

Customer Copy

WMDC Ltd. Pune, Franking Deposit Slip

Serial No. 203 Date 25/04/05

Franking Value	Rs. 6500
Service Charges	Rs. 100
Total	Rs. 6600

Name of the stamp duty paying party:
N.S. Dist. Education Foundation

Cash/DD/Pay Order No. W.M.D.C. 00006500/1
CASH/D.D.

Date 25 APR 2005

Branch/Office
1 Phule Road, Pune-1
Garden Rd, Pune-1

Signature
[Signature]

Tran. ID
[Blank]

Franking Sr. No.
[Blank]

Subject to realisation

SCANNED
Time: 11:12 To: 2:52



NAME : N.S. Dixit
ADDRESS : [Blank]
THROUGH : [Blank]
SIGNATURE : [Blank]
RECEIPT No. : 2239

भारत 17856
167036
APR 25 2005
13:26
R00065001-PB5088
INDIA STAMP DUTY MAHARASHTRA
FOR W.M.D.C. LTD.

AUTHORISED SIGNATORY
[Signature]

INDENTURE OF LEASE

City International School, Aurang

THIS INDENTURE OF LEASE made and entered into at Pune this
the 22nd day of April, 2005;

BETWEEN

Copy to

जिल्हा परिषद पुणे
TRUE COPY

Purpose

PAVITA, DIVINE ASSOCIATES, a registered partnership firm,
having its office at E-83, Adinath Society, Pune-Satara Road, Pune-
411037, through its partners:
A. D. GHOSAPURKAR
NOTARY, UNION OF INDIA
PUNE
SHRI. SHRI RAVINDRAKUMAR NAUPATLAL SAKLA, of
Pune Adult Indian Inhabitant residing at 614, Nana Peth,
Pune- 411 001,

Date

22/07/25

- (1) SHRI DEVICHAND MITHALAL JAIN of Pune Adult Indian Inhabitant residing at E-83, Adinath Society, Pune-Satara Road, Pune- 411037 and
- (2) SHRI ANAND CHANDRAKANT CHHAJED of Pune Adult Indian Inhabitant residing at 41, Bhau Patil Road, Sheeba Society, Pune-411020 Pune;

hereinafter referred to "the Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present partners and the partners from time to time constituting the said firm and their survivors, or survivor and the heirs, executors and administrators of the last survivor, his, her or their assigns) of the ONE PART;



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TRUE COPY
A. D. GHOSPURKAR
NOTARY, UNION OF INDIA
PUNE



Dixit

Customer Copy	
Deposit Br. Bund Garden	Date 21/4/10-5
Pay to: ICICI Bank A/c Stamp only	
Franking Value	Rs. 455000
Service Charges	Rs. 10
Total	Rs. 455010
Name of Stamp duty paying party: N.S. Dixit Education Foundation	
DD / Cheque No. 149026	
Drawn on Bank Bank of Maharashtra	
Aster	
(For Bank's Use Only)	
Tran ID	
Franking Sr. No.	
Officer	

City International School Foundation.

Organization:

Signature: [Signature]

Date: 22/07/25

Copy to

Amount of Franking Rs. 455000/-

Words four lacs fifty five

Thousand Only

Purpose

122H10211

Date

22/07/25

AND

N.S. DIXIT EDUCATIONAL FOUNDATION, a trust registered under the provisions of the Bombay Public Trust Act, 1950 and having its office at Sagardeep Complex, 234 Navi Peth, Pune-30, through the hands of it's Chairman NANDAN SADASHIV DIXIT, hereinafter called "the Lessee" (which expression shall, unless excluded or repugnant to the context, be deemed to include its present trustees and their successors and assigns) of the OTHER PART.



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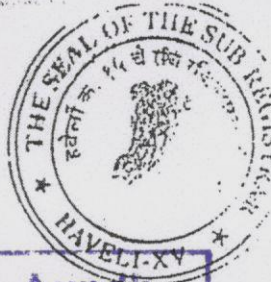
11287
112890

Special
Admission
23 2005

12:05

455000/-P85104

STAMP DUTY MAHARASHTRA



हवेली - १५
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City International School, Aundh

Copy to

जिल्हा परिषद

Purpose

२४ मा २५ वी

Date

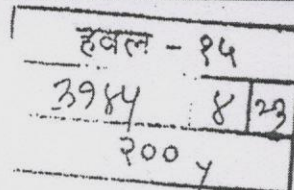
22/07/28

WHEREAS

a) Pursuant to a Development agreement dated 21st day of November, 2003 registered under Serial No. 6187/3/21 with the registrar of assurances Haveli II and executed between the Smt. Nalini Narhar Patil, Rajendra Narhar Patil, Mrs. Sucharita Sudhakar Jagtap, Mrs. Asha Vijay Pawar and Mrs. Neelam Jaysingh Patil, as the owners of the One part, and Lessors herein as the developers abovenamed, the Lessors acquired development rights over land admeasuring 1379 sq mtrs. carved out of Plot No. 1 totally admeasuring 1704.94 sq mtrs. out of S. No.2 1/1+1+1/1+1+1/1/1, C.T.S No. 2563 along with existing structure thereon situate lying and being at Village, Aundh, Pune- 411 007 ("said plot") and more particularly described in the First Schedule hereunder written.

- b) The Lessors abovenamed have acquired development rights to construct structure/s building/s property/s thereon and also the right to float ownership schemes /sell transfer and convey the building/ flats/ shops constructed thereon and enter into agreements for the aforesaid purpose.
- c) In the premises, the Lessors are seized and possessed and otherwise well and sufficiently entitled to a building known as "Raviraj Divine" consisting of ground floor plus five floors with a basement and also together with an open space of about 500 sq ft for common usage as provided hereinafter situate lying and being at S. No. 2, Plot no. 1, near Breman Square, Aundh, Pune- 411 007 and more particularly described in the Second Schedule hereunder written ("Premises").
- d) The Lessee is a trust incorporated for the purpose of promoting education and presently is instrumental of imparting education in Pune under the auspices of the school known as "City International School". The Lessee is currently operating a school in Aundh and requires additional premises in view of the growing popularity of the school.





The Lessors have represented to the Lessee as under:

जिल्हा परिषद पुणे

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22/07/25

- (i) That they are validly formed under the applicable law and their partnership firm is valid and existing.
- (ii) 801 That the construction of the building known as "Raviraj Divine" has been completed by them in accordance with the provisions of the sanctioned plans and that there has been no violation of any of the provisions thereof for which the Municipal Corporation may initiate any action against them.

- (iii) That they are fully entitled to enter into this agreement and have been authorised to enter into execute the lease in favour of the Lessee herein without seeking any further confirmation from the present owners of the said plot.

- (iv) The Lessee shall be entitled to take permission for further change of user of the premises for being used as a school.

- (v) That the completion certificate for the premises is expected to be received by them by 10th June, 05.

- (vi) That there is potable drinking water available in the building with adequate storage capacity for water shall be operational by July, 05.

- f) Relying upon the aforesaid representations the Lessee has agreed to take the premises on a lease for a period of 29 years for using the same as a school on the terms and conditions mutually agreed between the parties hereto and more particularly appearing hereinafter.





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City International School, Aundh

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS

FOLLOWS:-

Copy to

जि. रेल. पार्क, पुणे

THE LEASE PREMISES

Purpose

24/11/2011

Date

22/07/25

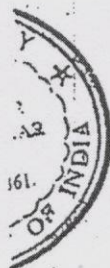
First Floor to Fifth Floor of Building known as "Raviraj Divine" having a total built up of about 15,000 sq ft (BUA) approximately, along with a basement area admeasuring about 2520 sq. ft. situate lying and being at S. No. 2, Plot no. Near Breman Square, Aundh, Pune- 411 007 along with the terrace of the commercial building admeasuring 2300.sq.ft. and more particularly described in the Second Schedule hereunder written. ("Leased Premises")

2. THE GRANT AND THE TERM

In consideration of the monthly payments herein fixed and other conditions and covenants including the security deposit, the Lessors hereby grant to the Lessee a Lease in respect of the Leased Premises and the Lessee takes on lease the Leased Premises for the purpose for conducting its school operations TO HOLD the Leased Premises hereby demised unto the Lessee from 10th June, 2005 for a term of 29 (Twenty Nine) years ("Term") yielding and paying there for the lease charges as set out hereinafter.

3. LEASE RENT

- i. During the Term, the lease rent payable by the Lessee to the Lessors shall be Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only) per month. ("Lease Rent"). The aforesaid Lease Rent is payable only with respect to the premises on the first to the fifth floor. The area in the basement and the terrace are not subject to any charge by the Lessors and are available for use by the Lessee without any charge.





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City International School, Aizawl

Copy to

जिम्मेदार पारिवर्तक

Purpose

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Date

22/07/25

The monthly lease rent shall be payable on or before the 8th of each month in advance.

The payment of Lease Rent shall be subject to deduction of tax at source as per the existing laws or any amendments thereto.

The Lease Rent shall be paid by cheque in the name of "Raviraj Divine Associates".

SECURITY DEPOSIT

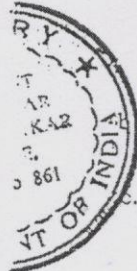
For the due performance and observance by the Lessee of all and each of the terms and conditions and provisions of the present Deed the Lessee shall deposit with the Lessors a sum equivalent to a sum of Rs. 1,00,000/- (Rupees One Lac only) as refundable which shall not bear any interest.

The payment towards security deposit shall also be made by cheque in the name of "Raviraj Divine Associates."

The Lessors shall be jointly responsible to refund of the Security Deposit to the Lessee simultaneously on expiry of the agreement, subject to deduction of arrears, if any, owed by the Lessee to the Lessors on the Lessee handing over vacant and peaceful possession of the Premises on the expiry of the lease period.

5. OBLIGATIONS / COVENANTS OF THE LESSORS

- The Lessors shall obtain the completion certificate of the building on or before 10th June, 2005 from the execution hereof.
- To ensure that the entrance to the Leased Premises from the ground floor is exclusively available to the Lessee and its students and its staff.
- To provide for adequate generator back up for common lights and lifts but the same will be maintained by the Lessee by entering into requisite annual maintenance contracts and incurring the regular operating expenses.





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City International School, Aurangabad

Copy to

जिल्हा परिषद, पुणे

Purpose

स्वामिन्स

Date

22/07/25

- iv. Provide for ceramic flooring in the Leased Premises.
- v. Negotiate with the adjoining society members so as to make available to the students of the Lessee a common playground. It shall provide for a play ground measuring 21000 sq. ft. for the students of the Lessee and shall permit the common open space for their play, sports etc in common with the other occupants of the Premises.
- vii. If the Lessors decide to sell, transfer or dispose off the said property to any third party, the same shall not prejudice the rights of the Lessee arising out of this Lease. The Lessee shall continue as the Lessee of the transferee/purchaser and the obligations of the Lessors towards the Lessee shall be binding upon the transferee/purchaser. The Lessee shall pay the rent in accordance with this Lease Agreement to the transferee directly.
- viii. The Lessee shall be permitted to use the Leased Premises, besides its regular school activities, for the purpose of conducting educational courses, hobby classes or any such educational activities or courses, either by itself or through third party/ies, and the same shall not be construed as breach of the terms and conditions herein contained.
- x. To sign such documents/applications/writing as shall be required by the Lessee for the purpose of obtaining affiliation or recognition from various government authorities.
- xi. The terrace is available for the exclusive use of the Lessee and in the event the Lessors desire to construct further on the terrace, then they would be required to take prior permission of the Lessee for the aforesaid purposes.
- xii. The Lessors shall install all the necessary fire fighting equipment as required under the law for the safety of the Lease Premises.
- xiii. During the subsistence of the lease the Lessors shall not sell the Leased Premises to any person/party without the consent of the Lessee. Prior to such sale, the Lessors shall ensure that





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City International School, Aundh

Copy to

जिल्हा शिक्षण अधिकारी

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स्वामित्व

Date

22/07/23

7. OBLIGATIONS / COVENANTS OF THE LESSEE

- a. That the Lease Rent, hereunder reserved, will be paid by the Lessee to the Lessors in advance/on or before the 8th of each month.
- b. The Lessee shall take proper care of the Lease Premises and shall deliver possession of the Lease Premises to the Lessors at the expiry or termination of the Term or the extended period in the same condition in which originally handed over (subject to normal wear and tear).
- c. The Lessee shall insure the Lease Premises and its property within the Lease Premises, from a reputed Insurance Company, and ensure the premiums in respect thereof are paid regularly and the policy is kept effective during the period of the Lease. Copies of the Insurance policy shall be provided to the Lessors for record.
- d. The Lessee shall ensure that it shall obtain all the requisite permissions, as shall be required for the purpose of carrying on the activities of the school.
- e. Not to create any third party interest or sub-lease any part of the Leased Premises.
- f. The Lessee shall ensure that the Lease Premises is utilized by it for the purposes of its activities only and not carry out any dangerous, offensive or illegal activities in the Leased Premises.





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8. ELECTRICITY AND WATER CHARGES.

City International School, Aundh

Copy to

जिल्हा परिषद पुणे

The Lessee shall pay and bear the charges for water and electricity used or consumed by the Lessee in respect of the Leased Premises during the term of this lease at actuals. The payments of these charges shall be made within one week of the receipt of the concerned bill from the Corporation.

Purpose

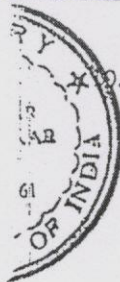
स्वहान्यता

9. PROPERTY TAXES.

Date

22/07/25

The Lessee shall be responsible for payment of all dues, demands, taxes, charges, payments, costs etc. such as property tax, cess and other taxes payable to the Pune Municipal Corporation with respect to the Leased Premises. approximately of Rs. 25000/-



10. MAINTENANCE OF PREMISES

The Lessors shall provide the and the generator back up and also carry out major repairs/rectify the Civil/structural defects, excluding normal wear and tear, within 10 days from the same brought to their notice by the Lessee at their cost during the lease period. However, the regular maintenance of the lift shall be responsibility of the Lessee. If the Lessors fail to carry out the aforesaid maintenance and rectification / repairs the Lessee shall carry out the same and the Lessee shall be entitled to deduct or adjust the same from the lease rent to be paid to the Lessors. The Lessee shall look after the day to day maintenance of the Leased Premises.

11. RIGHT TO INSPECT THE PREMISES

The Lessors reserve the right of inspection the Lease Premises through their authorized personnel who may enter during office hours on giving reasonable and prior notice of 8 days.



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City International School, Aundh

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जिल्हा परिषद, मुंबई

Purpose

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Date

22/07/25

12. REPRESENTATIVE OF THE LESSORS

The Lessors have mutually agreed that with a view to facilitate the Lessee to coordinate with the Lessee's, SHRI RANINDRAKUMAR NAUPATLAL SAKLA shall act as their representative. However for performance of all their obligations hereunder reserved they shall be jointly liable.

13. The Lessors do and each of them doth hereby covenant with the Lessee that the Lessee paying the rent herein above reserved and performing and observing all the covenants, conditions and agreements on the part of the Lessee herein before contained shall hold and enjoy the Lease Premises during the said term without any interruption by the Lessors or any person claiming under them.

14. DEFAULT BY THE LESSOR.

In case the Lessors fail to refund the security deposit, after adjusting there from the amounts found due and payable by the Lessee to the Lessors hereunder after the expiration of the lease, the Lessee shall have the right to retain the possession of the Leased Premises until such time as the Lessors refund all such amounts.

15. INDEMNITY

- a) To the fullest extent permitted by law, the Lessors shall indemnify and hold harmless the Lessee and the Lessee's Officer, agents, employees from and against losses, costs, expenses and damages whatsoever arising out of any of its representations, warranties, covenants or agreements herein contained.
- b) The Lessee shall also indemnify and keep indemnified the Lessors against any loss, costs, damages and penalty that may be levied on the Lessors on account of non-compliance of any



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City International School, Aurangabad

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provisions of laws applicable to the Lessee for conduct of its activities in the Leased Premises or on account of any accident or damage caused to the Leased Premises as a result of any act or omission of the Lessee or any of its servants or agents or breach of any of its representations hereunder contained.

Purpose

२२/११/२०११
16 NOTICE

Date

२२/०७/२३

Any notice required or permission to be given hereunder shall be considered as properly given if sent by Registered post or fax or courier or given in person to respective addresses of the parties as below and duly acknowledged as received by the other party.

If to the Lessor:

KIND ATTN: SHRI. RAVINDRAKUMAR NAUPATLAL SAKLA
Address: E-83 Adinath Society, Ground Floor, Pune
Phone: 24269505

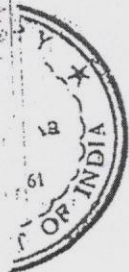
If to the Lessee : Kind Attn: Mr. N S. Dixit.

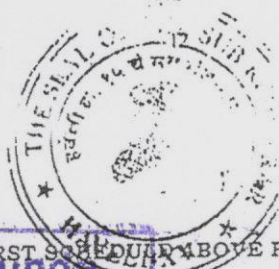
Address: Sagardeep Complex, 234 Navi Peth, Pune-30
Phone: 24321692

17. Stamp duty and registration charges in respect of this Lease and the duplicate shall be borne and paid by the Lessee.

STAMP DUTY OF RS. 4,55,000/- (Rupees Four Lacs Fifty Five Thousand Only) is being paid on this document)

IN WITNESS WHEREOF the parties hereto have set their respective hand and seal on the day, month and year first hereinabove written.





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City International School, Aundh

THE FIRST SCHEDULE ABOVE REFERRED TO

Copy to

Purpose

Date

जिल्हा परिषद, पुणे

2/10/2011

2/07/20

✓ All that piece and parcel of land admeasuring 1379 sq mtrs. carved out of Plot No. 1 totally admeasuring 1704.94 sq mtrs. out of S. No. 1/1+1+1+1+1/1/1 C.T.S No. 2563 along with existing structure thereon situate at Aundh, within the limits of the Municipal Corporation, Pune and the Registration district of Pune, Taluka Haveli, District Pune and within the Registration Sub-District of Sub-Registrar of Assurance Haveli-II, and bounded as under;

On or towards the East : By Plot No. 2;

On or towards the West : Pune Aundh Road;

On or towards the North: By CTS No. 2564 and building;

On or towards the South : By remaining portion of Plot No. 1 and colony road;

THE SECOND SCHEDULE ABOVE REFERRED TO

First Floor to the 5th floor of the building known as "Raviraj Divine" having a built up area of 15,000 sq ft together with the basement admeasuring 2520 sq.ft. and the rights of the terrace in the commercial building admeasuring 2300 sq.ft. constructed on the land more particularly described in the First Schedule above.





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City International School Aundh

SIGNED AND DELIVERED
by the withinnamed - LESSORS
RAVIRAJ DIVINE ASSOCIATES
through the hands of it's
authorized signatory
RANINDRAKUMAR NAUPATLAL SAKLA
in the presence of :

1. *[Signature]*
[Signature]
[Signature]

Copy to *विश्व परियोजना*

Purpose *2011-12*

Date *07/25*

)
)
) Ravindra Sakh
) New channel in Jain
)
)
)

SIGNED SEALED AND DELIVERED
by the withinnamed - LESSEE
N.S. DIXIT EDUCATIONAL FOUNDATION
through the hands of its CHAIRMAN
NANDAN SADASHIV DIXIT
in the presence of :

1. *Kishor Thoret*
Karlas Thoret
Newi Peth Pune

)
)
)
)
)





हवेली २५
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City International School, Alibori

RECEIVED a sum of Rupees One Lac only (Rs. 1,00,000/-
vide cheque no. 348614 dated 22/07/2005)
drawn on Union Bank of India being the refundable)
interest free security deposit payable by the
Lessee to us hereunder.

Witness:

Copy to

Purpose

Date

22/07/2005

22/07/2005

22/07/2005

Devichand m. jain

WE SAY RECEIVED

1. RAVINDRAKUMAR NAUPATLAL SAKLA
Ravindran Sakla
2. DEVICHAND MITHALAL JAIN
Devichand m. Jain
3. ANAND CHANDRAKANT CHHAJED



TRUE COPY

A. D. GHOSNURKAR
NOTARY, UNION OF INDIA
PUNE

City International School, Aurangabad

Copy to

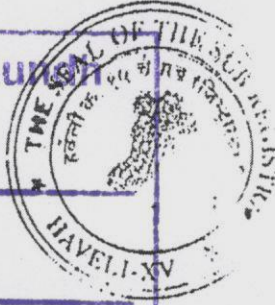
विस्था पारिषद, पुणे

Purpose

स्वमान्यता

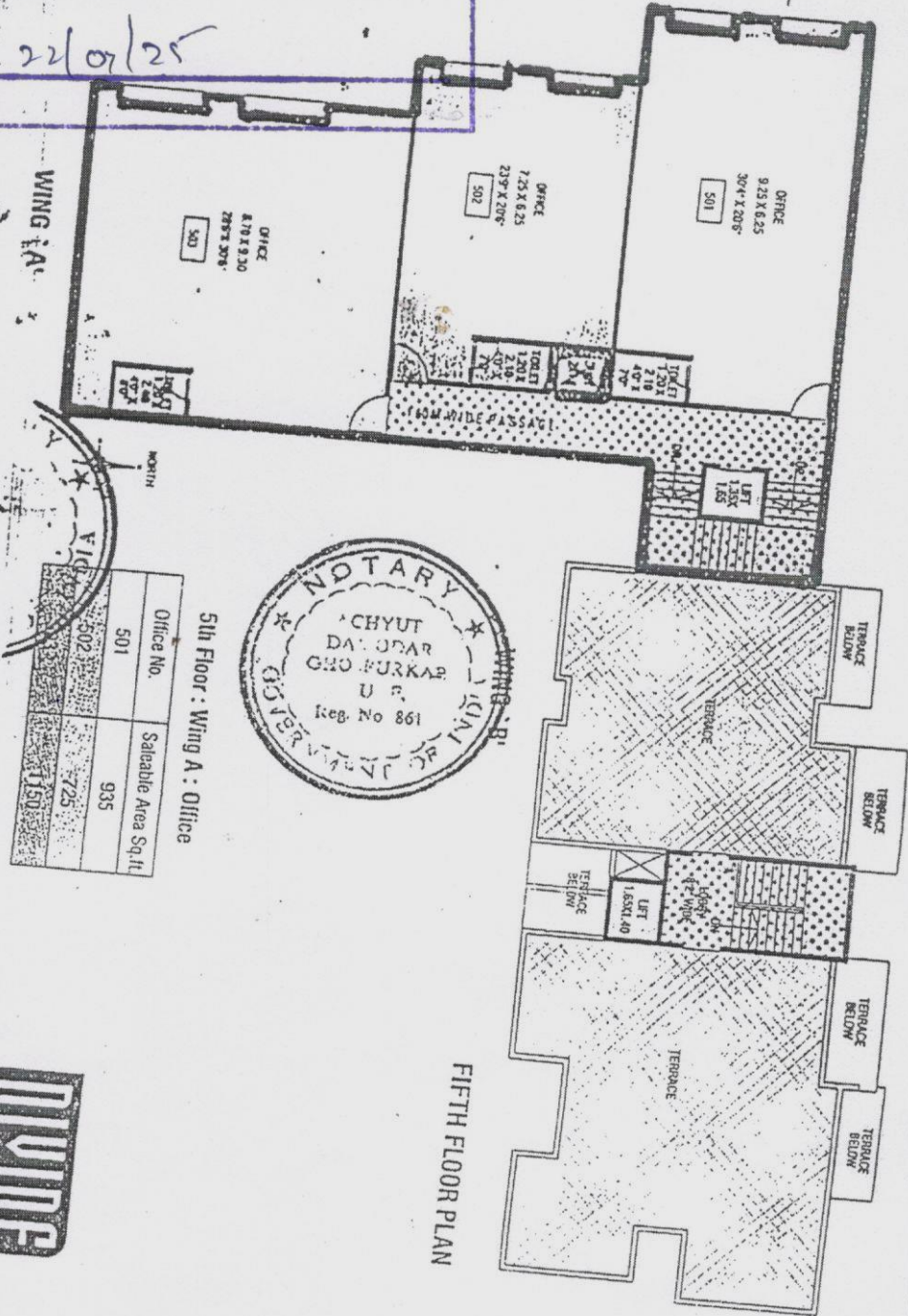
Date

22/07/25



84	24
3984	194/29
200	

MAHARAJA SAKTA ENTERPRISES



5th Floor : Wing A : Office

Office No.	Saleable Area Sq.ft.
501	935
502	725
	1150



FIFTH FLOOR PLAN



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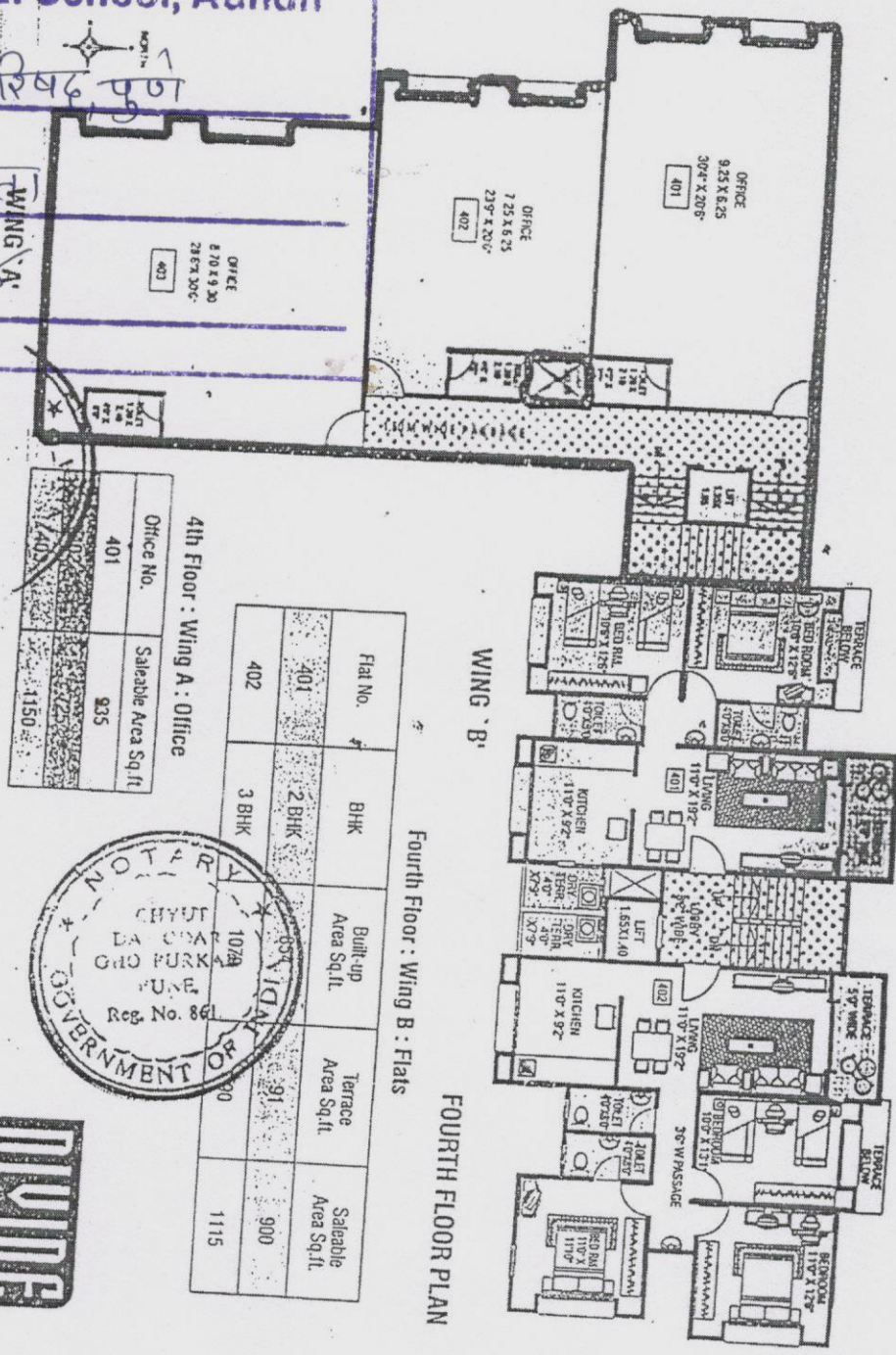
RAVIRAJ GROUP
MAHAPATLAK SAKLA ENTERPRISES

City International School, Aundh

Copy to जिल्हे परिषद पुणे

Purpose २०१६-२०१७

Date २२ ऑक्टोबर २०१६



4th Floor : Wing A : Office

Office No.	Saleable Area Sq.ft
401	935
402	1150

Fourth Floor : Wing B : Flats

Flat No.	BHK	Built-up Area Sq.ft	Terrace Area Sq.ft	Saleable Area Sq.ft
401	2 BHK	851	91	900
402	3 BHK	1024	90	1115



DIVINE
2, 3 & 4th Floor / School / Office

RAVIRAJ GROUP
NAUPATIAL SAKLA ENTERPRISES

2984, 96, 213
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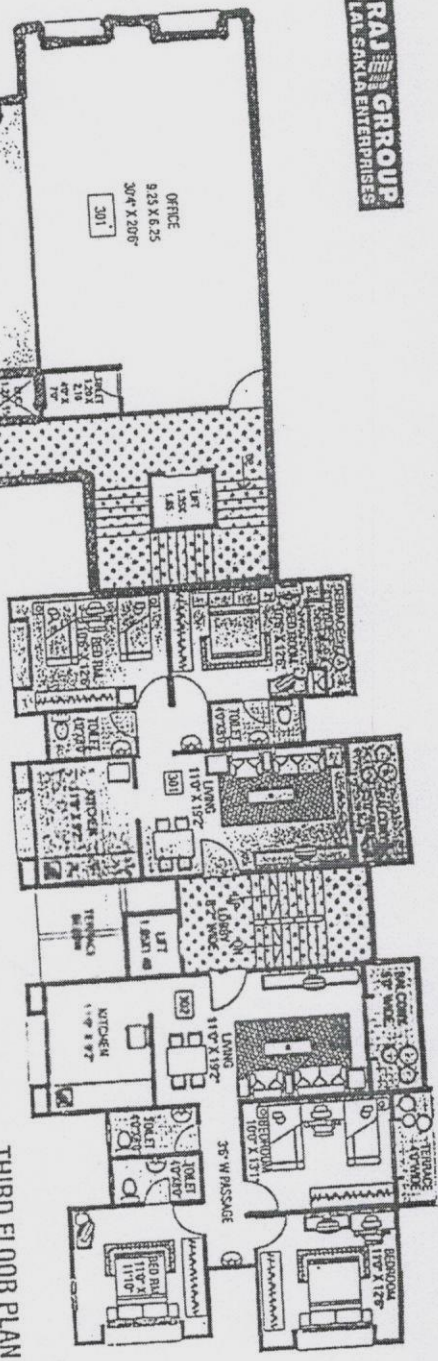
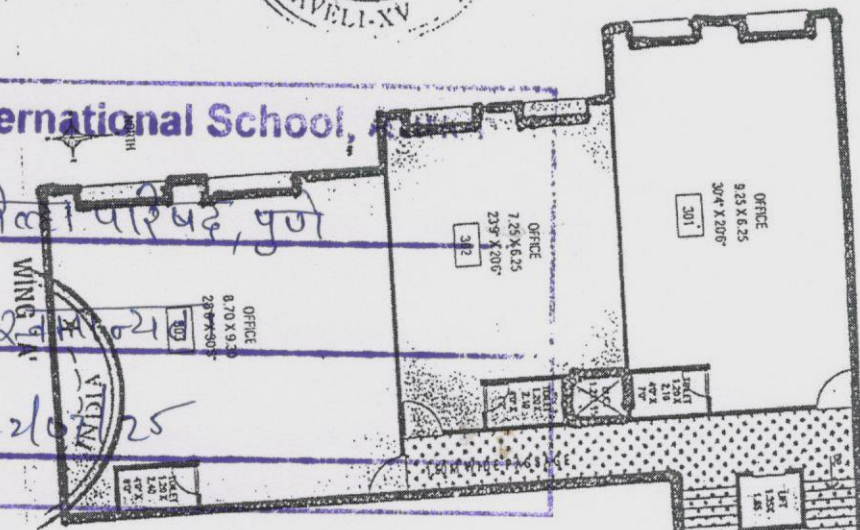


City International School, A

Copy to जिल्हा परिषद, पुणे

Purpose विद्या

Date 22/07/25



WING 'B'

Third Floor: Wing B: Flats

THIRD FLOOR PLAN

Fiat No.	BHK	Built-up Area Sq.ft.	Terrace Area Sq.ft.	Salable Area Sq.ft.
301	2 BHK	928	46	930
302	3 BHK	1138	44	1160

3rd Floor: Wing A: Office

Office No.	Salable Area Sq.ft.
301	935
302	1150



DIWANE
2, 3 BHK Flats / Shop / Office



3984 15 23
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City International School, Anand

Copy to

विद्यार्थी, गौरी

Purpose

WING 'A'

Date

22/07/25

Office No.	Salable Area Sq.ft.
201	935
202	1150

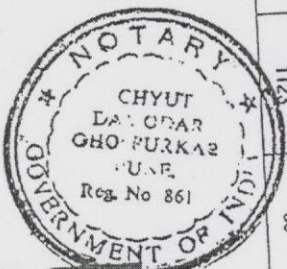
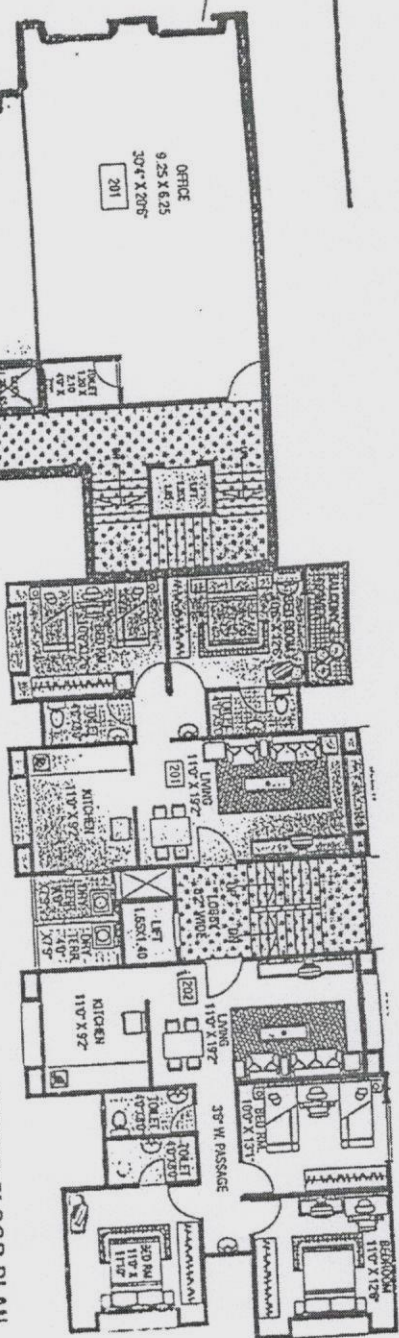
2nd Floor : Wing A : Office

Flat No.	BHK	Built-up Area Sq.ft.	Terrace Area Sq.ft.	Salable Area Sq.ft.
201	2 BHK	913	33	930
202	3 BHK	1123	33	1140

Second Floor : Wing B : Flats

WING 'B'

SECOND FLOOR PLAN



DIVINE
2, J BHK Flats / Shop / Office

RAVIRAJ EIGROUP
HAPPILY SARA ENTERPRISES

3784, 19E23
200

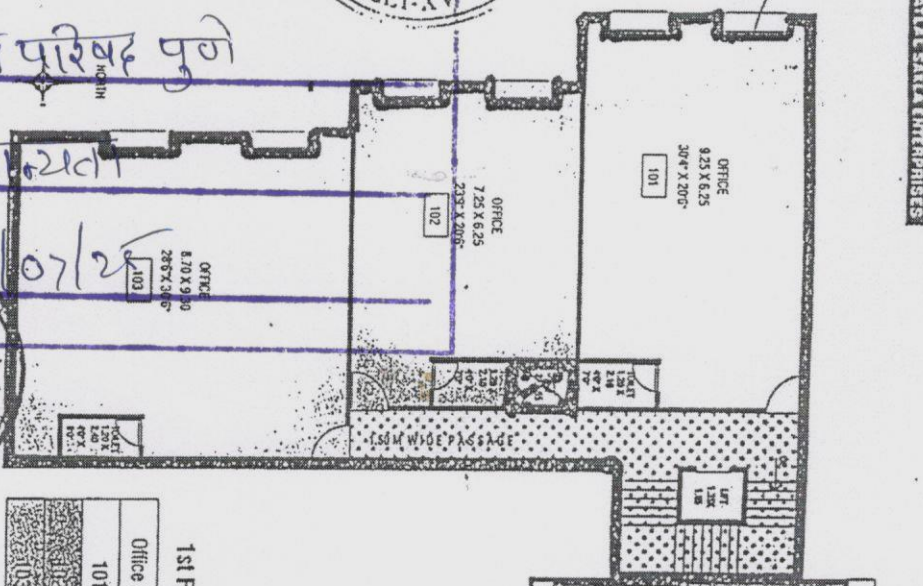


City International School, Andhra Pradesh

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Purpose 25H/2101

Date 07/25



Office No.	Saleable Area Sq.ft.
101	935
102	1150

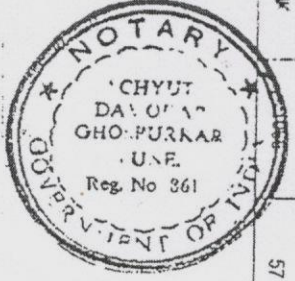
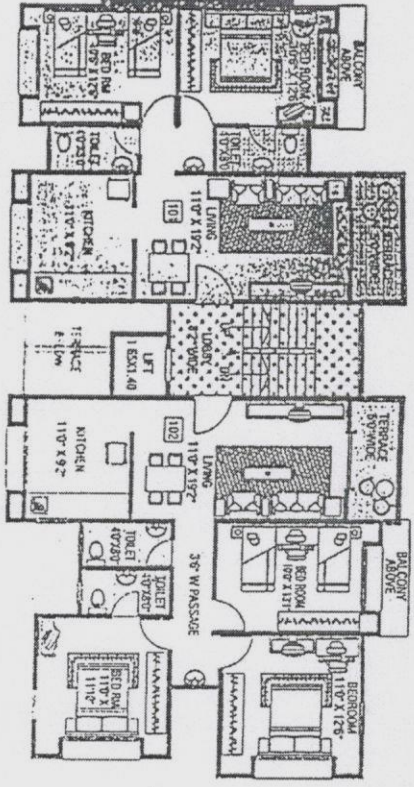
1st Floor : Wing A : Office

Flat No.	BHK	Built-up Area Sq.ft.	Terrace Area Sq.ft.	Saleable Area Sq.ft.
101	2 BHK	1850	39	880
102	3 BHK	2150	57	1095

1st Floor : Wing B : Flats

WING 'B'

FIRST FLOOR PLAN



DIVINE
2, 3 Block Flats / Shoppers / Offices

(कमेन्समेंन्ट सर्टिफिकेट)

3984 20 23
200 4

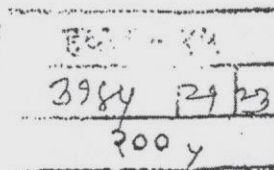
City International School

Purpose:

Date _____

एक माझ असलेल्या घराच्या पागीळ्या भिंतीच्या बाहेर एका कुदयेचा अधिक दुर्भेज नवेल. अधिक माळे अर्धमाळे पागीळ्या दीड कुदयेचा आ आण नवेल. पागीळ्याचे पाणी सडकेतगतच्या गटारात उंचावरून पडणार नाही आते आडवे पन्हाळ व उगे नळ लावून इमारतीनजीकच्या गटारात जाऊन पाणी सोडवे.

१. साहित्यिक मूल्य : साहित्यिक स्वरूपा आधार नाट्यत म रलत साभ्यात पतले आधार नाट्यत.



City International School, Aundh

Copy to

जिस्टा एडुकेशनल फाउंडेशन

Pur: •

स्वामि स्वतः

Date

22/07/23

Hereinafter referred to "the Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and including the present partners and the partners from time to time constituting the said firm and their survivors or survivor and the heirs, executors and administrators of the last survivor, his, her or their assigns)

.....OF THE ONE PART.

AND

S DIXIT EDUCATIONAL FOUNDATION, a trust registered under the provisions of the Bombay Public Trust Act, 1950 and having its office at Sagardeep Complex, 204 Navi Peth, Pune-30. Through the hands of its Chairman NANDAN SADASHIV DIXIT, hereinafter called "the Lessee" (which expression shall, unless excluded or repugnant to the context, be deemed to include its present trustees and their successors and assigns)

.....OF THE OTHER PART.

WHEREAS the party of the First part and second part have entered into the lease agreement viz. INDENTURE OF LEASE dtd. 22nd April 2005 which is registered in the office of Sub- Registrar Haveli No. XV at Sr. No. 3145 whereby the party of the first part have granted lease rights unto the party of the second part in respect of land admeasuring 1379 sq. mtrs. of plot No.1 out of land totally admeasuring 4110 sq. mtrs. out of S. No.2 1/1+1+1/1+1+1/1/1, C.T.S. No. 2563, Aundh, Pune 411 007.

AND WHEREAS due to oversight in the said INDENTURE OF LEASE on Page No.3 in Para No. A 10th line from top it is mentioned 1704.99 sq. mtrs. instead of this correct area is 4110 sq. mtrs. So the said area now is corrected from 1704.94 sq. mtrs. to 4110 sq. mtrs

AND WHEREAS on Page No. 12 of the said INDENTURE OF LEASE in the First schedule in the 3rd line from the top it is 1704.99 sq. mtrs. instead of this correct area is 4110 sq. mtrs. So the said area now is corrected from 1704.94 sq. mtrs. to 4110 sq. mtrs.

AND WHEREAS on Page No.4 in para (f) it is mentioned in 2 nd line the lease for period of 29 years instated of this the lease period is 30 years so the said lease for period of 29 years is now corrected from 29 years to 30 years.

AND WHEREAS now in the said INDENTURE OF LEASE the ending lease period was mentioned therefore the lease period is from 10/06/2005 to 09/05/2035.



Ravi

Dependent on Jan

RAT

Sanj

P.T.O.



महाराष्ट्र MAHARASHTRA

F 642977

र. नं. ३६६४४... २३/०९/०५... ५०+५०=१००।—

कारण: २६ नं. १११ (नकाशे: दि. १०/०५/०५)

प्लॉट: २३४, नकाशे: ५०, पृ. ३०

हस्त: अ. ३३ अवेळकर

सि. बेंगल
श्री. बंरुच पणाराव बापूरे
ज. नं. हरेजी-४/४९/९८



10 NOV 2005

City International School, Aundh

AND WHEREAS nowhere it is mentioned in the said INDENTURE OF LEASE that the play

ground area of 21000 sq. ft is part and parcel of or it is included in the said plot area therefore the play ground area admeasuring 21000 sq. ft is included in land admeasuring 4110 sq. mtrs.

Copy to

जिल्हा पारबंद, पुणे

Purpose:

स्वातंत्र्य

NOW THIS DEED OF CONRECTION WITNESSETH AS UNDER:

Date:

22/07/05

1. Party of the first part and party of the second part have entered into an INDENTURE OF LEASE dated 22nd April 2005 which stands registered in the office of Sub-Registrar, Havel No. X V, Pune at Serial No. 1145 dated respect of land admeasuring 133 sq. mtrs. of plot No. 1 out of land totally admeasuring 4110 sq. mtrs. out of 9 No. 2 + 1 + 1/2 + 1 + 1/1/1, C.T.S. No. 2563, Aundh, Pune 411 007.



अ. विनोद साठे

अ. विनोद साठे

City International School, Aundh

Copy to

Deed 4110 sq. mtrs. 4110 sq. mtrs.

Purpose

241102101

Date

22/07/25

2. That due to oversight in the said INDENTURE OF LEASE on page No.3 in Para A in 10th line from top it is mentioned 1704.99 sq. mtrs. the correct area is 4110 sq. mtrs. So the correct area is to be read and treated as 4110 sq. mtrs. instead of 1704.99 sq. mtrs. in the said INDENTURE OF LEASE.

3. That due to oversight in the said INDENTURE OF LEASE in the First schedule in the 3rd line from the top it is 1704.99 sq. mtrs. is mentioned the correct area is 4110 sq. mtrs. So the correct area is to be read and treated as 4110 sq. mtrs. instead of 1704.99 sq. mtrs. in the said INDENTURE OF LEASE.

4. That due to oversight on Page No.4 in para (D) it is mentioned in 2nd line the lease for period of 29 years instated of this the lease period is 30 years so the said lease for period of 29 years is now corrected from 29 years to 30 years. So the correct lease period is to be read and treated as 30 years instead of 29 years in the said INDENTURE OF LEASE.

5. That due to oversight nowhere in the said INDENTURE OF LEASE the ending lease period was mentioned therefore now the lease period is from 10/06/2005 to 09/05/2035 in respect of the said INDENTURE OF LEASE.

6. That due to oversight nowhere it is mentioned in the said INDENTURE OF LEASE that the play ground area of 21,000 sq. ft is part and parcel of or it is included in the said plot area therefore the play ground area admeasuring 21,000 sq. ft is included and part and parcel of the in land admeasuring 4110 sq. mtrs.

7. The parties of this Deed of Correction are one and the same that of INDENTURE OF LEASE 22nd April 2005 which is registered in the office of Haveli No. XV at Sr. No. 3145 and no extra or additional consideration as paid nor there are other changes. And terms and conditions mentioned in the said INDENTURE OF LEASE are unchanged and are binding on both the parties.

8. This Deed of Correction is part and parcel of the said INDENTURE OF LEASE dated 22nd April 2005 which is registered in the office of Sub-Registrar Haveli No: XV at Sr. No. 3145 and be treated and read together.



P. Arindha Sabh

- 4 -

Devichand
17 Jan

Pat

Smt

P.T.O

City International School, Aundh

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the year hereinabove written.

Copy to जिल्हा परिवद, पुणे

WITNESS:

Put: रविन्द्र प. प. फुल

Ravindra Sakala

1. SHRI. RAVINDRA KUMAR NAUPATLAI SAKALA

Date 02/07/25

Name: Ravindra P. Pat 2 SHRI DEVICHAND MITHALAL JAIN

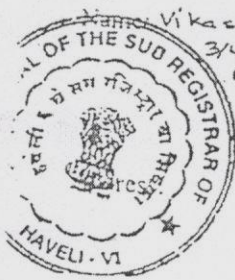
Devichand M Jain

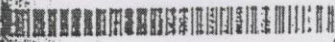
Address: 1438 Savitri. Puri
पुणे-३०

Sunil
3. SHRI. ANAND CHANDRAKANT CHAJED
LESSORS
PARTY OF THE ONE PART

2. Sign.: Vishal

Nandan
NANDAN SADASHIV DIXIT
Chairman of
N. S. DIXIT EDUCATIONAL FOUNDATION
LESSEE
PARTY OF THE OTHER PART





4/2005
दुय्यम निबंधकः
हवेली 15 (दिघी)
3145/2005

दस्त गोषवारा भाग-1

हवेली 15

दस्त क्र 3145/2005

22/23

City International School, Aurangabad

Copy to

जिल्हा परिषद पुणे

Purpose

स्वमान्यता

Date

22/07/25

पक्षा प्रकार : भाडेपट्टा

पक्षकाराचे नाव : पुणे

पक्षाचे पत्ता :

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पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून देणार

वय 56

सही



लिहून देणार

वय 43

सही



लिहून देणार

वय 48

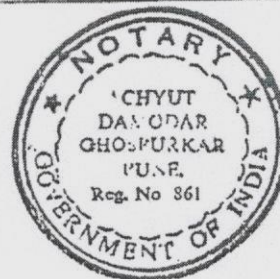
सही



लिहून देणार

वय 30

सही



दस्त गोपवारा भाग - 2

हवल 15

दस्त क्रमांक (3145/2005)

23/23

City International School, Aundh

माध्यम मुल्य : 9225000 मायदती 9225000 भरतल मुद्रांक मुल्य : 461500

दस्त हजर केल्याचा दिनांक : 25/04/2005 02:49 PM

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Pur.

Date

निर्वाहकाची दिनांक : 25/04/2005

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निर्वाहकाची दिनांक : 25/04/2005

पावती क्र.: 3146

दिनांक: 25/04/2005

पावतीचे वर्णन

नाम: एन.एस.दिक्षीत एज्युकेशनल फाऊंडेशन तर्फे
नंदन सदाशिव दिक्षीत

30000 : नोंदणी फी

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

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

30480: एकूण

दु. निबंधकाची सही, हवेली 15 (दिवी)

याने निबंधक यांच्या ओळखीचे इतल असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीस ओळखतात. य त्यांची ओळख पटवितात.

1) अॅट वी.एम. थोरात, घर/फ्लॅट नं. -

गल्ली/रस्ता:

इमारतीचे नाव:

इमारत नं.:

पेट/वस्तीहस्त: नवी पेट

शहर/गाव: पुणे

तालुका:

पिन: 411030

प्रमाणित करण्यात येते की, या दस्तास

एकूण... 23 ...

... 23 ...

दुरयम निबंधक, हवेली 15

दु. निबंधकाची सही
हवेली 15 (दिवी)



TRUE COPY

A. D. GHOSPURKAR
NOTARY, UNION OF IND
PUNE



3984

24/8/05