

दस्तावेजांक व वर्ष: 1366/2010

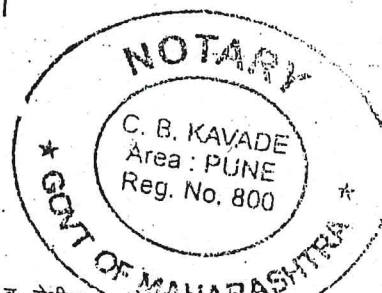
Thursday, February 04, 2010
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सूची क्र. दोन INDEX NO. II

गावाचे नाव : आंबेगांव बु. II

दुय्यम निबंधक: दु.नि.हवेली 20 R-3 2000

नोंदणी 63 म.
Regn. 63 m.e.



- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा. भा. रु. 2,329,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्व क्र.: 1/6 वर्णना आंबेगांव बु. येथील स.नं. 1/6 या मिळकतीवरील इमारत प्लॉट क्षेत्र 4000 चौ.मी. त्यावरील बांधकाम क्षेत्र 3717.47 चौ.मी. (गव्हर्नमेंट नोटीफिकेशन नं.एसटीपी 1364 दि.29/10/54 अन्वये महाराष्ट्र शासन मान्यता असलेल्या व सर्व जाती धर्म वंश यांच्या विद्यार्थी विद्यार्थीनीसाठी असलेल्या शाळा/संस्थेस मुद्रांक शुल्कास माफी दिलेली आहे.)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) लेखी :- पोदार एज्युकेशन अण्ड स्पोर्ट्स ट्रस्ट तर्फे कु.मु. डी.एस.जे. फ्रॅंकलिन - -; घर/प्लॉट नं. - -; गल्ली/रस्ता: - -; इमारतीचे नांव: - -; इमारत नं.: - -; पेट/वसाहत: पिंपरी; शहर/गाव: पुणे;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) लेखी :- 1. गोपा राजेश शहा, 2. शमिष्ठा किरीट शहा, 3. कृष्णा मिलिंद शहा, 4. सुरेखा महेश शहा नं. 1/4 यांच्या वतीने कु.मु. म्हणून व सचिव: करिता सचिन किरीट शहा - -; घर/प्लॉट नं.: - -; गल्ली/रस्ता: - -; इमारतीचे नांव: - -; इमारत नं.: - -; पेट/वसाहत: शिवाजीनगर; शहर/गाव: सांगली; ता.सुका; जिल्हा: चंद्रपूर
- (7) दिनांक करून दिल्याचा 04/02/2010
- (8) नोंदणीचा 04/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 1366 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

TRUE COPY

CHANDRAKANT B. KAVADE
ADVOCATE & NOTARY
GOVT. OF MAHARASHTRA
PUNE

मी नक्कल वाचली
मी रजुवाल घेतली

दस्तावेजावरील नक्कल

श्री. डी.एस.जे. फ्रॅंकलिन
यांना दिली.

असलेल्या हुकुम नक्कल

दिनांक 2/2/2010

सह दु. नि. (वर्ग-2) हवेली-20

सह दु. नि. (वर्ग-2) हवेली-20



D.S.J. Franklin
General Manager
Pune Region

SARITA REPORTS VERSION 5.2.13



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SPECIAL ADHESIVE
MAHARASHTRA
JAN 29 2010

17:49

R.0000100/-PB5704

INDIA STAMP DUTY MAHARASHTRA

Name: Gopi Rajesh Shah

Address: Sangli

Through: Adv. Mukale

Recd. No: 107

Sign: [Signature]

Between

Podar Education and Sports Trust,

Trust represented by Mr. Pavan Podar

Registered under the Trust Act,

having office at Podar Centre,

85, Chamarbaug Post Office Lane,

Dr. Ambedkar Road,

Parel, Mumbai - 400 012,

Through its Power Of Attorney Holder

Mr. D.S.J. Franklin,

Age: 46 years, Occ: Service,

R/O: Podar International School,

Pimpri, Pune.

..... **THE LESSEE**

(hereinafter called the "Lessee" (which express shall
unless it be repugnant to the context or meaning thereof
mean and include its trustees for time being and from time
to time executors, administrators and assigns)

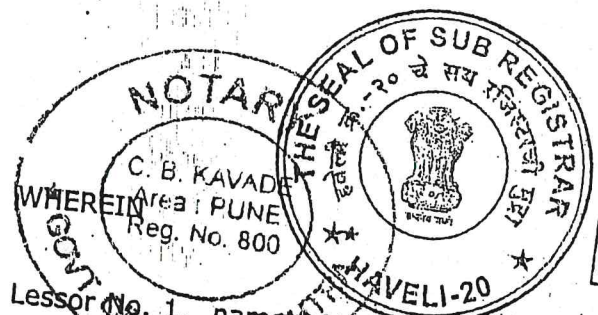


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1. Mrs. Gopi Rajesh Shah,
Age: About 31 years, Occ: Business,
R/O, 'Sachin' Bungalow, Gulmohar Colony,
South Shivajinagar, Sangli- 416416,
2. Mrs. Sharmishtha Kirit Shah,
Age: About 58 years, Occ: Business,
R/O, 'Sachin' Bungalow,
Gulmohar Colony,
South Shivajinagar, Sangli- 416416,

Anagha
Mrs. Anagha Gholap
Principal
Podar International School (CBSE)
Ambegaon.

[Signature]
D.S.J. Franklin
General Manager
Pune Region



Lessor No. 1, namely Mrs. Gopi Rajesh Shah, having his ownership land admeasuring i.e. approx. 10000 Sq. ft. purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9.

AND

Lessor No. 2, Mrs. Sharmishtha Kirti Shah, having her ownership land admeasuring 0H= 7R (i.e. approx. 7000 Sq. ft.) Purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing No. 3277 / 2001 dtd. 7th APRIL 2001, Lessor have entered his name on the Revenue Record of the said property i.e. 7/12 extract and other relevant record by Mutation Entry No. 11265 which contains his name as a Owner/Vahivatdar of the said property.

AND

Lessor No. 3. namely Mrs. Krishna Millind Shah, having her ownership land admeasuring 0H=7R (i.e. approx. 7000 Sq. ft.) purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing No. 3279 /2001 dtd. 7th APRIL 2001 Lessor have entered his name on the Revenue Record of the said property i.e. 7/12 extract and other relevant record by Mutation Entry No. 11269 which contains his name as a Owner/Vahivatdar of the said property

AND

Lessor No. 4. namely Mrs. Surekha Mahesh Shah, having his ownership land admeasuring 0H = 6.5R (i.e. approx. 6500 Sq. ft. purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing

Anagha Gholap
Mrs. Anagha Gholap
Principal
Podar International School (CBSE)
Ambegaon.

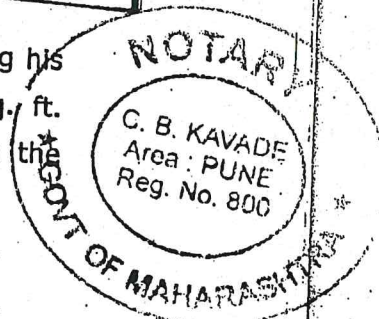
D.S.J. Franklin
D.S.J. Franklin
General Manager
Pune Region



हवल-२०	
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WHEREIN

Lessor No. 1, namely Mrs. Gopi Rajesh Shah, having his ownership land admeasuring i.e. approx. 10000 Sq. ft. purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9.



AND

Lessor No. 2, Mrs. Sharmishtha Kirti Shah, having her ownership land admeasuring 0H= 7R (i.e. approx. 7000 Sq. ft.) Purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing No. 3277 / 2001 dtd. 7th APRIL 2001, Lessor have entered his name on the Revenue Record of the said property i.e. 7/12 extract and other relevant record by Mutation Entry No. 11265 which contains his name as a Owner/Vahivatdar of the said property.

AND

Lessor No. 3. namely Mrs. Krishna Millnd Shah, having her ownership land admeasuring 0H=7R (i.e. approx. 7000 Sq. ft.) purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing No. 3279 /2001 dtd. 7th APRIL 2001 Lessor have entered his name on the Revenue Record of the said property i.e. 7/12 extract and other relevant record by Mutation Entry No. 11269 which contains his name as a Owner/Vahivatdar of the said property

AND

Lessor No. 4. namely Mrs. Surekha Mahesh Shah, having his ownership land admeasuring 0H = 6.5R (i.e. approx. 6500 Sq. ft. purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing

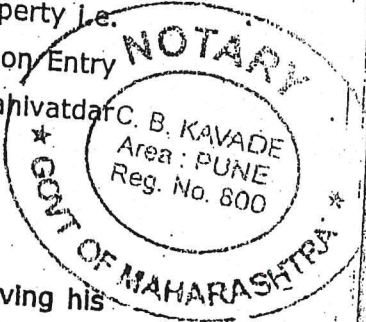
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Mrs. Anagha Gholap
Principal

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D.S.J. Franklin
General Manager
Pune Region



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No. 3280 /2001 dtd. 7th APRIL 2001, Lessor have entered his name on the Revenue Record of the said property i.e. 7/12 extract and other relevant record by Mutation Entry No.11266 which contains his name as a Owner/Vahivatdar of the said property



AND

Lessor No. 5, namely, Mr. Sachin Kirti Shah is having his ownership land admeasuring 0H= 6.5R. (i.e. approx. 6500 Sq. ft.) purchased by the registered sale deed registered in the office of Sub-Registrar Haveli -9 bearing No. 3278 /2001 dtd. 7th APRIL 2001, Lessor have entered his name on the Revenue Record of the said property i.e. 7/12 extract and other relevant record by Mutation Entry No.11267 which contains his name as a Owner/Vahivatdar of the said property.

Thus the abovementioned land is absolutely owned, seized and possessed by theses Lessor and they are having clear Title to the piece of land and the construction on it. The said plots of the Lessors on which the construction is made, are in one line adjoining to each other. The Lessors have mutually, together constructed the building admeasuring approx. 8000 Sq. ft. carpet area on the said plots and this carpet area of approx 8000 sq. ft. along with the proposed construction totally admeasuring 40000 Sq. ft. carpet area by Lessor is the subject matter of this document (area subject to joint measurement referred elsewhere in the agreement).

AND WHEREAS that the Lessors, together by their mutual understanding decided to construct a new building on the land purchased by them by contributing their share in construction and to give the said building on rent and to

Anagha Gholap
Mrs. Anagha Gholap
Principal
Pedar International School (CBSE)
Pune Region

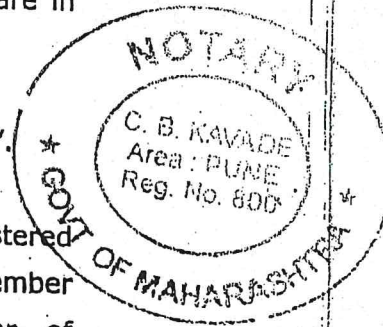
D.S.J. Franklin
D.S.J. Franklin
General Manager
Pune Region



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share the rent in themselves by their respective share in land.

The property stated above is referred to as "Said Plot".



AND WHEREAS, the lessee is a public trust registered under Trust Act, bearing a registration Dtd. 3rd November 2004, registered at the office of Sub-Registrar of Bangalore, No. BNG (N) JNR 572/2004-2005, and the said school is open for all religions, communities without having any discrimination of caste, creed, community.

AND WHEREAS the Lessee is interested in administering and operating a school have approached the Lessor to build and provide School building premises, as per specifications prescribed and grant lease of the said premises.

The Lessor has agreed to lease the land with building and with the assured commitment to built building further, the Lessee has agreed to acquire the leasehold rights of the said Property on the terms and conditions as described in Memorandum of understanding dated 3rd day of December 2008, entered into between the parties.

AND WHEREAS the parties hereto after several discussions have arrived at a mutual agreement and wish to record the same thereon as under:-

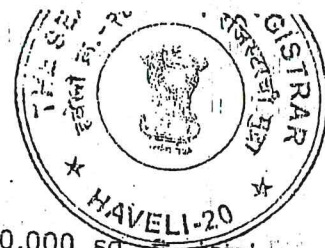
AND NOW THEREFORE THIS WITNESSETH AS UNDER:

1. The Lessors to provide at their cost:-
 - a. Approx. 8,000 sq. ft. total carpet area in 1st phase
 - b. Approx. 12,000 sq. ft. total carpet area in 2nd phase

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D.S.J. Franklin
General Manager
Pune Region

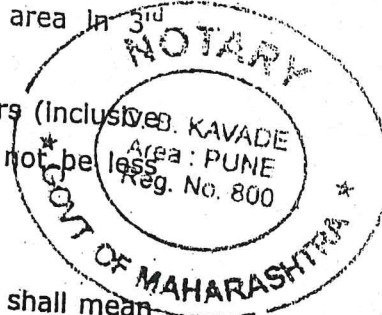
Mrs. Anuradha Ghole
Principal
Sri. V. N. Jyoti School (CBSE)
Ambegaon.



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c. Approx. 20,000 sq. ft. total carpet area in 3rd phase

The total area of land offered by the Lessors (inclusive of the land used for school building) shall not be less than 40,000 sq. ft. (4000 Sq. Mts.)



Chargeable Carpet Area for payment of rent shall mean and include the entire area (where carpet can come) of classrooms, staffrooms, laboratory, library, passages, toilets, staircase and to exclude walls.

2. The Lessors to construct the building on stilt basis to provide open space to the Lessee. No rent will be paid for the stilt area.
3. For the 1st phase Lessee agrees to pay Monthly Rent for the first 3 (three) years as under:
 - a. Carpet area of classroom, staffroom, laboratory and library @ Rs. 22.50/- per sq. ft.
 - b. Carpet area of passage, lifts, toilets, staircase @ Rs. 22.50/- per sq. ft.
 - c. Non-constructed area @ Rs. 0/- per sq. ft.
 - d. No rent will be charged for the stilt and terrace area.
4. The Monthly Rent shall be increased by 10% of the rent payable at the end of every 3 (three) years, and such increased rent shall prevail for the next 36 months. Monthly Rent for each phase shall be treated separately and the period for the purpose of increment in rent for each phase shall be affected from the date such individual phase was offered for occupation.
5. Rent paid/payable are subject to T.D.S. at applicable rate from time to time as per government directives.

Abhishek

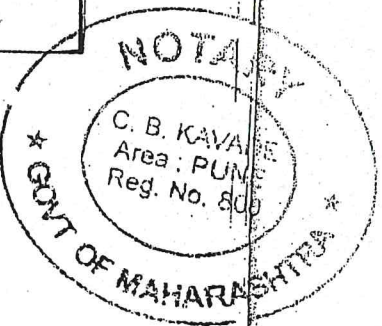
Abhishek Gholap

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D.S.J. Franklin
General Manager



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6. All outgoing such as Municipal Corporation Tax, Grampanchayat levy, N.A. taxes or any other government taxes relating to property and building will be paid by the Lessor only.
7. A joint measurement will be undertaken by the Lessee and Lessor to determine the actual chargeable Carpet Area before commencement of Monthly Rent. The area so determined shall be treated as actual chargeable carpet area under lease.
8. The Monthly Rent amount will be paid in advance at the beginning of every month. Any delay in payment will attract interest @ 15% per month after the 7th of the month.
9. It is clarified that the agreement is for a period of maximum of 29 (twenty nine) years and 11 (eleven) months. The initial period of 15 (fifteen) years shall be considered as Lock-In Period. Neither party will be entitled to terminate the Lease during this period. The Lessee alone has the option to give 2 (two) year notice and leave the premises after the completion of 15 years and before the final period of this agreement i.e. 29 years and 11 months.
10. The Lessors will have right to terminate the lease, if the Lessee shall have committed any breach or violation of any of the terms and conditions on its part, and the Lessee failed to remedy the same within a period of 90 (ninety) days upon intimation thereof by the Lessors to the lessee. ~~In the event of such termination by the Lessors of the lease during the Lock-in-Period, the~~

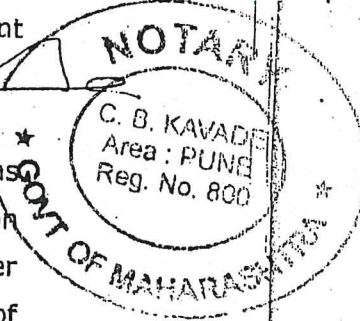
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D.S.J. Franklin
General Manager
Pune Region



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~~Lessor will be entitled to recover from the Lessee rent for the un-expired Lock-in-Period.~~



11. In the 1st phase 8000 sq. ft. total carpet area has been constructed by the Lessor at his cost. Construction (civil work exterior and interior) of 1st phase as per Annexure B and Incorporating all specifications of Annexure A was completed and handed over by 1st May 2009.

No construction (civil work exterior and Interior) to be carried out within the said plot by the Lessors except for Second Phase and Thirld Phase.

Rent of 1st phase commenced from 25th June 2009.

12. In the 2nd phase 12000 sq. ft. total carpet area will be constructed by the Lessor at his cost. Construction (civil work exterior and interior) of 2nd phase as per Annexure B and Incorporating all specifications of Annexure A to be completed and handed over by 1st January 2010.

No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor except for Third Phase.

This area can be given on lease only to the Lessee and rate will be equal to actual carpet area @ Rs. 22.50/- per sq. ft. Rent of 2nd phase shall only commence from 1st June 2010.

13. In the 3rd phase 20000 sq. ft. total carpet area will be constructed by the Lessor at his cost. Construction (civil work exterior and interior) of 3rd phase as per

Arundha

Arundha Chalap

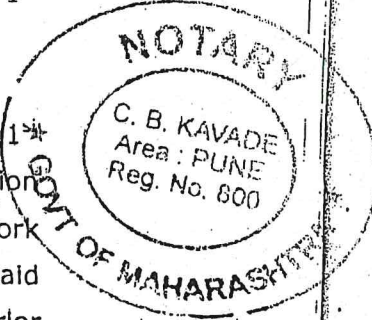
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D.S.J. Franklin
General Manager



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Annexure B and incorporating all specifications of Annexure A to be completed and handed over by 1st April 2012.

If the 3rd phase constructed area is not completed by 1st April 2012, the Lessee has the option to take possession not later than 1st April 2013. No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor after 1st April 2012 without the prior written consent of the Lessee.



A 2 (two) month 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 new School premises. This area can be given on lease only to the Lessee and rate will be equal to actual carpet area @ Rs. 22.50/- per sq. ft. Rent of 3rd phase shall only commence from 1st June 2012 or 2 (two) months from the date of actual possession of the agreed lease premises, whichever is later.

14. It is agreed that the monthly compensation shall be paid by the Lessee on the basis of carpet area offered to the Lessee by the Lessor. Actual carpet area is determined upon by actual measurement jointly undertaken by Lessor and Lessee, upon completion of each phase referred above.

15. The Lessee has agreed to take possession of the extra carpet area on the 5th floor of the constructed building from a date to be specified by the Lessee only.

A. Gholap

Mrs. Anagha Gholap
Principal
General School (CBSE)

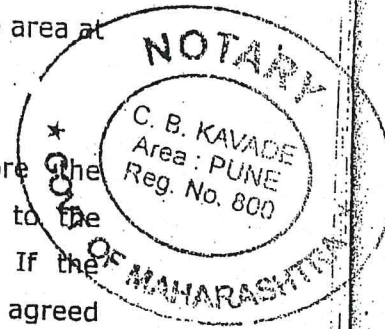
D.S.J. Franklin

D.S.J. Franklin
General Manager
Pune Region



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will be equal to the existing rate of the 3rd phase area at the time.



16. Any area constructed ahead of / before the contracted schedule can be offered for lease to the Lessee at the contractual rate at that time. If the Lessee declines to take possession before the agreed upon schedule the Lessors will not use, lease or sell the area for any purpose during the free period till the contracted time for taking possession has arrived.
17. An interest free deposit amounting to Rs. 50,00,000/- (Rupees Fifty Lakhs only) would be given by the Lessee to the Lessors. The interest free deposit shall be refunded upon the expiry of the lease period herein or sooner determination thereof under the terms of the Lease against the lessee handing over the actual, physical, vacant and peaceful possession of the leased property. Such refund will be subject to final settlement of account and deduction there from of such amount as may be ascertained to be due and payable by the Lessee to the Lessors under the terms of lease.
18. The Lessors guarantee that necessary permission from the Municipality/Grampanchayat to use the above premises as a school will be obtained by the Lessor before handing over possession to the Lessee.
19. The Lessors shall obtain all necessary N.O.C. (Including Fire) and building completion/occupation certificate from the relevant authorities before handing over possession to the Lessee.
20. All structural and major repairs to be carried out by the Lessors. The Lessee will be responsible for all

Alcholar

Mrs. Anagha Cholar

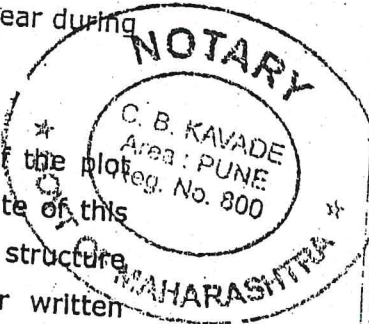
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D.S.J. Franklin
General Manager



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internal repairs and day to day maintenance, and maintenance on account of normal wear and tear during the period of lease.



21. The Lessors will freeze the balance FSI of the plot for a period of 15 years starting from the date of this agreement, and shall not construct any other structure on the said plot without express and prior written consent of the Lessee. The new construction can only be offered to the Lessee at the then prevailing rate of rent of the building.
22. If the Lessors during the lease period shall propose to sell the lease property, the same can only be offered for purchase to the Lessee, and the Lessee shall have option to purchase the same at or for the market price then prevailing. In case after the expiry of the duration of this lease agreement, the Lessee refuses to purchase the building/s existing on the aforementioned plot, then only the Lessor shall be free to sell the building/s to an outsider of his choice.
23. Three phase power connection (of appropriate capacity) will be obtained by the Lessors from MSEB and will also provide relevant transformer, cabling etc. for minimum 13 power points per room.
24. Municipal Corporation water connection (which is adequate for school) will be provided by the Lessors. Relevant plumbing, drainage and sewage work will also be done by the Lessors.
25. Electricity and water bills would be paid for by the Lessee. The Lessors will give details and sign papers and writings as may be required for getting

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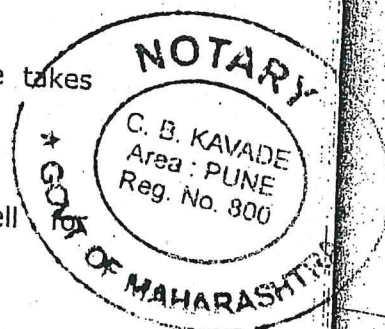
MRS. Anagha Chohan

D.S.J. Franklin



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concessional rate of electricity & water for school purpose.



26. Lessor to provide lifts as and when Lessee takes possession of third floor.
27. The Lessors will provide one bore well for gardening/water purposes.
28. Stamp duty and registration cost if any incidental to this agreement shall be borne and paid by the Lessors exclusively, however the parties shall bear individually the cost of legal fees of their respective legal consultants.
29. Lessors will give details and sign papers and writings as may be required for obtaining regulatory affiliation agreement and any cost incidental in obtaining such affiliation agreement shall be borne and paid by the Lessee.
30. It is agreed by and between the parties hereto that the Lessee alone shall be entitled to put their name on the building, gates and compound wall during the entire period of the agreement. No advertisements or hoarding shall be put or agreed to be put by the Lessor without the written confirmation of the Lessee during the continuance of the lease period.
31. The Lessee allows the Lessor to put his name on the building and shall specifically inform the exact location, size and type in written communication.
32. Concept plan of building is attached in annexure B. Actual plan will be made jointly between Lessee and

Aluolap

Mrs. Anagha Gholap
Principal
International School (CBSE)

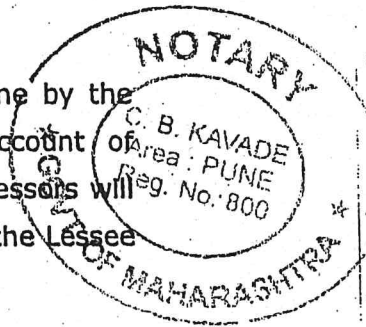
[Signature]
D.S.J. Franklin
General Manager
Pune Region



हवल-२०		
१३६६	१४	३८
२०१०		

Lessor. The Lessors will provide final CD of architectural & electrical layouts to the Lessee

33. The Insurance on the building will be borne by the Lessor. In case of loss to building on account of earthquake or other natural calamities, the Lessors will not be responsible for the loss occasioned to the Lessee and the Lessee may terminate the Lease.



34. At the completion of the lease period, the Lessee will return the building subject to normal wear and tear.

IN WITNESS WHEREOF the parties to this agreement have put their respective signatures on the day and date mentioned herein above.

The stamp duty exempted vide Government notification revenue department No-57 P/1364 dt. 29/10/2011

WITNESSES:

1. Sign. *Kirit K. Shah*

Name: Kirit K. Shah

Address: 277 Marharyard
PUNE

LESSEE

[Signature]
Podar Education and Sports
Trust (Through Power of
Attorney Holder)
D. S. J. Franklin

2. Sign. *Mayur J. Shah*

Name: Mayur J. Shah

Address: 277 M. yard
Pune-37

LESSORS

Through Power of Attorney Holder
Mr. Sachin Kirit Shah

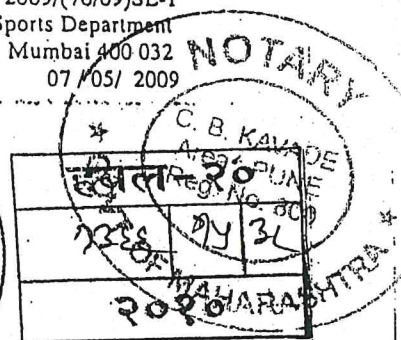
[Signature]
Mrs. Anagha Ghole
Principal
Podar International School (CBSE)
Ambegaon

[Signature]
D.S.J. Franklin
General Manager
Pune Region

And Attn: Sameersir

GOVERNMENT OF MAHARASHTRA

No. NOC 2009/(70/09)SE-1
School Education and Sports Department
Mantralaya annexe, Mumbai 400 032
Dated - 07/05/2009



Secondary Education,
Preet Vihar,
Pune.

Subject :- Issue of No Objection Certificate for C. B. K. School affiliation to
Podar International School, Survey No 1/6, Haveli No.29,
Village-Ambegaon Budruk, Dist. Pune.

Government of Maharashtra has no objection to Podar International School, Survey No 1/6, Haveli
Ambegaon Budruk, Dist. Pune run by Podar Education & Sports Trust, Podar Centre 85,
Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai-12, to be affiliated to the Central Board
of Secondary Education, New Delhi.

Objection is subject to the trust submitting the following information to the Education Officer
Pune, each year in the month of June.

Table :

	Total number of students in each class	Boys	Girls	Average age	
				Boys	Girls

Class X = %

Achieved =

Achieved =

Class XII = %

Achieved =

Achieved =

Achieved =

Send us a copy of the affiliation when granted to this school for our record.

Yours faithfully,

S. S. Kharat

(Dr. Suvarna S. Kharat)
Under Secretary to Government

Director of Education (Secondary and Higher Secondary) Maharashtra State, Pune.

Deputy Director of Education, Pune.

Union Officer (Secondary) Zilla Parishad, Pune.

Trustee, Podar Education & Sports Trust, Podar Centre 85, Chamarbaug Post Office Lane, Dr. Ambedkar
Parel, Mumbai-12.

SE-1

Anagha Gholap

Mrs. Anagha Gholap
Principal
Podar International School (CBSE)

D.S.J. Franklin
D.S.J. Franklin
General Manager
Pune Region.



MAHARASHTRA

क्र. : 124 दिनांक .

BV 713737

विक्रम सौ. ज्योती प्र. डुआ

18 MAY 2009

६, कोडाजी घाट नं. ३, धारुदेव पेंडुंगकर मार्ग,

दादा हॉस्पिटल जवळ, मुंबई - १२.

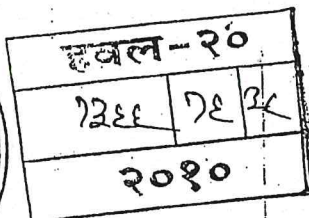
श्री श्रीमती..... PODAR EDUCATION & SPORTS TRUST

पॉर न्यायिकेंतर भुशोक पेंपर विकला.

L.S.V. No. 205



13 JUN 2009



POWER OF ATTORNEY

We PODAR EDUCATION & SPORTS TRUST a Trust registered under number BNG(U)IV JNR-570/2004-2005 and having its office at Podar Centre, 85 Chamarbaug Post Office Lane, Off: Dr. Ambedkar Road, Parel, Mumbai 400 012 and having Trustees Mr. Pavan Podar and Mrs. Mamta Podar.

We are desirous of taking on lease property of Mr. Gopi Rajesh Shah, residing at Sachin Bungalow, 8 Gulmohar Colony, Shivaji Nagar, Sangli and Mr. Harshawardhan Yadav, residing at 14, Keertikar Apts., Kothrud, Pune and others.

Being personally unable to attend the finalization of the lease and also the formalities and activities thereof we are desirous of

Anagha

Mrs. Anagha Gholap

Principal

Podar International School (CBSE)

Ambegaon.

D.S.J. Franklin

D.S.J. Franklin

General Manager

Pune Region

NOW KNOW YE AND THESE PRESENTS WITNESSETH that we the above named Podar Education & Sports Trust hereby appoint Mr. D.S.J. Franklin, aged 46 years residing at A-40 Hilltop Garden, NIBM Road, Kondwa, Pune-411 048, to be our true and lawful attorney in our name and on our behalf.

And on our behalf and our agent to do all of the following acts, deeds, matters and things in respect of aforesaid property known as Survey No.1/6, Haveli No.20, Village-Ambegaon, Budruk, Distt: Pune to attend and complete all the formalities necessary for execution of lease deed in our favour by Shri. Gopi Rajesh Shah, residing at Sachin Bunglow, 8 Gulmohar Colony, Shivaji Nagar, Sangli Through attorney Mr. Sachin Kirit Shah, residing at Ganpati Peth, Sangli Area and Mr. Harshwardhan Yadav, residing at 14, Keertikar Apts., Kothrud, Pune and others in respect of their aforesaid property and to sign all documents before the Sub-Registrar and also to complete all registration formalities which may arise from time to time.

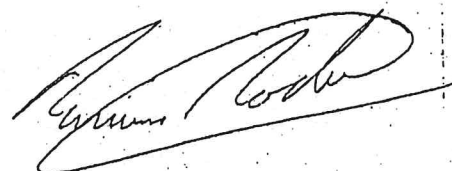
For all purpose mentioned in the preceding paragraphs to write and receive letters and notices and to commence, carry on, prosecute or take actions or all other proceedings touching management of aforesaid property and for the purpose aforesaid to declare and affirm plaints, written statements, affidavits, 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 said 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.

IN WITNESS WHEREOF we have hereunto set our hands at Mumbai aforesaid this 10th day of June 2009.

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED :

Mr. Pavan Podar, (Trustee)



JUN 2009

In the presence of
गणेश गणेश गणेश गणेश गणेश
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NOTED & REGISTERED
AT SERIAL NUMBER

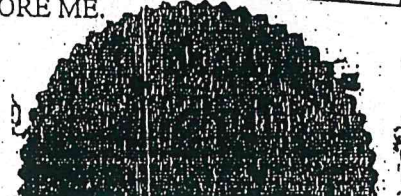
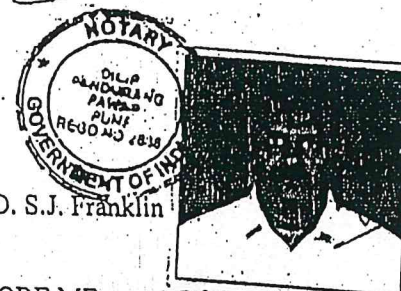
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15/6/2009

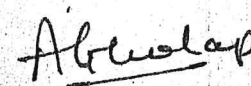
Identified: 8422078800, 9764550020

Mr. D. S.J. Franklin

BEFORE ME.



BEFORE ME
DILIP PANDURANG PAWAR


Mrs. Anagha Gholap
Principal,
Podar International School (CBSE)
Ambegaon.


D.S.J. Franklin
General Manager
Pune Region

NOW KNOW YE AND THESE PRESENTS WITNESSTH that we the above named Podar Education & Sports Trust hereby appoint our Mr.D.S.J. Franklin, aged 46 years residing at A-40 Hillmist Garden, NIBM Road, Kondwa, Pune 411 048, to be our true and lawful attorney in our name and on our behalf.

And on our behalf and our agent to do all or any of the following acts, deeds, matters and things in respect of aforesaid property known as Survey No.1/6, Haveli No.20, Village-Ambegaon, Budruk, Distt: Pune to attend and complete all the formalities necessary for execution of lease deed in our favour by Shri. Gopi Rajesh Shah, residing at Sachin Bungalow, 8 Gulmohar Colony, Shivaji Nagar, Sangli. Through attorney Mr. Sachin Kirit Shah, residing at Ganpati Peth, Sangli. C. B. KAVADE and Mr. Harshawardhan Yadav, residing at 14, Keertikar Apts., Kothrud, Pune and others in respect of their aforesaid property and to sign all documents before the Sub-Registrar and also to complete all registration formalities which may arise from time to time.

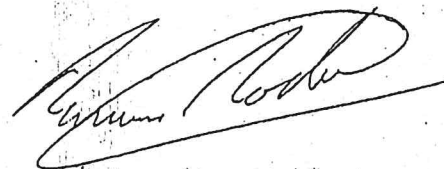
For all purpose mentioned in the preceding paragraphs to write and receive letters and notices and to commence, carry on, prosecute or take actions or all other proceedings touching management of aforesaid property and for the purpose aforesaid to declare and affirm plaints, written statements, affidavits, 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 said 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.

IN WITNESS WHEREOF we have hereunto set our hands at Mumbai aforesaid this 10th day of June 2009.

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED :)

Mr. Pavan Podar, (Trustee)



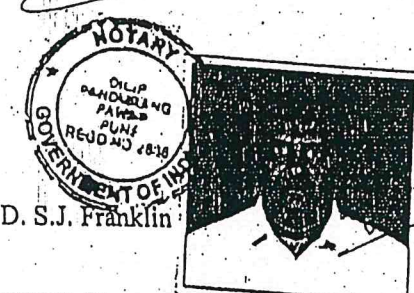
JUN 2009

In the presence of
उपस्थित जाणवता आमी उपस्थित राहणार
व्यक्तिशः जबाबदार हो

NOTED & REGISTERED
AT SERIAL NUMBER
A 1233

Mr. D. S.J. Franklin

BEFORE ME.



BEFORE ME

DILIP PANDURANG PAWAR



हजल-२०*		
7388	76	34
2009		

Attestation

Mrs. Anagha Ghosh
Principal
Podar International School (PIS)
Ambegaon.

D.S.J. Franklin
General Manager
Pune Region

PODAR EDUCATION & SPORTS TRUST

85 Parel Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai 400 012. Tel: 43330000

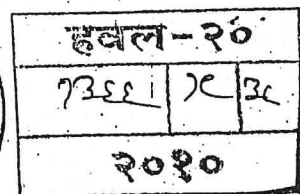
of the Resolution passed at the Meeting of the Board of Trustees of Podar Education & Sports Trust at Podar Center, 85 Parel Post office Lane, Off: Ambedkar Road, Parel, Mumbai 400 012 at 11.00 A.M. on Tuesday/09th June 2009

RESOLVED THAT a Resolution passed in the Board of Trustees meeting held on 09th June 2009, Tuesday at 11.00 A. M. authorizes Mr. Pavan Podar to give Power of Attorney to Mr. D.S.J. Franklin, Age 46, residing at A-40, Hillmist Garden, NIBM Road, Kondwa, Pune 411048 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 property known as Survey No.1/6, Haveli No.20, Village-Ambegaon, Budruk, Distt: Pune to attend and complete all the formalities necessary for execution of regular sale in our favour by Shri. Gopi Rajesh Shah, residing at Sachin Bunglow, 8 Gulmohar Colony, Shivaji Nagar, Sangli - Through attorney Mr. Sachin Kirit Shah, residing at Ganpati Peth, Sangli and Mr. Harshawardhan Yadav, residing at 14, Keertikar Apts., Kothrud, Pune and others in respect of their aforesaid property and to sign all documents before the Sub-registrar and also to complete all registration formalities which may arise from time to time."

Sd/-
(CHAIRMAN)

CERTIFIED TRUE COPY
For Podar Education & Sports Trust,

(Pavan Podar)
Trustee



Anagha
Mrs. Anagha Ghole
Principal
Podar International School (CBSE)
Ambegaon.

D.S.J. Franklin
D.S.J. Franklin
General Manager
Pune Region

Rs. 100

ONE

HUNDRED RUPEES



१ सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

MARASHTRA

AK 488826

NOTARY

C. B. KAVADE
Area: PUNE
Reg. No. 800

OF MAHARASHTRA

किंमत रु. १००/- सांगली वि.ब. द. २४ दि. १७/२/२००७

नांव:- डॉ. कृष्णा गिरिदि शिष्ट रा. मोगली

हस्त
श्री. जी. पराजपे

W. Parry

हेमंत द. पराजि

स्टैपलेंडर सांगली:

परवाजा क्र. ४/१७३०४/१-६७

गङ्गादाय दित्वा पावती

पावती क्रं. 119 दिनांक 20/2 2001
 विक्री क्र. 8282 एकूण मद्रांक मूला 900/-

खरेदीदार: श्री/सौ. कृष्णा मिर्गोद झाडा, सांगली

यांनी स्वतः/हस्ते मुद्राक खरेदी केले. म्हणून दिली पावती.

हस्त की.जी. परांजप

मुद्रांक नं.	नाम	एकूण मुद्रांक-मूल्य
१०		
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१००	१	१००/-

हेमंत पंडित सचिव:

सुदक्षिणानिजेता,

॥ श्री ॥

कुलगुरुस्यारपत्र

कुलमुद्राचारपत्र
होकीकेबल जनरल पावर ऑफ ऑटोर्नी)

Agulap

Principal

Principal
Podar International School (CBSE)
Ambegaon.

D.S.J. Franklin
General Manager
Pune Region

सन ग

२००४/२-६

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आज दिनांक १७/२/२००७ इ.स.वी.

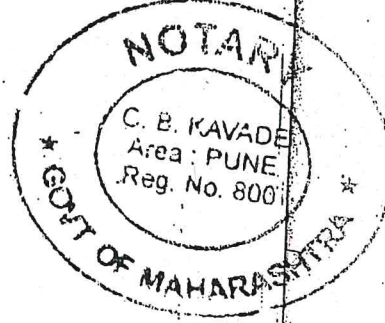
- १) श्री. सचिन किरीट शहा,
व.व. २७, व्यवसाय - शेती/व्यापार,
रा. ८, सचिन बंगला, गुलमोहर कॉलनी,
दक्षिण शिवाजीनगर, सांगली,
ता. मिरज, जि. सांगली,
२) सौ. कृष्णा मित्ती शहा,
व.व. २६, व्यवसाय - शेती/गृहिणी
३) सौ. सुरेखा महेश शहा,
व.व. ६०, व्यवसाय - शेती/गृहिणी
उभयता रा. श्रीनिकेतन, मोती चौक,
बापट मळ्या समोर, सांगली,
४) सौ. शर्मिष्ठा किरीट शहा,
व.व. ५५, व्यवसाय - शेती/गृहिणी,
५) सौ. गोपी राजेश शहा,
व.व. २९, व्यवसाय - शेती/गृहिणी,
रा. ८, सचिन बंगला, गुलमोहर कॉलनी,
दक्षिण शिवाजीनगर, सांगली,
लिहून देतो कुलमुखत्यारपत्र असे की,

नेमले मुखत्यार

मुखत्यारपत्र

- १) मिळकतीचे वर्णन:- जिल्हा तुकडी पुणे, पोट तुकडी ता. हवेली, मा.
दुस्यम निबंधक हवेली क्रमांक २० पुणे यांच्या कार्य क्षेत्रातील गांव व
ग्रामपंचायत मीजे आंबेगांव बुद्रुक येथील राव्हें नं. १ पैकी २७०० चौ.मी. व
जमीन राव्हें नं. १/६ पैकी १००० चौ.मी. असे एकूण ३७०० चौ.मी.
क्षेत्रफळाची मिळकत यांसी एकत्रात चतुःसिमा -

- पुर्वेस - लागुन स.नं. १ पैकी उर्वरित मिळकत.
दक्षिणेस - लागुन गुंबई-बंगलोर महामार्ग.
पश्चिमेस - लागुन श्री. खान यांची मिळकत.
उत्तरेस - लागुन २५ फुट रुंदीचा रस्ता.



हवेली-२०
१३६६ २१ २८
२०१०

A. G. W. L. ap

Mrs. Anagha Ghole
Principal
Podar International School (CBSE)
Ambegaon.

D.S.J. Franklin
General Manager
Pune Region

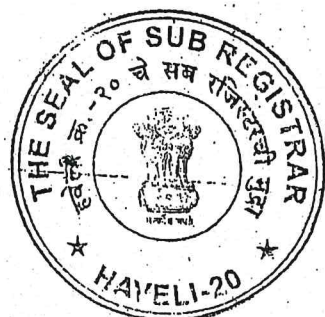
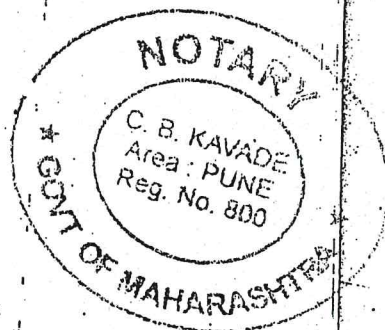
स न ग
१३०४/२-६
१०००

येणेप्रमाणे चतुःसिमा पूर्वक जमीन, त्यामधील सर्व झाड-झाडोरा, लाकूड-फाटा, दगड, घोंडा, भेडा, जंत, तरु, काष्ठ, पाषाण हत्यादी तदंगभूत वस्तुसहीत, सहिवादीचे हजोर्गटचे, जाणे-रोप्याच्या रस्त्याचे हक्क दरोबरत जमीन (यापुढे सदर मिळकत म्हणून संबोधले आहे).

१) येणेप्रमाणे वर कलम १ मध्ये नमूद केलेली मिळकत ही आमचे व तुमचे नावे असलेली मिळकत आहे. सदर मिळकत आपले कब्जात आहे. सदर मिळकतीबाबत आम्हांस वेळोवेळी सर्व सरकारी, निमसरकारी, सहकारी, खाजगी कार्यालयात तसेच दिवाणी, न्यायालयात हजर राहून कामे करणे, करवून घेणे अशक्य होत असलेने नेमले मुखत्यार यांना आमचेवतीने मुखत्यार म्हणून नेमले आहे. त्यांनी करावयाची कामे खालीलप्रमाणे:-

१) कलम १ मध्ये नमूद केले मिळकती बाबत कोणत्याही दिवाणी, जजदारी, रेव्हन्यू न्यायालयात आमचेवतीने हजर होणे, अर्ज देणे, मागजबाब देणे, मिळकतीबाबत आवश्यकता भासलेस कायदेशीर कार्यवाही करणे, अशी कोणी कायदेशीर कार्यवाही केल्यास त्यास प्रतिवादी करणे, त्यासाठी वकील नेमणे, अथवा अन्य कोणतेही न्यायिक, अर्धन्यायिक अथवा सरकारी प्रकरणात, न्यायालयात व कार्यालयात आमचे प्रतिनिधित्व करणे, अर्ज, दावे, कॅफिचती वगैरे करणे, कागदपत्र, पैसे दाखल करणे, परत घेणे, अपील रिव्हिजन, रिव्हन्यू करणे, हुकूमनामेची बजावणी करणे, कबजा देणे/घेणे कोणत्याही कामात आपसात तडजोड समझोता करणे. या प्रमाणे अव्वल पासून अखेरपर्यंत करावी लागणारी सर्व ती कामे करावीत.

४) सदर मिळकत विक्री करावयाचे झालेस त्यासाठी गिन्हाईक शोधणे किंमत ठरविणे, करारपत्र/करारपत्रे लिहून देणे, कागदपत्रांची पूर्तता करणे, त्यावर आमच्यावतीने सहा करणे, करारपत्रानुसार खरेदीपत्र करून देणे.



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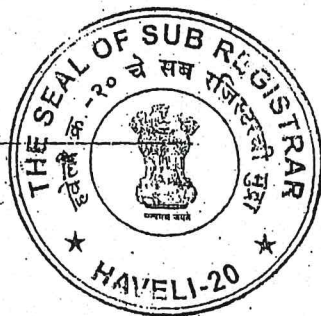
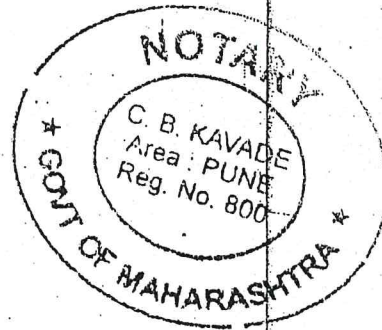
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खरेदीपत्र नोंदणी कयालियात हजर करणे, खरेदीपत्रावर आमचेवतीने सही करणे, खरेदीपत्राचे एन्ड्रीयस्युशन कबूल करणे, आमचेवतीने भरणा कबूल करणे, तसे नोंद करून देणे, तस्यजा देणे, जमीन खरेदीदाराचे नांव मानक सदरी नोंद होणेबाबत महसूल दफ्तरी अर्ज, देणे, जाबजबाब देणे, याप्रमाणे आमचेवतीने अव्वल पासून अखेरपर्यन्त करावी लागणारी सर्व कामे नेमले मुखत्यार यांनी करावीत.

६) सदर मिळकती बाबत जिल्हाधिकारी, अर्बन लॅण्ड शिलींग तहसिलदार, सिटी सर्व्हे ऑफिस, महानगरपालिका इत्यादी ठिकाणी आमचेवतीने अर्ज करणे, आवश्यक त्या परवानग्या घेणे, त्यासाठी प्रतिज्ञापत्र, ऑफिडेव्हीट करणे, आवश्यक तसे रकमा भरणे, काढून घेणे, इत्यादी सर्व कामे करावीत.

७) मिळकत बिगरशेती करणेबाबत आवश्यक त्या ठिकाणी अर्ज देणे, त्यावर आमचेवतीने सहा करणे, जाबजबाब देणे, कागदपत्रांची पूर्तता करणे, रकमा भरणे, रकमा काढून घेणे, ऑफिडेव्हीट, प्रतिज्ञापत्र करणे, मोजणीसाठी अर्ज करणे, जमीन मोजणी करून घेणे यासारखी सव ता काम नेमले मुखत्यार यांनी करावीत.

८) कलम १ मधील मिळकती बाबत आम्ही स्वतः ज्या ज्या ठिकाणी हजर राहून जी जी कामे केली असती करवुन घेतली असती ती ती सर्व कामे नेमले मुखत्यार यांनी करावीत त्यासाठी आम्ही त्यांना आमचे सर्व हक्क, अधिकार कायमस्वरूपी बहाल केले आहेत. या मुखत्यारपत्रा आधारे नेमले मुखत्यार यांनी केलेली सर्व कामे, आमचेवर आमचे वाली वारसांवर कायमस्वरूपी बंधनकारक आहेत व राहतील. सदरचे मुखत्यारपत्र आम्ही केव्हाही एकतर्फी रद्द न करता येणारे सततचे चालू राहणारे कलमुखत्यारपत्र लिहून व नोंद करून दिले आहे.



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यातील सर्व करार आम्हांस आगचे वाली चारशांस व इस्टेट धारकांस
लागू व बंधनकारक आहेत.
सांगली
दिनांक : १७/२/२००७.

मुखत्यारपत्र लिहून देणार

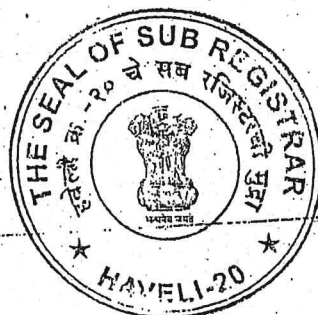
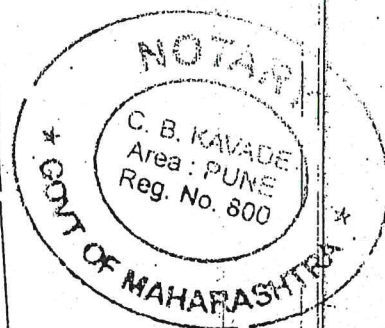
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दस्तावेज गोपवारा भाग - 2

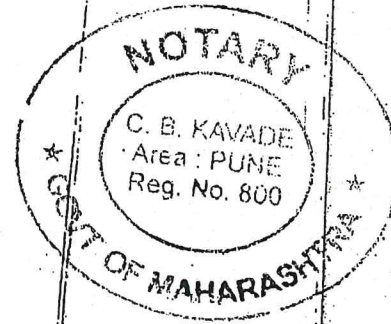
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