

329/2956

पावती

Original/Duplicate

Tuesday, February 26, 2019

नोंदणी क्र.: 39म

3:00 PM

Regn.: 39M

पावती क्र.: 3061 दिनांक: 26/02/2019

गावाचे नाव: आकुडी

दस्तऐवजाचा अनुक्रमांक: हवल11-2956-2019

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: भाडेकरू एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

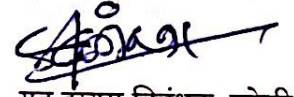
पृष्ठांची संख्या: 85

एकूण:

रु. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:22 PM ह्या वेळेस मिळेल.



सह दुय्यम निबंधक, हवेली-11

वाजार मुल्य: रु.125862617 /-

मोवदला रु.5626335/-

भरलेले मुद्रांक शुल्क : रु. 5670000/-

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र ११

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012255763201819E दिनांक: 26/02/2019

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2602201905793 दिनांक: 26/02/2019

वॅकेचे नाव व पत्ता:



26/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 2956/2019

नोदणी :

Regn:63m

गावाचे नाव : आकुर्डी

- (1) विलेखाचा प्रकार अग्रीमेंट दू लीज
- (2) मोबदला 5626335
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 125862617
- (4) भू-भापन,पोटहिस्सा व घरक्रमांक (असल्यास)

सह दुय्यम निबंधक (वर्ग-२)



- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: विभाग नं 5/60(दर निवासी सदनिका 46390/- जमिन 12360/- प्रती चौ मी)गाव मौजे आकुर्डी येथील सर्वे नं 127/1ए/1ए/ए यांसी सिटीएस नं 4780 यांसी क्षेत्र 6070 चौ मी या मिळकतीवर बांधण्यात येणा-या शाळा इमारती मधील टॉवर ए मधील तळ मजला यांसी बिल्टअप क्षेत्र 16,075 चौ फुट(भाडेपट्टा मुदत 30 वर्षे,रिफंडेबल सिक्युरिटी डिपोजिट 56,26,335/-)(बांधकाम 16075 चौ फुट यांस निवासी सदनिका दर व शिल्लक जमिनीस जमिन दर) (Survey Number : 127/1ए/1ए/ए ; C.T.S. Number : 4780 ;)

- (5) क्षेत्रफळ

1) 16075 चौ.फूट

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-भाडेकरू एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी वय:-61; पत्ता:-, -, -, सिटीएस नं 104-ई, अँस्टर सोसायटी, फायर ब्रिगेड रोड, ओबेरॉय मॉल समोर, दिंडोशी, मलाड ईस्ट, मुंबई, -, मलाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:-AAATE3549C

- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मालक रैराह व्हीटीपी व्हेचर्स एलएलपी तर्फे भागीदार श्री सिद्धार्थ कांतीलाल खिवसरा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री आनंद देवशीलन पिल्ले वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सिटीएस नं 1183, फा प्लॉट नं बी, सी 557/ए (पी), ऑफिस नं 202, दुसरा मजला, एफ सी रोड, शिवाजीनगर, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं:-AAQFK1511Q

2): नाव:-मालक रैराह व्हीटीपी व्हेचर्स एलएलपी तर्फे भागीदार श्री निलेश विलासकुमार पालेशा व श्री भुषण विलासकुमार पालेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री गणेश ज्ञानेश्वर पवार वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सिटीएस नं 1183, फा प्लॉट नं बी, सी 557/ए (पी), ऑफिस नं 202, दुसरा मजला, एफ सी रोड, शिवाजीनगर, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं:-AAQFK1511Q

- (9) दस्तऐवज करून दिल्याचा दिनांक 26/02/2019
- (10)दस्त नोंदणी केल्याचा दिनांक 26/02/2019
- (11)अनुक्रमांक,खंड व पृष्ठ 2956/2019
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 5670000
- (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14)शेरा

मी जकल वाचली }

रुजवात घेतली }

अससलवार हुकुम नकल

दस्ता सोबतची नकल

श्री.आर्मीद पिल्ले

यांना दिली असल्या

दिनांक- २६/०२/२०१९

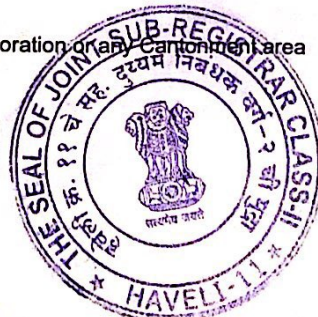
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

[This Index2 Data is digitally Signed By SRO Anil Kisan Nandkar]



①

30 years
EMPIRE

Scan

7.11

AGREEMENT TO LEASE

BETWEEN

RAIRAH VTP VENTURES LLP

(THE LESSOR)

2446
2092

AND

EMPIRE FOUNDATION

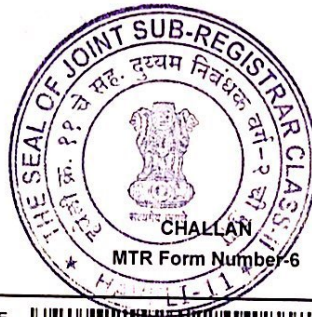
(THE LESSEE)

DATED [26TH - Feb -], 2019



Department ID : _____ Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





हवल-११		
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२०१९		



GRN	MH012255763201819E	BARCODE			Date	22/02/2019-13:51:28	Form ID	36
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR					
Location			PUNE					
Year			2018-2019 One Time					
Payer Details			TAX ID (If Any)					
			PAN No.(If Applicable) AAATE3549C					
Full Name			EMPIRE FOUNDATION					
Flat/Block No.			GROUND OR LAND ADMEASURING 6,070 SQ					
Premises/Building			MTS AND GRD FL TOWER A AREA 16075 SQ					
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			5670000.00					
0030063301 Registration Fee			30000.00					
			Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			PAN2=AAQFK1511Q~SecondPartyName=RAIRAH VTP VENTURES					
			LLP~					
			Amount In					
			Fifty Seven Lakh Rupees Only					
Total			57,00,000.00					
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332019022214435	
Cheque/DD No.			Bank Date		RBI Date		22/02/2019-15:32:49	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 25/02/2019			

Department ID : 0000000000
 NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल नोदणी कार्यालयात नोंदणी करायल्याच्या दस्तासाठी लागू आहे. नोदणी न करायल्याच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 02
 Date: 2019.02.26
 15:07:50 IST
 Reason: Secure Document
 Location: India

Challan Defaced Reason

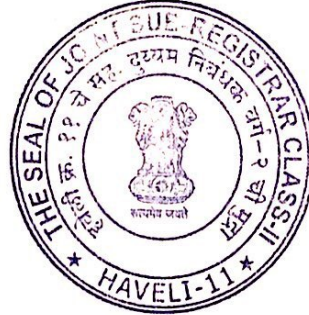
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-329-2956	0006890752201819	26/02/2019-14:57:20	IGR018	30000.00

GRN : MH012255763201819E Amount : 57,00,000.00

Bank : IDBI BANK

Date : 22/02/2019-13:51:28

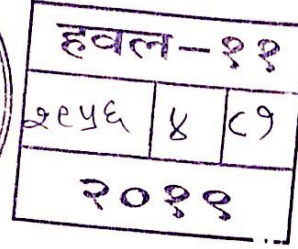
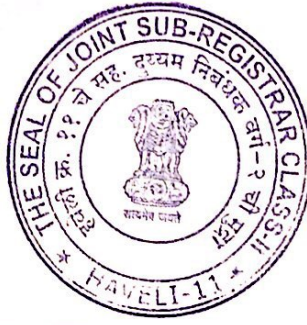
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Total Defacement Amount					57,00,000.00



हवल-११		
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Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.02.26
15:07:50 IST
Reason: Secure
Document
Location: India



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

Receipt of Document Handling Charges

PRN	2602201905793	Receipt Date	26/02/2019
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Received from EMPIRE FOUNDATION, Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 2956 dated 26/02/2019 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED

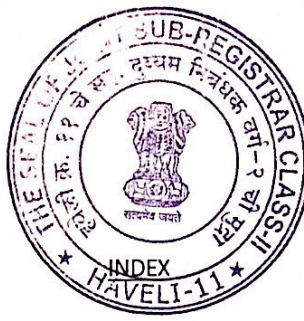
₹ 1700

DEFACED

Payment Details

Bank Name	IBKL	Payment Date	26/02/2019
Bank CIN	10004152019022604967	REF No.	204033131
Deface No	2602201905793D	Deface Date	26/02/2019

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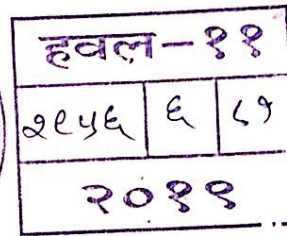
CLAUSES

PAGE NO.

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AGREEMENT TO LEASE

This Agreement to Lease ("this Agreement") is made and executed at Pune on this [26th] day of [Feb.], in the Christian Year Two Thousand and Nineteen (2019);



BETWEEN

RAIRAH VTP VENTURES LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 holding LLP Identification No. AAF-6546 and having its registered office at CTS no. 1183, F.P. No. B, C 557/A (P), Office no.202, 2nd Floor, F.C. Road, Shivaji Nagar, Pune-411016 (holding Income Tax PAN no. AAQFK1511Q), hereinafter referred as "the Lessor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the One Part;

AND

EMPIRE FOUNDATION, a Public Charitable Trust duly registered with the Charity Commissioner, Mumbai, Maharashtra under the provisions of the Maharashtra Public Trusts Act, 1950 under the Registration No.E-26236 (M), having its office at City Survey No. 104-E, near Aster Society, Fire Brigade Road, Opp. Oberoi Mall, Dindoshi, Malad East, Mumbai 400097, (holding Income Tax PAN AAATE3549C) hereinafter referred to as "the Lessee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Trustees for the time being and from time to time of the said Trust, and the successors in interest and assigns of the said Trust) of the Other Part;

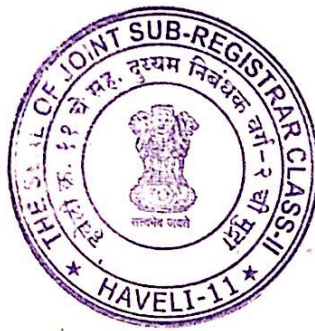
The Lessor and the Lessee are herein individually referred to as "a Party" and collectively as "The Parties".

RECITALS:

- A. The Lessor has *inter alia* represented to the Lessee and hereby declares that:
- At all relevant times prior to 19th September, 2018, one Mr. Siddarth Khinvasara was seized and possessed of and otherwise well and sufficiently entitled as the sole and absolute owner to all that piece and parcel of land or ground admeasuring 6,070 square meters bearing CTS no.4780 and Survey no.127/1A/1A/A of Village Akurdi, Taluka Haveli, District Pune; and within the limits of the PCMC ("the said Land"). The said Land is shown as marked in red colour boundary lines on the plan annexed hereto and marked as Annexure 'A' and is more particularly described in the Schedule hereunder written
 - By and under a Sale Deed dated 19th September, 2018, duly registered with the Sub-Registrar of Assurances Haveli 16 under number HVL16-15183-2018 made and executed by the, said Mr. Siddarth Khinvasara in favour of the Lessor herein, the said Mr. Siddarth Khinvasara has sold, transferred and conveyed the said Land to and in favour of the Lessor herein at and for the consideration and on the other terms and conditions more



Handwritten signatures and initials. One signature is 'Siddarth' and another is 'KVP'.



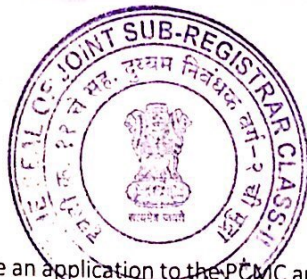
हवल-११		
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particularly set out therein.

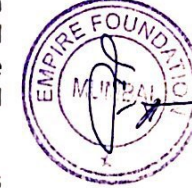
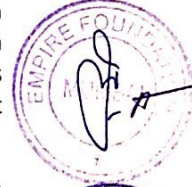
- iii. The Lessor has paid the entire consideration to Mr. Siddarth Khinvasara (by crediting the capital account of the said Mr. Siddarth Khinvasara, who is a partner in the Lessor firm) as was payable by the Lessor to Mr. Siddarth Khinvasara for purchase of the said Land and the said Mr. Siddarth Khinvasara has put the Lessor in quiet, vacant and peaceful possession of the said Land.
 - iv. The Lessor is thus, seized and possessed of and otherwise well and sufficiently entitled to the said Land as the absolute owner thereof.
 - v. The said Land is capable of being built upon, by construction of a new multistoried -building thereon, which can be used as a school/educational institute ("the Proposed Building").
 - vi. The Lessor has obtained certain financial assistance/loans from Housing Development Finance Corporation Limited (hereinafter referred to as "the Lender") and as a security for repayment of the said financial assistance/loans, the Lessor has created a mortgage over the said Land in favour of the Lender vide a Deed of Mortgage dated 29/09/2018 registered with the Sub-Registrar of Assurances Haveli 10 under number HVL-10-19362-2018.
- B. On the basis of the aforesaid and certain other representations and assurances as set out hereinafter, made by the Lessor to the Lessee, the Parties hereto have entered into certain negotiations and on conclusion of such negotiations, it is mutually agreed by and between the Parties hereto that:
- i. The Lessor shall at its own costs and expenses, put up construction of the Proposed Building on the said Land, as per the plans and specifications mutually agreed upon between the Parties hereto (*as provided hereinafter*), in accordance with the provisions of DCR; and in accordance with the approvals to be obtained by the Lessor from the PCMC and other concerned authorities in terms of the Agreed Specifications; and
 - ii. On completion of construction of the Constructed Demised Area of the Proposed Building, as elaborated hereinafter, the Constructed Demised Area and the entire said land viz. the Leased Area (*as defined hereinafter*) shall be demised on a leasehold basis by the Lessor to and in favour of the Lessee on the terms and conditions as recorded in this Agreement.
- C. Prior to the execution hereof, the Parties have with mutual consultation finalised the plans and specifications, according to which the Lessor shall put up construction of the Proposed Building on the said Land (collectively "the Agreed Specifications") as set out in Annexure 'B' hereto. It is clarified that though this Agreement pertains to a grant of lease by the Lessor in favour of the Lessee of only the Leased Area, the Agreed Specifications pertain to the entire Proposed Building.



[Handwritten signatures and initials]
BVP



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- D. The Lessor has made an application to the PCMC and has obtained approval of plans for construction of a part of the Proposed Building and the PCMC has issued the development permission dated [11th July], 2018 in respect of the construction of the entire Proposed Building. Annexed hereto and marked as Annexure 'C' is a copy of the said development permission dated [11th July], 2018, issued by the PCMC to the Lessor with regard to construction of the Proposed Building. The construction approvals with regard to the remainder of the Proposed Building (to the extent not approved) will be obtained by the Lessor in a phased manner.
- E. The Lessor has also obtained the requisite NOC dated [1st Nov], 2018 from the Lender for entering into this Lease Agreement with the Lessee and demising the Leased Area to and in favour of the Lessee in the manner done hereby. A copy of the said NOC dated [1st Nov], 2018 is annexed hereto and marked as Annexure 'C1'.
- F. The Parties being desirous of reducing to writing, the terms and conditions agreed upon between themselves are executing this Agreement.

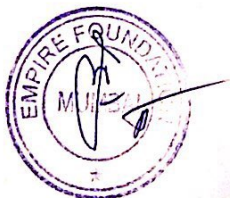
NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions:

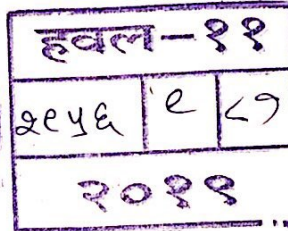
- 1.1.1 In the body of this Agreement, various terms or words or phrases are defined at various places (including in the Recitals) and such defined terms or words or phrases shall have the meanings ascribed to them in this Agreement, unless such meanings are inconsistent with the context of the relevant provisions hereof.
- 1.1.2 In addition to and without prejudice to what is set out in Clause 1.1.1 hereof, the following terms, words and phrases, unless inconsistent with the context, shall have the meanings ascribed thereto in the following table:

<u>Term/Phrase</u>	<u>Ascribed Meaning</u>
Agreed Specifications	shall mean the specifications and plans and the scope of construction work to be carried out by the Lessor mutually agreed upon between the Parties hereto, with regard to the construction of the Proposed Building by the Lessor; copies whereof are annexed hereto and marked as <u>Annexure 'B'</u> .

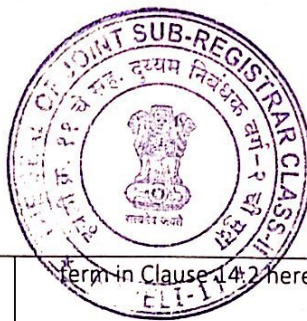


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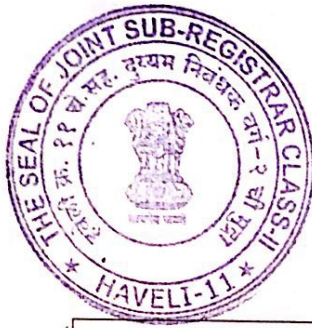
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Event	term in Clause 14.2 hereof.
FSI	shall mean the floor space index viz. the ratio that the permissible construction on a particular plot of land bears to the area of such plot and shall include without limitation any type of FSI (by whatever name called) that can be consumed on the said Land for the purpose of construction of the Proposed Building either free of costs or by payment of premium (including compensatory fungible FSI) or otherwise howsoever.
Final Completion	shall have the meaning ascribed to the said term in Clause 4.3 hereof.
Governmental Authority(ies)	shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the State of Maharashtra and/or the Republic of India and/or any state or other subdivision thereof or any municipality, district or other subdivision thereof and shall include without limitation, the PCMC.
Initial Completion	shall have the meaning ascribed to the said term in Clause 4.1 hereof.
Lessee's Scope of Work	shall mean the work to be carried out by the Lessee in the Constructed Demised Area, as per the list set out in <u>Annexure 'E'</u> ; pursuant to the Initial Completion being achieved by the Lessor.
Lease Deed	shall mean the Lease Deed to be executed by and between the Parties on achievement of the Initial Completion, whereby the Lessor shall grant the Leased Area on a leasehold basis to the Lessee as per the terms set out in



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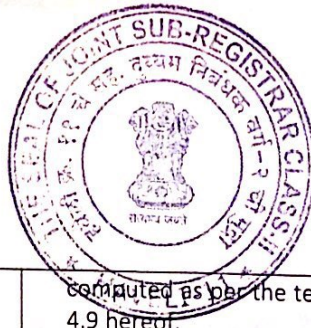


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	this Agreement.
Leased Area	shall mean the said Land and the Constructed Demised Area, collectively.
Lock-in Period	shall mean a period of 9 (Nine) years commencing from the Rent Commencement Date.
Parties	shall mean the Lessor and the Lessee collectively.
Party	shall mean the Lessor and the Lessee severally.
Person(s)	shall mean any natural person, company, trust, firm, partnership, society, corporate entity or unincorporated association of persons.
PCMC	shall mean the Pimpri Chinchwad Municipal Corporation; and the said term shall include without limitation, any other planning authority or special planning authority being appointed or designated as such under the provisions of the Maharashtra Regional and Town Planning Act, 1966 having jurisdiction to grant approvals for the construction of the Proposed Building on the portion of the said Land.
Proposed Building	shall mean the building comprising of 2 (two) towers viz. Tower A and Tower B to be constructed by the Lessor on the said Land in accordance with the Agreed Specifications and/or any amendments thereto, as may be mutually agreed between the Parties.
Rent or Lease Rent	shall mean the lease rent payable by the Lessee to the Lessor, in respect of the Leased Area (including the said Land), which shall be



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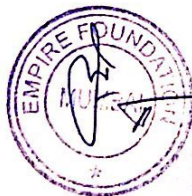
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	computed as per the terms of Clauses 4.7 to 4.9 hereof.
Rent Commencement Date	shall mean the date on which the obligation of the Lessee to pay the Lease Rent shall commence as per the details set out in Clause 4.5.
said Land	all that piece and parcel of land or ground as described in Recital A hereof and in the Schedule hereunder written. The said Land is shown as marked in red colour boundary lines on the plan annexed hereto and marked as <u>Annexure 'A'</u> .
Security Deposit	shall mean the Deposit to be paid by the Lessee to the Lessor in accordance with the provisions of Clause 5 hereof.
Tower A	shall mean the first tower (being a part of the Proposed Building) to be constructed on the said Land proposed to be comprising of a common basement (spread across Tower A and Tower B) and ground plus 7 upper storeys and terrace above the 7 th storey;
Tower B	shall mean the second tower (being a part of the Proposed Building) to be constructed on the said Land proposed to be comprising of a common basement (spread across Tower A and Tower B) and ground plus 7 upper storeys and terrace above the 7 th storey;

1.2 Interpretation:

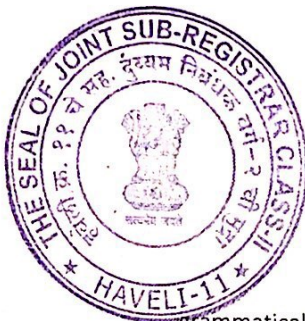
Except where the context requires otherwise, this Agreement will be interpreted as follows:

- 1.2.1 the Recitals, Schedule and Annexures shall form an integral and operative part of this Agreement;
- 1.2.2 headings are for convenience only and shall not affect interpretation of the provisions of this Agreement;
- 1.2.3 where a word or phrase is defined, other parts of speech and



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grammatical forms/variations of such word or phrase, shall have corresponding meanings;

- 1.2.4 any reference to Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Schedule or Annexure respectively of this Agreement;
- 1.2.5 any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;
- 1.2.6 words importing the singular shall include plural and vice versa; and
- 1.2.7 words denoting any gender shall include all genders.

2 CONSTRUCTION OF THE PROPOSED BUILDING

- 2.1 As recited hereinabove, the Parties have prior to the execution hereof mutually agreed upon the specifications and plans for the construction of the Proposed Building on the said Land (being the Agreed Specifications annexed hereto as Annexure 'B'), strictly on the basis whereof, the Lessor has agreed to putting up and shall put up construction of the entire Proposed Building on the said Land.
- 2.2 The Lessor has consulted its architects and has confirmed to and represented to the Lessee that, as per the presently Applicable Law and the prevailing provisions of the DCR the construction of the Proposed Building is approvable as per the Agreed Specifications; and that the Lessor shall make the requisite applications to the PCMC and obtain approvals for construction of the Proposed Building strictly as per the Agreed Specifications. In the event, however, if any changes are required to be carried out to the Agreed Specifications, due to any requirements prescribed by the concerned authorities, then and in such an event, the Lessor shall carry out such amendments/modifications only after obtaining the prior written approval of the Lessee.
- 2.3 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall put up construction of the Proposed Building on the said Land as per the Agreed Specifications, in accordance with the provisions of DCR and in accordance with the approvals to be obtained (in terms of the Agreed Specifications) by the Lessor from the PCMC and other Governmental Authorities.

3 OBLIGATIONS OF THE LESSOR QUA CONSTRUCTION

- 3.1 The construction on and development of the said Land shall be carried out by the Lessor at the entire risk and costs of the Lessor as per the Agreed Specifications, without holding the Lessee, responsible and/or liable in any manner whatsoever, for the same.
- 3.1.1 In the course of construction of the Proposed Building, the Lessor shall bear the entire construction related costs and expenses, including *inter alia* the following costs, charges, liabilities,



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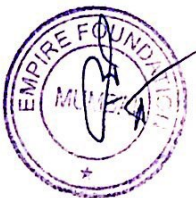
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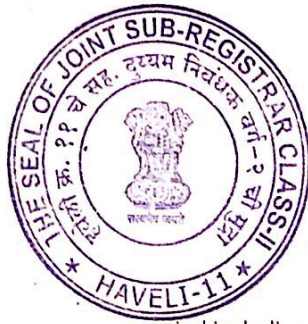
obligations and expenses to be incurred in the construction of the Proposed Building and incidental thereto limited to the scope of work of the Lessor (as per the Agreed Specifications);

- 3.1.2 payment of fees of the Architects, RCC Consultants, surveyors, valuation agencies, engineers, design consultants/architects, liaison agents and all other consultants, as may be engaged by the Lessor;
- 3.1.3 payment of all deposits, premiums, betterment charges, development charges, land under construction charges/premiums, land being built up charges /premiums and fees, by whatever name called to the PCMC or other Governmental Authorities in accordance with the demands as may be raised by PCMC or other Governmental Authorities from time to time;
- 3.1.4 payment of all amounts, deposits and premiums (by whatever name called) as may be demanded by the PCMC or the Governmental Authorities for the purposes of utilising any type of FSI in the course of construction of the Proposed Building;
- 3.1.5 payment of all amounts, deposits and premiums (by whatever name called) as may be demanded by the PCMC or the Governmental Authorities for use of staircases, lift wells, balconies, lobbies or any other part or portion of the Proposed Building for construction thereof free of FSI and for obtaining any concessions for construction of the Proposed Building, as applicable;
- 3.1.6 payment of bills of various contractors and sub-contractors as may be appointed by the Lessor for the purpose of construction of the Proposed Building;
- 3.1.7 payment of the bills of the suppliers of building materials appointed by the Lessor;
- 3.1.8 payment of wages and all other dues of the workmen/labourers employed by the Lessor for carrying out the development and construction work in accordance with the provisions of all applicable labour welfare laws;
- 3.1.9 payment of compensation or any other ex-gratia amounts payable to the workmen employed by the Lessor on the project or to third Person or party due to any accidents, mishaps on the site for reasons whatsoever;
- 3.1.10 payment to all consultants (who have been commonly appointed by the Lessor and Lessee) to the extent that such payment is required to be made for services/work to be performed/done on the part of the Lessor as included in the Agreed Specifications;
- 3.1.11 payment of all statutory liabilities like ESIS, provident fund, etc.;
- 3.1.12 payment of insurance premium for the insurance to be taken by the Lessor for securing the construction work during the construction



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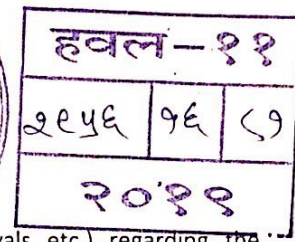
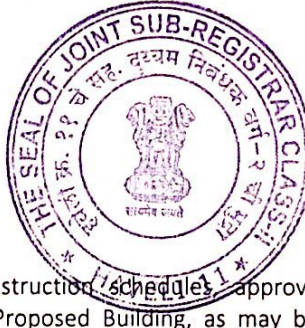
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period including third party liability;

- 3.1.13 payment of all water, electricity and other outgoings, rates, taxes, cesses, charges and levies, deposits, premiums, charges in respect of the said Land including the property tax and non-agricultural assessment taxes during the period of construction; and
- 3.1.14 payment of all indirect taxes including Good and Services Tax and other similar taxes that may be payable on account of the construction of the Proposed Building (limited to the labour engaged and material used by the Lessor); and
- 3.1.15 payment of all other charges, fees, deposits, penalties or extra charges to be paid to the concerned Governmental Authorities for the construction work to be carried out on the said Land including but not limited to costs, charges and/or expenses of obtaining from the State Government and/or other public bodies and/or authorities and/or officers, further permissions, variations, exemptions or amendments and/or payment of deposits or fees, costs, charges, expenses that may be hereafter be payable to PCMC or other Governmental Authorities for obtaining amendments to building plans and/or extension of the validity period thereof and/or applying for and obtaining Completion/Occupancy Certificates.
- 3.2 The Lessor hereby agrees and undertakes with the Lessee that the Lessor shall, in the course of construction of the Proposed Building observe, perform and comply with the following:
- 3.2.1 The Lessor shall put up construction of the Proposed Building strictly in accordance with the Agreed Specifications (or any modifications thereto as may be mutually agreed upon between the Parties hereto in writing); and shall not vary the same or make any applications to the PCMC or the other concerned Governmental Authorities for approval of any amendments to the Agreed Specifications, without the prior written consent of the Lessee.
- 3.2.2 The Lessor shall provide the common amenities and facilities in the Proposed Building, as per the list set out in Annexure 'F' hereto for the exclusive use of the Lessee.
- 3.3 During the period of construction, the Lessor shall permit the Lessee along with its officers, representatives and consultants to enter upon the said Land/Proposed Building in order to ensure that the construction of the Proposed Building is being carried out by the Lessor strictly in accordance with the approved plans and Agreed Specifications. In the event if any deviations from the approved plans or Agreed Specifications are pointed out by the Lessee with appropriate justification, then the same shall be forthwith rectified by Lessor. There will be a joint meeting of architects appointed by the Lessor and the architects of the Lessee at least once every quarter in order to enable the Lessee to review the construction work as per the terms of this Agreement. In the course of such meetings, the architect appointed by the Lessor shall share all relevant information (including *inter alia* all



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drawings, plans, construction schedules, approvals etc.) regarding the construction of the Proposed Building, as may be demanded and/or be requested by the Lessee.

- 3.4 The Lessor shall, in the course of construction of the Proposed Building, do all lawful acts and things required by the Applicable Law and the Governmental Authorities (including the PCMC); and shall perform and carry out the works in conformity in all respects with the provisions of all Applicable Laws including the DCR.
- 3.5 The Lessor shall in a timely manner, make all requisite payments of premiums, deposits, fees, betterment charges, development charges, etc., as may be applicable and/or payable to the Governmental Authorities including the PCMC in the course of undertaking the development and construction activities as provided herein. It is agreed between the Parties that the Lessor shall be solely entitled to any refunds in that behalf.
- 3.6 The Lessor shall take a standard comprehensive construction insurance policy/ies including adequate third-party liability cover, which shall be in force throughout the period of construction of the Proposed Building (viz. till receipt of full Completion/Occupancy certificate in respect thereof). In the event if any workmen/labourers are engaged by the Lessee, then the insurance for the said workmen/labourers as may be engaged by the Lessee shall be the responsibility of the Lessee.
- 3.7 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall at its entire costs and expenses carry out the construction of the entire Proposed Building and shall:
- 3.7.1 achieve the Initial Completion by 31st December, 2018; and shall handover quiet, vacant and peaceful possession of the entire Demised Constructed Area and the said Land to the Lessee; and shall permit the Lessee to enter upon and carry out the fit-out works as well as the Lessee's Scope of Work therein, as per the requirements of the Lessee;
- 3.7.2 achieve the Final Completion by 30th April, 2019; and shall obtain the part completion/occupancy certificate in respect of the Constructed Demised Area;

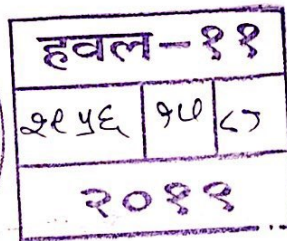
4 GRANT AND TERMS OF THE LEASE

- 4.1 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall on or before 31st December, 2018:
- 4.1.1 complete construction of the entire Tower A (bare shell), and shall complete the works therein, as per the specifications in the list annexed hereto and marked as Annexure 'G';
- 4.1.2 execute the Lease Deed with the Lessee;
- 4.1.3 handover quiet, vacant and peaceful possession of the entire Leased Area (viz. Constructed Demised Area and the said Land) to the



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Lessee, free from all encumbrances; and

- 4.1.4 permit the Lessee free and complete access to the Leased Area for carrying out fit-out works and the Lessee's Scope of Work in the Constructed Demised Area.

(collectively "the Initial Completion").

- 4.2 Upon the Initial Completion being achieved, the Lessee shall be entitled to enter upon the Leased Area and remain therein for the purposes of carrying out the fit-out works and the Lessee's Scope of Work therein, as per the requirements of the Lessee. The Lessee shall subsequently complete the Lessee's Scope of Work (to the extent that the same are essential and required for enabling the Lessor to obtain the part completion/occupancy certificate in respect of the Constructed Demised Area) within a period of 3 (three) months from the Initial Completion date.

- 4.3 The Lessor hereby agrees and covenants with the Lessee that the Lessor shall on or before 30th April, 2019:

- 4.3.1 continue and complete all parallel outer peripheral work, power work and other ancillary work/activities with regard to the Leased Area, as per the list annexed hereto and marked as Annexure 'H'; and provide the common amenities as per Annexure 'F' in the Leased Area;

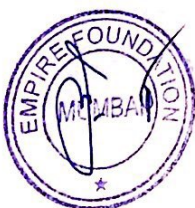
- 4.3.2 apply for and obtain the part occupancy/completion certificate from the PCMC, in respect of the Constructed Demised Area *PROVIDED THAT* the Lessee has completed the Lessee's Scope of Work (to the extent that the same are essential and required for enabling the Lessor to obtain the part completion/occupancy certificate in respect of the Constructed Demised Area);

(collectively "the Final Completion").

- 4.4 The tenure of lease under the Lease Deed shall commence on and from the Rent Commencement Date; and shall expire by efflux of time on the expiry of a period of 30 (Thirty) years from the Rent Commencement Date.

- 4.5 The obligation of the Lessee to make payment of the lease rent to the Lessor, under the Lease Deed, shall commence on and from the 1st day of June following the expiry of a minimum period of 5 (five) months from the date of achievement of Initial Completion or following the expiry of a minimum period of 30 (thirty) days from the date of Final Completion, whichever is later ("the Rent Commencement Date").

- 4.6 It is further agreed by and between the Parties that in the event if any of the works as specified in Annexure 'H' are not completed by the Lessor on or before 30th April, 2019 in the Constructed Demised Area, then and in such an event, the Lessee shall be entitled (but not obliged) to complete such works through a reputed contractor and recover all costs incurred by the Lessee from the Lessor on an open book basis after supplying the Lessor with necessary supporting documents for the expenses incurred, unless the



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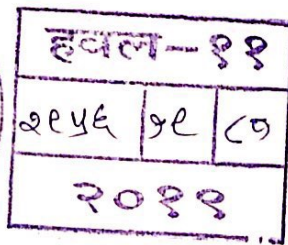
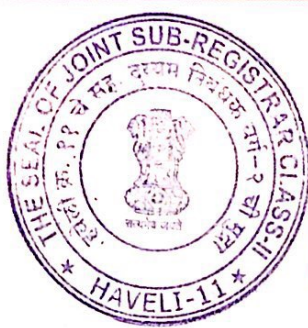
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Parties mutually agree in writing to adopt any other measures in such an event. All such amounts expended by the Lessee, shall be paid by the Lessor within the period of 30 (Thirty) days from the date of receipt of intimation of such demand by the Lessor from the Lessee along with the supporting documents of expenses incurred. On failure of the Lessor to pay such amounts to the Lessee within such period of 30 (thirty) days, the Lessee shall be entitled to deduct or adjust such amount from the Lease Rent agreed to be paid by the Lessee to the Lessor pursuant to and in terms of this Agreement.

- 4.7 The initial lease rent payable by the Lessee to the Lessor under the Lease Deed for the Leased Area (viz. the Constructed Demised Area as well as the said Land) shall be computed at the rate of Rs.35/- (Rupees Thirty-Five Only) per square foot per month on the Built-up Area of the Constructed Demised Area ("the Lease Rent"). It is clarified that though the Lease Rent relates to the said Land as well as the Constructed Demised Area, the Parties have finalised the computation thereof on the basis of the constructed Built Up Area of the Constructed Demised Area. The final aggregate quantum of the Lease Rent shall be arrived at and agreed upon between the Parties at the time of Final Completion after joint measurements of the Constructed Demised Area being taken by the Parties, with their respective architects. The Lease Rent shall be paid by the Lessee, subject to deduction of tax at source, as per the provisions of the Income Tax Act, 1961; and the Lessee shall provide the requisite certificates of deduction of tax at source as per the provisions of the Income Tax Act, 1961 and Rules framed thereunder.
- 4.8 The amount of Lease Rent shall be escalated at the rate of 4% (four percent) after the expiry of every 12 (twelve) months from the Rent Commencement Date. The term "the Lease Rent", wherever the same appears in this Agreement shall mean the lease rent payable by the Lessee to the Lessor after taking into account such escalations.
- 4.9 The Lease Rent shall be paid by the Lessee to the Lessor in advance on a monthly basis before the 15th day of the month to which the same pertains. For example, the Lease Rent for the month of June, 2019 shall be paid by the Lessee to the Lessor on or before 15th June, 2019 and the Lease Rent for the month of July, 2019 shall be paid by the Lessee to the Lessor on or before 15th July, 2019 and so on and so forth. In the event of any delay by the Lessee in making payment of the Lease Rent, the Lessee shall be liable to bear and pay interest to the Lessor on the delayed amount calculated at the rate of 15% (Fifteen Percent) per annum.
- 4.10 The Lessee shall be liable to bear and pay the applicable Goods and Services Tax or any other applicable indirect taxes on the amount of the Lease Rent as per the Applicable Law *PROVIDED THAT* appropriate invoices for the same are issued by the Lessor to the Lessee.
- 4.11 The initial period of 9 (nine) years from the date of the Rent Commencement Date shall be a lock-in period for the Lessee under the Lease Deed viz. during such period, the Lessee shall not be entitled to terminate the Lease Deed, save and except in the circumstances set out in Clauses 12.3 and 12.4 hereof



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("Lock-in Period"). In the event if the Lessee desires to terminate the Lease Deed during the Lock-in Period (other than in accordance with the provisions as set out in Clauses 12.3 and 12.4 hereof), then the Lessee shall be liable to pay to the Lessor an amount equivalent to the Lease Rent for the entire residue of the Lock-in Period (after deduction of the actual Lease Rent till then paid by the Lessee).

4.12 The Lessor shall not be entitled to terminate the Lease Deed during the entire tenure thereof, save and except in the events as specified in Clause 11 hereof.

5 SECURITY DEPOSIT

5.1 The Lessee shall deposit and keep deposited with the Lessor a refundable Security Deposit of Rs. 56,26,335/- (Rupees Fifty-Six Lacs Twenty-Six Thousand Three Hundred and Thirty-Five Only) for the due observance and fulfilment by the Lessee of the terms and conditions of the Lease Deed ("the Security Deposit"). Save and except as specifically provided in this Agreement, the Security Deposit shall not carry any interest.

5.2 The Security Deposit is agreed to be paid by the Lessee to the Lessor in the following instalments:

5.2.1 A sum of Rs. 36,57,118/- (Rupees Thirty Six Lacs Fifty-Seven Thousand One Hundred and Eighteen Only) is already paid and deposited by the Lessee to the Lessor prior to the execution hereof (the payment and receipt whereof the Lessor hereby admits and acknowledges and of and from the same and every part thereof hereby acquits, releases and discharges the Lessee absolutely and forever);

5.2.2 A sum of Rs. 19,69,217/- (Rupees Nineteen Lacs Sixty-Nine Thousand Two Hundred and Seventeen Only) shall be paid and deposited by the Lessee to the Lessor on achievement of the Final Completion;

5.3 The Security Deposit shall be refunded by the Lessor to the Lessee, simultaneously upon expiry or sooner determination of the Lease Deed. In the event if the Lessor commits any delay in refund of the Security Deposit to the Lessee, then and in such an event:

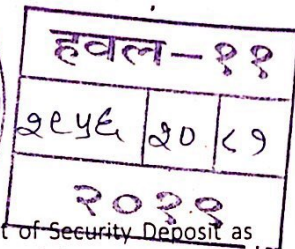
5.3.1 The Lessee shall be entitled to receive from the Lessor an interest calculated at the rate of 15% (Fifteen Percent) per annum on the amount of the outstanding amount of the Security Deposit during such period of delay; and

5.3.2 The Lessee shall (till the entire Security Deposit with interest thereon as mentioned in Clause 5.3.1, is refunded by the Lessor to the Lessee) be entitled to continue use, occupation and possession of the Leased Area, without payment of any lease rent or any other amounts to the Lessor.

5.4 On the expiry or sooner determination of the Lease Deed, simultaneously



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against the Lessee receiving refund of the amount of Security Deposit as aforesaid, the Lessee shall handover vacant and peaceful possession of the Leased Area to the Lessor.

6 REPRESENTATIONS, WARRANTIES AND COVENANTS:

6.1 The Lessor hereby confirms having represented to the Lessee and hereby covenant with the Lessee that:

6.1.1 The Lessor is the sole owner of and is absolutely seized and possessed of the said Land in the manner recited above, free from all encumbrances; and is entitled to put up construction of the Proposed Building on the said Land and is entitled to grant a Lease in respect of the Leased Area in favour of the Lessee, in the manner as set out in this Agreement.

6.1.2 The right, title and interest of the Lessor to the said Land is clear and marketable and free from all encumbrances.

6.1.3 The Lessor is a citizen of India. The Lessor is a resident Indian as per the applicable provisions of the Income Tax Act, 1961 and the Lessor shall promptly inform the Lessee of any change in the residency status of the Lessor.

6.1.4 The Proposed Building shall be constructed on the said Land by the Lessor in accordance with all approvals and the plans sanctioned by the PCMC and other concerned Governmental Authorities; and the Lessor shall not commit any deviations from the Agreed Specifications, in the course of construction of the Proposed Building or commit any violations of any conditions subject to which the permissions for construction of the Proposed Building are granted by the PCMC and other concerned Governmental Authorities.

6.1.5 No notice/s is/are received by the Lessor, either from local authorities or from any Governmental Authorities or otherwise, for requisition and/or acquisition of the said Land and/or in respect of the construction to be put up thereon and/or any part thereof.

6.1.6 The said Land is not reserved for any public purpose under the applicable development plan or regional plan and the said Land is developable in the manner recorded in this Agreement and the Proposed Building to be constructed thereon will be approved for construction and be permissible for use by the Lessee, as school/educational institute.

6.1.7 Save and except the Mortgage created in favour of the Lender as set out in the Recitals, neither the Lessor nor anyone authorised to act on its behalf has created any third party rights or interest in respect of the said Land and/or in respect of the construction to be put up thereon including *inter alia* by way of sale, exchange, grant of development rights, charge, gift, trust, maintenance, possession, tenancy, inheritance, lease, leave and license, easement, settlement





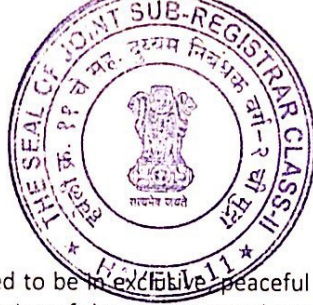
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of trust, or otherwise howsoever; and no third parties have asserted or claimed any entitlement or any other claim over the said Land and/or any part thereof and/or the construction to be brought up thereon. In the event if the Lessor shall avail of any further project finance or loans by mortgaging the said Land and/or in respect of the construction proposed to be put up thereon then the terms of the same shall be subject to the rights of the Lessee hereunder.

- 6.1.8 Save and except the mortgage created in favour of the Lender as set out in the Recitals, the Lessor has not deposited the title deeds in respect of the said Land (or any part thereof) with any Person as a security for the purpose of obtaining loan/advance or for the purpose of performing any obligations; and has otherwise not encumbered the said Land and/or the construction to be put up thereon and/or any part thereof in any manner whatsoever;
- 6.1.9 The Lessor has not done any act, omission, deed or thing, which is likely to curtail, restrict, prejudice jeopardize or adversely affect the right of the Lessee to possess, use and occupy the Leased Area (including the right of ingress and egress from said Land to the Leased Area) or any part thereof, in the manner as recorded herein.
- 6.1.10 No consent or NOC or permission is required to be obtained by the Lessor from any third parties or any authorities for the purposes of completion of and consummation of the transactions contemplated hereby and, in the event, if any such NOC or permission or approval is or may be required, then and in such an event, the Lessor shall obtain the same at its own costs and expenses, without holding the Lessee responsible and/or liable for the same.
- 6.1.11 There is no income tax, wealth tax, sales tax or other taxation proceeding whether for recovery or otherwise initiated by any Governmental Authority, whereby the right and entitlement of the Lessor to grant the lease of the Leased Area or any part thereof is in any way affected and/or jeopardized.
- 6.1.12 All municipal and property taxes, land revenue taxes, water charges, electricity charges, etc., payable to all Governmental Authorities in respect of the said Land are paid and there are no such dues in respect thereof and the Lessor shall continue to pay the same in the future without committing any defaults.
- 6.1.13 The Lessor confirms that during the subsistence of the lease, as hereby contemplated, the Lessor shall not create any easementary rights, lease/leave and license or enter into any rental/lease agreement in respect of the said Land and/or the Proposed Building or agree to part with possession of the said Land and/or the Proposed Building and/or any part thereof, in favour of any third parties, without the prior written approval of the Lessee.
- 6.1.14 The Lessor hereby covenants with the Lessee that, the Lessee shall, during the subsistence of the lease as hereby contemplated, be



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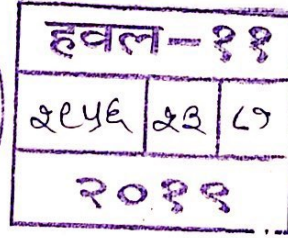
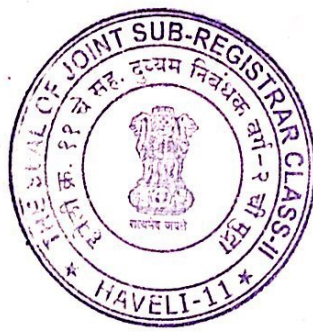
entitled to be in exclusive peaceful and quiet use, occupation and possession of the entire Leased Area (upon the possession thereof being handed over by the Lessor to the Lessee as contemplated herein), free from any interference, objection, evictions, claim, interruptions and demand whatsoever by the Lessor and/or its successors or assigns and/or any person(s) claiming by from under or in trust for the Lessor; and that the Lessee shall have the absolute right to exclusively possess, use and enjoy the entrances, staircase, lifts, landings, corridors, passage in and outside the Proposed Building and the right of ingress to and egress from the said Land and the Proposed Building and all the related services, in as much as the same is necessary for the effective enjoyment of the Leased Area by the Lessee.

- 6.1.15 There are no hazardous or prohibited substances located in the said Land and/or the area surrounding the said Land; and there has been no violation thereon of any law governing hazardous substances.
- 6.1.16 The said Land and/or the construction to be brought up thereon are not the subject matter of any pending litigation and/or arbitration proceedings and that there are no prohibitory or restraint orders (whether ad-interim, interim or final) passed by any courts, fora, tribunals or Governmental Authorities, which are in force in respect of the said Land and/or the construction to be brought up thereon.
- 6.1.17 The Lessor is not restricted/restrained under the any other Applicable Law including *inter alia* any act, statute, law, rules, regulations, bye-laws, notifications, guidelines, orders of any Governmental Authorities or courts, fora or tribunals from developing the said Land or entering into this Agreement or the Lease Deed (or any of them) or consummating the transaction as contemplated hereby.
- 6.1.18 The Lessor shall ensure that the use of the entire Proposed Building is approved as a school by the PCMC and other concerned Governmental Authorities (to the extent of construction related permissions); and shall pay all requisite premiums as may be required for the same. It is clarified that the Lessee shall be responsible for obtaining all approvals for the purposes of actual operation of the pre-primary school, primary school, secondary school, college, institute for higher education, etc. from the concerned Governmental Authorities and boards.
- 6.1.19 The Lessor shall keep the structure of the Proposed Building insured and pay the premium in respect thereof during the entire term of the lease hereby contemplated. However, such insurance shall not include insurance of any third-party liability, articles, equipment and/or moveable assets of the Lessee brought into the Proposed Building. A copy of the insurance policy shall be provided to the Lessee, on demand.
- 6.1.20 Notwithstanding anything to the contrary contained in this



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Agreement, save and except the construction of the Proposed Building, as set out in this Agreement, the Lessor shall not carry out additional construction (including on the terrace of the Proposed Building) by loading or consuming any further development potential/FSI over and above what is agreed upon between the Parties, without obtaining the prior written approval of the Lessee.

6.1.21 The Lessee shall be at liberty to put up, affix, place, display or exhibit its name, board, sign boards, neon signs and other sign boards of any nature whatsoever on any part of the said Land and/or the Proposed Building (including the façade or terrace thereof), without being liable to paying any additional amount to the Lessor, at the Lessee's own cost and expenses.

6.2 The Lessee hereby confirms having represented to the Lessor and hereby covenants with the Lessor that:

6.2.1 The Lessee is a trust duly formed under a Deed of Trust dated 19th September, 2009 and is duly registered on 16th November, 2009 under the provisions of the Maharashtra Public Trusts Act, 1950.

6.2.2 The Leased Area shall be used by the Lessee only for the purposes of operating and managing a school or an institute for imparting education or for any other lawfully permitted use, as may be permissible under the regulations in force from time to time, and subject to and in accordance with the permissions/approvals granted by the concerned Governmental Authorities.

6.2.3 The Lessee shall not use the Leased Area for carrying out any illegal activities.

6.2.4 The Lessee shall cooperate with the Lessor and with fire prevention department/authorities for inspection of the Proposed Building, relating to fire and safety requirements, and abide by all directions of the authorities, as per Applicable Law.

6.2.5 The Lessee shall not do or allow or suffer to be done anything on the Leased Area, which prejudices the title of the Lessor as the owner of the said Land and/or the Proposed Building.

6.2.6 The Lessee shall maintain the interiors of Leased Area and shall not commit any act which shall directly or indirectly adversely affect the structure of the Premises until the expiry or sooner determination of the Lease and shall leave the same in as good a condition as the same was on the date of handover (reasonable wear and tear excepted).

6.2.7 The Leased Area shall be used by the Lessee with proper care and caution and in keeping with the applicable rules and regulations of the local Governmental Authorities.

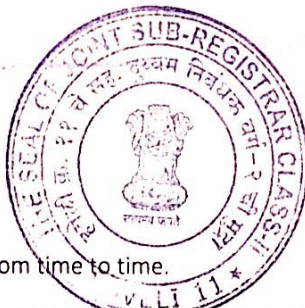
6.2.8 The Lessee shall comply with all sanitation, health or safety requirement or guidelines as may be specified by the Governmental



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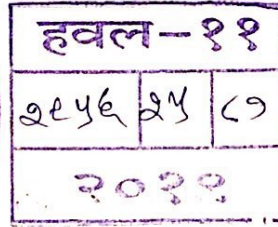
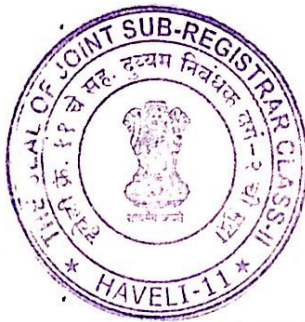
Authorities from time to time.

- 6.2.9 The Lessee shall take all reasonable precautions to keep the Leased Area free of rats, rodents, vermin, insects, pests, birds and animals and to promptly co-operate with the Governmental Authorities to fumigate, disinfect or in taking any other steps as may be deemed necessary by the competent authorities and to bear the expenses in this regard. Subject to the above and other reasonable safeguards, the Lessee will be permitted to carry out such activity as may be necessary for educational purposes.
- 6.2.10 The Lessee shall not make any structural or other permanent alterations or additions to the Proposed Building without obtaining the requisite permissions for such alterations from the PCMC and other concerned Governmental Authorities, wherever required. However, the Lessee shall be entitled to undertake fit outs modification and non-structural alterations within the Proposed Building, provided that the same are in accordance with the applicable laws, rules, regulations and guidelines and after obtaining the necessary permissions from the PCMC and other concerned Governmental Authorities (if required). In the event the Lessee requires any structural changes in the Proposed Building, then the same can be carried out by the Lessee at its own costs and expenses, subject to the Lessee obtaining the necessary approvals from the PCMC and other Governmental Authorities (if and as required under the Applicable Law). Such structural alterations will be carried out by the Lessee, after taking prior approval from the Lessor; and the Lessor shall not object to the same.
- 6.2.11 The Lessee shall be at liberty to bring into the Leased Area, its own furniture, fixtures, articles and equipment which are required by the Lessee for its activities at its own cost and shall remove the same on the expiry or sooner determination of the lease hereby agreed to be granted by the Lessor in favour of the Lessee without adversely affecting the structure of the Leased Area.
- 6.2.12 The Lessee shall permit the Lessor along with its authorized representatives to enter upon the Leased Area for inspection and to carry out repairs at the reasonable time as and when necessary, with 2 (Two) days' prior written notice thereof to the Lessee except in the case of extreme emergency, when the notice will be of 12 (Twelve) hours. Such inspection will be carried out without disrupting the activities/use of the Lessee of the Leased Area.
- 6.2.13 On and from the Rent Commencement Date as provided in this Agreement, the Lessee shall regularly pay the Lease Rent and all other amounts payable under this Agreement in respect of the lease agreed to be granted hereby.
- 6.2.14 The Lessee shall not challenge, withhold or seek any remission or rebate under any law or due to the change in any law (whether present or future), in its liability to pay the Lease Rent or any other



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payments due and payable to the Lessor by the Lessee under this Agreement.

- 6.2.15 All permissions/corporate approvals necessary or required on the part of the Lessee for the execution and performance of this Agreement have been duly obtained and the Lessee is fully authorized to enter into and perform its obligations under this Agreement.
- 6.2.16 The Lessee shall be liable to bear and pay charges for all utilities consumed in the Leased Area like internet, electricity, telephone, etc.
- 6.2.17 In the event if the Lessor suffers any losses or damages due to any obligations of the Lessee to any third parties, then the Lessee shall indemnify and keep the Lessor indemnified against such losses or damages.
- 6.2.18 The Lessee shall be solely responsible to ensure that adequate security is maintained at the Leased Area and the Lessee shall be solely responsible for payment of salaries of the employees of the Lessee.

7 INDEMNITY

- 7.1 The Lessor hereby agrees to indemnify and keep indemnified the Lessee from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigations, obligations, or liabilities, etc. as may be suffered or incurred by the Lessee by virtue of any defect in the title of the Lessor to the said Land and/or by virtue of any of the representations or warranties made by the Lessor under this Agreement turning out to be false or untrue and/or by virtue of the Lessor committing any breach/breaches of the covenants or terms and conditions of this Agreement on the part of the Lessor to be observed, performed and complied with.
- 7.2 The Lessee hereby agrees to indemnify and keep indemnified the Lessor from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigation, obligations or liabilities, etc. as may be suffered or incurred by the Lessor by virtue of any of the representations or warranties made on the part of the Lessee under this Agreement turning out to be false or untrue and/or by virtue of the Lessee committing any breach/breaches of the covenants or terms and conditions of this Agreement.

8 ADDITIONAL TERMS AND CONDITIONS

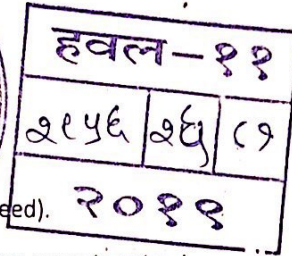
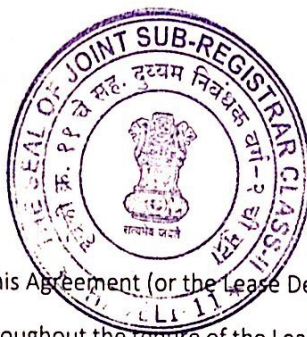
- 8.1 The Lessor shall throughout the tenure of the Lease bear and pay the entire property taxes payable to the PCMC or other concerned Governmental Authorities in a timely manner. On failure of the Lessor to make payment of such amounts of property taxes to the PCMC or other concerned Governmental Authorities, the Lessee shall be entitled (but not obliged) to make payment of such amounts to the PCMC or other concerned Governmental Authorities under intimation to the Lessor and adjust such amounts from the lease rent or any other amounts payable by the Lessee to



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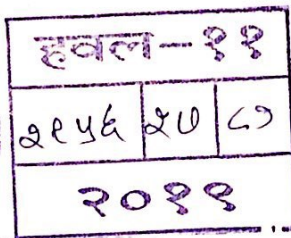
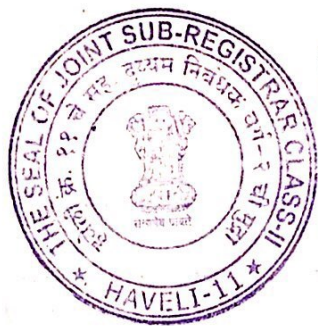
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the Lessor under this Agreement (or the Lease Deed).

- 8.2 The Lessor shall throughout the tenure of the Lease repay in a timely manner the financial assistance/loans availed of by the Lessor from the Lender. On failure of the Lessor to make repayment of such amounts to the Lender, the Lessee shall be entitled (but not obliged) to make payment of such amounts to the Lender under intimation to the Lessor and adjust such amounts from the lease rent or any other amounts payable by the Lessee to the Lessor under this Agreement (or the Lease Deed).
- 8.3 The Lessee shall be responsible and liable to maintain the interiors of the Constructed Demised Area comprised in the Proposed Building at the Lessee's own costs and expenses.
- 8.4 The Lessee shall be entitled to enter into sub-lease or leave and licence arrangements with any of its associate companies/firms/legal entities within Lessee's own group entities or affiliates (viz. entities wherein any of the trustees or office bearers of the Lessee may be in charge of the day to day management and operations or may be trustees, office bearers, directors or shareholders or have a share in profit) in respect of any part or portion of the Leased Area (once the lease in respect of such portion is executed by the Lessor in favour of the Lessee in accordance with the terms hereof) at and for such consideration, lease rent or license fee, as the Lessee may deem fit and proper, without being liable to account for the same to the Lessor and without requiring the prior permission of the Lessor and this Clause 8.4 shall at all times operate as the irrevocable no-objection and consent of the Lessor in that behalf *PROVIDED THAT* the Lessee shall intimate the Lessor in writing in the event if the Lessee shall enter into any such sub-lease or leave and license arrangements with third parties and shall provide to the Lessor, copies of the documents executed by the Lessee in favour of such sub-lessees or licensees. It is clarified that the Lessor shall not be entitled to terminate the lease on the ground that the Lessee has permitted third parties to enter upon or use and occupy the Leased Area or part thereof on sub-lease or leave and license basis.
- 8.5 It is clarified that under no circumstances shall the Lessee be entitled to enter into any sub-lease and/or leave and license arrangements for any period exceeding the tenure of lease, agreed to be granted hereby. The Lessee shall, under no circumstances, require the Lessor to receive the lease rent or any other amounts hereby reserved directly from any such third parties; and the Lessee shall continue to be obliged to perform and comply with all the Lessee's obligations hereunder (and under the Lease Deed) notwithstanding any such sub-lease or leave and license arrangements that the Lessee may have entered into. Such sub-lease or leave and license arrangements shall be co-existent and co-terminus with the lease agreed to be granted hereby; and on expiry or sooner determination of the said lease, the Lessee shall be responsible to deliver possession of the entire Leased Area to the Lessor, notwithstanding the creation of such sub-lease and leave and license by the Lessee. The Lessee shall be responsible to the Lessor for any acts of the sub-lessees or the licensees of the Lessee in breach of the terms of this Agreement.





- 8.6 Without prejudice to what is set out in Clauses 8.4 and 8.5 hereof, it is agreed by and between the Parties that for the more effective management and conduct of the Lessee's activities from the Leased Area, the Lessee shall be permitted to appoint concessionaires, management franchisees or any operators ("the Concessionaires") and to permit such Concessionaires to enter upon and carry out any activities incidental to operating and managing a school/educational institution from the Leased Area (including vending of stationery, snacks, food items, operating a canteen etc.) on such terms as the Lessee may deem fit and proper; without creating any leasehold or sub-lease, license or possessory rights, title or interest in favour of such Concessionaires in respect of the Leased Area. Notwithstanding the appointment by the Lessee of any Concessionaire/s, the Lessee shall continue to be responsible to comply with all its obligations under this Agreement (and the Lease Deed to be executed in pursuance hereof); and any arrangement that the Lessee may enter into with the Concessionaire/s shall be co-terminus and co-existent with the tenure of the Lease Deed to be executed in pursuance hereof. The Lessee shall be responsible to the Lessor for any acts of the Concessionaires in breach of the terms of this Agreement. The Lessee shall not require the Lessor to receive any lease rent or other amounts hereunder agreed to be paid by the Lessee directly from such Concessionaire/s and the Lessee shall not assign any rights or obligations of the Lessee under this Agreement (or the Lease Deed to be executed in pursuance hereof) to or in favour of such Concessionaire/s. The Lessee hereby agrees and undertakes with the Lessor that if it appoints any Concessionaires and/or allows any third Person or party to use and/or occupy any part of the Leased Area; then and in such an event, upon expiry or termination of the lease, the Lessee shall ensure that the Concessionaires or other third parties shall vacate the Leased Area; and the Lessee shall handover vacant and peaceful possession thereof to the Lessor. The Lessee shall be responsible to ensure that the said Concessionaires shall comply with the terms and conditions hereof and shall not commit a breach of the terms hereof (in so far as the same relate to use of the Leased Area or part thereof by the Concessionaire).

9 SUBSEQUENT TRANSFER BY THE LESSOR

- 9.1 In view of the fact that the Lessor has agreed to put up construction of the Proposed Building on the said Land, it is agreed by and between the Parties hereto that during the subsistence of this Agreement and till execution of all the Lease Deed and completion of construction of the entire Proposed Building (and receipt of full occupancy certificate in that behalf):

- 9.1.1 the Lessor shall not be entitled to create or agree to create any third party right, title or interest in to or upon the said Land and the construction to be brought up thereon including *inter alia* by way of sale, exchange, grant of development rights, any further mortgage (other than the mortgage already created in favour of the Lender as set out in the Recitals hereof), charge, gift, trust, maintenance, possession, tenancy, inheritance, easement, lease, leave and license, settlement of trust, lien or otherwise in any manner howsoever; and



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9.1.2 the partners of the Lessor shall not transfer their respective shares in the Lessor LLP to or in favour of any third parties (*inter se* transfers between the existing partners of the Lessor LLP and/or their immediate family members excepted), without the prior written consent of the Lessee.

9.2 In the event if after the execution of all the Lease Deed and completion of construction of the entire Proposed Building, the Lessor intends to sell and/or transfer its rights or entitlement in to or upon the said Land and/or the Proposed Building to or in favour of any third Person or party (hereinafter referred to as "the Proposed Acquirer"), the Lessor shall be entitled to do so, subject to the following conditions:

9.2.1 the transfer of the entire said Land and the Proposed Building shall be subject to the rights of the Lessee hereunder and the Lease Deed;

9.2.2 the transfer of the entire said Land and the Proposed Building should only be in favour of a single entity or person (including a limited liability partnership firm or a registered partnership firm or a limited company) (being the Proposed Acquirer). It is clarified that it is the intention of the Parties that the transferee of Lessor's ownership and/or reversionary rights in the said Land and the Proposed Building, would be a single person or entity;

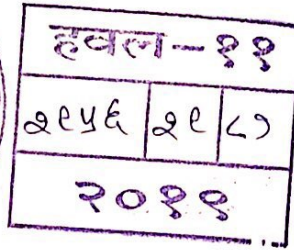
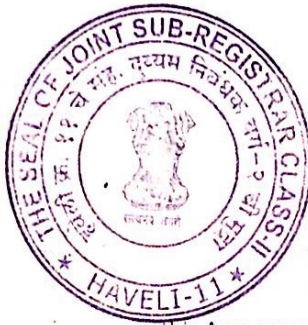
9.2.3 the Lessor shall be entitled to sell and/or transfer the said Land and the Proposed Building to and in favour of the Proposed Acquirer, for such consideration, as the Lessor may deem fit and proper;

9.2.4 such Proposed Acquirer (or the shareholders or persons entitled to profits/revenue of the Proposed Acquirer or the persons in effective charge, control and management of the Proposed Acquirer viz. partners, directors or designated partners or trustees, etc. of the Proposed Acquirer) should not be a Competitor of the Lessee. For the purposes of this Clause 9.2.4, the term "*Competitor*" shall mean any person or entity, directly or indirectly (viz. acting through itself or its affiliates, subsidiaries or holding companies or associate entities) engaged in the business or activities similar to the Lessee's objects viz. that of operating, running or managing schools, colleges or any other type of educational institutes/institutions; or providing any services or operation/management consultancy to such educational institutes/institutions, in India or elsewhere;

9.2.5 the Lessor obtains a duly notarised declaration executed by the Proposed Acquirer, stating therein that the Proposed Acquirer has read and understood the terms and conditions of this Agreement and the Lease Deed and that the Proposed Acquirer shall perform, comply and abide by all terms, conditions, covenants, obligations and representations on the part of the Lessor as mentioned in this Agreement and the Lease Deed, as if this Agreement and the Lease Deed were executed by the Proposed Acquirer (in place and stead of the Lessor); and further that the Proposed Acquirer shall be responsible to refund the Security Deposit to the Lessee in terms of



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this Agreement and the Lease Deed.

9.3 After execution of the Lease deed and handover by the Lessor of possession of the Leased Area to the Lessee, the Lessor shall be solely entitled to create any, further mortgage in respect of the said Land and the said Proposed Building (without affecting the rights and possession of the Lessee under this Agreement and the Lease Deed to be executed hereafter) and avail of a lease rent discounting facility from lenders (viz. any bank or financial institution), without creating any additional financial liability or burden on the Lessee. In case if the Lessor enters into any arrangement with any Bank or Financial Institution for discounting of the lease rent, or creation of any security interest in or otherwise relating to said Land or Proposed Building or any part or portion thereof, the Lessee shall co-operate with the Lessor and on the written instructions of the Lessor, the Lessee shall pay the lease rent directly to such bank/financial institution. It is clarified that the Lessee shall not under any circumstances, have to bear any costs, charges, expenses or give any undertakings or indemnities for such understanding of the Lessor with the banks/financial institution.

9.4 Nothing contained in this Clause 9 shall prohibit or restrict the Lessor from obtaining/availing construction finance for the purposes of construction of the Proposed Building in accordance with the terms hereof and subject to the rights of the Lessee hereunder.

10 TERMINATION OF THIS AGREEMENT AND CONSEQUENCES

10.1 The Parties agree, declare and confirm that this Agreement constitutes an irrevocable agreement on the part of the Lessor to put up construction of the Proposed Building and to handover possession of the Leased Area on the date(s) as set out in this Agreement. Under no circumstances shall the Lessor be entitled to terminate this Agreement.

10.2 In the event if the Lessor fails to achieve the Initial Completion and/or the Final Completion or fails to put the Lessee in possession of the Leased Area on or before the period committed in this Agreement; then and in such an event at any time prior to the achievement of the Final Completion, the Lessee shall be entitled to extend (by addressing an intimation to that effect to the Lessor) the time period of Initial Completion or the Final Completion by a period of 12 (Twelve) months; and in the event of such extension of time being granted by the Lessee, then the Lessee shall not be obliged to make any payment under this Agreement until the achievement of the Final Completion and hand over of possession of the Leased Area to the Lessee. In such an event the Lessor shall pay interest to the Lessee on all amounts till then paid by the Lessee to the Lessor calculated at the rate of 15% (Fifteen Percent) per annum during the period of extension.

10.3 In the event if the Lessor fails to achieve the Initial Completion and/or the Final Completion or fails to put the Lessee in possession of the Leased Area on or before the period committed in this Agreement within the extended period as set out in Clause 10.2 hereof, then the Lessee shall be entitled to terminate this Agreement by giving 30 (thirty) days prior written intimation in writing to the Lessor informing of the Lessor of the intent of the Lessee of



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such termination; and in the event of termination of this Agreement as such by the Lessee, the Lessor shall forthwith on expiry of such period of 30 (thirty) days, refund all amounts till then paid by the Lessee to the Lessor and amounts otherwise expended by the Lessee in pursuance of this Agreement on this Agreement, together with interest on all such amounts calculated at the rate of 15% (Fifteen Percent) per annum from the date of payment of such amounts by the Lessee to the Lessor or being expended by the Lessee, as the case may be. Till the refund of the said amount along with interest thereon as aforesaid, the Lessee shall have a first charge on the said Land and the Proposed Building (to the extent constructed).

11 TERMINATION OF THE LEASE BY THE LESSOR

11.1 The Lessor shall not be entitled to terminate the lease (after execution of the Lease Deed) agreed to be granted pursuant to this Agreement under any circumstances, throughout the tenure thereof, save and except as expressly provided in this Clause 11.

11.2 In the event that the Lessee commits a Material Breach, then in such an event the Lessor shall be entitled to serve a written notice to the Lessee (hereinafter referred to as "the Rectification Notice"), calling upon the Lessee to rectify/remedy the breach within a period of 30 (Thirty) days from the date of receipt of the notice (hereinafter referred to as "the Rectification Period"). For the purposes of this Agreement, the term "**Material Breach**" shall mean a breach or delay by the Lessee in payment of Lease Rent for 3 (three) consecutive months.

11.3 In the event if either:

11.3.1 The Lessee has committed a Material Breach and fails and/or neglects to rectify/remedy such breach within the said Rectification Period, despite the Lessor having sent the Rectification Notice to the Lessee; or

11.3.2 if any proceeding for dissolution or winding up of the Lessee has been admitted against the Lessee and any such order of admission is not set aside within a period of 90 (ninety) days from the date of passing of such order; or

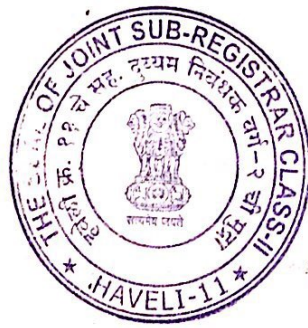
11.3.3 if any liquidator (in bankruptcy or winding up) has been appointed in respect of the leasehold rights of the Lessee in respect of the Leased Area or if the leasehold rights of the Lessee as agreed to be granted hereunder, are attached and the order appointing such liquidator (at least to the extent of the leasehold rights of the Lessee hereunder agreed to be created) is not stayed within a period of 90 (ninety) days from the date of such order of appointment of the liquidator.

then and in any of the aforesaid events (hereinafter referred to as a "Termination Event"), the Lessor shall be entitled to forthwith terminate the lease agreed to be granted hereunder by sending an intimation to that effect to the Lessee (the Lock-in Period notwithstanding). Upon such termination,



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[Signature]
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the lease hereby agreed to be granted shall stand terminated. The Lessee agrees that in such event, the Lessee will vacate the Leased Area without further notice.

12 TERMINATION OF THE LEASE BY THE LESSEE

12.2 After the expiry of the Lock-in Period, the Lessee shall (solely) be entitled to terminate the lease granted under the Lease Deed, by giving to the Lessor a prior written notice of 3 (three) months in advance, without citing any reasons for such termination.

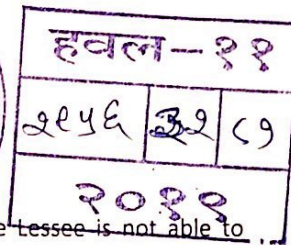
12.3.1 any breaches of the terms and conditions hereof being committed by the Lessor whereby the Lessee's entitlement/right/ability to use, occupy and possess the Leased Area is jeopardized or prejudicially or adversely effected; or as a result whereof, the Lessee is not able to effectively (in the reasonable opinion of the Lessee) carry on its operations and activities from the Leased Area, and which breaches are not rectified by the Lessor despite a notice of 30 (thirty) days being issued by the Lessee to the Lessor, calling upon the Lessor to rectify such breach; or

12.3.3 if there is an attachment of the title/rights/interest of the Lessor in, to and upon the said Land or the Proposed Building or part thereof, and such attachment is not stayed or vacated within a period of 90 (ninety) days from the date of such order of attachment:



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- 12.4 In the event if the Lessee terminates the Lease Deed in the circumstances or due to the events as enlisted in the preceding Clause 12.3, then and in such an event, the Lessee shall not be liable to make payment of the amounts as mentioned in Clause 12.1 hereof (or any part thereof) to the Lessor.

13 CONSEQUENCES OF TERMINATION/EXPIRY OF THE LEASE

- 13.1 Upon expiry or on sooner determination of the lease agreed to be granted hereunder, the Lessee shall remove or cause to be removed itself and all its sub-lessees, licensees, Concessionaires, its employees and other person or persons and their respective belongings, chattels, articles and things including any other equipment installed by it in the said Land and the Proposed Building; and the Lessee shall, subject to refund of the Security Deposit by the Lessor to the Lessee, handover possession of the Leased Area to the Lessor.
- 13.2 The Lessor shall refund the Security Deposit after deduction of any arrears of Lease Rent therefrom in full to the Lessee, simultaneously against the Lessee handing over quiet, vacant, and peaceful possession of the Leased Area to the Lessor, as aforesaid.
- 13.3 If despite the Lessee being ready and willing to hand over the vacant and peaceful possession of the Leased Area to the Lessor, the Lessor does not refund the Security Deposit to the Lessee, then the consequences as mentioned in Clause 5.3 hereof shall apply.

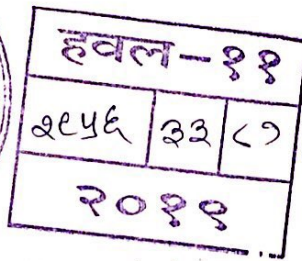
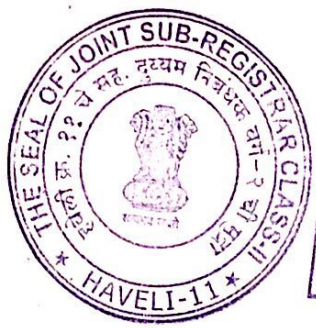
14 FORCE MAJEURE

- 14.1 Neither Party shall be responsible for payment of any damages for any failure to fulfil, observe, perform or carry out the terms of this Agreement, if such fulfilment or observance or performance or carrying out of such terms is delayed, prevented, suspended or hindered directly due to existence of a Force Majeure Event.
- 14.2 For the purposes of this Agreement, the term "*Force Majeure Event*" shall mean any event beyond any Party's reasonable control and shall include without limitation the following:
- 14.2.1 any acts of God, like earthquake, perils of the sea or air, flood, or any drought, explosion;
- 14.2.2 any reasons like war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo, terrorism, etc.;
- 14.2.3 any embargo, notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance;
- 14.2.4 any court order or government notification, circular or order.





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- 14.3 It is clarified that nothing contained in Clauses 14.1 and 14.2 hereof shall prejudice the entitlement of the Lessee, as set out in Clauses 10.2 hereof.
- 14.4 If due to a Force Majeure Event, the Proposed Building is damaged or destroyed or if there is damage to the Proposed Building and due to such damage/destruction the said Proposed Building or any part thereof is not capable of being used by the Lessee for the purpose of operating/managing a school or educational institution, then the Lessor shall make prompt endeavours and take all required steps at its own costs and expenses in good faith to restore/repair such damage/destruction to the Proposed Building (in accordance with the Agreed Specifications), such that the Lessee's activities can be resumed there from by the Lessee, as expeditiously as possible.
- 14.5 In the event if the Lessor cannot restore/repair such damage/destruction to the Proposed Building (in accordance with the Agreed Specifications) within a period of 180 (One Hundred and Eighty) days from the date of such Force Majeure Event resulting in the said damage/destruction to the Proposed Building or if the Lessor is of the reasonable opinion that the damage/destruction to the Proposed Building cannot be repaired within such period of 180 (One Hundred and Eighty) days, then and in such an event, on and from the date of expiry of the such period of 180 (One Hundred and Eighty) days (if the Lessor has commenced work of repairs or restoration) or from the date of communication by the Lessor to the Lessee of the opinion of the Lessor that the damage/destruction to the Proposed Building cannot be repaired within such period of 180 (One Hundred and Eighty) days (whichever is earlier), the Lessee shall at its discretion be entitled to terminate the Lease Deed to be executed in pursuance hereof (to the extent that the same have been executed); and neither Party shall thereupon have any claim against the other under this Agreement or the executed Lease Deed save and except, to the extent of the liabilities already accrued prior to the date of destruction of or damage to the Proposed Building.
- 14.6 It is clarified that on and from the date of the Force Majeure Event resulting in the damage/destruction of the Proposed Building, as a result of which the Lessee is not able to effectively (in the reasonable opinion of the Lessee) carry on the Lessee's activities from the Proposed Building, the obligation of the Lessee to make payment of the Lease Rent and all other amounts shall remain suspended till repair/restoration of the damage/destruction to the Proposed Building or till termination of the Lease Deed, pursuant to Clause 14.5. In the event however, if the Lessee (in its sole opinion) is in a position to use a part of the Constructed Demised Area and if the Lessee continues to use a part of the Constructed Demised Area then the proportionate Lease Rent on the Constructed Demised Area actually occupied and used by the Lessee for its activities (which is not destroyed/damaged as aforesaid due to the Force Majeure event) shall be paid by the Lessee to the Lessor in accordance with the terms hereof.

15 NO PARTNERSHIP

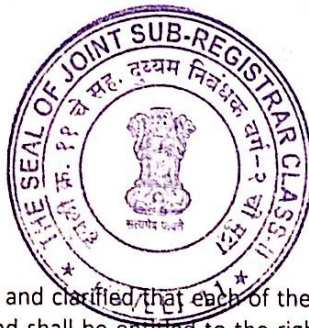
- 15.1 Nothing contained in this Agreement shall be deemed to constitute a partnership or a joint venture or association of Persons between the Parties



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hereto.

- 15.2 It is hereby declared and clarified that each of the Parties have undertaken obligations herein and shall be entitled to the rights specified hereinabove on their own respective accounts and on principal to principal basis. No agency is hereby intended to be created or created by any of the Parties in favour of the other Parties.

16 SEVERABILITY AND SURVIVAL

- 16.1 Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under the Applicable Law, but if any provision of this Agreement is prohibited or rendered invalid under the Applicable Law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. In such event, the Parties shall negotiate, in good faith, a valid, legal and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Agreement.
- 16.2 Where the purpose and the text of a provision in this Agreement clearly indicates an intent to survive termination of this Agreement, the provision shall survive the termination of this Agreement. Without prejudice to the generality of this Clause 16.2, the provisions of this Clause 16 (Severability and Survival), Clause 17 Dispute Resolution, Clause 18 (Governing Law and Jurisdiction) and Clause 20 (Notices), shall survive the termination of this Agreement.

17 DISPUTE RESOLUTION

- 17.1 If any dispute or difference arises between the Parties hereto, in connection with the subject matter of this Agreement, then the Parties hereto shall refer the dispute to the arbitration of a sole arbitrator to be mutually appointed by the Parties. The arbitration proceedings/meetings shall be held in Pune, and all proceedings shall be conducted in the English language and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as the same may be amended from time to time or any statutory re-enactment thereof.

- 17.2 This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.

18 GOVERNING LAW AND JURISDICTION

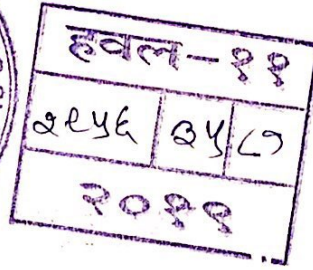
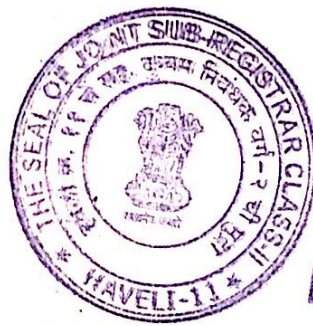
- 18.1 This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.
- 18.2 Subject to the provisions of Clause 17 hereof, the competent courts at Pune shall have exclusive jurisdiction to try and entertain all differences and disputes between the Parties pertaining to the subject matter hereof.

19 STAMP DUTY AND REGISTRATION CHARGES

- 19.1 The Stamp Duty and Registration charges, if any, payable on this Agreement and the Lease Deed shall be borne and paid by Lessee.



[Handwritten signatures]



- 19.2 It is clarified that this Agreement and the Lease Deed are documents agreed and proposed to be executed in furtherance of the same transaction of grant of lease in respect of the Leased Area by the Lessor to and in favour of the Lessee. This Agreement is one of several instruments (and this Agreement being the principal instrument) employed by the Parties in completing the same transaction of lease in respect of the Leased Area; and thus, this Agreement is being stamped with the full stamp duty as applicable under the provisions of Article 36 of Schedule I to the Maharashtra Stamp Act, 1958. Accordingly, as per the provisions of Section 4 of the Maharashtra Stamp Act, 1958, the stamp duty payable on the Lease Deed shall be Rs.100/- (Rupees One Hundred Only).

20 NOTICES

- 20.1 Any notice and/or intimation to be given under this Agreement shall be addressed to the Parties at their respective addresses stated hereinabove. Such notices and/or intimation shall be in writing and shall be delivered either by hand delivery, or by registered post with acknowledgement due or by prepaid courier services.
- 20.2 All notices shall be deemed to have been validly given on (i) on the date of receipt by the addressee, if delivered by hand delivery, (ii) the expiry of 15 (fifteen) days after posting if sent by registered post with acknowledgement due, or (iii) the date of receipt by the addressee, if sent by courier.
- 20.3 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address or representative.

21 COSTS, CHARGES AND EXPENSES

Each Party shall bear its respective Advocates'/Solicitors' fees and other incidental costs and expenses incurred in the course of preparation and execution of this Agreement to Lease and the documents to be executed pursuant to this Lease Agreement.

22 WAIVER OF RIGHTS

All waivers under this Agreement must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Agreement shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Agreement or of a failure or failures by the other Party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

23 ENTIRE AGREEMENT AND MODIFICATIONS

- 23.1 The Parties hereto acknowledge, declare and confirm that this Agreement



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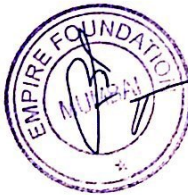
has been entered into after due negotiations, discussions and obtaining individual legal advice and that this Agreement (together with its Annexures) represents the entire agreement arrived at between them regarding the subject matter hereof and supersedes all previous arrangements/undertakings, correspondences, term-sheets, forms, applications, offers, letters of intent if any, executed by or between the Parties hereto or any of their predecessors.

- 23.2 Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by all the Parties. This Agreement can be modified only by a writing duly executed by the Parties hereto.

SCHEDULE

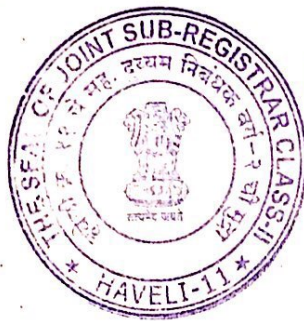
All that piece or parcel of land or ground admeasuring 6,070 square meters and bearing CTS no. 4780 and Corresponding Survey no.127/1A/1A/A of Village Akurdi, Taluka Haveli, District Pune, lying within the territorial jurisdiction of and limits of the Pimpri Chinchwad Municipal Corporation; and is shown in red colour boundary lines on the plan annexed hereto and marked as Annexure 'A' and bounded as follows:

- On or towards East : by CTS no.4794
- On or towards South : by 30 meters wide road
- On or towards West : by lands bearing CTS nos. 4781, 4779 of Village Akurdi and Road
- On or towards North : by lands bearing CTS nos. 4787, 4788, 4789, 4791, 4793 of Village Akurdi



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IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed the signatures of their respective authorised signatories on the day and year first hereinabove written.

SIGNED AND DELIVERED by the within named Lessor:)

RAIRAH VTP VENTURES LLP)

through the hands of its authorised Designated
1 Mr. SIDHARTH KHINVASARA
Partner 2 Mr. NILESH PALRESHA
3 Mr. BHUSHAN PALRESHA
who has been authorised to execute this Agreement)

pursuant to a resolution passed at the meeting of the
parties of the said LLP held on _____, 2019
in the presence of two independent witnesses:)

1. Name: OMAR KHANYARI)

Address: C-10, Precious gem
kore 6, Koregaonpulk-1
Omar)

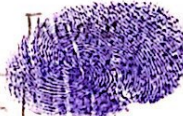
2. Name: Parash Bhatel)

Address: 601, Indira II,
New Link Road,
Malad - West
Member 4 w 54)



Signature

SKK



(2) Photo

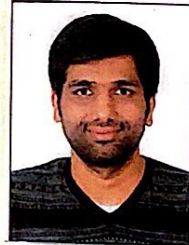


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Signature



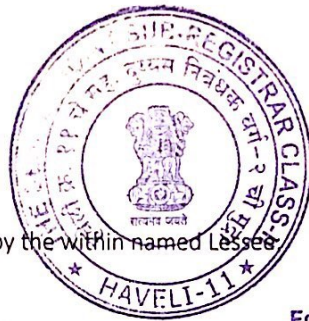
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SIGNED AND DELIVERED by the within named Lessee

For EMPIRE FOUNDATION

EMPIRE FOUNDATION through the hands of its

authorised signatory Mr. Vispi J. Vesuna Orant


AUTHORISED SIGNATORY

Mr. Mehernosh Talati, who have been authorised to execute
this Agreement by virtue of a resolution passed at the
meeting of the Board of Trustees of the Lessee held
on [17th October], 2018 in the presence of two
independent witnesses:



1. Name: ONAR KHANYARI

Address: C-10, Precious gem
lane-6, Koregaonpark-1

2. Name: Pavesh Phetke

Address: 601, Disha 11,
New Link Road,
Malad - West,
Mumbai - 40004

①



A circular library stamp with a purple ink border. The text 'HAVELI-11' is at the bottom. The top arc contains 'LOANED CLASS-II'. The center features a stylized emblem of a person standing. The words 'LIBRARY' and 'HAVELI-11' are also visible within the inner circle.

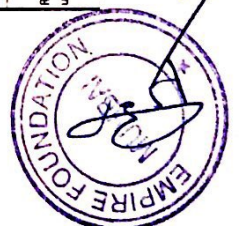
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Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Specification confirmed by the Lessor
Masonry walls	Masonry wall in Flemish-bond formation with cement mortar 1:4 (1 cement 4 course sand) or suitable chemicals (in case of AAC blocks) in proper line, level & plumb including racking out the joints on exposed surfaces to receive plaster & curing etc. complete. The brick work shall have 2 nos. of R.C.C. palls (M-20) of size 230mm x 100mm (h) at regular intervals in vertical height with 2 nos. of 8mm dia. T.M.T. bars embedded in every pail		Yes	It will be as per the architectural concept / drawing.
	230mm thick first class burnt brick masonry wall		Yes	As per design requirement
	200mm solid concrete block masonry wall		Yes	As per design requirement
	150mm solid concrete block masonry wall		Yes	As per design requirement
	150mm Autoclaved Aerated Concrete (AAC) block masonry wall		Yes	As per design requirement
	200mm Autoclaved Aerated Concrete (AAC) block masonry wall		Yes	As per design requirement
External rough-cast plaster	20mm thick external sand-faced plaster in 2 coats in proper lines, levels, plumb & right angles. First coat being 12mm thick in cement mortar 1:4 (1 cement 4 fine sand) added with water proofing compound of approved make in proportion as specified by the manufacturer & second coat being 8mm thick in cement mortar 1:3 (1 cement 3 fine sand) added with water proofing compound of approved make in proportion as specified by the manufacturer	Ultratech, Binani, J.K. Lakshmi, ACC	Yes	Standarder equivalent ready mix plaster will be used
Grooves in the external plaster	Making of grooves in the external plaster surfaces at the time of plastering of 20mm x 10mm (d), in proper horizontal & vertical line & level as per design		Yes	Grooves to be made as per architect's design
Internal cement sand plaster	12mm thick internal plaster in single coat of cement mortar 1:4 (1 cement 4 fine sand) in proper lines, levels, plumb & right angles with necessary racking & curing etc. complete.	Ultratech, Binani, J.K. Lakshmi, ACC	Yes	Smooth gypsum finish plaster internal AAC blocks. Behind the surfaces one coat of plaster with internal walls as per final design too to be included. No cement plaster on all blockworks.
Terrace Waterproofing	110mm thick brick bat coba waterproofing		Yes	For terrace water proofing only. Terrace water proofing to be of the brick bat type. Internal toilet water proofing not to be included being as bare shell proposal.
Chemical water proofing for chajjas	Providing & applying of 2 coats of cement slurry mixed with waterproofing compound of approved make in proportion as specified by the manufacturer at intervals of 24 hours and curing, finishing the same with external plaster in cement mortar 1:4 (1 cement 4 course sand) mixed with water proofing compound of approved make in proportion as specified by the manufacturer with required slope	Pd-lite, Sunanda, Fosroc, Dr. Fast	Yes	
RCC coping on parapets	Coping above parapet and compound walls on terrace in M-15 grade P.C.C. of size 250mm x 100mm (h) duly reinforced with TMT bars and mixed with water proofing compound of approved make in proportion as specified by the manufacturer as per detail including slope as per design with necessary detail of drip mould		Yes	
RCC Overhead Water Tank (for the final uppermost slab)	Total capacity of @ 60,000 litres, as per statutory requirements		Yes	As per plumbing consultant drawing / requirement which will be confirmed by the lessee. 45000 litres



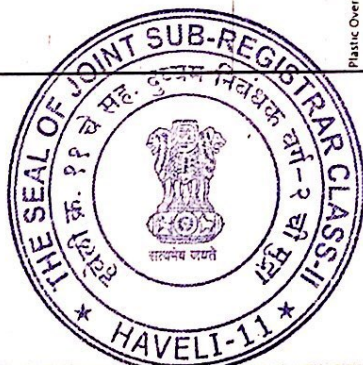
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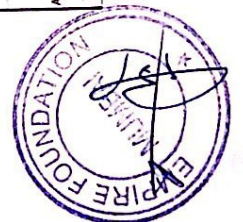


Mr. B.V.P. Singh

Nigam



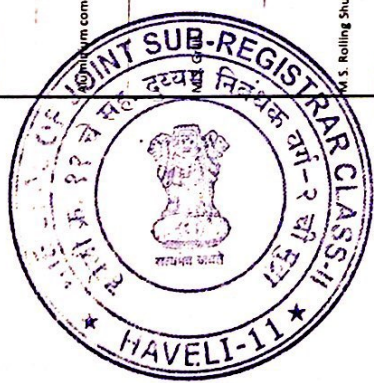
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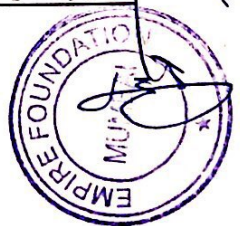
3 separate compartments for fire (approx. 20,000 litres), flushing (approx. 20,000 litres) and domestic (approx. 20,000 litres)			Yes	As per plumbing consultant drawing / equipment which will be confirmed by the lessee. Domestic approx. 5,000 litres
RCC works as described above			Yes	
Brick-bat type of waterproofing on the bottom			Yes	
Water-proof plaster on all inner surfaces			Yes	
Ceramic tiling on all internal faces			Yes	
Total capacity of @ 45,000 litres, as per statutory requirements			Yes	To be mutually agreed upon at the time of finalising the total project size and its phases.
Tanks of 5,000 litre capacity each interconnected as per approved plan. Fire (4 nos.), flushing (4 nos.) and domestic (1 no.)			Yes	To be mutually agreed upon at the time of finalising the total project size and its phases.
Triple layer tank with U.V. protection of 2,000 litre capacity			Yes	To be mutually agreed upon at the time of finalising the total project size and its phases.
6" dia. pipes for rain water; 4" dia pipes for soil and 3" dia pipes for waste water with required bends, Y's, T's, couplings and "U"-bolt clamps wherever necessary joined by appropriate elastomeric sealing rings and solvent cement. All S.W.R. pipes sustain a pressure of 4 kg / sq.cm at 60 deg. Celsius			Yes	As per mutually finalised MEP drawings.
2" dia pipes for waste water with required bends, Y's, T's, couplings and "U"-bolt clamps wherever necessary joined by appropriate elastomeric sealing rings and solvent cement. All S.W.R. pipes sustain a pressure of 4 kg / sq.cm at 60 deg. Celsius			Yes	As per mutually finalised MEP drawings.
2" dia. C.P.V.C. down-take pipes including the required elbows, tees, couplings and clamps wherever necessary and joined by the appropriate solvent cement. These shall also be used for supply of water from the under the ground tanks to the over-head tanks and from over head tanks to various toilets on all floors. Subsequent pipes of diameter 1 1/2", 1 1/4", 1", 3/4" and 1/2" to be used at appropriate locations. All C.P.V.C. pipes must be of SDR-11 grade capable of sustaining a pressure of 21.8 kg / sq.cm. at 27 deg. Celsius and 5.5 kg / sq.cm. at 82 deg. Celsius			Yes	As per mutually finalised MEP drawings.
Aluminium anodized sliding - fixed windows for classrooms, corridors, staircase mid-landing as specified and aluminium lowered windows for toilets. Aluminium sections of Jindal make of 18 gauge. 3 shutters of 18 x 38 mm size sections mounted on a 2 track frame with the 3rd shutter fixed from outside with screws. Sliding movement on nylon bearings of the joint-less type of Ankit make. Lockable windows to be provided with a latch of Indilock or Star lock make. All sections to be anodized to a thickness of minimum			Yes	As per standard approved make and design. Anodized finish for all aluminium sections.

For drinking water
For all non-drinking water
Soil, Waste & Rainwater (SWR) down-take pipes
HVAC condensation water down-take pipes
Fresh water down-take pipes
Aluminium windows

Aluminium louvers	Aluminium anodized aluminium louvered windows for toilets. Aluminium sections to be linal make of 18 gauge. All sections to be anodized to a thickness of minimum 18 microns in approved shade. Frosted float glass of minimum 5mm thickness to be provided in all louvers. All gaps to be filled with silicon sealant of Dow Corning make	Jindal	Yes	As per standard approved make and design. Anodized finish for all aluminium sections
Fans & Screens	Vertical screen from UPVC sections of approved shade and of size 60mm x 40mm x 2mm wall thickness from plinth level upto the terrace level on the building exteriors on selected locations such as the staircase shaft / toilet ducts. The verticals shall be placed at a clear distance of 50mm from each other and shall be mounted on the horizontal UPVC angles fixed to the civil structure at all the slab levels. The screens have a provision for opening at certain locations for accessing the interiors of the ducts.	Marquee	Yes	as per design drawing requirement.
Aluminium composite panel cladding	4mm thick ACP cladding with the top sheet Polyvinylidene Difluoride (PVDF) coated. These shall be mounted on an aluminium framework of sections 25mm x 50mm x 16g by means of aluminium and M.S. brackets. All grooves and joints to be filled with suitable sealant	Eurobond, Allobond	Yes	as per design drawing requirement, to be restricted to limited locations.
M.S. Rolling Shutters	Partially fixed and partially openable (and lockable with allen key arrangement) M.S. grills on windows as per approved design. Outer main frame will be of M.S. square pipes of section of 35 X 35 mm of 1.5 mm wall thickness, vertical flats of size 35mm X 6 mm thk and 12 mm dia cross solid rods as per approved design. The grill to be mounted using spacer angles of 75 X 50 mm X 3 mm thk using approved quality anchor fasteners. Grinding to be done to all joints to achieve smooth finish.		Yes	
Rolling shutters	Rolling shutters made from continuous GI sheets of 20 gauge, brake pressed to form horizontal deep ridges which shall be 50% of the perforated and 50% of the plain type as per the approved design (25% at the top + 50% in-between + 25% at the bottom). They will be spring operated and roll on a rolling shaft covered with a 22 gauge cover. The vertical guides will be side channels of size 50 X 25 mm mounted with anchor fasteners to the side walls. They shall have a bottom channel with locking arrangements in it. Rolling shutters to be provided at all openings which are not fixed with door shutters.	Tata, Jindal, SAIL	Yes	
Painting on exterior walls of the building, masonry structure etc. and both sides of the compound wall	2mm thick textured coating of Asian Paints at selected locations	Asian, Nerolac, ICI, Berger	NA	NA
Painting on M.S. architectural elements	2 coats of water-based, acrylic emulsion exterior grade paints like Asian - Apex Ultima Protek, Nerolac; ICI Dulux - Weather shade, Berger. Textures of approved finish to be given wherever specified	Asian, Nerolac, ICI, Berger	Yes	
P.V.C. Conduits	2 coats of red-oxide primer or zinc chromate primer followed by 2 coats of Asian - Utsav enamel, ICI Dulux, Berger	Asian, Nerolac, ICI, Berger	Yes	as per approved mep drawings and specification
P.V.C. Round junctions	25 mm dia. P.V.C. conduit heavy gauge 2mm wall thickness along with accessories like elbows, joints etc in the RCC structures and blockworks	Precision, Presto	Yes	as per approved mep drawings and specification
Circuit wiring from Distribution Board (D.B.) to Main L.T. Panel (MCC Panel) for fan, lighting & power circuits	75mm dia. Heavy-duty P.V.C. junctions of 2mm wall thickness in the ceiling.	Precision, Presto	Yes	as per approved mep drawings and specification
Circuit wiring from Distribution Board (D.B.) to Main L.T. Panel (MCC Panel) for air conditioning	10 Sq. mm x 4 core aluminium armoured cable from D.B. to main electrical panel. Termination at both ends to be done by means of suitable aluminium lugs. Suitable single compression glands to be provided in the D.B. and L.T. panel at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done	Polycab, Finolex	Yes	as per approved mep drawings and specification
	16 Sq. mm x 4 core aluminium armoured cable from D.B. to main electrical panel. Termination at both ends to be done by means of suitable aluminium lugs. Suitable single compression glands to be provided in the D.B. and L.T. panel at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	as per approved mep drawings and specification



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Main L.T. power cable from Main L.T. Panel (PCC Panel) to L.T. Breaker and onward to transformer	3 runs of (Cross-linked Poly-ethylene) XLPE armoured 185 Sq mm x 4 core aluminium cable of 11 KV rating from main L.T. panel to L.T. breaker and onwards to the transformer. Termination at both ends to be done by means of suitable aluminium lugs. Suitable double compression glands to be provided at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	as per approved mep drawings and specification
Main H.T. power cable from Transformer to H.T. Breaker and onward to metering kiosk	2 runs of (Cross-linked Poly-ethylene) XLPE armoured 95 Sq mm x 4 core aluminium cable of 22 KV rating from the transformer to the H.T. breaker and onward to the metering kiosk. Termination at both ends to be done by means of suitable aluminium lugs. Suitable double compression glands to be provided at the points of cable entry and exit. Suitable tagging for circuit tracing and identification to be done.	Polycab, Finolex	Yes	as per approved mep drawings and specification





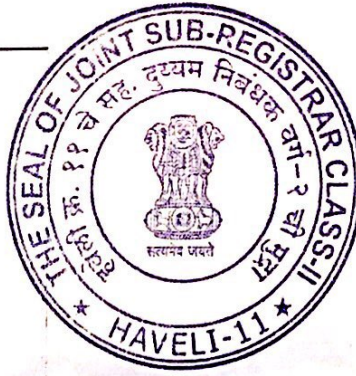


BVP



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Cabling Trays	2mm thick G.I. perforated cable trays of 50mm height and appropriate widths suspended by means of rods of suitable diameter.		Yes	Only till meter room. Rest will not be included in lessors scope.
Distribution Boards (D.B.)	Provided in the Low Voltage (L.V.) Duct on all floors. Separate D.B.s for air-conditioning, power and lighting circuits. Incoming controlled by RCCB and distribution controlled by single pole MCBs.	Schneider, ABB, Legrand, Siemens	Yes	
Power Control Centre (PCC) Panel i.e. Main Panel	Main breaker must be of the Air Circuit Breaker (ACB) type. The distributions to Machine Control Centre (MCC panels) shall be controlled through Moulded Case Circuit Breakers (MCCB).	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes	
Machine Control Centre (MCC) Panel	For floor-wide distribution of lighting, UPS power, emergency power (from D.G. back-up) and air-conditioning circuits	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes	
Automatic Power Factor Control (APFC) Panel	All Poly-Propylene (APP) type capacitors, power contactors, controllers and other switchgears to ensure a power factor of 0.99 to 1.00 for each circuit.	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes	
Air Circuit Breaker (ACB) - L.T. Breaker	4-pole draw-out type air circuit breaker of specified rating	Schneider, ABB	Yes	

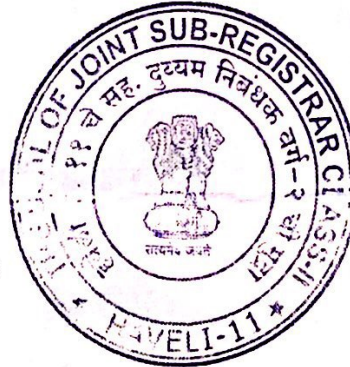


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HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com



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To,

M/S RAIKRAH VTP VENTURES LLP,
Office At:-202, Cello Platina,
FC Road, Shivaji Nagar, Pune- 411005

Date: 01st November 2018

Subject: - Your Request Letter dated 29th October 2018.

Ref:- Your Loan Account No. 6230257815

Dear Sir/s,

This is with reference to subject mentioned above, The property bearing CTS No. 4780, having Survey No. 127/1A/1A/A (Part), situate at Village Akurdi, Taluka Haveli, and District Pune ("Said Property") is mortgaged with HDFC Ltd.

We have received your request letter for granting permission to execute Lease Deed/Agreement to Lease with Vibgyor School. We hereby confirm that we have No Objection for entering into Lease Deed/Agreement to Lease with the Vibgyor School as and when required.

Issuance of this NOC shall not be treated as dilution of security interest, in any manner whatsoever, created in favour of HDFC Ltd. The said Loan continues to be in subsistence and you shall continue to repay the said Loan. The said Property continues to remain secured with HDFC Ltd till the entire said Loan amount is repaid.

For Housing Development Finance Corporation Limited

Authorized Signatory



HDFC House, 1500 Shivaji Nagar, University Road, Pune 411 005. Tel: 25505000. Fax: 020-25536213.
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020, INDIA
Corporate Identity Number: L70100MH1977PLC019916

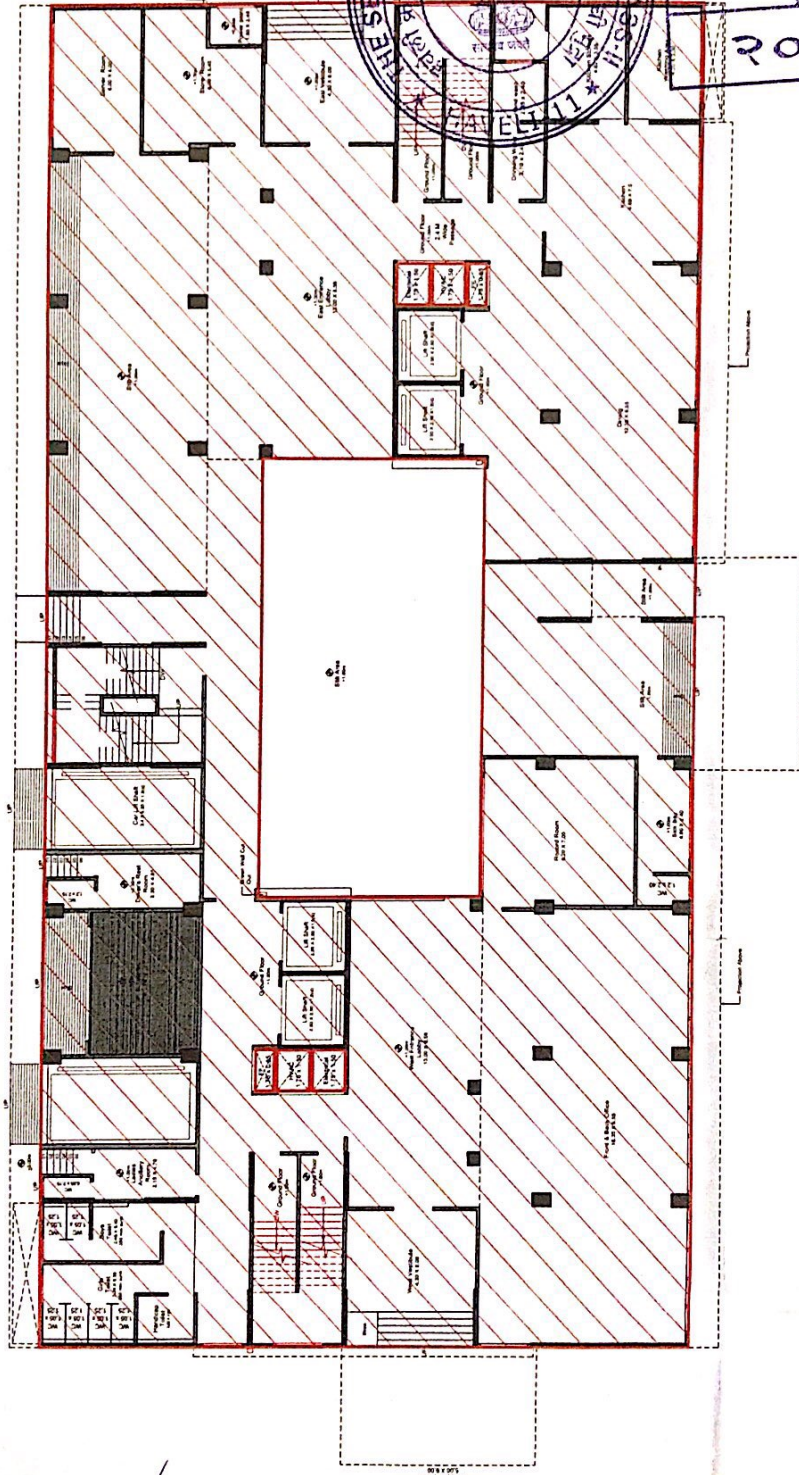


ANNEXTURE-D

(Phase A-1)



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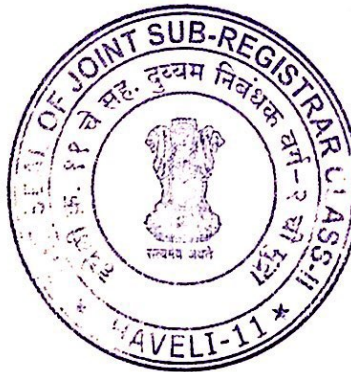
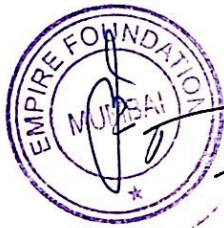


GROUND FLOOR



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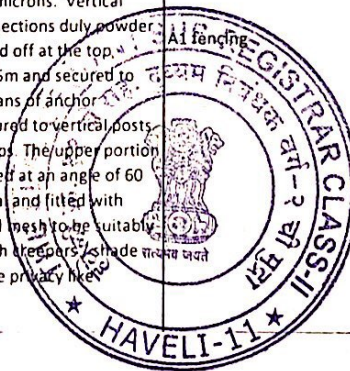
ANNUXURE E	
HEADS	DETAILS SCOPE
Waterproofing	All toilets internal waterproofing for Phase 01
Plumbing	All toilets internal concealed plumbing for Phase 1
TILLING	Internal tilling, including staircase , passage , common areas internal , etc
Doors	Internal doors for class room including fire doors in common areas
Electrical	All floors internal wiring and supply connection to meter room
Internal paint	Internal painting, including staircase , passage , common areas , etc.
Plumbing Fixtures	CP and Sanitary installation
FIRE BUILDING	Installation commissioning and testing for all fire sprinklers
	Installation commissioning and testing of all fire accessories such as hose rails , hose boxes , alarming system , etc. .
PUMPS	Installations of pumps in water Tank
LIASIONING	Building to be completed in all respects for application of OC .(ground floor to fourth floor)



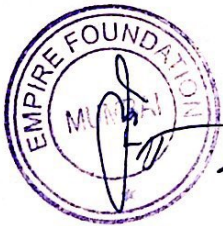
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ANNEXTURE -F			
Nature of Work	Specification Proposed by the Lessee	Approved Make	REMARK

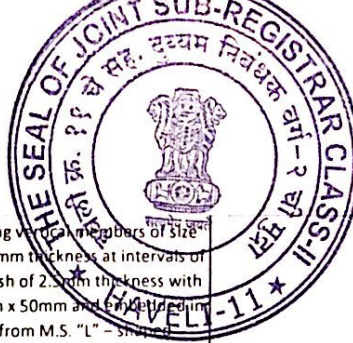
Oil-cooled transformer	Oil-cooled distribution transformer of specified kVA for stepping down voltage from 11kV or 22kV to .433kV. The transformer has an On Load Tap Changer (OLTC)	Voltamp, ABB, Schneider, Siemens, Mahiti	Yes
Vacuum Circuit Breaker (VCB) – H.T. Breaker	Vacuum circuit breaker of specified kVA	Schneider, ABB	Yes
Ring Main Unit (RMU)	Ring Main Unit (RMU) for power supply from an alternate source	Schneider, ABB	Yes
Metering Kiosk	Metering kiosk for metering the High Tension (H.T.) power supply. The unit must be certified by the concerned power supply company.	Huphen	Yes
Diesel Generator (D.G.) Set	Diesel Generator (D.G.) set having a capacity of 128kW / 160kVA enclosed in an accoustic enclosure conforming to (Central Pollution Control Board) CPCB-II standards and having an Automatic Mains Failure (AMF) panel.	Powerica, Jackson, Sudhir with Cummins engine and Stamford alternator	
Earth retaining walls	Reinforced Cement Concrete (RCC) walls made from specified grade of steel and concrete.		Yes
	Uncoursed rubble Masonry (UCR) walls made from rubble stones duly erected in the specified design with the help of cement mortar.		Yes
Masonry Compound wall	2.4m high masonry compound wall with RCC columns at intervals of 2.5m connected with beams.		Yes
	200mm thick blockwork plastered on both sides		Yes
	Coping with torque steel rods along the upper edge		Yes
Weld mesh fencing around outer periphery and demarcating areas like swimming pool, basketball court, children's' play areas etc.	1.2m high weld mesh fencing comprising of weld mesh panels made from galvanized wires of 4.5mm dia duly electrical resistance welded at a vertical distance of 200mm from each other and a horizontal distance of 50mm from each other. "V"-shaped profile bends provided along the horizontal axis at a distance of 1m from each other to increase the rigidity of the panels. The welded mesh powder coated with a dry film thickness of 70 microns. Vertical posts of roll-formed M.S. sections duly powder coated and suitably capped off at the top, provided at intervals of 2.5m and secured to the masonry works by means of anchor fasteners. Weld mesh secured to vertical posts by means of suitable clamps. The upper portion of the vertical posts cranked at an angle of 60 degrees with the horizontal and fitted with razor wires. Height of weld mesh to be suitably increased and covered with crepe paper shade net in areas requiring more privacy like swimming pool etc.	Al fencing	Yes



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Chain-link fencing	M.S. chain link having vertical members of size 100mm x 50mm x 3mm thickness at intervals of 2.4m. Chain-link mesh of 2.5mm thickness with an opening of 50mm x 50mm and fixed to a frame work made from M.S. "L" - shaped sections having a size of 40mm x 40mm x 5mm on all the four sides in a sandwich format with M.S. flats of size 20mm x 3mm encasing the open edges of the chain link wire mesh. Intermediate vertical member made from M.S. flat of size 20mm x 5mm shall be provided in the mesh.	Yes
M.S. Y-angles above masonry walls	M.S. "Y"- shaped supports of approx. 1.2m height on the compound wall to support barbed wires with 450mm to 600mm long flanges. Section of 3mm thickness 75mm x 75mm L-angle. The same is embedded in the compound wall during construction & has the necessary notches to fix the barbed wires.	Yes
Barbed wires (coil and linear forms)	G.I. barbed wires of Type A (Iowa-type) or Type-B (Glidden-type) conforming to IS 278 : 2009. The line is of 2.5mm thickness and the point wires of 2.0mm thick thickness. The average distance between 2 adjacent barbs is 150mm. Mass of the completed wire is between 89 grams / metre and 103 grams / metre. These are mounted on top of M.S. "Y"- angles on the compound wall in coil form of approx. 400mm dia or along the vertical member of the M.S. "Y"- angles in straight lines including necessary binding wires	Yes
Civil works	RCC, blockwork, plaster and painting works for the cabin & archway	Yes
Interior works	Security cabin to be finished and equipped with all facilities for visitors to walk through the same and get themselves registered on the computerized Visitor Management System (VMS)	
Civil works	Lowermost layer of 150mm Granular Sub-Base (GSB) containing aggregates of size 30mm and 40mm (metal # 3 & 4). 230mm rubble soling used for weak soil. Next layer of 150 mm thk. Water-Bound Macadam (WBM) i.e. wet mix comprising 10mm to 20mm size metal to fill up the voids in the GSB or soling. Compaction with 8 -10 tons roller done after spreading water. Next 40 mm thk. layer of 25 mm metal mixed with 60-70 grade asphalt containing at least 3% bitumen by weight and compacted by a 8 - 10 T roller to a thickness of 25 to 30mm. Final top sealer coat of 15 mm thk. comprising of 3 to 4mm grit with 5 to 5.5% asphalt and compacted by a 8 - 10 T roller to a thickness of 10 to 12mm. After curing; for 2 days, an 8 - 10 T roller to be applied for 2 days; once in the morning and once in the evening in 4" wide strips to remove all rolling marks. All the levels to be marked with auto level to achieve the desired slope of 25mm per 3000mm .	
Hard-court coating	6 - layer synthetic, weather and U.V. resistant coating with marking on a suitable sub-base of asphalt or concrete with 3mm grooves at intervals of 6 mtrs.	Omkar coats



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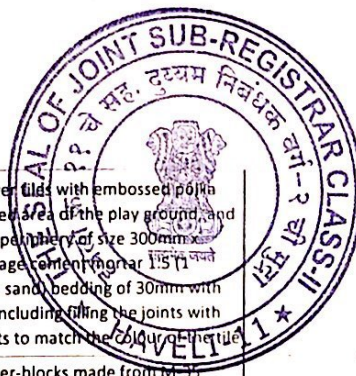


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M.S. Railing around the skating rink	1.2m high barricade for the skating rink on all sides comprising of vertical members made from 60mm x 60mm M.S. square pipes securely grouted into the floor at intervals not exceeding 1.5m. These are then embedded in 100mm high blockwork having a coping on the top and duly plastered. The tops of the poles are suitably capped off. The cross horizontal supports of M.S. pipes of 25mm dia and 16 gauge thickness placed at intervals of .25m. The uppermost and lowermost members are M.S. pipes of 35mm dia.	
Basket ball poles	2 nos fixed-type poles having a main pipe of 150mm dia mounted with 20mm thick acrylic board mounted on a extension of 2.2 m with ring and net. In addition to the above, low height poles having nets at approximately 1.8m height to be provided for beginners	Metco sports
Civil works	230mm rubble soling in hard laterite stone including dewatering, hand packing, ramming, compacting etc. complete. 125mm thick M-15 grade of plain cement concrete (P.C.C.) including formworks wherever necessary. Concreting to be done with TMT bars of 8mm dia placed at a pitch of 300mm. sleeves provided in the concrete for fixing the poles of the M.S. structure for the nets	
Synthetic turf for cricket pitch	Synthetic turf of 12mm pile height and a pile weight of 1263g/sq.mtr (+/-5%). The gauge of the turf is 5/32". The stitch rate is 27.5 stitches/10cm, and the density is 69,300 stitches/sq.mtr. The first backing is 1 layer of C18 and the second backing is of latex. The turf is of Verdvy shade.	Progreen Sports, FieldTurf Tarkett
M.S. structure for nets	3.6m high M.S. framework for the nets comprising of vertical members made from minimum 75mm dia G.I. pipes of "B"-class interconnected by means of horizontal square pipes of minimum 40mm x 40mm x 2.0mm wall thickness.	
Nylon cricket nets	Made from nylon strands of 1.7mm dia woven at a pitch of 45 mm and secured onto the M.S. framework. Width of net to be 12'	Metco sports
Civil works	150mm Granular Sub-Base (GSB) containing aggregates of size 30mm and 40mm (metal # 3 & 4).	
Synthetic turf	Synthetic turf having a pile height of 50mm and provided with an armour backing and rubber and sand filling upto 40mm.	Progreen Sports, FieldTurf Tarkett
Synthetic turf for landscaping area	Synthetic turf having a pile height of 20mm and provided with rubber filling upto 40mm.	Progreen Sports, FieldTurf Tarkett
Mexican grass	Mexican grass in mat form laid over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.	
Bermuda grass	Bermuda / Australian grass dribbled over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.	
Trees	Bottle palms, Champa trees of approx. 1.5m high provided at selected locations	



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Paver tiles for play areas	10mm thick paver tiles with embossed p614a dots on the paver area of the play ground, and swimming pool periphery of size 300mm x 300mm on average cement mortar 1:5:1 cement & 5 fine sand, bedding of 30mm with P.V.C. spacers, including filling the joints with stained pigments to match the colour of the tile		
60mm thick paver blocks for walkways	60mm thick paver-blocks made from M-35 grade of concrete in rubber moulds with in-built spacers. Pavers of zigzag or dumbbell shape laid on a bedding of river sand layer in approved patterns with a nominal slope towards the rain water evacuation systems. All the ends of the blocks are cut in proper shape in straight lines with electrically operated paver block cutting machine. All crevices between the paver blocks filled full with dry grit sand. The blocks are compacted with a diesel-operated ramming machine.		Yes
75mm thick stamped concrete for walkways	Stamped concrete of M30 grade in approved shade, pattern and textures with anti-slip properties.		Yes
80mm thick paver blocks for driveways	80mm thick paver-blocks made from M-40 grade of concrete in rubber moulds with in-built spacers. Pavers of zigzag or dumbbell shape laid on a bedding of river sand layer in approved patterns with a nominal slope towards the rain water evacuation systems. All the ends of the blocks are cut in proper shape in straight lines with electrically operated paver block cutting machine. All crevices between the paver blocks filled full with dry grit sand. The blocks are compacted with a diesel-operated ramming machine.		NA
150mm stamped concrete for driveways	Stamped concrete of M35 grade in approved shade, pattern and textures with anti-slip properties with torqued steel TMT bars of 12mm laid at a pitch of 300mm		Yes
300mm high kerb-stones	Precast concrete kerb stones made from M-25 grade of concrete having of sectional size 12" height x 6 1/2" thickness x 18" length		Yes
Inspection chambers	Inspection chambers having clear internal size of 600mm x 450mm and 900mm x 600mm of various heights constructed with 200mm thick blocks plastered internally with water-proof plaster. All chambers covered with covers made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.		Yes
Storm water drains	Storm water drains having a clear internal width of 300mm or 450mm constructed with 1500mm thick blocks plastered internally with water-proof plaster. All drains covered with gratings made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.		Yes
Soil & water drains	200mm dia. S.W.R. pipes in a slope 1:100 for soil water / waste water including elbows, tees, joints, rest bends etc. joined by appropriate elastomeric sealing rings and solvent cement.		Yes



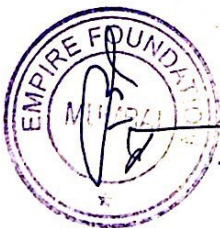
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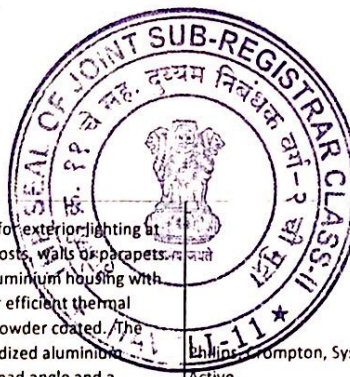
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Rain water harvesting	<p>Rain water filtration and ground water charging pits each comprising of a set of 10 perforated rings of 1500mm dia x 230mm height x 2.0mm thickness. Filling of 40mm pebbles and charcoal in a graded manner for filtration. Top covered with concrete cover provided with a PVC vent pipe.</p>		<div data-bbox="750 11 1109 380"> </div> <div data-bbox="1117 78 1452 347"> <div>हवल-११</div> <div>२०५६ ५३ ८१</div> <div>२०१९</div> </div>
Non-lit signage	<p>Non-lit signage having a background of white coloured Aluminium Composite Panel (ACP) sheets of 3mm thickness of Eurobond (Shade ER-908) or Altobond make with a polymerizing vinylidenedifluoride (PVDF) coating of exterior grade and assembled with hairline joints. The logo is made from 6 mm thick milky laser cut white acrylic, bent to form panels of desired depths and pasted with 3M make of vinyl having a warranty of colour fastness for 5 years. All acrylic components are of the male-female channel design with internal aluminium "L" cleats for securing them.</p>	Cliques, Signage InfoTech	
Front-lit signage	<p>Front-lit signage whose design and construction is identical to that of the non-light signage described above with an additional feature of front lighting. This is achieved by means of providing hot-dipped zinc plated curved M.S. poles at intervals not exceeding 1.5m. On these are mounted LED flood lights of minimum 50W capacity in order to adequately illuminate the signage.</p>	Cliques, Signage InfoTech	
Back-lit signage	<p>Back-lit signage whose design and construction is identical to that of the non-light signage described above with the exception being that all acrylic components are of the openable-type channel design with a internal clearance of 75mm accommodating GOQ Samsung powered Surface Mounting Device (SMD) type LED modules of IP 68 type and carrying a warranty of 5 years.</p>	Cliques, Signage InfoTech	
Street lights with lamp posts	<p>40W street lights mounted on lamp posts made from M.S. duly powder coated which are secured to the floor through 200mm x 200mm x 6mm thick M.S. plates by anchor fasteners. The vertical members comprise of 100mm x 10mm x 3mm thick box sections followed by a 48mm dia M.S. pipe duly curved to result in a overall height of 4m. The 40W street lights have a die-cast aluminium housing with aluminium alloy fins for efficient thermal management and are powder coated. The fixture has a bright anodized aluminium reflector for a wide-spread angle and a toughened glass lens with a provision for anti-glare. The entire unit has an IP – 65 rating. The surface-mounted LEDs (SMD) give an output of 120 lumens per watt of cool white shade (6000 Kelvin) and carry a warranty of 5 years.</p>	Philips, Crompton, Syska, Active	

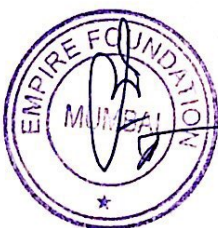


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Flood lights	100 W LED flood lights for exterior lighting at strategic locations on posts, walls or parapets. They have a die-cast aluminium housing with aluminium alloy fins for efficient thermal management and are powder coated. The fixture has a bright anodized aluminium reflector for a wide-spread angle and a toughened glass lens with a provision for anti-glare. The entire unit has an IP – 65 rating. The surface-mounted LEDs (SMD) give an output of 120 lumens per watt of cool white shade (6000 Kelvin) and carry a warranty of 5 years.	Active	
MEP Facilities			
Pumps & water level controllers	Open well submersible pump set giving the desired discharge rate at the desired head for pumping water from the underground to the overhead tanks. Pumps provided with DOL-type starter panel and water level controllers with cabling.		Yes
Passenger elevators (Lifts)	Gearless high-speed lifts having a capacity of 25 passengers with a travel speed of 1.5m/s. Lift control of the selective collective type and drive of the Variable voltage Variable Frequency (VVF) type. All car panels of Stainless Steel 304 grade. Automatic Rescue Device (ARD) provided in all lifts along with emergency light inverter and CCTV cabling. 2 lifts provided for every 11 classrooms on each floor. Machine-room Less (MRL) type to be used in case the building is to be extended upwards	Otis, Schindler, Mitsubishi, Kone	Yes
Piping	Comprising of "C" - class heavy duty G.I. pipe conforming to IS 1239 ranging from 250mm to 25mm dia. Jointing of pipes done by welding, threading, with fittings like elbows, tees, bends, flanges, tappers, nuts bolts, gaskets etc. Pipes fixed on the walls / ceilings with suitable clamps & structural steel supports after core cutting through RCC members or making holes / chasing in the block work. All pipes painted with two coats of red oxide primer and two coats of synthetic enamel paint of red shade. Anti rust covering provided on all underground pipes.	Tata, Jindal	Yes
Butterfly valves	Slim seal butterfly valve PN 16 conforming to IS 13095, with gunmetal seat with nuts, bolts, washers, gaskets etc.	L & T	Yes
Non-return valves	Dual plate non-return valve confirming to IS : 5312 complete with rubber gasket, GI bolts, nuts, washers etc.		Yes
Ball valves	Bronze lever operated ball valves of full flow with stainless steel ball (AISI 304) and spindle (AISI 401) with settling and gland of superior quality and having a working pressure of 10 Kg/cm ² .	Honeywell	Yes
Hose cabinet	Double fire hydrant hose cabinet of size 650 X 550 x 250 mm suitable to house 2 lengths of canvas hose of 15m length & nozzle. Cabinet made of 18 gauge CRCA steel duly painted in 2 coats of post office red over a coat of red oxide primer with the front in glass.		Yes

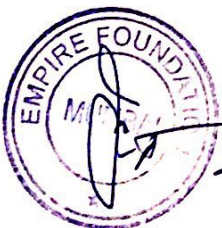


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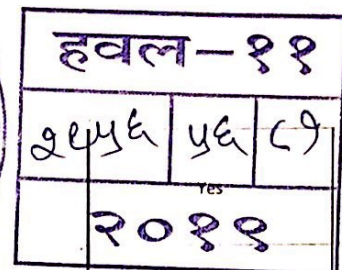
Cabinet shutters for fire shaft	Cabinet shutters of overall size 1200 X 1950 mm with 2 leaves, fabricated from 18 gauge CRCA steel duly painted in 2 coats of post office red over a coat of red oxide primer with a 6 mm thick clear glass vision panel fixed with 4 nos. of M.S. hinges with Allen key locking arrangements along with MS stand inside the shaft suitable to hold 1 length of canvas hose of 15m length & nozzle.		
Canvas hose pipe	65 mm dia X 15m long canvas hose pipe having a male instantaneous coupling with plunger locking arrangement on one end and screwed down type jet nozzle on either end.		Yes
Rubber hose pipe and hose reel	20 mm dia x 30 m long rubber hose pipe with 10 mm dia outlet jet nozzle & shut off cock on the outlet end wrapped on a drum-type wall mounting hose reel with a 180 degree swivelling arrangement.		Yes
Hydrant outlets	65 mm dia twin and single hydrant outlets with companion flanges, nuts, bolts washers, gaskets etc.		Yes
Pumps	Hydrants & sprinklers with wet risers pressurized by hydrant & sprinkler pumps, jockey pumps and booster pumps operated by a Electrical Fire Panel to give a minimum pressure of 6 kg per sq. cm. at the uppermost hydrant and a delivery of 2,280 litres per minute. Diesel-operated fire engine provided as an alternate power source.		Yes
Sprinklers	Standard pendant / upright type sprinkler heads with rosette plate of 15mm size quartzoid bulb type gun metal sprinkler head having a discharge capacity of 10 litres per minute (l.p.m.) with a rating of 68 degrees Celsius		Yes
Flexible sprinkler joints	Flexible sprinkler joints of 25mm diameter, consisting of a flexible tube of SS 304 grade, SS slip nut, isolator ring & "O"- ring for sprinklers drop with a working pressure of 14kgf/cm ² and a temperature rating of 225°F.		Yes
ABC Type	ABC type portable fire extinguisher with brackets for wall mounting & necessary accessories of 6kg and 9kg capacities		Yes
CO2 type fire extinguisher	CO2 type portable fire extinguisher with brackets for wall mounting & necessary accessories of 2kg and 4.5kg capacities		Yes
Foam type fire extinguisher	Foam-type portable fire extinguisher with brackets for wall mounting & necessary accessories of 9 litre capacity		Yes
Fire alarm panel	Conventional Fire Alarm Panel with adequate number of zones with P.A. system.	Heaven	
Manual call point	Manual Call Point (MCP) with hooter and public address (P.A.) system	Honeywell	Yes
Smoke detectors	Conventional smoke detectors	Apollo	
Heat detectors	Conventional heat detectors	Apollo	
Cabling systems	2 - core, 1.5 sq. mm copper armoured cable of fire retardant grade in red colour	Polycab or Finolex	Yes
Sewage treatment plants (STP)	STP plant of Sequential Batch Reactor (SBR) technology capable of reducing the biological oxygen demand (BOD) of 500 p.p.m. in the incoming water to less than 10 p.p.m..		Yes



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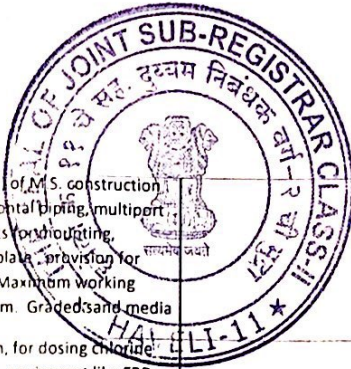
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Pressure sand filter	Pressure sand filter (PSF) of M.S. construction (epoxy painted) with frontal piping, multiport valves, suitable supports for mounting, pressure gauge, orifice plate, provision for cleaning of the media. Maximum working pressure of 3.5 Kg / Sq cm. Graded sand media used.			
Automatic chlorine dosing system	Electronic dosing system, for dosing chlorine with necessary ancillary, equipment like FRP moulded tank of 100 l capacity, suction pipe foot valve, level indicator with low level auto shut-off.	E-dose		Yes
Electrical & instrumentation	PLC-controlled plant having control panel with accessories of Siemens, L&T make, lamps of Meko make enclosed in 16g metal enclosure with 80 micron thick powder coating in smoke grey colour, PLC controlled operation of the plant.	Siemens, L & T		Yes
Piping & valves	Inter-connecting with pipes of suitable diameter all the mechanical equipments, with suitable supports, fittings, including cutting, welding, threading all leads and lifts. All MS pipes painted with one coat of zinc chromate primer and two coats of synthetic enamel paint with flow directions, ball valves, butterfly valves, non return valves.	Jindal, TATA		Yes
R.O. plants	Plants of 500 litre per hour (lph) capacity having dual media filter, with automatic dual media filter, with an auto back-wash system. Plant having an anti-scalant dosing system, and micron cartridge filters of 5 microns and 1 micron. U.V. lamp for final treatment.	Alfa		
U.V. plants	Plants of 2100 litre per hour (lph) capacity having high purity fused quartz lamp sleeve in a reactor chamber made from SS 304 l duly pickled, passivated and electro polished with food grade "O"-rings and seals operating at a pressure of 745 psi.	Alfa		
Compound area	The compound area should be kept clean at all times during the course of the work. The debris or excess earth on site should be stacked neatly in the area allocated on the site. After the work is complete all the debris shall be disposed of from the site & the site shall be rendered clean. The site & surrounding ground area shall be neatly levelled and handed over. All the finished surfaces of the compound area like roads, foot path, pavements, basket ball court, skating rink, compound wall etc. shall be cleaned of any stains of paint, cement, grit etc. with high pressure water-jet/scrubber operated by manual/mechanical/electrical means, including necessary chemicals, soaps, acids & stain removers.			Yes



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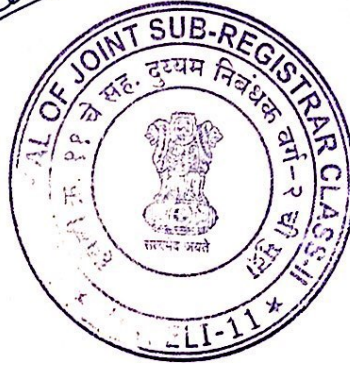
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Building area	<p>The building shall be kept clean at all times during the course of work. All the debris generated on the floors should be neatly stacked & moved at regular intervals to the area allotted on the site. The said debris shall be regularly disposed from the site.</p> <p>The building area shall be rendered cleaned of any stains of paint, cement, grit etc. on flooring wall ceiling, dado, door window, grills with high pressure water-jet/scrubber operated by manual/mechanical/electrical, means including necessary chemicals, soaps, acids & stain removers.</p>		Yes
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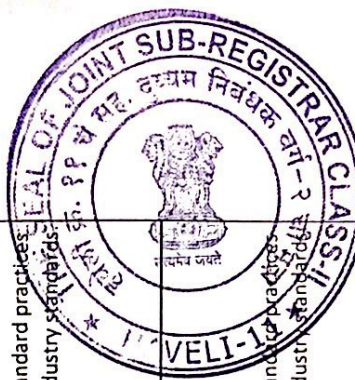
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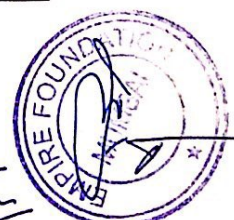
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Specification confirmed by the Lessor
Prior to Commencement of Civil Works				
Site Survey	Land topographical and boundary survey for mapping all contours with levels of adjoining road & properties and also mapping the locations of the existing trees. Location of amenities like storm water & rain water drains, power supply point at locations nearest to the plot to be recorded if any		Yes	The same has been concluded by the Lessor and the same shall be shared with the Lessee in due course of time.
Site Barricading (around the site and for isolating the front office from the site and covering it from the top)	Framework comprising of ISMC 100mm placed vertically at intervals not greater than 2.4 m and embedded in the ground upto 900mm & cast in a pedestal of size 400 mm x 400 mm x 750 mm. (h) made from P.C.C. of M-15 grade resting on a P.C.C. base of size 500mm x 500mm x 100mm (h) of M-15 grade. Height of the ISMC above the ground - 3m. Cross members of 3 nos ISA 75X75X6 L-angles welded horizontally at equal intervals.	Jindal, Tata	Yes	The lessor will use its standard practices which are at par with industry standards.
	Cladding material of 0.5mm thick Galvalume sheets having 30mm high crests manufactured from 550Mpa steel with a hot dipped coating of metallic Zinc (43.5%) - Aluminium (55%) alloy and Silicon (1.5%) of 150 grams per sq.mtr. (gsm) resulting in a Total Coating Thickness (TCT) of 0.5mm. Sheets secured to the framework by means of self-threading screws. Approved makes Jindal or TATA	Jindal, Tata	Yes	The lessor will use its standard practices which are at par with industry standards.
	Height of barricading sheet to be of 3m for isolated areas and 4.5m for locations along the main road. Sheets to be sprayed with the branding colours of VIBGYOR to give an indication of an imminent project		Yes	The lessor will use its standard practices which are at par with industry standards.
	Open-able doors provided at specified locations for vehicular and manpower access	Jindal, Tata	Yes	The lessor will use its standard practices which are at par with industry standards.



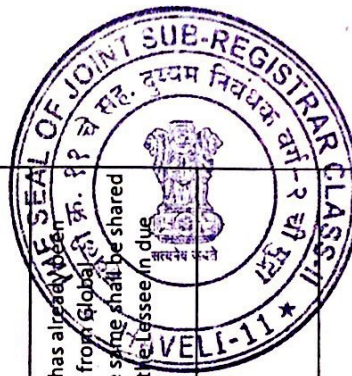
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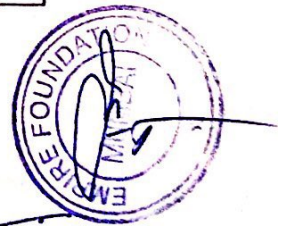
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Geotechnical (soil) Investigation	Find out subsoil stratification in the project area & to determine load settlement behaviour of founding strata & collect data to decide design parameters for foundation & type of foundation.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investigation has already been done by the Lessor from Global Geotechnics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Determine the Safe Bearing Capacity (SBC) of the soil at various depths.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investigation has already been done by the Lessor from Global Geotechnics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Find out sub soil stratification for pile foundation if rock bed is observed below 4m depth from OGL & it includes boring of holes, field investigation, laboratory investigation, core log, pile's safe load calculations for safe vertical load, safe uplift & safe lateral load, RQD.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investigation has already been done by the Lessor from Global Geotechnics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Carry out Proctor Density Test for areas of having low SBC or back-filled areas where structures like swimming pool or underground tanks are to be provided.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investigation has already been done by the Lessor from Global Geotechnics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Carry out Hydrological Survey to find out correct water table level below existing GL & Chemical analysis of ground water	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	
	Find out Electrical Resistivity (ohm) of soil below existing GL.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	
	Conduction Standard Penetration Tests (SPT) in situ to obtain shear strength parameters of soil at interval of 1.00m to 1.5m.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	



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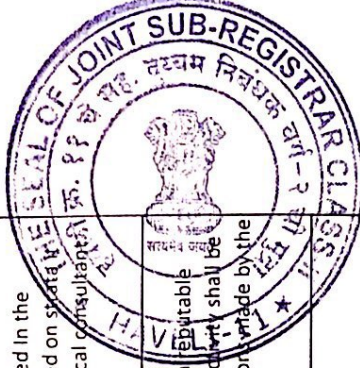


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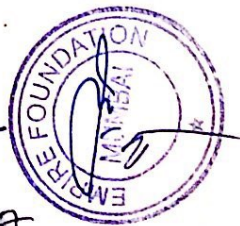
Site office	Site office with proper lighting, power sockets & ventilation to accommodate adequate number of site personnel		Yes	As per Lessor's normal practice pota cabins will be used for site office
Site Supervision	1 Site Engineer and 1 Site Supervisor both having with at least 8-10 years relevant experience to be present at all times through out the duration of the project	Site Engineer - B.E. (Civil); Site Sup'r - Diploma (Civil)	Yes	1 Site Engineer of agreed qualifications and experience shall be made available.
Borewell	Undertake ground water exploration by Electrical Resistivity (ERT) or Geo-divining methods		Yes	The same shall get covered in the geotechnical report. Based on data available will be decided by electrical consultant.
	Drilling a 4.5" bore using standard rigs and fixing 200mm dia outer casing pipes to the extent required and 140mm dia PVC casing pipes	Prince, Supreme, Astral, ashirwad	Yes	The Lessor shall employ a reputable borewell expert for the activity shall be done as per the suggestions made by the expert.
	Fixing submersible borewell pump of adequate capacity with adequate protections and control panel	Texmo, Falcon, CRI, PEW, Suguna	Yes	
Temporary water storage facility	Temporary water storage facility for construction, labourers, site office and admission office by way of 4 nos PVC tanks of Sintex make of at least 5000 litre capacity each	Sintex	Yes	
Temporary electrical supply	Temporary power supply of minimum 20 kVA for construction and site office which must be increased to 40kVA once the admission office commences operations		Yes	Depending upon the load calculation of the construction site. Minimum 40kv meter or D.G supply shall be taken by the Lessor.

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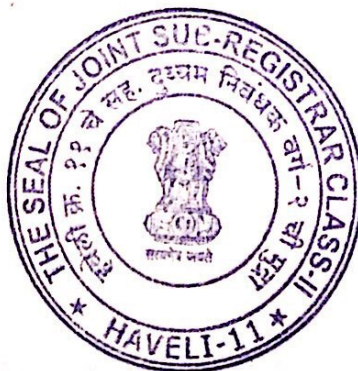
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Yes				
Septic tank and soak pit with corresponding plumbing / covering etc. for site office, labour colony & admission office having a minimum holding capacity of 10,000 litres				
Temporary sanitation facility				



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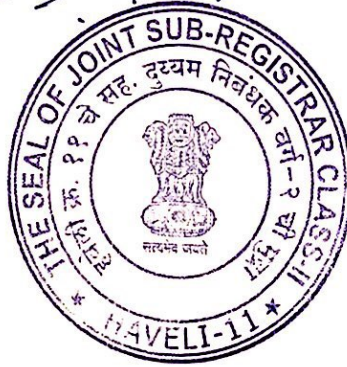
Shi. Kishore

Annexture H

Plan sanction
Fire NOC
Building Occupancy Certificate
Power connection
Pmc water connction along with noc.
Drainage noc with connction to municipal drain
Garden Noc



Sh. K. K. K. K. K.



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21/09/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 16

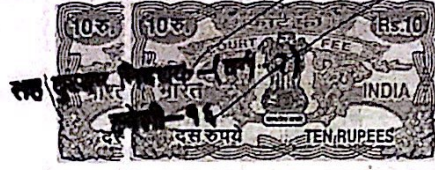
दस्त क्रमांक : 15183/2018

नोदणी :

Regn:63m

गावाचे नाव : आकुडी

- (1) विलेखाचा प्रकार खरेदीघत
(2) मोबदला 75026000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 75025200



- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: मौजे आकुडी तालुका हवेली जिल्हा पुणे तसेच पिंपरी चिंचवड महानगरपालिका हद्दीतील सव्हे नं 127/1अ/1अ(पार्ट) यांसी सीटीएस नं 4780 यांसी एकूण क्षेत्र 9057.80 चौ.मी. पैकी प्रस्तुत दस्ताचा विषय असणारे क्षेत्र 6070.00 चौ.मी. Survey Number : 127/1अ/1अ(पार्ट) ;)

- (5) क्षेत्रफळ

1) 6070 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सिद्धार्थ कांतीलाल खिबसरा तर्फे क.ज.कु.मु. म्हणून अनंद देवशीलन पिल्ले वय:-37; पत्ता:- प्लॉट नं. - इमारतीचे नाव:-, ब्लॉक नं: अभिमानवी सोसायटी, रोड नं: औंध, महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:- AOEPK85011

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- रैराह व्हीटीपी व्हॅचर्स एलएलपी तर्फे अधिकृत भागीदार श्री भूषण विलास पालरेपा तर्फे क.ज.कु.मु. श्री गणेश ज्ञानेश्वर पवार वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: एकसी रोड, रोड नं: शिवाजीनगर, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं:- AAQFK1511Q

- (9) दस्तऐवज करून दिल्याचा दिनांक 19/09/2018
(10) दस्त नोंदणी केल्याचा दिनांक 21/09/2018
(11) अनुक्रमांक, खंड व पृष्ठ 15183/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 4501600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेरा

अस्तल दरहुकुम नवकल
सपासली

दस्ता सोबतची नवकल

श्री. खिबसरा खिबसरायांना दिली असे सम

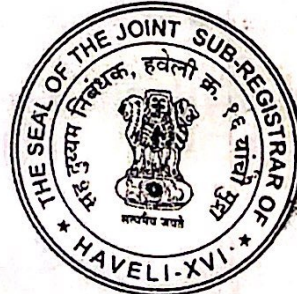
दिनांक:- 21/09/2018

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सह. दुय्यम निबंधक हवेली क्र १६ (वर्ग-२)

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

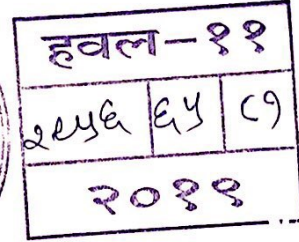
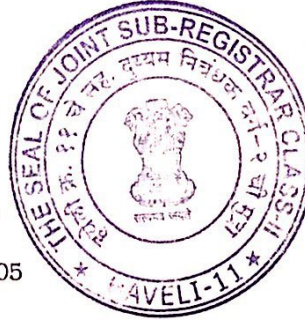
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com



To,

M/S RAIRAH VTP VENTURES LLP,
Office At:-202,Cello Platina,
FC Road, Shivaji Nagar, Pune- 411005

Date: 01st November 2018

Subject: - Your Request Letter dated 29th October 2018.

Ref:- Your Loan Account No. 6230257815

Dear Sir/s,

This is with reference to subject mentioned above, The property bearing CTS No. 4780, having Survey No. 127/1A/1A/A (Part), situate at Village Akurdi, Taluka Haveli, and District Pune ("Said Property") is mortgaged with HDFC Ltd.

We have received your request letter for granting permission to execute Lease Deed/Agreement to Lease with Vibgyor School. We hereby confirm that we have No Objection for entering into Lease Deed/Agreement to Lease with the Vibgyor School as and when required.

Issuance of this NOC shall not be treated as dilution of security interest, in any manner whatsoever, created in favour of HDFC Ltd. The said Loan continues to be in subsistence and you shall continue to repay the said Loan. The said Property continues to remain secured with HDFC Ltd till the entire said Loan amount is repaid.

For Housing Development Finance Corporation Limited

Authorized Signatory



HDFC House, 1500 Shivaji Nagar, University Road, Pune 411 005. Tel: 25505000. Fax: 020-25536213.
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA/
Corporate Identity Number: L70100MH11977PLC019916

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF EMPIRE FOUNDATION AT ITS MEETING HELD ON WEDNESDAY, THE 17TH OCTOBER, 2018 AT 9.30 A.M. AT THE REGISTERED OFFICE OF THE TRUST.

AUTHORITY TO ENTERING INTO ARRANGEMENT WITH RAIRAH VTP VENTURES LLP IN RESPECT OF CHINCHWAD PROPERTY AT PUNE:

"RESOLVED THAT the consent of the Board of Trustees of the Trust be and is hereby accorded to the Trust to enter into Agreement to Lease Deed, Lease Deed with Rairah VTP Ventures LLP, in respect of piece and parcel of land or ground admeasuring 6,070 square meters and bearing CTS no. 4780 and Corresponding Survey no.127/1A/1A/A of Village Akurdi, Taluka Haveli, District Pune and Built up area admeasuring 16,075 square feet on ground floor of the Proposed Buildings (in Tower A) on Long term lease on terms and conditions as may mutually agreed.

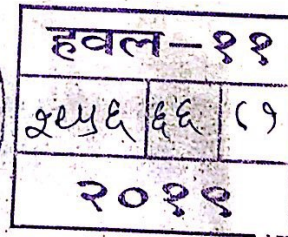
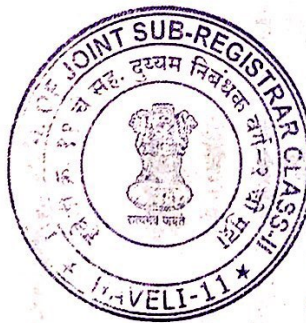
RESOLVED FURTHER THAT Mr. Vispi J. Vesuna or Mr. Mehernosh Talati, Trustees of the Trust be and is hereby authorised to study, negotiate, discuss and finalise the terms of the Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement or such other agreements, documents to be executed with Rairah VTP Ventures LLP and to sign, register and admit execution thereof before the Sub-Registrar of Assurances and to take such other steps as may be necessary and expedient for taking aforesaid property on long term lease or such period as deem fit and to do all acts, deeds, things, etc. necessary for the above purpose.

RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be true copy by any one of the Trustee of the Trust be furnished to the concerned authorities as may be required on this behalf."

**CERTIFIED TRUE COPY
For EMPIRE FOUNDATION**

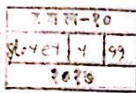

**VISPI J. VESUNA
TRUSTEE**


**MEHERNOSH TALATI
TRUSTEE**



Registered Office: "Near Aster Society, Fire Brigade Road, Opp. Oberoi Mall, Dindoshi, Malad (E), Mumbai - 400 063.

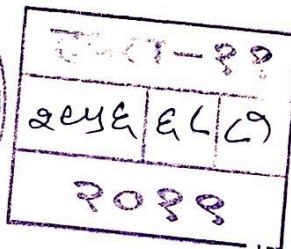
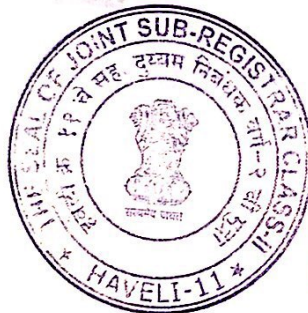
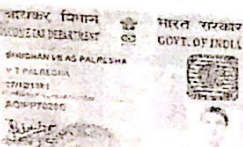
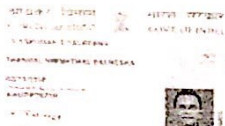
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EXECUTANT/S

We accept the Powers

MR. GANESH DNYANESWAR PAWAR







भारतीय विभिन्न ओएन प्रधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India
 अतिरिक्त नमूना : एनएनएम 101 (2019-22)

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9706 8186 8969

आधार -- मानव्य भागसाभा अधिकाय



more things are
Cassidy's name was found
in the records of the
year 1918

9706 8186 8060

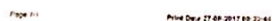
आधार - सामान्य माणसाचा अधिकार

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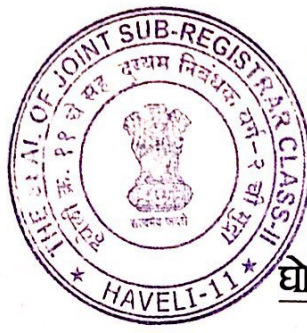
उचल-१०
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हवल-११		
२९५६	६६	५९
२०११		

7425.2011



हवेली-११		
२५६	००	८९
२०१९		

घोषणापत्र

मी गणेश ज्ञानेश्वर पवार या व्दारे घोषित करतो की, दुय्यम निबंधक हवेली याचे कार्यालयात ऑफिसर व निज या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला. श्री. भूषण विलासकुमार पालरेशा व श्री. निलेश विलासकुमार पालरेशा यांनी दस्त क्रं.- ७५९७/२०१७ दिनांक २७.०६.२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करुन कबुली जबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरविलेले नाही. सदर कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास आम्ही पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी आधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील याची मला जाणीव आहे.

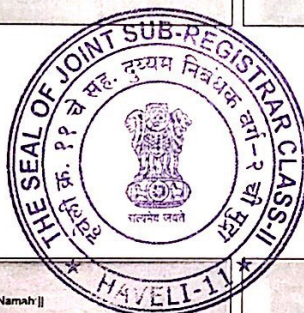
दिनांक :- २६/०२/२०१९

कुलमुखत्यारधारकाचे नाव व सही

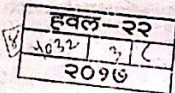

गणेश ज्ञानेश्वर पवार

CHALLAN
WTR Form Number-4

GATE NO. 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/	
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हवल-११		
२०५६	०१	८१
२०१९		

To admit execution of Sales Deeds, Transfers, Agreements, Development Agreements, Power of Attorney, Corrective Deeds, Confirmation Deeds, Cancellation Deeds, Leave and License Agreements and other such documents and to do any act, deeds or things as may be necessary to complete the registration of such documents/deeds in the manner required by law and to receive such original documents/ deeds after they are duly registered and thereafter to give proper receipts and discharge for the same.

I hereby agree and declare that, all such documents deeds admitted before any of the above mentioned Sub-Registrars by my said Attorney shall always be valid and binding on me to all intents and purposes as if done by me personally, which we undertake to ratify and confirm whenever required.

AND THAT this Power of Attorney is only for registration of documents in respect of documents executed individually or jointly by me,

AND THAT This power of attorney is executed in favour of my attorney without taking a money consideration or any other consideration. There is no intension of parties to create any right, title and interest of the attorney in my properties and therefore stamp duty of Rs. 500/- is paid herewith

THIS POWER OF ATTORNEY IS STRICTLY LIMITED FOR THE PURPOSE OF PRESENTATION OF THE DOCUMENTS EXECUTED BY THE EXECUTANT AND ADMITTING EXECUTION OF THE SAME BEFORE THE CONCERNED SUB REGISTRAR AND COMPLETION OF REGISTRATION OF SUCH DOCUMENTS.


श्री गणेशाय नमः
ॐ नमो भगवते वासुदेवाय

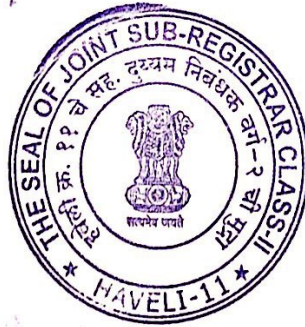


घोषणापत्र

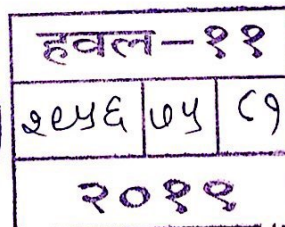
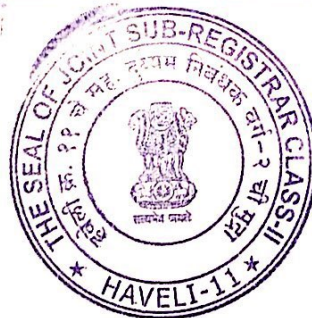
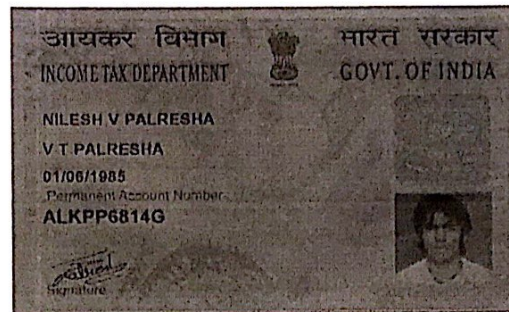
मी, श्री आनंद देवशीलन पिल्ले वय - 37 वर्ष, राहणार - जुनी सांगवी, पुणे - 411027., याव्दारे घोषित करतो की, दुय्यम निबंधक, हवेली क्र 11, पुणे यांचे कार्यालयात अॅग्रीमेंट टू लीज या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सिद्धार्थ कांतीलाल खिंवरसरा दिनांक दस्त क्र 5032/2017, दु नि ह क्र 22, पुणे, 16/05/2017, रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीस सादर केला / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः समक्ष आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - २६/०२/२०१९


कुलमुखत्यारपत्रधारकाचे नाव व सही
(श्री आनंद देवशीलन पिल्ले)



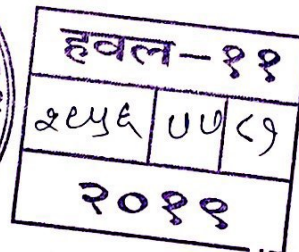
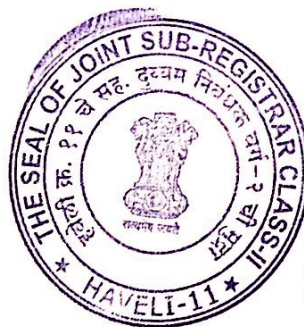
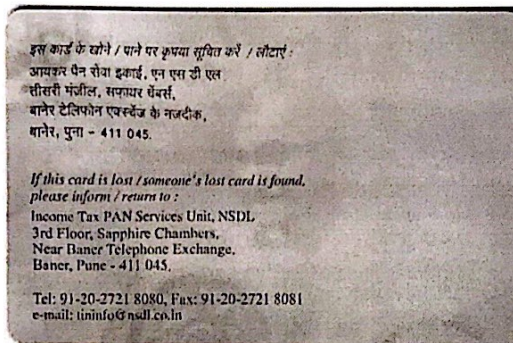
हवेली-११		
२६/०२	०४	१९
२०१९		



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SIDDHARTH K KHINVASARA
KANTILAL MOHANLAL KHINVASARA
11/01/1986
AOEPK8501J
24112012



हवल-११		
2411	01	1986
2012		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEHERNOSH ARDESHIR TALATI

ARDESHIR BURJORJI TALATI

12/12/1957
Permanent Account Number
AAVPT4136F

Signature

12/12/2010

M. Talati



हवल-११		
२५५६	५४	८९
२०१९		

मूल्यांकन पत्रक (शहरी क्षेत्र - खुली+बांधीव)						
Valuation ID	201902253918		25 February 2019,04:06:56 PM			
मूल्यांकनाचे वर्ष	2018					
जिल्हा	पुणे					
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (विक्र 5) आकुर्डी (पिंपरी चिंचवड महानगरपालिका)					
उप मूल्य विभाग	5/60- तुळजाई वस्तीच्या पाठीमागील क्षेत्र- हायवे ते आकुर्डी गावठाण रस्त्याच्या दक्षिणेकडील उर्वरीत निवासी विभाग					
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक :	सि.टी.एस. नंबर#4780			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
12360	46390		49490	69560	0	
खुल्या व बांधीव क्षेत्राची माहिती						
बांधीव क्षेत्र-	1493.9चौ. मीटर	एकूण क्षेत्र-	6070चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.46390/-	
मिळकतीचा वापर-	माध्यमिक शाळा	Layout Plot				
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
खुल्या क्षेत्राचे मूल्यांकन						
4576.1चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर						
100 %मूल्यदर = Rs.12360/-						
=4576.1चौ. मीटर क्षेत्रासाठी मूल्यांकन =						
4576.1 * 12360						
=Rs.56560596/-						
खुल्या जमीनीचे एकत्रित मूल्य						
= मिळकतीचे क्षेत्र 1 मूल्य						
= 56560596						
=Rs.56560596/-						
बांधीव क्षेत्राचे मूल्यांकन						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)						
= (46390 * (100 / 100))						
= Rs.46390/-						
A) मुख्य मिळकतीचे मूल्य						
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 46390 * 1493.9						
= Rs.69302021/-						
बांधीव क्षेत्राचे एकत्रित मूल्य						
= मुख्य मिळकतीचे मूल्य +तळपराचे मूल्य + मेझनाईन गजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमीनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी						
= A + B + C + D + E + F + G + H + I						
= 69302021 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
=Rs.69302021/-						
खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य						
= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य						
= 69302021 + 56560596						
=Rs.125862617/-						

Home

Print

329/2956

मंगळवार, 26 फेब्रुवारी 2019 3:00 म.नं.

दस्त गोपवारा भाग-1

हवल 11

20/19

दस्त क्रमांक: 2956/2019

दस्त क्रमांक: हवल 11 /2956/2019

वाजार मुल्य: रु. 12,58,62,617/-

मोबदला: रु. 56,26,335/-

भरलेले मुद्रांक शुल्क: रु. 56,70,000/-

दु. नि. सह. दु. नि. हवल 11 यांचे कार्यालयात

पावती: 3061

पावती दिनांक: 26/02/2019

अ. क्र. 2956 वर दि. 26-02-2019

सादरकरणाचे नाव: भाडेकरू एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी

रोजी 2:59 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

दस्त हजर करणाऱ्याची सही:

एकुण: 31700.00

सह दुय्यम निबंधक, हवेली-11

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र ११

दस्ताचा प्रकार: अंर्गिमेंट टू लीज

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

शिक्षा क्र. 1 26 / 02 / 2019 02 : 59 : 57 PM ची वेळ: (सादरीकरण)

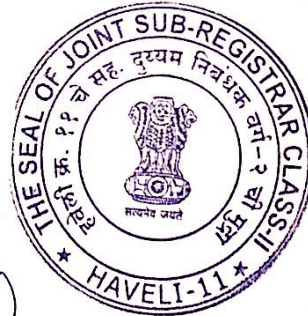
शिक्षा क्र. 2 26 / 02 / 2019 03 : 02 : 12 PM ची वेळ: (फी)

प्रतिज्ञापत्र

जमीन लिहून घेणार व लिहून घेणार सत्य प्रतिज्ञेवर
 किंवा तो को, सादर दस्तास जोडलेली पूरक कागदपत्रे
 ही आस्सल व खरी असून ती खोटी व बनावट आढळून
 आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
 अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

लिहून घेणार (मात्रक)

लिहून घेणार (भाडेकरू)





दस्त गोपवारा भाग-2

हवेली 11

29/1/19

दस्त क्रमांक:2956/2019

26/02/2019 3 09:42 PM

दस्त क्रमांक :हवेली 11/2956/2019

दस्ताचा प्रकार :-अॅग्रीमेंट दू लीज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू एम्पायर फाऊंडेशन तर्फे ट्रस्टी श्री मेहेरनोश तलाटी पत्ता:-, -, सिटीएस नं 104-ई, अँस्टर सोसायटी, फायर त्रिगेड रोड, ओबेरॉय मॉल समोर, दिंडोशी, मलाड ईस्ट, मुंबई, -, मलाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAATE3549C	भाडेकरू वय :-61 स्वाक्षरी:-		
2	नाव:मालक रैराह व्हीटीपी व्हेचर्स एलएलपी तर्फे भागीदार श्री सिद्धार्थ कांतीलाल खिंबसरा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री आनंद देवशीलन पिल्ले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटीएस नं 1183, फा प्लॉट नं बी, सी 557/ए (पी), ऑफिस नं 202, दुसरा मजला, एफ सी रोड, शिवाजीनगर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAQFK1511Q	मालक वय :-37 स्वाक्षरी:-		
3	नाव:मालक रैराह व्हीटीपी व्हेचर्स एलएलपी तर्फे भागीदार श्री निलेश विलासकुमार पालेशा व श्री भुषण विलासकुमार पालेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री गणेश ज्ञानेश्वर पवार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिटीएस नं 1183, फा प्लॉट नं बी, सी 557/ए (पी), ऑफिस नं 202, दुसरा मजला, एफ सी रोड, शिवाजीनगर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAQFK1511Q	मालक वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट दू लीज चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:26 / 02 / 2019 03 : 11 : 26 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड सचिन . इंगुले वय:42 पत्ता:गुरुवार पेठ, पुणे पिन कोड:411042		

शिक्का क्र.4 ची वेळ:26 / 02 / 2019 03 : 11 : 54 PM

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

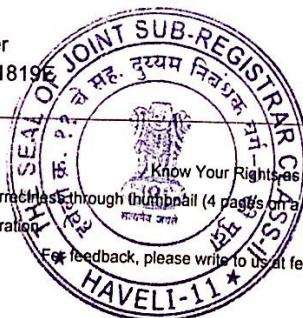
Epayment Details.

sr.	Epayment Number
1	MH0122557632018195
2	2602201905793

Defacement Number
0006890752201819
2602201905793D

2956 /2019

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