

8/302

इतर पावती

Original/Duplicate

Friday, 12 January 2018 4:54 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 331 दिनांक: 12/01/2018

गावाचे नाव: -पिंपळे सौदागर

दस्तऐवजाचा अनुक्रमांक: हवल8-302-2018

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: ग्लोबल एज्युकेशन फाऊंडेशन तर्फे अधिकृत सहीकरणार म्हणून श्री. मेहेरनोश तलाटी - -
वर्णन

दस्त हाताळणी फी

रु. 180.00

पृष्ठांची संख्या: 9

एकूण:

रु. 180.00

सह दुय्यम निबंधक, हवेली-8

1); देयकाचा प्रकार: By Cash रक्कम: रु 180/-

सह दुय्यम निबंधक वर्ग-१
हवेली क्र.८

8/302

पावती

Original/Duplicate

Friday, January 12, 2018

नोंदणी क्र.: 39म

12:17 PM

Regn.: 39M

पावती क्र.: 310 दिनांक: 12/01/2018

गावाचे नाव: पिंपळे सौदागर

दस्तऐवजाचा अनुक्रमांक: हवल8-302-2018

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: ग्लोबल एज्युकेशन फाऊंडेशन तर्फे अधिकृत सहीकरणार म्हणून श्री. मेहेरनोश तलाटी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2340.00

पृष्ठांची संख्या: 117

एकूण:

रु. 32340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:20 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-8

बाजार मुल्य: रु. 56619000/-

मोबदला रु. 1549584/-

भरलेले मुद्रांक शुल्क: रु. 2549000/-

सह दुय्यम निबंधक वर्ग-३
हवेली क्र. ८

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009263885201718R दिनांक: 12/01/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2340/-



15/01/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 8

दस्त क्रमांक : 302/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) पिंपळे सौदागर

- (1) विलेखाचा प्रकार लीजडीड
(2) मोबदला 1549584
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 56619000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)



- (5) क्षेत्रफळ 1) 784.08 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.
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
(9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेरा
- 1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती : गांव मौजे पिंपळे सौदागर येथील सिटी सर्व्हे क्रमांक 594, 595 आणि 597, सर्व्हे क्रमांक 12, हिस्सा क्रमांक 1 ते 5 यांसी एकूण क्षेत्र 01 हेक्टर 49 आरस् यापैकी प्रायमरी स्कूल साठी रिव्हरव्हेशन (रिव्हरव्हेशन क्रमांक 361/बी) असलेले क्षेत्र 4248.97 चौरस मीटर, व यामधील प्रस्तावित इमारत ज्यामध्ये तळमजला समाविष्ट ज्यांसी वापरण्यात येणारे अंदाजे क्षेत्र 784.08 चौरस मीटर म्हणजेच 8440 चौरस फूट इत्यादी, ओपन ग्राऊंड, पार्किंग (9 मीटर अंतर्गत रस्ता जो जाण्यायेण्याचा मुख्य 18 मीटर रुंद डीपी रस्ता पर्यंत असे मधून वगळून) ही मिळकत भाडेपट्टा या तत्वावर 33 वर्षांच्या मुदतीवर दिले असे. ((C.T.S. Number : 594, 595 आणि 597 ; Survey Number : 12 हिस्सा क्रमांक 1 ते 5 ;))
- 1): नाव:- ग्लोबल एज्युकेशन फाऊंडेशन तर्फे अधिकृत सहीकरणार म्हणून श्री. मेहेरनोश तलाटी - वय:- 61; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- व्दारा विबग्योर हाय, मोतीलाल नगर क्रमांक 1, श्रीरंग साबडे मार्ग, गोरेगांव (वेस्ट), मुंबई, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:- 400104 पॅन नं:- AAATG9940R
- 1): नाव:- श्री. सुरेश टी. सुखवानी हे मेसर्स. सुखवानी प्रॉपर्टीज डेव्हलपर्स तर्फे सोल प्रोप्रायटर म्हणून - वय:- 38; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट क्रमांक 2, शिरीन गार्डन, एफ विंग, औंध, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:- 411007 पॅन नं:- ACNPS2219N

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

नकल अर्जदारी...
त्यांचे तारीख १३/०१/२०१८
चे अर्जावरून...
भास दिली तारीख १३/०१/२०१८
सह दुय्यम निबंधक वर्ग-१ हवेली क्र.६



Data of Bank Receipt for GRN MH009263885201718R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn id : 149776073
Pmt DtTime : 10/01/2018 12:42:32
ChallanIdNo : 69103332018011050331
District : 2201 / PUNE
Office Name : IGR008 / HVL1_HAVELI NO1 SUB REGISTRAR

Simple Receipt
Print DtTime :
GRAS GRN : MH009263885201718R
GRN Date : 10/01/2018 13:18:30

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 25,49,000.00/- (Rs Twenty Five Lakh Forty Nine Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : 36
Prop Mvblty : Immovable
Prop Descr : S NO 12 1 12 212 3 1 12 3 212 4 12 5 , PIMPLE SAUDAGARPUNE
Maharashtra
411027
Duty Payer : PAN-AAATG9940R GLOBAL EDUCATION FOUNDATION
Other Party : PAN-ACNPS2219N SURESH TOTARAM SUKHWANI

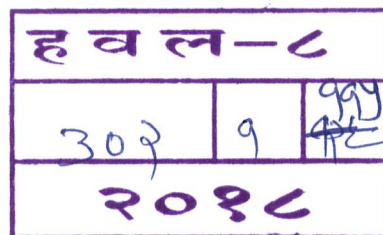
Consideration : 5,09,60,000.00/-

Bank Scroll No : 100
Bank Scroll Date : 11/01/2018
RBI Credit Date :
Mobile Number : 919820022513



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-8-302	0005183355201718	12/01/2018-12:08:14	IGR015	30000.00
2	(iS)-8-302	0005183355201718	12/01/2018-12:08:14	IGR015	2549000.00
Total Defacement Amount					25,79,000.00

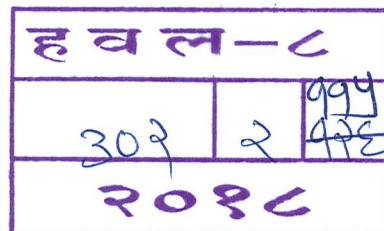


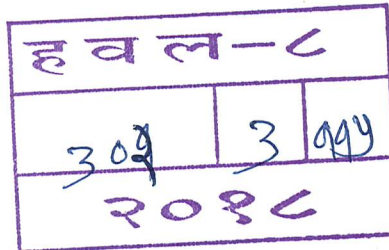


CHALLAN
MTR Form Number-6

GRN MH009263885201718R	BARCODE 	Date 10/01/2018-13:18:30	Form ID 36
Department Inspector General Of Registration		Payer Details	
Type of Payment Bank Portal - Simple Receipt		TAX ID (If Any)	
		PAN No.(If Applicable)	AAATG9940R
Office Name HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	GLOBAL EDUCATION FOUNDATION	
Location PUNE			
Year 2017-2018 One Time	Flat/Block No.	S NO 12 1 12 212 3 1 12 3 212 4 12 5	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty(Bank Portal)	2549000.00	Road/Street	PIMPLE SAUDAGARPUNE
0030063301 Registration Fee	30000.00	Area/Locality	Maharashtra
		Town/City/District	
		PIN	4 1 1 0 2 7
		Remarks (If Any)	
		Prop mvblty=Immovable~Prop Amt=50960000.00~Prop area=784.08~Prop	
		area UOM= Sq.Meter~oth Prop ID=PAN-ACNPS2219N~oth Prop	
		Name=SURESH TOTARAM SUKHWANI~	
		Amount In	Twenty Five Lakh Seventy Nine Thousand Rupees Only
Total	25,79,000.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	69103332018011050331
Cheque/DD No.		Ref. No.	149776073
Name of Bank		Bank Date	10/01/2018-12:42:32
Name of Branch		RBI Date	Not Verified with RBI
		Bank-Branch	IDBI BANK
		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 919820022513
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





AGREEMENT TO LEASE FOR LEASE RENT

THIS AGREEMENT TO LEASE FOR LEASE RENT ("Agreement") made and executed at Pune on this 10th day of January 2017

BETWEEN

Mr. Suresh T. Sukhwani Proprietor M/s. Sukhwani Property Developers, Age 38 years, Indian citizen, having Income Tax PAN ACNPS2219N and permanently residing at Flat No. 2, Shirine Garden, F- Wing, Aundh, Pune and hereinafter referred to as the "**LESSOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, nominees and assigns)

.. OF THE ONE PART

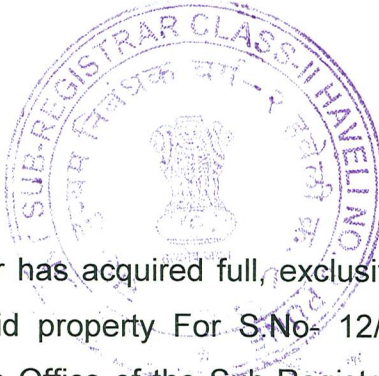
AND

Global Education Foundation, a Public Charitable Trust registered under the provisions of the Bombay Public Trust Act, 1950 having Registration No. E-22979(Mumbai) Dated 22/6/2005, income tax PAN AAATG9940R and having its office at C/O Vibgyor High, Motilal Nagar NO 1 Shirang Sabde Marg, Off Link Road, Goregaon (west) Mumbai -400104 represented through its authorised signatories Mr. Mehernosh Talati and hereinafter referred to as the "**LESSEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its trustees, successors, executors and administrators).

.. OF THE OTHER PART

WHEREAS the Lessor above named is seized and possessed of and otherwise well and sufficiently entitled to as the sole and absolute owner and solely and exclusively entitled to undertake the permissible development of all that piece and parcel of the non-agricultural land admeasuring 4248.97 sq. mtrs from out of the larger land which is earmarked for Primary School Reservation (bearing Reservation No. 361/B) out of land bearing Survey No. 12, Hissa No. 1 to 5 totally admeasuring 01 Hectare 49 Ares and bearing corresponding City Survey No. 594, 595 and 597, all lying and situated at Pimple Saudagar, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune and more fully and particularly described in **Schedule - I** hereto and shown on the plan hereto annexed and marked as **Annexure -1** and hereinafter referred as "**the said property**".





हवल-८	
309	899
2086	

AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/1 vide Sale Deed dated 09/07/2013 registered at the Office of the Sub-Registrar Haveli No. 15 at Serial No. 5026/2013 and the same is its absolute self acquired property.

AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/2 vide Sale Deed dated 26/12/2011 registered at the Office of the Sub-Registrar Haveli No. 20 at Serial No. 09182/2011 and the same is its absolute self acquired property.

AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/3/1 vide Sale Deed dated 06/05/2002 registered at the Office of the Sub-Registrar Haveli No.05 at Serial No. 2686/2002 and the same is its absolute self acquired property.

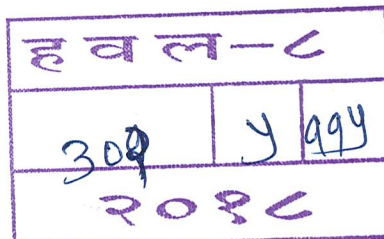
AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/3/1 vide Sale Deed dated 17/09/2002 registered at the Office of the Sub-Registrar Haveli No.05 at Serial No. 5604/2002 and the same is its absolute self acquired property.

AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/3/2 vide Sale Deed dated 26/12/2011 registered at the Office of the Sub-Registrar Haveli No.20 at Serial No. 09177/2011 and the same is its absolute self acquired property.

AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/4 vide Sale Deed dated 26/12/2011 registered at the Office of the Sub-Registrar Haveli No.20 at Serial No. 09181/2011 and the same is its absolute self acquired property.

AND WHEREAS the Lessor has acquired full, exclusive and unhindered rights, title and interest in the said property For S.No- 12/5 vide Sale Deed dated 26/12/2011 registered at the Office of the Sub-Registrar Haveli No.20 at Serial No. 09180/2011 and the same is its absolute self acquired property.



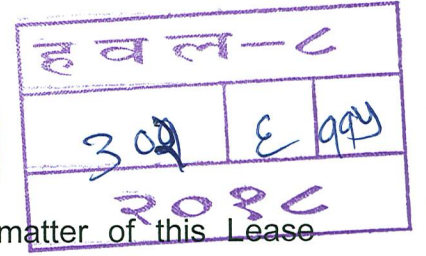
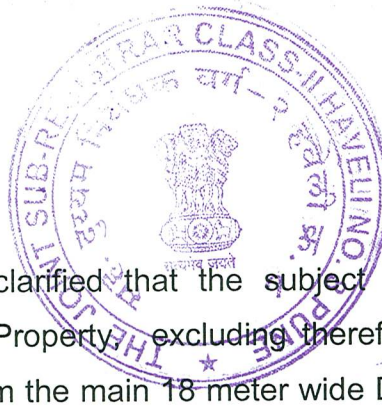


A] AND WHEREAS the Lessor has accordingly got sanctioned, the layout plans of the proposed building to be constructed on the said property from Pimpri Chinchwad Municipal Corporation. Copies of the sanctioned building and layout plans including proposed building plans are annexed hereto and marked as **Annexure - 2**.

B] AND WHEREAS the said property is reserved / designated in the applicable Development plan as a primary school and as per applicable DCR construction of multistoried building for use as school is permitted on the said property ("**the Proposed Building**"). Annexed hereto and marked collectively as **Annexure - 3** are copies of development plans together with remarks issued by the Pimpri Chinchwad Municipal Corporation.

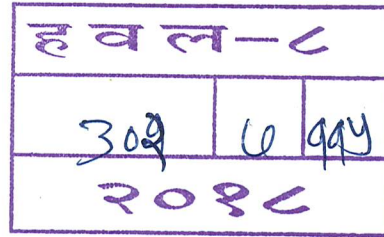
C] AND WHEREAS the Lessee herein desires to set up and establish a Primary School and other permissible educational institution in the premises of the Proposed Building to be constructed on the said Property and hence approached the Lessor to take on lease the said Property and on a built to suit basis a portion of the Proposed Building comprising of proposed ground floor all together having total usable area of approx. 784.08 sq. mtrs. equivalent to 8440 sq.ft for use of and as school, along with open ground { subject to uninterrupted right of ingress and egress therefrom to the remaining portions of the Proposed Building for the occupants / holders / Owners / Lessees / Licensees of the Proposed Building together with their vehicles etc) with other infrastructural facilities and parking etc required for school “**the facilities**”) . The ground floor of the Proposed Building is more particularly described in **Schedule-II** hereunder given and is hereinafter referred to as “**the said Premises**”. Annexed here to and marked collectively as **Annexure – 3A are plan** of 9 meter internal road running from 18 mtr wide DP road for common use and benefit of the occupants / holders / Owners / Lessees / Licensees of the Proposed Building together with their vehicles etc of the Proposed





- D] AND WHEREAS it is clarified that the subject matter of this Lease accordingly is the said Property, excluding therefrom the 9 meter wide internal road running from the main 18 meter wide DP road as earmarked on the annexed plan which shall be available for common use and benefit of the occupants / holders / Owners / Lessees / Licensees of the Proposed Building together with their vehicles etc of the Proposed Building, and the said Premises being the ground floor admeasuring 8440 .sq.ft along with open ground with other infrastructural facilities and parking area as abovementioned more particularly described in **Schedule-III** hereunder given and are hereinafter collectively referred to as **“the said Demised Premises”**.
- E] AND WHEREAS, prior to the execution hereof, the parties have with mutual consultation finalized the proposed plans and specifications, according to which the Lessor shall put up construction of the ground floor in the Proposed Building on the said property as per agreed specifications, scope of work, infrastructure, facilities and amenities (collectively **“the Agreed Specifications”**) as set out in **Annexure - 4** hereto.
- F] AND WHEREAS the Lessor has delivered to the Lessee all the documents of title and has assured the Lessee that its title to the said property and the said Premises is free from encumbrances, clean and clear. The Lessee has also independently verified the title of the Lessor and has satisfied itself about the same being clean and without any encumbrances whatever. The Lessor has agreed to construct for granting on lease to the Lessee the ground floor in the Proposed Building on a specific built-to suit basis for the purpose of school premises admeasuring approx. of 784.08 sq. mtrs. Equivalent to 8440 Sq.ft area along with infrastructural facilities specifically as per the requirement of the Lessee and as per the plans sanctioned by the Pimpri Chinchwad Municipal Corporation.
- G] AND WHEREAS the Lessor and the Lessee are desirous of recording the terms and conditions agreed to by and between them.





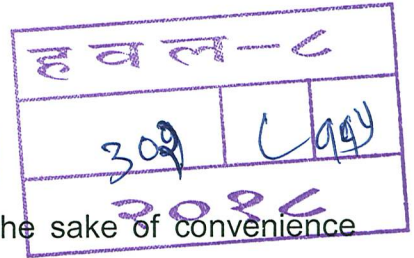
- H] AND WHEREAS the Lessor shall construct on a specific built to suit basis as per the requirement of the Lessee and thereafter lease to the Lessee the the said Demised Premises as per the proposed plan (copy whereof is attached herewith), and specification herewith annexed. The said Demised Premises is more particularly described in Schedule-III hereunder written and demarcated by red colour boundary line in the plan annexed hereto which forms an integral part and parcel of this Agreement.
- I] AND WHEREAS the Lessor at its own cost has agreed to get the plans of the said Premises as per the requirement of the Lessee within the framework of the applicable Development Control Rules sanctioned from the Pimpri Chinchwad Municipal Corporation and complete the construction of the said Premises as per the sanctioned plans and specifications given within the time period agreed hereinafter from sanction of plans/commencement certificate and other requisite approvals.
- J] AND WHEREAS it is agreed and confirmed by and between the Lessor and the Lessee that the construction of the said Premises shall comprise of ground floor admeasuring approx. 784.08 sq.mtrs. Equivalent to 8440 sq.ft. built – up area and the infrastructural facilities and the same shall be completed and handed over for fit outs by 28th February, 2019. The Part Completion Certificate in respect thereof shall be obtained by 28th February, 2019.
- K] AND WHEREAS the Lessor has agreed to grant to the Lessee the said Demised Premises on lease for a Term as defined hereunder in this Agreement to lease for lease rent hereby reserved and upon the terms and conditions as hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. INTERPRETATION:

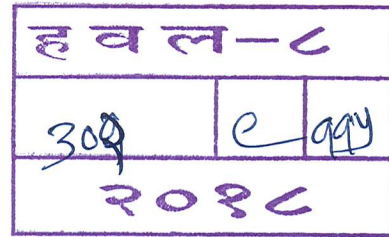
- 1.1 The recitals contained herein shall constitute an integral and operative part of this Agreement.





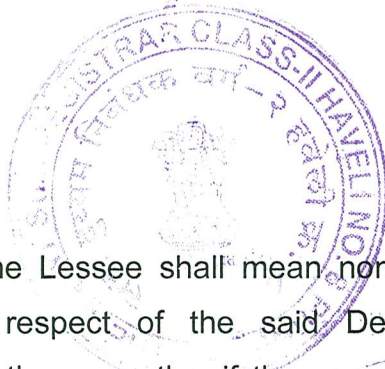
- 1.2 Headings mentioned in the Agreement are for the sake of convenience and shall not in any way restrict or govern the operative portions of various clauses.
- 1.3 Save as otherwise expressly provided in this Agreement, reference to the singular shall include the plural and vice versa.
- 1.4 This Agreement along with the Schedules and Annexures hereto and any instrument to be executed and delivered pursuant to this Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, deeds, understandings, undertakings and written correspondence between the parties.
- 1.5 The Applicable Law shall mean all applicable statutes, enactments, laws, ordinances, bye-laws, rules, regulations, guidelines, notifications, orders / decrees / judgments which have attained finality as may be in force and effect during the subsistence of this Agreement as may be applicable to each of the parties respectively and shall include without limitation the Development Control Regulations (DCR) or any statutory modification or re-enactment thereof.
- 1.6 DCR shall mean the applicable development control regulations and amendments / modifications thereto from time to time as are enacted and made applicable by the Pimpri Chinchwad Municipal Corporation framed under and pursuant to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and any statutory modification or re-enactment thereof.
- 1.7 Building Plans means all the plans, designs, drawings, schematics and specifications necessary and appropriate for the construction of the said Premises.
- 1.8 Force Majeure Events means events such as natural calamity, strikes, terrorist action, riots, war, fire, explosion, storm, flood, earthquake, landslide, or other natural disasters and any acts beyond the reasonable control of either of the parties.





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- 1.14 Material Breach by the Lessee shall mean non payment of lease rent hereby reserved in respect of the said Demised Premises for a consecutive period of three months, if the same is not remedied by the Lessee after having been called upon by the Lessor by a prior notice of 60 days to do so or any act or omission by the Lessee which adversely affects the title or rights of the Lessor in respect of the said Demised Premises or which is a breach of the rules and regulations of the local authority or under any law or statute and if it continues for a period of 30 days after the Lessor having called upon the Lessee to rectify the same by a notice of 30 days.

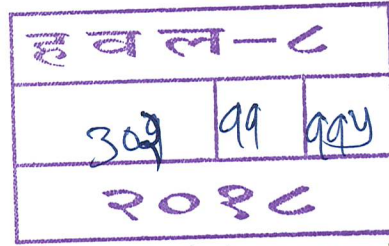
Rent Commencement Date means 1st June, 2019 or after receipt of Completion Certificate which ever is later for the said Premises.

- 1.15 Term means the period of 33 (thirty three) years commencing from the Rent Commencement Date i.e. 1st June, 2019.
- 1.16 Sanctioned Plans means the Building Plans as may be sanctioned by PCMC and referred to in the recitals hereinabove and annexed and marked as Annexure - 2.
- 1.17 Super structure means the cold shell with other statutory installations and connections for obtaining the Building Completion Certificate.
- 1.18 words denoting any gender shall include all genders.

2. REPRESENTATIONS AND WARRANTIES BY THE LESSOR:

- 2.1. The Lessor has a good marketable right, title and interest and is the lawful, holder of the said Property and has the full right, absolute power and authority to deal with the said property and to grant the said property on lease to the Lessee in terms hereof .





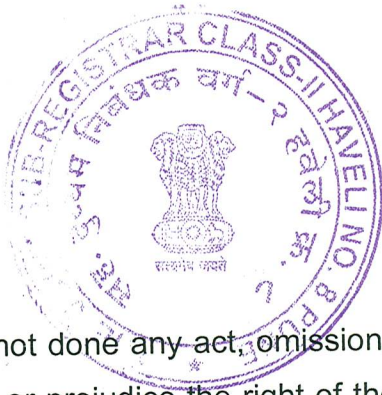
- 2.2. That the said property is free from all encumbrances whatsoever and the Lessor has not entered into any agreement or arrangement with any person/persons for providing rights, use and occupation of the said property to which the Lessee is entitled to under this Agreement.
- 2.3 That the said Demised Premises has been granted requisite municipal permissions, sanctions and approvals from all the concerned authorities and is qualified for use as an educational institution comprising of Primary School in terms of the Development Plans and Development Control Rules and the Lessee shall be obliged to conform to the same.
- 2.4 That the said Demised Premises shall be constructed in accordance with the Building plans sanctioned and approved by the concerned authorities and as per the specifications of the Lessee and that the Lessor is not in breach of any statutory / Municipal Regulations or contractual obligations with respect to the said Demised Premises.
- 2.5 It is further clarified that the said Demised Premises shall be provided with a 9 meter internal road running from the 18 meter wide DP road, and the same shall be for the common uninterrupted use and benefit of the occupants / holders / Owners / Lessee / Licensees of the Proposed Building together with their vehicles etc. The Lessor /Lessee herein shall ensure that the same is not hindered or hampered in any manner at any time. The said internal road shall is earmarked on the annexed plan marked collectively as **Annexure – 3A**

All applicable costs, duty, cess, charges and expenses with regard to the construction of the said Demised Premises shall be borne by the Lessor. 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 prior written intimation to the Lessee.



- 2.6 The Lessor while duly taking all reasonable precautions and care shall not be responsible or liable for any loss, theft, damage or destruction of any property of the Lessee or of any other person, lying in the said Demised Premises or for any damage to the Lessee or its members, agents employees, servants, visitors, invites and other persons entering the said Demised Premises for the time being, while the development and construction is being implemented from any cause whatsoever.
- 2.7 No notice/s is/are received by the Lessor either from the local authorities or from any Governmental Authorities or otherwise for any requisition and/or acquisition of the said property and/or the construction to be put up thereon and/or any part thereof of the said Demised Premises.
- 2.8 Neither the Lessor nor anyone authorised to act on its behalf has created any third party rights or encumbrance in respect of the said Property and/or the construction to be put up thereon including inter alia by way of sale, exchange, grant of development rights mortgage, charge, gift, trust, maintenance, possession, tenancy, inheritance, lease, leave and license, settlement of trust, lien or otherwise howsoever; and no third parties have asserted their entitlement or any claim over the said property and/or any part thereof and/or the construction to be brought up thereon under the said Demised Premises.
- 2.9 The documents whereby the Lessor has acquired an entitlement to undertake the development of the said property and develop the said Demised Premises and to enter into this Agreement are valid, binding and subsisting; and the Lessor has already complied with all his obligations thereunder. The Lessor has not committed a breach of his obligations under such documents and none of the parties thereto have threatened or purported to terminate or terminated the said documents.
- 2.10 The Lessor has presently not deposited the title deeds in respect of the said property (or any part thereof) with any one 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 Property and/or any part thereof;





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- 2.11 The Lessor has not done any act, omission, deed or thing, which is likely to curtail, restrict or prejudice the right of the Lessee to possess, use and occupy the said Demised Premises or any part thereof in the manner as recorded herein.
- 2.12 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 herein.
- 2.13 The Lessor shall ensure that any income tax, wealth tax, sales tax or other taxation proceeding whether for recovery or otherwise initiated by any Governmental Authority, shall not in any way prejudice, affect or jeopardize the right and entitlement of the Lessor to grant the lease of the said Demised Premises or any part thereof.
- 2.14 All municipal and property taxes, land revenue taxes, water charges, electricity charges, etc., payable to all Governmental Authorities in respect of the said property 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.
- 2.15 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 Deed in respect of the said Demised Premises or agree to part with possession of the said Demised Premises, in favour of any third parties.
- 2.16 The Lessor hereby covenants with the Lessee that the Lessee shall, during the subsistence of the lease as hereby contemplated, be entitled to be in exclusive, peaceful and quiet use, occupation and possession of the said Demised Premises (to the extent that possession thereof is handed over to the Lessee as per the terms hereof and/or as per the terms contained and stipulated in the Lease Deed of the said Demised Premises in terms hereof), free from any interference, objection, evictions, claim, interruptions and demand whatsoever by the Lessor and/or its heirs, successors and/or assigns and/or any person(s) claiming by, from, under or in trust for the Lessor or any of them; and that the Lessee shall have the absolute right to exclusively use and enjoy the compound, entrances,



staircase, lifts, landings, corridors, passage in and outside the said

Demised Premises and the right of ingress to and egress from the said Demised Premises and all the related services, in as much as the same is necessary for the effective enjoyment of the said Demised Premises by

the Lessee.

2.17 There are no hazardous or prohibited substances located in the said Demised Premises and there has been no violation thereon of any law governing hazardous substances.

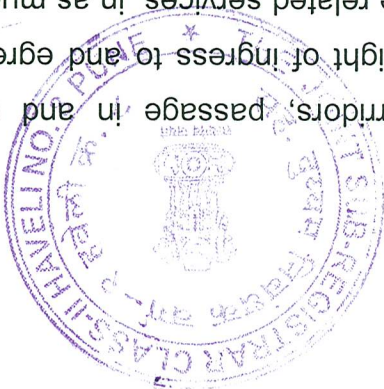
2.18 The Lessor is not restricted/restrained under any other Applicable Law including inter alia any act, statute, law, rules, regulations, bye-laws, notifications, guidelines, policies, orders of any Governmental Authorities or courts, tribunals, forum or under any contracts from developing the said Demised Premises or entering into this Agreement or consummating the transactions as contemplated hereby.

2.19 The Lessor shall grant to the Lessee all rights of way, water, air, light, privacy and other easements appertaining to the said Demised Premises and which are within its control.

2.20 The Lessor hereby acknowledges that the Lessee has executed this Agreement and has agreed to take on lease the said Demised Premises inter alia on the representation by the Lessor as made in this Agreement including the representations that the Lessor has a clear and marketable title to the said property free from all encumbrances. The Lessor shall ensure that the Lessor's title throughout the term hereof remains as clear and marketable free from all encumbrances and on execution hereof furnish to the Lessee certified true copies of the original title deeds in respect of the said property.

2.21 The Lessor shall ensure that the use of the said Demised Premises is approved as a Primary school, by the PCMC. It is clarified and confirmed that the Lessee shall be duly responsible for obtaining all approvals and affiliations 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 and shall adhere to the applicable user unless so modified/expanded.

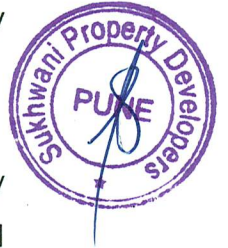
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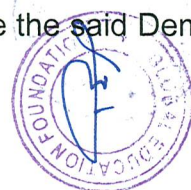
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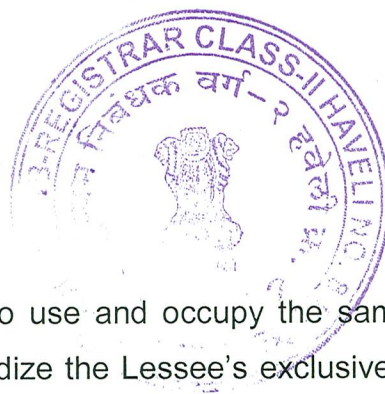
2.22. The Period of 3 (three) years from the date of handing over of possession of the said Demised Premises and/or from the date of handover of completion certificate, whichever is later, by the Lessor to the Lessee shall be termed as Defects Liability Period. During this period, the Lessor shall be responsible for structural defect liability in respect of the construction and water proofing of the said Demised Premises and shall on receiving notice and/or information from the Lessee in this regard be forthwith bound, liable and obliged at his own costs to replace and / or satisfactorily rectify and/or repair and/or make good all decays, deficiencies, defective materials, items, parts or accessories and / or shortcomings in workmanship which arise in the work or comes to notice of the Lessor subsequent to the handing over of possession, pertaining to the said Demised Premises by the Lessor to the Lessee. In the event the Lessor fails to do the same, the Lessee shall be entitled to rectify/repair such defects/deficiencies at its own costs and recover such costs and expenses from the Lessor by deducting the same from the Lease Rent after duly informing the Lessor in this regard.



2.23 The Lessor shall install a suitable generator set having 65 KVA capacity and power for common amenities at Ground Floor Level in the said Demised Premises. The Lessor hereby agrees that the Lessor has no objection to the Lessee installing at the Lessee's own cost and responsibility additional exclusive generator sets for its use whether such generator sets are owned by the Lessee or taken on hire from a third party for the exclusive use of the Lessee. The Lessor agrees to provide suitable space with proper enclosures at Ground Floor Level for installation of the additional generator sets near to the location of installation of generator set for common amenities provided by the Lessor.

2.24. Notwithstanding anything to the contrary contained in this Agreement, save and except the construction of the said Premises, as set out in this Agreement, the Lessor shall not during the subsistence of the lease contemplated hereby 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, it being understood that the Lessee is taking on lease the said Demised





Premises, so as to be able to use and occupy the same and any such future construction will jeopardize the Lessee's exclusive use, occupation and possession of the said Demised Premises.

- 2.25. The Lessor hereby agrees that subject to terms of this Agreement to lease, the Lessee shall have the exclusive right on the parking space for parking its vehicles including the vehicles of staff, officials, employees, members and students of the Lessee.
- 2.26. 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 Demised Premises (including the façade or terrace thereof), without being liable for paying any additional amount but after obtaining the requisite permission from the concerned authority (if required), at its own cost and expenses.
- 2.27. Only if due to claiming through Lessor and /or any act of omission or commission of the Lessor someone /anybody causes any intrusion, trespass or encroachment restricting the peaceful enjoyment of the Lessee over the space/area of the said Demised Premises, which is specifically meant for usage of the Lessee, the Lessor shall on receipt of a notice or intimation in that respect from the Lessee take all possible and necessary actions in accordance with law against such violations including criminal action, if necessary. The costs and expenses arising therefrom and/or in connection therewith shall be solely and exclusively borne by the Lessor. The Lessee shall however be responsible at all times during the entire term of the lease for reasonable safe guarding of the said Demised Premises in due course at their cost and responsibility.

3. CONSTRUCTION & DEVELOPMENT:

- 3.1. As soon as the Sanctioned Plans and the Commencement Certificate for the actual commencement of the development of the said Property is obtained the construction and development in accordance with the Sanctioned Plans shall be proceeded with immediately.





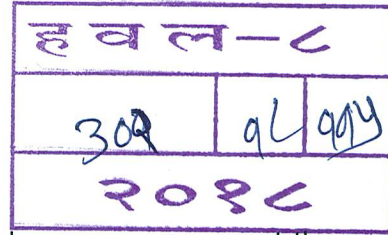
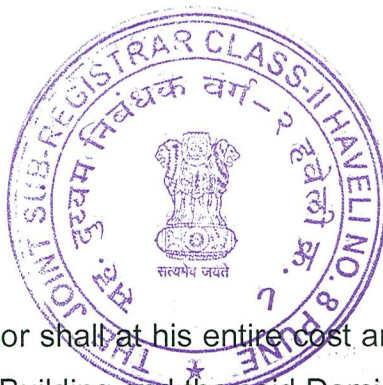
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3.2. The construction and development shall be completed in accordance with the Schedule and dates agreed upon barring occurrence of force majeure events.

It is agreed that:

- a. All payments, costs, fees, expenses, charges, outgoings, rates, taxes, cesses, levies, deposits, premiums, liabilities and obligations (including statutory and regulatory) pertaining to construction of the said Demised Premises including but not limited to all payments, costs, expenses, charges, liabilities and obligations in respect of the contractors or workmen or those working or deployed on the project site shall be the sole and exclusive responsibility of the Lessor. The Lessor shall be responsible for the entire construction of the project in accordance with the approved building plans and including securing various sanctions, permissions, licenses required for the purpose of construction and all expenses on the construction shall be funded by the Lessor. Without generality of the foregoing, the Lessor shall contribute the below mentioned expenses towards construction
- b. Cost of all materials involved in construction including flooring, cost of doors, windows sanitary fittings, common lighting, lifts, borewell, transformers, electrification and the like.
- c. Cost of wages and labour, direct and indirect, supervisory staff, technical staff, including statutory claims of ESI, PF, claims under the workmen Compensation Act and payment of all water, electricity bills.
- d. Payment to Contractors, sub-Contractors and others agencies.
- e. Hire Charges for the equipments, centering material, payment to professionals like Architects, Structural Engineers, Resident Engineers and the like.
- f. Payment to Statutory authorities like Ground rent, cess, all premiums, betterment charges and the similar charges arising out of construction of the proposed new building on the said property and the said Demised Premises.





4. The Lessor shall at his entire cost and expense carry out the construction of the Proposed Building and the said Demised Premises and shall:

- i) Complete the Construction and Development by 28th February, 2019 and obtain(PART) occupancy certificate in respect of the said Demised Premises and hand over possession of the said Demised Premises to the Lessee.

5. It has been agreed and confirmed by the Lessor and the Lessee that the construction of the said Demised Premises shall as aforesaid be effected and shall comprise of:

- i. The specifications of the floor are as follows:

Area statement for

- a) Ground Floor 784.08 sq. mtrs.

The Built Up Area ("BUA") is to be measured from outer wall to outer wall. The Rent Chargeable area for calculation of rent shall be the BUA / constructed area excluding the following (i) internal and external ducts, (ii) chajjas and canopies, (iii) elevation features like boxing, flower beds, etc, iv) open-to-sky and cut-outs and (v) in case of double / multiple height atrium, the area of the floor shall be considered and not the unused area due to the atrium double / multiple height.

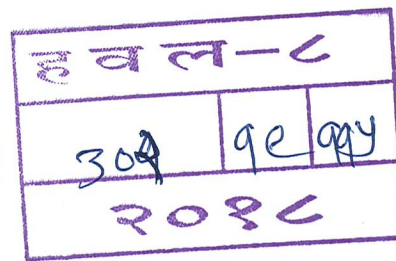
6. During the period of construction, the Lessor shall permit the Lessee along with its officers, representatives and consultants to enter upon the said Demised Premises in order to ensure and verify that the construction of the Proposed Building is being carried out by the Lessor strictly in accordance with the Agreed Specifications and the approved plans. In the event if any deviations from the Agreed Specifications and/or in the approved plans are pointed out by the Lessee during such construction, then the same shall be forthwith rectified by the Lessor.

7. The Lessor and the Lessee both shall not be entitled to terminate this Agreement or the lease agreed to be hereby granted during the entire lock in tenure thereof, save and except on the occurrence of events as specified herein.

8. BUILDING COMPLETION DATE:

The Lessor shall complete the construction and shall hand over possession of the Front Office area as mutually agreed between the Parties to the Lessee by 1st August, 2018 and shall hand over possession of the said Demised Premises in



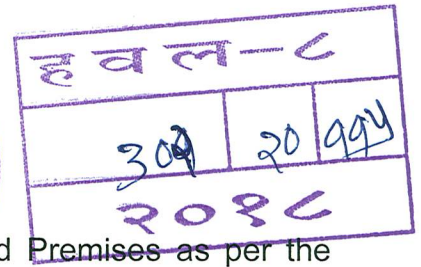
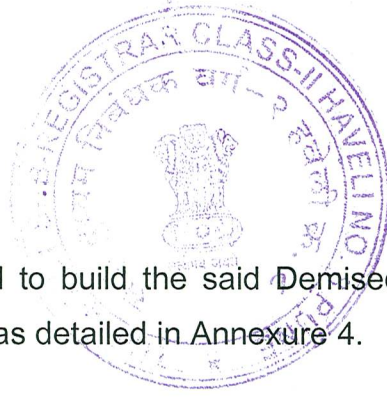


all respects to complete satisfaction of the Lessee by 28th day of February, 2019 to enable the Lessee to thereupon commence the interior work so as to also enable the Lessee to commence operation of its school with effect from 1st day of June 2019 and which day of handing over possession is hereinafter referred to as the **"Possession Date"**. The Possession Date or the date of receiving and/or handover of the Completion Certificate which ever is later is hereinafter referred to as the **"effective date"** for the said Demised Premises.

9. PERIOD/TERM OF LEASE:

- 9.1 The Lessor has agreed to grant to the Lessee and the Lessee has agreed to take a lease of the said Demised Premises with specifications and amenities as more particularly set out in Annexure – 4 hereunder written for the Term as defined first hereinabove to mean the period of 33 (thirty three) years commencing from the Rent Commencement Date i.e. 1st June, 2019 or after receipt of Completion Certificate which ever is later for the said Demised Premises at/or for the monthly lease rent and upon the terms and conditions as contained herein.
- 9.2. The Lessor shall grant on lease the leasehold rights of the said Demised Premises to the Lessee for the pre-determined Term as defined first hereinabove with a lock in period of 11 (Eleven) years (applicable to both parties hereto) commencing from the Rent Commencement Date.
- 9.3 However it is clarified and recorded that the payment of lease rent for the said Demised Premises as provided hereunder shall commence on and from the Rent Commencement Date i.e. 1st day of June, 2019 or after receipt of Part Completion Certificate which ever is later. In the event of any delay or extension of time on the part of the Lessor to complete the construction and handover possession of the said Demised Premises to the Lessee, the Rent Commencement Date will also get accordingly extended on a pro rata basis and such rent shall be payable with effect from such rent commencement date.
- 9.4 The Lessor shall carry one time expenses for all the infrastructure within its scope (As per Annexure 4). After handing over possession of the said Demised Premises the Lessee shall be liable and responsible to bear all recurring expenses pertaining to the maintenance of the said Demised Premises.





9.5. The Lessor has agreed to build the said Demised Premises as per the specification of Lessee as detailed in Annexure 4.

9.6 The details of external infrastructural specifications as required by the Lessee which the Lessor agrees and confirms to provide as set out and specified in Annexure - 4 hereto.

10. BUILDING :

10.1. Fully finished building with exterior and interior wall painting & flooring (with specification of the Lessee as per Annexure - 4.

10.2. The Annual Maintenance charges of Lifts Generators, Fire Fighting system, MSEDCL shall be paid at actual by the Lessee and shall be payable by the Lessee after one year from the date of handover of the said Demised Premises for fit out purpose.

10.3 The D.G back up shall be provided by the Lessor only for street lights water Pumps and Lifts only

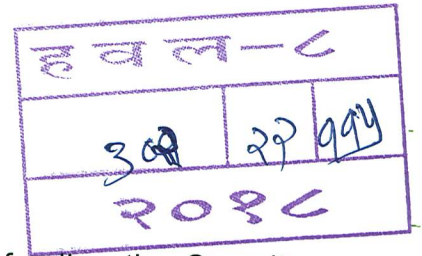
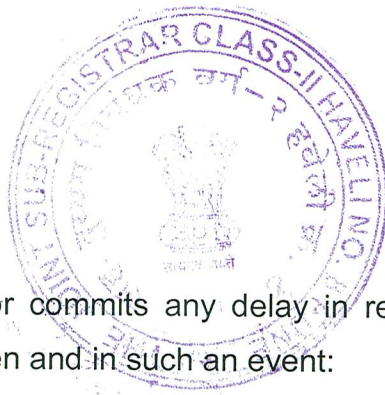
10.4. The Lessor shall provide a suitable Fire Fighting system in the said Demised Premises as may be required as per PCMC norms.

11. LEASE RENT:

The Lessee shall initially from the effective date to be calculated on the built-up area pay monthly rent of Rs. 30.60/- (Rupees thirty and sixty paise only) per sq. ft. of BUA area for the said Demised Premises initially and the said lease rent shall be payable on or before the 15th day of each English calendar month. It is further agreed that for the first three years the rent shall continue to remain Rs 30.60/- (Rupees thirty and sixty paise only) per sq.ft.of BUA and thereafter from the fourth year the said lease rent shall be enhanced by 9% after expiry of every 3 years term over the then immediate proceeding lease rent. Detailed Schedule of lease rent payable in terms of this Agreement is annexed hereto and marked as **Annexure - 5**.

12. The Built Up Area ("BUA") is to be measured from outer wall to outer wall. The Rent Chargeable area for calculation of rent shall be the BUA / constructed area excluding the following (i) internal and external ducts, (ii) chajjas and canopies, (iii) elevation features like boxing, flower beds, etc, iv) open-to-sky and





- f) In the event if the Lessor commits any delay in refunding the Security Deposit to the Lessee, then and in such an event:
- the Lessee shall be entitled to receive from the Lessor an interest calculated at the rate of 18% per annum on the amount of the Security Deposit from the date of payment of the Security Deposit having so fallen due and payable till the same is repaid by the Lessor along with the interest for such period of delay; and
 - the Lessee shall (till the entire Security Deposit with interest thereon as aforesaid is refunded by the Lessor to the Lessee) be entitled to continue use, occupation and possession of the said Demised Premises, without payment of any lease rent or compensation or any other amounts to the Lessor and in that event the Lessee shall not be construed to be a trespasser into the said property and the said Demised Premises.
- g). On the expiry or sooner determination of the lease, simultaneously against the Lessee receiving refund of the amount of Security Deposit as aforesaid, the Lessee shall handover possession of the said Demised Premises to the Lessor.
15. The Lessee shall use the said Demised Premises as a Primary School and/or for specified legally permissible use/object/purpose only as is provided hereinabove.
- 16 The Parties hereto agree that they shall enter into a registered Lease Deed in respect of the said property and the said Demised Premises stipulating therein the confirmation of the terms and conditions in conformity herewith.
17. RATES, TAXES, DUTIES, CESS, FEES, CHARGES ETC.
- 17.1. The Lessor shall throughout the tenure of the lease bear and pay for the entire property, land and building taxes, non-agricultural assessments and other incidental property related rates, taxes, ground rents, cesses, levies, etc. payable to the concerned Governmental Authorities including the PCMC in a timely manner. On failure of the Lessor to make payment of such amounts as aforesaid 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 and adjust such amounts from the lease rent or any other amounts payable by the Lessee to the Lessor under this





Agreement. The Income-tax on lease rentals (in addition to the Tax Deduction at Source for which Certificates shall be provided by the Lessee) shall be paid and borne by the Lessor to the concerned Authorities in a timely manner. However on failure of the Lessor to make payment of such amounts to the PCMC or other concerned Authorities the Lessee may make such payments and adjust the amounts from the lease rent or any other amounts payable by the Lessee to the Lessor under this Agreement.

- 17.2. The GST levied (presently existing or enacted in future) on lease rentals or pertaining to this Agreement shall be paid by the Lessee to the Lessor in addition to and along with the lease rentals and other contracted outgoings. Any new tax, cess, levy or duty chargeable / payable in respect of the lease transaction in the nature of indirect taxes shall also be paid by the Lessee to the Lessor in addition to the lease rentals.
- 17.3. The taxes in respect of income and/or activities carried out by the Lessee in the said Demised Premises shall be paid and borne by the Lessee.

18. FIT OUT PERIOD:

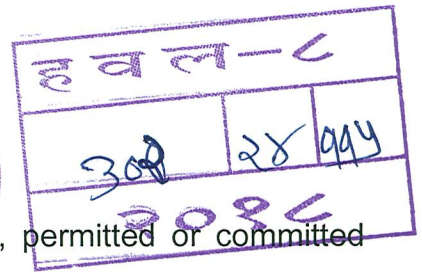
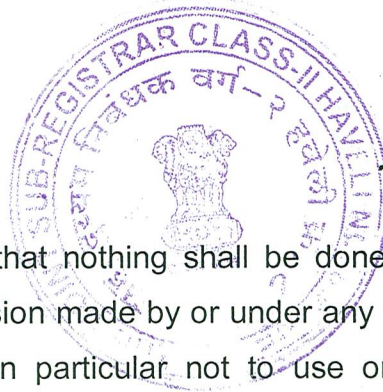
The Lessee shall be given 90 days from the actual Possession Date as fit-out period. No fees or lease rent or compensation shall be charged by the Lessor or payable by the Lessee for the above period of 90 days by the Lessor which shall be treated as a rent free period.

19. COVENANTS FROM THE PARTIES:

The Lessee hereby covenants and represents with the Lessor as follows:

- a. To regularly pay the monthly lease rent reserved above on the due dates and in the manner stated above. The Lessee, in case of delay in payment of rent on the due dates, shall without prejudice to the other rights and remedies vested unto the Lessor for Lessee's default in payment of lease rent be liable to pay interest at the rate of 18% per annum on the unpaid rent amount from the due date till the actual date of payment. Default in payment of lease rent for 3 (three) consecutive months shall however tantamount to a material default/breach and entitle the Lessor to terminate and rescind the lease agreed to be granted hereby for the consequential effect.





- b. The Lessee agrees that nothing shall be done, permitted or committed contrary to any provision made by or under any statute or law for the time being in force and in particular not to use or permit use of the said Demised Premises for any unlawful purposes and/or in any manner which may disfigure the said Demised Premises or spoil its aesthetic appeal and/or diminish its value and/or damage its facade or interiors.
- c. The Lessee shall only with prior written consent / permission of the Lessor be entitled to enter into sub-lease, leave & license with the third Parties in respect of any part or portion of the said Demised Premises 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 the Lessor shall not unreasonably withhold granting such consent / permission. For more effective management and conduct of the Lessee's activities from the said Demised Premises 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 the school from the said Demised Premises (including vending of stationery, snacks, food items, operating a canteen etc.) on such terms and conditions as the Lessee may deem fit and proper without creating any leasehold, sub-lease rights, title and interest in favour of such Concessionaires in respect of the said Demised Premises. Notwithstanding the appointment by the Lessee of any Concessionaires, the lease agreed to be granted hereby shall continue to be co-terminus and co-existent. The Lessee hereby agrees and undertakes with the Lessor that if it appoints any Concessionaires and /or allows any third party to use or to occupy any part of the said Demised Premises then in such an event upon expiry or termination of the Lease, the Lessee shall ensure that the Concessionaires or any third party shall vacate the said Demised Premises and the Lessee shall handover the possession thereof to the Lessor and the Lessee shall indemnify and keep harmless the Lessor from any loss or damage occasioned as result of any act of omission or commission on the part of the Lessee in this regard.
- d. Save and except as otherwise provided hereinabove the Lease hereby granted by the Lessor to the Lessee is personal and the Lessee is not entitled to and shall not at any time assign the same and/or transfer or sub-lease the entire benefit of this Agreement to any of other person or party or company. It is also clarified and confirmed that the Lessee shall



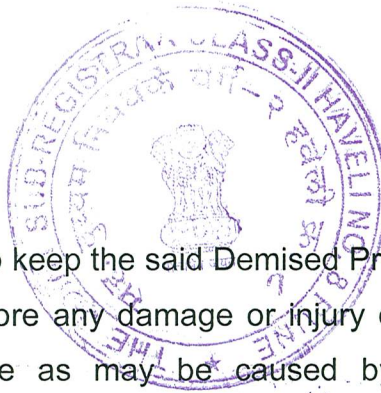


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also not be entitled to mortgage, pledge or alienate their rights herein to any third party under any circumstances. It is the express intention of the parties hereto that under this Agreement the lease is agreed to be granted to the Lessee to use the said property along with the said Demised Premises and the Lessor shall have an unfettered right to verify and inspect the same.

- e. The Lessee shall permit the Lessor along with their authorized representative access to enter upon the said Demised Premises for inspection and to carry out repairs at a reasonable time as and when necessary with 3 days prior written notice thereof to the Lessee except in the case of extreme emergency, when the notice will be of 48 hours. Such inspection shall be carried out without disrupting the activities /use of the Lessee of the said Demised Premises .
- f. The Lessee shall at their own cost and responsibility carry out all internal repairs to the said Demised Premises including those to the walls, roof, floor, drains and sewers and appurtenances thereto upon being so required to do so by the Lessor or otherwise as and when necessary during the term of the Lease hereby agreed to be granted.
- g. The Lessee shall carry out architectural planning work, alteration, interior decoration through its representatives, agents, contractors, architects or any other person authorized by the Lessor subject, however, subject to the Lessee observing and being responsible for all the applicable safety and aesthetics of the said Demised Premises.
- h. The Lessee shall be responsible for obtaining necessary approvals and clearances from the relevant Authorities for the purpose of operating of the school at their own cost, responsibility and expenses.
- i. The Lessee shall be liable to pay the charges at actual for the electricity and water consumed in the said Demised Premises as per the bills raised by the concerned statutory authority in accordance with the meter reading directly to the concerned authority during the term of the lease agreed to be granted hereby. The sole liability of M.S.E.D.C.L. and water consumed would be of the Lessee as and from the Possession Date, subsequent to the handing over of the possession of the said Demised Premises after obtaining/receiving the required Occupation Certificate and simultaneously with the execution of the Lease Deed.
- j. The Lessee shall bear the cost and responsibility for the maintenance of its electrical and communication equipment.





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emises in good state

- k. The Lessee will be liable to keep the said Demised Premises in good state and repairs and shall restore any damage or injury caused thereto save and except such damage as may be caused by the ordinary and reasonable wear and tear.
- l. To guard the said Demised Premises at its (Lessee's) own costs.
- m. The Lessee shall not carry out any structural changes in the said Demised Premises or changes in the external elevation of the said Demised Premises.
- n. Upon determination of the lease period, to hand over to the Lessor the said Demised Premises in original condition/restoration excepting reasonable wear and tear.
- o. The Lessee covenants that at all times during the lease term it may at its sole discretion decide to maintain an insurance to cover all contingencies for all property, goods, merchandise, furniture and fixtures, equipment and appliances, personnel etc., located in or working from the said Demised Premises. The Lessee acknowledges that under no circumstances will the Lessor be responsible or liable for any loss or damage to the Lessee's property, goods, merchandise, furniture and fixtures, equipment and appliances, personnel etc. in the said Demised Premises.

20. The Lessee hereby further agrees and confirms to comply with all conditions for use of educational building as are stipulated herein below and applicable to them .

- a) While granting additional FSI to educational institutions offering primary 5% seats shall be reserved for admission to government nominees. The Deputy Director, Education Department shall be competent to decide such nomination.
- b) The Lessee shall as and when required make available, some rooms of the educational institute to the Government or concerned Authorities.
- c) The Lessee shall maintain records regarding free/ concessional education rendered to the needy persons which shall be made available to the Director of the School Education, if required.
- d) The Director of School Education, Government of Maharashtra shall be the competent Authority to monitor that the Educational Institute is observing the terms and conditions referred to above (a) to (c) and in case of any breach thereof or in case the Education being rendered by the educational Institution is not to the satisfaction of the said Department, the





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Director of the School Education shall have the right to suitably penalize the Educational Institution

- e) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.
- f) Adequate parking facilities required as per the prevailing Development Control Regulation shall be provided .

All other applicable laws and rules applicable to the said Demised Premises shall also be adhered to and conformed by the Lessee.

21. The Lessor hereby covenants with the Lessee as follows:

- a. The Lessee on paying the agreed rent and observing the terms and conditions of the lease agreed to be granted hereby, shall be entitled to peaceful possession and quiet enjoyment of the said Demised Premises and all easements, rights and advantages appurtenant thereto in common.
- b. To allow the Lessee to provide 24 hours security to the said Demised Premises at the Lessee's own costs and responsibility.
- c. To allow the Lessee to use the said Demised Premises for running the permissible educational activities & other allied objects.
- d. To Paint the exterior of the Proposed Building twice in 10 years i.e. once in every 5 years after handover of possession to the Lessee upto year 10.
- e. Apart from the property of the Lessee within the Demised Premises for which the Lessee shall take insurance, insurance related to all building and structures in the said Demised Premises shall be maintained by the Lessor. The Lessor shall keep the structure of the Proposed Building and the said Demised Premises comprehensively insured against all risks and consequences and shall pay the premium in respect thereof during the entire term of the lease hereby contemplated. After completion of the development and construction activity of the said Demised Premises and from commencing the operational activity of the Lessee, the Lessee will keep all its furniture fixtures fittings equipments and all moveable assets installed properly and all responsibility for the same will be vested to the Lessee and the Lessor will not be held liable or responsible for any mishaps or accidents over the said property unless the same is a direct consequence of any of its breaches. A copy of the insurance policy shall be provided to the Lessor by the Lessee on demand.
- f. The Lessor shall co-operate with the Lessee for signing of all documents and papers for obtaining necessary approvals, if any, from the





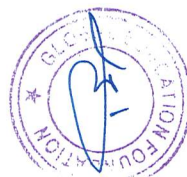
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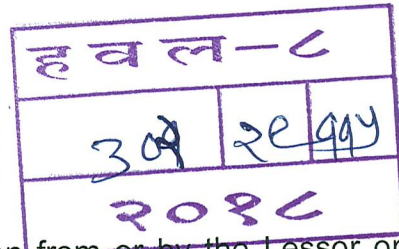
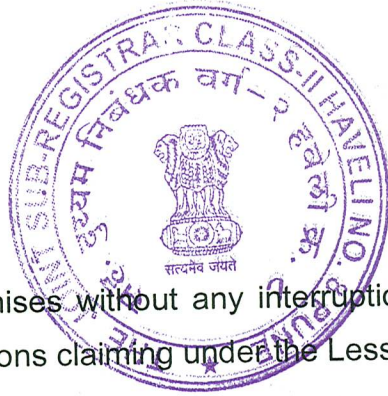
Government /any local authority for the Installation of any equipment for the Lessee's use at the said Demised Premises. All applicable costs, taxes, duty, cess, charges and expenses in this regard shall be borne by the Lessee.

- g. The Lessor shall not be responsible or liable for any theft, loss, damage or destruction of any property of the Lessee or any other persons lying in the said Demised Premises or for any damage to the Lessee or their members, agents, employees, servants, visitors, invitees and other persons entering the said Demised Premises for the time being from any cause whatsoever unless the same is a direct consequence of any breach committed by the Lessor.

22. USE OF THE SAID DEMISED PREMISES & OTHER OBLIGATIONS/RIGHTS:

- 22.1 The Lessee shall during the lease ensure to prevent any new easement of right (which the Lessor has disclosed and informed to Lessee in writing) belonging to or used with the said Demised Premises from being obstructed or lost. The Lessee shall not allow any encroachment to be made or easement to be acquired on or over the said Demised Premises and if any encroachment or easement are made or threatened to be made or anything in this regard is done or threatened to be done by any third party which if not stopped might confer on any third party, a right of easement against the said Demised Premises, the Lessee shall forthwith give notice thereof to the Lessor and permit its servant/s agents/ representatives to enter the said Demised Premises to inspect the same and the Lessor would need to take all necessary legal action to clear such encroachment at its costs and consequences.
- 22.2 The Lessee shall keep the said Demised Premises in a good and tenantable condition, excepting reasonable wear and tear, by attending to all the routine day-to-day maintenance of the said Demised Premises at its own cost, but, however it shall not be responsible to perform the Lessor's duties as stipulated herein below.
- 22.3 The Lessor does hereby further covenant with the Lessee that on the Lessee regularly paying the lease rent hereby reserved and performing and observing all the covenants, conditions on the part of the Lessee hereinafter contained, the Lessee shall peacefully hold and enjoy the said





Demised Premises without any interruption from or by the Lessor or by person or persons claiming under the Lessor in whatsoever manner.

22.4. In the event that, at any point of time the lease rent hereby reserved in respect of the said Demised Premises remains in arrears for a period of three consecutive months, the Lessor shall, after having given a notice in writing, to the Lessee for remedying the said breach within a period of 60 (sixty) days from the date of such notice, be entitled to forthwith terminate the Lease and re-enter upon the said Demised Premises and thereupon all rights of the Lessee hereunder shall stand forfeited but without prejudice to the right of action of the Lessor in respect of any breach of the terms and conditions herein contained by the Lessee. In that event the Security Deposit if any remaining after adjusting all outstanding dues and outgoings including the lease rent for the residual lock in period, if any payable shall be simultaneously refunded by the Lessor to the Lessee.

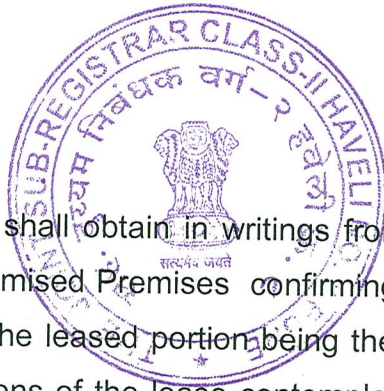
23. TRANSFER OF PROPERTY BY THE LESSOR:

In case the Lessor desires to transfer, sell or dispose of the said property and/or the said Demised Premises during the term of this Lease, it shall be obliged to ensure that such transaction does not affect the rights of the Lessee under this Agreement or the Lease Deeds to be entered hereinafter and even after such transfer the Lessee shall be in the same position and no less than what it is under this Agreement or under the Lease Deeds that it would enter and the responsibility of ensuring the same and making the Intending transferee agree to the terms, covenants and conditions contained in this Agreement and/or the Lease Deed if any to be executed in respect of the said Demised Premises will be that of the Lessor and any cost associated with such transfer shall also be borne by the Lessor.



Without prejudicing or effecting the Rights of the Lessee the Lessor shall be entitled and authorised in any manner to dispose of or encumber its interest in the said Demised Premises whether by way of sale, transfer, charge, mortgage, or otherwise with prior intimation to the Lessee and there under duly attorn the Lease.

The Lessor shall be entitled to do so but subject to this Agreement and/or the leases and/or the Lease Deeds executed and/or to be executed in respect of the said Demised Premises and any other writings incidental hereto. In such a case



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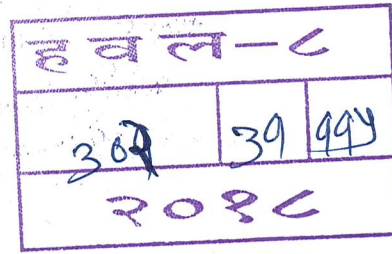
the Lessor shall obtain in writings from the transferee/ purchaser/mortgagee of the said Demised Premises confirming inter alia, that it accepts the Lessee as a Lessee of the leased portion being the said Demised Premises on all the terms and conditions of the lease contemplated hereby and/or contained in the Lease Deed executed and/or to be executed in respect hereof and that it shall take over, abide by, comply with and perform all the original Lessor's obligations and duties as the Lessor of the said Demised Premises as per terms, conditions and covenants contained therein which shall be binding on them.

In any event 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, the term "Competitor" shall mean any person or entity, 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;

24. FORCE MAJEURE

That in case of violence due to war or civil commotion or fire accident, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible, force or an act of God (not being an act or omission on the part of the Lessee, its agents servants etc.) causing damage to the said Demised Premises or part thereof to an extent that prohibits/prevents the Lessee from occupying the said Demised Premises or part thereof, the Lessor will to the satisfaction of the Lessee restore and reinstate the said Demised Premises within a period of six (6) months, or such reasonable time as may be required, at their own expenses and during which time the rent or proportionate part thereof shall remain suspended until the said Demised Premises are restored and reinstated and made ready for use and occupation of the Lessee provided always that if the said Demised Premises are not restored and reinstated and made ready for use and occupation within a period of six (6) months or any agreed extension in writing thereof as required from the date of the happening of any of the aforesaid events, the Lessee shall be at liberty, without prejudice to its rights under any provisions of this Agreement, to terminate this Agreement and the leases in writing and thereupon this Agreement shall stand terminated without prejudice





to any claim by either party against the other. It is clarified that on and from the date of the Force Majeure Event resulting in the damage/destruction of the said Demised Premises, as a result of which the Lessee is not able to effectively carry on the Lessee's activities from the said Demised Premises, 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 said Demised Premises or till termination of this Agreement and/or the Leases hereby contemplated.

25. INDEMNITY:

The Lessor and Lessee agree to indemnify and keep indemnified each other of, from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigation, proceedings, obligations or other liabilities, etc. brought against, suffered or incurred by the Lessor or the Lessee by reason of any breach, non-performance or non-observance by the Lessor or the Lessee as the case may be of any of their respective obligations under this Agreement or the non-compliance of any statute or law for the time being in force by either of them.

26. LOCK-IN-PERIOD & TERMINATION :

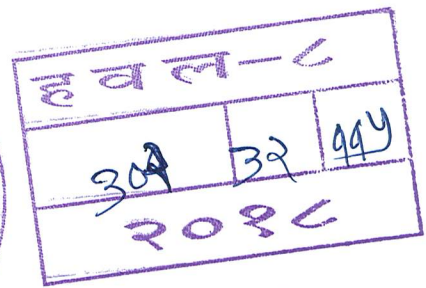
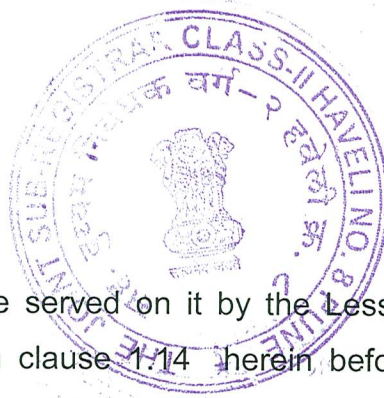
Termination:

The Lessor shall grant on lease the leasehold rights the said Demised Premises to the Lessee for the pre-determined fixed period/term of 33 (thirty three) years as defined herein above with a lock in period of 11 (Eleven) years (applicable to both parties hereto) for the Term commencing from the Rent Commencement Date in respect of the said Demised Premises.

26.1 The parties agree that in case of occurrence of a material breach as defined herein in this Agreement by the Lessor or the Lessee respectively not being remedied or rectified within the notice period as defined and stipulated herein before in this Agreement the aggrieved party (i.e. the party affected by and suffering from the breach) shall have the right to terminate this Agreement

26.2 In the event the Lessee defaults in payment of the Lease rent for a period of 3 (three) consecutive months during the lock in period or violates any terms hereof which would adversely prejudice the rights and title of the Lessor and the same is not remedied/rectified by the Lessee after expiry

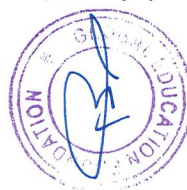


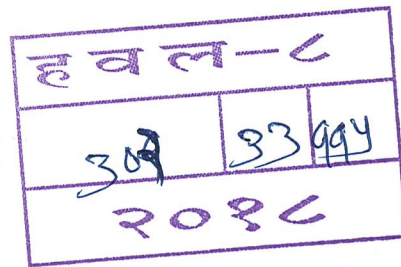
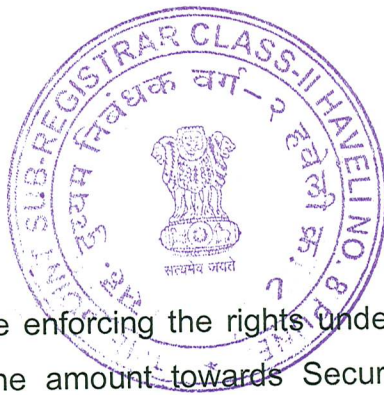


of the period of notice served on it by the Lessor to remedy/rectify the same as stipulated in clause 1.14 herein before, the Lessor shall be entitled to terminate the lease hereby contemplated and simultaneously all other supplementary writings hereto and the Lessee shall thereupon be liable to reimburse the Lessor the Lease Rent for the entire residual lockin period. Save as aforesaid i.e for material breach the Lessor shall not be entitled to terminate the leases hereby agreed to be granted in any manner, for any other reasons and under any other circumstance.

26.3 In the event if the Lessee desires to terminate the lease during the lock-in period, then the Lessee shall be liable to pay to the Lessor, an amount equivalent to the rent for the entire residual lock-in period, but the same shall not be applicable in case the Lessee is terminating this Agreement or Leases contemplated hereby for material breach committed by the Lessor as defined herein.

26.4 Upon the expiry, termination or earlier revocation of the lease agreed to be hereby granted and in the event of the Lessee not removing themselves and/or their articles, belongings and effects from the said Demised Premises or any of them or any part thereof within a period of 90 days despite the Lessor having duly agreed and secured the refund of the Security Deposit amount to the Lessee in terms hereof the Lessor shall be entitled to remove the Lessee's articles lying in the said Demised Premises after making a list thereof to a godown at the cost of the Lessee. The Lessor shall not render themselves liable for any civil or criminal action by doing so. This authority is irrevocable and constitutes the basis for this Agreement and the Lessee shall not be entitled to dispute or challenge or call into question the validity or reasonableness of this provision and the Lessor shall have a right to prevent the Lessee, their employees, agents and servants from entering in or upon or remaining in the said Demised Premises except for removing their articles, effects and belongings there from after expiry of the aforesaid period of 90days. In the event of the Lessee or any of the persons aforesaid entering upon the said Demised Premises in breach of the provision of this clause, they may be liable to be held as trespassers and the Lessor shall have the right to take all steps to prevent the Lessee and the persons aforesaid from committing such trespass upon the said Demised Premises and the Lessor shall not be liable for any loss, damage or injury caused to any person or property



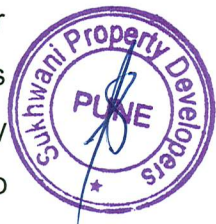


therein while enforcing the rights under this Agreement subject to timely refund of the amount towards Security Deposit by the Lessor to the Lessee as aforesaid. Each of the rights stipulated above shall be without prejudice and independent of each other and to any other remedy as may be available to the Lessor in law or otherwise.

27. TERMINATION OF THE LEASE BY THE LESSEE :

27.1. Notwithstanding anything to the contrary contained in this Agreement, it is agreed by and between the Parties that the Lessee shall be entitled (but not obliged) to terminate the lease agreed to be granted pursuant to this Agreement at any time (the Lock-in Period notwithstanding) in any of the following circumstances:

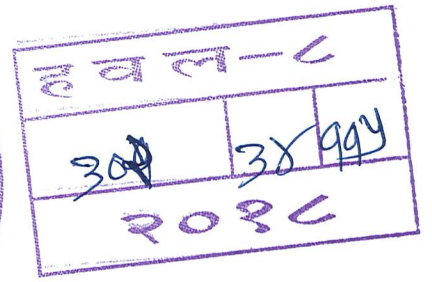
Any material breach/default committed by the Lessor and any breaches of the material terms and conditions hereof being committed by the Lessor whereby the Lessee's entitlement/right/ability to use, occupy and possess the said Demised Premises are materially jeopardized or materially prejudicially effected; or as a result whereof, the Lessee is not able to effectively carry on its operations and activities from the Proposed Building and the said Demised Premises, and which breaches are not rectified by the Lessor despite a 60 (sixty) days notice being issued by the Lessee to the Lessor, calling upon the Lessor to rectify such breach; or a bankruptcy or insolvency petition being admitted against the Lessor or a liquidator or assignee or administrator being appointed (pursuant to any insolvency or bankruptcy proceedings) in respect of the assets of the Lessor whereby the rights of the Lessee are materially effected



27.2 If there is an attachment of the title/rights of the Lessor in, to and upon the said property and/or the said Demised Premises 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 whereby the rights of the Lessee are materially effected;

27.3 Any Force Majeure event (as defined herein) or any defect in the title of the Lessor to the said property or the said Demised Premises or any prohibitory or restraint orders being passed by any courts / authorities / forum, due to or as a result or consequence of which, the Lessee is not able to effectively use, occupy, possess or enjoy the said Demised





Premises or carry on its operations and activities therefrom and such force majeure circumstances continue unabated for a period upto six months or more for reasons not attributable to the acts of omission or commission on the part of the Lessee

27.4 In the event if the Lessee terminates this Agreement in the circumstances or due to the events as enlisted in the clauses above, then and in such an event, the Lessee shall not be liable to make payment of any of the amounts hereof (or any part thereof) to the Lessor.

28. TERMINATION OF THIS AGREEMENT AND CONSEQUENCES :

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 ground floor in the Proposed Building and to handover possession of the said Demised Premises on the dates as set out in this Agreement. Under no circumstances shall the Lessor be entitled to terminate this Agreement save and except for material breach on the part of the Lessee as defined hereinabove in this Agreement.

In the event if the Lessor fails to achieve the Part completion of and fails to put the Lessee in possession of the said Demised Premises on or before the periods committed in this Agreement; then and in such an event at any time prior to the commencement of the Rent, the Lessee shall be entitled to terminate this Agreement and/or the leases contemplated hereby. In the event of termination of this Agreement or the leases contemplated hereby as provided in this clause, the Lessor shall refund the entire amounts till then paid by the Lessee to the Lessor and amounts otherwise expended by the Lessee in pursuance of this Agreement including the stamp duty and registration fees paid by the Lessee on this Agreement and/or the Lease Deeds to be executed in terms hereof, (not exceeding 50% of the stamp duty & registration charges) together with interest on such amounts calculated at the rate of 18 % 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, and the Lessee shall have a first charge on the said Demised Premises which shall be treated as a lis pendens property/premises.





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29. THE LESSOR CONFIRMS AND DECLARES THAT:

He is the sole and absolute owner of the said property and that has full right and absolute authority to grant the lease as set out herein and develop the said Demised Premises. No person, Court, Fora or Authority (including without limitation any statutory and/or Governmental Authority) has made any claim or demand against or in respect of or concerning the said property or any part thereof, nor is there any enquiry pending or threatened in respect thereof. No Orders, claims, suits, proceedings, litigation, arbitrations, investigations or disputes concerning or touching the said property or any part thereof including any Notice for attachment thereof, is/are made or are likely to be raised and/or pending or threatened before any Court, Fora, Governmental Authority, Arbitrator or any other Judicial or Quasi Judicial or other Authority or otherwise. The Lessor knows of no reason why any claim can or may be made by any such Authority. No person or third party has made or can make any claim or demand against or in respect of or concerning the said property or any part thereof in any manner howsoever, including claiming or demanding any share/portion in or of the said property.

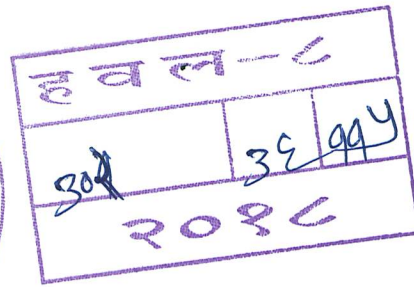
30. NO PARTNERSHIP:

- Nothing contained in this Agreement shall be deemed to constitute a partnership or a joint venture or association of persons between the parties hereto.
- It is hereby declared and clarified that each of the parties have undertaken obligations herein and has rights specified hereinabove on their own account 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 party.

31. SEVERABILITY:

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under Applicable Law, but if any provision of this Agreement should be prohibited or rendered invalid under 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





32. SIGNAGE :

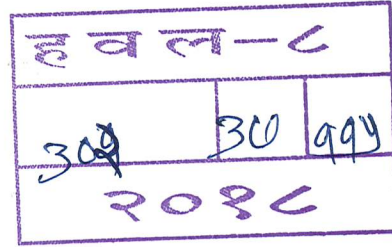
32.1 Name of Lessor will be prominently displayed on the school premises as the owner of the said property in the format designated by the Lessor. The Lessor will be entitled to put up/install a plaque "Dedicated to / In loving memory of Late Shri Devibai J. Sukhwani" or such other similar terminology on the façade of the building and/or within the ground as the Lessor may choose/opt in consultation with the Lessee.

32.2 All taxes and permissions for the signages of the Lessor shall be borne and paid by the Lessor.

33. STAMP DUTY AND REGISTRATION CHARGES :

The stamp duty and registration charges if any, in respect of this Agreement and/or any other documents in connection with the transaction herein envisaged and/or any renewal thereof is to be borne by the Lessee. Each Party shall bear its respective Advocates'/Solicitors' fees and other incidental costs and expenses incurred in the course with preparation and execution of this Agreement and/or the Lease Deed to be executed in terms hereof. Requisite stamp duty is affixed as contemplated under the Maharashtra Stamp Act, 1958 (amended) amounting to Rs. /- calculated on % of the market value of the said property described in the schedule hereunder located at S. No. 12, Pimple Saudagar, Pune and being Rs. /- as fixed by the Registrar of Assurances, Pune. The Lessee shall keep the Original and the Lessor shall retain the duplicate of this Agreement. It is clarified that this Agreement, the Lease Deed are all documents agreed and proposed to be executed in furtherance of the same transaction of grant of lease in respect of the said property and the said Demised Premises by the Lessor to and in favour of the Intending Lessee. This Agreement being 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).





34. The Lessor and the Lessee hereto acknowledge that this Agreement supersedes all prior communications between them including all oral or written proposals/allotment letters. Any variation, additions and modifications of this Agreement between the parties shall be valid only if executed in writing signed by the persons authorized by and on behalf of the parties.

35. All notices between the parties hereto shall be deemed to have been duly delivered/ received if sent either by hand delivery and a written acknowledgement obtained there at or by a reputed courier service at the following addresses :

LESSOR :
Flat No. 2, Shirine Garden,
F- Wing, Aundh, Pune

LESSEE :

C/o Vibgyor High ,Motilal Nagar NO 1
Shrirang Sabde Marg ,Off Link Road
Goregaon (WEST) Mumbai -400104

36. WAIVER :

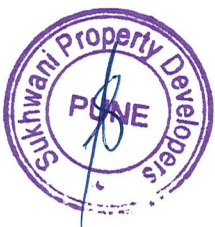
No failure or delay by a party in the exercise of any right arising from this Agreement shall be regarded as a waiver thereof, nor shall any single or partial exercise of any right preclude an additional or further exercise thereof or the exercise of any other right. To be effective, each waiver of any right herein must be in writing and signed by the party waiving its right and such waiver may be made subject to any conditions specified therein.

37. GOVERNING LAW :

This Agreement and any other writing(s) relating to the transaction herein and executed by the Parties are and shall be governed by and construed in accordance with the laws of the Republic of India and State of Maharashtra.

38. JURISDICTION :

The appropriate Courts of Law at Pune alone shall have jurisdiction to entertain and try any matter arising out of this Agreement and any other writings aforesaid.



39. CONCLUSION OF LEASE :

This lease shall be concluded at the end of the period of lease stipulated hereinabove i.e. after the expiry of 33 years from the Rent Commencement Date in the manner and subject to what is stipulated herein.

THE SCHEDULE - I ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF PROPERTY admeasuring 4248.97 sq. mtrs. which is earmarked for Primary School Reservation (bearing Reservation No. 361/B) out of Land bearing Survey No. 12, Hissa No. 1 to 5 totally admeasuring 01 Hectare 49 Ares and bearing corresponding City Survey No. 594, 595 and 597, all lying and situated at Pimple Saudagar, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune and bounded as under :

ON OR TOWARDS THE :

NORTH : CTS No. 593
SOUTH : 18 mtrs. wide DP Road
EAST : CTS No. 601
WEST : Remaining portion of S. No. 12, Hissa No. 1 to 5.

THE SCHEDULE II ABOVE REFERRED TO:

ALL THAT PREMISES comprising of a portion of the Proposed Building comprising of ground floor all together having total usable area of approx. 784.08 sq. mtrs. equivalent to 8440 sq.ft on the Land bearing Survey No. 12, Hissa No. 1 to 5 totally admeasuring 01 Hectare 49 Ares and bearing corresponding City Survey No. 594, 595 and 597, all lying and situated at Pimple Saudagar, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune





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THE SCHEDULE III ABOVE REFERRED

THE DEMISED PREMISES being the ground floor admeasuring 8440sq.ft along with open ground with other infrastructural facilities and parking area (excluding therefrom the 9 meter wide internal road running from the main 18 meter wide DP road)on the land bearing Survey No. 12, Hissa No. 1 to 5 totally admeasuring 01 Hectare 49 Ares and bearing corresponding City Survey No. 594, 595 and 597, all lying and situated at Pimple Saudagar, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune

IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

SIGNED SEALED AND DELIVERED
by the above named LESSOR
Mr. Suresh T. Sukhwani
Proprietor M/s. Sukhwani
Property Developers



LESSOR

For Sukhwani Property Developers



Proprietor



SIGNED SEALED AND DELIVERED
by the above named LESSEE through its
Authorized signatories
Mr. Mehernosh Talati

For GLOBAL EDUCATION FOUNDATION

TRUSTEE / AUTHORISED SIGNATORY

LESSEE

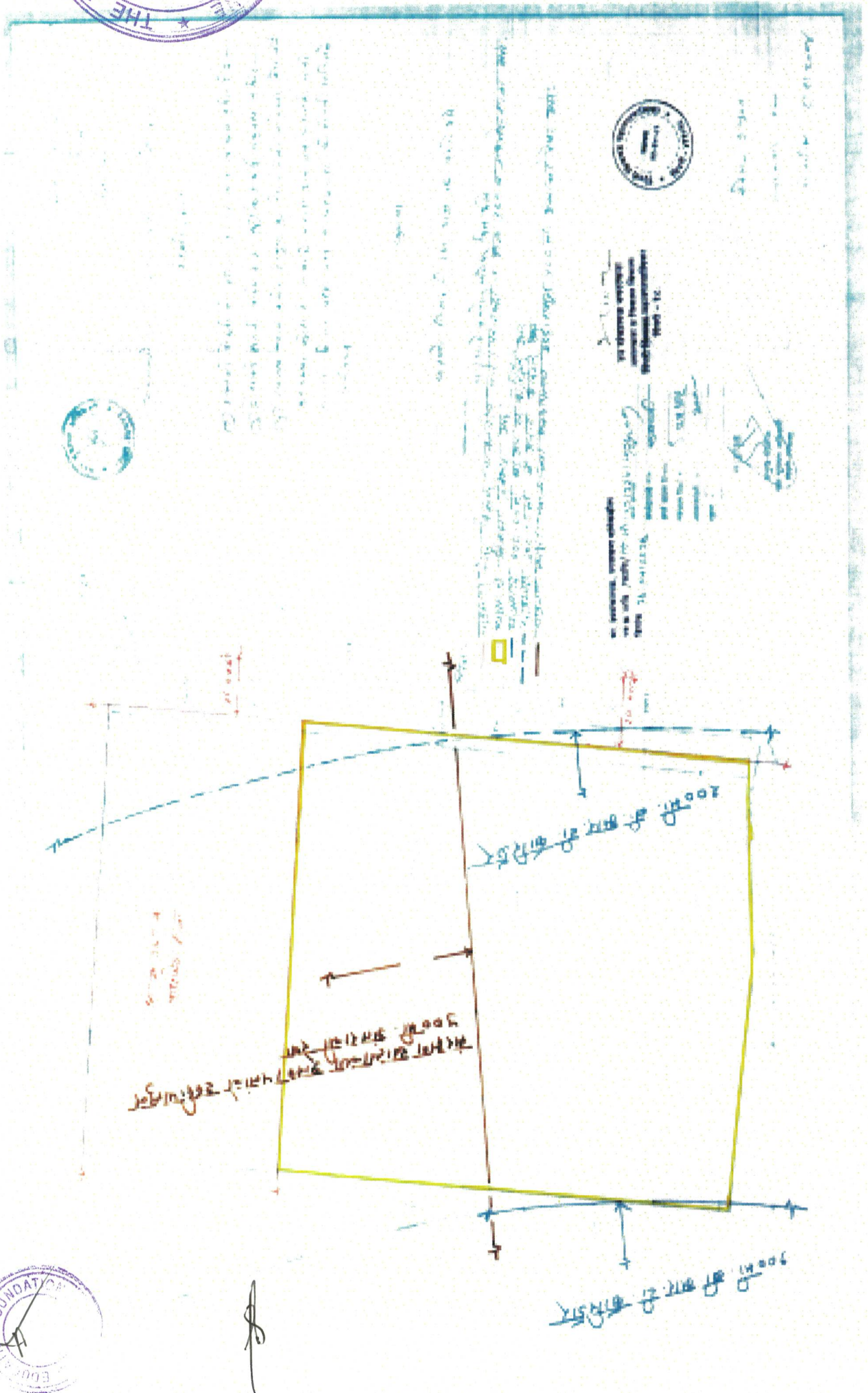
WITNESSES :

1.
Nilesh M. Ambulkar
Chinchwad Pune-19

2.
Nani Kalyanichand
Prime Artistic Bldg
1st floor.
1154 Saifee Street
Pune-1.



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Annexure 01		





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Annexure 1A

DEED OF TRUST
OF
GLOBAL EDUCATION
FOUNDATION





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नोंदणीचे प्रमाणपत्र

विशेष/प्र.आ./प्र.ना.वि./३म.

सादर प्रमाणपत्र देण्यास येते की, खाली वर्णन केलेली सार्वजनिक विषयस्तव्यवस्था ही आज, मुंबई सार्वजनिक विषयस्तव्यवस्था अधिनियम, १९५० (सन १९५० च्या मुंबई अधिनियम क्रमांक २९) या अन्वये कुल्लुबई विभाग मुंबई येथील सार्वजनिक विषयस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विषयस्तव्यवस्थेचे नाव ग्लोबल एज्युकेशन फाउंडेशन

सार्वजनिक विषयस्तव्यवस्था नोंदणी पुस्तकातील क्रमांक ६-२२६७६ (मु)

मि. राजन प्र. ओवर

यास प्रमाणपत्र दिले.

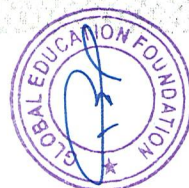
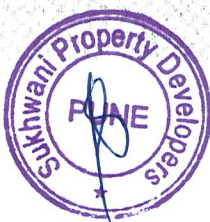
24/90/2004

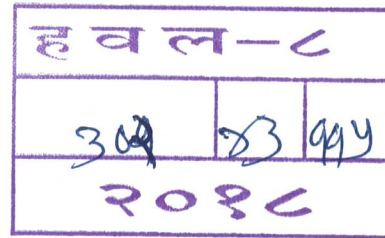
३२३ रोजी याच्या सहोपित्री दिले.



सही
२४-१०-२००४

अध्यासक/हार्दिक धर्मादाय आभुषण
मुहम्मदई विभाग, मुंबई

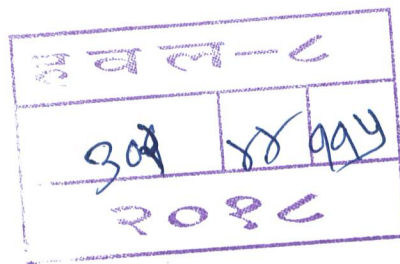




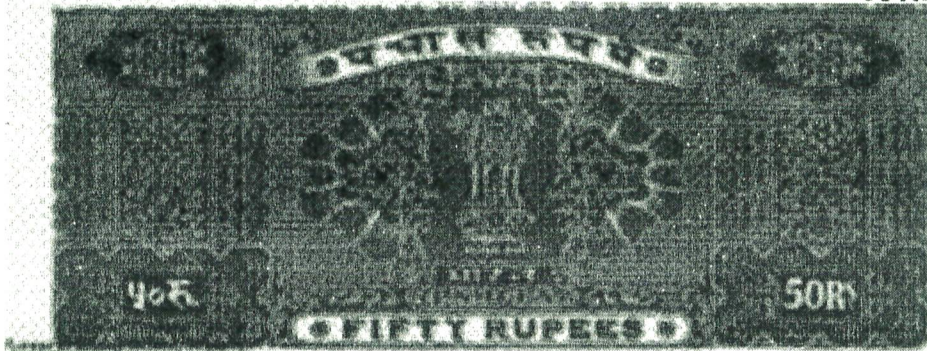
132

R. P. Krauss





50 Rs.



MAHARASHTRA
L.S.V. No.

A 166163

26 MAY 2005

सौ. क्रांचन चारुदत्त देवसक्के

१००, एस. एस. पाथु मार्ग, गादगांव, लाहूर, मुंबई-२४.

E 3 JUN 2005

Chief Officer

132

सर्वेदी/धी/धीनो Raman S-Grover
संताह 501

बाला य. 501 दि. 10/11/1952 विकल।

Inquiry No. 1763... of 2005... u/a 19...

Original document seen and returned.

Ex. No. 6

Copy at Ex. No. 6, retained

K.C. Beochance

Asst. Charity Commissioner

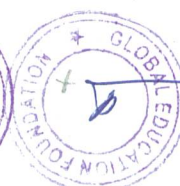
Greater Mumbai Region, Mumbai.

THIS DEED OF TRUST made at Mumbai this 22nd day of June, 2005 (Two Thousand Five) Between Mr. Raman Shyam Grover, Indian, residing at Mumbai, hereinafter called "The Settler" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the ONE PART and 1) Mr. Raman S. Grover, R/o. 701, Suman Towers, 3rd Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai-400053, 2) Mrs. Roopa R. Grover, R/o. 903, Stellar Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai-400053. 3) Mr. Rustom P. Kerawalla, R/o. Kerawalla Chambers, 4th floor, 25, P.J. Ramchandani Marg, Mumbai-400001, all also Indians, residing at Mumbai, hereinafter called "The Trustees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include them, the Trustees or Trustee for the time being of these presents, the survivors or survivor of them and the heirs, executors and administrators of the last surviving Trustee and their, his or her assigns of the OTHER PART.

Ramona

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R. J. Kersville





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considerations doth hereby declare that he/she has on or before the execution of these presents paid and delivered unto the Trustees, the said sum of Rs.500/- (Rupees Five Hundred only) the payment and receipt whereof the Trustees do and each of them doth hereby admit and acknowledge) the Settler doth hereby transfer unto the Trustees the said sum of Rs.500/- (Rupees Five Hundred only) and the income, interest, dividend and profit thereof unto and to the use of the Trusts forever UPON TRUST and for use, purpose, benefits and subject to the powers, provisions and directions of and concerning the same.

2. NAME AND OFFICE:

The Trust hereby created shall be called or known as "Global Education Foundation" and its registered office shall be at 903, Stellar Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai-400053 and/or at such other place and/or places in India as the Trustees may from time to time decide.

3. AIMS AND OBJECTS:

The main objects of the Trust are as follows:

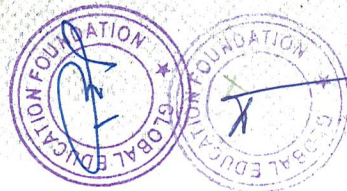
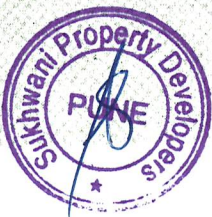
A] EDUCATION :-

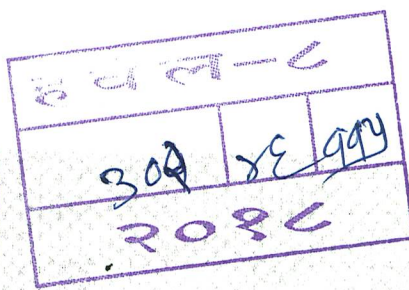
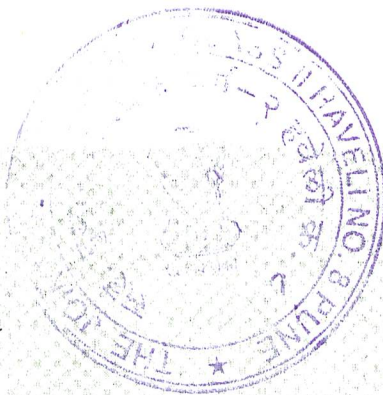
- a) To establish, control, direct, take over, conduct, supervise, develop and manage and/or assist or join in the establishment, control, direction, taking over, conduct, supervision, development and management of schools, colleges, institutions and Bodies for giving or imparting any kind of description of education and training including without prejudice to the generality and in particular primary, secondary and higher acedemical scientific, commercial, industrial, agricultural in all its branches, technological, vocational, theological, theosophical, professional including medical, legal journalistic, political, historical, religious, psychological, sociological, physical, military education and training as well as education and training in arts (including fine arts) and crafts and conducting post-graduate diploma course in journalism, marketing, management and business administration, to deserving and needy students of all communities without discrimination on the ground of

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A.P. Khermalle





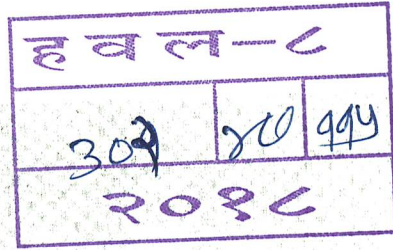
- caste, class, colour, creed, religion or sex.
- b) To promote and/or establish and/or conduct higher secondary and university education in different faculties.
 - c) To recognize, sponsor, promote, establish, conduct, or undertake scientific research in any way or by means whatsoever and in any area or field.
 - d) To encourage the education and research in various Indian Culture towards the secular nationhood of Indian people.
 - e) To teach and encourage the different languages such as English, Hindi, Marathi, Urdu, Sanskrit, Gujarati, Arabic, Persian etc.
 - f) To encourage and propagate education in educationally and/or economically backward communities.
 - g) To help and promote education of poor boys and girls in schools, colleges and other institutions in all possible ways by means of scholarships and prizes or payment of fees or providing books or defraying other expenses howsoever.
 - h) For the advancement and propagation of education and learning in different faculties including the establishment, maintenance and support of Colleges, Universities, Technical institutions, Schools, Work Classes, Laboratories, Museums, Vidyapithas, Libraries, Balmandirs, Pathshalas, Study Centres or other educational institutions, professorships, lecturerships, scholarships, prizes for research work in connection with medical scientific or industrial problems, giving travelling fellowships in any branch of science or art or learning, assisting students to study abroad either by payment of a lump sum or by payment of periodical sums.
 - i) To publish and/or to aid in publishing books, magazines, reports, periodicals, annuals to impart education, promote literature and culture etc.
 - j) Establish and maintain and/or support to hostels and/or boarding houses and grant of free boarding and lodging to the poor and deserving students upon such terms and for such period as the Trustees may deem fit.
 - k) Grant of endowments to Universities, research

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A. P. Kherwade





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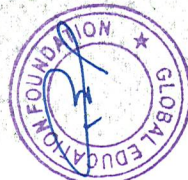
institutions (whether now existing or hereafter established) for spread of education and knowledge in all or any branches of knowledge.

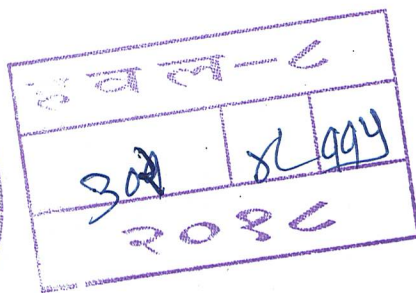
- 1) Grant of monetary or other assistance including scholarships and/or loans to deserving and needy students of any community without discrimination on ground of caste, class, colour, creed, religion or sex to enable them to receive such education, training and qualification in such lines or course for such periods and upon such terms as Trustees may in their absolute discretion from time to time deem fit.
- m) Establishment and/or maintenance and/or support of and/or grant of monetary or other assistance to any hostels and/or boarding houses and/or grants of free boardership for the lodging and boarding of any students whether male or female studying in any schools, colleges or institutions upon such terms as the Trustees may in their absolute discretion from time to time deem fit.
- n) To conduct, establish, equip, maintain and/or manage laboratories, workshops and to undertake, conduct, carry on or help to carry on scientific research and other scientific works and provide funds for such works or for payment to any person or persons engaged in research work whether in such laboratories or elsewhere in the fields of natural or applied science including agricultural, animal husbandry or fisheries.
- o) To award prizes, gold and/or silver medals or cash payment to meritorious students in the examination held by school, college, university or such other education institutions.
- p) To conduct, manage, guide, look after or supervise other educational institutions having objects similar in part or in whole to the objects of the Trust for the advancement and propagation of education and learning.
- q) To undertake, carry out, promote and sponsor any publication of any books, literature, newspaper, etc. or for organizing lectures or seminars likely to advance these objects or for giving merits, awards, scholarships, loans or any other assistance to deserving students or other scholars or persons to

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A.P. Kherwale





enable them to prosecute their studies or academic persists or researches and for establishing, conducting or assisting any institution, fund, trust, etc., which has any of these objects as one of the above mentioned objects or purposes, transfer without consideration or at concessional value and divest the ownership of any property of the Trust to or in favour of any public or local body or authority or Central or State Government or any public Institutions or Trust or Fund.

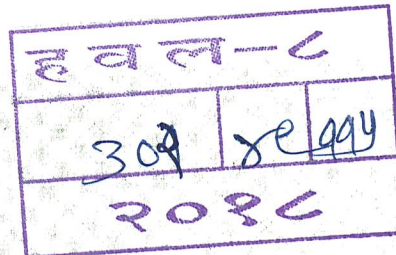
- r) To undertake research in any field and/or to make payment to any University, College, Associations or Institutions to be used for research in any field.
- s) The Trust shall afford to its beneficiaries opportunity to keep themselves intellectually vibrant and abreast of current events.
- t) The Trust shall organize and hold lectures, discourse, debates, seminars, reading of papers and group studies on diverse topics and subjects.
- u) The Trust shall publish lectures of social, political, scientific, cultural and sociological importance on a non-commercial basis with a view to enlightening the beneficiaries.
- v) The Trust shall organize and undertake such cultural and social activities and functions as will afford opportunities for contacts among the members and the people.
- w) The Trust shall pay particular attention to reconstruction and community development work in rural areas.
- x) The Trust shall build a library of its own.
- y) The Trust shall establish a cultural wing for Art and Music and towards this end built a research and reference library.
- z) The Trust shall establish and maintain laboratories workshops and schools and colleges and encourage experiments therein.
- aa) The Trust shall grant scholarships, stipends and other monetary assistance to persons engaged in activities which promote its objectives.
- bb) The Trust shall conduct investigations and undertake studies in India or abroad on constitutional,

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R. P. Kherwade





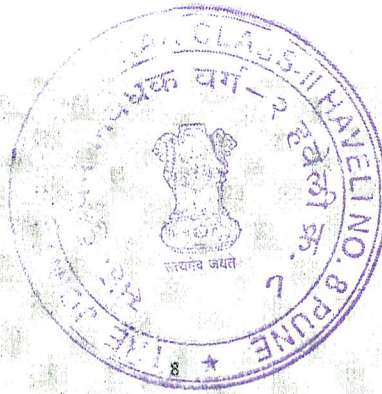
- administrative, economic, social, medical, cultural, philosophical and scientific problems.
- cc) The Trust shall assist the research work of any institute or institutions and other bodies, incorporated or not, having similar objects in such a manner as may be considered expedient and to cooperate with such institutions in these activities.
 - dd) The Trust shall establish, maintain and control institutions in India and elsewhere for the above object and to have them registered or recognized in any part of India or in any foreign country.
 - ee) The Trust shall establish, found, construct, maintain and assist in the promotion of institutions for the scientific, technological, agricultural, industrial and economic progress and development of the country.
 - ff) The Trust shall establish and support professorships and prizes at any university, college, school or any other educational institution.
 - gg) The Trust shall do all such other lawful things as may be incidental to or conducive to the attainment of its objects in India or abroad.
 - hh) To maintain and develop the institute of social science as a teaching and research Institution.
 - ii) To organize teaching in the social science with a view to providing professional personnel in social work social services, personnel administration and allied professional fields
 - jj) To organize social research and to train students in the methods of social research with a view to promote the growth of knowledge in the subjects studied at the institute and to contribute to the formulation of social policies.
 - kk) To publish books, monographs, periodicals and papers in the subjects studied at the Institute.
 - ll) To arrange lecture, seminars, conferences, symposia etc., for the benefit of those who are interested in the subjects studied at the Institute.
 - mm) To cooperate with other organizations in such manner and for such purposes as the Institute may determine, and
 - nn) To undertake such other activities as may be deemed to be necessary to promote understanding and better

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professional practice in the areas of social work, social services, personnel administration and allied fields.

To apply to the Government, Public Bodies, Urban Local Municipal District and other Bodies, Corporation, Companies and persons for and to accept grants of money and of land, donations, gifts, subscriptions and other assistance with a view to promote the object of the Trust and to discuss and negotiate with the Govt. Departments, Public and other Bodies, Corporations, Companies or persons to conduct schemes of research and other work and matters within the objects of the trust and to confirm to any proper conditions upon which such grants and other payments may be made.

To take over and/or amalgamate with any other charitable Society, Trust, Association or Institution with similar objects.

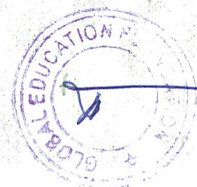
In the furtherance of educational and medical research, to procure the service of Doctors, Surgeons or Medical Practitioner including Vaidyas, Hakims, Nurses, Assistants, Lay-workers, attendants and Servants either for remuneration, gratuitously or in any honorary capacity.

To raise finance through gifts, loans and grants, donations, subscription, contributions in cash or kind, incentives, realization through disposal of any assets, and membership fees and generally to obtain money for the objects of the Society in any lawful manner.

To subscribe to, to become a member of and to cooperate with or collaborate with any other Society, Association, similar Organizations or body corporate whose objects are altogether or in part similar to those of the Trust and to procure from or communicate to any such Trust, Organization, Association or body corporate such information as may be likely to promote the objects of the Trust.

All incomes and assets of the institutions shall be solely utilized and applied towards the promotion of its aims and

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objectives.

4. SURPLUS AND ACCUMULATION:

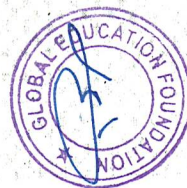
Subject to the provisions of the Income-tax Act, 1961 or any Statutory Modification or re-enactment thereof from time to time the surplus and unapplied portion (if any) of the Trust fund arising in any one or more year or years shall be accumulated and invested and the resulting income thereof shall also be accumulated and invested from time to time in any of the investments in which the Trust Funds are hereby directed or authorized to be invested and the Trustees shall have power in any subsequent year to expand and apply the same in the same manner and to the same extent as if such accumulation or parts thereof had been part of the income of the year or years in which the same is sought to be expanded and applied as aforesaid.

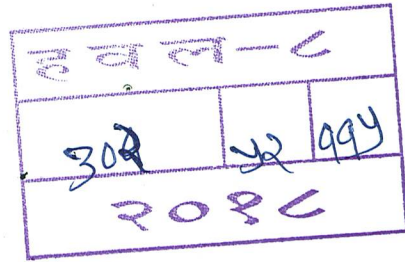
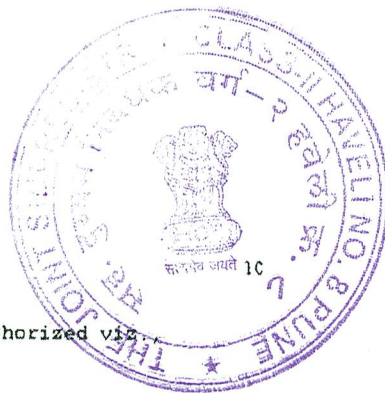
5. ACCOUNTS:

The Trust shall keep and maintain regular accounts of its receipts and expenditure and get the same audited. The accounting year of the Trust will be financial year (i.e. year ending on 31st March) or such year as may be decided by the Trustees.

6. INVESTMENTS:

Subject to the other provisions of these presents and the provisions of the Income-Tax Act, 1961 or any statutory modifications or re-enactment thereof from time to time and the provisions of the Bombay Public Trust Act, or any Statutory modifications or reenactment thereof or the provisions of any other Central or State Acts applicable to the Charitable Trust, the trustees shall be at liberty to keep the Trust fund in its present state of investment for such time or times howsoever long as they may in their absolute discretion think fit without being answerable or accountable to anyone for any loss caused thereby and it shall be their absolute discretion to invest, sell, assign or transfer or realize the same or any part thereof and to invest the sale proceeds or other realizations or any other moneys requiring investment or modes of investment in India with power to them from time to time at their discretion to vary any investments held by the Trustees for other of the character



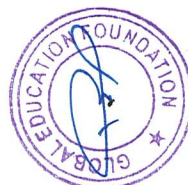


hereby authorized viz.

- a) In or upon any investments in India for the time being authorized by law for the investment of Trust Fund of a Charitable Trust.
- b) Any stocks, securities, debentures or bonds issued by or the interest of which has been guaranteed by the Central or State Government or any Municipal Corporation or Port Trust or other local body or authority in India.
- c) Shares of any limited company or Government or Semi-Government Company or Corporation or Co-operative society in India (which are either cumulative or non-cumulative preference shares or equity shares) and debentures and bonds of any limited company or Government or Semi-Government Company or corporation or Co-operative Society in India.
- d) Unit issued by the Unit Trust of India.
- e) In the purchase of any immovable property or any part thereof anywhere in India including leasehold for any period and in developing the same.
- f) Deposit of moneys in open, current or other accounts or account with any Bank or Banks or any limited company or Government or Semi Government Company or Corporation or Cooperative Society or any Government or Semi-Government Bodies or authorities in India.
- g) In the purchase or acquisition in India of any flat, office, premises, godowns, factory sheds or any other property or part thereof, on ownership basis or as apartment owners or as a member in a cooperative society or a limited company or any other corporate body and of shares and loans, stock in a cooperative society or a limited Company or corporate body.
- h) In the purchase of any equipment, plant, machinery, vehicles or any other movable property in India.
- i) In taking on hire purchase any plant, machinery, vehicles or any other movable property in India.
- j) In or upon giving loan on the Mortgage or hypothecation of any movable or immovable properties in India either freehold or leasehold. And the Trustees may, at the like discretion vary or transpose the investments from time to time AND IT IS HEREBY AGREED AND DECLARED that the Trustees shall be entitled to make investments hereby authorized

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[Signature] R.P. Kherwalle





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jointly with any other person including the Trustees themselves or any Trust of which the Trustees or any of them, may be a Trustee.

7. It shall be lawful for the Trustees to build, pull down, renovate, rebuild, alter, adopt, improve and to develop or repair any immovable property, comprised in the Trust Fund and to spend thereon such moneys out of the Trust Fund or the income thereof as they may think fit. The Trustees shall also be entitled to enter into any agreements or covenants with the owner of or person interested in any other properties and whether restrictive or otherwise as they may from time to time in their absolute discretion think fit. The Trustees shall also have the power to insure any premises comprised in the Trust Fund against loss or damage by fire, lightning or civil commotion or to the risks to or losses as the Trustees may from time to time in their absolute discretion think fit but no liabilities shall attach to the Trustees or any of them by reason of any property remaining uninsured in any way.

The Trustees shall also have the power after paying all rents, taxes and other outgoings and expenses out of the rents and profits of any immovable property to set aside out of the balance thereof from time to time sums of moneys as the Trustees may consider proper to meet the expenses of heavy repairs or by way of depreciation or sinking fund and to utilize the same and the income thereof for heavy repairs or for rebuilding or reinstating immovable properties or erecting new buildings and in the meantime to invest the same in securities authorized by these presents. It shall also be lawful for the Trustees to permit any immovable property forming part of Trust fund to be held and enjoyed for the purpose of any scheme of charity or other purpose of these presents. The Trustees may also allow the same or any part thereof to be occupied by any employee of any such scheme free from payment of rent or on such terms and conditions as the Trustees may think fit for the furtherance of the objects of charity.

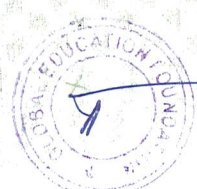
8. APPOINTMENT OF TRUSTEES:

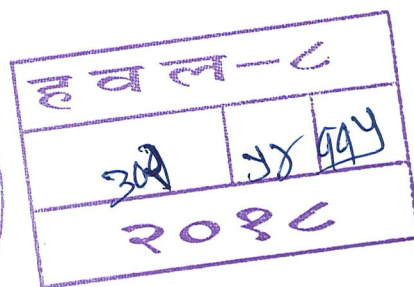
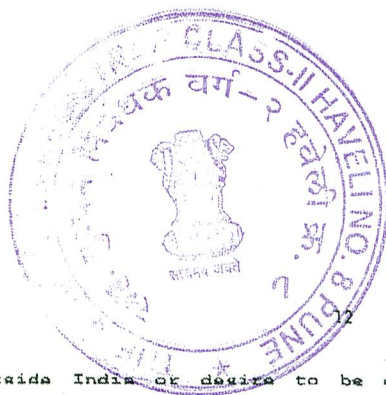
If the Trustees hereby appointed or any of them or any further Trustee or Trustees hereof shall die or permanently go to reside

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R.P. Kher



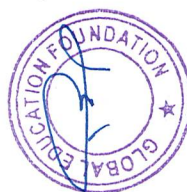


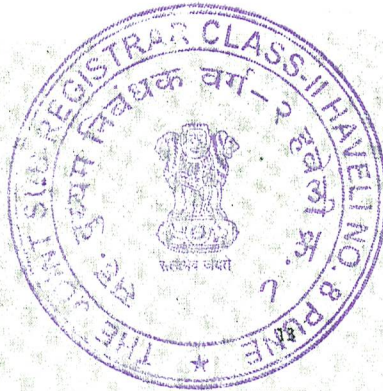
outside India or desire to be discharged or refuse or become unfit or incapable to act as the Trustees of these presents or become insolvent or becomes of unsound mind or convicted for an offence involving moral turpitude or if the Trustees shall be desirous of appointing Trustees or Trustee (which they are hereby authorized to do) then it shall be lawful for the surviving or continuing Trustees as they act as Trustees of these presents and if there be no surviving or continuing trustee then for the retiring or refusing Trustee or Trustees and failing them for their heirs, executors, and administrators of the last surviving Trustee do appoint any other person or persons to be the Trustees or Trustee in place of the Trustee or Trustees so dying or permanently going to reside outside India or desiring to be discharged or refusing or becoming unfit or incapable of acting or becoming of unsound mind or convicted for an offence involving moral turpitude or being adjudged as aforesaid with liberty upon any such appointment or increase or diminish the number of the Trustees of these presents which shall at any time be not less than two (2) and more than nine (9). The first three Trustees appointed under the Deed of Trust shall be for life. The said first three Trustees being Founder Trustees shall have right to nominate their successor. As and when any of the Founder Trustees shall resign and/or for any reason there is a vacancy caused in the first Founder Trustees, the person nominated by the said outgoing Trustees shall be appointed as a Trustee of the Trust. The first three Founder Trustees shall nominate their successor during their lifetime and such person nominated by them shall be inducted by the Board of Trustees. As far as the first three Trustees appointed under the Deed of Trust are concerned, the mode of succession in respect of vacancies caused in their place shall be filled up by nomination. Such successor nominated by the outgoing Trustee shall be appointed as Trustee of the Trust and such Trustee appointed shall have all the rights of the Board of Trustees to be exercised. AND UPON every such appointment the Trust fund and asset and the investments for the time being representing the same shall be so transferred as to become vested in the Trustees or Trustee so appointed PROVIDED ALWAYS that without prejudice to the provisions of any law, a Trustee of these present shall stand discharged from his or her office of Trustees on his or her tendering resignation of his or her office and on the same being accepted by the remaining Trustees of these present.

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9. CHAIRMAN AND MANAGING TRUSTEE:

- a) Mr. Raman S. Grover shall be the Managing Trustee of the Trust. Such Managing Trustee shall always be the Chairman of the Trust and shall preside over their Meetings. Such Managing Trustee and Chairman so elected shall hold the office for such period as may be decided by the Trustees and until a new Managing Trustee and Chairman is elected as aforesaid.
- b) The same Managing Trustee may be elected as often as the Trustees may choose.
- c) The Managing Trustee and the Chairman shall preside at the meeting of the Trustees.
- d) In absence of the Chairman at any meetings, the Trustees present shall appoint one from among themselves to be the chairman of that particular meeting, only.
- e) The Chairman shall have a casting vote.

10. RULES AND REGULATIONS:

It shall be lawful for the Trustees from time to time to frame such rules and regulations for the management and administration of the Trust, its institutions and funds and its properties as they shall think fit and alter or vary the same from time to time and to make new rules and regulations provided that such rules and regulations shall not be inconsistent with the terms and intents of these presents.

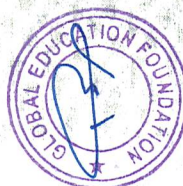
11. MEETINGS:

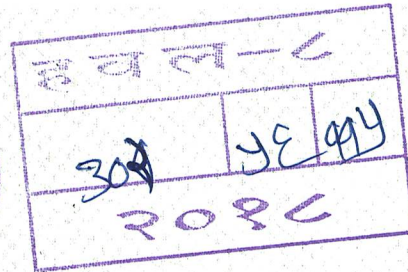
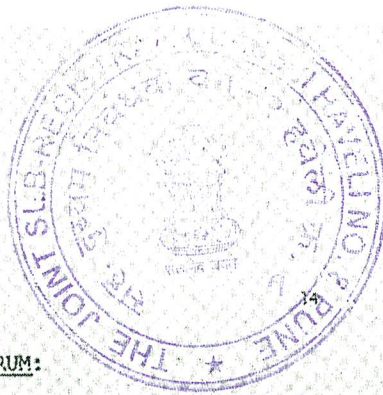
The Meetings of the Trustees shall be held at such time and place as the Trustees may from time to time decide. The Trustees shall keep or cause to be kept a Minute Book of the proceedings. In case of difference of opinion arising among the Trustees and in all matters wherein the Trustees shall have a discretionary power excluding the appointment of Trustees and the votes of the majority of the Trustees, for the time being voting in the matter shall prevail and be binding on all the Trustees and if the Trustees shall be equally divided in opinion the matter shall be decided according to the casting vote of the Chairman. Any resolution of the Trustees may be varied from time to time.

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R.P. Kumbhar





12. QUORUM:

There shall be quorum when at least Three Founder Trustees are present at any meeting of the Trustees. If a quorum shall not have assembled within quarter of an hour after the time appointed for the meeting, the meeting shall be adjourned to some other suitable date, time and place to be notified to all Trustees and at such adjourned meeting no quorum is revived and the decision arrived at such meeting shall bind every Trustee.

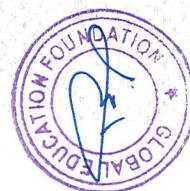
13. CIRCULAR:

Any matter of business of a routine or formal or urgent nature may be determined by a circular without meeting of the Trustees provided that it is agreed to by three Founder Trustees.

14. POWERS OF THE TRUSTEES:

Without prejudice to the generality of any powers hereby or by law conferred or implied or vested in the Trustees, the following powers and authorities are hereby expressly conferred on the Trustees that is to say:

- a) It shall be lawful for the Trustees to give aid by way of donations, out of the income of the corpus of the Trust funds or otherwise to different charitable institutions, societies or trusts in India which may have been established or which may hereinafter be established for similar charitable purposes mentioned in these present or any of them to enable such institutions, societies, organizations or Trusts to start, maintain or carry out such charitable objects as are mentioned in these presents or any of them;
- b) The Trustees may at any time invite and receive or without such invitation receive any voluntary contribution in money or moneys worth either from the settler or from the Trustees or from any member or members of the public by way of donations, legacy or otherwise for all or any of the object and charities mentioned above. The Trustees may allow any such donor to erect a building or buildings on any land belonging to the Trustees for being used for the purpose of the charities. Any such donations may be





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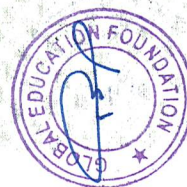
accepted either with or without any special conditions as may be agreed upon between the donor and the Trustees including conditions to use the donations and/or its income for specific object or objects of the Trust PROVIDED THAT such donations are not inconsistent with the intents and purposes of these presents. All such donations including buildings may be entered as forming part of the Trust fund being the subject matter of these presents and be applied accordingly PROVIDED FURTHER that it shall always be for the Trustees in their absolute discretion to decide whether they should invite or accept any such donations as aforesaid and they shall at all times be at liberty to refuse any donations without giving or assigning any reason for such refusal. The Trustees may raise funds for the objects of the Trust by subscriptions, donations or by any such other legitimate means.

- c) The Trustees may from among themselves appoint a Secretary or appoint another person to be the secretary and such Secretary shall be either honorary or paid at the discretion of the Trustees for the work done by him or her and such secretary shall carry on such work as may from time to time be assigned or entrusted to him or her by the Trustees under supervision, discretion, guidance and control of the Trustees.
- d) The Trustees may, if necessary, rent or hire or purchase on ownership or similar basis, a place for their office for holding meeting of the Trustees and transacting the business of the Trust and furnish it with necessary furniture at the cost and expenses of the Trust Fund.
- e) The Trustees shall be entitled from time to time to open, maintain and operate Bank Account or Accounts in the name of the Trust or in the name of the Trustees or two or more of them at such Bank or Banks as they may from time to time decide and may at any time pay or cause to be paid any moneys forming part of the Trust Fund or the income thereof to the credit of any such account or accounts and either by way of Fixed Deposit or Current Account or any other accounts. Any such account may be operated upon by any two or more of the Trustees or any other person or persons on their behalf as may be decided by the Trustees from time to time.
- f) The Trustees shall be entitled for and on behalf of the

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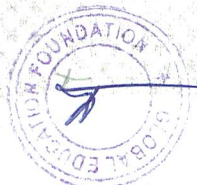
Trust to enter into contracts or other agreements in the name of the Trust or in the name or names of any of the Trustees as may be decided by the Trustees and it shall be sufficient if any contracts, deeds, assurances, cheques, receipts or other documents required to be signed on behalf of the Trustees is signed by any Officer, agent or person authorized to by the Trustees in that behalf.

- g) It shall be lawful for the Trustees to such time or times as they may in their absolute discretion think fit to sell by public auction or private contract or exchange or transfer or assign or grant lease or sub-lease (for any term howsoever long or to give on leave and license basis for any term howsoever long) or otherwise dispose of or exchange all or any part of the Trust fund and properties including any immovable properties of the Trust on such terms and conditions relating to the title or to otherwise in all respects as they may think proper and to buy or rescind or vary any contract for sale, exchange, transfer, assignment, lease or other dispositions and to resell the same or enter into a fresh contract for exchange, transfer, assignments, lease or other disposition without being answerable for any loss or damage occasioned thereby and for such purposes to execute all necessary agreements, conveyance, deeds of exchange, assignments, transfers, lease, sub-lease, counterparts, leave and licence agreements and other assurances and to pass, give and execute all necessary receipts, releases and discharges for the documents and assurances. All the moneys arising from any such transfer or other assurances shall be deemed to be a part of the Trust Fund and shall be applicable accordingly.
- h) The Trustees shall have the power in their uncontrolled discretion instead of acting personally to employ and pay any agent (including any Banks to transact any business or to do any act whatsoever in relation to the trusts of these presents including the receipts and payment of moneys without being liable for loss or misapplication and shall be entitled to be allowed and paid all charges and expenses incurred thereby.
- i) The Trustees may from time to time appoint, remove suspend and reappoint one or more secretaries, Treasurers, Supervisors, Clerks and other Officials and employees and

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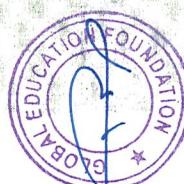
servants as the Trustees may deem expedient and fit and pay their remuneration. The Trustees shall also have power to form and create other funds for any employees and make rules and regulations regarding the payments thereof.

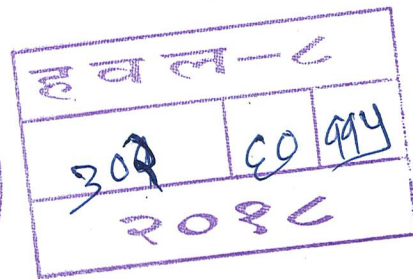
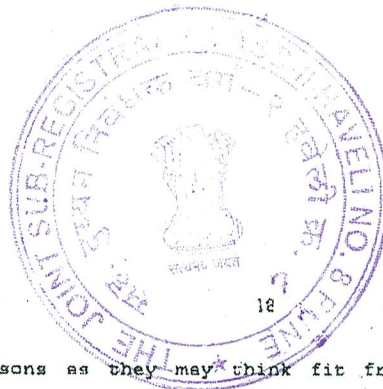
- j) The Trustees may deposit any document or documents held by them relating to any property belonging to the Trusts under these presents with any Bank or Banks or any other person and may pay any sums payable in respects of such deposit.
- k) The Trustees shall have the power to determine in case of doubt whether any moneys or property shall for the purpose of this charity be considered as capital or income and whether out of the income or capital any expenses or outgoings shall or sought to be paid or borne and any and every such determination shall be binding and conclusive provided that nothing therein contained shall be deemed to authorize the Trustees to spend the income or corpus of the Trust fund for any purpose not authorized by these presents.
- ✓ 1) It shall be lawful for the Trustees to settle all accounts and to institute, defend, compromise, compound or abandon all actions, suits and other proceedings or dispute, claim, demand, or things relating to these presents and to appoint, solicitors, and/or advocates or advocate for the purpose and to pay them such fee or fees as the Trustees may in their absolute discretion think proper to do all other acts, deeds and things proper for such purpose without being responsible for any loss occasioned thereby.
- m) It shall be lawful for the Trustees to raise loan or borrow moneys with or without security required in connection with or in relation to the exercise of their powers under these presents upon the security of any property comprised in the Trust fund from any Bank, Life Insurance corporation or any Government or Public Bodies or authorities or financial institutions or from any person with or without any security for all or any of the purposes of these presents and it shall be lawful for the Trustees to make such borrowings at such rate of interest and on such terms and conditions as they may in their absolute discretion think fit.
- ✓ n) The Trustees shall be at liberty to form and appoint any Committee or Sub-Committee or Advisory Board consisting of themselves or one or more of them and such person or

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persons as they may think fit from time to time for the purpose of advising and assisting the Trustees and the Trustees shall also be at liberty to appoint one or more of the members of such Committee as office bearers of the Committee. The Trustee shall be entitled to delegate any of their powers to such committee or advisory board or its office bearer without being liable for loss occasioned thereby.

15. GENERAL:

Trustees can apply and utilize the part of the initial corpus of the Trust and any other fund or funds, they may receive as and by way of donations and/ or gift towards the objects of the Trust. They will not be bound to give any cause or explanation in this behalf.

16. The Trustees may amalgamate this Trust and its properties with other Trust or Institution having objects wholly or any of one of them similar to those of this Trust provided they pass an unanimous resolution to that effect and sanction (if necessary) of the appropriate authority as may be required under the Bombay Public Trusts Act, 1950 and/or the Income Tax Act, 1961 and/or any other prevailing Act applicable to the Charitable Trust is obtained.

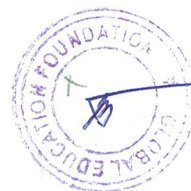
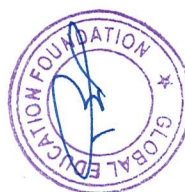
✓ 17. The provisions of this Trust Deed excluding the name of the Trust can be amended, altered, abrogated or varied by the Trustees provided they pass an unanimous resolution to that effect and sanction (if necessary) of the appropriate authority as may be required under the Bombay Public Trust Act, 1950 and/or Income Tax Act, 1961 and/or any other prevailing Act, applicable to the Charitable Trust is obtained.

18. Upon the sale or transfer by the Trustees under the power conferred aforesaid the Purchaser or Purchasers transferer or transferee dealing bonafide with the Trustees shall not be concerned to see or inquire whether the occasion for executing or exercising such power has arisen or whether the provisions as to appointment and retirement of trustees herein contained have been properly and regularly observed and performed. The Purchaser or Purchasers, transferer or transferee shall not be concerned to see to the application of the purchase money or other considera-

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tion and shall not be answerable for the loss, misapplication or non-application thereof.

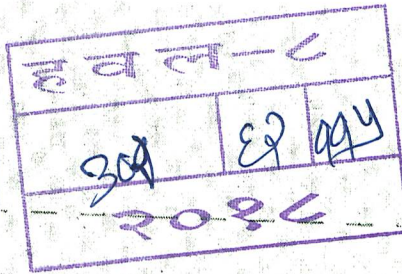
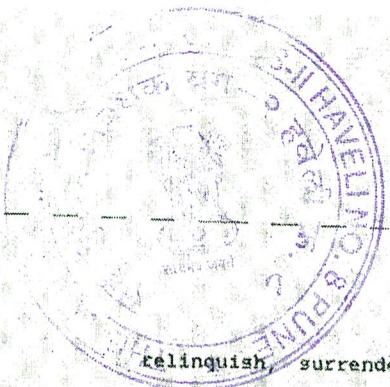
19. The receipt of any of the Trustees for any income of the Trust fund or for any documents or title or securities papers or other documents and the receipts of any two or more of the Trustees for any other moneys or properties shall be sufficient and shall effectually discharge the persons or person paying or giving or transferring the same from being bound to see the application or being answerable for the loss, misapplication, non-application thereof.
20. The Trustees for the time being of these presents shall be respectively chargeable only for such Trust fund and income including moneys, stocks, funds, shares and securities as they shall respectively, actually receive notwithstanding their respectively signing any receipts for the same of conformity and shall be answerable and accountable only for their own acts receipts and neglects or defaults or dishonestly respectively and in particular no trustee shall be bound to take any steps to or proceedings against co-trustee for any breach or alleged breach of trust committed by such co-trustees.
21. The Trustees or Trustee of these presents for the time being may reimburse themselves, himself or herself and pay and discharge out of the funds or moneys in their hands expenses incurred in or about the execution of the Trustees in exercise of the power of these presents.
22. If the Trustee of these presents shall be a Solicitor, Advocate, Chartered Accountant, Architect or a person engaged in any other profession he, she or his or her firm shall be entitled to charge for his or her or their and firms professional or other services including all profits, costs and charges inspite of the fact that he or she shall be the trustee of these presents and whether such charges are in the ordinary course of this profession or not and although they may not be of a nature requiring the employment of a Solicitor, Advocates, Chartered Accountants, Architects or other professional person.
23. The Trust hereby declared and created shall be and shall remain irrevocable for all times and the Settler doth hereby release,

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relinquish, surrender and determine his right or power if any which may be regarded as having been reserved to him either by these presents or otherwise howsoever to restore to himself or to reclaim any interest in the Trust and the investments for the time being representing the same or the income thereof TO THE INTENT that the Trust fund may be held by the Trustees upon the Trusts and with and subject to the power provisions, agreements and declarations contained in these presents to the entire exclusion of the Settler and/or any benefit to the Settler by contract or otherwise.

IN WITNESS WHEREOF the parties hereto have executed this Deed on the day and year first herein above written.

SIGNED SEALED AND DELIVERED)

by the withinnamed Settler)

MR. RAMAN S. GROVER)

in the presence of)

Rajan S. Grover)

SIGNED SEALED AND DELIVERED)

by the withinnamed Trustee)

MR. RAMAN S. GROVER)

in the presence of)

Rajan S. Grover)

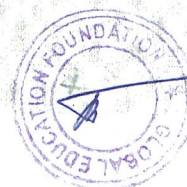
SIGNED SEALED AND DELIVERED)

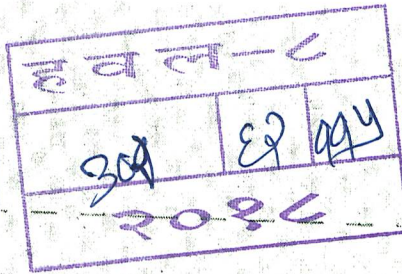
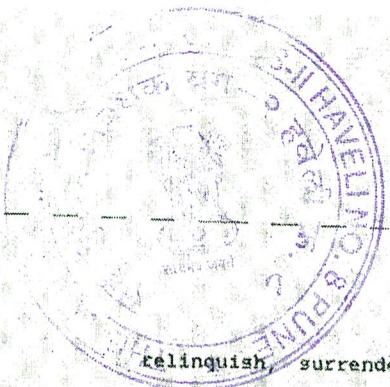
by the withinnamed Trustee)

MRS. ROOPA R. GROVER)

in the presence of)

Rajan S. Grover)





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relinquish, surrender and determine his right or power if any which may be regarded as having been reserved to him either by these presents or otherwise howsoever to restore to himself or to reclaim any interest in the Trust and the investments for the time being representing the same or the income thereof TO THE INTENT that the Trust fund may be held by the Trustees upon the Trusts and with and subject to the power provisions, agreements and declarations contained in these presents to the entire exclusion of the Settler and/or any benefit to the Settler by contract or otherwise.

IN WITNESS WHEREOF the parties hereto have executed this Deed on the day and year first herein above written.

SIGNED SEALED AND DELIVERED)

by the withinnamed Settler)

MR. RAMAN S. GROVER)

in the presence of)

Rajan S. Grover)

SIGNED SEALED AND DELIVERED)

by the withinnamed Trustee)

MR. RAMAN S. GROVER)

in the presence of)

Rajan S. Grover)

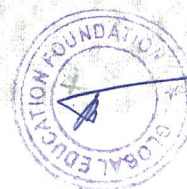
SIGNED SEALED AND DELIVERED)

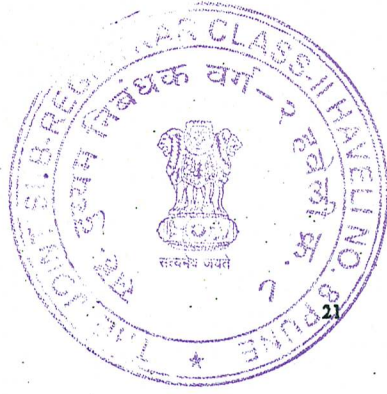
by the withinnamed Trustee)

MRS. ROOPA R. GROVER)

in the presence of)

Rajan S. Grover)





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SIGNED SEALED AND DELIVERED)

by the withinnamed Trustee)

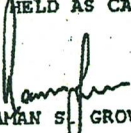
MR. RUSTOM P. KERAWALLA)

in the presence of)


Vijay V. Paimar)

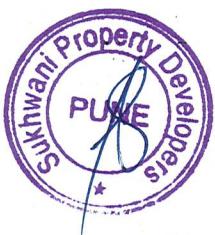
R.P. Kerawalla

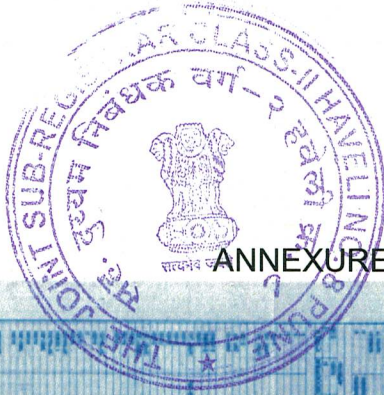
WE SAY RECEIVED RS. 500/-
WHICH IS HELD AS CASH ON HAND.


(RAMAN S. GROVER)

(ROOFA R. GROVER)

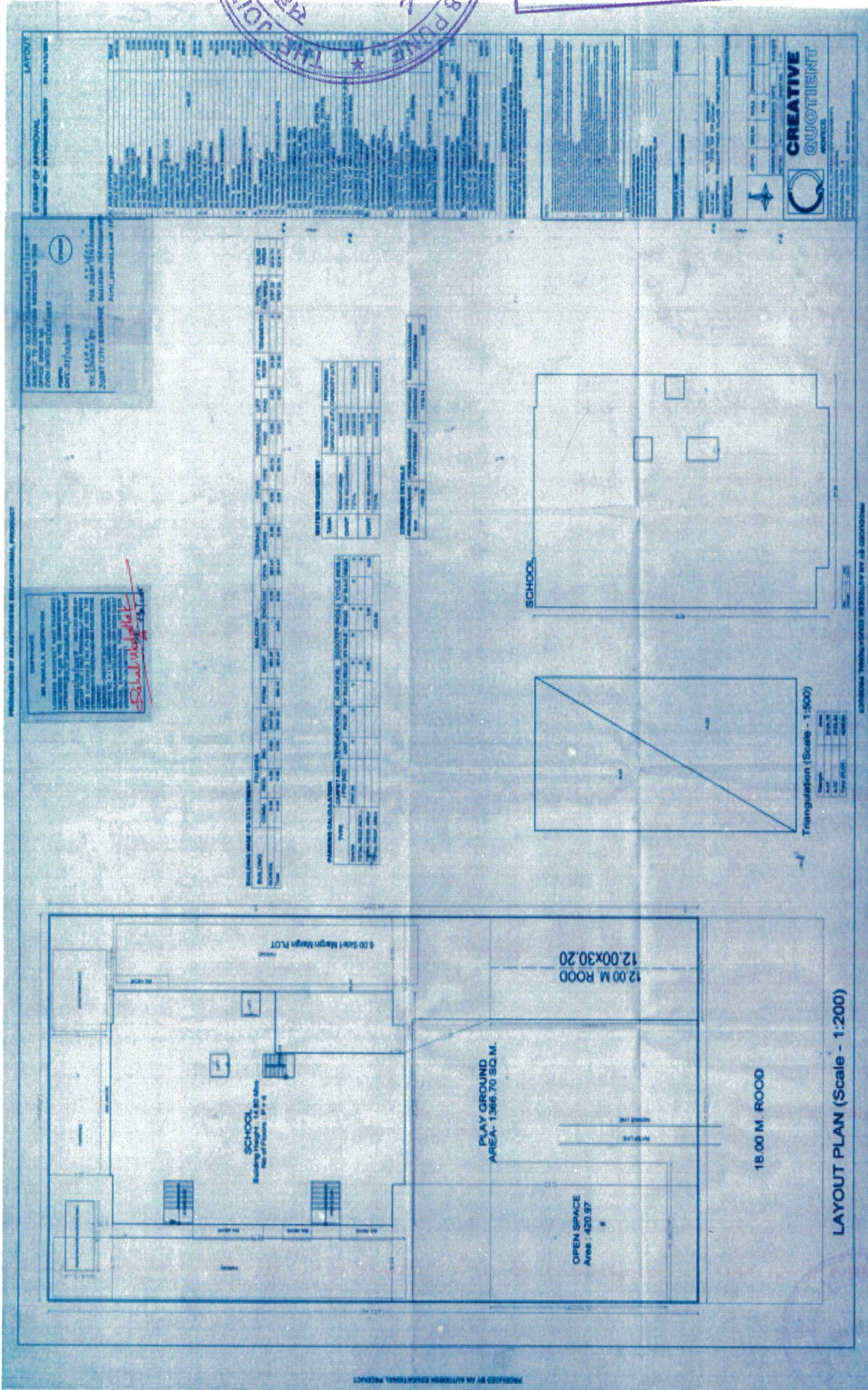
R.P. Kerawalla
(RUSTOM P. KERAWALLA)

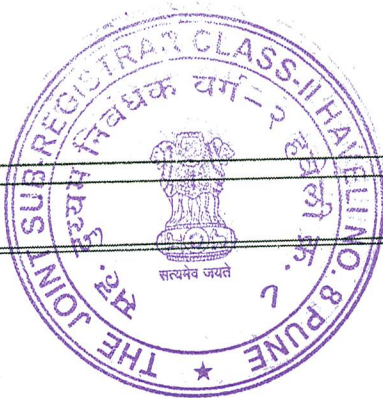




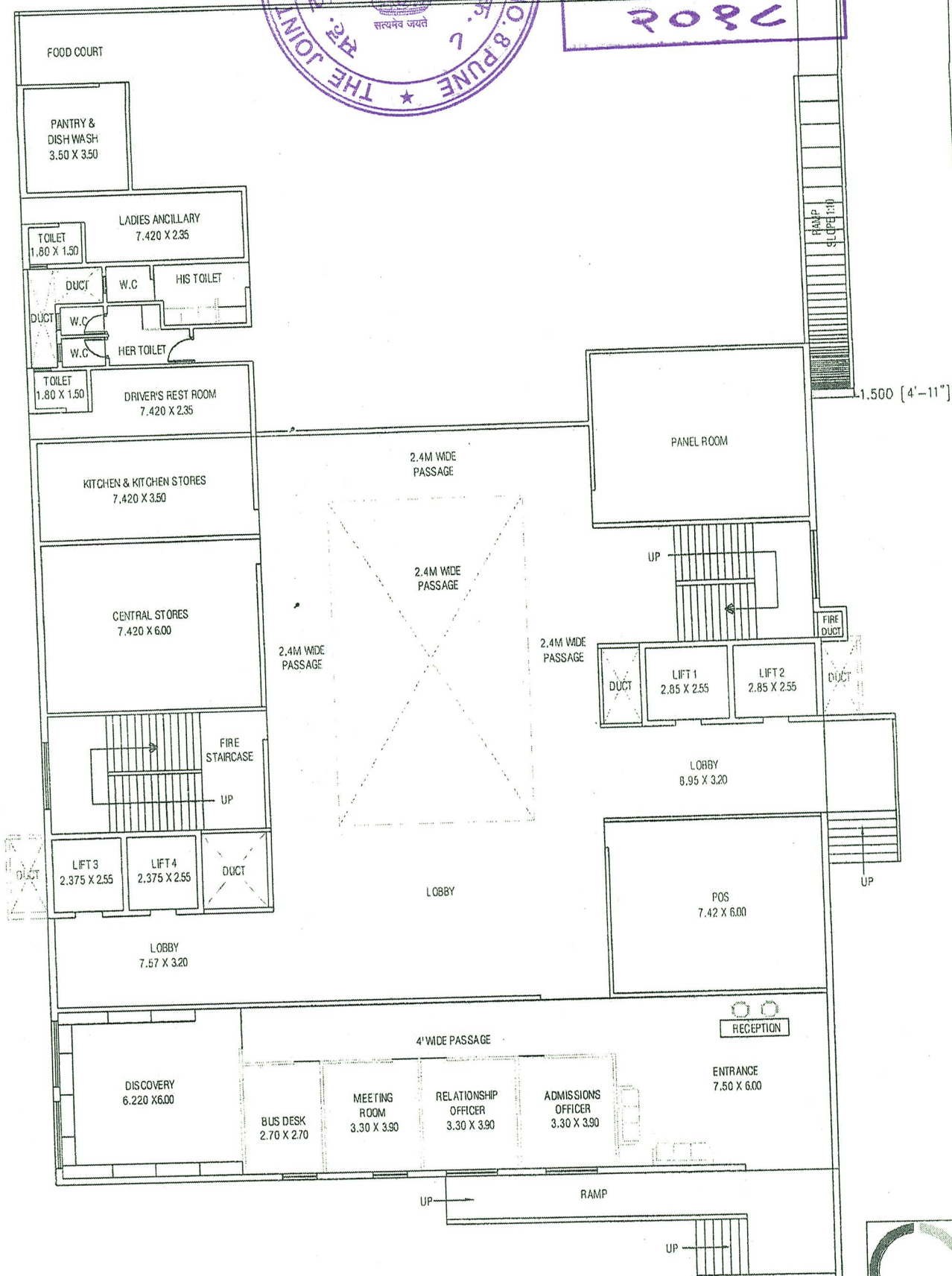
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ANNEXURE 2





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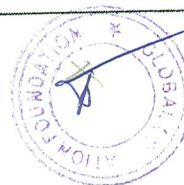
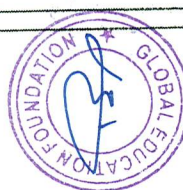
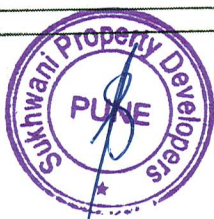


GROUND FLOOR

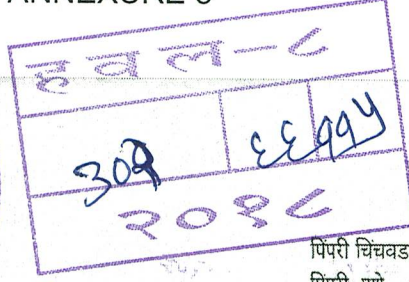
SLAB AREA = 784.08 SQ.M (8440.00 SQ.FT)

PROPOSED SCHOOL BUILDING AT S.NO. 12, PIMPLE SAUDAGAR, PUNE.

DATE : 11/ 12/ 2017



ANNEXURE 3



प्रति,
अर्जदार :- सुरेश तोताराम सुखवाणी
रा.:- पिंपळेसौदागर
जिल्हा :- Pune , Maharashtra , 411018
मोबाईल नं :- 9822602020

पिंपरी चिंचवड महानगरपालिका,
पिंपरी, पुणे - १८.
नगररचना व विकास विभाग
क्र. नरवि/कावि/झोदा/०४३०६/२०१७
दिनांक : 03/10/2017
टोकन नं. 1921 103317180007239

विषय :- झोन दाखला मिळणेबाबत...
संदर्भ :- आपला दिनांक 03/10/2017 रोजीचा अर्ज

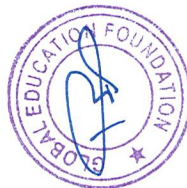
महोदय/महोदया ,

दाखला देण्यात येतो की , मौजे :- पिंपळे सौदागर येथील स.न. / गट नं :- 12 येथील जमीन पिंपरी चिंचवड शहराच्या शासन निर्णय क्र.टीपीएस - १८९३/१२७६/सीआर/१७४/९३/युटी-१३, दिनांक १८ सप्टेंबर १९९५ प्रमाणे सुधारित मंजूर विकास आराखड्यामध्ये खालीलप्रमाणे प्रस्तावित केलेली आहे. गमोत्र पिंपरी चिंचवड शहराच्या मंजूर आराखड्यातील तपशीलाने।
~~हेतुमुळे या ठिकाणावर नासबंदी व र.वि. वि. विभाग क्र. टी.पी.एस/१८३/१२७६/सीआर/१७४/९३/युटी-१३ दिनांक १८ सप्टेंबर १९९५~~
गावाचे नांव मंजूर विकास योजनेचा प्रस्ताव
स.न./गट नं.

पिंपळे सौदागर १) आरक्षण क्रमांक व प्रयोजन : आ.क्र.३६१ ब, स्थानिक शाळा, (प.स.)
12 २) नियोजित रस्ते : १८.००मी.रस्ता
३) नियोजित रस्ता रुंदी : २०.० मी. एकरस्ता.
४) इतर प्रस्ताव : १००.० मी.वी.आर.टी. कॉरीडॉर,(२००.० मी. पस्तावित)
५) झोनिंग - : रहिवास विभाग.

आपला,

कनिष्ठ अभियंता
पिंपरी चिंचवड महानगरपालिका,
पिंपरी, पुणे - ४११ ०१८.





ह व ल - ८		
309	६८	११५
२०१८		

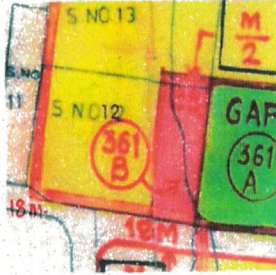
पिंपरी चिंचवड महानगरपालिका पिंपरी, पुणे.१८

भाग नकाशा देण्यात येतो की, पिंपरी चिंचवड शहराच्या शासन निर्णय क्र.टि.पी.एस-१८९३/१२७६/सी.आर/१७४/९३/युडी-१३, दिनांक १८ सप्टेंबर १९९५ प्रमाणे सुधारित मंजूर विकास आराखड्यामध्ये तसेच पिंपरी चिंचवड शहराच्या मंजूर विकास आराखड्यातील वगळलेल्या क्षेत्राच्या महाराष्ट्र शासन नगर विकास विभाग निर्णय क्र.टीपीएस -१८९३/१२७६/सीआर/१७४/९३/युडी-१३ दि.३० सप्टेंबर १९९९ अन्वये मंजूर विकास आराखड्यामध्ये सर्व्हे नं- १२ गांव- पिंपळेसौदागर येथील जमिन आरक्षण क्र.३६१ ब, व त्या सभोवतालच्या परिसराचा वापर खालीलप्रमाणे आहे .

अर्जदार- सुरेश तोताराम सुखवाणी

क्र: नरवि/ कावि/ भान/४/३१६/२०१७ दि. १०/२०१७ टोकन क्र: 1103317180007434

दि: ३/१०/२०१७



स्केल-१-५०००

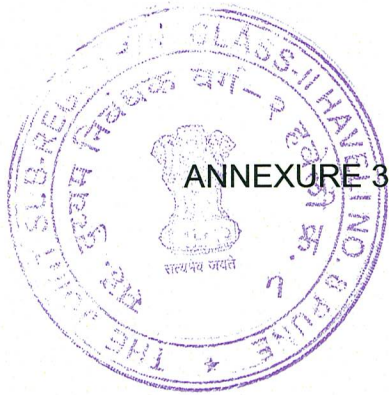
खुलासा -(REFERENCE)

- | | |
|---|---|
| ०१) रहिवास- Residential | ०२) वाणिज्य- Commercial |
| ०३) औद्योगिक Industrial | ०४) आद्योगिक (म.औ.वि.म.) - Industrial (M.I.D.C.) |
| ०५) सार्वजनिक / निमसार्वजनिक-public semi | ०६) उद्यान, बाग, खेळाचे मैदान - Parks, |
| ०७) हिरवा पट्टा, खुली जागा इ.- Green belts, open | ०८) शेती- Agricult |
| ०९) नदी,नाले,तलाव इ.-Water bodies | १०) वाहतूक व दळणवळण-Transport & |
| ११) मंजूर विकास योजना आरक्षण | १२) विद्यमान रस्ते- Existing Roads |
| १३) नियोजित रस्ते-Proposed Road | |

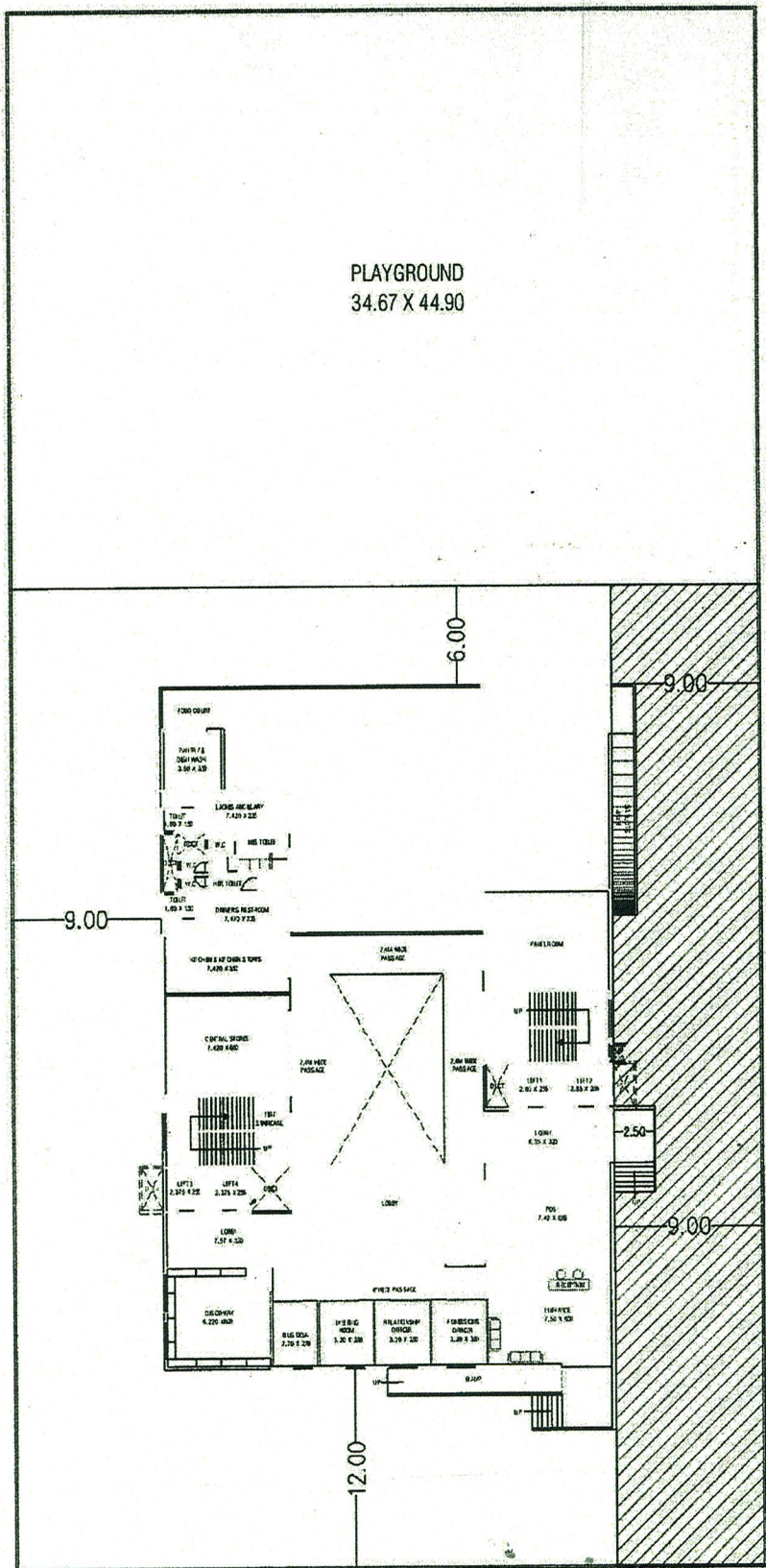
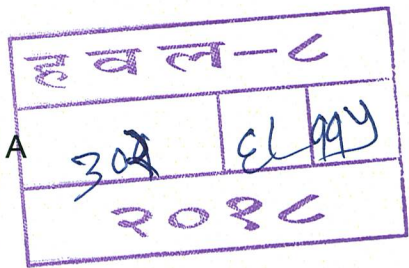
कनिष्ठ अभियंता
नगर रचना विभाग

पिंपरी चिंचवड महानगरपालिका पिंपरी-411018

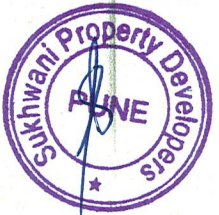




ANNEXURE 3 A



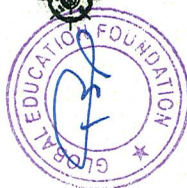
9 M WIDE INTERNAL
COMMON ROAD



LAYOUT PLAN

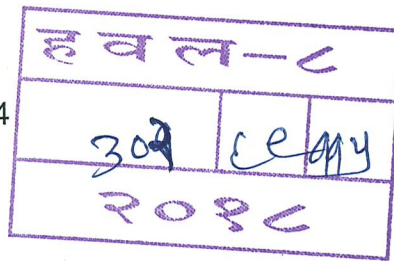
PROPOSED SCHOOL BUILDING AT S.NO. 12, PIMPLE SAUDAGAR, PUNE.

DATE : 15/ 12/ 2017





ANNEXURE 4

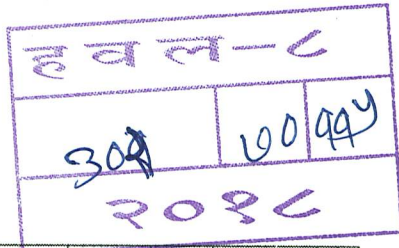
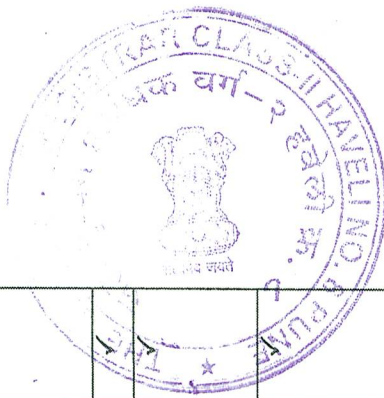


Technical Specifications for VIBGYOR @ Sukhwani

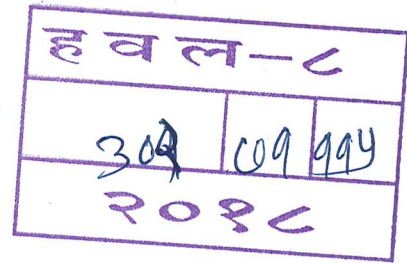
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification Confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Prior to Commencement of Civil Works Site Survey	Land topographical and boundary survey for mapping all contours with levels of adjoining 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		Land topographical and boundary survey	✓
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		3m high barricading and protective roofing and access doors to segregate the approach to the front office from the on-going works in the remaining portion to the site.	✓
	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			
	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			
	Open-able doors provided at specified locations for vehicular and manpower access	Jindal, Tata	Yes			
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		Find out subsoil stratification in the project area : Safe Bearing Capacity (SBC) etc	✓
	Determine the Safe Bearing Capacity (SBC) of the soil at various depths.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes			
	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			
	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			



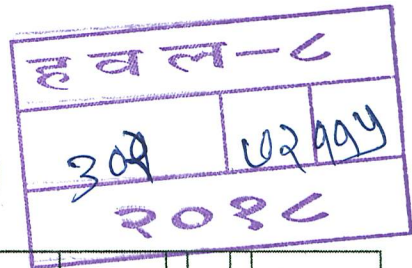
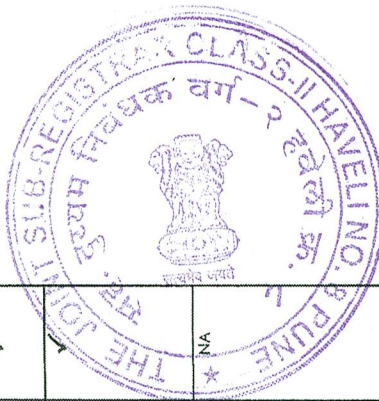
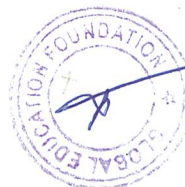
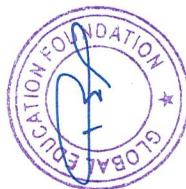
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
	Carry out Hydrological Survey to find out correct water table level below existing GL & Chemical analysis of ground water	NABL Accredited 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			
Site office	Site office with proper lighting, power sockets & ventilation to accommodate adequate number of site personnel		Yes		To accommodate one engineer deputed by the school in the site office of the lessor	✓
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 / Supervisor	✓
Borewell	Undertake ground water exploration by Electrical Resistivity (ERT) or Geo-divining methods		Yes		Providing a borewell	
	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, Astrol, ashirwad	Yes			
	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 water storage facility for construction, labourers, site office and admission office by way of 1 no. RCC tank of 15,000 litres capacity and 1 no. plastic tank of 5,000 litre capacity tank on an intermediate upper slab	✓
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		Temporary power supply of minimum 20 kVA for construction and site office which must be increased to 40kVA once the admission office commences operations	✓
Temporary sanitation facility	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		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. Alternatively connection may be made to the existing drainage system	✓
Civil works below ground level						



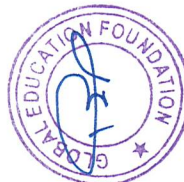
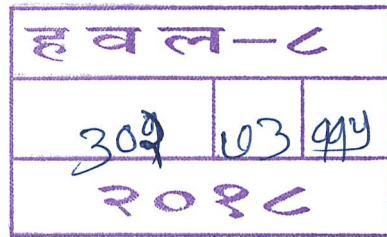
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Excavation	By mechanical means/manual means including dressing of sides & ramming of bottom, lift the soil & removing the excavated soil upto specified distance which doesn't obstruct the ongoing construction work. De-watering pump of adequate capacity provided to remove water in excavated areas. Pile foundation / shoring to be done wherever necessary		Yes		Piling as per std. practice	✓
Bituminous painting	All RCC structures below the plinth must be coated with bituminous paint at all locations where they are in contact with the soil.		Yes			
Anti-termite treatment	Anti-termite treatment for protection against attacks by subterranean termites to be done for all structures below plinth including R.C.C. structures, masonry structures, and supply & drainage pipes etc. Treatment to be done at 2 levels i.e. at the lowermost level which will be bed of the excavated portion and also below the plinth P.C.C. Application to be done by making 150mm deep holes in the soil with a crowbar at intervals of 300mm and filling the same with suitable chemical formulations. All vertical surfaces to be sprayed with suitable chemical formulations. The treatments should be carried out by specialist pest control agency which shall give a guarantee of minimum 10 years for satisfactory performance.		Yes			
Rubble soling below the foundation	230mm rubble soling in hard laterite stone below foundation including dewatering, hand packing, ramming, compacting etc. complete. However, the same need not be done where the rock is adequately hard i.e. areas where excavation was not possible by mechanized buckets but chiselling was required to excavate the hard rock.		Yes			
R.C.C. works for footing foundation, stub columns, plinth beams, shear walls, columns, beams, slabs, staircases, lintels, chajjas and other elevational elements, underground and overhead water tanks	150mm thick M-15 grade of plain cement concrete (P.C.C.) below foundation including formworks wherever necessary. Formwork in film-faced plywood including propping with metal screw jacks etc. Form work quantity should be at least 2 sets of slab shuttering & 3 sets of beam bottoms.	Anchor or equivalent	Yes		Formwork in film-faced plywood including propping with metal screw jacks etc. Form work quantity should be at least 1 set of slab shuttering & 1.5 sets of beam bottoms.	✓
	Machine batched, machine mixed & machine vibrated ready-mix concrete of approved grade including mixing of admixtures in proportions as recommended by structural engineer to accelerate, retard setting of concrete, improve workability without impairing the strength & durability, including dewatering, compacting & curing.	RMC India, Ultratech, Lafarge, ACC, or equivalent	Yes		Machine batched, machine mixed & machine vibrated ready-mix concrete of approved grade including mixing of admixtures in proportions as recommended by structural engineer to accelerate, retard setting of concrete, improve workability without impairing the strength & durability, including dewatering, compacting & curing.	✓



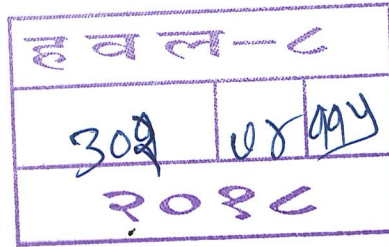
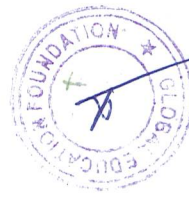
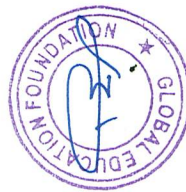
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For land & Gr Floor - 33 Yrs Lease
	Thermo Mechanically Treated (T.M.T.) of FE-500 grade reinforcement bars of various diameters as specified by the RCC Consultant including straightening, cleaning, cutting, bending, in proper shape hooking the bars, binding with 20 g. annealed P.V.C. coated wires & placing into position with factory made precast cover blocks of specified size having a strength not less than that of the surrounding concrete in the structural member.	Tata, Jindal, SAIL-Proposed by Lessee Kalika, Melalal or Rupam-Proposed by Lessor	Yes		Thermo Mechanically Treated (T.M.T.) of FE-500 grade reinforcement bars of various diameters as specified by the RCC Consultant including straightening, cleaning, cutting, bending, in proper shape hooking the bars, linking the bars, binding wires & placing into position with cover blocks.	✓
Earth back-filling in foundation and plinth bedding	Re-filling the foundation trenches with available excavated earth and regions between the plinth beam by mechanical means / manual means, in layers, not exceeding 200 mm depth, consolidating each layer by ramming & watering upto 50mm, including lifting moving & disposing of surplus earth on site.		Yes		Re-filling the foundation trenches with available excavated earth and regions between the plinth beam by mechanical means / manual means, in layers, not exceeding 300 mm depth, consolidating each layer by ramming & watering upto 50mm, including lifting moving & disposing of surplus earth on site.	✓
	Field density tests to be conducted to determine the percentage of compaction achieved.		Yes		Field density tests to be conducted to determine the percentage of compaction achieved.	✓
Rubble soling at plinth level	230mm rubble soling in hard laterite stone in plinth bedding including dewatering, hand packing, ramming, compacting etc. complete.		Yes		230mm rubble soling in hard laterite stone in plinth bedding including dewatering, hand packing, ramming, compacting etc. complete.	✓
P.C.C. at plinth level	150mm thick M-15 grade of plain cement concrete (P.C.C.) at plinth level including formworks wherever necessary	RMC India, Ultratech, Lafarge, ACC, or equivalent	Yes		150mm thick M-15 grade of plain cement concrete (P.C.C.) at plinth level including formworks wherever necessary	✓
Box type water proofing below the raft and outer sides of retaining walls	R.C.C. surfaces cleaned with wire brush & washed with clean water. Cracks on the surface to be filled with rich mix of cement mortar or non-shrink grout. Shahabad tiles of size 450mm x 60mm fixed in a staggered pattern with 25mm thick cement mortar in 1: 5 ratio. (Cement:5 fine sand) leaving a gap of 20 mm between them. Joints filled with medium sized aggregate grouting cement slurry admixed with integral plasticizer and finished smooth. Top of the Shahabad cladding rendered with 30 to 40mm cement screed with water proofing compound (sand + aggregate + cement) with compaction and smooth finishing. Cured for 15 days.	Picilite, Sunanda, Fosroc, Dr. Fixit	NA	NA	NA	NA
Underground Water Tank	Total capacity of @ 2,00,000 litres as per statutory requirements		Yes		Capacity & compartments as per statutory requirements for fire department & PCMC	P
	3 separate compartments for fire (approx. 1,00,000 litres), flushing (approx. 60,000 litres) and domestic (approx. 40,000 litres)		Yes			P
	RCC works as described above		Yes		200mm RCC works as described above	P
	Box-type water proofing with Shahabad tiles on external sides of wall and underneath the bottom		Yes		Box-type water proofing with Shahabad tiles on external sides of wall and underneath the bottom	P
	Brick-bat type of waterproofing on the bottom		NA	NA	NA	NA
	Water-proof plaster on all inner surfaces	Picilite, Sunanda, Fosroc, Dr. Fixit or equivalent	Yes		Water-proof plaster on all inner surfaces	P



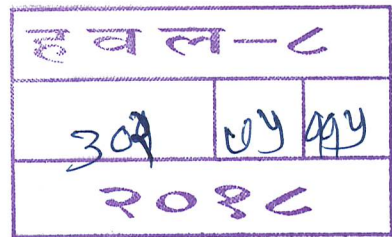
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
	Ceramic tiling on all internal faces	Somany, Kajaria, Nilco-Proposed by Lessee Local make-Proposed by Lessor	Yes		Ceramic tiling (of 200mm x 300mm) on all internal faces	P
Civil works above ground level	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. patlis (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 patli		Yes		The brick work shall have 2 nos. of R.C.C. patlis (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 patli	✓
	230mm thick first class burnt brick masonry wall		Yes		230mm thick first class burnt brick masonry wall : External walls	✓
	150mm thick first class burnt brick masonry wall		Yes		150mm thick first class burnt brick masonry wall : Internal walls	✓
	200mm solid concrete block masonry wall		NA	NA	NA	NA
	110mm thick first class burnt brick masonry wall					
	150mm solid concrete block masonry wall					
	100mm solid concrete block masonry wall					
	100mm Autoclaved Aerated Concrete (AAC) block masonry wall					
	150mm Autoclaved Aerated Concrete (AAC) block masonry wall					
	200mm Autoclaved Aerated Concrete (AAC) block masonry wall					
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 8 mm thick in cement mortar 1:3 (1 cement :3 fine sand) jadded with water proofing compound of approved make in proportion as specified by the manufacturer	Ultratech, Binani, J.K. Lakshmi, ACC or equivalent	Yes		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 8 mm thick in cement mortar 1:3 (1 cement :3 fine sand) jadded with water proofing compound of approved make in proportion as specified by the manufacturer	✓
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		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.	✓
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 or equivalent	Yes		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.	✓
Internal gypsum plaster	20mm thick gypsum plaster on internal walls in proper line, levels, plumb & right angles as per specifications of the manufacturer. This will be applied above the coat of cement sand plaster.	India gypsum or equivalent	Yes		10mm thick gypsum plaster on internal walls in proper line, levels, plumb & right angles as per specifications of the manufacturer. This will be applied above the coat of cement sand plaster.	✓



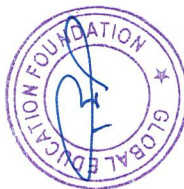
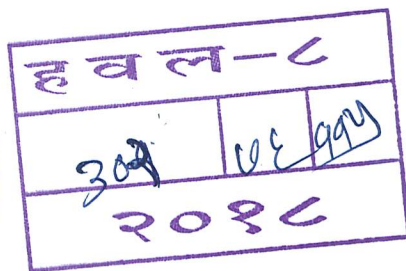
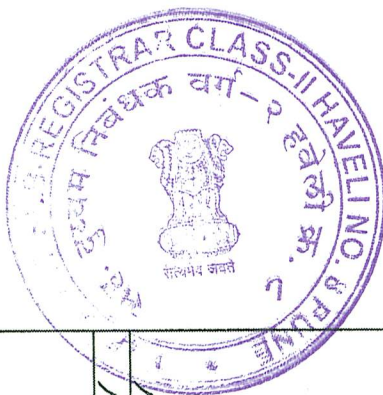
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Grooves in gypsum plaster	Making 6mm x 6mm grooves in the gypsum plaster surfaces in proper horizontal & vertical line & level as per design, at all junctions of gypsum plaster with granite frames, sills, skirting etc.		Yes		Making 6mm x 6mm grooves in the gypsum plaster surfaces in proper horizontal & vertical line & level as per design, at all junctions of gypsum plaster with granite frames, sills, skirting etc.	✓
Terrace & toilet waterproofing	110mm thick brick-bat coba waterproofing		Yes		110mm thick brick-bat coba waterproofing	✓
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 coarse sand) mixed with water proofing compound of approved make in proportion as specified by the manufacturer with required slope	Pilalite, Sunanda, Fosroc, Dr. Fixit or equivalent	Yes		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 coarse sand) mixed with water proofing compound of approved make in proportion as specified by the manufacturer with required slope	✓
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		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	✓
RCC Overhead Water Tank (for the final uppermost slab)	Total capacity of @ 60,000 litres, as per statutory requirements		Yes		Capacity & compartments as per statutory requirements for fire department & PCMC	
	3 separate compartments for fire (approx. 20,000 litres), flushing (approx. 20,000 litres) and domestic (approx. 20,000 litres)		Yes		200mm RCC works as described above	
	RCC works as described above		Yes		Brick-bat type of waterproofing on the bottom	
	Brick-bat type of waterproofing on the bottom	Pilalite, Sunanda, Fosroc, Dr. Fixit or equivalent	Yes		Water-proof plaster on all inner surfaces	
	Water-proof plaster on all inner surfaces		Yes			
	Ceramic tiling on all internal faces	Samany, Kajaria, Nitco-Proposed by Lessee	Yes		Ceramic tiling (of 200mm x 300mm) on all internal faces	
		Local make-Proposed by Lessor				
Plastic Overhead Water Tank (for intermediate slab; in case the building will extend upwards in the future)	Total capacity of @ 45,000 litres, as per statutory requirements		Yes		Capacity & compartments as per statutory requirements for fire department & PCMC	
For all non-drinking water	Tanks of 5,000 litre capacity each interconnected as per approved plan. Fire (4 nos.), flushing (4 nos.) and domestic (1 no.)	Sintex black water tanks			As described above	



Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
For drinking water	Triple layer tank with U.V. protection of 2,000 litre capacity	Sintex white water tanks with black intermediate layer and blue inner layer	Yes		Triple layer tank with U.V. protection of 2,000 litre capacity	
Interior Civil Works						
Flooring works in front office	Crystal white tiles of 12mm thickness and size 800mm x 800mm of Zhongyong make for front office areas. Basic cost - Rs. 1,900.00p per sq.mtr.	Zhongyong	Yes		Crystal white tiles of 12mm thickness and size 800mm x 800mm of Zhongyong make for front office areas. Basic cost - Rs. 1,900.00p per sq.mtr.	P
Flooring works in toilets and bathrooms	Verified tiles of the anti-skid type size 600mm x 600mm and 9.5mm thickness of the anti-skid type for all floors of passages and rooms. Basic cost - Rs. 900.00p per sq.mtr.	Somany, Kajaria, Nitco	Yes		Verified tiles of the anti-skid type size 600mm x 600mm and 9.5mm thickness of the anti-skid type for all floors of passages and rooms. Basic cost - Rs. 900.00p per sq.mtr.	✓
Wall cladding along passages and inside rooms	Verified tiles of size 600mm x 600mm and 9.5mm thickness of the anti-skid type for all floors of passages and rooms. Basic cost - Rs. 700.00p per sq.mtr. Tiles to be fixed by means of suitable adhesive.	Somany, Kajaria, Nitco		Yes		✓
Wall cladding inside toilet and bathrooms	Ceramic tiles of size 600mm x 450mm and 9.5mm thickness of the for all dados inside toilets, bathrooms etc. Basic cost - Rs. 600.00p per sq.mtr.	Somany, Kajaria, Nitco	Yes		Ceramic tiles of size 600mm x 450mm and 9.5mm thickness of the for all dados inside toilets, bathrooms etc. Basic cost - Rs. 600.00p per sq.mtr.	✓
Granite flooring in passages and rooms, skirting along stairs & cladding in water pool and other areas	18 mm thick pre-polished granite slab of Sadrachalli shade (at least B-Grade) on 30mm (average) cement mortar 1:4 (1 cement:4 coarse sand) bedding including cutting the slab in proper 90 degrees & filling the joints in coloured pigment to match the shade of stone. Bands of Dark Grey or Black granite will be provided as and where specified. Basic cost of Sadrachalli granite - Rs. 1,000.00p per sq.mtr. Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrachalli - B grade; Steel Grey	Yes		18 mm thick pre-polished granite slab of Sadrachalli shade (at least B-Grade) on 30mm (average) cement mortar 1:4 (1 cement:4 coarse sand) bedding including cutting the slab in proper 90 degrees & filling the joints in coloured pigment to match the shade of stone. Bands of Dark Grey or Black granite will be provided as and where specified. Basic cost of Sadrachalli granite - Rs. 1,000.00p per sq.mtr. Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	✓
Granite sills & window frames	18mm thick granite in step formation (if specified) upto the width of 300 mm including chamfering & polishing with tin oxide as per detail. The frame shall have 36 mm granite fascia on the inner side to be made by adding an additional strip of 18 mm granite stuck with araldite. The frame shall be protruding inwards by 12mm from plaster. Basic cost of Sadrachalli granite - Rs. 1,000.00p per sq.mtr. Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrachalli - B grade; Steel Grey	Yes		18mm thick granite in step formation (if specified) upto the width of 300 mm including chamfering & polishing with tin oxide as per detail. The frame shall have 36 mm granite fascia on the inner side to be made by adding an additional strip of 18 mm granite stuck with araldite. The frame shall be protruding inwards by 12mm from plaster. Basic cost of Sadrachalli granite - Rs. 1,000.00p per sq.mtr. Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	✓
Granite risers and treads for staircase	Risers of 175 mm height in pre-polished granite stone of 18mm thickness of Sadrachalli shade (not less than B-Grade) or Dark Grey or Black granite. Staircase tread upto 350mm wide in pre-polished granite stone of 18 mm thickness of Sadrachalli shade (not less than B-Grade) or Dark Grey or Black granite. All treads to have a 36mm bull nose detail at the front face to be made by adding an additional strip of 18 mm granite stuck with araldite, mirror polishing with tin oxide & moulting. 2 nos. Grooves provided along front edge for better grip. Basic cost of Sadrachalli granite - Rs. 1,000.00p per sq.mtr. Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrachalli - B grade; Steel Grey	Yes		Risers of 175 mm height in pre-polished granite stone of 18mm thickness of Sadrachalli shade (not less than B-Grade) or Dark Grey or Black granite. Staircase tread upto 350mm wide in pre-polished granite stone of 18 mm thickness of Sadrachalli shade (not less than B-Grade) or Dark Grey or Black granite. All treads to have a 36mm bull nose detail at the front face to be made by adding an additional strip of 18 mm granite stuck with araldite, mirror polishing with tin oxide & moulting. 2 nos. Grooves provided along front edge for better grip. Basic cost of Sadrachalli granite - Rs. 1,000.00p per sq.mtr. Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	✓

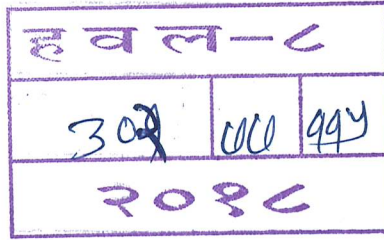
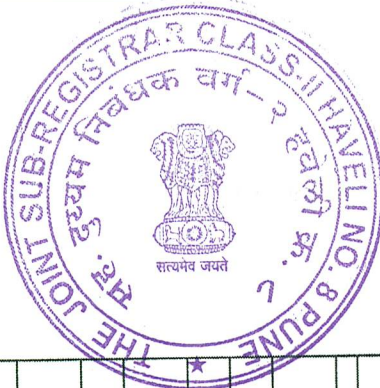


Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Granite pigeon holes inside classrooms & swimming pool changing areas	18mm thick granite both sides polished erected as vertical dividers and horizontal shelves made from 18mm thick one side polished with tin oxide and chamfered as per detail. The clear internal space per compartment will be 300mm x 300mm. The units will have a provision for mounting laminated plywood hinged shutters as and when required. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey		Yes	18mm thick granite both sides polished erected as vertical dividers and horizontal shelves made from 18mm thick one side polished with tin oxide and chamfered as per detail. The clear internal space per compartment will be 300mm x 300mm. The units will have a provision for mounting laminated plywood hinged shutters as and when required. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	✓
Granite bog / janitor rocks, water troughs, urinal partitions	Horizontal and vertical partitions of 18mm or 36 mm thick made by sandwiching together 2 nos. of 18 mm thick granite slabs joined together with Araldite. The granite partitions shall be embedded in the wall surface upto a depth of 35mm. All chamfered edges of 3mm x 3mm polished with tin oxide. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	Sadrahalli - B grade; Steel Grey	Yes		Horizontal and vertical partitions of 18mm or 36 mm thick made by sandwiching together 2 nos. of 18 mm thick granite slabs joined together with Araldite. The granite partitions shall be embedded in the wall surface upto a depth of 35mm. All chamfered edges of 3mm x 3mm polished with tin oxide. Basic cost of Sadrahalli granite - Rs. 1,000.00p per sq.mtr; Basic cost of Steel Grey granite - Rs. 1,200.00p per sq.mtr.	✓
Plumbing Works						✓
Plumbing for toilets, bathrooms, kitchens and water troughs	Concealed plumbing including water supply & drainage pipes comprising of 1/2" C.P.V.C. pipes for water supply, 2" C.P.V.C. pipes for flush water supply, 3" and 4" dia S.W.R. pipes of UPVC grades to be used, for waste and soil water respectively. All piping works include required elbows, tees, couplings and nadmi traps wherever necessary joined by the appropriate solvent cement. The work includes necessary chiselling of the walls & making good the same. All C.P.V.C. pipes 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. All drain pipes of UPVC conforming to conform to Schedule 40 of ASTM D-1785 and capable of sustaining a pressure of 9.55 kg / sq.cm at 60 deg. Celsius	Prince, Supreme, Astral or Ashirwad	Yes		As per design and specifications given by the Plumbing Consultant	✓
Soil, Waste & Rainwater (SWR) downtake pipes	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	Prince, Supreme, Astral or Ashirwad	Yes			
HVAC condensation water downtake pipes	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	Prince, Supreme, Astral or Ashirwad	Yes			
Fresh water downtake pipes	2" dia. C.P.V.C. downtake 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", 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	Prince, Supreme, Astral or Ashirwad	Yes			
Ceramic sanitary fixtures	Wall-mounted water closet of Hindware Model - Constellation; Catalogue No. 20040 (Regd. Design No. 221040) Size : 38 x 37 x 50.5cms with seat covers and accessories kit. "P"-trap distance: 22.2 cms	Hindware	Yes		Wall-mounted water closet of Hindware Model - Constellation; Catalogue No. 20040 (Regd. Design No. 221040) Size : 38 x 37 x 50.5cms with seat covers and accessories kit. "P"-trap distance: 22.2 cms	✓

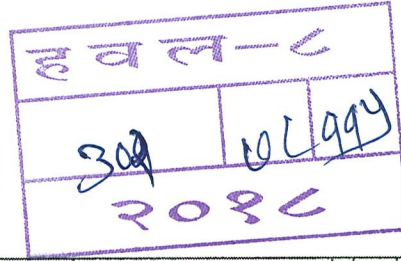
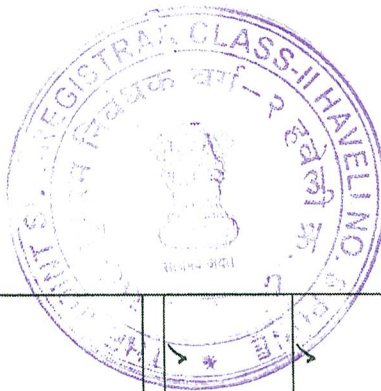


Technical Specifications for VIBGYOR @ Sukhwani

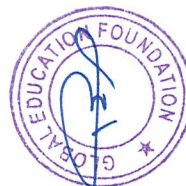
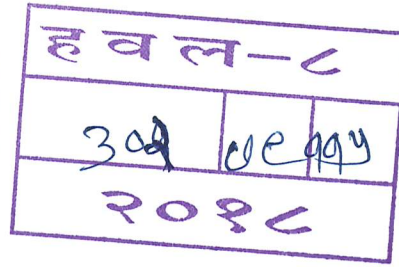
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
	Floor-mounted water closet for Pre-Primary Students' toilets of Hindware Junior Series Model - Poncho EWC; Catalogue No. 20062 (Regd. Design No. 202127) Size : 28 x 39 x 50 cms with seat covers and accessories kit. "S"-trap distance : 12 cms	Hindware	Yes		Floor-mounted water closet for Pre-Primary Students' toilets of Hindware Junior Series Model - Poncho EWC; Catalogue No. 20062 (Regd. Design No. 202127) Size : 28 x 39 x 50 cms with seat covers and accessories kit. "S"-trap distance : 12 cms	✓
	Urinals of Hindware Model - Eureka Flat Back Large with top inlet; Catalogue No. 60020 Size : 60 x 39 x 37 cms	Hindware	Yes		Urinals of Hindware Model - Eureka Flat Back Large with top inlet; Catalogue No. 60020 Size : 60 x 39 x 37 cms	✓
Chrome-plated sanitary fixtures	Boyle trap for hand basins and urinals of Jaquar make; Model - Allied; Catalogue No. 769L	Jaquar	Yes		Boyle trap for hand basins and urinals of Jaquar make; Model - Allied; Catalogue No. 769L	✓
	Waste coupling for hand basins and urinals for students' & staff toilet of Jaquar make; Model - Allied; Catalogue No. 705L-130.	Jaquar	Yes		Waste coupling for hand basins and urinals for students' & staff toilet of Jaquar make; Model - Allied; Catalogue No. 705L-130.	✓
	Dual-flush valve of Nelson make with wall flanges, elbows and V. Breaker.	Nelson	Yes		Dual-flush valve of Nelson make with wall flanges, elbows and V. Breaker.	✓
	Urinal flush valves with auto-closing system; built-in control cock and wall flange of Jaquar make; Model - Pressmatic; Catalogue No. PPS-077.	Jaquar	Yes		Urinal flush valves with auto-closing system; built-in control cock and wall flange of Jaquar make; Model - Pressmatic; Catalogue No. PPS-077.	✓
	8lb cock with aerator for hand wash troughs of Jaquar make; Model - Clarion Quarter-turn; Catalogue No. CQT 23047	Jaquar	Yes		Bib cock with aerator for hand wash troughs of Jaquar make; Model - Clarion Quarter-turn; Catalogue No. CQT 23047	✓
	2-way bib cock for water closets of Jaquar make; Model - Clarion Quarter-turn; Catalogue No. Clarion CQT-23041	Jaquar	Yes		2-way bib cock for water closets of Jaquar make; Model - Clarion Quarter-turn; Catalogue No. Clarion CQT-23041	✓
	Hand shower / jet spray (health faucet) with 1 meter long PVC pipe and wall hook for water closets of Jaquar make; Model - Allied; Cat. # ALD-563.	Jaquar	Yes		Hand shower / jet spray (health faucet) with 1 meter long PVC pipe and wall hook for water closets of Jaquar make; Model - Allied; Cat. # ALD-563.	✓
	Concealed stop-cock of Jaquar make; Model - Clarion Quarter turn with wall flange; Catalogue # CQT 23083	Jaquar	Yes		Concealed stop-cock of Jaquar make; Model - Clarion Quarter turn with wall flange; Catalogue # CQT 23083	✓
	Concealed angle-cock of Jaquar make; Model - Clarion Quarter turn with wall flange; Catalogue # CQT 23059	Jaquar	Yes		Concealed angle-cock of Jaquar make; Model - Clarion Quarter turn with wall flange; Catalogue # CQT 23059	✓
	Wall mounted sink cock with swinging cast round shape spout for sinks & water troughs of Jaquar make; Model - Clarion Quarter turn; Catalogue # CQT 23347	Jaquar	Yes		Wall mounted sink cock with swinging cast round shape spout for sinks & water troughs of Jaquar make; Model - Clarion Quarter turn; Catalogue # CQT 23347	✓
Ceiling Works Modular false ceiling	Perforated GI powder coated metal grid ceiling 0.5 mm thk with black colour lining cover done from inside in size 600 X 600 mm tile form, including 15 mm plain Tee section as a main runner with SS joints detailing, and cross Tee member 15 mm in width, 1200 mm long. G.I. powder coated wall angles. Grid to be suspended with GI wires and anchor fasteners of approved grade complete as directed. The contractor to follow standard installation guideline of Manufacturer. The sample to be approved by the Architect/ Project team.	Armstrong	Yes		Perforated GI powder coated metal grid ceiling for all common areas	✓



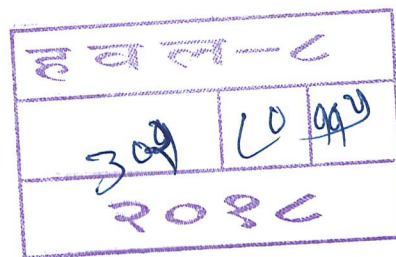
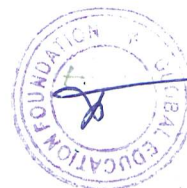
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Gypsum false ceiling	Gypsum False Ceiling with G.I. Perimeter Channels of size 55mm thick (having One Flange of 20mm, and another flange of 30mm) and a web of 27mm) along with perimeter of ceiling, screw fixed to brick wall / partition with the help of Nylon sleeves and screws of 610mm centres. Suspending G.I. intermediate channels of size 45mm (0.9mm thick with 2 flanges of 15mm each) from the soffit of gypsum, 1220mm centres with ceiling angles of width 25mm X 10mm X Gypcon or 0.55mm thick fixed to soffit with G.I. cleats and steel expansion fasteners. Ceiling section of 0.55mm thick having knurled web of 51.5mm and 2 flanges of 26mm each with lips of 10.5mm fixed to the intermediate channel with the help of connecting clips and in direction perpendicular to the intermediate channel at 450 mm centres. 12.5mm tapered edge Gypboard (conforming to IS 2095-1982) screw fixed to ceiling section with 25mm dry wall Philips screws at 230mm centres. Screw fixing done mechanically with drilling machine with suitable attachment. Tapered edges of the Gyp boards to be jointed and finished so as to have a flush look which includes filling and finishing with jointing compound, paper tape etc complete	India	Yes		Gypsum False Ceiling for all common areas	✓
Carpentry Works Door frames	Wooden door frame for door shutters made from Red Miranti (approved quality) wooden section of 75 mm minimum thk in perfect line and level including beading, with the required hardware, holdfast, coat of black Japan etc. and approved shade of melamine polishing complete as directed as per the dwg. and detailing.		Yes		Wooden door frame for door shutters made from Red Miranti (approved quality) wooden section of 75 mm minimum thk in perfect line and level including beading, with the required hardware, holdfast, coat of black Japan etc. and approved shade of melamine polishing complete as directed as per the dwg. and detailing.	✓
Door shutters	Approx. 2400mm high x 1200 mm wide, single shutter of minimum 40 mm thickness flush door finished with approved laminate on both sides, vision glass cut out as per details including beading on all edges and for vision panel cut outs. Other door fittings include concealed door closer Enox make ITS-3870, SS handles on both sides, 6 mm toughened glass for vision panel, Ekari make dead lock doors with master key arrangements, approved quality hinges.	Green, Anchor or equivalent full	Yes		Approx. 2400mm high x 1200 mm wide, single shutter of minimum 40 mm thickness flush door finished with approved laminate on both sides, vision glass cut out as per details including beading on all edges and for vision panel cut outs. Other door fittings include concealed door closer Enox make ITS-3870, SS handles on both sides, 6 mm toughened glass for vision panel, Ekari make dead lock doors with master key arrangements, approved quality hinges.	✓
Duct doors	Supplying & installing double-leaf door shutters for ducts of specified size. Shutter to be made from 25 mm thick black board of 100% pine wood with compressed fillers and main grade plywood on both sides. This is will be finished on both sides with 1.0mm thick laminate 1.5mm wide grooves and perforations made as per the approved design. All the edges of the block board shall be finished with T.W. lipping Patti of 3 mm thickness. 4 nos Butt Hinge - Model # ESSH 4303 of Enox make. Dead Lock - size 3" - Vijayan make with triplicate keys and an additional master key. Baby Latch - Model # EDC-016 of Enox make.	Green, Anchor or equivalent full	Yes		Supplying & installing double-leaf door shutters for ducts of specified size. Shutter to be made from 25 mm thick black board of 100% pine wood with compressed fillers and main grade plywood on both sides. This is will be finished on both sides with 1.0mm thick laminate 1.5mm wide grooves and perforations made as per the approved design. All the edges of the block board shall be finished with T.W. lipping Patti of 3 mm thickness. 4 nos Butt Hinge - Model # ESSH 4303 of Enox make. Dead Lock - size 3" - Vijayan make with triplicate keys and an additional master key. Baby Latch - Model # EDC-016 of Enox make.	✓
Fire-rated doors Fire resistant smoke-check doors	Located at all staircase landings as well as any other locations specified in the Fire NOC.		Yes		To be executed as per the requirements mandated in the Provisional Fore NOC.	✓
2 hours fire-rated doors	Electrical shaft inspection doors to have a fire-rating of 2 hours. These doors are also provided at any other location specified in the Fire NOC.		Yes		To be executed as per the requirements mandated in the Provisional Fore NOC.	✓
Aluminium Works						



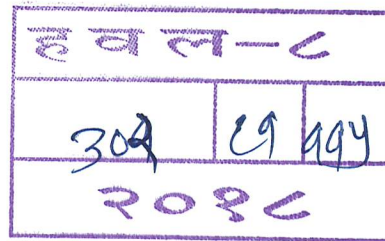
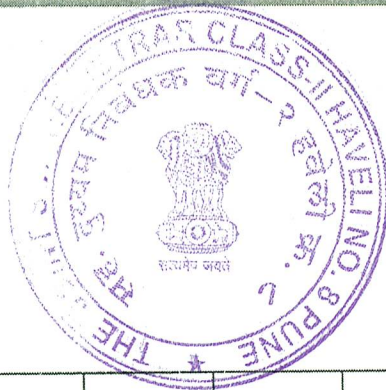
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Aluminium windows	Aluminium anodized sliding - fixed windows for classrooms, corridors, staircase mid-landing as specified and aluminium louvered 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 Indal lock or Star lock make. All sections to be anodized to a thickness of minimum 18 microns in approved shade. Float glass of minimum 6mm thickness of Modiguard, Asahi or Saint Gobain provided in all windows. All gaps to be filled with silicon sealant of Dow Corning make.	Jindal	Yes		Aluminium anodized sliding - fixed windows for classrooms, corridors, staircase mid-landing as specified and aluminium louvered windows for toilets. Aluminium sections of Jindal make of 18 gauge complete with bearings, gaskets and locks. All sections to be anodized to a thickness of minimum 18 microns in approved shade. Float glass of minimum 6mm thickness of Modiguard, Asahi or Saint Gobain provided in all windows. All gaps to be filled with silicon sealant.	✓
Aluminium louvers	Aluminium anodized aluminium louvered windows for toilets. Aluminium sections to be Jindal 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		Aluminium anodized aluminium louvered windows for toilets. Aluminium sections to be Jindal 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.	✓
S.S. Works S.S. Railings for staircase	S.S. hand rail 304 grade of stainless steel 50 mm dia, 16 gauge wall thickness pipe, darry bends and flanges with approved fasteners and dome nuts etc.. All components subjected to argon welding, grinding and buffing.		Yes		S.S. hand rail 304 grade of stainless steel 50 mm dia, 16 gauge wall thickness pipe, darry bends and flanges with approved fasteners and dome nuts etc.. All components subjected to argon welding, grinding and buffing.	✓
Architectural sections & claddings Fins & 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 or equivalent	Yes		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.	✓
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, Altabond	Yes		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	✓
M.S. Fabrication Works M.S. Grills	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 thick 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 thick using approved quality anchor fasteners. Grinding to be done to all joints to achieve smooth finish.		Yes		Partially fixed and partially openable (and lockable with allen key arrangement) M.S. grills on windows as per approved design i.e. having openings not exceeding 100mm	✓



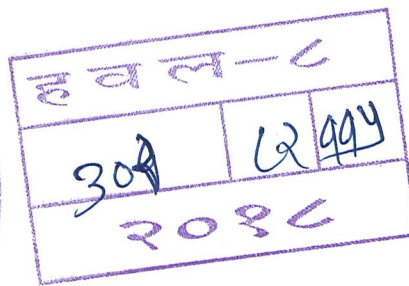
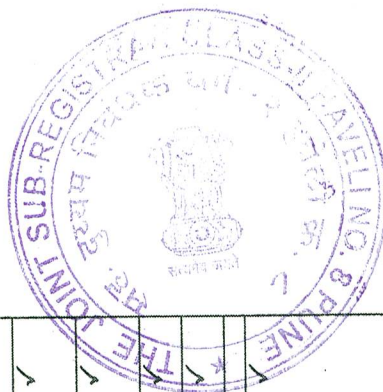
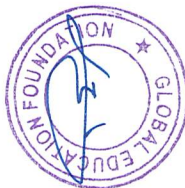
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
M.S. Rolling Shutters	Rolling shutters made from continuous GI sheets of 20 gauge, brake pressed to form horizontal deep ridges which 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% of 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, Indal, SAIL	NA	NA	NA	NA
Painting Works						
Painting on exterior walls of the building, service 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	NA	NA
	2 coats of water-based, acrylic emulsion exterior grade paints like Asian - Apex Ultima, Nerolac: ICI Dulux - Weather shade, Berger. Textures of approved finish to be given wherever specified	Asian, Nerolac, ICI, Berger	Yes		2 coats of water-based, acrylic emulsion exterior grade paints like Asian - Apex Ultima, Nerolac: ICI Dulux - Weather shade, Berger. Textures of approved finish to be given wherever specified	✓
Painting on interior walls (special areas)	2 coats of water-based, luxury emulsion paints like Asian - Royale; ICI Dulux - Velvet, Nerolac - Impressions.	Asian, Nerolac, ICI, Berger	Yes		2 coats of water-based, luxury emulsion paints like Asian - Royale; ICI Dulux - Velvet, Nerolac - Impressions.	✓
Painting on interior walls (regular areas)	2 coats of water-based, lustre paints like Asian, Nerolac - Pearls Luster Range; ICI Dulux, Berger	Asian, Nerolac, ICI, Berger	Yes		2 coats of water-based, lustre paints like Asian, Nerolac - Pearls Luster Range; ICI Dulux, Berger	✓
Painting on ceilings	2 coats of water-based, plastic emulsion paints like Asian - Apcolite; Nerolac: ICI Dulux, Berger	Asian, Nerolac, ICI, Berger	Yes		2 coats of water-based, plastic emulsion paints like Asian - Apcolite, Nerolac: ICI Dulux, Berger	✓
Painting on M.S. architectural elements	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		2 coats of red-oxide primer or zinc chromate primer followed by 2 coats of Asian - Utsav enamel, ICI Dulux, Berger	✓
Electrical Works						
Cabling Works					As per design and specifications given by the Electrical Consultant	
P.V.C. Conduits	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		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	✓
P.V.C. Round Junctions	75mm dia. Heavy-duty P.V.C. junctions of 2mm wall thickness in the ceiling.	Precision, Presto	Yes		75mm dia. Heavy-duty P.V.C. junctions of 2mm wall thickness in the ceiling.	✓
Concealed switch boxes	Concealed G.I. switch boxes of suitable number of modules as required in the blockworks	Anchor Rama, MK	Yes		Concealed G.I. switch boxes of suitable number of modules as required in the blockworks	✓
Wiring for lighting & fan points	1.5 Sq.mm (2 wires of 1.5 Sq.mm) insulated flame retardant multi-stranded I.S.I. mark copper conductor flexible wires in recessed rigid PVC conduits. One secondary light point to be provided for each primary point. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes		1.5 Sq.mm (2 wires of 1.5 Sq.mm) insulated flame retardant multi-stranded I.S.I. mark copper conductor flexible wires in recessed rigid PVC conduits. One secondary light point to be provided for each primary point. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	✓
Wiring for plug points	2 wires of 2.5 Sq.mm & 1 wire of 1.5 Sq.mm (for earthing) insulated flame retardant multi-stranded I.S.I. mark copper conductor cables in recessed rigid PVC conduits. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes		2 wires of 2.5 Sq.mm & 1 wire of 1.5 Sq.mm (for earthing) insulated flame retardant multi-stranded I.S.I. mark copper conductor cables in recessed rigid PVC conduits. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	✓



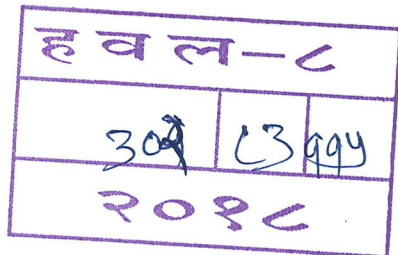
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lessee
Wiring for indoor units of air-conditioning	2 wires 4 Sq.mm & 1 wire 2.5 Sq.mm (for earthing) insulated flame retardant multi-stranded I.S.I. mark copper conductor wires in recessed rigid PVC conduits. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex		Yes	2 wires 4 Sq.mm & 1 wire 2.5 Sq.mm (for earthing) insulated flame retardant multi-stranded I.S.I. mark copper conductor wires in recessed rigid PVC conduits. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	✓
Circuit wiring from Switch Board (S.B.) in rooms to Distribution Board (D.B.) in Low voltage (L.V.) duct for lighting, fan and power circuits	2 wires 2.5 Sq. mm & 1 wire of 1.5 (for earthing) P.V.C. insulated flame retardant multi-stranded I.S.I. mark copper conductor wire in recesses PVC pipes. Termination in the D.B. to be done by means of suitable copper lugs. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex	Yes		2 wires 2.5 Sq. mm & 1 wire of 1.5 (for earthing) P.V.C. insulated flame retardant multi-stranded I.S.I. mark copper conductor wire in recesses PVC pipes. Termination in the D.B. to be done by means of suitable copper lugs. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	✓
Circuit wiring from Switch Board (S.B.) in rooms to Distribution Board (D.B.) in Low voltage (L.V.) duct for indoor units of air-conditioning	2 wires 4.0 Sq. mm & 1 wire of 2.5 wire (for earthing) P.V.C. insulated flame retardant multi-stranded I.S.I. mark copper conductor wire in recesses PVC pipes. Termination in the D.B. to be done by means of suitable copper lugs. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex		Yes	2 wires 4.0 Sq. mm & 1 wire of 2.5 wire (for earthing) P.V.C. insulated flame retardant multi-stranded I.S.I. mark copper conductor wire in recesses PVC pipes. Termination in the D.B. to be done by means of suitable copper lugs. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	✓
Circuit wiring from Distribution Board (D.B.) to Main L.T. Panel (MCC Panel) for fan, lighting & power circuits	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		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.	✓
Circuit wiring from Distribution Board (D.B.) to Main L.T. Panel (MCC Panel) for air-conditioning	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		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.	✓
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 1.1 KV rating from main L.T. panel to L.T. breaker and onward 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		3 runs of (Cross-linked Poly-ethylene) XLPE armoured 185 Sq.mm x 4 core aluminium cable of 1.1 KV rating from main L.T. panel to L.T. breaker and onward 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.	P
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		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.	P
Data & Voice Cabling	CAT-6 wire for data & voice in recessed rigid PVC conduits as required including coding & crimping. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Amp, Delink		Yes	Agreed by the Lessor to do only conduiting. Cabling in Lessee's Scope	✓
CCTV Cabling	4+1 (1 x RG 59 CU + 4 x 0.15sq.mm) CCTV Cable for camera. Suitable tagging by means of ferrules for circuit tracing and identification to be done.	Polycab, Finolex		Yes	Agreed by the Lessor to do only conduiting. Cabling in Lessee's Scope	✓



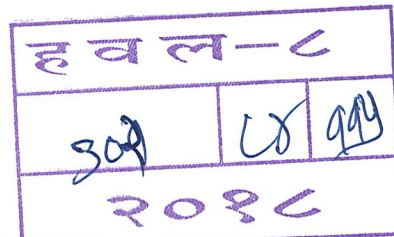
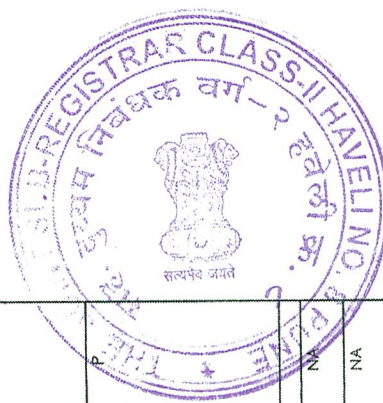
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr floor - 33 Yrs Lease
Projector Cabling	HDMI & VGA Cables for connecting the overhead projector to the computer being used in the classroom. Plugs to be provided at both ends.	Amp		Yes	Agreed by the Lessor to do only cabling. Cabling in Lessee's Scope	✓
Cabling Trays	2mm thick G.I. perforated cable trays of 50mm height and appropriate widths suspended by means of rods of suitable diameter.		Yes		2mm thick G.I. perforated cable trays of 50mm height and appropriate widths suspended by means of rods of suitable diameter.	✓
Wiring Devices						
Front plates	Moulded front plates having appropriate number of modules for accommodating switches, sockets, regulators etc.	Anchor Roma, MK	Yes		Moulded front plates having appropriate number of modules for accommodating switches, sockets, regulators etc.	✓
1-way Switch (5 amp)	5 Amps. switch for various purposes including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Anchor Roma, MK	Yes		5 Amps. switch for various purposes including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	✓
Shuttered Socket (5 / 15 amp)	Supplying & installing of 5Amp /15Amp plug sockets including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Anchor Roma, MK	Yes		Supplying & installing of 5Amp /15Amp plug sockets including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	✓
Step-type fan speed control (Regulator - 120 watt)	Step-type fan regulator including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Anchor Roma, MK	Yes		Step-type fan regulator including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	✓
Mini trip switch for air-conditioner (25 amp)	Single pole MCB including making necessary connection to the wiring, mounting on to front plates, testing & commissioning	Legrand, Schneider		Yes		✓
Data & Voice Input - Output (I.O.) sockets	I. O. socket of the RJ-45 type for CAT-6 cabling for data and telephone point including cabling	Amp, Delink		Yes		✓
HDMI & VGA Sockets	HDMI & VGA sockets for connecting the overhead projector to the computer being used in the classroom.	Amp, Delink		Yes		✓
LED Lighting Fixtures						
22 W LED tube lights	1200 mm long 22 W LED tube lights of T8 size (i.e. 1" dia) of the retrofit or integrated type. Body will be of anodized aluminum extrusions with a good heat sink and front provided with a high Sysko, transparency diffuser. Body having a strip of Surface-Mounted LEDs (SMD) each giving an output of minimum 120 lumens per watt of cool white shade (6000 Kelvin). Output of each fixture of 2,640 lumens which after passing through the diffuser is 2,200 lumens. Lights will be arranged in a manner to give an illumination level of at least 250 lux. All lights carry a warranty of 5 years.	Philips, Crompton, Sysko, Active		Yes		✓
18 W LED down lights	18W back-lit LED down lights of the concealed or surface-mounted type. The die-cast aluminium housing will have a double heat sink. Crompton, duty powder coated and provided with a high transparency diffuser. Sysko, front plate. Body having strips of surface-mounted LEDs (SMD) each giving an output of minimum 120 lumens per watt of cool white shade (6000 Kelvin). Output of each fixture of 2,160 lumens which after passing through the high transparency diffuser is 1,800 lumens. The lights will be arranged in a manner to give an illumination level of at least 250 lux. All lights carry a warranty of 5 years.	Philips, Crompton, Sysko, Active		Yes		✓



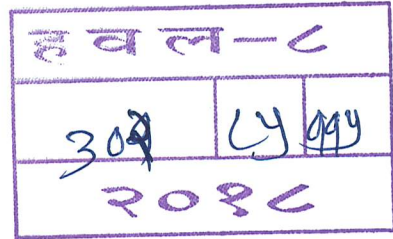
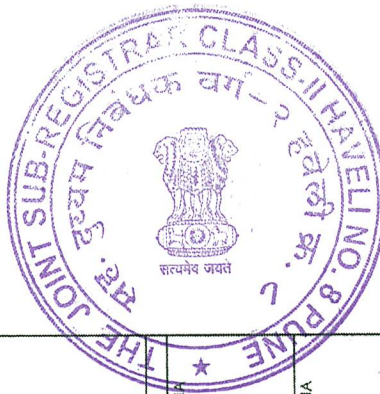
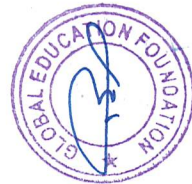
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
40 W LED edge-lit panel lights	40W edge-lit LED panel lights of the concealed type of size 600mm x 600mm for corridors and other areas. The body will be fabricated from sheet metal, duly powder coated and provided with a high transparency diffuser front plate. The body shall have edge-mounted LEDs (SMD) each of which shall give an output of minimum 120 lumens per watt of cool white shade (6000 Kelvin). Output of each fixture of 4800 lumens which after passing through the high transparency diffuser is 4,000 lumens. The lights will be arranged in a manner to give an illumination level of at least 250 lux. All lights carry a warranty of 5 years.	Philips, Crompton, Syska, Active		Yes		✓
Fans						
Ceiling Fans	5-star rated, 1200mm dia ceiling mounted fan with 450mm rod including making necessary connections testing & commissioning	Crompton, Bajaj		Yes		✓
Exhaust fans	Decorative exhaust fans of 10" diameter with louvers on the outer and grill on the inner side in toilets and other locations needing ventilation including making necessary connections testing & commissioning	Crompton, Bajaj		Yes		✓
CCTV Equipment						
Camera	Bullet, dome and Pan-Tilt-Zoom (PTZ) type cameras at strategic locations.	Hikvision		Yes		✓
Data voice Recorder (DVR)	16-channel DVR with hard disks of 4Tb capacity	Hikvision		Yes		✓
Arrestor & Earthing					As per design and specifications given by the Electrical Consultant	
Lightening arrestor & conductor	Lightening arrestor on terrace at the highest building point and connected to the earthing pit by means of 62mm x 5mm copper Patti including making necessary connections.		Yes			P
Earthing pit	Maintenance free chemical type Ashlok-make earthing with Cast Iron (C.I.) cover. Voltage between earth pit conductors to neutral of mains supply 220V A.C. 50 Hz should be less than 1.0 Volts.	Ashlok	Yes			P
Earthing connections	62mm x 5mm copper strips duly welded from the earthing pit up to metering kiosk. 50mm x 5mm Galvanized Iron (G.I.) strips duly welded from the earthing pit up to Power Control Centre (PCC) in the L.T. panel		Yes			
Distribution Boards & Low Tension Panels						
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		As per design and specifications given by the Electrical Consultant	✓
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			P
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			P



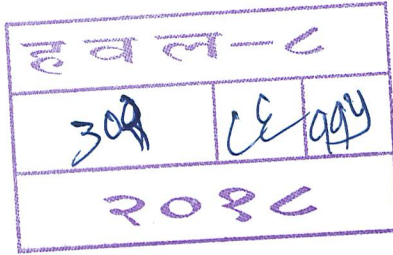
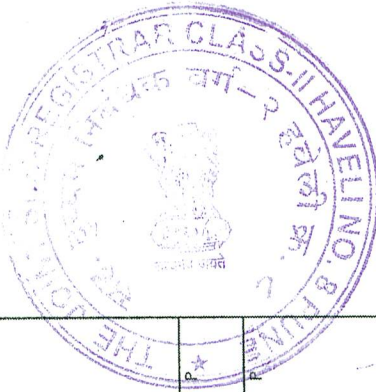
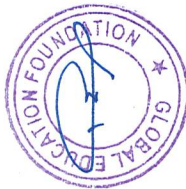
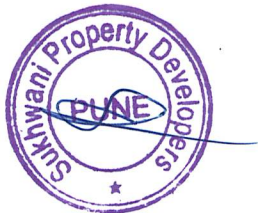
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Automatic Power Factor Control (APFC) Panel	All Poly-Propylene (APP) type capacitors, power contactors, controllers and other switchgears to ensure a power factor of 0.99 to 1.00 for each circuit.	Arrow, Prabhat, Abhishek, Vidhyut, V.V. systems	Yes			P
Air Circuit Breaker (ACB) - L.T. Breaker	4-pole draw-out type air circuit breaker of specified rating	Schneider, ABB	Yes			P
Electric Sub-station & Generator						
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)	Volamp, ABB, Schneider, Siemens, Mahiti	Yes		As per design and specifications given by the Electrical Consultant	P
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 acoustic 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	Yes		Diesel Generator (D.G.) set having a capacity of 65kVA enclosed in an acoustic enclosure conforming to (Central Pollution Control Board) CPCB-II standards and having an Automatic Mains Failure (AMF) panel.	P
Site Infrastructure Works						
Earth retaining walls	Reinforced Cement Concrete (RCC) walls made from specified grade of steel and concrete.		NA	NA		NA
	Uncoarsed rubble Masonry (UCR) walls made from rubble stones duly erected in the specified design with the help of cement mortar.		NA	NA		NA
Masonry Compound wall	2.4m high masonry compound wall with RCC columns at intervals of 2.5m connected with beams.		Yes		1.8m high masonry compound wall with RCC columns at intervals of 2.5m connected with beams.	P
	200mm thick blockwork plastered on both sides		Yes		200mm thick blockwork plastered on both sides	P
	Coping with torque steel rods along the upper edge		Yes		Coping with torque steel rods along the upper edge	P



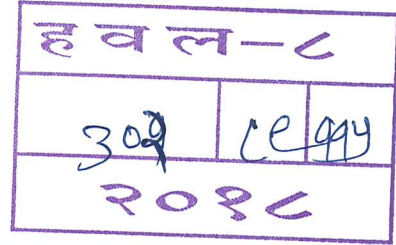
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease P
Weld mesh fencing around outer periphery and demarcating areas like swimming pool, basketball court, children's play areas etc.	1.2m 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 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 the 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 creepers / shade net in areas requiring more privacy like swimming pool etc.	AI fencing	Yes		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 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 the 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 creepers / shade net in areas requiring more privacy.	
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 embedded in 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 enclosing 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.		NA	NA	NA	NA
Barbed wire fencing 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.		NA	NA	NA	NA
Barbed wires (coil and linear forms)	G.I. barbed wires of Type A (lowa-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		NA	NA	NA	NA
Security cabin and archway at entrance and exit points Civil works	RCC, blockwork, plaster and painting works for the cabin & archway		Yes		RCC, blockwork, plaster and painting works for the cabin & archway	P
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)		Yes		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)	P
Swimming Pool (25m x 15m x .6 at the shallow end - 1.5m at the deep end)			NA	NA	NA	NA



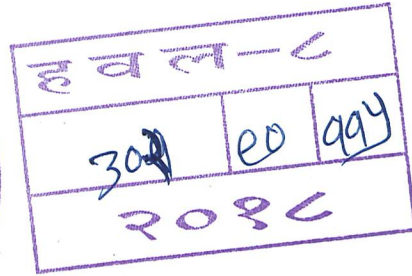
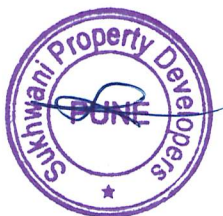
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Skating Rink & Basketball Court (28m x 15m)						
Civil works	Lowest layer of 150mm Granular Sub-Base (GSB) containing aggregates of size 30mm and 40mm (metal # 3 & 4). 230mm rubber 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.		Yes		Lowest layer of 150mm Granular Sub-Base (GSB) containing aggregates of size 30mm and 40mm (metal # 3 & 4). 230mm rubber 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.	P
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		Yes		
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 blackwork having a coping on the top and duly plastered. The tops of these posts 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.		Yes		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 blackwork having a coping on the top and duly plastered. The tops of these posts 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.	P
Basket ball poles	2 nos fixed-type poles having a main pipe of 150mm dia mounted with 20mm thick acrylic board mounted on an 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	Melco sports		Yes		P
Box Cricket (half pitch 22m x 4m)						
Civil works	230mm rubber 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		Yes		230mm rubber 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	P
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 Verdy shade.	Progreen Sports Fieldturf		Yes		P



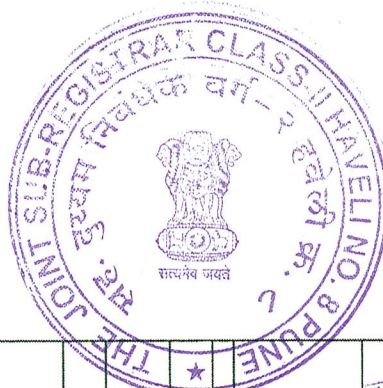
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Street lights with lamp posts	40W street lights mounted on lamp posts made from M.S. duly powder coated which are secured to the floor 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.	Philips, Crompton, Syska, Active	Yes		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
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.	Philips, Crompton, Syska, Active		Yes		P
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		As per design and specifications given by the Plumbing Consultant	P
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 Schindler 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 and 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	Olis, Schindler, Mitsubishi, Kone	Yes		Gearless high-speed lifts having a capacity of 25 passengers (2 nos) & 20 passengers (2 nos) 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 and 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. Make - Johnson Elevators	✓
Fire fighting systems Piping & accessories Piping	Comprising of "C" - class heavy duty G.I. pipe conforming to IS 1239 ranging from 250mm to 25mm dia. Joining 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		As per the specifications and requirements given in the Provisional fire NOC	✓
Butterfly valves	Slim seat butterfly valve PN 16 conforming to IS 13095, with gummetal seat with nuts, bolts, washers, gaskets etc.	L & T	Yes			



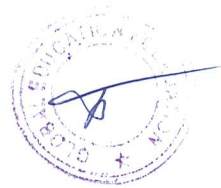
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Non-return valves	Dual plate non-return valve conforming to IS : 5312 complete with rubber gasket, GI bolts, nuts, washers etc.		Yes			
Ball valves	Bronze lever operated ball valves of full flow with stainless steel ball (ANSI 304) and spindle (ANSI 401) with selfing and gland of superior quality and having a working pressure of 10 Kg/cm ² .	Honeywell	Yes			
Hydrant system accessories						
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		As per the specifications and requirements given in the Provisional fire NOC	✓
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.		Yes			
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 14kg/cm ² and a temperature rating of 225°F.		Yes			
Fire extinguishers						
ABC type	ABC type portable fire extinguisher with brackets for wall mounting & necessary accessories of 6kg and 9kg capacities		Yes		As per the specifications and requirements given in the Provisional fire NOC	✓
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 systems						
Fire alarm panel	Conventional Fire Alarm Panel with adequate number of zones with P.A. system.	Heaven	Yes		As per the specifications and requirements given in the Provisional fire NOC	✓
Manual call point	Manual Call Point (MCP) with hooter and public address (P.A.) system	Honeywell	Yes			



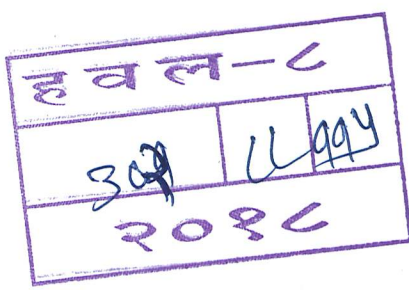
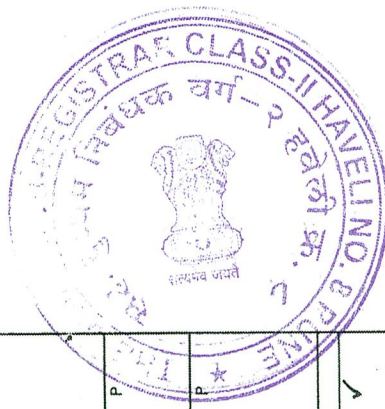
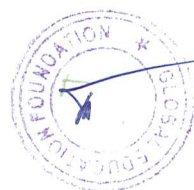
Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
M.S. structure for nets	3.6m high M.S. framework for the nets comprising of vertical members made from minimum 75mm dia G.I. pipes of "B"-class interconnected by means of horizontal square pipes of minimum 40mm x 40mm x 2.0mm wall thickness. 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'			Yes		P
Nylon cricket nets		Meico sports		Yes		P
Multi-functional play area (football, handball, Futsal)						
Civil works	150mm Granular Sub-Base (G38) containing aggregates of size 30mm and 40mm (metal # 3 & 4).		Yes		150mm Granular Sub-Base (G38) containing aggregates of size 30mm and 40mm (metal # 3 & 4).	P
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 Torkett		Yes		P
Landscaping						
Synthetic turf for landscaping area	Synthetic turf having a pile height of 20mm and provided with rubber filling upto 40mm.	Progreen Sports, Fieldturf Torkett	Yes		Synthetic turf having a pile height of 20mm and provided with rubber filling upto 40mm.	P
Mexican grass	Mexican grass in mat form laid over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.		Yes		Mexican grass in mat form laid over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.	P
Bermuda grass	Bermuda / Australian grass dribbled over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.		Yes		Bermuda / Australian grass dribbled over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.	P
Trees	Bottle palms, Champa trees of approx. 1.5m high provided at selected locations		Yes		Bottle palms, Champa trees of approx. 1.5m high provided at selected locations	P
Paved surfaces						
Paver tiles for play areas	10mm thick paver tiles with embossed polka dots on the paved area of the play ground, and swimming pool periphery of size 300mm x 300mm on average cement mortar 1:3 (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		NA	NA	NA	NA
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.		NA	NA	NA	NA
75mm thick stamped concrete for walkways	Stamped concrete of M30 grade in approved shade, pattern and textures with anti-slip properties.		Yes		Stamped concrete of M30 grade in approved shade, pattern and textures with anti-slip properties.	P
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	NA	NA	NA



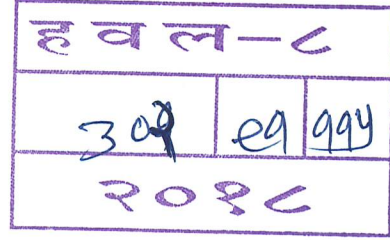
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Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	Fat Land & Gr Floor - 33 Yrs Lease
150mm stamped concrete for driveways	Stamped concrete of M35 grade in approved shade, pattern and textures with anti-slip properties with torqued steel TMT bars of 12mm laid at a pitch of 300mm		Yes		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	P
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		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	P
Drains & Chambers					As per design and specifications given by the Plumbing Consultant	
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		All chambers covered with covers made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.	P
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		As per design and specifications given by the Plumbing Consultant	P
Rain water harvesting	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.		Yes		As per design and specifications given by the Plumbing Consultant and norms specified by PCMC	P
Signages						
Non-lit signage	Non-lit signage having a background of white coloured Aluminium Composite Panel (ACP) sheets of 3mm thickness of Eurobond (Shade ER-908) or Altabond make with a polymerizing vinylidene fluoride (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.	Clique, Signage Infotech		Yes		✓
Front-lit signage	Front-lit signage whose design and construction is identical to that of the non-lit 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.	Clique, Signage Infotech		Yes		✓
Back-lit signage	Back-lit signage whose design and construction is identical to that of the non-lit 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.	Clique, Signage Infotech		Yes		✓
Infrastructure Lighting						

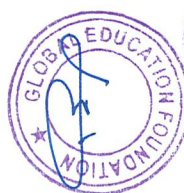
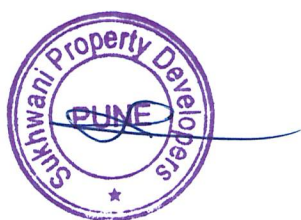


Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Smoke detectors	Conventional smoke detectors	Apollo	Yes			
Heat detectors	Conventional heat detectors	Apollo	Yes			
Cabling systems	2 - core, 1.5 sq.mm copper armoured cable of fire retardant grade in red colour	Polycab or Finolex	Yes			
Water treatment plants						
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		As per design and specifications given by the Plumbing Consultant in case there is no street connection available	P
Civil works	RCC works for oil-and-grease trap (OGT), bar screen chamber (BSC), raw sewage collection tank, pre-aeration tank, main aeration tank, decant water tank and final treated water tank.		Yes			
Electro-mechanical equipment						
Bar screens	Fabricated stainless steel bar screens made from SS 304 Grade having and overall size of 800 mm x 800 mm with side frames made in 50 x 50 x 6 angles, SS bars of 10 mm dia placed at 20 mm c / c welded to channels. Bar screen chamber provided with suitable raking arm to clean the screen with all leads and lift, and a stainless steel bucket of 6 litres capacity to collect the screenings.		Yes		As per design and specifications given by the Plumbing Consultant in case there is no street connection available	P
Submersible raw sewage transfer pumps	Submersible electrical driven raw sewage pump to lift raw sewage from equalization tank to aeration tank with all necessary arrangements operating on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with fitted on a common base frame with foundation bolts and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Wilo, Germany	Yes			
Fine bubble air diffuser membranes	Fine bubble diffusers made of silicon supported on PP pipes with required supports laid at the bottom of the raw sewage collection, pre-aeration and main aeration tanks including all arrangements to lift the diffusers during maintenance with all leads and lifts.	Rehau, Germany	Yes			
Tri-lobe roots-type air blower	3-lobe air blowers to pump air into the fine bubble air diffusers, with low noise, foundation bolts, motors, silencers, air receiver, anti-vibration pads, lubrication oils for internal moving parts with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts and having provisions and accessories to lift the blower during maintenance. Drive arrangement of "V"-belt and pulley.	TMVT, Ahmedabad	Yes			
Sludge pump	Submersible electrical driven pump with SS impellers to lift sludge from sludge tank to aeration tank and to the sludge holding tanks with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts including provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Wilo, Germany	Yes			

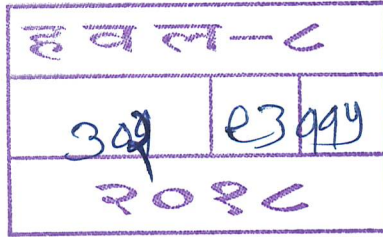
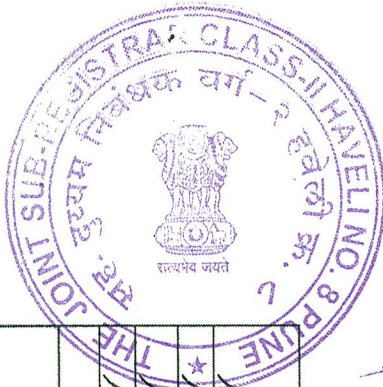


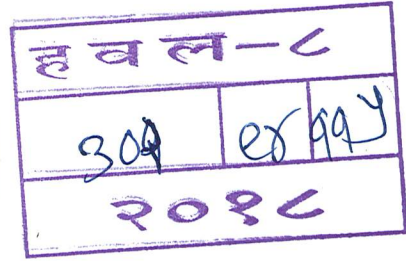
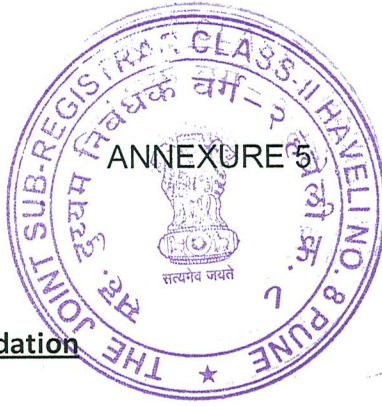
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Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Lessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Filter feed pumps	Centrifugal, self-priming, non-clog electrical driven external horizontal pump to lift decanted water from SBR tank to pressure sand filtration units with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts including provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Johnson	Yes			
Decanter mechanism	Decanter unit with required electrical connections all leads and lifts.		Yes			
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.		Yes			
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-solvent dosing system, and micron cartridge filters of 5 microns and 1 micron. U.V. lamp for final treatment.	Alfa		Yes		
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 1 duty pickled, passivated and electro polished with food grade "O"-rings and seals operating at a pressure of 7.45 psi.	Alfa		Yes		
Housekeeping & deep cleaning	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		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.	P



Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Tessee's Scope	Specification confirmed by the Lessor	For Land & Gr Floor - 33 Yrs Lease
Building area	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. 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.		Yes		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. 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.	✓
Statutory compliances & Fire NOC			Yes		To be obtained from the concerned Chief fire Officer (CFO)	✓
Building Occupancy Certificate	To be obtained from the concerned department in the local governing body		Yes		To be obtained from the concerned department in the local governing body	✓
Power connection	To obtain the power connection in the name of the school		Yes		To obtain the power connection in the name of the school	★
Fresh water supply, storm and sewage water connection to the municipal drains	To be obtained from the concerned department in the local governing body		Yes		To be obtained from the concerned department in the local governing body	✓

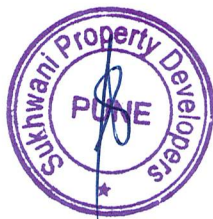


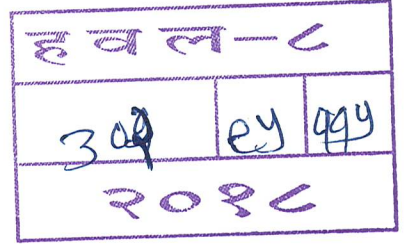


Global Education Foundation

Rent Chart & Escalation

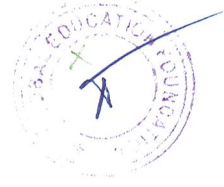
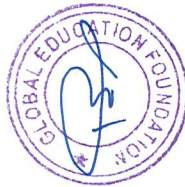
From	To	Rate	Escalation %	Area in Sq ft	Monthly Lease Rental in Rupees
01-Jun-19	31-May-22	30.60		8440.00	2,58,264
01-Jun-22	31-May-25	33.35	9.00%	8440.00	2,81,508
01-Jun-25	31-May-28	36.36	9.00%	8440.00	3,06,843
01-Jun-28	31-May-31	39.63	9.00%	8440.00	3,34,459
01-Jun-31	31-May-34	43.19	9.00%	8440.00	3,64,561
01-Jun-34	31-May-37	47.08	9.00%	8440.00	3,97,371
01-Jun-37	31-May-40	51.32	9.00%	8440.00	4,33,135
01-Jun-40	31-May-43	55.94	9.00%	8440.00	4,72,117
01-Jun-43	31-May-46	60.97	9.00%	8440.00	5,14,607
01-Jun-46	31-May-49	66.46	9.00%	8440.00	5,60,922
01-Jun-49	31-May-52	72.44	9.00%	8440.00	6,11,405





Security Deposit

Event	Empire
At the time of execution of Final Agreement	5,16,528
At the time of sanction of plans for of the Proposed Building under Phase – I of the said Premises	2,58,264
At the time of completion of plinth of the Proposed Building under Phase I of the said Premises	2,58,264
At the time of completion and possession of the said Premises.	5,16,528
	15,49,584



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500/- only

22/6/2007
and dated

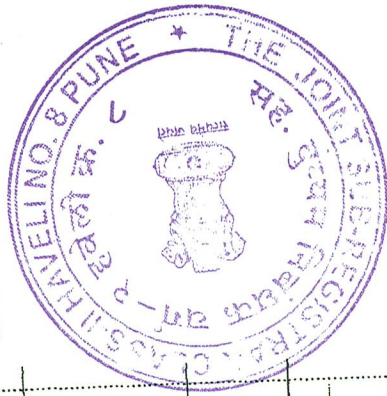
of the Trust. Trustee
educational and
charitable.
responsible. Control
direct take over and
supervise, develop and
manage and assist in
work in the conduct
of administration of
development of
school, colleges, hospitals
and houses. For giving
any kind of assistance
of collection
of collection in Trust
deed.

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15/11/13
Sukhwani
P.C.

Registered to be a Free Copy



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mess near
Towers 3rd
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to the
Community Center
10/10/13

Registration No
763105
Bco (33)
10/10/13

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GLOBAL EDUCATION FOUNDATION

Registered Office: C/o, Vibgyor High, Motilal Nagar -1, Srirang Sabde Marg, Off Link Road, Goregaon (West), Mumbai - 400 104.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF GLOBAL EDUCATION FOUNDATION AT ITS MEETING HELD ON MONDAY, THE 18TH DECEMBER, 2017 AT 9.30 A.M. AT THE REGISTERED OFFICE OF THE TRUST.

AUTHORITY TO ENTER INTO ARRANGEMENT BETWEEN M/S. SUKHWANI PROPERTY DEVELOPERS AND TRUST:

"RESOLVED THAT the consent of the Board of Trustees be and is hereby accorded to Trust to enter into Letter of Intent, Term Sheet, Memorandum of Understanding, Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement with M/s. Sukhwani Property Developers in respect of piece and parcel of Property admeasuring 4248.97 sq. mtrs. which is earmarked for Primary School Reservation (bearing Reservation No. 361/B) out of Land bearing Survey No. 12, Hissa No. 1 to 5 totally admeasuring 01 Hectare 49 Ares and bearing corresponding City Survey No. 594, 595 and 597 alongwith the premises comprising of a portion of the proposed Building comprising of ground floor all together having total usable area of approx. 784.08 sq. mtrs. equivalent to 8440 sq.ft along with open ground with other infrastructural facilities and parking area all lying and situated at Pimple Saudagar, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, District Pune for long term lease.

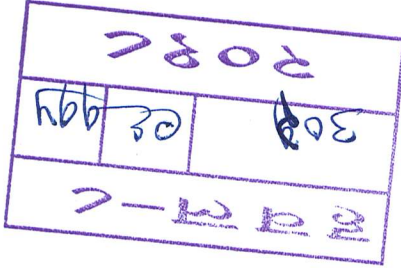
RESOLVED FURTHER THAT Mr. Rustom P. Kerawalla or Mr. Vispi. J. Vesuna or Mr. Mehernosh Talati, Trustees of the Trust be and is hereby authorised to study, negotiate, discuss and finalise the terms of the Letter of Intent, Term Sheet, Memorandum of Understanding, Agreement to Lease, Lease Deed, Addendum to Lease Deed, Supplementary Agreement or such other agreements, documents to be executed with Sukhwani Property Developers 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 Premises 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 a true copy by any one of the Trustees of the Trust be furnished to the concerned authorities as may be required in this behalf."

CERTIFIED TRUE COPY
For GLOBAL EDUCATION FOUNDATION

R. P. Kerawalla
RUSTOM P. KERAWALLA
TRUSTEE

Vispi. J. Vesuna
VISPI. J. VESUNA
TRUSTEE



ପ୍ରଶ୍ନ :- କିଏ ? ଉତ୍ତର :- ମୁଁ ।

ମାଧବୀଙ୍କ ଉପସ୍ଥ - ପଞ୍ଚମ

प्रश्न :- कर्म

উত্তর :-

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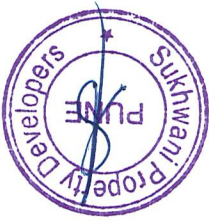
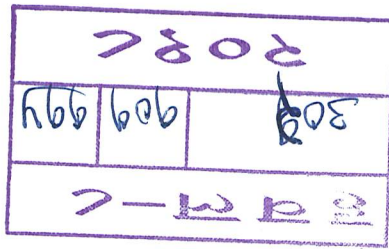
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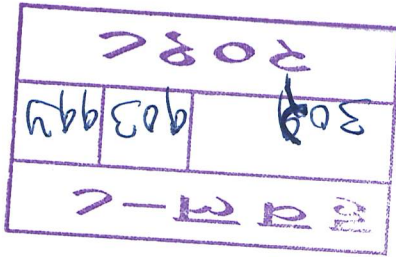
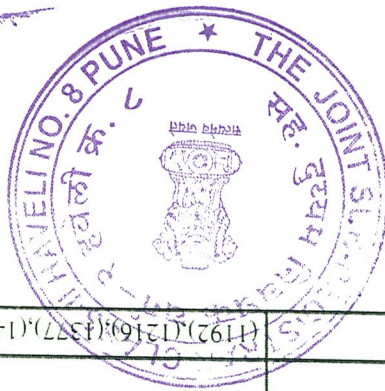
॥ श्री गणेशाय नमः ॥

वट क्रमांक व आधारणा पद्धती उपविभाग 125 श्रीगवतदार वर्ग -1	क्षेत्र एक हे.आर.चौ.मी जिरायत 0.31.00 बागायत - नदी वरकस इतर एकूण क्षेत्र 0.31.00 पोटखराब (लावावडीस अयोग्य) वर्ग (अ) 0.01.00 वर्ग (ब) - एकूण पौ 0.01.00 रख आकारणी 2.31 जुडी किवा - विशेष आकारणी	(75):(870),(2649),(4461) सीमा आणि भूमापन विभाग
श्रीगवतदाराचे नांव	क्षेत्र आकार आणि पै.पो.ख.फे.फा खाले क्रमांक	सुखवानी पापटी डेवेलपर्स प्रा.प्रा.पटर्स कर्म लॅक प्रा.प्रा.पटर्स सुरेश लीनाराम सुखवानी सामाईक क्षेत्र----- विपरीत विचवड महानगरपालिका रस्त्याकडे (0.18.90 1.41 0.01.00) (0.12.10 0.90) 3877 (4005) इतर अधिकार इतर इतर इतर कुळीचे नांव 96, 2512



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२०१५-१६	संपूर्ण वर्ष						
२०१७-१८	संपूर्ण वर्ष						

गाट क्रमांक व भूधारणा पद्धती		उपविभाग 124 भोगवटदार वर्ग -1	शेतीचे स्थानिक नांव		क्षेत्र आकारआणि पै. पो.ख. फे.का	खाले क्रमांक
भोगवटदारचे नांव						
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bbx qv	603
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सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

गाव नमुना बारा

अधिकार अंमलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवट्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: पिंपळे सौदागर

तालुका: हवेली

जिल्हा: पुणे

वर्ष	हंगाम	जल	सिंचित	अजल	पिकांचे	जल	सिंचित	अजल	पिकांचे	जल	सिंचित	अजल	स्वरूप	क्षेत्र
2012-13	खरीप													
2013-14	खरीप													
2014-15	खरीप													

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.



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आ. हवेली, जि. पुणे
अन्वयाधीन पिंपळे सौदागर
७०६११५

शाव नमूना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील

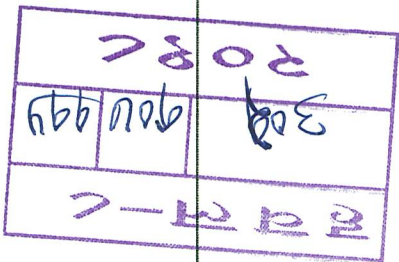
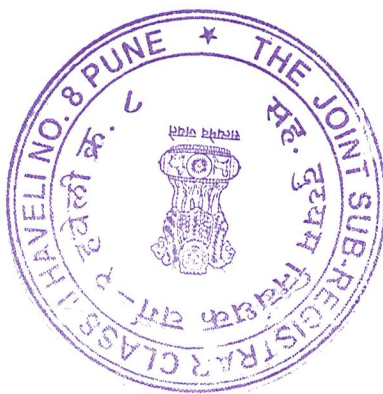
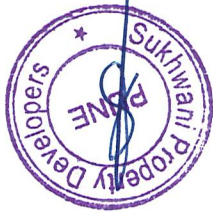
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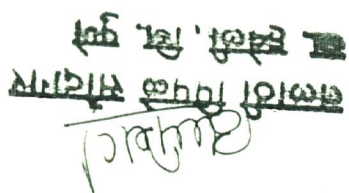
जिल्हा :- पुणे

तालुका :- हवेली

शाव :- पिपळे सौंदर्य

वाट क्रमांक व भूधारणा पद्धती		भोगवटदाराचे नांव	उपविभाग		12/3 1	भोगवटदार वर्ग	-1
क्षेत्रीय स्थानिक		क्षेत्र आकारआणें पै पो.ख. फे.का		खाते क्रमांक			
क्षेत्र एकक हे.आर.चौ.मी		सुरेश लोत्ताराम सुखवानी	0.02.40 0.17	(	3747	कुळाचे नाव	इतर अधिकार
जिरायत 0.12.00		बागायत -	अनिता लोत्ताराम सुखवानी	(	2803		
नदी		-	सुरेश लोत्ताराम सुखवानी	(	2803		
वरकस		-	सुरेश लोत्ताराम सुखवानी	(	2803		
इतर		-	सामाईक क्षेत्र-----	0.09.60 0.70	(	2803	
एकूण क्षेत्र 0.12.00							
पोटखराब (लागावडीस							
अधीनस्थ)							
वर्ग (अ)							
वर्ग (ब)							
एकूण पै 0.00.00							
ख							
आकारपै 0.88							
जुडी किंवा विशेष							
आकारपै							
(1684),(2574),(4397)		सीमा आणि भूमापन चिन्हे					





गाव नमना सात

अधिकार अभिलेख पत्रक

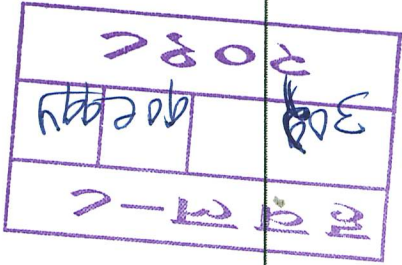
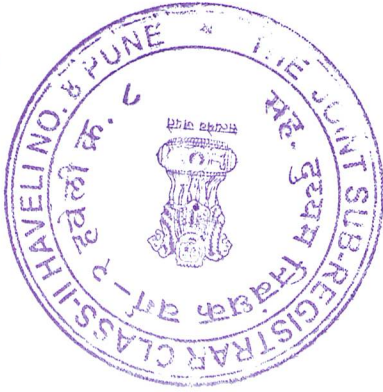
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवस्था (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- पिंपळे सौंदगार

ता.का :- हवेली

जिल्हा :- पुणे

गाव क्रमांक व भूधारणा पद्धती उपविभाग 12.2 भोगवटदार वर्ग -1		भोगवटदाराचे नांव	
शेतीचे स्थानिक नांव		क्षेत्र आकारआणि पै.पो.ख.फे.का	
क्षेत्र एकक हे.आर.चौ.मी		0.35.00 2.56	0.01.00 (4007)
जिरायत 0.35.00		बागायत -	नदी -
वरकस -		देत -	एकुल क्षेत्र 0.35.00
पोटखराब (नागावडीस अर्धव्य)		वर्ग (अ) 0.01.00	वर्ग (ब) -
एकुल पौ 0.01.00		आकारपौ 2.56	जुडी किंवा विशेष
आकारपौ		सोमा आणि भुमापन विन्हे	

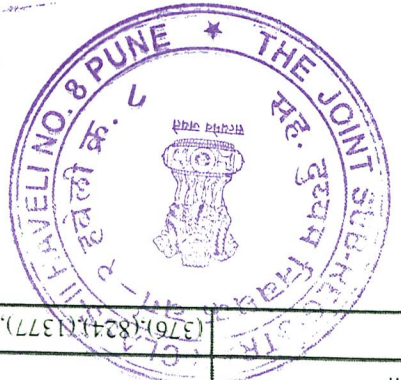


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ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

गणतन्त्राचा सार
अधिकार अधिकार पत्रक
(महाराष्ट्र अधीन महसूल अधिकार अधिकार आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील)
नियम ३, ५, ६ आणि ७)

नाम :- विपक्षी सदस्य
तारीख :- दिवशी
जिल्हा :- पुणे

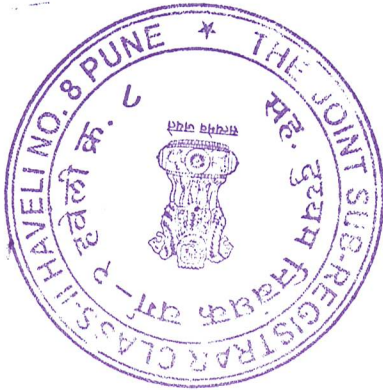
शेतीचे स्थानिक		क्षेत्र आकारआणि पै.पो.ख.फ.का		खाली क्रमांक	
शेत क्रमांक व अधिपती	उपविभाग	121	शेतावतदार वरी	शेतावतदाराचे नाव	
-1					
क्षेत्र एकक हे.आर.पौ.मी					
जि.प.वत 0.32.00	सुरेश लोत्ताराम सुखवानी	(	4192	कुळाचे नाव	2659
बागायत -	कर्म लक्ष्मी प्रभाकर	)		इतर अधिकार	
नदी	सामाईक क्षेत्र			कुळा	
वटकस					
इतर					
एकूण क्षेत्र 0.32.00					
पोटखराब (लागावडीस)					
अधीनस्थ					
वरी (अ) 0.01.00					
वरी (ब) -					
एकूण पै 0.01.00					
ख					
आकारपै 2.31					
जुडी किंवा -					
विशेष					
आकारपै					
(376),(824),(1377),(1530),(2211),(2213),(3809),(4192)					
सीमा आणि भूमापन विभागे					



७८०८
३०६
१११ ११५
७८०८



२४०८
३०९
१११/११५
८-१-८



८०५८८
८०५८८
८०५८८
८०५८८

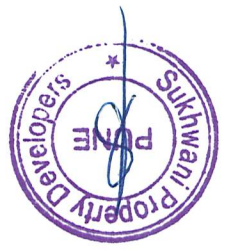
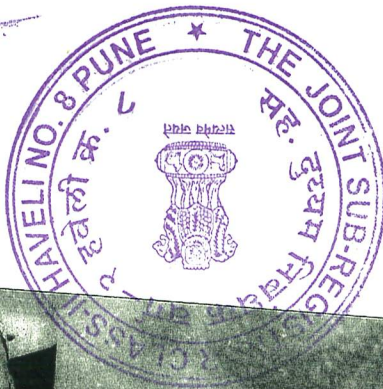
सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

वर्ष	हंगाम	जल	सिंचित	अजल	सिंचित	जल	सिंचित	अजल	सिंचित	जल	सिंचित	अजल	सिंचित	वर्ष	खरीप
2014-15	खरीप													2014-15	खरीप
2013-14	खरीप													2013-14	खरीप
2012-13	खरीप													2012-13	खरीप

गाव: पिंपळे सौदागर
तालुका: हवेली
जिल्हा: पुणे
अधिकार अभिलेख पत्रक
आव नमूना बारा
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

२०८८		
११३	११४	११५
२०८८		



8/302

शुक्रवार, 12 जानेवारी 2018 12:18 म.नं.

दस्त गोषवारा भाग-1

हवल8

दस्त क्रमांक: 302/2018

दस्त क्रमांक: हवल8 /302/2018

बाजार मुल्य: रु. 5,66,19,000/- मोबदला: रु. 15,49,584/-

भरलेले मुद्रांक शुल्क: रु.25,49,000/-

दु. नि. सह. दु. नि. हवल8 यांचे कार्यालयात

अ. क्रं. 302 वर दि.12-01-2018

रोजी 11:59 म.पू. वा. हजर केला.

पावती:310

पावती दिनांक: 12/01/2018

सादरकरणाराचे नाव: ग्लोबल एज्युकेशन फाऊंडेशन तर्फे
अधिकृत सहीकरणार म्हणून श्री. मेहेरनोश तलाटी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2340.00

पृष्ठांची संख्या: 117

दस्त हजर करणाऱ्याची सही:

एकुण: 32340.00

बाबी पडलेली पाने फी / नों.फी र.रुपये 96000/-
पावती क्रमांक 389 दिनांक 22/09/18

अन्वये बहुक करण्यात आली.

सह दुय्यम निबंधक, हवेली-8

सह दुय्यम निबंधक, हवेली-8

सह. पुण्यम निबंधक वर्ग-१
हवेली क्र.८

दस्ताचा प्रकार: लीजडीड

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

शिक्रा क्रं. 1 12 / 01 / 2018 11 : 59 : 33 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 12 / 01 / 2018 12 : 00 : 41 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तावेज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. *दस्तावेजातील संपूर्ण बजकूर, निष्पादक व्यक्ती साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्तावेजी सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. *दस्तावेजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून घेणार

लिहून घेणार :





12/01/2018 12 21:05 PM

दस्त गोषवारा भाग-2

हवल8

दस्त क्रमांक:302/2018

दस्त क्रमांक :हवल8/302/2018

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. सुरेश टी. सुखवानी हे मेसर्स. सुखवानी प्रॉपर्टीज डेव्हलपर्स तर्फे सोल प्रोप्रायटर म्हणून - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट क्रमांक 2, शिरीन गार्डन, एफ विंग, औंध, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ACNPS2219N	मालक वय :-38 स्वाक्षरी:-		
2	नाव:ग्लोबल एज्युकेशन फाऊंडेशन तर्फे अधिकृत सहीकरणार म्हणून श्री. मेहेरनोश तलाटी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बदारा विबग्योर हाय, मोतीलाल नगर क्रमांक 1, श्रीरंग साबडे मार्ग, गोरेगांव (वेस्ट), मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAATG9940R	भाडेकरू वय :-61 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:12 / 01 / 2018 12 : 01 : 54 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:श्री. प्रविण प्रभाकर शिंदे - - वय:40 पत्ता:कॅम्प, पुणे पिन कोड:411001		

शिक्षा क्र.4 ची वेळ:12 / 01 / 2018 12 : 02 : 19 PM

सह दुय्यम निबंधक, हवेली-8

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH009263885201718R	0005183355201718

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प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ११ पाने आहेत
पहिले नंबराचे पुस्तकाचे
302 नंबरी नोंदला.

सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८, पुणे
दिनांक १२/०१/२०१८



302/2018