

329/9464

पावती

Original/Duplicate

Friday, June 07, 2019

नोंदणी क्र. :39म

2:40 PM

Regn.:39M

पावती क्र.: 9750 दिनांक: 07/06/2019

गावाचे नाव: महंमदवाडी

दस्तऐवजाचा अनुक्रमांक: हवल11-9464-2019

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादरं करणाऱ्याचे नाव: लेसी पिनेकल ग्लोबल फाऊंडेशन तर्फे अधिकृत स्वाक्षरीकार श्री केरसी आर मिस्त्री

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त : थंबनेल प्रिंट, सूची-२ अंदाजे

3:07 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

बाजार मुल्य: रु.92713104/-

मोबदला रु.3650000/-

भरलेले मुद्रांक शुल्क : रु. 4173000/-

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र.११

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002295448201920R दिनांक: 07/06/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0706201907625 दिनांक: 07/06/2019

बँकेचे नाव व पत्ता:



07/06/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 9464/2019

नोदणी :

Regn:63m

गावाचे नाव : महंमदवाडी

(1) विलेखाचा प्रकार भाडेपट्टा  
(2) मोबदला 3650000  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

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

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र 54/663 दर 21780/- प्रती चौ मी मौजे महंमदवाडी येथील स. नं. 25 हिस्सा नं. 5/1/1, स. नं. 25 हिस्सा नं. 5/1/4, स. नं. 25 हिस्सा नं. 5/1/5, स. नं. 25 हिस्सा नं. 5/1/6, स. नं. 25 हिस्सा नं. 5/1/7, स. नं. 25 हिस्सा नं. 5/1/8, स. नं. 25 हिस्सा नं. 5/1/9, स. नं. 25 हिस्सा नं. 5/1/10, स. नं. 25 हिस्सा नं. 5/1/11, स. नं. 25 हिस्सा नं. 5/1/12, स. नं. 25 हिस्सा नं. 5/1/13, स. नं. 25 हिस्सा नं. 5/1/14, स. नं. 25 हिस्सा नं. 5/2/1/4, स. नं. 25 हिस्सा नं. 5/2, स. नं. 25 हिस्सा नं. 5/2/1, स. नं. 25 हिस्सा नं. 5/2/1/3 यापैकी मोकळी जागा क्षेत्र 4256.80 चौ. मी. ही मिळकत(कालावधी 86 वर्षां 1 महिना) (Survey Number : 25 पार्ट ; )

(5) क्षेत्रफळ

1) 4256.80 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- लेसी पिनेकल ग्लोबल फाऊंडेशन तर्फे अधिकृत स्वाक्षरीकार श्री केरसी आर मिस्त्री वय:- 59; पत्ता:- प्लॉट नं. 1, इमारतीचे नाव:-, ब्लॉक नं. फ्लॅट नं. 805, रत्ना सुजय गार्डन कॉम्प्लेक्स, मुकुंद नगर, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:- 411037 पॅन नं.:- AADTP3603M

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

1): नाव:- लेसोर एडुस्पार्क इन्टरनॅशनल प्रायव्हेट लिमिटेड तर्फे अधिकृत सहकर्ता परेश भातेलिया वय:- 50; पत्ता:-, 1, मोतीलाल नगर, श्रीरंग साबदे मार्ग, ऑफ लिक रोड, गोरेगाव (वेस्ट), मुंबई, बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400104 पॅन नं.:- AABCI3741A

(9) दस्तऐवज करून दिल्याचा दिनांक

07/06/2019

मी नकल वाचली

दस्ता सोबतची नकल

(10) दस्त नोंदणी केल्याचा दिनांक

07/06/2019

रुजवात घेतली

श्री. परेश भातेलिया

(11) अनुक्रमांक, खंड व पृष्ठ

9464/2019

यांना दिली. समक्ष

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

4173000

असालवर हुकुम नकल

दिनांक- 06/06/2019

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

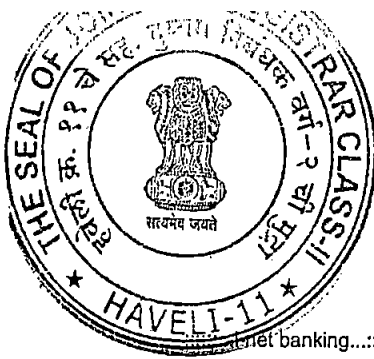
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Scan,  
5.31

28&8  
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२०१९		

6/4/2019

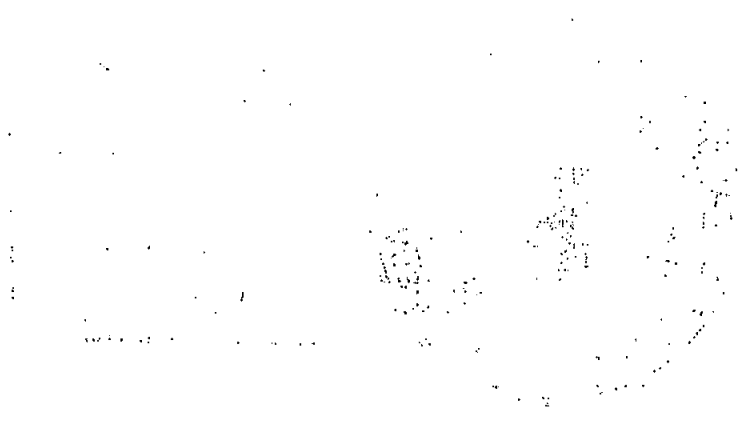
Hot Payment Successful. Your Payment Confirmation Number is 217780552

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002295448201920R	BARCODE	Form ID : Date: 04-06-2019
Department	IGR		
Receipt Type	RE		
Office Name	IGR008-HVL1_HAVELI NO1 SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AADTP3603M
Year	Period: From : 04/06/2019 To : 31/03/2099		Full Name Pinnacle Global Foundation
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Survey No 25 Hissa No 5
0030046401-75	4173000.00	Road/Street, Area /Locality	MohammedwadiPeth Haveli
0030063301-70	30000.00	Town/ City/ District	Pune Maharashtra
	0.00	PIN	4 1 1 0 6 0
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	4203000.00	Amount in words	Rupees Forty Two Lakhs Three Thousand Only
Payment Details:IDBI NetBanking Payment ID : 217780552		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332019060450541	
Cheque- DD No.		Date	04-06-2019
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

For Eduspark International Private Limited For PINNACLE GLOBAL FOUNDATION

Director / Authorised Signatory

Trustee



THE UNIVERSITY OF CHICAGO

**Data of Bank Receipt for GRN MH002295448201920R**  
**Bank - IDBI BANK**

Bank/Branch	:		Simple Receipt	
Pmt Txn id	:	217780552	Print DtTime	:
Pmt DtTime	:	04/06/2019 15:33:47	GRAS GRN	:
ChallanIdNo	:	69103332019060450541	GRN Date	:
District	:	2201 / PUNE		
Office Name	:	IGR008 / HVL1_HAVELI NO1 SUB REGISTRAR		

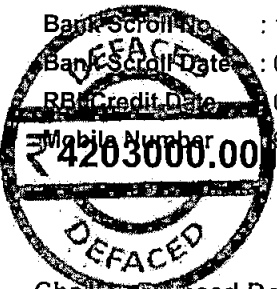
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 41,73,000.00/- (Rs Forty One Lakh Seventy Three Thousand Rupees Only )

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

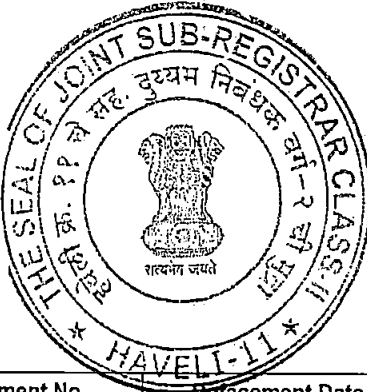
**Only for verification-not to be printed and used**

Article	:	36	Consideration	:	86.00/-
Prop Mvblty	:	Immovable			
Prop Descr	:	Survey No 25Hissa No 5MohammedwadiPethHaveli , Pune			
	:	Maharashtra			
	:	411060			
Duty Payer	:	PAN-AADTP3603M Pinnacle Global Foundation			
Other Party	:	PAN-AABCI3741A Eduspark International Pvt Ltd			

Bank Scroll No : 100  
Bank Scroll Date : 06/06/2019  
RB Credit Date : 06/06/2019  
Mobile Number : 918976157978

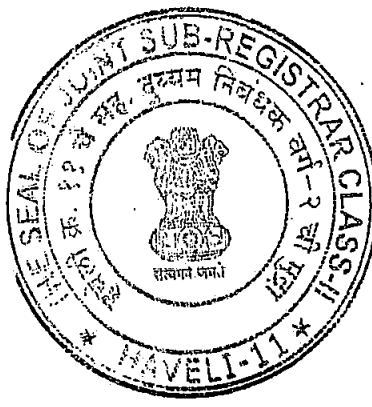


Challan Defaced Details



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Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-329-9464	0001345550201920	07/06/2019-14:40:20	IGR018	30000.00
2	(IS)-329-9464	0001345550201920	07/06/2019-14:40:20	IGR018	4173000.00
Total Defacement Amount					42,03,000.00



हवेली-११		
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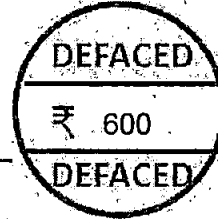


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0706201907625	Receipt Date	07/06/2019
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Received from PINNACLE GLOBAL FOUNDATION., Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 9464 dated 07/06/2019 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



### Payment Details

Bank Name	sbiepay	Payment Date	07/06/2019
Bank CIN	100041520190607335307	REF No.	201915848834090
Deface No	0706201907625D	Deface Date	07/06/2019

This is computer generated receipt, hence no signature is required.



हवल-११		
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This Lease Deed("Deed") is made and entered into at Pune on this 07<sup>TH</sup> day of JUNE 2019.

BETWEEN

**Eduspark International Private Limited**, a Company registered under the Companies Act, 1956, and validly existing under the provisions of the Companies Act, 2013, having its registered office at 1, Motilal Nagar, Srirang Sabde Marg, Off Link Road, Goregaon (W), Mumbai – 400 104, having CIN U80300MH2005PTC153690, **PAN AABCI3741A**, represented by its authorised signatory **Mr. Paresh Bhatelia**, hereinafter referred to as the "**Lessor**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**

AND

**Pinnacle Global Foundation**, a Public Charitable Trust duly registered with the office of the Charity Commissioner, Pune, Maharashtra under the provisions of the Bombay Public Trusts Act, 1950 and having its Registration No. E - 7182(Pune) and **PAN AADTP3603M** and its address at Flat No. 805, Ratna Sujay Garden Complex, Mukund Nagar, Near Swargate, Pune, Maharashtra – 411 037, represented by its authorised signatory **Mr. Kersi R. Mistry**, 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, administrators, successors and permitted assigns) of the **SECOND PART**

The Lessor and the Lessee are jointly referred to as the "**Parties**" and individually as the "**Party**", whenever and wherever the context so requires or demands, for brevity and convenience sake.

**WHEREAS:**

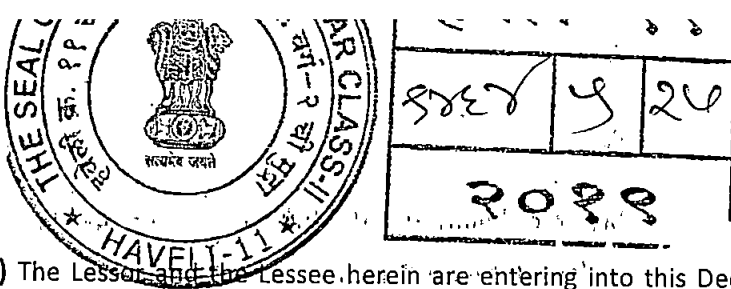
(A) The Lessor herein is well and sufficiently entitled to all that land admeasuring about 4,256.80 sq.mtrs. or thereabout bearing Survey No. 25 Hissa No. 5/1/1, Survey No. 25 Hissa No. 5/1/4, Survey No. 25 Hissa No. 5/1/5, Survey No. 25 Hissa No. 5/1/6, Survey No. 25 Hissa No. 5/1/7, Survey No. 25 Hissa No. 5/1/8, Survey No. 25 Hissa No. 5/1/9, Survey No. 25 Hissa No. 5/1/10, Survey No. 25 Hissa No. 5/1/11, Survey No. 25 Hissa No. 5/1/12, Survey No. 25 Hissa No. 5/1/13, Survey No. 25 Hissa No. 5/1/14, Survey No. 25 Hissa No. 5/2/1/4, Survey No. 25 Hissa No. 5/2, Survey No. 25 Hissa No. 5/2/1, Survey No. 25 Hissa No. 5/2/1/3 of Village Mohammedwadi Peth, Taluka Haveli, Pune District, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and more particularly described in

'Schedule - I' hereunder (hereinafter called and referred to as the "**Said Land**").  
For Eduspark International Private Limited For PINNACLE GLOBAL FOUNDATION

Director / Authorised Signatory

Trustee





(B) The Lessor and the Lessee herein are entering into this Deed as per which the Lessor has agreed to give on lease to Lessee the said Land.

(C) In the premises the Parties hereto are now desirous of reducing the terms of this Deed arrived between them in writing.

**NOW THIS DEED WITNESSETH AND THE PARTIES HERETO AGREE, RECORD AND CONFIRM AS FOLLOWS:**

**1. LEASE**

- a) In consideration of the Lessee undertaking to duly pay the Lease Rental hereby reserved and to observe and perform all the terms and conditions, covenants and agreements herein contained, the Lessor hereby grants and demises unto the Lessee and the Lessee hereby accepts from the Lessor, the lease of the said Land for the Tenure provided hereunder and on the terms and conditions recorded hereinafter, for the purposes of running, operating and conducting the school therefrom.
- b) The Lessee has prior to the execution of these presents, checked, surveyed and verified the said Land and hereby confirms and accepts the said Land as recorded above.

**2. TENURE AND LOCK-IN PERIOD**

This Deed of the said Land is granted under the arrangement stipulated herein for a period of 86 (eighty-six) years and 1 (One) month (hereinafter called and referred to as the "Tenure") and shall commence from the 1<sup>st</sup> day of June 2019 and shall expire on the 30<sup>th</sup> day of June 2105 (both days being inclusive). The Lock-In Period shall be for the initial period of 10 (ten) years commencing from the 1<sup>st</sup> day of June 2019 till 31<sup>st</sup> May 2029.

**3. LEASE RENTAL**

- a) In consideration of the grant of lease, by the Lessor to the Lessee, of the said Land, the Lessee shall pay and / or is paying to the Lessor Lease Rental of Rs. 3,65,000/- (Rupees Three Lakhs Sixty-Five Thousand Only) per month (hereinafter called and referred to as "Lease Rental") w.e.f. 1<sup>st</sup> June 2019.
- b) The Parties mutually agree that the escalation of Lease Rental shall be at the rate of 15% (fifteen) percent on completion of every 3 (three) years of the Tenure over the rent paid in the last preceding year.

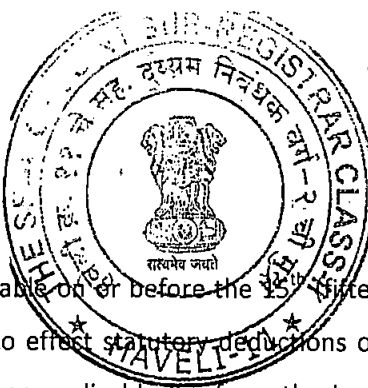
For Eduspark International Private Limited

Director / Authorised Signatory

For PINNACLE GLOBAL FOUNDATION

KRM

Trustee



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- c) The Lease Rental shall be payable on or before the 15<sup>th</sup> (Fifteenth) day of every month. The Lessee shall be entitled to effect statutory deductions of tax as stipulated by the Income Tax Act and such other applicable tax from the Lease Rental payable by the Lessee to the Lessor and for which proper TDS certificate shall be issued by the Lessee within 60 (Sixty) days from the closure of the relevant financial year.

#### 4. SECURITY DEPOSIT

To secure due performance of its obligations towards the Lessor during the Tenure of this Deed the Lessee has deposited an amount of **Rs. 36,50,000/-** (Rupees Thirty Six Lakhs Fifty Thousand only) with the Lessor as fully refundable interest-free security deposit (hereinafter called and referred to as the "**Security Deposit**"), the receipt whereof the Lessor doth hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Lessee absolutely and forever.

#### 5. COVENANTS OF LESSEE

During the Tenure or till the Lessee hands over quiet, vacant and peaceful possession of the said Land to the Lessor on determination or earlier termination of this Deed, the Parties covenant with each other as follows:

##### a) Lease Rental

The Lessee shall, during the Tenure, pay the said Lease Rental hereinbefore reserved. If the Lessee fails to make such payment in time, then in such an event, without prejudice to all the other remedies available to the Lessor, the Lessor shall be entitled to receive and the Lessee shall be liable to pay interest on the amount of such delayed payment at the rate of 18% (Eighteen percent) per annum with quarterly rests, calculated from the due date till payment and/or realization. However, this is strictly without prejudice to the right of Lessor to terminate this Deed for non-payment of the Lease Rental after giving 15 (Fifteen) days termination notice in writing to the Lessee.

##### b) Municipal Taxes / levies / cesses etc.

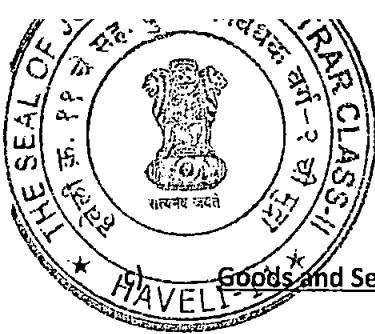
The Lessee shall be liable to pay Municipal Corporation's property taxes/levies/cess (including any increase/s thereof at any time/s), levied by any local authority or government by whatever name called (including any fresh increase / new taxes) payable in respect of the said Land and/or reimburse the same to the Lessor upon the Lessor furnishing necessary bills or receipt thereof.

For Eduspark International Private Limited

Director / Authorised Signatory

For PINNACLE GLOBAL FOUNDATION

Trustee



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Goods and Service Tax (GST) and other taxes

The Lessee shall bear and pay as and when due and payable the GST, if any, and/or any other taxes as may be applicable from time to time on account of present transaction on the said Land, including any increases thereof from time to time.

d) Approvals

The Lessee shall be solely responsible for obtaining all the approvals necessary for the use of the said Land for the school and / or such other purposes as may be permissible under law.

e) Inspection

The Lessee shall permit the Lessor or its agents with or without workmen and others from time to time and at all reasonable times of the day during the Tenure, to enter into and upon the said Land or any part thereof and inspect and view the condition thereof and if any decay, defect or want of repair shall on any such inspection be found, it shall be lawful for the Lessor to give to the Lessee a notice in writing to make good, amend and repair the same. The Lessee will make good, repair and amend the same accordingly within 1 (one) calendar month from the date of receiving such notice.

f) Use

- i) The Lessee shall use the said Land for conducting and operating the school and / or such other purposes as may be ancillary thereto subject to the same being permissible in law.
- ii) The Lessee shall not store or hoard any hazardous or combustible or inflammable goods/things/articles in or around the said Land.
- iii) The Lessee shall not do/cause, damage or commit any act of waste or nuisance to the said Land.
- iv) The Lessee shall not do any act/deed/matter/thing whereby the rights of the Lessor to the said Land are jeopardized or in any manner prejudiced / forfeited / extinguished / adversely affected.

For Eduspark International Private Limited

Director / Authorised Signatory

For PINNACLE GLOBAL FOUNDATION

Trustee



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g) **Personal right**

That this Deed shall be deemed to be only a lease for the Tenure mentioned herein and by virtue of these presents, the Lessee shall not make or have any claim to tenancy, sub-tenancy or any other right, title or interest of whatsoever nature on the said Land. This lease is strictly personal to the Lessee and is not transferable or assignable by the Lessee under any circumstances whatsoever. The Lessee is not entitled to and the Lessee, therefore, confirms that it will not sublet or, permit use or part with the possession of the said Land or any part thereof to any third party without obtaining prior written permission from the Lessor.

h) **Requisition / Notice**

If any requisition shall be made or any notice issued or any proceedings initiated in respect of the said Land or any part thereof by the Municipal Corporation or any other authority whomsoever in that behalf for committing or omitting to do any act, deed or thing or work in reference to and/or in connection with and/or incidental to the said Land or any part thereof or any business, trade or occupation undertaken therein (including but not limited to the occupation of conducting school) for any other purpose whatsoever under any Act, Regulation or Order or under any Law, Rules, Bye-laws or Regulations applicable to the Lessee or the said Land the Lessee shall meet, answer and satisfy the same at its own costs and in no such case shall the Lessor be responsible in any way to the body or person issuing such notice or adopting such proceedings.

i) **Compliance of laws**

To observe, comply and confirm with all the rules, regulations and bye-laws in force or that may come in force in the future, of the concerned local authorities and all other provisions of all applicable Central and State laws as well as Municipal Corporation or Local Authority as the case may be.

j) **Special right to use the said Land**

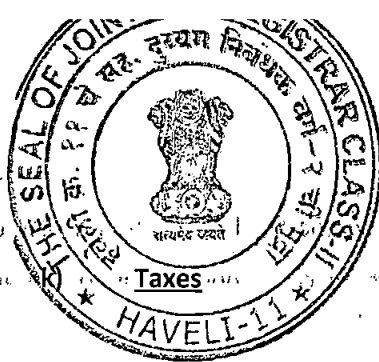
The Lessor shall be entitled to use the said Land after school hours or on weekly/public holidays, as the case may be, on certain occasions as it deems fit, however, the Lessor will ensure that no inconvenience or hindrance is caused to the functioning of the school.

The Lessor shall also be entitled to permit various social and other functions to be held in the said Land on public holidays / Sundays by third party on such terms and conditions including monetary consideration as the Lessor

For Eduspark International Private Limited

Director / Authorised Signatory

Trustee



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The Lessee shall be solely and exclusively liable and responsible to duly bear and pay and discharge Income Tax and all other taxes, duties, surcharge in any form and other liabilities arising from its operations to the exclusion of the Lessor and the Lessor is not and shall not be held responsible/liable therefore and/or concerned therewith and the Lessee shall not do anything whereby the rights of the Lessor to the said Land are jeopardized in any manner and to any extent whatsoever.

6. The Lessor confirms to the Lessee that:

- (a) The said Land is free from all encumbrances whatsoever save and except the mortgage, if any, created by the Lessor in favour of the Lender/s.
- (b) There is no action, suit or other proceedings filed, threatened or pending before any Court of Law or before any tax, revenue or other authorities concerning the said Land.
- (c) On the Lessee paying the Lease Rentals and such other amounts as are agreed hereunder on the due dates thereof and in the manner aforesaid and observing and performing the covenants, conditions and stipulations herein contained and on their part to be observed and performed, the Lessee shall be entitled to peacefully and quietly use, possess and enjoy the said Land during the Tenure hereby granted without eviction, interruption, disturbance, claim or demand whatsoever by the Lessor or any person or persons lawfully or equitably claiming by, from or in trust for it.

7. The Lessor covenants with the Lessee, that the Lessee, its employees, agents, invitees, etc. shall have unimpaired access to and use of the said Land at all times, 24 (twenty four) hours per day, 7 (seven) days per week during the subsistence of this Deed.

8. It is agreed between the Parties that:

- (a) The Lessee shall tender all the payments due and payable under this Deed to the Lessor on its respective due dates without deducting any amount save and except to the extent permitted herein and without raising any dispute or claim at any times and on any ground whatsoever.

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Director / Authorised Signatory

For PINNACLE GLOBAL FOUNDATION

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- (b) The Lessor shall not be responsible for any loss or damage whatsoever and howsoever caused to the Lessee, its students, staff, visitors, or other persons or to any goods, belongings, articles, things of the Lessee lying and being on the said Land as a result of any accident happening, due to theft or injuries or otherwise and any Act of God.
- (c) The Lessee or any one claiming through them shall not claim any other, better, further or inconsistent rights against the Lessor in respect of said Land or any part thereof other than the rights created herein. It is agreed that the lease granted herein shall automatically come to an end without any further act / notice or action being required on the part of the Lessor, on the day prior to the creation, conferment, grant of any further, other, better or inconsistent rights not otherwise provided herein or as a result of any statutory enactment / modification of any law or the issuance of any notification / resolution / notice etc. by the State of Maharashtra or by any other statutory body or authorities which in any manner whatsoever amounts to or can be construed to mean to affect the right, title and interest of the Lessor in respect of the said Land.
- (d) Notwithstanding anything contained herein, either Parties shall be entitled to terminate this Deed in the event of flood, fire, earthquake, tempest, or any other acts of God or for any reason beyond the reasonable control of human being or any notice be issued to, received by or served on the Lessor or its agents in respect of any scheme or acquisition of the said Land or any portion thereof or the use, occupation and possession of the said Land or portion thereof is prevented by the local authority, government or semi-government body during the subsistence of this Deed. Provided that in such cases the Party terminating shall give 15 (Fifteen) days' notice to the other party and the Lessee shall hand over the vacant possession of the said Land to the Lessor simultaneously with the Lessor refunding the Security Deposit to the Lessee.
- (e) Notwithstanding anything contained in this Deed and the Clause hereinabove, in the event of any notice being issued to, received by or served on the Lessee in relation to any takeover, or appointment of any Administrator or Manager by any of its regulating authority, this Deed shall unless specified in writing by the Lessor, ipso facto stand terminated and come to an end and the Lessor shall be entitled to forthwith enter upon the said Land and take actual and physical possession thereof. Upon such termination, the Lessee shall not have any right, title and/or interest and/or claim of any nature whatsoever in relation to the said Land or any part thereof, except the

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The Lessee does hereby agree and undertake that it shall defend, indemnify and keep defended and indemnified and hold the Lessor harmless from and against any claims, actual losses, liabilities, damages, judgments, settlements and expenses, suit, litigation, actions including reasonable attorneys' fees, actually incurred or suffered by the Lessor arising out of or resulting from (a) any breach by the Lessee of any representation and warranty contained in this Deed; and (b) any breach by the Lessee of any of its covenants, declarations, deeds or obligations contained herein.

- (g) The Lessor does hereby agree and undertake that it shall defend, indemnify and keep defended and indemnified and hold the Lessee harmless from and against any claims, actual losses, liabilities, damages, judgments, settlements and expenses, suit, litigation, actions including reasonable attorneys' fees, actually incurred or suffered by the Lessee arising out of or resulting from (a) any breach by the Lessor of any representation and warranty contained in this Deed; and (b) any breach by the Lessor of any of its covenants, declarations, deeds or obligations contained herein.

#### 9. Default / Termination

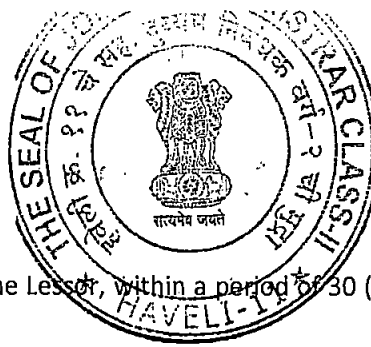
- (a) The Parties agree that in case of breach of any of the terms of this Deed by the Lessee, including but not limited to (i) if the Lease Rental or any part thereof or any other amount payable by the Lessee under these presents shall be in arrears for a period of 2 (Two) months or more after the same shall have become due and payable, whether the same shall have been demanded or not, the Lessee fails and/or neglects to pay the same with interest as stated in this Deed within a period of 30 (Thirty) days from the receipt of such notice, then upon the happening of any of the aforesaid, the Lessor shall be entitled to forthwith terminate this Deed, and the Lessor shall be entitled to enter into or upon the said Land and to take physical possession and thereafter remain in exclusive possession of the said Land without any obstruction or hindrance on the part of Lessee or anybody claiming by, from or through or under the Lessee.
- (b) In the event of any failure and/or neglect on the part of the Lessee to observe or perform any of the covenants, conditions or stipulations herein contained, then in any such event, it shall be lawful for the Lessor, at any time thereafter to terminate this Deed and enter into or upon and take physical possession of the said Land and then remain in exclusive possession and enjoy the same absolutely and thereupon this Deed shall absolutely determine, upon a notice in writing specifying the breach of the covenant, condition or stipulation to be complied with being delivered or attempted to be delivered upon the Lessee and the Lessee shall have failed to comply with and remedy the same to the

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Director / Authorised Signatory

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satisfaction of the Lessor, within a period of 30 (Thirty) days from the receipt of such notice.

#### 10. Consequences of Termination / Expiry

At the expiration of Tenure of this Deed or sooner determination of this Deed, it is agreed between the Parties that:

- (a) The Lessor shall be entitled to re-enter and take actual and physical possession of the said Land. If the Lessee fails to handover the possession of the said Land with all additions thereon then, without prejudice to the other rights and remedies available to the Lessor under this Deed and under law, the Lessee shall be liable to pay pre-determined amount of liquidated damages (being four times of the Lease Rentals agreed and stated hereinabove), however, calculated and payable on a per day basis.
- (b) The only right of the Lessee shall be to receive refund of the Security Deposit after deductions to be made. The Lessee upon termination/expiry is obliged to and undertakes to deliver unto the Lessor the said Land, and completely discontinue use and occupation of the said Land and remove itself and its officers, staff and servants therefrom.
- (c) The Security Deposit will be refunded to the Lessee without interest, simultaneously upon Lessee having handed over quiet, peaceful and vacant possession of the said Land and every part thereof. The Lessor shall on the expiry of this Deed or sooner determination of this Deed hereby granted be entitled to deduct from the Security Deposit all the amounts then due or payable by the Lessee to the Lessor under this Deed and the remaining amount of the Security Deposit after such deductions shall be returned to the Lessee in accordance with the terms of this Deed.
- (d) If the Lessor is unable to return the Security Deposit without interest, upon the Lessee having handed over peaceful possession of the said Land to the Lessor, then in such an event, the Lessor shall be liable to repay the same with interest @ 18% (Eighteen Percent) per annum calculated from the date of handing over of possession till repayment or realization to the Lessee. Also, the Lessee shall be entitled to own, occupy, possess and use the said Land till the Security Deposit along with the interest is refunded back to the Lessee. During such period of occupation the Lessee shall not be required to pay any rent or liquidated damages or any other compensation. Also during such period of occupation the Lessee shall not be treated as a tenant.

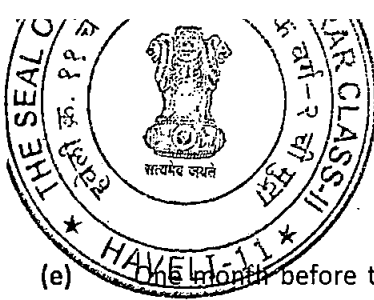
For Eduspark International Private Limited

Director / Authorised Signatory

For PANACEA GLOBAL EDUCATION

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- (e) One month before the date on which the Lessee is required to handover the physical possession of the said Land to the Lessor, or in the event of termination prior to accepting possession, the representatives of the Lessor shall conduct an inspection of the said Land to ascertain that the Lessee has not caused any damage to the said Land over and above the normal wear and tear.

11. In the event the Lessee terminates the lease prior to the expiry of the Tenure or this Deed stands terminated by virtue of any of the other covenants of these presents, the Lessor in view of the same shall be entitled to claim and receive from the Lessee pre-estimated liquidated damages equal to the lease rentals for the unexpired period of the Tenure, which the Lessee undertakes to pay without any protest or dispute.

12. Miscellaneous:

A. Governing Law & Jurisdiction

- i. This Deed shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.
- ii. All disputes between the Parties with regard to the subject matter of this Deed and/or in relation to all matters incidental hereto shall be subject to the exclusive jurisdiction of competent courts of Pune.

B. Notice

That any notice, letter or communication to be made, served or communicated unto the Lessor under these presents shall be in writing and shall be deemed to be duly made, served or communicated only if the notice or letter or communication is addressed to the Lessor at the address shown above or such other addresses as may be intimated by the Lessor in this behalf and sent by registered post/fax/mail/hand delivery. Similarly any notice, letter or communication to the Lessee shall be deemed to be made, served or communicated only if the same is in writing and is addressed to the above mentioned address of the Lessee by registered post/fax/mail/hand delivery.

C. Stamp Duty and other costs

The stamp duty, registration charges and all cost charges expenses of and incidental and pertaining to this Deed and other documents to be executed hereafter in respect of the said Land shall be borne and paid by the Lessee alone to the exclusion of the Lessor.

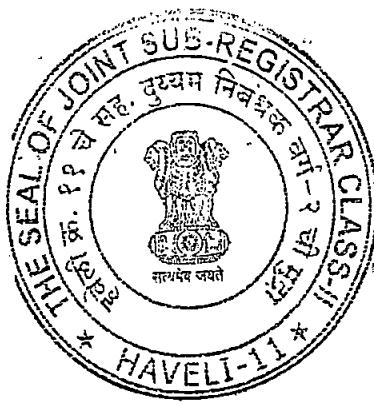
For Eduspark International Private Limited

Director / Authorised Signatory

For PINNACLE SECURITIES PRIVATE LIMITED

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D. Entire Deed

This Deed sets out the entire understanding between the Parties in respect of the subject matter thereof, and supersedes all previous deeds, memoranda, understanding, correspondence and discussions, if any, whether verbal or written between the Parties in this regard.

E. Amendment

- i. No variation of this Deed shall be valid unless it is in writing and signed by or on behalf of all the Parties. The expression "variation" shall include any variation, supplement, deletion or replacement however effected.
- ii. The Parties hereto confirm and acknowledge that this Deed concludes the transaction for the lease of the said Land and that terms & conditions of this Deed shall prevail over all earlier writings, understandings and deeds in case of any conflict of interpretations arising therefrom between the Parties hereto.

F. Waiver

No rights under this Deed shall be deemed to have been waived and there should be no waiver other than by notice in writing signed by other Party. The failure of either of the Parties hereto to exercise any right or option given to them hereunder or to insist upon strict compliance by the other Party with the terms of this Deed, shall not constitute a waiver of any terms or conditions of this Deed with respect to any other or subsequent breach and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy, nor a waiver by such party of its right at any time thereafter to require exact and strict compliance with all the terms of this Deed. The rights or remedies set forth in this Deed are in addition to any other rights or remedies, which may be granted by law.

G. Severability

In the event that any term, condition or provision of this Deed is held to be a violation of any applicable Law, statute, regulation or order or is declared or adjudged to be illegal, invalid or unenforceable, the same shall be deemed to be deleted from this Deed and shall be of no force and effect and in that event, this Deed shall remain in full force and effect as if such term, condition or provision

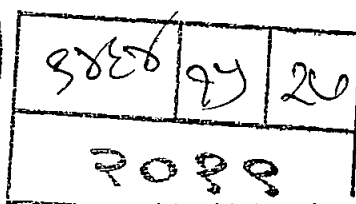
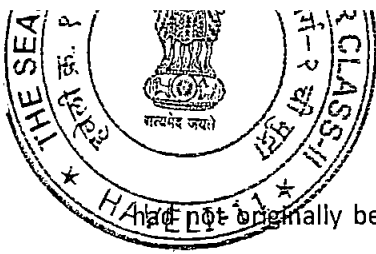
For Eduspark International Private Limited

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had not originally been contained in this Deed. Notwithstanding the above in the event of any such deletion, the Parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted.

**H. Relationship**

Neither this Deed nor any other deed or arrangement of which forms part, nor the performance by the Parties of their respective obligations under any such deed or arrangement, shall constitute a partnership or joint venture or agency between the Parties. No Party shall have any authority (unless expressly conferred in writing by virtue of this Deed or otherwise and not revoked) to bind any other Party as its agent or otherwise.

**I. Execution**

This Deed is executed in Duplicate. The Lessor shall keep the original set and the Lessee shall keep a notarial certified true copy of this Deed.

**SCHEDULE - I**

**Description of the said Land**

All that piece and parcel of land admeasuring about 4,256.80 sq.mtrs.bearing City Survey No. Survey No. 25 Hissa No. 5/1/1, Survey No. 25 Hissa No. 5/1/4, Survey No. 25 Hissa No. 5/1/5, Survey No. 25 Hissa No. 5/1/6, Survey No. 25 Hissa No. 5/1/7, Survey No. 25 Hissa No. 5/1/8, Survey No. 25 Hissa No. 5/1/9, Survey No. 25 Hissa No. 5/1/10, Survey No. 25 Hissa No. 5/1/11, Survey No. 25 Hissa No. 5/1/12, Survey No. 25 Hissa No. 5/1/13, Survey No. 25 Hissa No. 5/1/14, Survey No. 25 Hissa No. 5/2/1/4, Survey No. 25 Hissa No. 5/2, Survey No. 25 Hissa No. 5/2/1, Survey No. 25 Hissa No. 5/2/1/3 of Village Mohammedwadi Peth, Taluka Haveli, Pune District, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune

For Eduspark International Private Limited

Director / Authorised Signatory

For PINNACLE GLOBAL FOUNDATION

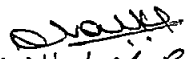
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IN WITNESS WHEREOF THE PARTIES HERETO PUT THEIR RESPECTIVE COMMON SEALS TO THIS DEED ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN:

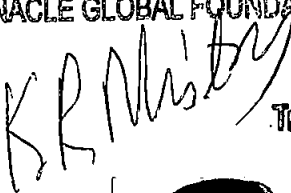
SIGNED AND DELIVERED  
by the within named Lessor Eduspark  
International Private Limited through its  
Authorized Signatory Mr.Paresh Bhatelia

) For Eduspark International Private Limited  
)  
)   
Director / Authorised Signatory




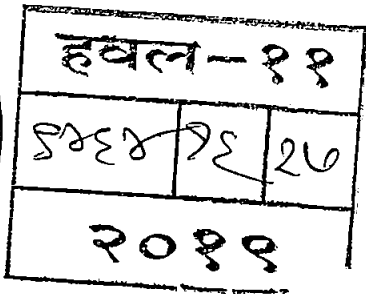
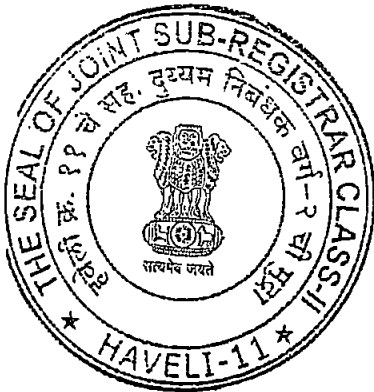
  
witnessed by Mr. Vishal R. Clarke  
Lawyer, Peth,  
Phone - 02

SIGNED AND DELIVERED  
by the within named Lessee Pinnacle  
Global Foundation through its  
Authorized Signatory Mr. Kersi R. Mistry

) For PINNACLE GLOBAL FOUNDATION  
)  
)   
Trustee



  
witnessed by Mr. Samir Khande  
Dattawade, Phone - 30





17/05/2019

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. हवेली 9

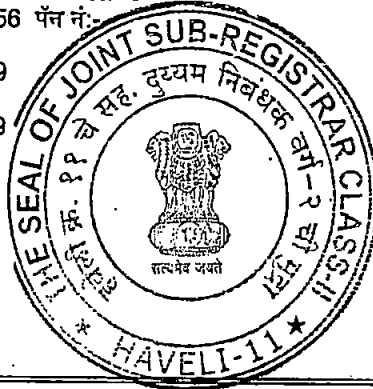
दस्त क्रमांक : 3370/2019

नोदणी :

Regn:63m

गावाचे नाव : महंमदवाडी

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	3650000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	92713104
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे महंमदवाडी येथील स. नं. 25 हिस्सा नं. 5/1/1, स. नं. 25 हिस्सा नं. 5/1/4, स. नं. 25 हिस्सा नं. 5/1/5, स. नं. 25 हिस्सा नं. 5/1/6, स. नं. 25 हिस्सा नं. 5/1/7, स. नं. 25 हिस्सा नं. 5/1/8, स. नं. 25 हिस्सा नं. 5/1/9, स. नं. 25 हिस्सा नं. 5/1/10, स. नं. 25 हिस्सा नं. 5/1/11, स. नं. 25 हिस्सा नं. 5/1/12, स. नं. 25 हिस्सा नं. 5/1/13, स. नं. 25 हिस्सा नं. 5/1/14, स. नं. 25 हिस्सा नं. 5/2/1/4, स. नं. 25 हिस्सा नं. 5/2, स. नं. 25 हिस्सा नं. 5/2/1, स. नं. 25 हिस्सा नं. 5/2/1/3 यांसी एकूण क्षेत्र 8000 चौ. मी. यापैकी मोकळी जागा क्षेत्र 4256.80 चौ. मी. ही मिळकत. (( Survey Number : 25/5 ; ))
(5) क्षेत्रफळ	1) 4256.80 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- लेसी-एडुस्पार्क इंटरनॅशनल प्रायव्हेट लिमिटेड तर्फे अधिकृत सहकर्ता निलेश साळवे - वय:-40; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1, मोतीलाल नगर, श्रीरंग साबळे मार्ग, ऑफ लिंक रोड, गोरगाव (वेस्ट)- मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं. -
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लेसोर- महेंद्र जे. शाह व चिराग एम. शाह तर्फे कुलमुखत्यार व स्वत्ताकरिता हेवन एम. शाह - वय:-44; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 201, स्वेअर वन, गुलमोहोर रोड, विले पार्ले (वेस्ट), जुहू, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं. -
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	17/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	3370/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4173000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मी नकल वाचली  
मी स्वीकृत घेतली.

दस्तावेजाची नकल

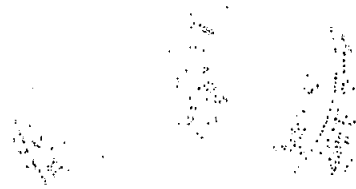
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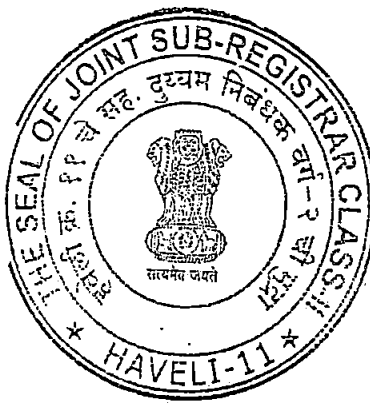
असलाना नकल

दिनांक १६/५/२०१९



सह.दु.नि.(वर्ग-२) हवेली क्र. ९ सह.दु.नि.(वर्ग-२) हवेली क्र. ९





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other legitimate activity related to school/ educational institution as may be permitted under the applicable laws from time to time.

- 7.2.8 The Lessee shall permit the Lessors along with their authorized representatives to enter upon the Demised Property, as and when necessary, subject to the Lessors giving a 5 (Five) days' prior written notice thereof to the Lessees except in the case of extreme emergency, when the notice will be of 24 (twenty-four) hours. Such inspection will be carried out without disrupting the activities/use of the Lessee of the Demised Property.
- 7.2.9 On and from the Rent Commencement Date, as provided in this Deed, the Lessee shall regularly pay the applicable Lease Rent and all other amounts payable under this Deed by the Lessee.
- 7.2.10 The Lessee hereby covenants with the Lessors that it shall at its own costs, obtain all necessary licenses, permissions, approvals and authorizations from the concerned authorities/local bodies including all applicable licenses from various statutory authorities and to comply with all applicable laws, statutory rules and regulations, for running its activities in the Demised Property.
- 7.2.11 The Lessee shall bear and pay the electricity charges, water charges and other utility charges for the electricity, water and other utilities consumed by the Lessee in the Demised Property. At the time of expiry or termination of the lease hereby granted, Lessee shall discharge all its liabilities towards electricity charges, water charges and other outgoings and other statutory dues payable by the Lessee hereunder and provide the receipts of the same to the Lessors.

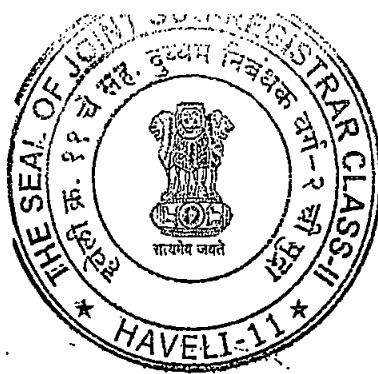
## 8 ADDITIONAL TERMS AND CONDITIONS

- 8.1 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 Demised Property, without being liable to paying any additional amount to the Lessors but after obtaining the requisite permission from the concerned authority (if required), at its own cost, expenses and consequences. The Lessee shall be liable to maintain the same and pay the requisite charges for the same to the concerned authority, if any.
- 8.2 The Lessee shall throughout the tenure of the Lease hereby granted bear and pay the entire property taxes, non-agricultural assessments, land revenue taxes; and other similar taxes payable to the concerned governmental authorities in a timely manner. On failure of the Lessee to make payment of such amounts of property taxes to the concerned governmental authorities, then, without prejudice to the rights of Lessor to terminate this Deed by giving at least 30 (thirty) days' notice in writing to the Lessee, the Lessors shall be entitled (but not obliged) to make payment of such amounts to the concerned governmental authorities after giving the Lessee a prior written notice/intimation of 7 (seven) days. On payment of such amounts by the Lessee, the Lessors shall raise the demand of reimbursement of the same to the Lessee and if the Lessee fail to reimburse the amount so paid by the Lessors within a period of 7 (seven) days from the date of payment by the Lessors, then the Lessors shall be entitled adjust such amounts from the Lease Rent payable by the Lessee to the Lessors hereunder together with interest thereon calculated at the rate of 18% (eighteen percent) per annum.
- 8.3 The Lessors confirm that all obligations and responsibilities of the Lessors as mentioned in this Deed (including the obligation to refund the Security Deposit to the Lessee as per the terms hereof) shall be the joint and several obligations and responsibilities of the Lessors.
- 8.4 The Lessee shall be entitled to enter into leave and licence arrangements or sub-leases or other such arrangements with its group entities in respect of any part or portion of or the whole of the Demised Property at and for such rent or compensation or license fee, as the Lessee may deem fit and proper, without any reference and/or recourse to the Lessors and without being liable to render any accounts for the same to the Lessors and without requiring the prior permission of the Lessors **PROVIDED THAT** (a) the Lessees shall give an intimation to the Lessors in writing of such arrangement entered into by the Lessee with



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*CH*



हवेल-११		
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२०१९		



**EDUSPARK**  
International Private Limited

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF EDUSPARK INTERNATIONAL PRIVATE LIMITED HELD ON MONDAY, THE 22<sup>ND</sup> APRIL, 2019 AT 10.30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY.**

**AUTHORITY TO ENTERING INTO LEASE DEED WITH PINNACLE GLOBAL FOUNDATION IN RESPECT OF NIBM PROPERTY, PUNE:**

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to the Company to enter into Lease Deed with Pinnacle Global Foundation, in respect of a portion of the Larger Land viz. an area admeasuring 4,256.80 square meters bearing Survey No. 25 Hissa No. 5/1/1, Survey No. 25 Hissa No. 5/1/4, Survey No. 25 Hissa No. 5/1/5, Survey No. 25 Hissa No. 5/1/6, Survey No. 25 Hissa No. 5/1/7, Survey No. 25 Hissa No. 5/1/8, Survey No. 25 Hissa No. 5/1/9, Survey No. 25 Hissa No. 5/1/10, Survey No. 25 Hissa No. 5/1/11, Survey No. 25 Hissa No. 5/1/12, Survey No. 25 Hissa No. 5/1/13, Survey No. 25 Hissa No. 5/1/14, Survey No. 25 Hissa No. 5/2/1/4, Survey No. 25 Hissa No. 5/2, Survey No. 25 Hissa No. 5/2/1, Survey No. 25 Hissa No. 5/1/3 of Village Mohammedwadi Peth, Taluka Haveli, Pune on Long term lease on terms and conditions as may mutually agreed.

RESOLVED FURTHER THAT Mr. Rustom P. Kerawalla, Managing Director or Mr. Paresh Bhatelia, Director or Mr. Nilesh Salve, Authorised Representative of the Company be and is hereby authorised to study, negotiate, discuss and finalise the terms of the Lease Deed, Addendum to Lease Deed, Supplementary Agreement or such other agreements, documents to be executed with Pinnacle Global Foundation and to sign, register and admit execution thereof before the Sub-Registrar of Assurances and to take such other steps as may be necessary and expedient for taking aforesaid property on long term lease or such period as deem fit and to do all acts, deeds, things, etc. necessary for the above purpose.

RESOLVED FURTHER THAT the Common Seal of the Company if required be affixed on any agreement, undertaking, deed or any other documents in accordance with the provisions of the Articles of Association of the Company;

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

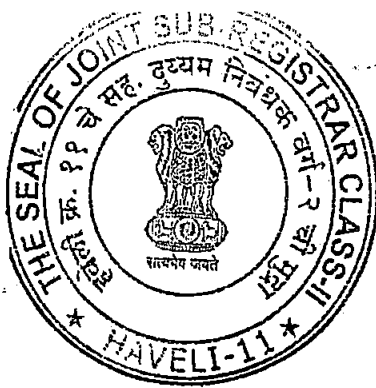
**CERTIFIED TRUE COPY  
For EDUSPARK INTERNATIONAL PRIVATE LIMITED**

**PARESH BHATELIA  
DIRECTOR**



**CIN: U80300MH2005PTC153690**





हवेल-११		
९४६४	२०	२५
२०१९		

## PINNACLE GLOBAL FOUNDATION

Registered Office: Flat No. 805, "Ratna" Sujay Garden Complex, Mukund Nagar, Near Swar Gate, Pune - 411 037.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF PINNACLE GLOBAL FOUNDATION AT ITS MEETING HELD ON TUESDAY, THE 30<sup>TH</sup> APRIL, 2019 AT 10.00 A.M. AT THE REGISTERED OFFICE TRUST.

### AUTHORITY TO ENTERING INTO LEASE DEED WITH EDUSPARK INTERNATIONAL PRIVATE LIMITED IN RESPECT OF NIBM PROPERTY, PUNE:

"RESOLVED THAT the consent of the Board of Trustees of the Trust be and is hereby accorded to the Trust to enter into Lease Deed with Eduspark International Private Limited, in respect of a portion of the Larger Land viz. an area admeasuring 4,256.80 square meters bearing Survey No. 25 Hissa No. 5/1/1, Survey No. 25 Hissa No. 5/1/4, Survey No. 25 Hissa No. 5/1/5, Survey No. 25 Hissa No. 5/1/6, Survey No. 25 Hissa No. 5/1/7, Survey No. 25 Hissa No. 5/1/8, Survey No. 25 Hissa No. 5/1/9, Survey No. 25 Hissa No. 5/1/10, Survey No. 25 Hissa No. 5/1/11, Survey No. 25 Hissa No. 5/1/12, Survey No. 25 Hissa No. 5/1/13, Survey No. 25 Hissa No. 5/1/14, Survey No. 25 Hissa No. 5/2/1/4, Survey No. 25 Hissa No. 5/2, Survey No. 25 Hissa No. 5/2/1, Survey No. 25 Hissa No. 5/1/3 of Village Mohammedwadi Peth, Taluka Haveli, Pune on Long term lease on terms and conditions as may mutually agreed.

RESOLVED FURTHER THAT Mr. Darayus K. Palia, Managing Trustees or Mr. Neville S. Patel or Mr. Kersi R. Mistry Trustees of the Trust be and is hereby authorised to study, negotiate, discuss and finalise the terms of the Lease Deed, Addendum to Lease Deed, Supplementary Agreement or such other agreements, documents to be executed with Pinnacle Global Foundation and to sign, register and admit execution thereof before the Sub-Registrar of Assurances and to take such other steps as may be necessary and expedient for taking aforesaid property on long term lease or such period as deem fit and to do all acts, deeds, things, etc. necessary for the above purpose.

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

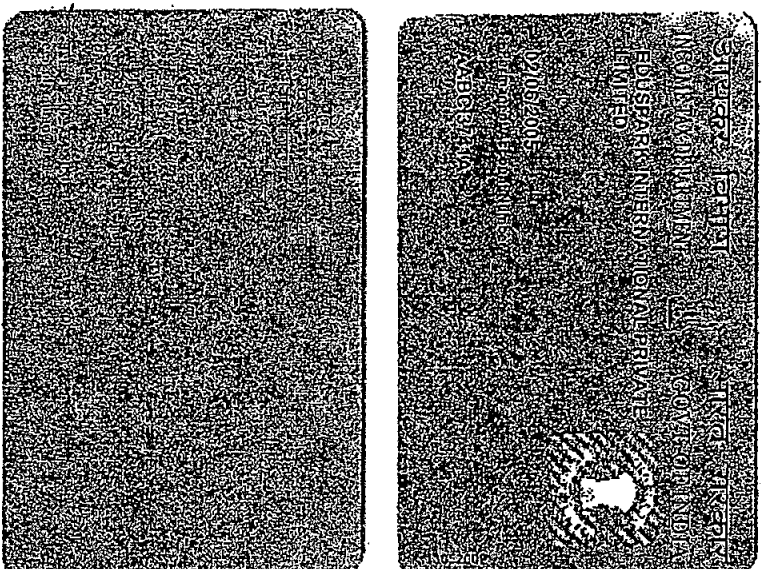
CERTIFIED TRUE COPY  
For PINNACLE GLOBAL FOUNDATION

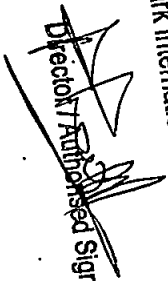
KERSI R. MISTRY  
TRUSTEE



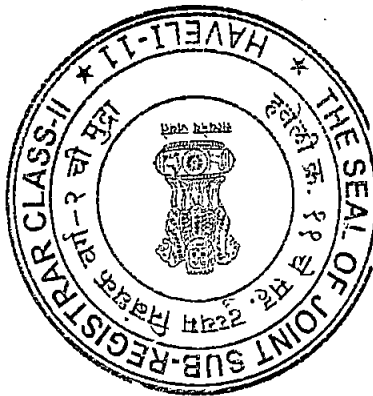


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For Eduspark International Private Limited  
  
Director/Authorised Signatory

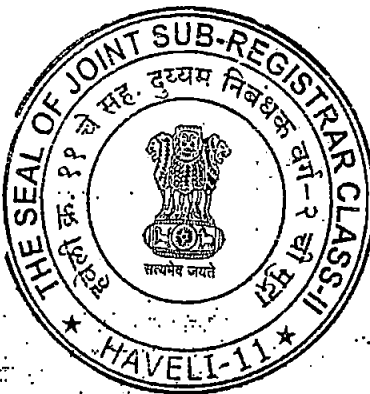
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8222	2226
88-1222	



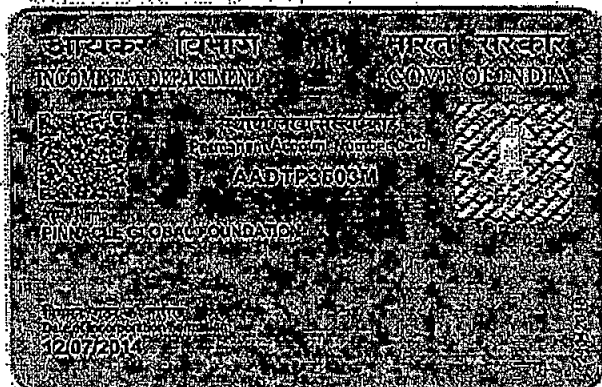
*[Handwritten signature]*

If this card is lost / someone's lost card is found,  
 please inform / return to:  
 Income Tax PAN Services Unit, NSDL  
 3rd Floor, Sapphire Chambers  
 Near Bance Telephone Exchange,  
 Bance, Pune - 411 045.  
 Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: info@nsdl.co.in

ARVIND BHAI BHATELIA  
 PARESH BHATELIA  
 INCOME TAX DEPARTMENT  
 अर्थकर विभाग  
 07/03/1969  
 Permanent Account Number  
 AACPB1993M  
 Signature: *[Handwritten signature]*  
 11022012



हवेली-११		
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२०१९		



FOR PINNACLE GLOBAL FOUNDATION

KRMistry

Trustee



हवल-११		
९४६४	२४	२७
२०१९		



भारत सरकार  
GOVERNMENT OF INDIA



केरसी रुसी मिस्त्री

Kersi Rusi Mistry

जन्म तारीख/ DOB: 08/02/1960

पुरुष / MALE

8285 2135 0996



माझे आधार, माझी ओळख



भारतीय निश्चित पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O रुसी नाओजी मिस्त्री,  
म-२२ कुशुम बाग, शाहीद  
भगत सिंह रोड, इलेक्ट्रिक  
होऊस बस डेपोत, कोलाबा,  
मुंबई शहर,  
महाराष्ट्र - 400039

Address:

S/O Rusi Naoroji Mistry, M-22  
Cusrow Baug, Shaheed Bhagat  
Singh Road, Electric house Bus  
depot, Colaba, Colaba, Mumbai  
City,  
Maharashtra - 400039



1947  
1800 300 1947

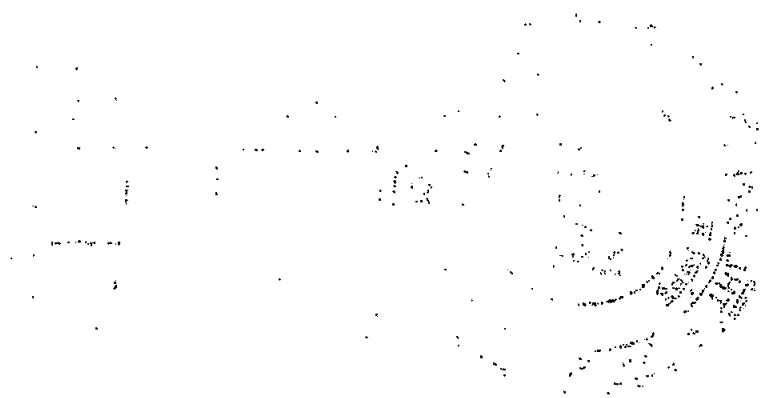
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

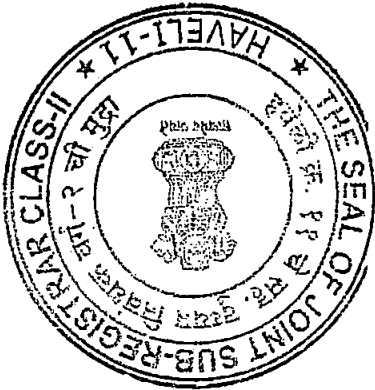
KRMistry

KRMistry



मूल्यांकन पत्रक (हादरी क्षेत्र-खुली जमीन)					
Valuation ID : 201906072820					
07 June 2019,01:38:45 PM					
मूल्यांकन वर्ष : 2019					
जिल्ला : पुर्वी					
ठाकुरा : (वि.क्र.54) महामदवाडी (पूर्व महानगरपालिका)					
उपमूल्य विभाग : 54/663-उर्वरित मालमवा					
क्षेत्रीय नाँव : Pune Municipal Corporation					
मिळकतीया क्रमांक : सक्ते नंबर#25					
वार्डिक मूल्य दर तक्त्यानुसार जमीनीया दर					
खुली जमीन	निवासी सदनिका	कायबल्य	दुकान	औद्योगिक	सामान्यतर्फ एकक
21780	48850	52080	65130	0	वॉ. मीटर
मिळकतीये क्षेत्र 4256.8 वॉ. मीटर Layout Plot					
1. 4256.8 वॉ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरान्वर 100 % मूल्य दर =21780/-					
4256.8 वॉ. मीटर क्षेत्रासाठी मूल्यांकन = 4256.8*21780					
=92713104/-					
जमीनीये एकत्रित अंतिम मूल्य = मिळकतीये क्षेत्र 1 मूल्य + मिळकतीये क्षेत्र 2 मूल्य					
=92713104 + 0					
= Rs.92713104/-					

Home Print



२०१९	२३२२	२०१९
२०१९	२३२२	२०१९
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329/9464

शुक्रवार, 07 जून 2019 2:40 म.नं.

दस्तावेज नं. 1

दस्तावेज नं. 1

दस्तावेज नं. 1

दस्तावेज नं. 1/9464/2019

बाजार मूल्य: रु. 9,27,13,104/- मोबदला: रु. 36,50,000/-

भरलेले मुद्रांक शुल्क: रु. 41,73,000/-

डु. नि. सह. डु. नि. हवाल 11 यांचे कायमपत्र

अ. नं. 9464 वर दि. 07-06-2019

रोजी 2:43 म.नं. वा. हजर केला.

पावती: 9750 पावती दिनांक: 07/06/2019

सादरकरणासाठीचे नाव: लेडी प्रिन्सल ग्लोबल फाऊंडेशन सर्वे

अधिकृत स्वाक्षरीकार श्री केरती आर मिर्सी

नोदणी फी रु. 30000.00

दस्तावेजाळणी फी रु. 600.00

पुढाची संध्या: 30

एकूण: 30600.00

दस्तावेज नं. 1/9464/2019

Handwritten signature

सह दुय्यम निबंधक (वर्ग-2) हवाल 11

सह दुय्यम निबंधक (वर्ग-2) हवाल 11

सह दुय्यम निबंधक (वर्ग-2) हवाल 11

सह दुय्यम निबंधक (वर्ग-2) हवाल 11

सह दुय्यम निबंधक (वर्ग-2) हवाल 11

मुद्रांक शुल्क: (एक) कोणाच्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणाच्याही कटक क्षेत्राच्या हद्दीत किंवा

उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणाच्याही नावाची क्षेत्रात

शुक्रा. नं. 1 07 / 06 / 2019 02 : 43 : 34 P.M. ची वेळ: (सादरीकरण)

शुक्रा. नं. 2 07 / 06 / 2019 02 : 47 : 04 P.M. ची वेळ: (फी)



प्रतिज्ञापत्र

आम्ही लिहून देणारा लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की, सदर दस्तावेज जोडलेली प्रक कायदाप्रमाण ही अस्तित्वात व खरी असून ती खोटी व बनावट आढळत आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ वी अन्वये कोणाच्या कोणत्याही न्यायाधीश यादीस आम्ही जबाबदार राहिले.

लिहून घेणार

लिहून घेणार





दस्त गोपवारा भाग-2

हवेली 11 2019

दस्त क्रमांक: 9464/2019

07/06/2019 2 41:43 PM

दस्त क्रमांक : हवेली 11/9464/2019

दस्ताचा प्रकार :- भाडेपट्टा.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: लेसोर एडुस्पार्क इंटरनॅशनल प्रायव्हेट लिमिटेड तर्फे अधिकृत सहिकर्ता परेश भातेलिया पत्ता: -, -, 1, मोतीलाल नगर, श्रीरंग साबदे मार्ग, ऑफ लिक रोड, गोरेगाव (वेस्ट), मुंबई, -, बांगड नगर, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर: AABCI3741A	मालक वय :- 50 स्वाक्षरी:-		
2	नाव: लेसी पिनेकल ग्लोबल फाऊंडेशन तर्फे अधिकृत स्वाक्षरीकार श्री केरसी आर मिस्त्री पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं 805, रत्ना सुजय गार्डन कॉम्प्लेक्स, मुकुंद नगर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर: AADTP3603M	भाडेकरू वय :- 59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 07 / 06 / 2019 02 : 48 : 00 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अँड चंदन पी फरताळे वय: 42 पत्ता: पाषाण, पुणे पिन कोड: 411021		

शिक्षा क्र.4 ची वेळ: 07 / 06 / 2019 02 : 48 : 26 PM

प्रमाणित करण्यात येते की,  
या दस्तऐवजात एकूण 2 पृष्ठे आहेत  
पहिले नंबरचे पुस्तकाचे  
नंबर नोंदला.

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

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११  
दिनांक 11/6/2019

sr.	Epayment Number
1	MH002295448201920R
2	0706201907625

Defacement Number
0001345550201920
0706201907625D

9464 /2019

- 1: Verify Scanned Document for correctness through thumbnail (4 pages on 1 side) printout after scanning.
- 2: Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

