

64
9309000000

9200
99

LEASE AGREEMENT
BETWEEN
ELPRO INTERNATIONAL LIMITED
AND
HIND CHARITY TRUST

School building.



Monday, February 07, 2011

5:03:59 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

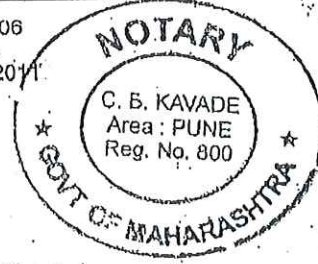
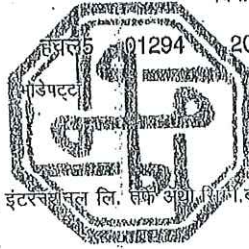
पावती क्र. : 1306

दिनांक 07/02/2011

गावाचे नाव विंचवड

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: एल्रो इंटरचेंज लि. तर्फे अ. 11, बलराम कोंडालकर

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पुस्तकांची नक्कल (आ. 11(2)),	-	260.00
रजवार्त (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13)	-	30260.00
एकूण रु.		30260.00

आपणास हा दस्त अंदाजे 5:18PM ह्या वेळेस मिळेल

सह-दुय्यम निबंधक
हवेली 5 (पिंपरी)

बाजार मूल्य: 54340000 रु. मोबदला: 0 रु.
भरलेले मुद्रांक शुल्क: 2717000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: HDFC BANK LTD, MODEL COLONY PUNE

डीडी/धनाकर्ष क्रमांक: 120160 स अ राहुन; रक्कम: 30000 रु.; दिनांक: 04/02/2011

सह-दुय्यम निबंधक वर्ग-२

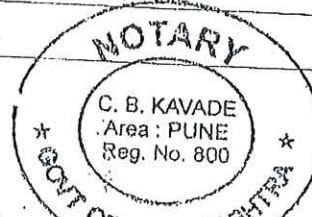
हवेली क्र. ५, पिंपरी-विंचवड

TRUE COPY

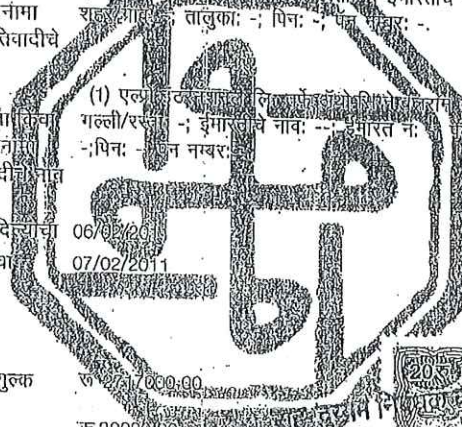
CHANDRAKANT B. KAVADE
ADVOCATE & NOTARY
GOVT. OF MAHARASHTRA
PUNE

गावाचे नाव : चिंचवड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
वा.भा. रु. 54,340,000.00



- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 4270/-/- (1) वर्णन: विभाग क्र. 2/21/-, मधील प्लॉट क्र. 142560 चौ.मी. पैकी देत असलेले क्षेत्र 8048.63 चौ.मी. मुदत 39 वर्षे
(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, प्रसिवादीचे नाव व संपूर्ण पत्ता (1) हिंदू धर्मीक, व्यवसायिक व्यक्ती श्री. अजय शा - -; घर/प्लॉट नं: 16 नं. इंडीया एक्सप्रेस रोड, इंदूर, गुजरात; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; मोबा. नंबर: -
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बाबतीत नाव व संपूर्ण पत्ता (1) एल. वि. वि. लि. संपूर्ण पत्ता: को. डाळकर - -; घर/प्लॉट नं: चिंचवड पुणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; मोबा. नंबर: -
(7) दिनांक करून दिल्याची 06/02/2011
(8) नॉदणीचा 07/02/2011
(9) अनुक्रमांक, खंड व पृष्ठ
(10) बाजारभावाप्रमाणे गुजरात शुल्क रु. 1000.00
(11) बाजारभावाप्रमाणे नॉदणी रु. 30000.00
(12) शेरा



भी नवकसा घेली
भी बाचली
भी रजवात घेतली
असुराला वर हुकुम नवकल

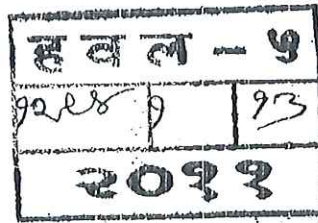
नवकल अर्ज दि. 01/2/99
नवकल केल्याची दि. 01/2/99
नवकल दिल्याची दि. 01/2/99
अर्जदार को. डाळकर

मुख्य निबंधक हवेली क्र. 4
पिंपरी चिंचवड



TRUE COPY

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



The Seva Vikas Co-op Bank
Ltd., Plot No.336, Near
Hemu Kalani Garden
Pimpri, Pune - 411017.
D-5/STP(V)/C.R.1070/01/07/
671-674/2007

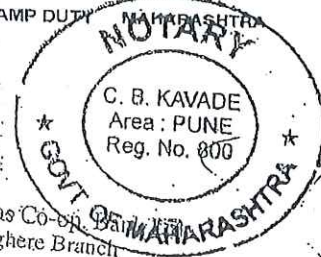


SPECIAL
ADHESIVE
महाराष्ट्र
FEB 05 2011

Two Seven One Seven Zero Zero Zero 11:54

Rs.2717000/-PB6501

STAMP DUTY



For The Seva Vikas Co-op Bank Ltd.
Pimpri Waghere Branch

(Signature)
Authorised Signatory
(Seema Sharma)

Vendor's Name : The Seva Vikas Co-op Bank Ltd.
Pimpri Waghere Br.
Franking No. : 24245
Type of Document : Agreement
Details of Property : Land
Agreement Value : Rs 543872081
Purchaser's Name : Hind Charity Trust
Seller's Name : Elpro International Ltd.
Depositor's Name : R.N. Prasad
Amount of Franking : Rs 2717000/-
Authorised Officer's Sign. : (Signature)
Haveli No 5
(Signature)

Lease Agreement

THIS INDENTURE OF LEASE (this "Agreement") made at 30th Day of November, 2010 BETWEEN
7th Feb 2011

ELPRO INTERNATIONAL LIMITED, Indian Company, incorporated under the Companies Act, 1956, having its Registered Office at 17th Floor, Nirmal Building, Nariman Point, Mumbai-400021, hereinafter called "The Lessor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;

AND

HIND CHARITY TRUST, a public charitable trust duly formed under the Indian Trust Act, 1882, having its registered office at 16, India Exchange Place, Kolkata-700 001, hereinafter called "The Lessee" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the trustees from time to time, the survivor or survivors of the trustees and their successors and assigns) of the OTHER PART;

120

(Customer Copy)

The Seva Vikas Co-op. Bank Ltd.
Pimpri Waghere Branch
Pune - 411 017. : 27410551, 27411003

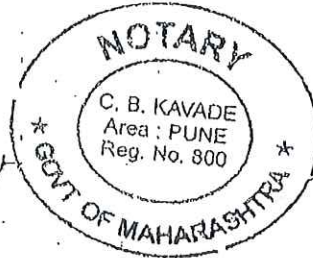
Govt. of Mah. General Stamp Office Licence No.
D-5/STP(V)/C.R.1070/01/07/671-674/2007

Date : 1 / 200

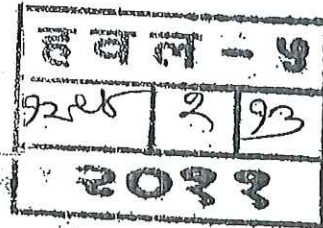
Fronting Value (Stamp Duty)	Rs.	2717.00
Service charges (incl. Tax)	Rs.	13.00
Total	Rs.	2730.00

Name of stamp duty paying party :

Shri Chaitany Trust
Chinchwad
Pune - 411 017



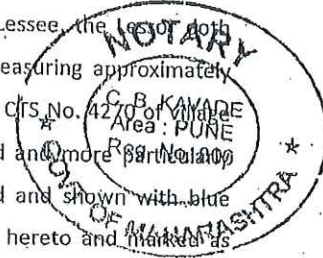
Cash/DD/PO/Respond No., If any

Drawn on Bank HDFC BankBranch Model ColonyCheque No. 182188

WHEREAS:-

- (a) The Lessor is the absolute owner of and is seized and possessed of or otherwise well and sufficiently entitled to the plot of land admeasuring approximately 147621.79 Square Meters situate at CTS No. 4270, Chinchwad, Pune (hereinafter referred to as "said larger land").
- (b) The Lessor has agreed to demise unto the Lessee a portion of the said larger land admeasuring approximately 8048.63 Square Meter Amenity Area (hereinafter referred to as the "Demised Land") shown and demarcated with blue wash on the plan annexed hereto and marked as Annexure 'A' together with the exclusive right to utilize the maximum floor space index available of the said Demised Land and permissible for utilization in respect to the Demised Land only to enable the Lessee to develop the Demised Land and construct building and structures standing thereon and to do all other acts and deeds in relation thereto for the purpose of setting up an educational institutions (including schools, colleges, etc.) for the period and at the rent and upon the terms and conditions recorded herein.
- (c) At the request of the Lessee, the Lessor has agreed to execute these presents in favour of the Lessee.

NOW THIS INDENTURE WITNESSES AS FOLLOWS

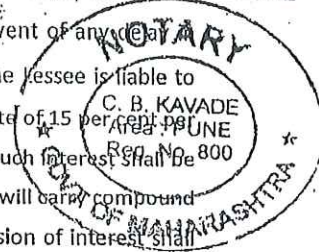
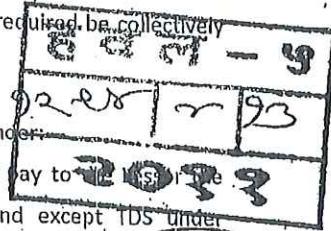


1. In consideration of the lease rent hereinafter reserved and Lessee's covenants hereinafter contained to be on the part of the Lessee, the Lessor doth hereby demise unto the Lessee ALL THAT piece of land admeasuring approximately 8048.63 square meter being part of the said larger land bearing CTS No. 4270 of KAVADE chinchwad gaon, at Chinchwad, Pune being the Demised Land and more Particulars described in the Schedule hereunder written and demarcated and shown with blue wash with red coloured boundary lines on the plan annexed hereto and marked as Annexure 'A' together with the exclusive right to utilize the maximum floor space index available of the said Demised Land and permissible for utilization on the Demised Land only, to enable the Lessee to develop the Demised Land and construct structures and buildings thereon TO HOLD UNTO the Lessee the Demised Land together with building and structures that will be constructed by the Lessee on the said Demised Land from the 1st day of December Two Thousand Ten (hereinafter referred to as "Commencement Date") for the term of 39 years (Thirty Nine years) (hereinafter referred to as "Lease Period") yielding and paying the yearly lease rent of Rs.10,00,000 (Rupees Ten lakhs only) plus applicable taxes for the first 3 (years) of the Lease Period (hereinafter referred to as "Initial Lease Rent") and which rent shall be payable by the Lessee to the Lessor on or before 10th day of December every year in advance. The first year of Initial Lease Rent shall be payable within 3 months from the date of execution of this Lease Deed
2. The Lessee shall within three years from the Commencement Date at its own expenses and in a substantial and workman like manner and with new and sound material and in compliance with all municipal rules, bye-laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and the building regulations construct building or buildings on the Demised Land and entitled to do additions, alternations, renovations, reconstructions, therein in any part or parts thereof and/or on the Demised Land provided that if in case the Lessee delays or cannot carry out the work of construction as envisaged hereinabove due to any reason beyond its control including force majeure, non availability of primary building materials, Government regulations, then the said period of three years mentioned hereinabove shall be extended by the period during which the Lessee delays or cannot carry out the work of construction as aforesaid.
3. On the expiry of three years from the Commencement Date or upon completion of the work of construction of building and structures, whichever is later, the Lessee has agreed to pay monthly lease rental of Rs. 20,00,000/- (Rupees twenty lakhs only) per month (hereinafter referred to as "Enhanced Lease Rent") plus applicable taxes till the expiry of the balance Lease Period and the Lessee shall be entitled to use and possess the Demised Land along with building and structure built thereon by the Lessee. The

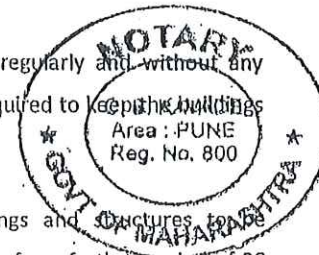
initial Lease Rent and the Enhanced Lease Rent shall wherever required be collectively referred to as the "Lease Rent".

4. The Lessee doth hereby expressly covenant with the Lessor as under:-

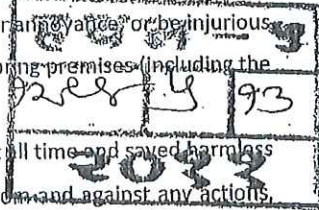
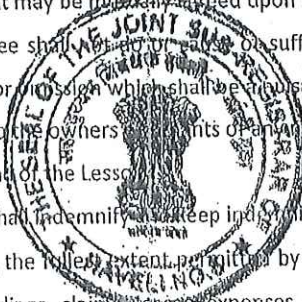
- (a) That the Lessee shall during the Lease Period regularly pay to the Lessor the aforesaid Lease Rent without any deduction (save and except IDS under Income-tax Act, 1961) under any circumstances. In the event of any delay in payment of the Lease Rent and any other monies which the Lessee is liable to pay, such delay shall attract interest on the arrears at the rate of 15 per cent annum from the due date till the date of actual payment. Such interest shall be recovered as if the same formed part of the Lease Rent and will carry compound interest at the same rate with six monthly rests. The provision of interest shall be without prejudice to the other rights and remedies of the Lessor.
- (b) That the Lessee shall also pay and discharge all rates, taxes, charges, duties, burdens, assessments, outgoings and impositions whatsoever now payable or hereafter during the Lease Period to become payable and now or hereafter during the Lease Period assessed charged or imposed upon the Demised Land and the buildings to be hereafter constructed by the Lessee whether payable by landlord, tenant or occupier in respect thereof respectively.
- (c) That the Lessee shall at its own efforts, expense and cost, be entitled to construct and complete the construction of a new building(s) upon the Demised Land together with all requisite and proper sewers, drains and other conveniences thereto in accordance with prevailing law.
- (d) The Lessee shall be entitled to use the said Demised Land and the buildings and structures to be constructed thereon only for establishment of educational institutions (including schools, colleges, teaching academy etc.) for the benefit of the students.
- (e) The Lessee shall obtain all necessary permissions, licenses, consent or sanctions of the local municipality or such other local authority for the purpose of construction of the buildings and structures on the Demised Land.
- (f) That Lessee shall in executing the works of construction as aforesaid and at all times during the continuance of this demise observe and conform to all such rules and regulations of the Pimpri Chinchwad Municipal Corporation (PCMC) and other authorities as may be in force for the time being relating to the construction of the building(s).
- (g) That the Lessee shall at its own expense maintain and keep in repair the drains, sewers and gullies leading from the said building(s) and premises in accordance with the Development Control Rule (DCR) and the bye-laws thereunder for the time being in force without requiring any notice in that behalf from the Lessor.
- (h) The Lessee shall at all times after the completion of the work of construction keep the buildings and structures duly insured with a reputed insurance



company and shall at its own cost and expenses regularly and without any default pay premiums, deposits, etc. that may be required to keep the buildings and structures duly insured.



- (i) The lease of the Demised Land and the buildings and structures thereon constructed thereon may be renewed by the Lessee for a further period of 39 years with a prior written consent of the Lessor and upon the terms and conditions that may be mutually agreed upon the parties herein.
- (j) That the Lessee shall not allow or suffer to be done upon the Demised Land any act or omission which shall be an annoyance or be injurious or offensive to the owners or tenants of any neighboring premises (including the said larger land of the Lessor).
- (k) That Lessee shall indemnify and keep indemnified at all time and saved harmless the Lessor to the fullest extent permitted by law from and against any actions, suits, proceedings, claims, losses, expenses and demands arising from and in respect of any breach or default committed by the Lessee in relation to the lease granted hereunder of the Demised Land and in relation to the development and construction of building(s) on the Demised Land.
- (l) That Lessee shall at the expiration or sooner determination of the Lease Period quietly surrender and deliver up to the Lessor possession of the Demised Land together with vacant and peaceful possession of all buildings and erections which shall have been constructed thereon during the Lease Period and all drains and appurtenances thereto in such good and substantial repair and condition and so maintained, saved and cleansed and in all respects in such state and condition as shall be consistent with the due performance of the several covenants hereinbefore contained.
- (m) The Lessee shall not mortgage, assign, sub-lease, transfer or part with the possession of the Demised Land or the buildings and structures to be constructed thereon or any part thereof to any person, bank or financial institution without previously obtaining the written consent of the Lessor.
5. It is clarified that while carrying out the construction of the building(s) on the Demised Land, the Lessee shall be entitled to only utilize the floor space index available in respect of the Demised Land and not in relation to any other adjoining portion of the larger land seized and possessed by the Lessor.
6. PROVIDED ALWAYS AND IT IS AGREED and declared that if the Lease Rent hereby reserved or any part thereof shall be in arrears for the space of thirty days after the same shall have become due whether the same shall have been legally or formally demanded or not or if and whenever there shall be a breach or non-performance or non-observance by the Lessee of any of the covenants, conditions or agreements herein contained, It shall be lawful for the Lessor to re-enter upon the Demised Land or any part thereof in the name of the whole and immediately thereupon this demise and all



rights of the Lessee hereunder shall stand absolutely determined but not to the prejudice to any right or remedy of the Lessor already accrued and then subsisting PROVIDED HOWEVER before making such re-entry in respect of any breach of covenant, two months notice in writing shall have been given by the Lessor to the Lessee intimating the breach of covenant. If the Lessee fails to make good such breach within two months from the date of service of such notice, the Lessor shall be entitled to re-enter upon the Demised Land and the buildings and structures standing thereon or any part thereof in the name of the whole and thereafter the lease shall stand determined provided always that such re-entry shall be without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any of the covenants on the part of the Lessee. The term for payment of interest on the breach of Lease Rent shall not prejudice or affect the right of re-entry herein conferred.

7. The Lessor doth hereby covenant with the Lessee that the lessee paying the Lease Rent hereinabove reserved and performing and observing all the covenants, conditions and agreements on the part of the Lessee hereinbefore contained shall peaceably hold and enjoy the Demised Land during the Lease Period and the buildings and structures standing thereon without any interruption by the Lessor or any person claiming under it as per the terms and conditions of this lease.

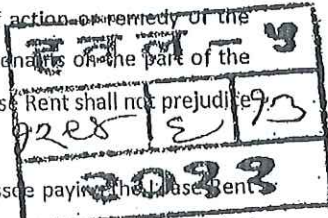
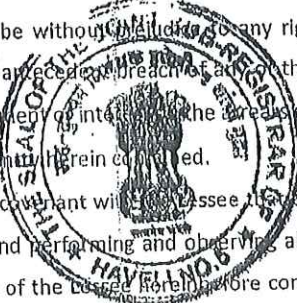
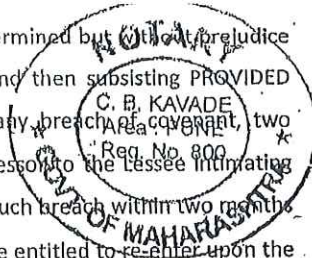
8. It is agreed between the Parties that the Lessee may, at any time terminate this Agreement, by giving to the Lessor six months prior written notice without assigning any reason whatsoever. Upon such determination the Lessor shall not be liable to pay any monies/ compensations for the buildings and structures constructed thereon or for any improvement made thereon by the Lessee during the Lease Period.

9. In case of a dispute between the Lessor and Lessee, the same shall be referred to the arbitration of the sole arbitrator which shall be appointed jointly by the parties failing which the appointment of the sole arbitrator shall be in accordance with the provisions of the Indian Arbitration and Conciliation Act 1996. The arbitration shall be held in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996. The Language of the Arbitration shall be English. Place of Arbitration shall be Mumbai.

The Courts in Mumbai shall for the purpose of this Agreement be deemed the courts of competent jurisdiction.

10. The clause headings to this Agreement are mentioned only for sake of convenience and do not have bearing on the interpretation of the terms of any clause of this Agreement.
11. The stamp duty and registration charges for this Agreement shall be borne by the Lessee. Attorney costs shall be borne individually by each party.

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



THE SCHEDULE ABOVE REFERRED TO

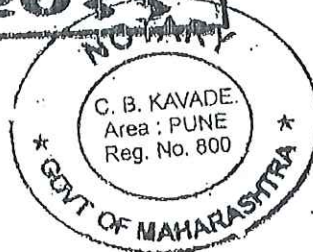
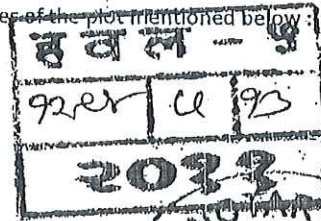
ALL THAT piece and parcel of land admeasuring approximately 8048.63 Square Meter Amenity Area forming part of a larger land bearing CTS No. 4270 of Chinchwad Gaon, Pune within the Municipal Corporation of Chinchwad. The boundaries of the plot mentioned below:

North :- Plot No. 5

South :- Plot No. 8

East:- 12.00 Meter Wide Chinchwad Gaon

West:- Industrial Shed of Elpro International Limited



SIGNED AND DELIVERED by the)

Within named Lessor)

Elpro International Limited)

through its Authorized Signatory)

Mr Balram Kondalkar,)

In the presence of whom the common seal)

of the company is affixed hereto as per the)

Board Resolution dated 8th Day of November,)

2010)

in the presence of.....)

1. *Handwritten signature: (Koushik D. Senge)*)

2. *Handwritten signature: (A. M. M. Mohan)*)

SIGNED AND DELIVERED by the)

Within named Lessee)

Hind Charity Trust)

through its Authorised Signatory Mr Ajay Jha,)

authorized by the resolution of the trust)

dated 15-11-2010 in the presence)

of)

1. *Handwritten signature: P.N. Sharma*)

2. *Handwritten signature: P.N. SHARMA*)

Handwritten signature: Anupama A. Sena)



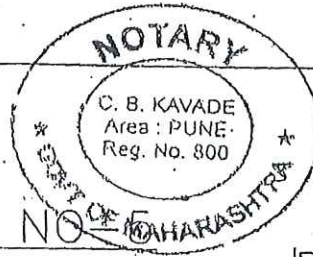
Handwritten signature: Balram Kondalkar



Handwritten signature: Ajay Jha

११/११/११
 ११/११/११
 ११/११/११
 ११/११/११

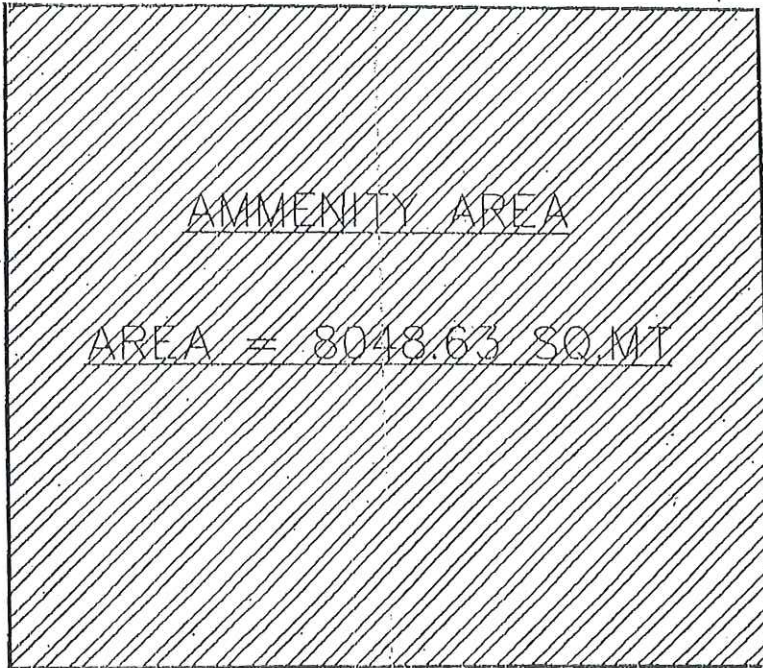
ANNEXURE - A



NORTH - PLOT NO-5
94,99

WEST - INDUSTRIAL SHED

86,68



AMMENITY AREA

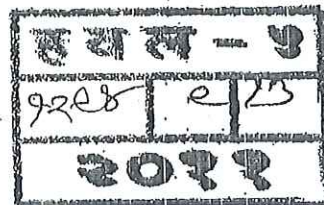
AREA = 8048.63 SQ.MT

84

EAST - SHRIDHARNAGAR ROAD

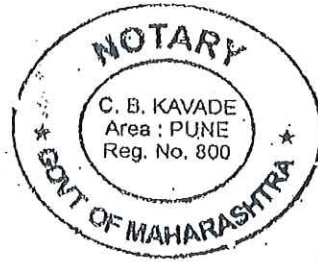
96,67

SOUTH - PLOT NO-8



17th Floor, Nirmal, Nariman Point
Mumbai 400 021, India

T +91 22 2202 3075, +91 22 4029 9000
F +91 22 2202 7995



TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELPRO INTERNATIONAL LIMITED IN THEIR MEETING HELD ON 8th DAY OF NOVEMBER, 2010 AT 11.00 A.M.

The chairman informed of the ongoing discussion with M/s Hind Charity Trust with regards to Lease rental arrangements, for the amenities, facilities and free land space situated at Chlnchwad, Pune after discussion it was:

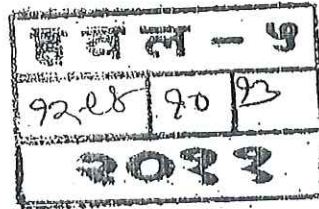
"RESOLVED THAT approximately 9571 square meters of Land be and is hereby let out to Hind Charity Trust for establishing of school on terms as given in term sheet of broad terms & condition of the subject lease as placed before the Board, discussed and approved."

"RESOLVED THAT Mr. Balaram Kondolkar be and is hereby authorised to sign, represent and/or execute the Lease Agreements, documents, deeds, and/or receipts in relation to the proposed arrangements with respect to 9571 square meters of Land at CTS 4270 at Chlnchwad, Pune more particularly described in the draft agreement placed before the Board with M/s Hind Charity Trust for a period of 39 years.

For Elpro International Limited


Anil Poddar

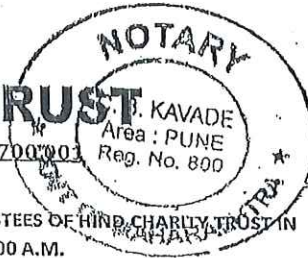
Director



Chlnchwadgaon, Pune-411 033, India
T +91 20 2735 2961, F +91 20 2735 3037
Visit us at : www.elpro.co.in

HIND CHARITY TRUST

16, India Exchange Place, Kolkata - 700001



TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF HIND CHARITY TRUST IN THEIR MEETING HELD ON 15TH DAY OF NOVEMBER, 2010 AT 11.00 A.M.

The chairman informed of the ongoing discussion with Elpro International Limited with regards to Lease rental arrangements, for the amenities, facilities and free land space situated at Chinchwad, Pune after discussion it was:

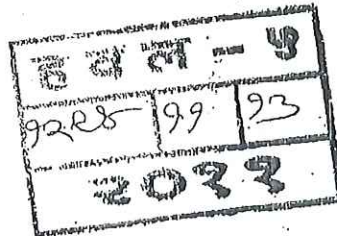
"RESOLVED THAT approximately 9571 square meters of Land be and is hereby to be taken under Lease from Elpro International Limited for establishment of school on terms as given in term sheet and the broad terms & condition of the subject lease as placed before the Board, discussed and approved."

"RESOLVED THAT Mr. Ajay Jha, Manager Accounts be and is hereby authorised to sign, represent and/or execute the Lease Agreements, documents, deeds, and/or receipts in relation to the proposed arrangements with respect to 9571 square meters of Land at CTS 4270 at Chinchwad, Pune more particularly described in the draft agreement placed before the Board with Elpro International Limited for a period of 39 years.

For Hind Charity Trust

[Signature]

Trustee



दस्त क्रमांक : 1294/2011

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

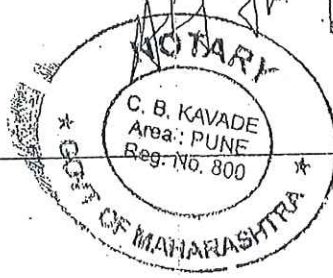
1 नाक एल्रो इंटरनॅशनल लि. तर्फे अशो.सिन्हा.बलराम
कॉन्डॉक्टर -
पत्ता: घर/फ्लॅट नं: चिंचवड पुणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पैन नम्बर

लिहून देणार

वय 54
सही

2 नाव: हिंद चॅरीटी ट्रस्ट तर्फे अधिकृत व्यक्ती श्री.अजय झा
पत्ता: घर/फ्लॅट नं: 16 नं.इंडीया एक्सप्रेस प्लेस
कलकत्ता
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
प

लिहून देणार

वय 32
सही

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

1 OF 1

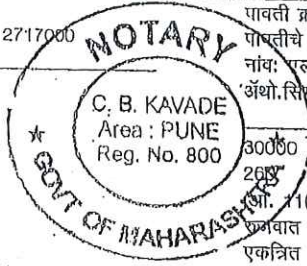


दस्त गोषवारा भाग - 2

हवेली
दस्त क्रमांक (1294/2011)
१७/१२

दस्त क्र. [हवेली-1294-2011] चा गोषवारा
बाजार मुल्य : 54340000 गोषदला 0 भरलेले मुद्रांक शुल्क : 2717000

दस्त हजर केल्याचा दिनांक : 07/02/2011 05:01 PM
निष्पादनाचा दिनांक : 06/02/2011
दस्त हजर करणा-याची सही :



पावती क्र.: 1306 दिनांक: 07/02/2011
पोषतीचे वर्णन
नांव: एल्गो इंटरनॅशनल लि. तर्फे
अंथो. सि. ने. बलराम कोंडाळकर - -
30080 : नोंदणी फी
268 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
अ. 11(2),
एखात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार : 36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/02/2011 05:01 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 07/02/2011 05:03 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 07/02/2011 05:04 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 07/02/2011 05:04 PM

30260: एकूण

दस्त नोंद केल्याचा दिनांक : 07/02/2011 05:04 PM

दु. निबंधकाची सही, हवेली 5 (पिंपरी)

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवृत्त करणारा वीत निष्पादन करून देणा-याचा
व्यक्तीशः ओळखतात, व त्यांची ओळख निवृत्तात.

1) अँड जी बी अगरवाल - - , घर/फ्लॅट : पिंपरी पुणे 1

गल्ली/रस्ता :-

ईमारतीचे नाव :-

ईमारत नं. :-

पेठ/वसाहत :-

शहर/गाव :-

तालुका :-

पिन :-

असे प्रमाणित करण्यात येते की,
सर्व दस्त निष्पात एकूण १३ पाने आहेत.

सह. दुय्यम निबंधक
हवेली क्र. ५

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

पहिले नंबरचा पुस्तकाचे
नंबर नोंदला

सह. दुय्यम निबंधक हवेली :-
दिनांक 12/2/11

TRUE COPY

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



AB Agawa

~~9910~~

9912
9

9229

9229

LEASE AGREEMENT
BETWEEN
ELPRO INTERNATIONAL LIMITED
AND
HIND CHARITY TRUST

school building.



Tuesday, February 08, 2011

3:13:47 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

दस्तावेजाचा अनुक्रमांक हवल5-1295-2011

पावती क्र. : 20

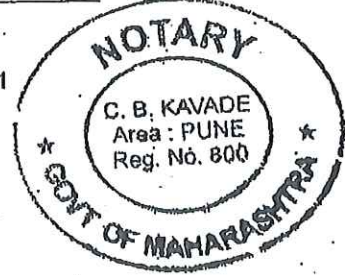
गावाचे नाव विंचवड

दिनांक 08/02/2011

अर्जाचा अनुक्रमांक

हवल5-09883

दस्तावेजाचा प्रकार



सादर करणाराचे नाव: एल्मो इटरवेल लि. स.क. अ.पि.पि.पि. बलराम कोंडळकर - -

पृष्ठांकनाची न. फी (फोलीओ)/शेरे

:- 40.00

एकूण

रु.

40.00

दुय्यम निबंधक
हवेली 5 (पिंपरी)

TRUE COPY

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



Monday, February 07, 2011
5:11:01 PM

पावती

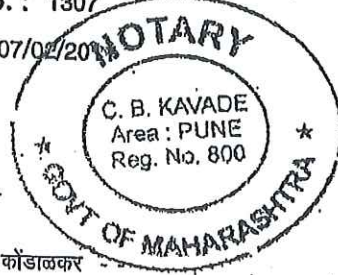
Original

नोंदणी 39 म.
Regn. 39 M

गावाचे नाव चिंचवड
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

पावती क्र. : 1307

दिनांक 07/02/2011



सादर करणाराचे नाव: एल्गो इंटरचेंजबल लि. तर्फे अशोक शिंदे. बलराम कोंडालकर

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), घुष्टांकनाची नक्कल (आ. 11(2)),

220.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)

एकूण

रु.

30220.00

आपणास हा दस्त अंदाजे 5:25PM ह्या वेळेस मिलेल

सह-दुय्यम निबंधक
हवेली 5 (पिंपरी)

बाजार मूल्य: 10280115 रु. मोबदला: 0 रु.
भरलेले मुद्रांक शुल्क: 515000 रु.

सह-दुय्यम निबंधक वर्ग-३

हवेली क्र. ५, पिंपरी-चिंचवड

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

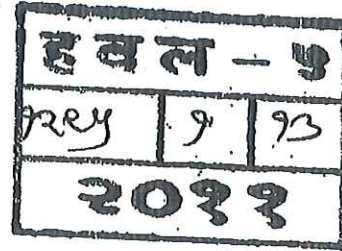
बँकेचे नाव व पत्ता: HDFC BANK LTD. MODEL COLONY PUNE;

डीडी/धनाकर्ष क्रमांक: 120161 स अ राहुन ; रक्कम: 30000 रु.; दिनांक: 04/02/2011

TRUE COPY

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

SARITA REPORTS VERSION 6.0.0



The Seva Vikas Co-op Bank
Ltd., Plot No.336, Near
Hemu Kalani Garden
Pimpri, Pune - 411017.
D-5/STP(V)/C.R.1070/01/07/
671-674/2007

भारत 24246
154257

SPECIAL
ADHESIVE
महाराष्ट्र
FEB 05 2011

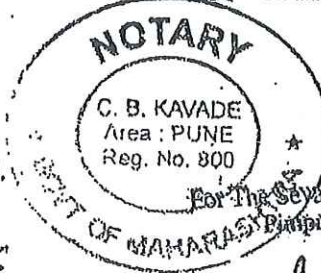


2010 1150 0110 1150 2010 2010 11:55

R.0515000/-PB6501

INDIA

STAMP DUTY MAHARASHTRA



Vendor's Name : The Seva Vikas Co-op Bank Ltd.
Pimpri Waghere Br.

Franking No. : 24246.

Type of Document : Agreement

Details of Property : Land.

Agreement Value : Rs 10280 INR

Purchaser's Name : Hind Charity Trust

Seller's Name : Elpro International Ltd.

Depositor's Name : R.N. Palsad.

Amount of Franking : Rs 10280 INR

Authorized Officer's Sign. : Siddhant

Haveli no 5

Siddhant

For The Seva Vikas Co-op Bank Ltd.
Pimpri Waghere Branch
Siddhant
Authorized Signatory
(Seema Sharma)

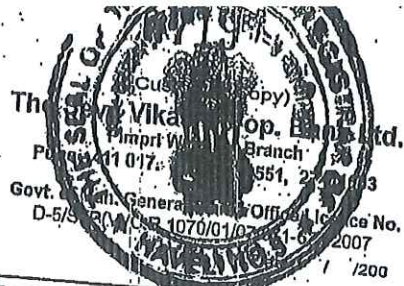
Lease Agreement

THIS INDENTURE OF LEASE (this "Agreement") made at 30th Day of November, 2010 BETWEEN
7th Feb, 2011

ELPRO INTERNATIONAL LIMITED, Indian Company, Incorporated under the Companies Act, 1956, having its Registered Office at 17th Floor, Nirmal Building, Nariman Point, Mumbai-400021, hereinafter called "The Lessor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;

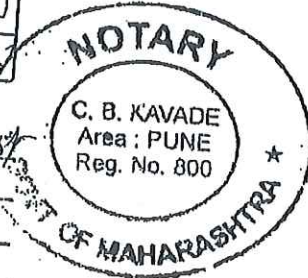
AND

HIND CHARITY TRUST, a public charitable trust duly formed under the Indian Trust Act, 1882 having its registered office at 16, India Exchange Place, Kolkata-700 001, hereinafter called "The Lessee" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the trustees from time to time, the survivor or survivors of the trustees and their successors and assigns) of the OTHER PART;



Franking Value (Stamp Duty)	Rs.	815,000.00
Service charges (incl. Tax)	Rs.	13.00
Total	Rs.	815013.00

Name of stamp duty paying party
Hind Charitable Trust
Chinchwad
Pune - 42

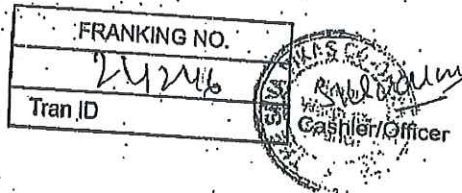


Cash/DD/PO/Respond No., if any

Drawn on Bank HDFC Bank

Branch Model Colony

Cheque No. 120159

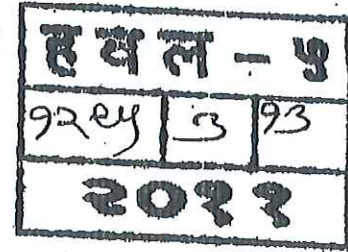


Handwritten signature

WHEREAS:-

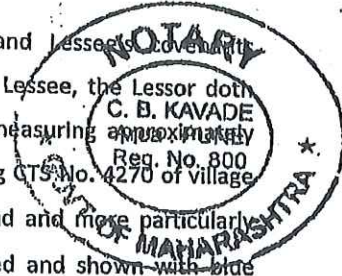
- The Lessor is the absolute owner of and is seized and possessed of or otherwise well and sufficiently entitled to the plot of land admeasuring approximately 147621.79 Square Meters situate at CTS No. 4270, Chinchwad, Pune (hereinafter referred to as "said larger land").
- The Lessor has agreed to demise unto the Lessee a portion of the said larger land admeasuring approximately 1522.98 Square Meter (hereinafter referred to as the "Demised Land") shown and demarcated with blue wash on the plan annexed hereto and marked as Annexure 'A' together with the exclusive right to utilize the maximum floor space Index available of the said Demised Land and permissible for utilization in respect to the Demised Land only to enable the Lessee to develop the Demised Land and construct building and structures standing thereon and to do all other acts and deeds in relation thereto for the purpose of setting up an educational Institutions (including schools, colleges, etc.) for the period and at the rent and upon the terms and conditions recorded herein.
- At the request of the Lessee, the Lessor has agreed to execute these presents in favour of the Lessee.

Handwritten signature



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

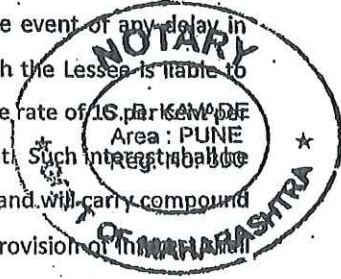
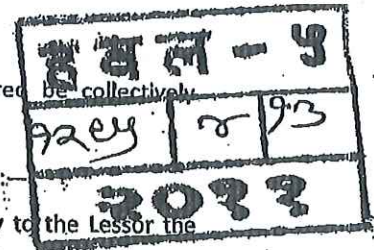
1. In consideration of the lease rent hereinafter reserved and Lessee's covenant hereinafter contained to be observed and performed by the Lessee, the Lessor doth hereby demise unto the Lessee ALL THAT piece of land admeasuring approximately 1522.98 square meter being part of the said larger land bearing QTS No. 4270 of village chinchwad gaon, at Chinchwad, Pune being the Demised Land and more particularly described in the Schedule hereunder written and demarcated and shown with blue wash with red coloured boundary lines on the plan annexed hereto and marked as Annexure 'A' together with the exclusive right to utilize the maximum floor space index available of the said Demised Land and permissible for utilization on the Demised Land only, to enable the Lessee to develop the Demised Land and construct structures and buildings thereon TO HOLD UNTO the Lessee the Demised Land together with building and structures that will be constructed by the Lessee on the said Demised Land from the 1st day of December Two Thousand Ten (hereinafter referred to as "Commencement Date") for the term of 39 years (Thirty Nine years) (hereinafter referred to as "Lease Period") yielding and paying the yearly lease rent of Rs.2,00,000 (Rupees Two lakhs only) plus applicable taxes for the first 3 (years) of the Lease Period (hereinafter referred to as "Initial Lease Rent") and which rent shall be payable by the Lessee to the Lessor on or before 10th day of December every year in advance. The first year of Initial Lease Rent shall be payable within 3 months from the date of execution of this Lease Deed
2. The Lessee shall within three years from the Commencement Date at its own expenses and in a substantial and workman like manner and with new and sound material and in compliance with all municipal rules, bye-laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and the building regulations construct building or buildings on the Demised Land and entitled to do additions, alternations, renovations, reconstructions, therein in any part or parts thereof and/or on the Demised Land provided that if in case the Lessee delays or cannot carry out the work of construction as envisaged hereinabove due to any reason beyond its control including force majeure, non availability of primary building materials, Government regulations, then the said period of three years mentioned hereinabove shall be extended by the period during which the Lessee delays or cannot carry out the work of construction as aforesaid.
3. On the expiry of three years from the Commencement Date or upon completion of the work of construction of building and structures, whichever is later, the Lessee has agreed to pay monthly lease rental of Rs. 2,00,000/- (Rupees two lakhs only) per month (hereinafter referred to as "Enhanced Lease Rent") plus applicable taxes till the expiry of the balance Lease Period and the Lessee shall be entitled to use and possess the Demised Land along with building and structure built thereon by the Lessee. The Initial

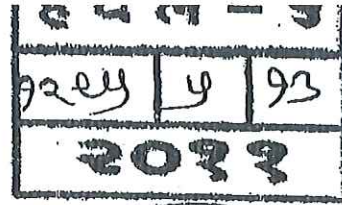


Lease Rent and the Enhanced Lease Rent shall, where required, be collectively referred to as the "Lease Rent".

4. The Lessee doth hereby expressly covenants with the Lessor under:-

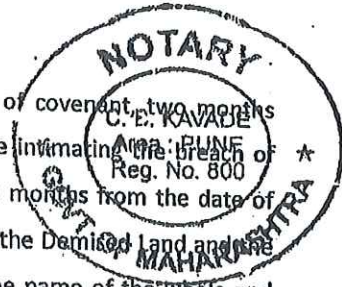
- (a) That the Lessee shall during the Lease Period regularly pay to the Lessor the aforesaid Lease Rent without any deduction (save and except TDS under Income-tax Act, 1961) under any circumstances. In the event of any delay in payment of the Lease Rent and any other monies which the Lessee is liable to pay, such delay shall attract interest on the arrears at the rate of 15% per annum from the due date till the date of actual payment. Such interest shall be recovered as if the same formed part of the Lease Rent and will carry compound interest at the same rate with six monthly rests. The provision of interest shall be without prejudice to the other rights and remedies of the Lessor.
- (b) That the Lessee shall also pay and discharge all rates, taxes, charges, duties, burdens, assessments, outgoings and impositions whatsoever now payable or hereafter during the Lease Period to become payable and now or hereafter during the Lease Period assessed charged or imposed upon the Demised Land and the buildings to be hereafter constructed by the Lessee whether payable by landlord, tenant or occupier in respect thereof respectively.
- (c) That the Lessee shall at its own efforts, expense and cost, be entitled to construct and complete the construction of a new building(s) upon the Demised Land together with all requisite and proper sewers, drains and other conveniences thereto in accordance with prevailing law.
- (d) The Lessee shall be entitled to use the said Demised Land and the buildings and structures to be constructed thereon only for establishment of educational institutions (including schools, colleges, teaching academy, etc.) for the benefit of the students.
- (e) The Lessee shall obtain all necessary permissions, licenses, consent or sanctions of the local municipality or such other local authority for the purpose of construction of the buildings and structures on the Demised Land.
- (f) That Lessee shall in executing the works of construction as aforesaid and at all times during the continuance of this demise observe and conform to all such rules and regulations of the Pimpri Chinchwad Municipal Corporation (PCMC) and other authorities as may be in force for the time being relating to the construction of the building(s).
- (g) That the Lessee shall at its own expense maintain and keep in repair the drains, sewers and gullies leading from the said building(s) and premises in accordance with the Development Control Rule (DCR) and the bye-laws thereunder for the time being in force without requiring any notice in that behalf from the Lessor.
- (h) The Lessee shall at all times after the completion of the work of construction keep the buildings and structures duly insured with a reputed insurance company and shall at its own cost and expenses regularly and without any default pay premiums, deposits, etc. that may be required to keep the buildings and structures duly insured.





- (i) The lease of the Demised Land and the buildings and structures thereon may be renewed by the Lessee for a further period of 39 years with a prior written consent of the Lessor and upon the terms and conditions that may be mutually agreed upon the parties herein.
- (j) That the Lessee shall not do or cause or suffer to be done upon the Demised Land any act or omission which shall be a nuisance or annoyance, or be injurious or offensive to the owners or tenants of any neighboring premises (including the said larger land of the Lessor);
- (k) That Lessee shall indemnify and keep indemnified at all time and saved harmless the Lessor to the fullest extent permitted by law from and against any actions, suits, proceedings, claims, losses, expenses and demands arising from and in respect of any breach or default committed by the Lessee in relation to the lease granted hereunder of the Demised Land and in relation to the development and construction of building(s) on the Demised Land.
- (l) That Lessee shall at the expiration or sooner determination of the Lease Period quietly surrender and deliver up to the Lessor possession of the Demised Land together with vacant and peaceful possession of all buildings and erections which shall have been constructed thereon during the Lease Period and all drains and appurtenances thereto in such good and substantial repair and condition and so maintained, saved and cleansed and in all respects in such state and condition as shall be consistent with the due performance of the several covenants hereinbefore contained.
- (m) The Lessee shall not mortgage, assign, sub-lease, transfer or part with the possession of the Demised Land or the buildings and structures to be constructed thereon or any part thereof to any person, bank or financial institution without previously obtaining the written consent of the Lessor.
5. It is clarified that while carrying out the construction of the building(s) on the Demised Land, the Lessee shall be entitled to only utilize the floor space index available in respect of the Demised Land and not in relation to any other adjoining portion of the larger land seized and possessed by the Lessor.
6. PROVIDED ALWAYS AND IT IS AGREED and declared that if the Lease Rent hereby reserved or any part thereof shall be in arrears for the space of thirty days after the same shall have become due whether the same shall have been legally or formally demanded or not or if and whenever there shall be a breach or non-performance or non-observance by the Lessee of any of the covenants, conditions or agreements herein contained, it shall be lawful for the Lessor to re-enter upon the Demised Land or any part thereof in the name of the whole and immediately thereupon this demise and all rights of the Lessee hereunder shall stand absolutely determined but without prejudice to any right or remedy of the Lessor already accrued and then subsisting PROVIDED

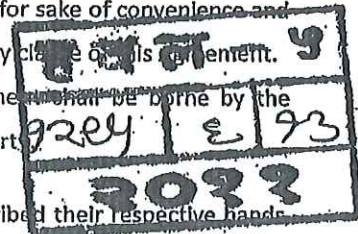
HOWEVER before making such re-entry in respect of any breach of covenant, two months notice in writing shall have been given by the Lessor to the Lessee intimating the breach of covenant. If the Lessee fails to make good such breach within two months from the date of service of such notice, the Lessor shall be entitled to re-enter upon the Demised Land and the buildings and structures standing thereon or any part thereof in the name of the whole and thereafter the lease shall stand determined provided always that such re-entry shall be without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any of the covenants on the part of the Lessee. The term for payment of interest on the arrears of Lease Rent shall not prejudice or affect the right of re-entry herein contained.



7. The Lessor doth hereby covenant with the Lessee that the lessee paying the Lease Rent hereinabove reserved and performing and observing all the covenants, conditions and agreements on the part of the Lessee hereinbefore contained shall peaceably hold and enjoy the Demised Land during the Lease Period and the buildings and structures standing thereon without any interruption by the Lessor or any person claiming under it as per the terms and conditions of this lease.
8. It is agreed between the Parties that the Lessee may, at any time terminate this Agreement, by giving to the Lessor six months prior written notice without assigning any reason whatsoever. Upon such determination the Lessor shall not be liable to pay any monies/ compensations for the buildings and structures constructed thereon or for any improvement made thereon by the Lessee during the Lease Period.
9. In case of a dispute between the Lessor and Lessee, the same shall be referred to the arbitration of the sole arbitrator which shall be appointed jointly by the parties failing which the appointment of the sole arbitrator shall be in accordance with the provisions of the Indian Arbitration and Conciliation Act 1996. The arbitration shall be held in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996. The Language of the Arbitration shall be English. Place of Arbitration shall be Mumbai.

The Courts in Mumbai shall for the purpose of this Agreement be deemed the courts of competent jurisdiction.

10. The clause headings to this Agreement are mentioned only for sake of convenience and do not have bearing on the interpretation of the terms of any clause of this Agreement.
11. The stamp duty and registration charges for this Agreement shall be borne by the Lessee. Attorney costs shall be borne equally by both parties.



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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring approximately ^{1522.98} 8048.63 Square Meter Amenity Area forming part of a larger land bearing GTS No. 4270 of Chinchwad Gaon, Pune within the Municipal Corporation of Pimpri Chinchwad. The details of the plot mentioned below :-

North :- Plot No. 5

Q.S. No. 6, 7 & 10 of

South :- Plot No. 8

Amenity Area,

East:- 12.00 Meter Wide Shridhar Nagar Road

West:- Industrial Shed of Elpro International Limited

SIGNED AND DELIVERED by the

Within named Lessor

Elpro International Limited

through Its Authorized Signatory

Mr Balram Kondalkar,

in the presence of whom the common seal

of the company is affixed hereto as per the

Board Resolution dated 8th Day of November,

2010

in the presence of

1. *Handwritten signature* (Laxita Dseuza)

2. *Handwritten signature* (A. M. M. M. M.)

SIGNED AND DELIVERED by the

Within named Lessee

Hind Charity Trust

through its Authorised Signatory Mr Ajay Jha,

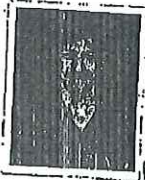
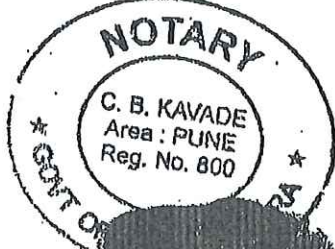
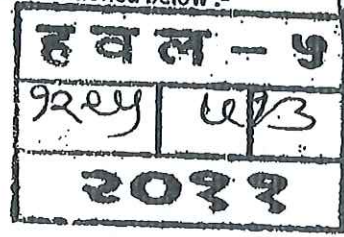
authorized by the resolution of the trust

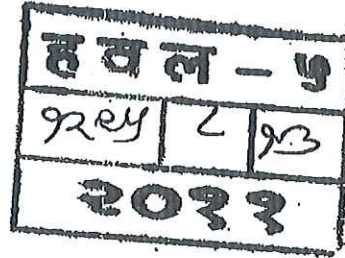
dated 15-11-2010 in the presence

of

1. *Handwritten signature* P. N. SHARMA

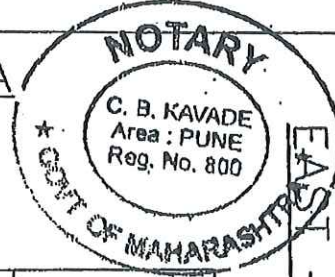
2. *Handwritten signature* Anurupa A. Sarna



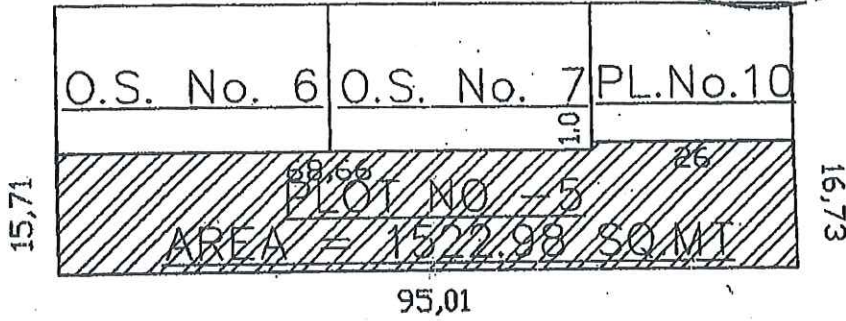


ANNEXURE — A

NORTH



WEST — INDUSTRIAL SHED



16.73

EAST — SHRIDHARNAGAR ROAD

SOUTH — AMENITY PLOT

गा.पो.ने - विचवड
शिट नंबर

तालुका/न.शु.मा.का. - पिंपरी-विचवड
धारणाधिकार

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C

याधिकार

नचा मुळ धारक

खरेदीने

एलो इंटरनेशनल लिमिटेड.

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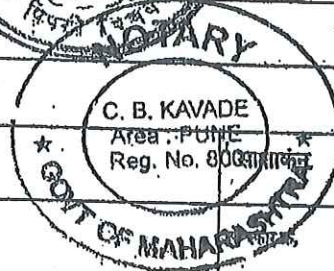
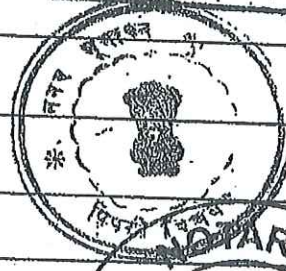
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व्यवहार

खंड क्रमांक

प्रमाणे



खरी नक्कला -

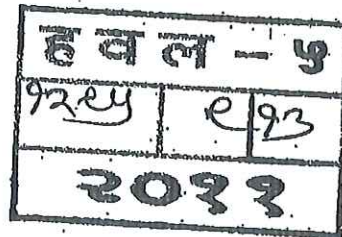
पिंपरी-विचवड
पुणे

तयार करणार

नकास करणार

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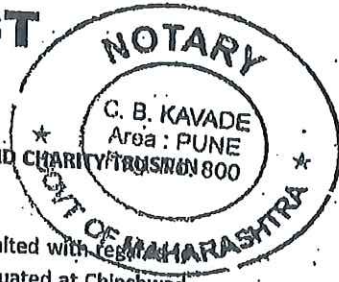
31.10.2022
पुणे जिल्हा
नकास करणार
पुणे - विचवड



HIND CHARITY TRUST

16, India Exchange Place, Kolkata - 700 001

TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF HIND CHARITY TRUST
THEIR MEETING HELD ON 15TH DAY OF NOVEMBER, 2010 AT 11.00 A.M.



The chairman informed of the ongoing discussion with Elpro International Limited with regard to Lease rental arrangements, for the amenities, facilities and free land space situated at Chinchwad, Pune after discussion it was:

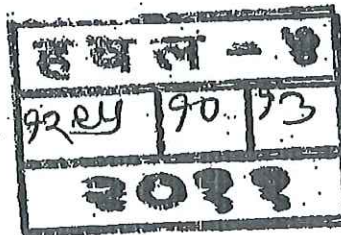
"RESOLVED THAT approximately 9571 square meters of Land be and is hereby to be taken under Lease from Elpro International Limited for establishment of school on terms as given in term sheet and the broad terms & condition of the subject lease as placed before the Board, discussed and approved."

"RESOLVED THAT Mr. Ajay Jha, Manager Accounts be and is hereby authorised to sign, represent and/or execute the Lease Agreements, documents, deeds, and/or receipts in relation to the proposed arrangements with respect to 9571 square meters of Land at CTS 4270 at Chinchwad, Pune more particularly described in the draft agreement placed before the Board with Elpro International Limited for a period of 39 years."

For Hind Charity Trust

[Signature]

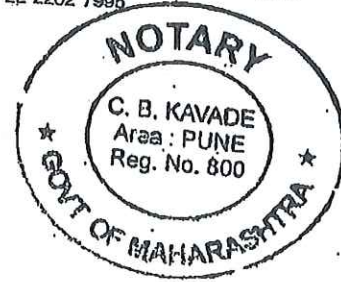
Trustee



Elpro International Ltd

17th Floor, Nirmal, Nariman Point
Mumbai 400 021, India

T +91 22 2202 3075, +91 22 4029 9000
F +91 22 2202 7995



TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELPRO INTERNATIONAL LIMITED IN THEIR MEETING HELD ON 8th DAY OF NOVEMBER, 2010 AT 11.00 A.M.

The chairman informed of the ongoing discussion with M/s Hind Charity Trust with regards to Lease rental arrangements, for the amenities, facilities and free land space situated at Chinchwad, Pune after discussion it was:

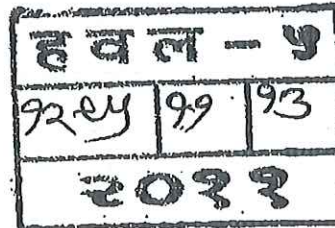
"RESOLVED THAT approximately 9571 square meters of Land be and is hereby let out to Hind Charity Trust for establishing of school on terms as given in term sheet of broad terms & condition of the subject lease as placed before the Board, discussed and approved."

"RESOLVED THAT Mr. Balaram Kondolkar be and is hereby authorised to sign, represent and/or execute the Lease Agreements, documents, deeds, and/or receipts in relation to the proposed arrangements with respect to 9571 square meters of Land at CTS 4270 at Chinchwad, Pune more particularly described in the draft agreement placed before the Board with M/s Hind Charity Trust for a period of 39 years.

For Elpro International Limited

Anil Poddar

Director



Chinchwadgaon, Pune 411 033, India
T +91 20 2735 2961, F +91 20 2735 3037
Visit us at: www.elpro.co.in

दस्ता क्रमांक : 1295/2011

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

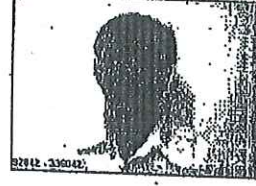
अंगठ्याचा ठसा

1 नावा एल्मा इंटरनॅशनल लि. तर्फे अशो.सिग्ने.बलराम
कॉन्डोल्कर
पत्ता: घर/फ्लॅट नं: चिंचवड पुणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर:

लिहून देणार

वय 54

सही

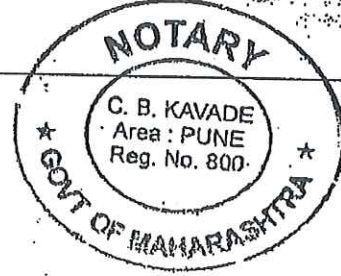


2 नावा हिंद चॅरीटी ट्रस्ट तर्फे अधिकृत व्यक्ती श्री.अजय झा
पत्ता: घर/फ्लॅट नं: 16 इंडीया एक्सचेंज प्लेस कलकत्ता
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन

लिहून देणार

वय 32

सही



दस्तऐवज करून देणार तथ्याकथीत [भाडेपट्टा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

दस्त क्रमांक (1295/2011)

93/93

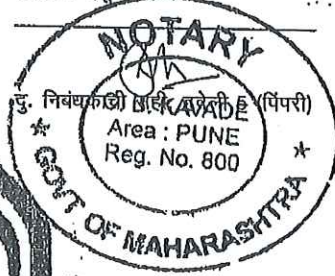
दस्त क्र. [हवेली-1295-2011] चा गोपवारा
बाजार मुल्य : 10280115 मोबदला 0 भरलेले मुद्रांक शुल्क : 515000

दस्त हजर केल्याचा दिनांक : 07/02/2011 05:08 PM
निष्पादनाचा दिनांक : 07/02/2011
दस्त हजर करणा-याची सही :

पावती क्र.: 1307 दिनांक: 07/02/2011
पावतीचे वर्णन
नांव: एल्मो इंटरनॅशनल लि. तर्फे.
अॅथो. सिग्ने. बलराम कोंडाळकर - -

30000 : नोंदणी फी
220 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30220: एकूण



दस्ताचा प्रकार : (36) भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 07/02/2011 05:08 PM
शिवका क्र. 2 ची वेळ : (फ्री) 07/02/2011 05:10 PM
शिवका क्र. 3 ची वेळ : (कबुली) 07/02/2011 05:11 PM
शिवका क्र. 4 ची वेळ : (ओळख) 07/02/2011 05:11 PM

दस्त नोंद केल्याचा दिनांक : 07/02/2011 05:11 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करताना कोणतेही खर्च देणार नाहीत.
व्यक्तीचा ओळखतात, व त्यांची ओळख पुरावतात.

1) अँड जी बी अगरवाल - - घर/प्लॉट नं. 18 गुणे 18
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

असे प्रमाणित करण्यात येते की,
सह दस्तऐवजात एकूण 93 पाने आहेत.

प्र. सह. दुय्यम निबंधक
हवेली क्र. 4

कमी पडलेली पाने 2
रुपये 70/- इतर पावती क्र. 210
दि. 11/2/11 अन्वये-वसूल
सह दुय्यम निबंधक हवेली क्र. 4, पुणे

पहिले नंबरचे पुस्तकाचे
9225 नखरी नोंदला

प्र. सह. दुय्यम निबंधक हवेली-4
दिनांक 07/2/11

TRUE COPY

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

