance of the demise that may be charged on the demised premises by the concerned competent authorities.
- 6) If the Lessee shall be desirous of continuing the lease hereby created for a further term from the expiry of the term hereby granted and of such its desire shall give a notice in writing not less than 3 months before the expiration of the term hereby granted, then the Lessor will execute in favour of the Lessee a lease of the demised premises for such further term from the expiration of the term hereby granted as the Lessee shall specify in such notice as aforesaid, upon the amended terms and conditions as may be mutually agreed between they parties hereto. hereunder provided. However, the Lessor has reserved their right to terminate the Lease granted hereunder for any reason whatsoever by giving 1 (one) month prior notice of their intention to the Lessee, and the Lessee shall unconditionally handover vacant and peaceful possession of the demised premises to the Lessor upon expiry of the notice period.
- 7) The Lessor and the Lessee agree to indemnify and keep indemnified each other of, from and against suits, proceedings, costs charges, expenses and other liabilities brought against, suffered or incurred by the Lessor or the Lessee by reason of any breach, non-performance or non-observance by the Lessor or the Lessee as the case may be of any of their respective obligation under these presents.
- 8) It is the express intention of the parties hereto that the Lessor shall have an unfettered right to verify and inspect the demised premises at any time after giving the Lessee 24 hours prior notice in writing.

CE

*[Handwritten signature]*



1009/2		
Q3		
2008		

**City International School, Wanawadi**

Copy to EDUCATION DEPARTMENT 2P  
PUNE

Purpose SWAMPANA

Date 09/07/2025

9) It is expressly agreed that if at any time there shall arise any dispute, touching or arising out of these presents or otherwise in relation to demised premises then every such dispute, difference, doubt or question shall be referred to the arbitration of a sole Arbitrator, to be appointed as per mutual discussion by the parties hereto, and the decision of the arbitration shall be final and binding on the parties hereto. The Provisions of the Indian Arbitration Act, 1940 or any statutory modification or re-enhancements thereof and rules and rules made thereunder for the time being in force shall apply to such arbitration and this deed shall be deemed to be submission to arbitration within the meaning of the said Act.

10) It is hereby leastly agreed that the provisions of Section 105 of the Transfer of Property Act, 1882 shall be applicable to the demised premises.

11) All the stamp duty, registration charges and other incidental expenses pertaining to these presents are borne and paid by the Lessee alone, and the Lessor shall not be responsible for the same in any way whatsoever.

**SCHEDULE ABOVE REFERRED TO :-**

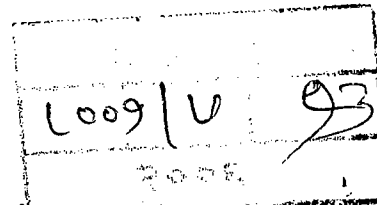
**(Description of the demised premises being subject matter of these presents)**

All that piece and parcel of the commercial premises admeasuring 6700 sq.ft. on the Third Floor of the Commercial Building - I of the complex known as "GANGA SAVERA" the <sup>and</sup> along with exclusive rights to use and occupy the marginal open space / land adm. 6002.22 Sq.Mtrs. i.e. 64608 Sq.Ft. being the school campus of the Lessee, surrounding the said building, situated on the property bearing S.No. 6/12/1, 6/13, 6/14, 6/15 and 5/2 of Village Wanawadi, Tal -- Pune City, Dist -- Pune under the jurisdiction of Sub-Registrar Haveli, Pune and within the limits of Pune Municipal Corporation, and which premises are more particularly marked in red coloured boundary line on the plan annexed hereto.

Location : Divn./ Sub-Divn. 34/517 i.e. the area towards East and North at Wanawadi Gaothan (Survey No. 1 to 13, 45)

9

6 *[Signature]*



Stamp Duty Calculations (as per Article 36 of Schedule I of the Bombay Stamp Act)

**City International School, Wanjowrie**

Copy to EDUCATION DEPARTMENT 2P  
PUNE

Purpose SUBVANYATA

Date 09/07/2025

Premises	Area	Rate	Percentage	Amount
Commercial premises on the third floor	622.44 Sq.Mtrs.	Rs. 13655/-	Rs.1,16,11,715/- x 90 %	Rs. 1,04,50,444/-
Exclusive right of Marginal Open Space / land surrounding the building - I	6002.22 Sq.Mtrs.	Rs. 5130/-	Rs. 3,07,91,389/- x 40 % Rs. 1,23,16,555/- x 90%	Rs.1,10,84,899/-
			<b>Total value</b>	<b>Rs. 2,15,35,344/-</b>
			<b>Stamp duty @ 5%</b>	<b>Rs. 10,76,800/-</b>

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

**SIGNED AND DELIVERED**

by the withinnamed "LESSOR"

M/S. GOEL BROTHERS through its Partner  
MR. RAJENDRA SITARAM GOEL

  
LESSOR

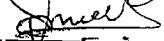
**SIGNED AND DELIVERED**

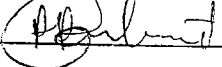
by the withinnamed "LESSEE"

N. S. DIXIT EDUCATIONAL FOUNDATION  
Trust of City International School  
through it's Trustee MR. SHREYAS N. DIXIT

  
LESSEE

Witnesses :-

1) Sign :   
Name : P. M. Sadi  
Address : Indrayani Pune-28

2) Sign :   
Name : A. A. Chavhan  
Address : Indrayani Pune-28



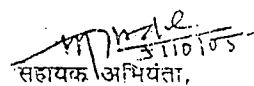
वांधकाम चालू करण्याकरिता दाखला  
(कमेन्सामेन्ट सर्टिफिकेट)

(कमरेमिन्ट सर्टिफिकेट)

प्रमाणित किया जाता है कि उपरोक्त नाम के व्यक्ति ने १९६६ की कल (ग्रेमशन्स) २५३ न २५४

४४/४५/५८/६९

८००९१ ८ ९३



2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त

क्र 8001/2006

9 pm

हवेली 6 (लोणीकाळभोर)

92193

क्रमांक : 8001/2006

City International School, Wanowrie

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

एन एस दिक्षित एज्युकेशन फाऊंडेशन ट्रस्ट ऑफ  
 डी इंटरनॅशनल स्कूल वानवडी तर्फे दस्तही श्री भोमर

Copy to EDUCATION DEPARTMENT 2P

PUNE

ली/रस्ता:

शरतीचे नाव:-

Purpose: SWAMANYATA

परिहात:

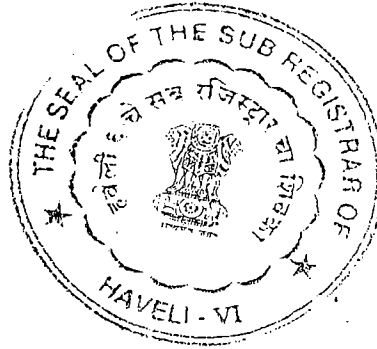


खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

Date: 12/05/2025

मै गोयल ब्रदर्स तर्फे भार्गीदार श्री कार्पेद्र वित्तासना गोयल तर्फे कूमू अमूल राजेंद्र

गोयल - -



वज करुन देणार तथाकथीत [भाडेपट्टा] दस्तऐवज करुन दिल्याचे कबुल करतात.

1 OF 1

29/12

# City International School, Wanowrie

दस्त क्र. [हवेली-8001-2006] चा गोप्यता  
गजार मुला : 21535344 मोबादला 0 भरतेचे मुलांक यात : 1076800

दस्त हजर केल्याचा दिनांक : 16/09/2006 04:36 PM

नेपादनाचा दिनांक : 16/09/2006

दस्त हजर करणा-याची सही :

Copy to **EDUCATION DEPARTMENT 2A**  
**PUNE**

दस्ताचा प्रकार : (36) भाडेपट्टा

**Purpose** **MANUALLY**

अधिमूल्य भरले किंवा सुपूर्द केले नसेल त्या बाबतीत

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 16/09/2006 04:36 PM

**Date** 16/09/2006 04:39 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निदेशित करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित त.

1) अँड डी बी अडिमणी - - , घर/फ्लॅट तः -

गल्ली/रस्ताः -

ईमारतीचे नावः ---

ईमारत नंः -

पेट/वसाहतः 5 बंडगार्डन रोड

शहर/गावः पुणे

तालुकाः -

पिनः -

दु. निबंधकाची सही  
हवेली 6 (लोणीकाळभोर)

प्रमाणित करण्यात येते की,  
सदर दस्तास एकूण पाने 3  
आहेत.

दु. नि. हवेली. क्र. 6

पावती क्र. : 8179 दिनांक : 16/09/2006

पावतीचे वर्णन

नांवः एन एस दिक्षित एज्युकेशन फाऊंडेशन ट्रस्ट  
ऑफ सिटी इंटरनॅशनल स्कूल वानवडी तर्फे ट्रस्टी  
श्री श्रेयस एन दिक्षित - -

30000 : नोंदणी फी

260 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),

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

30260: एकूण

दु. निबंधकाची सही, हवेली 6 (लोणीकाळभोर)

पहिले निबंधक दुस्तकाचे  
मंडरी नोंदविल्या

दुय्यम निबंधक, हवेली-6.  
दि. 25/9/2006

