

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 6

दस्त क्रमांक : 8151/2023

नोदणी :

Regn:63m

## गावाचे नाव : सुस

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोवदला	15000000
(3) बाजारभाव (भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	48177500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे सुस येथील स नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 + स नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2 (सातबाराप्रमाणे स. नं. 123/1 ते 6/प्लॉट नं. 2 अमेनिटी स्पेस) या मिळकतीवर बांधलेले बांधकाम यासी क्षेत्र 4103.70 चौ मी बिल्टअप अशी मिळकत. ( Survey Number : 123/1 ते 6/प्लॉट नं./2/अमेनिटी/स्पेस ; ) )
(5) क्षेत्रफळ	1) 4103.70 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:- कार्यकिर्ती एज्युकेशनल ट्रस्ट तर्फे अधिकृत अधिकारी लक्ष्मी इंदरसिंग विस्त वय:- 49; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 25अ, फोर्ट रोड, फोर्ट विव्ह विल्डींग, माहीम वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400016 पॅन नं:- AAFTK1831N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- तीर्थ स्पेसेस युनिट एल एल पी तर्फे भागीदार विजय तुकाराम रौंदळ यांच्या तर्फे क. ज. कु. सु. म्हणुन सौरभ सोमनाथ पवार वय:- 35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी 708 व सी 708 अ, सर्व्हे नं. 103, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411045 पॅन नं:- AAQFT0668R 2): नाव:- तीर्थ स्पेसेस युनिट 1 एल एल पी तर्फे भागीदार अभि विजय रौंदळ यांच्या तर्फे क. ज. कु. सु. म्हणुन सौरभ सोमनाथ पवार वय:- 33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी 708 व सी 708 अ, सर्व्हे नं. 103, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411045 पॅन नं:- AAQFT0668R
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	08/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8151/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2410000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारान घेतलेला त्रशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल वाचली  
मी रजुवात घेतली

अससलबर हुकुम नक्कल

जि. ९९  
दस्तावेजसोबतची सूची II प्रत  
श्री शिवजी ठाकरी  
यांना दिली  
दिनांक २०/०५/२०२३

दुय्यम निबंधक  
हवेली क्र.६, पुणे.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEERTH SPACES UNIT 1 LLP	eChallan	69103332023050710259	MH001683947202324E	2410000.00	SD	0000897418202324	08/05/2023
2		DHC		0705202300748	1900	RF	0705202300748D	08/05/2023
3	TEERTH SPACES UNIT 1 LLP	eChallan		MH001683947202324E	30000	RF	0000897418202324	08/05/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202305081816	08 May 2023, 11:37:54 AM				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	पुणे				
तालुका	तालुका मुळशी विभागाचे नाव : ( वि क्र 67) सुस नव्याने समाविष्ट (पुणे महानगरपालिका)				
उपमूल्य विभाग	67/3-गावठाणाला लागून असलेल्या उर्वरीत विकसित मिळकती				
क्षेत्राचे नांव	Pune Municipal Corporation				
सर्वे नंबर/ गट नंबर	23				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
8840	55800	62990	67640	0	चौ मीटर
मिळकतीचे क्षेत्र		5183 चौ मीटर	Layout Plot		
Applicable Rules		16 क			
<p>5183 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 8840/-</p> <p>5183 चौ मीटर क्षेत्रासाठी मूल्य = 5183 * 8840</p> <p>= 45817720/-</p>					
<p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य - मिळकतीचे क्षेत्र (2) मूल्य</p> <p>= 45817720 + 0</p> <p>= Rs.45817720/-</p> <p>= २ चार करोड अठ्ठावन्न लाख सत्तरा हजार सात शे वीस :-</p>					

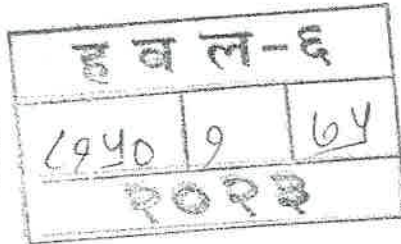
30 वर्षांचे भाडेपट्टा

Home

Print

45817720 x 90% = 41235948/-

5/-



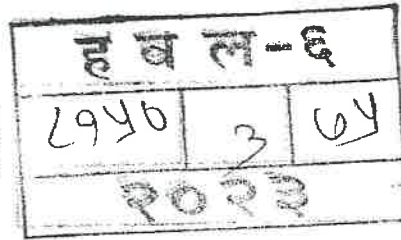
*Handwritten signature*

एच. ए. नायकवाडे  
सह मुख्य निबंधक हजे  
लोणीकाळभोर पुणे



GRN : MH001552468202324E Amount : 20.92,000.00 Bank : IDBI BANK Date : 03/05/2023-15:40:28

2	(IS)-6-8150	0000897332202324	08/05/2023-12:36:00	IGR013	2062000 00
Total Defacement Amount					20,92,000.00





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

**Receipt of Document Handling Charges**

PRN 0705202300740

Receipt Date 08/05/2023

Received from TEERTH SPACES UNIT 1 LLP, Mobile number 9552604727, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 8150 dated 08/05/2023 at the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.

DEFACED

₹ 1500

DEFACED

**Payment Details**

Bank Name IBKC

Payment Date 07/05/2023

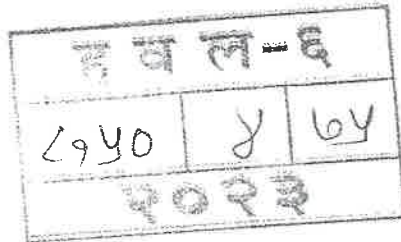
Bank CIN 10004152023050700697

REF No. 745174517

Deface No 0705202300740D

Deface Date 08/05/2023

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



*[Signature]*  
(सि. र. गायकवाड)  
सह दुय्यम निबंधक हवेली-६  
लोणीकाळभोर पुणे





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0705202300740	Date 07/05/2023
Received from TEERTH SPACES UNIT 1 LLP, Mobile number 9552604727, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(ISARITA) In the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.	
Payment Details	
Bank Name IBKC	Date 07/05/2023
Bank CIN 10004152023050700697	REF No. 745174517
This is computer generated receipt, hence no signature is required.	



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LEASE DEED		

This Lease Deed ("Lease Deed/Agreement") is executed at Pune on this the 8<sup>th</sup> of May 2023 (the "Effective Date").

**BY AND BETWEEN**

**TEERTH SPACES UNIT 1 LLP**, having PAN: AAQFT0668R, a limited liability partnership with LLPIN: AAR-9144 and having address at Unit No. C 708 and C 708A, Sr. No. 103, Pune, Maharashtra- 411045 represented by its Partners Mr. Vijay Tukaram Raundal and Mr. Abhi Vijay Raundal (hereinafter referred to as the "**Lessor**", which expression shall wherever the context permits be deemed to include their heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the **FIRST PART**;

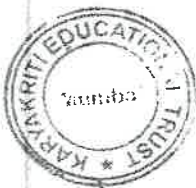
**AND**

**KARYAKRITI EDUCATIONAL TRUST**, a Trust registered under the provisions of the Mumbai Public Trust Act, 1950 with registration No. E-0038079 and having its registered office at 25A, Fort Road, 2<sup>nd</sup> Floor, Fort View Building, Mahim (West), Mumbai- 400016 (hereinafter referred to as "**Lessee**", which expression shall include its affiliates, successors and permitted assigns) of the **SECOND PART**.

The Lessor and the Lessee shall hereinafter be individually referred to as a "**Party**" and collectively as "**Parties**".

**RECITALS:**

- A. The Lessor is the sole and absolute owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property ("**Land**"), more particularly described in the **Schedule I**. The said Land comprises of and currently being identified in the revenue records as an area of 5182 square meters out of Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.1 (as per 7/12 extract Survey No.123/1to6/Plot no.1) and Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.2 (as per 7/12 extract Survey No.123/1 to 6/Plot no.2/amenity space) admeasuring 5182.54 square meters aggregating to an area of 55779 square feet) carved out from and out of the layout plan of amalgamation and sub-division plan sanctioned by the Collector of Pune vide its order bearing No. PMA/NA/SR/358/12 dated May 03, 2014, with respect to the Property bearing survey nos.123/1, 123/2, 123/3/1, 123/3/2 part, 123/4/2 part, 123/6/2 situate, lying and being at village Sus, Taluka Mulshi, District Pune, in respect of the Lessor which is situated at Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021 ("**Leased Premises**") admeasuring about 1.28 acres (approximately 5,182.54 sq.mt. or 55785.68sq. ft.) or thereabout.
- B. The Lessee has approached the Lessor to give on Lease the Land to the Lessee for running an educational institution, in the name of Orchids The International School which the Lessor has accepted ("**Educational Institution**").
- C. The Lessor has agreed to give on Lease, and the Lessee has accepted to take on Lease the Leased Premises, relying on mutual representations to each other and on the terms and conditions set forth herein.



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*[Handwritten signature]*





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NOW, THEREFORE, the Parties hereby agree as follows:

The recitals above shall form an integral part of this Lease Deed

## 1. DEFINITIONS:

In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:

- 1.1. "Academic Year" shall mean in relation to each calendar year the period from 1<sup>st</sup> June of any calendar year to 31<sup>st</sup> May of the immediately succeeding calendar year.
- 1.2. "Educational Institution" means "Orchids The International School", which shall be located on the Land.
- 1.3. "Financial Year" shall mean, the period from 1<sup>st</sup> April of any calendar year to 31<sup>st</sup> March of the immediately succeeding calendar year.
- 1.4. "Lease Commencement Date" shall mean 1<sup>st</sup> April 2023.
- 1.5. "Leased Premises" shall have the meaning as prescribed to such term in Recital C.
- 1.6. "Term" shall have the meaning given to such term in Clause 7.1.
- 1.7. "Lock-in Period" shall have the meaning given to such term in Clause 7.2.
- 1.8. "Rent Commencement Date" shall mean the date from which the Lessee is accountable for payment of the Rent, which has no relevance to the Rent Commencement Date, and the Rent Commencement Date for this Lease Deed shall be 1<sup>st</sup> June 2023.
- 1.9. "Rental Year" shall mean 1<sup>st</sup> June of any calendar year to 31<sup>st</sup> May of the immediately succeeding calendar year.
- 1.10. "Land" shall have the meaning as prescribed to such term in Recital A.

## 2. INTERPRETATION

Unless the context of this Lease Deed otherwise requires:

- 2.1. Words using the singular or plural number also include the plural or singular number, respectively;
- 2.2. Words of any gender are deemed to include the other gender;
- 2.3. Reference to the word "include" shall be construed without limitation;
- 2.4. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Clauses or Schedules of this Agreement, as the case may be;



*[Signature]*

*[Signature]*

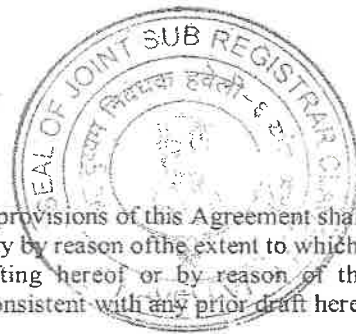




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- 2.5. The term "Clause" refers to the specified Clause of this Agreement;
- 2.6. Reference to any legislation or Law or any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;
- 2.7. The Schedules hereto shall constitute an integral part of this Agreement;
- 2.8. The index bold typeface, headings and titles herein are used for the convenience of reference only and shall not affect the construction of this Agreement;
- 2.9. Any word or phrase defined in the body of this Agreement as opposed to being defined in Clause 1 above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context;
- 2.10. If any provision in a Clause 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement;
- 2.11. When any number of days is prescribed, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day that is a Business Day;
- 2.12. Time is of the essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence;
- 2.13. Notwithstanding anything to the contrary, any time limits specified in any provision of this Agreement, within which any Party is required to perform any obligations or complete any activity, shall be extended by such period as may be required to comply with any requirement of Law; provided that, the Party that is required to comply with such law shall upon informing the other Party of such extension, act in good faith and take all necessary steps to ensure compliance with such law within the minimum possible time;
- 2.14. Any notice, waiver or amendment shall be effective when made in writing;
- 2.15. Reference to intimation, consent or approval shall mean prior written consent/approval;
- 2.16. Any reference to mutual agreement shall mean any mutual agreement in writing by the concerned parties;
- 2.17. Reference to writing shall include printing, typing, lithography, transmission by facsimile or in electronic form (including e-mail);
- 2.18. If there is any conflict or inconsistency between a term in the body of this Agreement and any term in any schedule or any other document referred to or otherwise incorporated in this Agreement, the term in the body of the Agreement shall take precedence; and





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- 2.19. No provisions of this Agreement shall be interpreted in favour of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.

### 3. GRANT OF LEASE

- 3.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the Lessor hereby grants to the Lessee and the Lessee hereby accepts from the Lessor, the License of the Leased Premises.
- 3.2. The Parties have agreed that upon signing this Lease Deed, the Lessor shall hand over the Land to the Lessee to carry out various activities pertaining to the Educational Institution.
- 3.3. The said Land shall be handed over to the Lessee on or before 30<sup>th</sup> May 2023 as described in detail in **Schedule I**, free from all encumbrances.
- 3.4. In the event the Lessor fails to handover the Land to the Lessee as agreed upon in **Schedule I**, then the Lessor shall be liable to pay to the Lessee damages for the delay which shall be the Rent per day for every day of delay in handing over the Land along with interest at the rate of 12% (twelve percent) per annum.

### 4. SCOPE OF THE WORK OF THE LESSOR

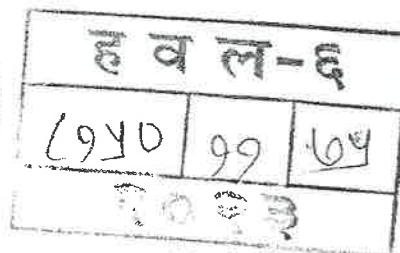
- 4.1. The Lessor shall hand over to the Lessee the said Land admeasuring 5,182 sq. mt. on or before 30<sup>th</sup> May 2023.
- 4.2. The Lessor has obtained electricity with a load of 165 KVA and water connection from local government authorities. In case there arises a requirement for enhancement of such electricity and water connection, the Lessor hereby agrees to procure the same at its own costs and expenses.
- 4.3. The Lessor accepts and acknowledges that time is the essence of this Lease Deed. The Lessor shall hand over the Land to the Lessee on or before 30<sup>th</sup> May 2023. The Lessee is desirous of operating the Educational Institution, on the Leased Premises and the Rent Commencement Date is critical and has been determined based on the Academic Year of the Educational Institution. Any delay in handing over the Leased Premises will disrupt the functioning of the Educational Institution and the Lessee will be unable to use the said Leased Premises for the entire Academic Year. Therefore, in the event of delay in handing over the Leased Premises to the Lessee, on or before the agreed-upon date, the Lessee shall, at its sole discretion, occupy that part of the Leased Premises which has been rendered usable in accordance with the agreed terms as provided in this Agreement, while the Lessor can complete the pending work without causing any disruption to the day to day affairs of the Lessee/Educational Institution within a period of 30 (thirty) days from such date of the Lessee entering the Leased Premises.

### 5. APPROVALS FROM AUTHORITIES



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- 5.1. The Lessor shall provide the Lessee with all requisite land documents, local authority approvals and other information related to the Leased Premises as and when required, for the purpose of obtaining Board Affiliations or any other statutory requirement to establish and run the Educational Institution.
- 5.2. The Lessee shall obtain permission to run and manage the Educational Institution from the State as well as the Central Education Department and/or Central Board of Secondary Education (CBSE) and/or such other recognized boards of education as the case may be to establish and run the Educational Institution.

#### 6. USE OF THE LEASED PREMISES

The Lessee shall use the Leased Premises for the purpose of operating the Educational Institution and for all other purposes incidental or ancillary thereto. During the subsistence of this Lease Deed, the Lessee shall, subject to the terms of this Lease Deed, have all rights available to a Lessee under applicable laws and shall have complete, uninterrupted and peaceful possession over the Leased Premises and uninterrupted access to the Leased Premises, without any hindrance from any person/s in any manner whatsoever.

#### 7. TERM

- 7.1. Term: The Parties agree that the License contemplated under this Lease Deed shall commence on and from the Rent Commencement Date and subsist for a period of 30 (thirty) years ("Term") from 1<sup>st</sup> April 2023 and ending not earlier than 31<sup>st</sup> May 2053, subject to completion of the Academic Year of the Educational Institution. Notwithstanding anything contained herein, the Rent to be paid by the Lessee to the Lessor under this Lease Deed shall be subject to an escalation of 10% (ten percent) at the end of every third Academic Year, on the last paid Rent under this Lease Deed.
- 7.2. Lock-in Period: There shall be a Lock-in Period of 15 (fifteen) years from the Rent Commencement Date ("Lock-in Period") commencing from the Rent Commencement Date, i.e., 1<sup>st</sup> April 2023 and ending not earlier than 31<sup>st</sup> May 2038. Neither Party shall be entitled to terminate the Lease Deed during the Lock-in Period and thereafter, except on terms more fully contained in this Agreement.
- 7.3. Post the Lock-in Period, either Party shall be entitled to terminate this Lease Deed by giving a notice of 6 (six) months, subject to the completion of the Academic Year.
- 7.4. In the event, of any untimely termination of this Lease Deed, either on part of the Lessor and/or the Lessee, prior to the completion of the Lock-in Period, the Party intending to terminate the Lease Deed shall pay Liquidated Damages of 100% (one hundred percent) of the total Rent payable for the remaining years of the Lock-in Period, subject to the terms and conditions contained herein.

#### 8. RENT AND SECURITY DEPOSIT

- 8.1. Starting from the Rent Commencement Date, the Lessee shall pay the Lessor Rent as set out in Schedule II hereunder (the "Rent").





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- 8.2. It is hereby agreed between the Parties that at the time of hand over of the Leased Premises, the Rent payable by the Lessee shall only be for the area as mentioned in **Schedule II** of the Lease Deed.
- 8.3. The Rent payable shall be subject to escalation and an increase of 10% (Ten percent) at the end of every third Academic Year, over the then-existing Rent as detailed in **Schedule II** hereunder.
- 8.4. All the Rent payments, calculated as per the terms provided in **Schedule II**, shall be paid on a monthly basis on or within the 10<sup>th</sup> (tenth) day of every month, in advance. In the event the Lessee fails to pay Rent for a consecutive period of 2 (two) months as per the terms herein, the Lessee shall be required to pay interest on such delayed payment of the Rent at the rate of 12% (twelve percent) per annum from the date of such default till the date of payment.
- 8.5. The payment of Rent payable for the period starting on the Rent Commencement Date until the end of that particular month shall be pro-rated.
- 8.6. The Rent shall be credited to the bank account of the Lessor provided herein in Clause 10.4. If the Lessor intends to change the bank account for any reason in advance, he will intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay Rents without any due fault.

#### 9. SECURITY DEPOSIT

- 9.1. The Lessee agrees to pay an interest-free deposit of INR 1,00,00,000 (Indian One Crore only) ("**Security Deposit**") to the Lessor. The said amount of Security Deposit is already paid by the Lessee, vide demand draft no. 762 dated 21<sup>st</sup> February 2023 drawn on Axis Bank, Marol Andheri, Maharashtra branch.
- 9.2. The Security Deposit shall be refundable upon early termination or end of the License Term of this Agreement.
- 9.3. The Parties agree that there shall be no additional Security Deposit given by the Lessee to the Lessor in the event the Term of this Lease Deed is renewed as mentioned in Clause 7.1 hereinabove.

#### 10. TAXES

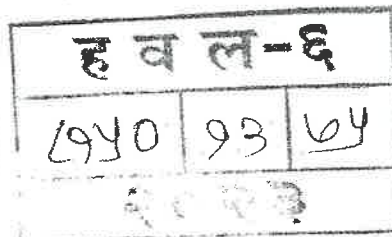
- 10.1. The Rent shall be subject to Tax Deduction at Source (TDS), as applicable from time to time. The Lessee shall be required to issue applicable TDS certificates in the manner as prescribed under the Income Tax Act, 1961 and the Rules framed thereunder in name of the Lessor so as to enable them to apply for a tax credit for the same.
- 10.2. The Lessee shall be liable to pay GST or any other similar levy (if any) on the Rent as applicable from time to time over and above the Rent specified above. This GST will be paid by the Lessor after collecting amount towards GST from the Lessee, to the concerned authorities and proof of the same shall be provided to the Lessee.
- 10.3. The Lessor shall bear and pay all the past, present and future taxes whether



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existing or enhanced, the taxes, rates and cesses payable to the corporation/municipal/panchayat body of the State of Maharashtra and/or any other government authority with regard to the Leased Premises and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessor in this regard. The Property taxes along with such other taxes as may be applicable towards the Leased Premises shall continue to be paid by the Lessor, without any delay, in any manner whatsoever.

- 10.4. Mode of Payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS only into the designated bank account of the Lessor.

Details of the designated bank account of the Lessor have been set out below:

Name:	Teerth Spaces Unit 1 LLP
Bank:	Axis Bank Limited
Branch:	Senapati Bapat Marg, Pune
Account No:	922020008098851
IFSC Code:	UTIB0000315

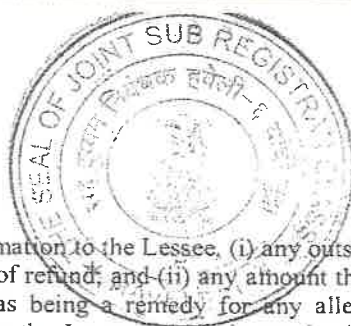
## 11. CHARGES AND EXPENSES

- 11.1. Charges- Starting from the Rent Commencement Date, the Lessee shall pay electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed at the Leased Premises, on a consumption basis, at actuals directly to the relevant authorities. For this purpose, the Lessor has provided a meter for ascertaining the actual consumption of power or water by the Lessee. The Lessee shall make such deposits on its behalf directly and the Lessor shall co-operate and assist with all appropriate documentation that may be required for direct payment of such deposits by the Lessee.
- 11.2. The Lessor shall bear all the charges related to procuring electricity connection including payment of the electricity deposit, charges incurred for liaisoning with the electricity department and all expenses that might occur in providing electricity connection to the Lessor. The Lessee shall ensure timely payment of all electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed and provide a copy of payment proof to Lessor every month.
- 11.3. No other charges - The charges fixed hereinabove along with the Rent payable entitles the Lessee to use and enjoy all the common facilities, amenities and benefits provided for in this Lease Deed for the Leased Premises. The Lessee shall not unless explicitly set out in this Lease Deed, be required to pay any other or further charges or amounts, in respect of the Leased Premises, to the Lessor or to any other person under any circumstances

## 12. REFUND

- 12.1. The Security Deposit shall be refunded by the Lessor free of interest, upon receiving vacant possession of the Leased Premises upon expiry of the Lease Deed or early termination of the Lease Deed by either Party as per Clause 19.
- 12.2. The Lessor shall be entitled to adjust from the Security Deposit after providing a





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written intimation to the Lessee, (i) any outstanding Rent that remains unpaid as of the date of refund, and (ii) any amount that is agreed mutually by the Parties in writing as being a remedy for any alleged damage caused to the Leased Premises by the Lessee which is not in the nature of normal wear and tear occurring during operation of its activities or due to any natural calamity. The monies that remain after the payment of the aforementioned amounts shall be refunded to the Lessee, forthwith, immediately upon expiry and/or early termination of this Lease Deed. To quantify the damages, payable, if any, by the Lessee under this Clause, the Parties shall mutually appoint an independent registered property valuer to determine the damages caused to the Leased Premises and the Parties shall bear the costs towards the same proportionately. The Lessee will pay all electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed at the Leased Premises before vacating the leased premise or this charges will be adjusted in the Security Deposit to be returned to the Lessee.

- 12.3. In the event, the Lessor fails to refund the Security Deposit to the Lessee upon expiry of the Lease Deed or early termination and if the Lessee has to handover vacant and peaceful charge of the Leased Premises, the Lessee shall also be entitled to interest at the rate of 12% (twelve percent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date on which the Security Deposit are due till the date on which the Security Deposit is repaid after deducting the cost of consumption of utilities/damages, if any.

### 13. LESSOR'S REPRESENTATIONS AND WARRANTIES

- 13.1. Title: The Lessor is the absolute owner of the Leased Premises. There is no restriction, obligation or liability, under law or any prevailing contract, which prevents the Lessor from (a) executing this Lease Deed; (b) providing the Leased Premises on Lease to the Lessee for the purposes of running and managing the Educational Institution; (c) putting the Lessee in possession and occupation of Leased Premises; (d) permitting the Lessee to use and enjoy the common facilities thereat; or (e) which prevents the Lessee from occupying, using and enjoying the Leased Premises as per the terms of this Lease Deed.
- 13.2. In the event that the Lessee identifies any deficiencies or irregularities in the title of the Leased Premises post the Rent Commencement Date, the Lessor shall be required to correct such deficiencies or irregularities within a period of 30 (thirty) days, without any additional charge being levied to the Lessee, in any manner whatsoever. The Lessee shall at no point in time be dispossessed of its rights under the Leased Premises at any point in time during the subsistence of this Lease Deed.
- 13.3. The Lessor affirms that in the event, there arises any notice/ litigation/ dispute/ enquiry, with respect to the title of the property in which the Educational Institution is situated, the Lessor shall fully indemnify the Lessee with respect to any such notice/litigation/dispute/enquiry. In this regard, the Lessor shall also ensure that a stay order (as the case may be) within a period of 7 (seven) days from such notice/litigation/dispute/enquiry arising, from the appropriate authority/ forum is obtained with respect to such notice/litigation/dispute/enquiry in order to ensure that the operation of the Educational Institution is not impeded. The Lessor further undertakes to make good the defect so raised in such a notice/ litigation/ dispute/ enquiry, in an appropriate manner, by making the necessary



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and required applications with the relevant Governmental Authority and the Lessor shall further ensure that such a defect is cured in a speedy and efficient manner by obtaining the required sanctions and approvals and consents from the relevant Governmental Authority, without any hindrance to the operations of the Educational Institution, in any manner whatsoever. The Lessor undertakes to perform all such acts as mentioned hereinabove at its own costs and consequences. The Lessee shall not be liable to make any payments in any manner whatsoever. In the event that the Lessee identifies any deficiencies or irregularities in the title of the property in which the Educational Institution is situated post the Effective Date, the Lessor shall be required to correct such deficiencies or irregularities within a period of 30 (thirty) days, from its own funds.

13.4. Notwithstanding anything contained under this clause, the Lessor shall ensure that functioning of the Educational Institution is not hampered/obstructed with at any given point during the Term of this Lease Deed.

13.5. Compliance with Applicable Laws: Subject to approval from the competent authorities as per Clause 5:

- a. The Lessor further represents as of the date of entry into the Lease Deed (and such representation to be repeated as of the License Rent Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable building byelaws.

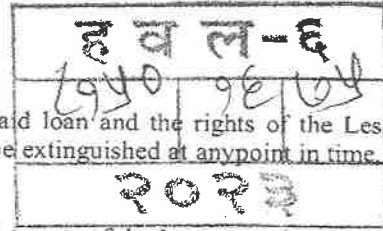
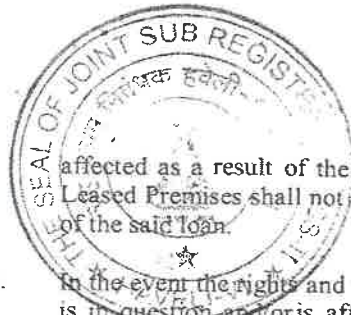
13.6. No Dues:

Property Taxes, municipal taxes, electricity charges and all other outgoings in respect of the Leased Premises up to the date of execution of the Lease Deed have been properly remitted and there are no dues as of the Effective Date.

13.7. No Mortgage or Encumbrance:

- a. The Lessor affirms and represents that except to the extent stated in this Clause, the Leased Premises has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the Leased Premises. There are no other encumbrances, charges, mortgages, liens and/or other interests or Agreements, whether to sell, lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the Leased Premises.
- b. In the event the Lessor intends to take a loan for any purpose whatsoever by mortgaging the Leased Premises, and/or by creating any encumbrance on the Leased Premises in any manner whatsoever, the Lessor shall inform the Lessee regarding the same in writing within 15 (fifteen) days from the date of availing the loan.
- c. In the event of any default on part of the Lessor in payment of the loan instalment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an instalment directly to the lender and the Lessee shall be entitled to make appropriate deductions to the Rent payable to the Lessor.
- d. The interest of the Lessee, in the Leased Premises shall in no way be





affected as a result of the said loan and the rights of the Lessee on the Leased Premises shall not be extinguished at any point in time as a result of the said loan.

- c. In the event the rights and interests of the Lessee on the Leased Premises is in question and/or is affected in any manner whatsoever, the Lessor undertakes to indemnify the Lessee and undertakes to make good such default/irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Leased Premises prior to such an extinguishment of right.

**13.8. No Prior Interest:**

Subject to Clause 13.5 above:

- a. The Lessor has not entered into any other agreement or created any other interest over the Leased Premises that in any manner whatsoever affect the terms of this Lease Deed or the rights of the Lessee hereunder; and
- b. In particular no person has any such right, title or interest that in any manner whatsoever may affect the License or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.

**13.9. No Litigation:**

There is no existing, threatened or pending litigation in respect of the Leased Premises that in any manner whatsoever affect the purpose of this License or the occupation, use and enjoyment of the Leased Premises by the Lessee on the terms of this Lease Deed.

- 13.10. The Lessor represents and warrants that the Land is an amenity plot, and the said Land can be used for running and operating an Educational Institution.

**14. LESSEE'S REPRESENTATIONS AND WARRANTIES**

- 14.1. Compliance with laws: The Lessee hereby represents and warrants to the Lessor that the use of the Leased Premises by the Lessee for carrying on the operations is in accordance with the applicable law, rules, and regulations.
- 14.2. The Lessee hereby represents and warrants that the Lessee has the right and authority to enter into this Lease Deed.
- 14.3. The Lessee hereby represents and warrants that the Lessee shall obtain all the necessary approvals and permissions under the applicable laws for running the activities of the Educational Institution.

**15. LESSOR'S OBLIGATIONS**

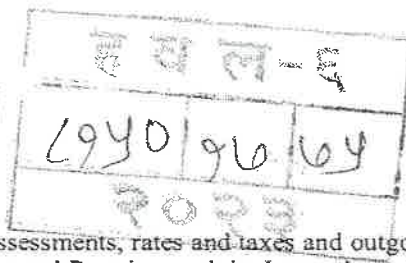
All of the below shall become applicable from the License Rent Commencement Date.

- 15.1. Water Supply: The Lessor shall provide the Lessee with unrestricted and reasonable access to the water connection in the Leased Premises.
- 15.2. Payment of taxes: During the Term of the Lease Deed, the Lessor shall pay all



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property tax, charges or assessments, rates and taxes and outgoings imposed or payable in respect of the Leased Premises and its Lease thereof. Other than the charges specifically set out herein, the Lessee shall not be liable to pay any other charges.

- 15.3. Co-operation: The Lessor shall co-operate with the Lessee by executing all necessary documents and doing such acts, Agreements and things to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of the Lessee's operations in the Leased Premises.
- 15.4. Access: The Lessee's access to the Leased Premises, including all points of ingress and egress shall not, at any time from the Effective Date and during the Term, be blocked or impeded by the Lessor, their employees, officers, agents, associates or visitors. The Lessor security personnel or other employees/officers shall not impede any of the Lessee's officers, employees, agents, associates, visitors or representatives from entering the Leased Premises.
- 15.5. No disturbance: Without prejudice to Clause 6, the Lessor shall ensure that Lessor or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's possession and enjoyment of the Leased Premises.
- 15.6. The Lessor shall provide and make available for the Lessee, an electricity connection. The Lessor shall bear all the expenses including payment of the deposit and make all the applications before the concerned departments at its sole cost. In case there arises a requirement for enhancement of such electricity and water connection, the Lessor hereby agrees to procure the same at its own costs and expenses.

#### 16. LESSEE'S OBLIGATIONS AND COVENANTS

- 16.1. **General Maintenance:** The Lessee shall always keep the Leased Premises in good condition. In the event of any damage caused to the Leased Premises by Lessee, then both Lessor and Lessee may mutually appoint a specialist to ascertain the cause of the damage to the Leased Premises. If the damage is caused by the Lessee, then the Lessee shall at its own cost restore the damages caused to the Leased Premises at its own cost and expenses and Lessee shall pay Rent to the Lessor even during the time of such restoration.
- 16.2. **Inspection by the Lessor:** The Lessor or his representatives may periodically inspect the Leased Premises at reasonable times, as may be required. The Lessor shall give 24 (twenty four) hours of notice in writing to the Lessee of its intention to inspect the Leased Premises and such inspection shall as far as possible be carried out without affecting the Lessee's operations.
- 16.3. **Use for Operations:** The Lessee shall use the Leased Premises only for the purposes stated in Clause 6 of this Lease Deed. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating an Educational Institution on the Leased Premises.
- 16.4. **Obligations under the Lease Deed:** The Leased Premises shall be used/occupied only by the Lessee and all obligations under this Agreement shall always be that of the Lessee.



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- 16.5. **Payment of charges:** Post the Rent Commencement Date and post the satisfactory handover of the Leased Premises as per the Schedule I, to the Lessee, the Lessee shall pay the electricity and water charges in respect of the Leased Premises, as per consumption, as per the bills raised by the concerned statutory authority in accordance with the meter reading as per the separate meter installed for the Leased Premises.
- 16.6. **Compliance with laws:** The Lessee shall not do or permit to be done in the Leased Premises any act contrary to any applicable law, rule or regulation for the time being in force or which will in any manner disfigure the Leased Premises or diminish its value or damage its interiors/exterior.
- 16.7. The Lessee shall not sub-let or assign or part with possession or transfer in any other manner with or without goodwill, the Lease hold rights of the said Leased Premises or any benefit under this Agreement or create any interest of any nature whatsoever in favour of any third party without intimation to and consent of the Lessor.
- 16.8. The Lessee shall not, at any time, claim in any manner whatsoever, any estate or interest of any nature whatsoever in the Leased Premises or any part thereof shall not, under any circumstances whatsoever transfer or assign, in any manner whatsoever, wholly or partly, whether directly or indirectly any benefit of this Lease Deed to any person whomsoever.
- 16.9. The Lessee shall not effect, or execute or cause to be affected or executed any alter alteration, addition or any similar work, on the structural/ permanent structural part of the Building, in the Leased premises without express prior approval of the Lessor in writing and in accordance of the rules of the panchayat/municipal/corporation. In terms of other temporary changes of the Building, the Lessee shall not take prior written consent for any alter alteration, addition or any similar work or otherwise.
- 16.10. The Lessee assures that for all activities related to the Educational Institution, the Lessee alone shall be responsible and Lessor shall not be held liable for any reason. The Lessee also assures proper use and maintenance of the premise to keep its value, structure and hygiene intact.

#### 17. LESSEE'S RIGHTS

- 17.1. **Peaceful Possession:** The Lessee shall, subject to complying with its obligations under the Lease Deed be entitled to quiet and peaceful possession and enjoyment on a 24/7 basis of the Leased Premises and all easements, rights and advantages appurtenant thereto, including the common area such as entrances, passage ways, and parking area forming part of the Leased Premises, during the period of the Term, shall be free from any interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessor or any government authority or any person claiming through, under or in trust for the Lessor. However, the Lessor shall not be responsible for any interruption in possession of the temporary structures inserted by the Lessee in the Leased Premises.
- 17.2. **Lessor's failure to comply with its obligations:** If the Lessor fails to comply with its obligations under this Agreement, the Lessee may after due notice in writing to the Lessor, pay, discharge and carry out the same and the Lessee shall be entitled to set off the same from the Rent payable to the Lessor under these



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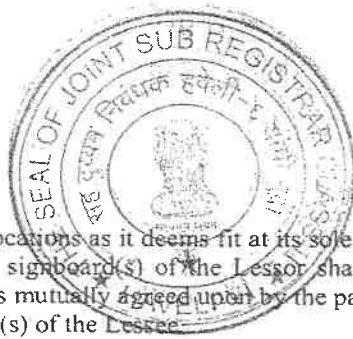


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presents or recover the same otherwise. To determine such failure(s) by the Lessor under this Lease Deed, the Parties shall mutually appoint an independent registered valuer to determine the failure(s) by the Lessor. The Parties shall bear the costs towards the same proportionately.

- 17.3. **Damage to Leased Premises:** In the event of any damage to the Leased Premises due to any reason including but not limited to war, accident, acts of terrorism, acts of war, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible force or an act of God causing damage to the Leased Premises or part thereof to an extent that the Lessee cannot be reasonably expected to use or occupy the Leased Premises or part thereof, the Lessor shall attempt to restore the Leased Premises within a period as mutually decided between the Parties from the occurrence of such damage, at its own expense and during which time the Rent payments shall remain suspended till such time the Leased Premises is restored to the Lessor in the same condition in which it was granted earlier, provided such damage is not caused due to the acts of the Lessee or its agents. Provided that if the Leased Premises is not or cannot be so restored the Lessee may terminate the Agreement by giving a 30 (thirty) days' notice in writing to the Lessor and thereupon the Agreement shall stand terminated without prejudice to any claim by either Party against the other in respect of any breach that has occurred prior to such termination. Provided that the Lessee shall also be entitled, at its choice, to continued use and enjoyment of such portion of the Leased Premises that are not affected during the period when the Leased Premises is being repaired. It is clarified that the Lessee shall not be entitled to pay any Liquidated Damages if the Lease Deed is terminated under this Clause either during the Lock-In Period or otherwise. In the event of the Lessee continues to use and enjoy a portion of the Licensed Premises only, the Rent payable by the Lessee shall stand abated proportionately till such time that the entire Leased Premises is restored to the Lessee for use and enjoyment in terms hereof.
- 17.4. **Return of possession and Security Deposit:** Subject to the terms and conditions of this Agreement, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over vacant possession of the Leased Premises to the Lessor on termination of the Lease Deed. The Lessor shall hand over the Security Deposit unless the same is adjusted against Rents or other payments due and payable by the Lessee subject to prior written intimation to the Lessee.
- 17.5. **Vacation of Leased Premises:** Upon the termination or the earlier termination of Lease Deed and at the time of vacating the Leased Premises, the Lessee shall be entitled to remove and take away, at its option, all or any of its machinery, equipment, fittings, fixtures, etc., as may have been installed or attached or bought in the Leased Premises by the Lessee from time to time, without causing any damage to the Leased Premises, normal wear and tear excepted.
- 17.6. **Communication Equipment:** The Lessee shall be at liberty to install necessary communication equipment in the Leased Premises at its cost for conducting its operations during the tenure of the Agreement in accordance with applicable laws.
- 17.7. **Signboards:** The Lessor shall have the right to display their name(s) as the developer(s) or owner(s) of the property on a signboard, provided that such display does not disrupt or affect the operation and management of the School/Educational Institution. The Lessee upon notification to the Lessor, shall be entitled to put up and display signboards of appropriate dimensions and at the





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appropriate locations as it deems fit at its sole discretion and in accordance with the law. The signboard(s) of the Lessor shall be displayed in a location and manner that is mutually agreed upon by the parties, and shall not be placed near the signboard(s) of the Lessee.

## 18. LESSORS'S RIGHTS

- 18.1. The Lessor shall be entitled to enter the said Leased Premises for the purpose of inspecting the Leased Premises and any part thereof, however, the Lessor shall give 24 (Twenty Four) hours of notice in writing to the Lessee of its intention to inspect the Leased Premises and such inspection shall as far as possible be carried out without affecting the Lessee's operation of the Educational Institution.
- 18.2. The Lessor shall be entitled to create a mortgage, charge, or otherwise offer as security, the said Leased Premises for the purpose of borrowing any loan or obtaining any facility from a financial institution or finance company after obtaining prior written consent from the Lessee, provided that no such mortgage, charge or other security shall adversely affect the rights of the Lessee under this Agreement in any manner whatsoever and any such mortgage, charge or other security shall always be subject to the rights of the Lessee under this Agreement. Similarly, the Lessor shall also be entitled to sell, transfer and dispose of the said Leased Premises to any prospective purchaser by giving prior written consent to the Lessee provided that the Lessee's rights are not prejudiced or effected and the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Lease Deed and the Lessor shall also handover a copy of the said conveyance/sale Agreement to the Lessee for its record purpose.

## 19. TERMINATION

- 19.1. None of the Parties herein shall be entitled to terminate the Agreement during the Lock-in Period.
- 19.2. Unless terminated in accordance with the terms of this Lease Deed, the shall be valid and effective for the entire term of this Lease Deed and shall automatically stand terminated upon expiry of this Lease Deed, unless otherwise extended by the Parties mutually at an earlier date. In the event of the Lessee is willing to renew the Term, the Lessee shall communicate the same in writing to the Lessor at least 6 (six) months prior to the expiry of the Term. On receipt of such written communication, the Lessor shall consider it and communicate its decision in writing to the Lessee.
- 19.3. In any event this Lease Deed shall be terminated due to efflux of time, and/or in the event the Rent payable is not paid by the Lessee to the Lessor consecutively for a period of 3 (three) months post the completion of the Lock-in Period.

## 20. FORCE MAJEURE

No Party shall be liable to the others if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, viz. fire, flood, explosion, act of God; war, hostilities, invasion, acts of foreign enemies, extensive military mobilization; civil war, riot, rebellion and revolution, military or usurped power, insurrection,



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acts of terrorism, act of any government authority whether lawful or unlawful, compliance with any law or governmental order, Government rule/order directing closure of educational institutions and/or temporary suspension of operations of educational institutions, change and/or introduction of fee regulation laws; plague, epidemic, pandemic, natural disaster, extreme natural event, extreme weather event, nuclear, chemical or biological contamination; or any other act which beyond the control of either of the Parties which prevents either of the Parties from performing their obligations under this Agreement ("Force Majeure Event"). The Party claiming an event of force majeure shall promptly notify the other Parties in writing, provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Parties informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If a Party is unable wholly or in part to perform on time as required any obligation under this Agreement by reason of the occurrence of a Force Majeure Event (as defined above), that obligation including transfer of the Rent shall be suspended, without liability, till such time the party's ability to perform is affected by the Force Majeure Event. Any such suspended obligation shall remain suspended for so long as the Force Majeure Event preventing the performance continues, and upon cessation of such condition, the affected party shall promptly resume performance hereunder. If the force majeure continues for a continuous period exceeding 60 (sixty) Business Days, post which the Parties will ascertain the collections of Tuition Fee during the Force Majeure Event by the Lessee, if any. After ascertaining such collections of Tuition Fee, the Lessor shall be entitled to 10% (ten) of collections of Tuition Fee by the Lessee for the period in which the Rent was suspended or the Rent amount, whichever is less, where "Tuition Fee" shall include all fees collected/received from the student of the Educational Institution related to academics viz. library, lab, sports and shall exclude fees collected towards academic fee reimbursements (such as exam fees, olympiads), uniform, books, transport, canteen/catering, excursions, school trips, fees collected on an ad-hoc basis as a one-time fee for any specific purpose and all other fee components where any non-academic activities are involved and where an external vendor/agency is involved.

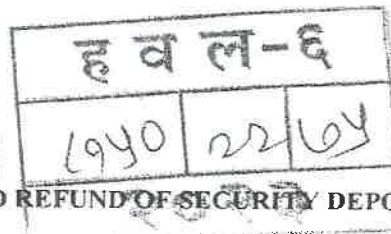
## 21. MATERIAL DEFAULT

If any of the events described below occur during the Lock-in Period or thereafter (but not later than the scheduled termination date of the Lease Deed):

- 21.1. In the event of any material default by the Lessor with reference to the representations made herein (whether during the Lock-in Period or thereafter, but not later than the scheduled termination date of this Lease Deed), the Lessee shall be entitled to issue a notice to the Lessor setting out the default and requiring the Lessor to rectify such default or provide a suitable explanation therefore within 45 (forty-five) days of receipt of such notice ("Cure Period"), failing which the Lessee shall be entitled to rectify the default which is capable of rectification and the amounts spent on rectification shall be deducted from the Rents payable by the Lessee to the Lessor.
- 21.2. In the event of any material default by the Lessee with reference to the representations made herein, the Lessor shall be entitled to issue a written notice to the Lessee setting out the material default and requiring the Lessee to rectify such material default or provide a suitable explanation therefore within 45 (forty-five) days.



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## 22. HANDOVER OF POSSESSION AND REFUND OF SECURITY DEPOSIT

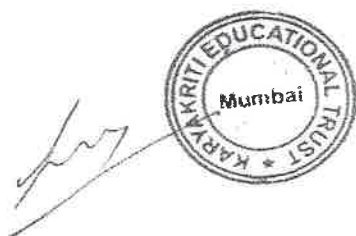
- 22.1. On scheduled termination of the Agreement or upon early termination of the Lease Deed after the Lock-in Period, the Lessor shall refund the Security Deposit to the Lessee immediately upon the Lessee vacating the Leased Premises and handing over the same to the Lessor.
- 22.2. Subject to this Agreement in the event, the Lessor fails to refund the Security Deposit to the Lessee immediately upon expiry of the Lease Deed and if the Lessee is ready and willing to handover vacant and peaceful charge of the Leased Premises, then the Lessee shall be entitled to interest at the rate of 12% (twelve percent) per annum on the interest-free refundable Security Deposit amount from the date on which the refund becomes due till the actual date of refund subject to all utility bills, repairs and consumables if any, are paid for, in full, by the Lessee.

## 23. INDEMNITY

- 23.1. The Lessor recognizes and acknowledges that the Lessee has agreed to take the Leased Premises on Lease only on the strength of the representations made in this Lease Deed and the Lessor agrees to indemnify and hold harmless the Lessee from any and all losses, claims and expenses that they may suffer on account of any representations in this Lease Deed, including those relating to that of compliance with applicable municipal regulations and bye-laws, being found to be or becoming false, inaccurate, or incorrect or invalid or inadequate or insufficient, due to non-compliance of the applicable rules, regulations and laws.
- 23.2. Similarly, the Lessee agrees to indemnify and hold harmless the Lessor from any and all losses, claims and expenses that they may suffer on account of any representation in this Agreement, including those relating to obtaining permission to run and manage the Educational Institution from both State and Central Government, being found to be or becoming false, inaccurate, or incorrect or invalid or inadequate or insufficient, due to non-compliance of the applicable rules, regulations and laws.
- 23.3. The Lessor agrees to keep the Lessee saved, harmless and indemnified from any past claims/liability/issues subsisting before the execution of this Agreement including but not limited to claims/liabilities/issues under litigation, arbitration, inquiry committee instituted against the Land. It is further clarified that such past claims/liability/issues subsisting before the execution of this Agreement shall be the sole responsibility of the Lessor and the Lessee shall not be responsible to handle any such issues.

## 24. NOTICES

- 24.1. Any notice or other information/document required or authorized by this Agreement to be given shall be given in writing, in English and by:
- delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);
  - sending it by a nationally recognized courier or by registered post;



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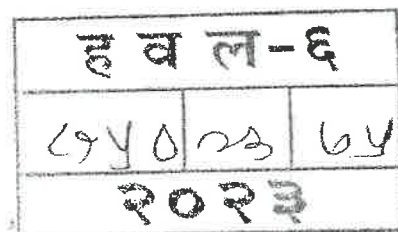
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- c. sending it by facsimile transmission, e-mail or comparable means of communication; or
- d. to the relevant Parties at the addresses referred to in Article 23.4 below.
- 24.2. Any notice or information given by post/courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.
- 24.3. Any notice or information sent by facsimile transmission, e-mail or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.
- 24.4. The address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other Parties shall be:

**If to the Lessor:**

Attention: Teerth Spaces Unit L&LP  
 Address: Office No. 008 Teerth  
 Technospace  
 Sr. No. 103, Baner, Pune, Maharashtra-  
 411045





**If to the Lessee:**

Attention: Laxmi Indersingh Bist  
 Address: 25A, Fort Road, 2<sup>nd</sup> Floor, Fort View Building, Mahim (West), Mumbai-  
 400016

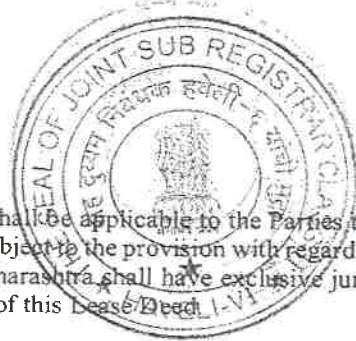
**25. ARBITRATION AND GOVERNING LAW**

- 25.1. The Parties agree that in case of any dispute arising between the Parties in respect of this Lease Deed, the Parties shall try to resolve the dispute in a peaceful and amicable manner. In the event the Parties are unable to resolve their dispute in an amicable manner, the Parties shall refer the matter to Arbitration under the Arbitration and Conciliation Act, 1996 (as amended from time to time) and/or any other prevailing law for the time being in force. The Arbitration proceeding shall be conducted by an Arbitral Tribunal comprising One (1) Arbitrator to be appointed by both Parties. The seat of the Arbitration shall be Pune and the language of Arbitration shall be English. The decision of the Arbitrator shall be binding on the Lessor and the Lessee. The expenses relating to arbitration proceedings shall be shared equally between the Parties.





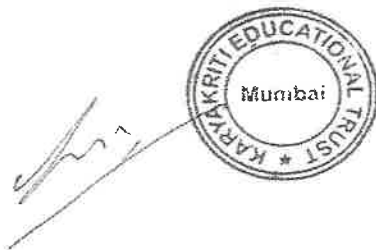


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- 25.2. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, courts in Pune, Maharashtra shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

## 26. MISCELLANEOUS

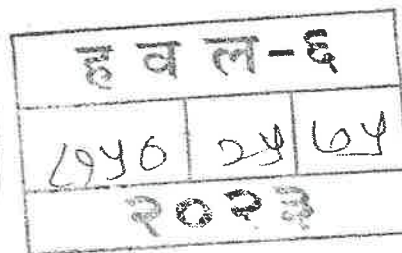
- 26.1. The Lessee shall not be obliged to obtain the consent of the Lessor for any change in its constitution and/or any amendment or variation to its Charter Documents provided that subsequent to such change or alternation, the terms and conditions of the Lease Deed shall not be altered in any manner whatsoever. "Charter Documents" means documents relating to the Lessee's formation, incorporation or association (as the case may be) including for the avoidance of doubt, its bye-laws.
- 26.2. The Lessor shall also be entitled to sell, transfer and dispose of the said Leased Premises to any prospective purchaser by giving prior written consent to the Lessee of 30 (thirty) days and provided that the Lessee's rights are not prejudiced or effected and the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Lease Deed and the Lessor shall also handover a copy of the said conveyance/sale Agreement to the Lessee for its record purpose.
- 26.3. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.
- 26.4. The Parties agree that the covenants, obligations and restrictions in this Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legally valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.
- 26.5. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.
- 26.6. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.
- 26.7. That the cost of stamp duty and registration charges and other incidental expenses in connection with the execution and registration of this Lease Deed shall be borne



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26.8. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessor and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.

26.9. The Parties agree that the Lessee shall pay to the Lessor an amount to the tune of INR 5,00,000/- (Rupees Five Lakh Only) as Ground maintenance charges upon the execution of this Agreement.

## 27. EQUITABLE REMEDIES

27.1. The Parties acknowledge that in the event of a breach of the provisions of this Agreement, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Agreement.

27.2. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of anyone or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.

## 28. ASSIGNMENT

Neither Party shall assign, subcontract or otherwise transfer any of its rights or obligations under this Agreement, without the prior written consent of the other Party. Any assignment, transfer for subcontracting in violation of this provision shall be deemed to be invalid.

## 29. NO THIRD PARTIES BENEFICIARIES

This Agreement is not intended to create any rights in any person or entity who is not a party to this agreement, and no such rights are created hereunder.

## 30. ENTIRE AGREEMENT

This Agreement along with executive summary as per **Schedule III**, constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and commitments, whether oral or in writing, between the Parties with respect to the subject matter hereof.

## 31. AMENDMENTS

No changes, alterations or modifications to this Agreement shall be binding on either Party unless set down in writing and signed by the authorized representatives of both the Parties.

## 32. WAIVERS

No failure by a Party to take any action with respect to a breach of this Agreement



### 33. RELATIONSHIP OF PARTIES

### 34. SEVERABILITY

### 35. COUNTERPARTS

**(Signature Page to Follow)**

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*[Signature]*

For Lessor:

Signature:

Name: Vijay Tukaram

Raundal

Title: Designated Partner

Date:

Signature:

Name: Abhi Vijay Raundal

Title: Designated Partner

Date:



For Lessee:

Signature:

Name: Laxmi Indersingh Bist

Title: Trustee

Date:



In the witness of:

Signature:

Name: Ashish Yadav

Date:

Bojivali, Mumbai  
8/05/23



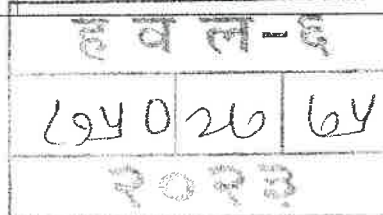
In the witness of:

Signature:

Name: Shubham Shinde  
Wagholi, Pune

Date:

8/5/23



**SCHEDULE I**

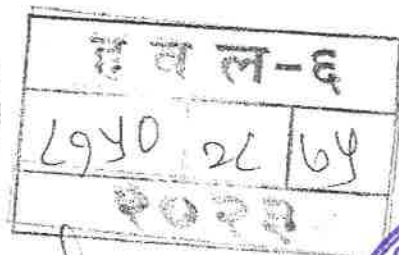
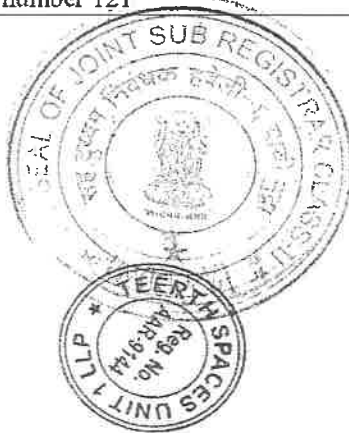
**LEASED PREMISES OWNED BY LESSOR**

**LAND**

Total Area of Land	1.28 acres (approximately 5,182.66 sq.mt. or 55785.68sq. ft.)
Survey No.	Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.1 + Survey No.123/1+2+ 3/1+3/2 +4/2 +6/2 Plot no.2 (as per 7/12 extract Survey No.123/1 to 6/Plot no.2/amenity space
Situated at	123, Vidya Valley School Road, Near Teerth Aarohi, Parkhe Vaste, Sus, Pune, Maharashtra - 411021
Development permission and commencement certificate	PMU/Mau.Sau/Sr No 123/1 & other/pr. Ka. 2031 dated 4 <sup>th</sup> November, 2015
Boundaries	East by : Remaining area of Survey number 123/6  West by: Survey number 123/4, 12 meters internal road and remaining part of plot no 1, Survey number 123/1+2+3/1+4/2+6/2  North by: Remaining area of Survey number 123/6 & Survey number 123/5  South by: 30 Meter wide road proposed R.P. Road & Survey number 121



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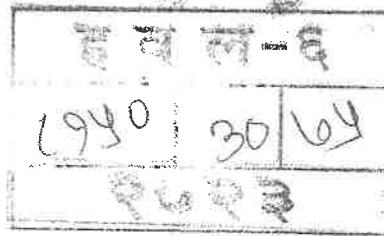
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SCHEDULE II २०२३		

**RENT**

The Rent payable by the Lessee for the Leased Premises in the following manner:

Year	Time Period	Area (Sq..mt)	Monthly Rent	Annual Rent	Annual GST@ 18%	Rent/Annum including GST
1	June 2023-May 2024	4,103.70	1,000,000	12,000,000	2,160,000	14,160,000
2	June 2024-May 2025	4,103.70	1,000,000	12,000,000	2,160,000	14,160,000
3	June 2025-May 2026	4,103.70	1,000,000	12,000,000	2,160,000	14,160,000
4	June 2026-May 2027	4,103.70	1,100,000	13,200,000	2,376,000	15,576,000
5	June 2027-May 2028	4,103.70	1,100,000	13,200,000	2,376,000	15,576,000
6	June 2028-May 2029	4,103.70	1,100,000	13,200,000	2,376,000	15,576,000
7	June 2029-May 2030	4,103.70	1,210,000	14,520,000	2,613,600	17,133,600
8	June 2030-May 2031	4,103.70	1,210,000	14,520,000	2,613,600	17,133,600
9	June 2031-May 2032	4,103.70	1,210,000	14,520,000	2,613,600	17,133,600
10	June 2032-May 2033	4,103.70	1,331,000	15,972,000	2,874,960	18,846,960
11	June 2033-May 2034	4,103.70	1,331,000	15,972,000	2,874,960	18,846,960
12	June 2034-May 2035	4,103.70	1,331,000	15,972,000	2,874,960	18,846,960
13	June 2035-May 2036	4,103.70	1,464,100	17,569,200	3,162,456	20,731,656
14	June 2036-May 2037	4,103.70	1,464,100	17,569,200	3,162,456	20,731,656
15	June 2037-May 2038	4,103.70	1,464,100	17,569,200	3,162,456	20,731,656
16	June 2038-May 2039	4,103.70	1,610,510	19,326,120	3,478,702	22,804,822
17	June 2039-May 2040	4,103.70	1,610,510	19,326,120	3,478,702	22,804,822
18	June 2040-May 2041	4,103.70	1,610,510	19,326,120	3,478,702	22,804,822
19	June 2041-May 2042	4,103.70	1,771,561	21,258,732	3,826,572	25,085,304
20	June 2042-May 2043	4,103.70	1,771,561	21,258,732	3,826,572	25,085,304
21	June 2043-May 2044	4,103.70	1,771,561	21,258,732	3,826,572	25,085,304
22	June 2044-May 2045	4,103.70	1,948,717	23,384,605	4,209,229	27,593,834
23	June 2045-May 2046	4,103.70	1,948,717	23,384,605	4,209,229	27,593,834
24	June 2046-May 2047	4,103.70	1,948,717	23,384,605	4,209,229	27,593,834
25	June 2047-May 2048	4,103.70	2,143,589	25,723,066	4,630,152	30,353,218
26	June 2048-May 2049	4,103.70	2,143,589	25,723,066	4,630,152	30,353,218
27	June 2049-May 2050	4,103.70	2,143,589	25,723,066	4,630,152	30,353,218
28	June 2050-May 2051	4,103.70	2,357,948	28,295,372	5,093,167	33,388,539
29	June 2051-May 2052	4,103.70	2,357,948	28,295,372	5,093,167	33,388,539
30	June 2052-May 2053	4,103.70	2,357,948	28,295,372	5,093,167	33,388,539

The Parties agree that the amounts mentioned herein are exclusive of GST and other applicable taxes.



SCHEDULE III

EXECUTIVE SUMMARY OF LEASE DEED

Category	Particulars				
Location	Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021				
School/College	Orchids The International School, Sus Road				
Board	CBSE				
Area	1.28 acres (approximately 5,182.66sq.mt. or 55779 sq. ft.)				
Parties	<table><tr><td><u>Lessor</u></td><td><u>Lessee</u></td></tr><tr><td>Teerth Spaces Unit 1 LLP</td><td>Karyakriti Educational Trust</td></tr></table>	<u>Lessor</u>	<u>Lessee</u>	Teerth Spaces Unit 1 LLP	Karyakriti Educational Trust
<u>Lessor</u>	<u>Lessee</u>				
Teerth Spaces Unit 1 LLP	Karyakriti Educational Trust				
Type	Acquisition or Renovation				
Term	30 years, from 1 <sup>st</sup> April, 2023 to 31 <sup>st</sup> May, 2038				
Lock-In	15 years, from 1 <sup>st</sup> April 2023 to 31 <sup>st</sup> May, 2038				
Handover Date(s)	30 <sup>th</sup> May 2023				
Timelines/Milestones	30 <sup>th</sup> May 2023				
Rent	Lessee shall pay yearly Rentals of INR 1,20,00,000/- Excluding GST to the Lessor, with escalation every third Academic Year at rate of 10%.				
Security Deposit	Lessee shall pay security deposit of INR 100,00,000/- to the Lessor, which shall be refundable upon expiry or early termination.				
Ground Maintenance Charges	INR 5,00,000/-				
Rent Commencement Date	1 <sup>st</sup> June, 2023				
Stamp Duty and Registration Costs	100% by Lessee				



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Cleaning and Housekeeping Agreement	Not Applicable
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*[Signature]*

*[Signature]*

*[Signature]*



अहवाल दिनांक : 10/04/2023

## महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,९,६ आणि ७ ]

गाव :- सुस ( 556123 )

तालुका :- मुळशी

जिल्हा :- पुणे

ULPIN : 10106421359

भूमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट/नं./1

10106421359

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आकारणी	11527	तिर्यं डेव्हलपर्स तर्फे विजय रौंदळ	( 7154 )	कुळाचे नाव व खंड
अकोशिक क्षेत्र	144.16.28	सुयोगित सुब्रह्मण्यकर लि.तर्फे	( 7154 )	
विनि शेली आकारणी	3553.20	अनंत राजेगावकर व इतर	( 7154 )	इतर अधिकार
		सामाईक क्षेत्र	134.73.63 3321.00	बोजा - राष्ट्रीयकृत बँक गहाण
	11528	महाराष्ट्र शासन महसूल विभाग	( 8280 )	दिनांक 21/08/2015 रोजी बँक ऑफ महाराष्ट्र
		रोड व रोड बायडिंग	( 8280 )	चा तिर्यं डेव्हलपर्स तर्फे विजय रौंदळ यांच्या नावे
		सामाईक क्षेत्र	5.19.64 128.00	र.नं.100000000/- कर्ज ( 9019 )
	11529	मिना यन्त्रकेशन ट्रस्ट तर्फे	( 11215 )	
		परमेश्वर जलिकुमार बबरीया	( 11215 )	प्रलंबित फेरफार : नाही.
		सामाईक क्षेत्र	0.00.00 0	
	14330	अभि विजय रौंदळ	( 11215 )	शेवटचा फेरफार क्रमांक 11215 व दिनांक
		तीर्थ स्पेसिस युनिट एल एल पी तर्फे	( 11215 )	08/12/2022
		भागीदार		
		विजय तुकाराम रौंदळ	( 11215 )	
		सामाईक क्षेत्र	4.23.01 164.26	
कुले फेरफार क्र. ( 7154 ) ( 8280 ) ( 8585 ) ( 9046 ) ( 10354 )				सीमा आणि भूमापन चिन्ह :

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सकृतदरिणी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळाले नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची तुरुस्ती करून घ्यावी.

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- सुस ( 556123 )

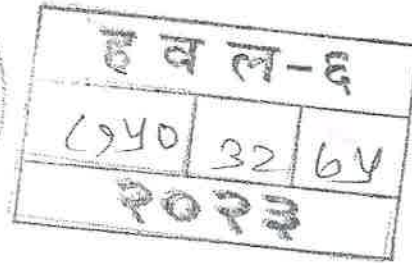
तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट/नं./1

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	
2019-20	खरीप							प्लॉट/पड	14416.2800	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी पी म्हणून १९/- रुपये मिळाले."  
दिनांक :- 10/04/2023  
संकेतिक क्रमांक :- 272500060310610000420231214( नाव :- अशोक विमान अमोडे )  
सहायी साक्षात :- सुसता :- मुळशी जि :- पुणेश्री. ए. के. आमोडे  
तलाठी सजा-सुस  
ता. मुळशी, जि. पुणे



अहवाल दिनांक : 10/04/2023

## महाराष्ट्र शासन

## गाव नमुना सात ( अधिकार अभिलेख पत्रक )

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,९,६ आणि ७।

गाव :- सुस ( 556123 )

तालुका :- मुळशी

जिल्हा :- पुणे

ULPIN 30838234723

भूमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट नं./2/अमेनिटी/स्पेस

30838234723

भू-धारणा पद्धती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फें.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. (111530)		मीरा रमणकिसान ट्रस्ट-तलाक	(11215)	कुळाचे नाव व खंड
अकूचिक क्षेत्र 51.82.54		मीरा रमणकिसान ट्रस्ट-तलाक	(11215)	इतर अधिकार
बिन शेती आकारणी 0.00	14330	अभि विजय सेंदळ	(11215)	प्रलंबित फेरफार : नाही.
		तीर्थ स्पेस युनिट एल एल पी तर्फे	(11215)	शेवटचा फेरफार क्रमांक : 11215 व दिनांक : 08/12/2022
		भागीदार		
		विजय तुकाराम सेंदळ	(11215)	
		सामाईक क्षेत्र		
		51.82.54 0.00		
जुने फेरफार क्र. ( 7154 ) ( 8585 ) ( 9046 ) ( 9712 ) ( 10354 ) ( 11181 )				सीमा आणि भूमापन चिन्हे :

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सकृतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळात नाही. याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

## गाव नमुना बारा ( पिकांची नोंदवही )

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।

गाव :- सुस ( 556123 )

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट नं./2/अमेनिटी/स्पेस

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी.	हे.आर. चौ.मी.			हे.आर. चौ.मी.	
2019-20	खरीप							प्लॉटपड	5182.5400	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतिसादी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 10/04/2023

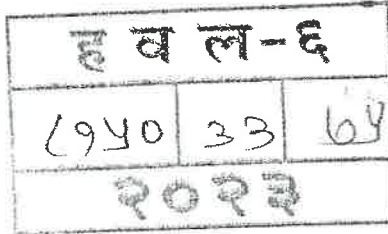
सांकेतिक क्रमांक :- 272500060310610000420231216

( गाव :- सुस ) ( तलाठी सहाय्यक :- सुस ) ( जिल्हा :- पुणे )

श्री. ए. के. आमोदे

तलाठी सहाय्यक-सुस

ता. मुळशी, जि. पुणे





हवेली - १६		
९५०८	६३	९६५
२०२३		



**पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे**

महाराजा सयाजीराव गांधीवाड उद्योग भवन

सर्वे नंबर १५२-१५३, औंध, पुणे - ४११०६७

ई - मेल आयडी : zonecertificatepmrda@gmail.com

जावक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0000-MU-22-O-0947 दिनांक : 16/06/2022

प्रती,

Lalit Ramesh Oswai  
Pune

विषय : स नं. / ग नं. 123, मौजे सस, तातुका नुळदी, जिल्हा पुणे

संदर्भ : आपला दिनांक 16/06/2022 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे सस, तातुका नुळदी, जिल्हा पुणे

येथील स नं. / ग नं. 123 हि जागा रहिवास या विभागात समाविष्ट असून 30.00 मी. या प्रस्तावित रस्त्याने बांधित आहे.

प.म.प्र.वि.प्रा. च्या प्रसिध्द झालेल्या प्राकृत्य विकास योजना नुसार Residential Zone + Ext. (PS+SS) + SPA Boundary for 23 Villages मध्ये समाविष्ट आहे.



Digitally Signed by : Shweta Anni Patel  
Date : 16-06-2022 12:31:58  
Reason : Zoner Confirmation

महानगर आयुक्त  
पुणे महानगर प्रदेश विकास  
प्राधिकरण करिता

टिप : सदर दाखला डिजिटल स्वाक्षरीचा असून तीन महिन्यांसाठी वैध आहे.



ह व ल - ६		
८५०	३४	६५
२०२३		



## सूची क्र.2

दुय्यम निबंधक : मह. नु. नि. हवेली 16

रज. क्रमांक : 15408/2022

मोदणी :

Regn:63m

02/11/2022

गावाचे नाव : सुम

(1) विलेखाचा प्रकार	अविभाज्य हिश्याची पूर्ण विक्री
(2) नावदत्त	169000000
(3) बाजारभाद (बांडपट्ट्याच्या वायव्यपट्ट्यावर आकारणी देवो की पट्टेदार ने नमुद करावे)	255431279



(4) भू-सापन, पोट्टिमा व धरकमाक (असल्यास)	1) पालिकेचे नाव: पुणे म. न. पा. इतर वर्णन : इतर माहिती: वि. क्र. 67/3 जमीन दर- 8840/- निवासी दर- 55800/- गाव मोजे सुम येथील म न 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 ( म न 123/1 ने 6 प्लॉट न 1) या पैकी 4 23.01 आर चौ मी आणि म न 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2 अमेनिटी स्पेस (123/1 ने 6 प्लॉट न 2 अमेनिटी स्पेस) यांची क्षेत्र 51.82.54 आर चौ मी असे एकूण एकत्रित क्षेत्र 56.05.55 आर चौ मी + व त्यावरील बांधण्यात आलेले एकूण 4057.73 चौ मी विन्टअप क्षेत्र + पार्किंग 1037.7 क्षेत्र चौ मी. असे ( Survey Number 123/1 ने 6 प्लॉट नं./2/अमेनिटी/स्पेस : )
(5) क्षेत्रफळ	1) 56.0555 आर. चौ.मीटर

(6) आकारणी किंवा जमीन देण्यात असेल तेव्हा.

(7) दस्तऐवज करत घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-भीरा एज्युकेशन ट्रस्ट तर्फे ज्या तर्फे अधिकृत स्वाधारीकर्ता फारवान मोहम्मदीन कुशी तर्फे विजय पुत्रायम रौद्रक तर्फे दस्त नोंदणीकरिता देवेन्द्र ललितकुमार शहा शहा वय:-57; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: ५७, सफी मानमिश्रोन, प्लॉट नंबर १९-१७, एन जे रोड, माहीप बेम्स, मुंबई, पिन कोड:-400018 पं नं:-

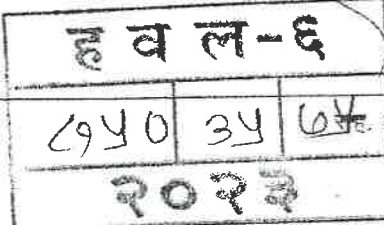
(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-तीर्थ स्पेसम युनिट एल एल पी तर्फे भागीदार विजय पुत्रायम रौद्रक ज्या तर्फे दस्तऐवज प्रवेशासाठी व म म्हणून देवेन्द्र ललितकुमार शहा , वय:-57; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: ५७, सफी मानमिश्रोन, प्लॉट नंबर १९-१७, एन जे रोड, माहीप बेम्स, मुंबई, पिन कोड:-400018 पं नं:-  
2): नाव:-तीर्थ स्पेसम युनिट एल एल पी तर्फे भागीदार अवि विजय रौद्रक ज्या तर्फे दस्तऐवज प्रवेशासाठी व म म्हणून देवेन्द्र ललितकुमार शहा , वय:-57; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: ५७, सफी मानमिश्रोन, प्लॉट नंबर १९-१७, एन जे रोड, माहीप बेम्स, मुंबई, पिन कोड:-411045 पं नं:-AAQFT0668R

(9) दस्तऐवज करत दिव्याचा दिनांक	07/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/09/2022
(11) अतुक्रमांक, खद व पृष्ठ	15408/2022
(12) बाजारभाद प्रमाणे मुद्राक शुल्क	12771575
(13) बाजारभाद प्रमाणे नोंदणी शुल्क	
(14) शेन	

वी वाचली  
वी लजवास घेतली  
अस्सल बरहुकुम नवकल

अज क्र. 20110/2022  
सदर नक्कल अर्जदार केली  
प्राप्त त्याचे तारीख 02/11/2022  
अर्जावरून  
प्रत दिली तारीख 02/11/2022



दुय्यम निबंधक हवेली क्र.-१६, (स-२)

क्र. निबंधक याचे नाव अर्ज क्र. 14982

Changed Remark

13682728.8 गेवजी 255431279

@ बाजारभाद 13682728.8 गेवजी 255431279 @ मुद्राक शुल्क 17880189.5 गेवजी 12771575

जुने क्षेत्रफळ 51.8254 आर. चौ.मीटर गेवजी नवीन 56.0555 Aar Square Meter

जुने क्षेत्रफळ 51.8254 आर. चौ.मीटर गेवजी नवीन 56.0555 Aar Square Meter #==== भू-सापन, पोट्टिमा व धरकमाक (असल्यास) Survey Number 123/1 ने 6 प्लॉट नं./2/अमेनिटी/स्पेस महात्मरसविका पुणे म न पा. Other Description , इतर माहिती: वि. क्र. 67/3 जमीन दर- 8840/- निवासी दर- 55800/- गाव मोजे सुम येथील म न 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2 (अमेनिटी स्पेस) तशीच म न 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2 (अमेनिटी स्पेस) यांची क्षेत्र 51.82.54 चौ मी + 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 या पैकी 4 23.01 चौ मी) व त्यावरील बांधण्यात आलेले एकूण 4057.73 चौ मी विन्टअप क्षेत्र + पार्किंग 1037.7 क्षेत्र चौ मी. असे ( Survey Number 123/1 ने 6 प्लॉट नं./2/अमेनिटी/स्पेस महात्मरसविका पुणे म न पा. Other Description , इतर माहिती: वि. क्र. 67/3 जमीन दर- 8840/- निवासी दर- 55800/- गाव मोजे सुम येथील म न 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 ( म न 123/1 ने 6 प्लॉट न 1) या पैकी 4 23.01 आर चौ मी आणि म न 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2 अमेनिटी स्पेस (123/1 ने 6 प्लॉट न 2 अमेनिटी स्पेस) यांची क्षेत्र 51.82.54 आर चौ मी असे एकूण एकत्रित क्षेत्र 56.05.55 आर चौ मी + व त्यावरील बांधण्यात आलेले एकूण 4057.73 चौ मी विन्टअप क्षेत्र + पार्किंग 1037.7 क्षेत्र चौ.मी. असे #====

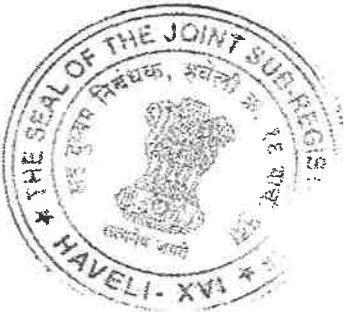
मुद्रांकनामाची विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारनामा निबंधकेचा अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEERA EDUCATION TRUST THR PHARAJHAN KURESHI	eChallan	02300042022090582218	MH007339013202223E	17881000.00	SD	0003686824202223	07/09/2022
2		DHC		0609202203073	1300	RF	0609202203073D	07/09/2022
3		DHC		0509202209651	2000	RF	0509202209651D	07/09/2022
4	MEERA EDUCATION TRUST THR PHARAJHAN KURESHI	eChallan		MH007339013202223E	30000	RF	0003686824202223	07/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



ह व ल - ६		
८१५०	३६	७५
२०२३		



# KARYAKRITI EDUCATIONAL TRUST

REGD. OFFICE NO. 27, 2ND FLOOR, FORT VIEW BUILDING, MAHIM WEST, MUMBAI-400016  
(REGD. OFFICE NO. 27, 2ND FLOOR, FORT VIEW BUILDING, MAHIM WEST, MUMBAI-400016)

**CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF TRUSTEES OF KARYAKRITI EDUCATIONAL TRUST HELD AT 20TH DAY OF FEBRUARY, 2023 AT 12 PM AT THE REGISTERED OFFICE OF THE TRUST SITUATED AT 25A, FORT ROAD, 2ND FLOOR, FORT VIEW BUILDING, MAHIM (WEST), MUMBAI- 400016.**

## Authorisation to Mrs. Laxmi Indersingh Bist, to sign and register the proposed Lease Deed

It was informed to the trustees that the Trust shall enter into a lease deed with Teerth Spaces Unit 1 LLP (proposed "Lessor"), to take on lease the property situated at Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021 for the purpose of running and operating a school in the name and style "Orchids The International School", SUS Road, Pune. It was also stated that the Trust shall operate an educational institution under the name of "Orchids, The International School".

The Trust shall authorize Mrs. Laxmi Indersingh Bist, to sign and execute the Lease Deed with the Lessor on behalf of the Trust.

The trustees passed the following resolution unanimously:

**RESOLVED THAT** consent of the trustees be and is hereby accorded to the Trust to enter into a lease deed with Teerth Spaces Unit 1 LLP, to take on lease the property situated at Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021 for the purpose of running and operating a school in the name and style "Orchids The International School", SUS Road, Pune.

**FURTHER RESOLVED THAT** approval is also hereby accorded to operate an educational institution under the name of "Orchids, The International School".

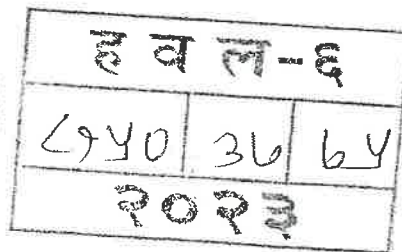
**FURTHER RESOLVED THAT** Mrs. Laxmi Indersingh Bist, be and are hereby authorized to sign and execute the proposed Lease Deed with the proposed Lessor on behalf of the Trust."

CERTIFIED TRUE COPY

For Karyakriti Educational Trust

Writan Kailash Yadav

Trustee





**- घोषणापत्र -**

मी शौरभ शेखनाथ पवार याद्वारे

घोषित करतो की, दुय्यम निबंधक .....6..... यांचे कार्यालयात

Lease Deed..... शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे,

.....विजय ठुकराम शेंदळे.....

यांनी दिनांक 20/04/2023 रोजी नोंदणी

क्र. 7666 / 2023....., अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला

आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

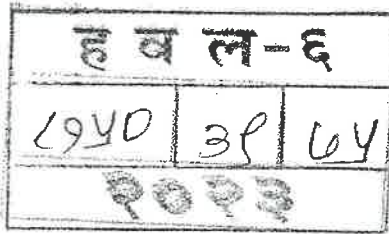
लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहील यांची मला जाणीव

आहे,



दिनांक : ०३/०४/२०२३

(कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण - पुणे

शौरभ शेखनाथ पवार

०-०-०-०-०



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१९५०	४०	७५
२०२३		

मी शौरभ खोमनाथ पवार याद्वारे

घोषित करतो की, दुय्यम निबंधक ०६ यांचे कार्यालयात

Lease deed शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे,

समि विजय शिंदे

यांनी दिनांक २०/०५/२०२३ रोजी नोंदणी

क्र. ७६६५ / २०२३, अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला

आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहील यांची मला जाणीव

आहे,

दिनांक : ०८/०५/२०२३

(कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण - पुणे

शौरभ खोमनाथ पवार

०-०-०-०-०

333/7665

पावती

Original/Duplicate

Thursday, April 20, 2023

नोंदणी क्र.: 39म

4:27 PM

Regn.: 39M

पावती क्र.: 8123 दिनांक: 20/04/2023

गावाचे नाव: बाणेर

दस्तऐवजाचा अनुक्रमांक: हवल15-7665-2023

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अटर्नी

सादर करणाऱ्याचे नाव: अभि विजय रौदळ तर्फे दस्त कबुलीकरिता कु मु म्हणून प्रशांत सुरेश मुनोत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

एकूण:

रु. 300.00

सह दुय्यम निबंधक, हवेली-15

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र.१५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.200/-

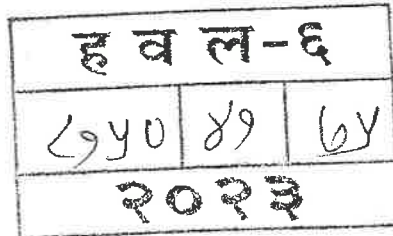
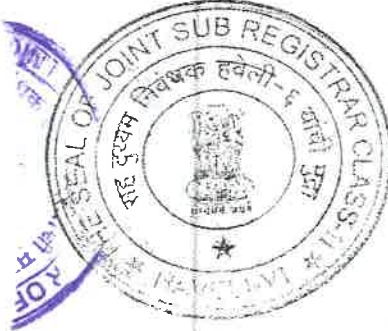
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2004202307744 दिनांक: 20/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000909751202324E दिनांक: 20/04/2023

बँकेचे नाव व पत्ता:



हवल-१५  
५६६५ १ ७०  
२०२३



MTR Form Number

GRN	MH000909751202324E	BARCODE	Date		20/04/2023-13.15.49	Form ID	4371
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				HVL 15_HAVELI 15 JOINT SUB REGISTRAR			
Location				PUNE			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				500.00			
0030063301 Registration Fee				100.00			
Total				600.00			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				Bank Date			
				RBI Date			
				Bank-Branch			
				IDBI BANK			
				Scroll No.			
				Date			
				Not Verified with Scroll			

Department ID: 5067404147  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
अनुमति प्राप्त दस्तावेज केवल उपर्युक्त कार्यालय में ही दर्ज किया जा सकता है। अनपेक्षित रूप से अनपेक्षित दस्तावेजों के लिए यह वैध नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-333-7865	0000481610202324	20/04/2023-16:27:20	IGR022	100.00
2	(S)-333-7865	0000481610202324	20/04/2023-16:27:20	IGR022	500.00
Total Defacement Amount					600.00



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

### Receipt of Document Handling Charges

PRN 2004202307744

Receipt Date 20/04/2023

Received from ABHI VIJAY RAUNDAL, Mobile number 9067404142, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 7665 dated 20/04/2023 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune.

DEFACED

₹ 200

DEFACED

#### Payment Details

Bank Name SBIN

Payment Date 20/04/2023

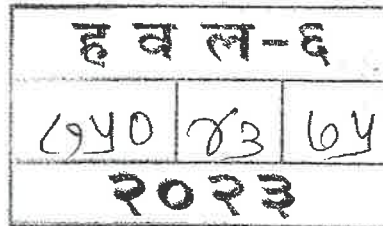
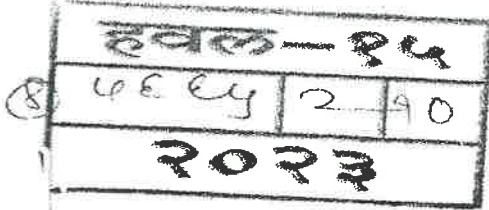
Bank CIN 10004152023042006739

REF No. 311026793394

Deface No 2004202307744D

Deface Date 20/04/2023

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



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THE SPECIAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS 16<sup>th</sup> DAY OF APRIL 2023.

To ALL to whom these Presents shall Come

**I, Mr. Abhi Vijay Raundal, PAN No. BBFPR4406J** Age: 30 years, Occupation Business & Agriculturist R/at 402, Manhattan, Baner Road, Baner, Pune 411045 in my personal capacity and as proprietor of Teerth Realities, Joint Member of Teerth Developers and Teerth Realities, Teerth Developers and Suyojit Infrastructure Ltd(JV), and Partner of Teerth Spaces Unit 1 LLP, Teerth Spaces Unit 2 LLP, Celir LLP and Param Landmark LLP., Also, which firm or company newly came into existence in the future desirous of appointing some fit and proper person to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

Send Greeting:

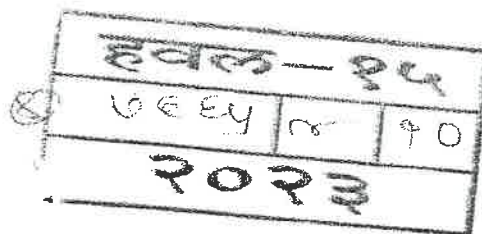
WHEREAS:



हवल-६		
८९५०	४४	७५
२०२३		

1. I am carrying out real estate business and due to my preoccupation, it is impossible for me to attend the sub- Registrar/ Registrar and various competent authority's offices to complete registration process and formalities with regards to the various documents executed by me.
2. I am therefore desirous of appointing trustworthy and Competent person to act as my lawfully, dully constituted Attorney duly vested with requisite rights, powers, Authorities, liberties, privileges and competence to act as my lawfully, duly constituted Attorney to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

NOW KNOW ALL MEN BY THESE PRESENTS, that I Mr. Abhi Vijay Raundal do hereby nominate, constitute and appoint; **Mr. Sourabh Somnath Pawar, PAN No. BUXPP7791M, Age: 33 years** Residing at Flat No.16, B- Building, Omkar Park Phase -3, S.no.33/3, Rajmudra Hall Dhankawadi, Pune City, Maharashtra -411043 (hereinafter referred to as the "Attorney"), as my true



and lawful Attorney for and on my behalf to do and execute all or any of the following acts, deeds, matters and things and to exercise all or any of the following powers and authorities, that is to say:

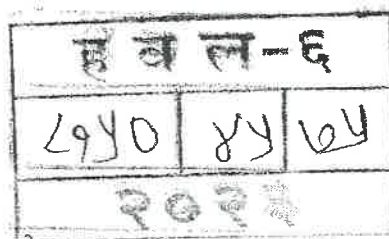
I. To present and lodge in the office of Sub- Registrar of Assurances various Agreements Deeds including but not limited to Agreement to Sell, Sale Deed, Correction Deed, Confirmation Deed, Cancellation Deed, Apartment Deed, Supplementary Agreements, Deed of Declaration, Leave and License Agreement, Lease Agreements, Declarations, indemnity, Contracts, MOU, Conveyance Deed, Mortgage Deed, Power of attorney's, partition Deed and any other Deed

II. which I have executed for registration in any name and or on behalf of any firm, company, Also, which firm or company newly came into existence in the future etc and to admit the execution thereof by appearing before Sub-Registrar of Assurances/registering authorities and to sign various registration the presence of said registration authority and do give thumb impression on the required Agreement, and to pay the registration fees and to receive the registration receipts and to do all, acts deeds and things complete the registration formalities and to receive the original Agreement, index -2, Extracts, Certified copies and A form of intimation by registering authorities to various officers and to do all ancillary work and acts, deeds or things necessary so as to register the Deed/s with the concerned Registration Authorities.



The attorney is authorised to admit the execution by me of the said Deed and appear before the said Sub-Registrar, at all times and places as may be necessary to cause the said Deed to be duly registered and to do all other acts that may be necessary to effectuate the said purpose. The said attorney shall be entitled to receive the Deed after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary on this behalf.

I hereby confirm and agree that all acts and deeds done by my said attorney in this regard shall be deemed to have been done by me personally and I hereby undertake to confirm, own and ratify all and every act whatsoever that my said Attorney shall lawfully do or may cause to be done in my name, on my account and behalf and for my benefit by virtue of this Authority conferred on him by this Power of Attorney.




I have executed this power of attorney before the Registering authority on this  
20<sup>th</sup> Day of April, 2023.

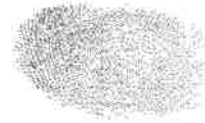
  
MR. ABHI VIJAY RAUNDAL



EXECUTANT


I Accept


  
MR. SOURABH SOMNATH PAWAR

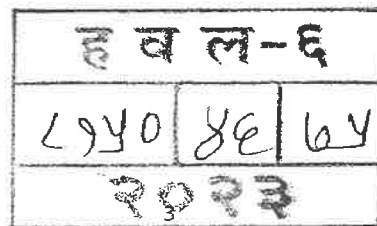
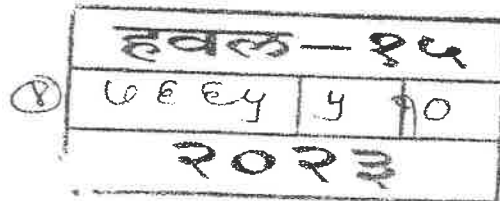


ATTORNEY

Witnesses:

1. Name:   
Address: 272, Shukrawar Peth  
Pune 411002

2. Name: Sanjay Rambhau Ovhal   
Address: Bhasani Pune - 411026



हवल-१५  
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Handwritten signature or mark.



<p><b>भारत सरकार</b>  <b>Government of India</b></p> <p><b>भारतीय विशिष्ट ओळख प्राधिकरण</b>  <b>Unique Identification Authority of India</b></p> <p>नोदणी क्रमांक / Enrolment No.: 0000/00487/02566</p> <p>To        Ashwini        Ashwini Raut        Vajra Raut        Flat No. 402, Marhatten, Sr. No. 270,        Near Mauli petrol pump,        Pune City        Pune Maharashtra - 411045        9521711911</p> <p>Signature: [Signature]</p> <p><b>आपला आधार क्रमांक / Your Aadhaar No. :</b>  <b>2404 6907 6754</b>        VID : 9188 5452 7048 4000</p> <p><b>माझे आधार, माझी ओळख</b></p> <p><b>आपला आधार</b>        Ashwini Raut        UID: 2404 6907 6754        VID: 9188 5452 7048 4000</p>	<p><b>आधार</b>  <b>AADHAAR</b></p> <p><b>माहिती</b></p> <ul style="list-style-type: none"> <li>■ आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही</li> <li>■ सुरक्षित QR कोड - ऑनलाईन खाते - ऑनलाईन प्रमाणीकरण</li> <li>■ हे इलेक्ट्रॉनिक पत्र आहे</li> </ul> <p><b>INFORMATION</b></p> <ul style="list-style-type: none"> <li>■ Aadhaar is a proof of identity, not of citizenship.</li> <li>■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication.</li> <li>■ This is electronically generated letter.</li> </ul> <p><b>आधार देशभरात वैध आहे</b></p> <ul style="list-style-type: none"> <li>■ आपला आधार अनेक प्रकारच्या सेवांसाठी आणि खाजगी सेवांसाठी वापरला जाऊ शकतो.</li> <li>■ आपला आधार अनेक प्रकारच्या सेवांसाठी आणि खाजगी सेवांसाठी वापरला जाऊ शकतो.</li> <li>■ आपला आधार कोणत्याही वेळी - mAadhaar App वापरा</li> </ul> <p><b>Aadhaar is valid throughout the country</b></p> <ul style="list-style-type: none"> <li>■ Aadhaar helps you avail various Government and non-Government services easily.</li> <li>■ Keep your mobile number &amp; email ID updated in Aadhaar</li> <li>■ Carry Aadhaar in your smart phone - use mAadhaar App</li> </ul> <p><b>आपला आधार</b>        Ashwini Raut        UID: 2404 6907 6754        VID: 9188 5452 7048 4000</p>
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हवल-६  
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घोषणापत्र		
हवेली-१५	७६६५	८१०
२०२३		



मी. श्री. प्रशांत सुरेश मुनोत

राहणार:- लोहगांव, पुणे.

याद्वारे घोषित करतो, दुय्यम निबंधक हवेली नं. 15 यांचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मला अभि विजय रौंदळ यांनी दिनांक :- 14/02/2022 रोजी हवेली क्रमांक 15 मध्ये दस्त नं. 2393/2022 अन्वये दिलेल्या कुलमुखत्यार पत्राच्या आधारे, मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दाबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनीयम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक :- 20/04/2023

सही / कुलमुखत्यारधारक

श्री. प्रशांत सुरेश मुनोत



हवेली-६		
८१५०	४८	७५
२०२३		

333/7665

गुमबान, 20 एप्रिल 2023 4:27 म.न.

दस्त गोपवारा भाग-1

हवल 15

दस्त क्रमांक: 7665/2023

दस्त क्रमांक: हवल 15 / 7665/2023

वाजारा मूल्य: ₹. 00/-

मोबदला: ₹. 00/-

अन्वयेत मुद्रांक शुल्क: ₹. 500/-

दु. नि. मद्र. दु. नि. हवल 15 यांच कार्यालयान

अ. क्र. 7665 वर दि. 20-04-2023

गेजी 4:19 म.न. या. हजर केला.

पावती: 8123

पावती दिनांक: 20/04/2023

मादकगणाराचे नाव: अभि विजय गोंदळ तर्फे दस्त कडुलीकरिता कु. सु.  
म्हणून प्रशांत सुरेश मुनोत

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 200.00

पुण्याची संख्या: 10

एकूण: 300.00

दस्त हजर करणाऱ्याची मही:

मह. दय्यम निवेदन, हवल-15

मह. दय्यम निवेदन, हवल-15

दस्तावा प्रकार: संपात पावत ऑफ अंटी

मुद्रांक शुल्क: (48-रु) जेव्हा त्यामुळे का व्यक्तीला एकापेक्षा अधिक मध्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिफा क्र. 1 20/04/2023 04:19:23 PM ची वेळ: (मादरीकरण)

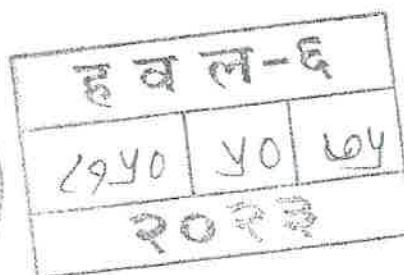
शिफा क्र. 2 20/04/2023 04:20:05 PM ची वेळ: (फी)

## प्रतिज्ञा पत्र

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता कायदेसीर बाबीसाठी दस्त निष्पादक व कडुलीधारक हे स्वतः जबाबदार राहतील. \*दस्तऐवजसोबत जोडलेली कागदपत्रे, कुलमुद्राधार धारक व्यक्ती इत्यादी बनावट अडकून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे :

लिहून घेणारे :





दस्तावेज गणना भाग-2

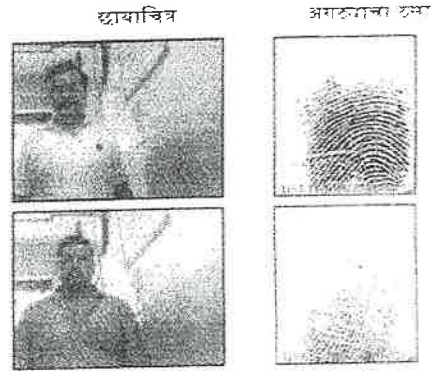
हवेली 15 7665/2023  
दस्तावेज क्रमांक: 7665/2023

20/04/2023 4 29:54 PM

दस्तावेज क्रमांक: हवेली 15/7665/2023

दस्तावेजाचा प्रकार: स्पेशल पॉवर ऑफ अटॉर्नी

- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- 1 नाव: अभि विजय गेंदळ तर्फे दस्त कवचीकरिता कु मु म्हणून प्रशांत कुलमुखत्यार देणार  
सुरेश मुनोत वय: 47  
पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: प्लॉक नं.: रोड नं.: स्वाक्षरी:-  
लोहगाव, पुणे, महाराष्ट्र, पुणे.  
पिन नंबर: BBFPR4406J
  - 2 नाव: सोमेश सोमनाथ पवार पॉवर ऑफ अटॉर्नी  
पत्ता: प्लॉट नं.: माळा नं.: इमारतीचे नाव: प्लॉक नं.: रोड नं.: होमडर  
फ्लॅट नं.: १९, वी विल्डिंग, ओंकार पार्क फेज ३, राजमुद्रा सोसायटी. वय: 33  
धनकवडी, पुणे, महाराष्ट्र, पुणे. स्वाक्षरी:-  
पिन नंबर: BUXPP7791M



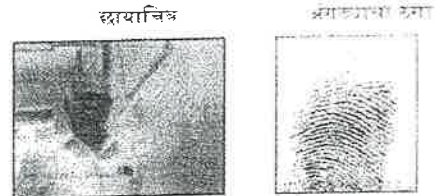
वरील दस्तऐवज करून देणारा न्यायक्षीन स्पेशल पॉवर ऑफ अटॉर्नी चा दस्त पत्र करून दिल्याचे कवून करणार.  
शिका क्र.3 ची वेळ: 20/04/2023 04:21:34 PM

ओळख:-

मह. दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-याना व्यक्तीस: ओळखतात, व त्याची ओळख पटविताना

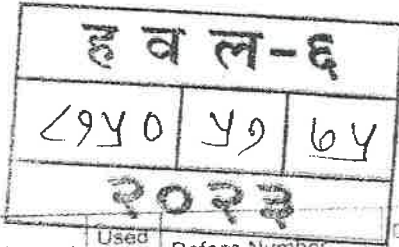
- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: वकील एम व्ही कुंभार  
वय: 57  
पत्ता: कोंदवा, पुणे.  
पिन कोड: 411048

SVK  
न्यायक्षी



शिका क्र.4 ची वेळ: 20/04/2023 04:22:08 PM

मह. दुय्यम निबंधक यांच्या



Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ABHI VIJAY RAUNDAL	eChallan	69103332023042014764	MH000909751202324E	500.00	SD	0000481610202324	20/04/2023
2		DHC		2004202307744	200	RF	2004202307744D	20/04/2023
3	ABHI VIJAY RAUNDAL	eChallan		MH000909751202324E	100	RF	0000481610202324	20/04/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

7665/2023



Know Your Rights as Registrants  
प्रमाणित करण्यात येते की या दस्तऐवजात प्रसिद्ध नदर पुस्तकात

एकूण १० पृष्ठ आहेत. १०६६५ नंदरी नोंदला

सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १५, पुणे शहर, पुणे

(एम. ए. देशमुख)  
सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १५, पुणे शहर, पुणे  
दिनांक २०/०४/२०२३

333/7666

पावती

Original/Duplicate

Thursday, April 20, 2023

नोंदणी क्र.: 39म

4:31 PM

Regn.: 39M

पावती क्र.: 8124 दिनांक: 20/04/2023

गावाचे नाव: वाणेरा

दस्तावेजाचा अनुक्रमांक: हवल15-7666-2023

दस्तावेजाचा प्रकार : स्पेशल पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: विजय तुकाराम रौंदळ तर्फे दस्त कबुलीकरिता कु मु म्हणून प्रशांत सुरेश मुनोत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

एकूण:

रु. 300.00

सह दुय्यम निबंधक, हवेली-६

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.200/-

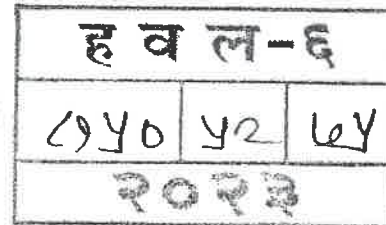
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2004202307815 दिनांक: 20/04/2023

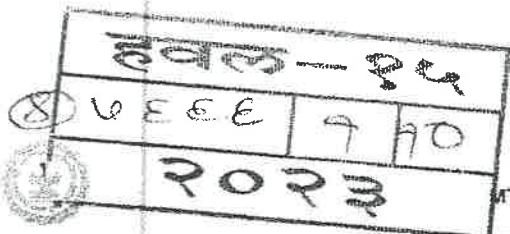
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000908643202324E दिनांक: 20/04/2023

बँकेचे नाव व पत्ता:





GRN	MH000908643202324E	BARCODE	Date 20/04/2023-13 07:30		Form ID	43(f)
Department Inspector General Of Registration			Payer Details			
Type of Payment Stamp Duty			TAX ID / TAN (If Any)			
Registration Fee			PAN No.(If Applicable)		AAQPR0124G	
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		VIJAY TUKARAM RAUNDAL	
Location PUNE			Fiat/Block No.		402, MANHATTAN	
Year 2023-2024 One Time			Premises/Building		BANER	
Account Head Details		Amount In Rs.	Road/Street		PUNE	
0030046401 Stamp Duty		500.00	Area/Locality		TOWN/CITY/DISTRICT	
0030063301 Registration Fee		100.00	PIN		4 1 1 9 4 9	
Remarks (If Any)			PAN2=BUXPP7791M~SecondPartyName=SOURABH SOMNATH PAWAR~			
Amount In			Six Hundred Rupees Only			
Total 600.00			Words			
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref No.	69103332023042014646	2804210438
Cheque/DD No			Bank Date	RBI Date	20/04/2023-13 11 11	Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. Date		Not Verified with Scroll	
Defacement ID			Mobile No 9087404142			
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document			Haveli-6			
Challan Details			6940 43 64			
2023			2023			
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	RS-333-7666	0000481855202324	20/04/2023-16:31:36	IGR022	100.00	
	RS-333-7666	0000481855202324	20/04/2023-16:31:36	IGR022	500.00	
Total Defacement Amount			600.00			



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

### Receipt of Document Handling Charges

PRN 2004202307815

Receipt Date 20/04/2023

Received from VIJAY TUKARAM RAUNDAL, Mobile number 9067404142, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 7666 dated 20/04/2023 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune.

DEFACED

₹ 200

DEFACED

### Payment Details

Bank Name SBIN

Payment Date 20/04/2023

Bank CIN 10004152023042006796

REF No. 311026862043

Deface No 2004202307815D

Deface Date 20/04/2023

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

हवेल - १५		
७६६६	२	१०
२०२३		



हवेल - ६		
८१५०	५४	७५
२०२३		

हवल-१५		
७६६६	३	१०
२०२३		



### SPECIAL POWER OF ATTORNEY

THE SPECIAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS  
20th DAY OF APRIL 2023.

To ALL to whom these Presents shall Come

I, **Mr. Vijay Tukaram Raundal**, PAN No. **AAQPR0124G** Age: 55 years, Occupation Business & Agriculturist R/at 402, Manhattan, Baner Road, Baner, Pune 411045 in my personal capacity and as proprietor of Teerth Developers, Joint Venture of Teerth Developers and Teerth Realities, Teerth Developers and Suyojit Infrastructure Ltd(JV), and Partner of Teerth Spaces Unit 1 LLP, Teerth Spaces Unit 2 LLP, Celir LLP and Param Landmark LLP and Director of Raundal Farming Pvt Ltd., Also, which firm or company newly came into existence in the future desirous of appointing some fit and proper person to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

Send Greeting:

WHEREAS:



हवल-६		
८९४०	५५	६५
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I am carrying out real estate business and due to my preoccupation, it is impossible for me to attend the sub- Registrar/ Registrar and various competent authority's offices to complete registration process and formalities with regards to the various documents executed by me.

- I am therefore desirous of appointing trustworthy and Competent person to act as my lawfully, dully constituted Attorney duly vested with requisite rights, powers, Authorities, liberties, privileges and competence to act as my lawfully, duly constituted Attorney to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

हवेली - २६		
०६६६	४	१०
२०२३		



NOW KNOW ALL MEN BY THESE PRESENTS, that I Mr. Vijay Tukaram Raundal do hereby nominate, constitute and appoint;

**Mr. Sourabh Somnath Pawar, PAN No. BUXPP7791M, Age: 33 years** Residing at Flat No.16, B- Building, Omkar Park Phase -3, S.no.33/3, Rajmudra Hall Dhankawadi, Pune City, Maharashtra -411043 (hereinafter referred to as the "Attorney"), as my true and lawful Attorney for and on my behalf to do and execute all or any of the following acts, deeds, matters and things and to exercise all or any of the following powers and authorities **हवेली नं. १६**

- I. To present and lodge in the office of Sub- Registrar of Assurances various Agreements Deeds including but not limited to Agreement to Sell, Sale Deed, Correction Deed, Confirmation Deed, Cancellation Deed, Apartment Deed, Supplementary Agreements, Deed of Declaration, Leave and License Agreement, Lease Agreements, Declarations, indemnity, Contracts, MOU, Conveyance Deed, Mortgage Deed, Power of attorney's, partition Deed and any other Deed
- II. which I have executed for registration in any name and or on behalf of any firm, company, Also, which firm or company newly came into existence in the future etc and to admit the execution thereof by appearing before Sub-Registrar of Assurances/registering authorities and to sign various registration the presence of said registration authority and do give thumb impression on the required Agreement, and to pay the registration fees and to receive the registration receipts and to do all, acts deeds and things complete the registration formalities and to receive the original Agreement, index -2, Extracts, Certified copies and A form of intimation by registering authorities to various officers and to do all ancillary work and acts, deeds or things necessary so as to register the Deed/s with the concerned Registration Authorities.

This attorney is authorised to admit the execution by me of the said Deed and appear before the said Sub-Registrar, at all times and places as may be necessary to cause the said Deed to be duly registered and to do all other acts that may be necessary to effectuate the said purpose. The said attorney shall be entitled to receive the Deed after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf.

हवल-३५

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I hereby confirm and agree that all acts and deeds done by my said attorney in this regard shall be deemed to have been done by me personally and I hereby undertake to confirm, own and ratify all and every act whatsoever that my said Attorney shall lawfully do or may cause to be done in my name, on my account and behalf and for my benefit by virtue of this Authority conferred on him by this Power of Attorney.

I have executed this power of attorney before the Registering authority on this 20<sup>th</sup> Day of April, 2023.

*Rf*



MR. VIJAY TUKARAM RAUNDAL

EXECUTANT

Accept



MR. SOURABH SOMNATH PAWAR

ATTORNEY

Witnesses:

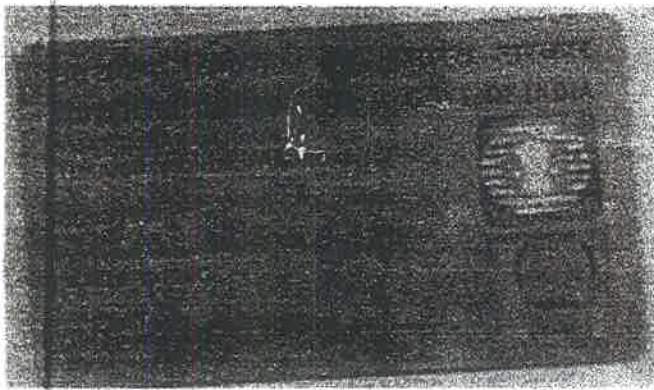
1. Name: Sanjay Shuk  
Address: 272, Shukrawar Peth  
Pune 411002

2. Name: Sanjay Rambhau Orhal  
Address: Bhosari Pune - 411026



हवल-६

1	9	0	5	6	0
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रज



भारत सरकार

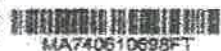
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 124923189/00235

हचल-१५			
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६	६	६	६
२०२३			

to  
विजय तुकराम रौंदल  
Vijay Tukaram Roundal  
402 mankheda  
near mauli petrol pumpo petrol pump  
Pune City  
N.S.  
Pune City Pune  
Maharashtra 411045  
9822067000

314281095



MA740610698FT



आपका आधार क्रमांक / Your Aadhaar No. :

3025 4417 2966

मेरा आधार, मेरी पहचान



विजय तुकराम रौंदल  
Vijay Tukaram Roundal  
जन्म तिथि / DOB : 05/03/1998  
पुल / Male



3025 4417 2966

मेरा आधार, मेरी पहचान

रज



ह ब ल-६		
८९५०	५८	६५
२०२३		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SOURABH S PAWAR  
SOMNATH KESHAVRAO PAWAR

16/06/1990

Permanent Account Number  
BUXPF7791M




ह व ल - १५

U E E E U 40

२०२३

भारत सरकार  
Unique Identification Authority of India  
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No 2017/90251/20853

To,  
श्रीम. सोमनाथ पावर  
Sourabh Somnath Pawar  
S/O: Somnath Keshav Pawar  
Flat No 15, B Building, Omkar Park Phase 3,  
S No 33/3, Rajnindra Society  
Near Rajnindra Hall Dhankawadi  
Pune City  
Dhankawadi Pune City Pune  
Maharashtra 411043  
9552604127

Ref: 395 / 13E / 126051 / 125169 / P

SE101764461PT

आपला आधार क्रमांक / Your Aadhaar No. :  
**9721 0088 3906**

आधार - सामान्य माणसाचा अधिकार

श्रीम. सोमनाथ पावर  
Sourabh Somnath Pawar  
जन्म तारीख / DOB : 16/06/1990  
पुल्ल / Male

**9721 0088 3906**

आधार - सामान्य माणसाचा अधिकार

Scanned with CamScanner



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1940 48 64

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## घोषणापत्र

हवेल-१५		
७६६६	८	४०
२०२३		

मी. श्री. प्रशांत सुरेश मुनोत

राहणार:- लोहगांव, पुणे.



याद्वारे घोषित करतो, दुय्यम निबंधक हवेली नं. 15 याचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मला विजय तुकाराम रौंदळ यांनी दिनांक :- 14/02/2022 रोजी हवेली क्रमांक 15 मध्ये दस्त नं. 2390/2022 अन्वये दिलेल्या कुलमुखत्यार पत्राच्या आधारे, मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दाबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनीयम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 10/04/2023

सही / कुलमुखत्यारधारक

श्री. प्रशांत सुरेश मुनोत



हवेल-६		
८९५०	६०	७५
२०२३		



333/7666

गुनवार, 20 एप्रिल 2023 4:31 म.न.

दस्त सोपवारा भाग-1

हवेली 15

दस्त क्रमांक: 7666/2023

दस्त क्रमांक: हवेली 15/7666/2023

वाजारा मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. नि. सह. द. नि. हवेली 15 यांचे कार्यालयाने

अ. क्र. 7666 वर दि. 20-04-2023

गेजी 4:23 म.न. वा. हजर केला.

पावनी: 8124

पावनी दिनांक: 20/04/2023

मादरकरणाचे नाव: विजय तुकाराम रौंदळ तर्फे दस्त कबुलीकरिता कु. मु. म्हणून प्रशांत सुरेश मुनोत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

दस्त हजर करण्याची सही.

एकूण: 300.00

मह. दुय्यम निबंधक, हवेली-15

मह. दुय्यम निबंधक, हवेली-15

दस्तावा प्रकार: स्पेशल पावर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-3) जेव्हा त्यामुळे का व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा सरमहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 20 / 04 / 2023 04 : 23 : 42 PM ची वेळ: (सादरीकरण)

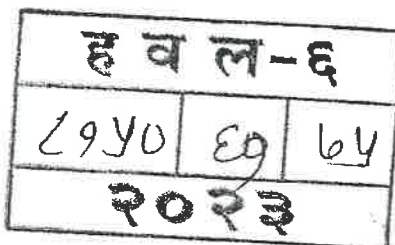
शिक्का क्र. 2 20 / 04 / 2023 04 : 24 : 22 PM ची वेळ: (फी)

**प्रतिज्ञा पत्र**

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. \*दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट अडकून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून घेणारे :

लिहून घेणारे :



20/04/2023 4:32:54 PM

दम्न गोपबारा धाम-2

हवल 15 2146/90  
दम्न क्रमांक: 7666/2023

दम्न क्रमांक: 7666/2023

दम्नाचा प्रकार: स्पेशल पॉवर ऑफ अटॉर्नी

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: विजय तुकाराम रावळ तर्फे दम्न कवुलीकरिता कु मु म्हणून  
प्रधान नुरेश मूनोन  
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: स्वाधरी:-  
लोहगाव, पुणे., महाराष्ट्र, पुणे.  
पॅन नंबर: AAQPR0124G

पक्षकाराचा प्रकार

कुलमुख्तार देणार  
वय :- 47

छायाचित्र

अंगठ्याचा दम्न



2. नाव: मोहन मोमनाथ पवार

पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: होल्डर  
प्लॉट नं.: १९, वी विल्डिंग, ओंकारा पार्क फेज ३, राजमुद्रा सोसायटी,  
धनकवडी, पुणे., महाराष्ट्र, पुणे.  
पॅन नंबर: BUXPP7791M

पॉवर ऑफ अटॉर्नी

होल्डर

वय :- 33

स्वाधरी:-



वरील दम्नगवज करून देणारा तथाकथित स्पेशल पॉवर ऑफ अटॉर्नी चा दम्न गवज करून दिव्याचे कबूल करताना,  
शिक्षा क्र.3 ची वेळ: 20/04/2023 04:25:18 PM

ओळख -

मह. दुय्यम निबंधक यांच्या ओळखीचे असून दम्नगवज करून देणा-याचा व्यक्तीश: ओळखताना, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: वकील एस व्ही कुंभार  
वय: 57  
पत्ता: कोटवा, पुणे.  
पिन कोड: 411048

छायाचित्र

अंगठ्याचा दम्न



शिक्षा क्र.4 ची वेळ: 20/04/2023 04:25:18 PM

मह. दुय्यम निबंधक यांच्या ओळखीचे असून दम्नगवज करून देणा-याचा व्यक्तीश: ओळखताना, व त्यांची ओळख पटवितात

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIJAY TUKARAM RAUNDAL	eChallan	69103332023042014646	MH000908643202324E	500.00	SD	0000481855202324	20/04/2023
2		DHC		2004202307815	200	RF	2004202307815D	20/04/2023
3	VIJAY TUKARAM RAUNDAL	eChallan		MH000908643202324E	100	RF	0000481855202324	20/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7666/2023

Know Your Rights as Registrants:

1. Verify Scanned Document for correctness through thumbnail (4 pages only) and print immediately after registration.
2. Get print immediately after registration.



सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १५, पुणे शहर, पुणे

(एम.ए. देशमुख)  
सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १५, पुणे शहर, पुणे  
दिनांक 20/04/2023



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAFTK1831N

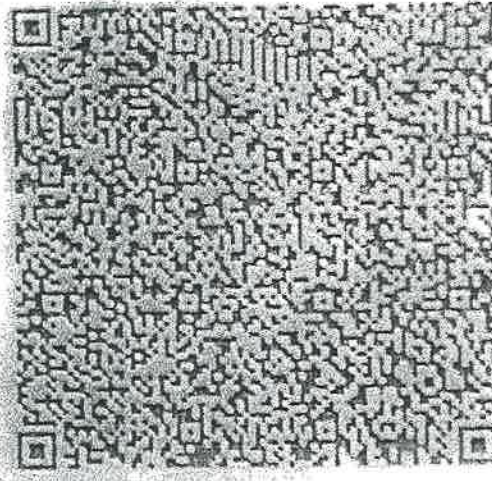
नाम / Name

KARYAKRITI EDUCATIONAL TRUST

निगम / गठन की तारीख

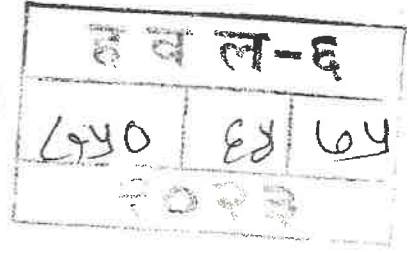
Date of Incorporation/Formation

23/01/2023



23022023

ह व ल - ६		
८५०	६३	८५
१०२३		



### नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये दुरुस्त्या विभाग येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयाने योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव कार्यकृती पञ्चुकानन ट्रस्ट

सार्वजनिक विश्वस्तव्यवस्था नोंदणी पुस्तकातील क्रमांक E-0038079(GBR)

लक्ष्मी इंदरसिंह बिष्ट यांस प्रमाणपत्र दिले.

आज दिनांक 23 January 2023 रोजी माझ्या सहीनिशी दिले

### Certificate of Registration

It is hereby certified that the Public Trust described below has this day been duly registered under the Mumbai Public Trust Act, 1950 (BOM XXIX of 1950) at the Public Trust Registration office Greater Mumbai Region

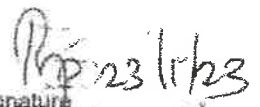
Name of the Public Trust KARYAKRITI EDUCATIONAL TRUST





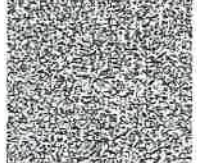

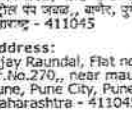
Number in the Register of Public Trusts E-0038079(GBR)

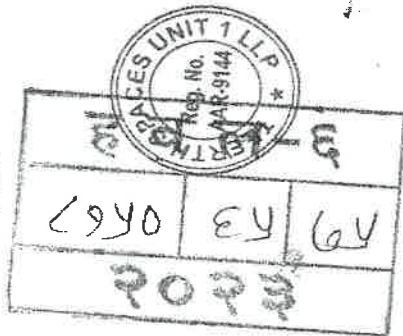
Certificate issued to LAXMI INDERSINGH BIST

Given under my hand this 23 Day of January 2023.

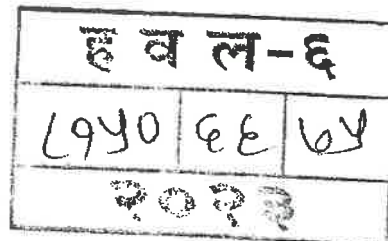


  
Signature  
Asstt. Charity Commissioner  
Greater Mumbai Region, Mumbai

 	 
<p><b>भारत सरकार</b> Government of India</p>	<p><b>संक्षिप्त</b></p>
<p><b>भारतीय विशिष्ट ओळख प्राधिकरण</b> Unique Identification Authority of India</p>	<p>आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.</p>
<p>नोंदणी क्रमांक / Enrolment No.: 0000/00487/02666</p>	<p><b>INFORMATION</b></p>
<p>To अभि राऊंदल Abhi Raundal Vijay Raundal Flat no 402, Manhattan, Sr.No.270, near mauji petrol pump, Baner, Pune Pune City Pune Maharashtra - 411045 9511711911</p> <p>Signature valid</p> 	<p>Aadhaar is a proof of identity, not of citizenship. Verify identity using Secure QR Code/ Offline XML/ Online Authentication. This is electronically generated letter</p>
<p>आपला आधार क्रमांक / Your Aadhaar No. : <b>2404 6907 6754</b> VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p>	<p>आधार देशभरात वैध आहे आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते आपला मोबाईल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा आपल्या स्मार्ट फोनमध्ये आधार एप - mAadhaar App वापरा</p>
<p><b>अभि राऊंदल</b> Abhi Raundal जन्म तारीख/DOB: 04/01/1993 पुरुष/ MALE</p>  <p><b>2404 6907 6754</b> VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p>	<p><b>अभिराव रौंदल</b> Abhirav Raundal जन्म तारीख/DOB: 04/01/1993 पुरुष/ MALE</p>  <p><b>2404 6907 6754</b> VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p>



Handwritten signature



*[Handwritten signature]*



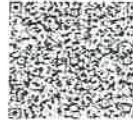
भारत सरकार  
Unique Identification Authority of India  
Government of India

नासमकलन क्रमांक / Enrollment No. 1249/23189/00235

To  
विजय तुकाराम राऊन्दा  
Vijay Tukaram Raundat  
402 Manhattan  
near main petrol pump, Gollad farm,  
Pune City  
N/A  
Pune City Pune  
Maharashtra 411045  
9822067000



MA740610698FT



आपका आधार क्रमांक / Your Aadhaar No.

**3025 4417 2966**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



विजय तुकाराम राऊन्दा  
Vijay Tukaram Raundat  
जन्म तिथि / DOB: 05/03/1968  
पुरुष / Male



**3025 4417 2966**

मेरा आधार, मेरी पहचान



र-१

ह व ल-६		
८९५०	६०	७५
२०२३		



ह व ल-६		
1940	६८	७५
२०२३		



२०२३







ह व ल-६		
१९४०	७०	७४
२०९३		



आयकर विभाग

INCOME TAX DEPARTMENT



LAXMI INDERSINGH BIST

RAJENDER SINGH KHIMSINGH DANGWAL

23/07/1974

Permanent Account Number

ARPPB7095Q

  
Signature



हल-६		
८५०	८९	८५
२०२३		

Scanned by TanScanner



ह व ल-६	
1940	02/04
2023	



सहस्री उदरसिंह बिस्ट  
Laxmi Indersingh Bist  
जन्म तिथि / DOB: 23/07/1974  
लिंग / FEMALE

3231 0278 1485

माझे आधार, माझी ओळख



Date: 16/09/2018

पत्नीचे नाव: उदरसिंह बिस्ट  
पत्ता: 103, राजेश  
1632/002, श्री रामा रुपा  
अपार्टमेंट, सेक्टर - 23,  
जुहूपाडा, नवी मुंबई, ठाणे,  
महाराष्ट्र - 400706



1800 300 1947  
www.aadhaar.gov.in  
P.O. Box No. 1947  
Bangalore-560019



ह व ल-क		
1940	03	64
२०२३		

6/8150

मोमवार, 08 मे 2023 12:36 म.नं.

दस्त गोषवारा भाग-1

हवेली-6

दस्त क्रमांक: 8150/2023

दस्त क्रमांक: हवेली-6/8150/2023

वाजार मूल्य: रु. 4,12,35,948/-

मोवदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु. 20,62,000/-

दु. नि. सह. दु. नि. हवेली-6 यांचे कार्यालयात

अ. क्र. 8150 वर दि. 08-05-2023

रोजी 12:31 म.नं. वा. हजर केला.

पावती: 9082

पावती दिनांक: 08/05/2023

सादर करणाराचे नाव: विजय तुकाराम रौंदळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण: 31500.00

दस्त हजर करणाऱ्याची मही:

सह दुय्यम निबंधक, हवेली-6

(एम. ए. गायकवाड)

सह दुय्यम निबंधक, हवेली-6

लोणीकाळभोर पुणे

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 क्र. 1 08 / 05 / 2023 12 : 31 : 01 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 08 / 05 / 2023 12 : 34 : 55 PM ची वेळ: (फी)

सह दुय्यम निबंधक, हवेली-6

(एम. ए. गायकवाड)

सह दुय्यम निबंधक, हवेली-6

लोणीकाळभोर पुणे

## प्रतिज्ञापत्र

सद्य दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदींनुसार नोंदणीस दारुल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी तसेच खोटे आढळल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये, खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील

लिहून देणार

लिहून घेणार



दस्तावेज नं. भा. 2

हवल 6





दस्तावेज क्रमांक: 8150/2023

08/05/2023 12:39:51 PM

दस्तावेज क्रमांक: हवल 6/8150/2023

दस्तावेज प्रकार: भा. 2

65/65

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: कार्यकर्ती एज्युकेशनल ट्रस्ट तर्फे अधिकृत अधिकारी लक्ष्मी इंदरसिंग विन्ट पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं.: 25अ, फोर्ट रोड, फोर्ट विन्डिंग, माहीम वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAFTK1831N	भाडक वय: -49 स्वाक्षरी:-		
2	नाव: तीर्थ स्पेस युनिट एल एल पी तर्फे भागीदार, विजय तुकाराम गेंदळ, अमि विजय गेंदळ या तर्फे दस्तऐवज प्रवेशामाठी क.मु. सौरभ सोमनाथ पवार पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, गेड नं.: धनकवडी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून घेणार वय: -33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार नसाकरीत भा. 2 चा दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र. 3 ची वेळ: 08/05/2023 12:37:51 PM

ओळख:-

मदत दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: वक्रील शिवाजी डळवी वय: 28 पत्ता: धायरी पुणे 411041 पिन कोड: 411041		

शिक्का क्र. 4 ची वेळ: 08/05/2023 12:38:46 PM

(एम. ए. मायकलाड)

सह दस्तऐवज निबंधक हवेली-६

सं.	प्राप्तकर्ता	प्रकार	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEERTH SPACES UNIT 1 LLP	eChallan	69103332023050313259	MH001552468202324E	2062000.00	SD	0000897332202324	08/05/2023
2		DHC		0705202300740	1500	RF	0705202300740D	08/05/2023
3	TEERTH SPACES UNIT 1 LLP	eChallan		MH001552468202324E	30000	RF	0000897332202324	08/05/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

8150/2023

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या दस्तावेजामध्ये एकुण

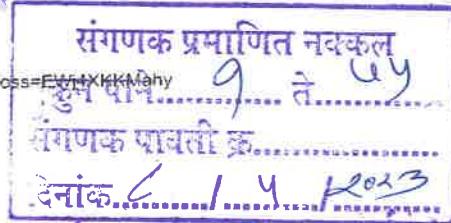
७५ दाखले आहेत

(एम. ए. मायकलाड)  
सह दस्तऐवज निबंधक हवेली-६

पहिले नंबरचे पुस्तकाचे  
१९५० नवरी नोंदला

(एम. ए. मायकलाड)  
सह दस्तऐवज निबंधक हवेली-६  
दिनांक- ८/५/२०२३

https://10.10.246.3



मी नक्कल वाचली  
मी रजुवात घेतली

असलवर हुकुम नक्कल

दस्तावेजावतची सुची ११ प्रस  
श्री डॉ. शिवाजीदास  
यांना दिली  
दिनांक ८/५/२०२३

दुय्यम निबंधक  
हवेली क. ६, पुणे.





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 6

08/05/2023

दस्त क्रमांक : 8150/2023

नोदणी :

Regn:63m

गावाचे नाव : सुस

(1)विलेखाचा प्रकार	भाडेपट्ट
(2)मोवदला	15000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	41235948
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे सुस येथील स नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 + स नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2(मातवाराप्रमाणे स. नं. 123/1 ते 6/प्लॉट नं. 2 अमेनिटी स्पेस)यांसी क्षेत्र 51.8254 आर चौ मी अशी मिळकत.( ( Survey Number : 123/1 ते 6/प्लॉट नं./2/अमेनिटी/स्पेस ; ) )
(5) क्षेत्रफळ	1) 51.8254 आर.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:-कार्यकिर्ती एज्युकेशनल ट्रस्ट तर्फे अधिकृत अधिकारी लक्ष्मी इंदरसिंग विस्त वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: 25अ, फोर्ट रोड, फोर्ट विव्ह विल्डींग, माहीम वेस्ट, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AAFTK1831N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तीर्थ स्पेसेस युनिट एल एल पी तर्फे भागीदार, विजय तुकाराम रौंदळ, अभि विजय रौंदळ च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. सौरभ सोमनाथ पवार वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: धनकवडी, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411043 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/05/2023
(11)अनुक्रमांक,खंड/व पृष्ठ	8150/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2062000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल वाचली

मी रजुवात घेतली

अस्सलबर हुकुम नक्कल

जा.वृ.

दस्तावेजाची सुची ॥ प्रत

श्री. अश्विनी गजानन दवारी

यांना दिली सगळी

दिनांक ८/५/२०२३

दुय्यम निबंधक

हवेली क्र.६, पुणे.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEERTH SPACES UNIT 1 LLP	eChallan	69103332023050313259	MH001552468202324E	2062000.00	SD	0000897332202324	08/05/2023
2		DHC		0705202300740	1500	RF	0705202300740D	08/05/2023
3	TEERTH SPACES UNIT 1 LLP	eChallan		MH001552468202324E	30000	RF	0000897332202324	08/05/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

