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CBSE

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9/13532
Friday, July 14, 2023
11:57 AM

पावती

Original/Duplicate
नोटरी क्र. : 39M
Regn.: 39M

पावती क्र.: 15078 दिनांक: 14/07/2023

गावाचे नाव: तायकडे
दस्तऐवजाचा अनुक्रमांक: हवल 9-13532-2023
दस्तऐवजाचा प्रकार: भाडेपट्रा
मादर करणान्वाचे नाव: अशोकर्निंग हरचुमल जमतानी च्या तके दस्तऐवज प्रवेशामाती कु.म. मोहिनदर अशोकर्निंग
जमतानी

नोटरी की	₹. 30000.00
दस्त हाताळणी की	₹. 900.00
पृष्ठांची संख्या: 45	

एकूण: ₹. 30900.00

आपणास मूळ दस्त खरेल प्रिंट, मूळी-२ अंदाजे
12:16 PM द्या वेळेम मिळेल.


मह दुर्यम निवंशक, हवली-९

वाजार मुळ्य: ₹. 59369490/-
मोबाइल ₹. 6668000/-
भरलेले मुद्रांक शुल्क: ₹. 2671700/-

सह.दुर्यम नि.(वर्ग-२)
हवेली क्र. ९ पुणे.

- देयकाचा प्रकार: DHC रकम: ₹. 200/-
डीटी/धनादेश/पे ऑर्डर क्रमांक: 1307202308349 दिनांक: 14/07/2023
वैकिंचे नाव व पत्ता:
- देयकाचा प्रकार: DHC रकम: ₹. 700/-
डीटी/धनादेश/पे ऑर्डर क्रमांक: 1007202310204 दिनांक: 14/07/2023
वैकिंचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीटी/धनादेश/पे ऑर्डर क्रमांक: MH004892085202324E दिनांक: 14/07/2023
वैकिंचे नाव व पत्ता:

मुळ दस्त स्कन करणे शिळाला.



सूची क.2

दुष्प्रम निवधक : यह दुष्प्रम निवधक ९

दस्तावेज़ क्रमांक : 13532/2023

नोटारी :

Regn 63m

गावाचे नाव : ताथवडे

(1) किंवित्ताचा प्रकार	भांडगट्टा
(2) मोरदना	6668000
(3) पावार-नाव(भांडगट्टा याचा पावार-नाव आकाशाची देशी की गटदेशी ने नमूद करावे)	59369490
(4) मु-माला, लोटहिता व परदमाळ(अमल्याम)	1) पालिकेवे गावांची-पिंडी-विवरण म.न.पा. इतर वर्तीन : इतर मालिनी : नाव मीले नावावडे वेदील मर्वे न.85/6वी योगी गाडू लेव 00 ते कर्व 80.44 आर गेवी लेव 43562 वौरम पुढे म्हारात्री 4047.00 वौरम मील्या वा दस्तावाचिंग अने(जि मिळकाणा) (Survey Number : 85/6वी :) इतर हक्क : - 2) 0.4047 ट्रॅक्टर, आर
(5) लेपकाळ	
(6) आकाशी किंवा तुळी देशावाल अभेज नेशहा.	
(7) दम्लोवडे कर्म देशा-या/विटून डेशा-या पक्काचाचे नाव किंवा दिवाली न्यायावाचाचा दुःखनामा किंवा आदेश अमल्याम, प्रनिवारिचे नाव व पना	1). नाव-कर्म गत्युकेमनन नोमावटी नफे प्रेसीडेन्ट हेमा देश गेहाली वय-46; पला-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अरोड़नं: -, गोड नं: प्लॉट न. 104, प्रथम हाऊसिंग नोमावटी, पिंड मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिंड कोड: -411057 रेन नं: -AABTC5129M 2). नाव-कर्म गत्युकेमनन नोमावटी नफे ट्रॅक्टर देश गेहाली वय-51; पला-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अरोड़नं: -, गोड नं: प्लॉट न. 104, प्रथम हाऊसिंग नोमावटी, पिंड मिटी जवळ, वाकड, पुणे, महाराष्ट्र, पुणे. पिंड कोड: -411017 रेन नं: -AABTC5129M 3). नाव-कर्म गत्युकेमनन नोमावटी तर्फे सेक्टरी भागी गेहाली वय-23; पला-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अरोड़नं: -, गोड नं: प्लॉट न. 104, प्रथम हाऊसिंग नोमावटी, पिंड मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिंड कोड: -411017 रेन नं: -AABTC5129M 4). नाव-कर्म गत्युकेमनन नोमावटी नफे वार्डम प्रेसीडेन्ट कर्म नोगेहाली वय-19; पला-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अरोड़नं: -, गोड नं: प्लॉट न. 104, प्रथम हाऊसिंग नोमावटी, पिंड मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिंड कोड: -411017 रेन नं: -AABTC5129M
(8) दम्लोवडे कर्म देशा-या पक्काचाचे व किंवा दिवाली न्यायावाचाचा दुःखनामा किंवा आदेश अमल्याम, प्रनिवारिचे नाव व पना	1). नाव-अलोकामिंग इन्सुमन जमताली ज्वा तर्फे दम्लोवडे प्रवेशामाली कु.म. मोहिनदर अलोकमिंग जमताली वय-42; पला-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अरोड़नं: -, गोड नं: प्लॉट न. 104, प्रथम हाऊसिंग नोमावटी, पिंड मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिंड कोड: -411017 रेन नं: -ADFPJ4615G 2). नाव-लेनप्रकाळ इन्सुमन जमताली वय-54; पला-प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अरोड़नं: जवेश निवास, प्लॉट नं: 132मी, पिंगी, पुणे, महाराष्ट्र, पुणे. पिंड कोड: -411017 रेन नं: -AAZPJ4118K
(9) दम्लोवडे कर्म दिनवाचा डिनांक	14/07/2023
(10) दम्लोवडे किंवाचा डिनांक	14/07/2023
(11) अनुकमाळ, खडे व पुऱ	13532/2023
(12) वातार-भावाप्रमाणे मुद्रांक अनुक	2671700
(13) वातार-भावाप्रमाणे नोटारी अनुक	30000
(14) नोट	

मुळांकनामाली किंवाचा देशवेशा नवार्थीयः-

मुळांक तुळक माकारनामा निवडनेना अनुच्छेद : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नफल वाढली
मी रुजुवात घेतली.

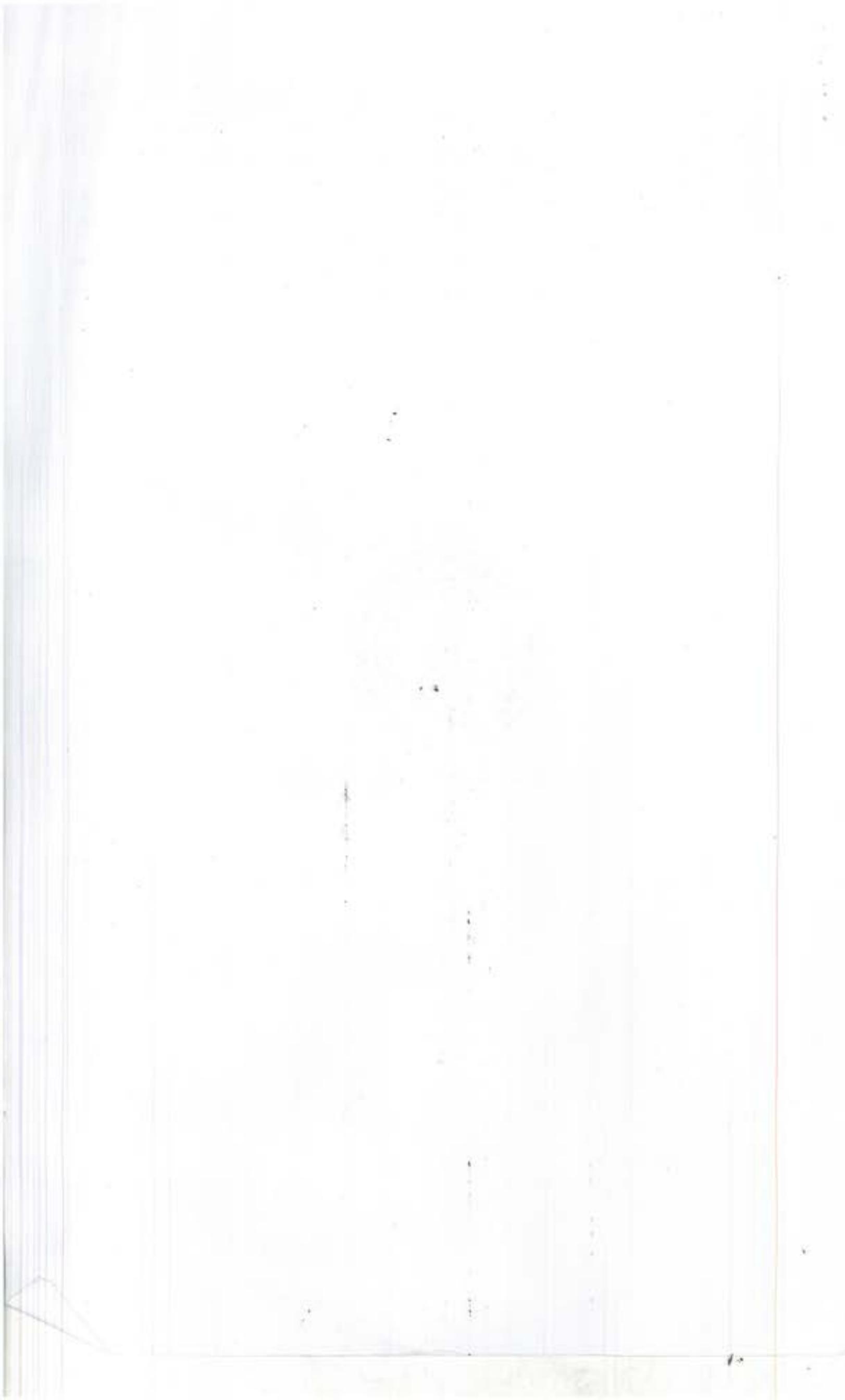
अस्तलवर हुक्म नफल

दत्तासोभतवी नफल
श्री/सौ.
यांना दिली. ५८/८/१०

दिनांक १८/८/२०२३

सह.द. नि (ना-२) घेवली क्र.१





Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	COLOURS EDUCATION SOCIETY	eChallan	02300042023070822411	MH004892085202324E	2671700.00	SD	0002673516202324	14/07/2023
2		DHC		1307202308349	200	RF	13072023083490	14/07/2023
3		DHC		1007202310204	700	RF	1007202310204D	14/07/2023
4	COLOURS EDUCATION SOCIETY	eChallan		MH004892085202324E	30000	RF	0002673516202324	14/07/2023

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





ਹਵਾਨ - ੯

93432 9 84

CHALLAN
MTB Form Number



Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

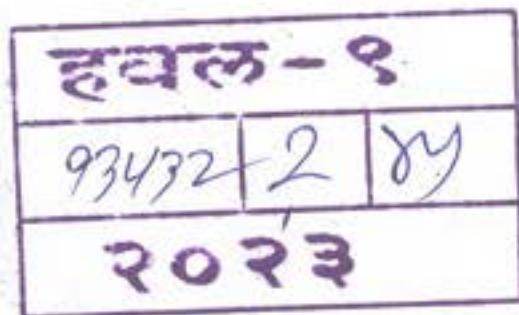
દાદર દાતાન કેવલ દરમામ નિપાત્રા કાર્યાલાય નોદણી કરતાયાચ્છા દસ્તાવાતી લાગુ આએ. નોદણી ન કરતાયાચ્છા દસ્તાવાતી લાદર દાતાન લાગુ નથી.

Signature Not
Verified

Digitally signed by DS
DIRECTORATE OF

ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023-07-14 12:00:13

IST Region: GRAS Secure Docket No: 0002673516202324 Location: India					
Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(IS)-9-13532	0002673516202324	14/07/2023-11:57:48	IGR016	30000.00
2	(IS)-9-13532	0002673516202324	14/07/2023-11:57:48	IGR016	2671700.00
Total Defacement Amount					27,01,700.00



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

Receipt of Document Handling Charges

PRN	1007202310204	Receipt Date	14/07/2023
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Received from COLOURS EDUCATION SOCIETY TARFE PRESIDENT HEMA PREM GEHANI, Mobile number 9823077611, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 13532 dated 14/07/2023 at the Sub Registrar office Joint S R Haveli 9 of the District Pune.



Payment Details

Bank Name	MAHB	Payment Date	10/07/2023
Bank CIN	10004152023071009542	REF No.	011644019
Deface No	1007202310204D	Deface Date	14/07/2023

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



हवल - ९		
93432	3	84
२०२३		



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

Receipt of Document Handling Charges

PRN	1307202308349	Receipt Date	14/07/2023
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Received from OMPRAKASH HARCHUMAL JHAMTANI, Mobile number 9822356610, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 13532 dated 14/07/2023 at the Sub Registrar office Joint S.R. Haveli 9 of the District Pune



Payment Details

Bank Name	MAHB	Payment Date	13/07/2023
Bank CIN	10004152023071307722	REF No.	010641590
Deface No	1307202308349D	Deface Date	14/07/2023

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



हृषीकेश - ९

93432 8 24

2023
SHAHAN

MTR-Form Number-6

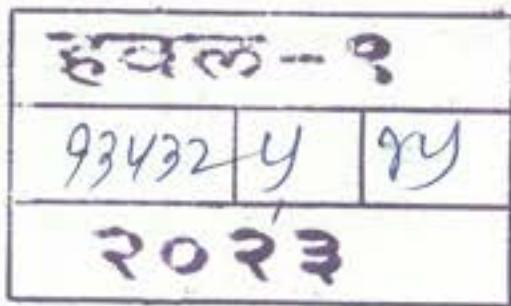


Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents. Mobile No. :
નોટ:- ઇન્દ્રાણી કંપની દ્વારા નિશ્ચિક કાર્યાલયાની નોંધણી કાર્યવાચ્યા દસ્તાવેસીની લાગુ આછે. નોંધણી ન કાર્યવાચ્યા દસ્તાવેસી નાનાંદી લાગુ

Mobile No. - 9133033861

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.



LEASE AGREEMENT
OF IMMOVEABLE PROPERTY
FOR 33 YEARS

THIS LEASE AGREEMENT MADE AND EXECUTED ON THIS 14th DAY OF JULY
IN THE YEAR TWO THOUSAND TWENTY THREE

Qamar

Hema Gehani

BETWEEN

1. MR. ASHOKSINGH HARCHUMAL JHAMTANI

PAN No. AFAPJ9940D, Aadhar No. 7884 0550 5687,

Age: 67 Years, Occupation: Business,

Through his Power of Attorney Holder:-

MR. MOHINDER ASHOKSINGH JHAMTANI

PAN No. ADFPJ4615G, Aadhar No. 4198 6842 7129

Age: 32 years, Occupation: Business,

R/at: Plot No.23, "Pratham Housing Society",

Wakad, Pune - 411057.

Email I'd. monty.jhamtani@gmail.com, M. No. 9890837321

Monty Jhamtani

Monty Jhamtani

President
Hema Gehani
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer
Monty Jhamtani

Secretary
Monty Jhamtani

Kamini Gehani

2. MR. OMPRAKASH HARCHUMAL JHAMTANI

PAN No. AAZPJ4118K, Aadhar No.8367 3279 0806

Age: 54 Years, Occupation: Business,

R/at: Jayesh Niwas, Plot No.132B, Pimpri, Pune - 411017.

Email I'd. omjhamtani@gmail.com, M. No.9822356610

Hereinafter jointly referred to as "**the LESSORS**" (Which expression shall unless repugnant to the context mean and includes they themselves, their legal heirs, executors, administrators, assigns, etc.)

— PART OF THE FIRST PART;

Om Jhamtani
AND
AR

COLOURS EDUCATION SOCIETY (PAN NO. AABTC5129M)

A Education Society & Charitable Trust duly registered under Bombay Charitable Trust Act with Assistant Charity Commissioner, Pune Region, Pune.

Through its President, Treasurer, Secretary & Vice President:-

1. MRS. HEMA PREM GEHANI

President: Colours Education Society

PAN NO. ATZPG9564D, Aadhar No.5395 4757 2257

Age about: 46 Years, Occupation: Business,

Email I'd. hema.gehani@yahoo.co.in, M. No.9823077611

2. MR. PREM GEHANI

S/o. MR. GORDHAN GEHANI

Treasurer: Colours Education Society

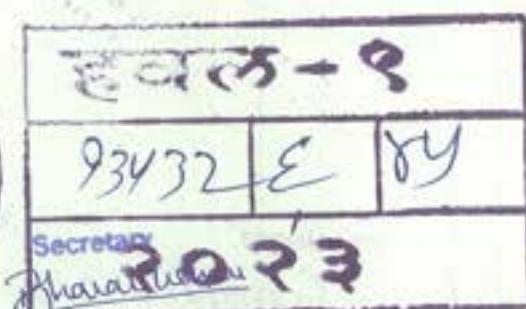
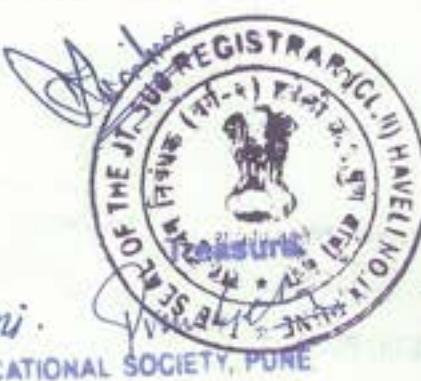
PAN NO. AHPG0477D, Aadhar No.7744 3512 6644

Age about: 51 Years, Occupation: Business,

Email I'd. prem.gehani@coloursinnovationacademy.org,

M. No.9172077961

Om Jhamtani
President
Hema Gehani
COLOURS EDUCATIONAL SOCIETY, PUNE



Kanika
Gehani

3. MISS. BHARATI GEHANI

D/o. MR. PREM GEHANI

Secretary: Colours Education Society

PAN NO.CVGPG6916C, Aadhar No.7791 1787 3947,

Age about: 23 Years, Occupation: Business,

4. MISS. KARUNA GEHANI

D/o. MR. PREM GEHANI

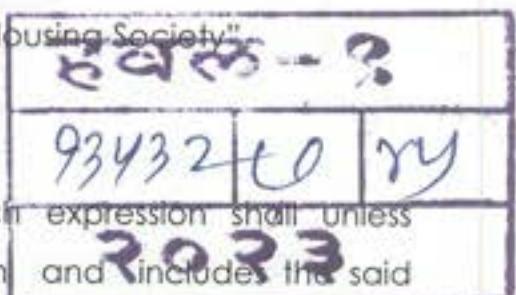
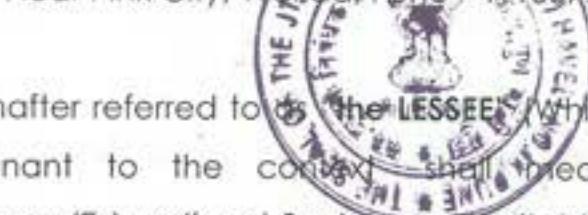
Vice-President: Colours Education Society

PAN NO.DSGPG2999F, Aadhar No.5279 8863 0564,

Age about: 19 Years, Occupation: Business,

All above R/at: Plot No.104, Pratham Housing Society

Near Pink City, Wakad, Pune - 411057.



Hereinafter referred to as "the LESSEES" (which expression shall, unless repugnant to the context, shall mean and includes the said Company/Educational Society & Charitable Trust, its existing Directors, successors, executors, administrators, and assigns etc.)

----- PART OF THE SECOND PART;

WHEREAS the party of the first part herein are the joint owners of all that piece and parcel of open land bearing Survey No.85, Hissa No.6B admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation, together with existing fencing and together with all easementary rights and right to use the approach roads/internal road. The property is more particularly described and bounded as under;

3

President

Hema Gehani

COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer

Secretary

Karuna
Gehani

On or towards East : 24 meter D.P. Road
On or towards South : Part of land bearing Survey No.85/6/C
On or towards West : Pune Bangalore National Highway
Service Road and Indira College
On or towards North : Part of land bearing Survey No.85/6/A

(Hereinafter referred to as the 'Said Property' for the sake of the convenience). The copy of 7/12 extract, demarcation is annexed herewith and forming part of this deed. / 123 / 123 / 123

AND WHEREAS the party of the second is a registered Society and Charitable Trust, duly registered with Charity Commissioner, Pune Region. The Copy of registration certificate of Society and Charitable Trust, issued by Charity Commissioner, Pune is annexed herewith and forming part of this deed.

AND WHEREAS said Trust is an Educational Trust and they want to start an Educational institution.

AND WHEREAS due to above said reason the said Trust was in need of open land around the said vicinity for starting an Educational institution. Therefore, the party of second part approached and requested the party of the first part to **allot party of the second part out of said larger land an area admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet on lease basis** with permission to carry on the educational, art, sports and other related activities.

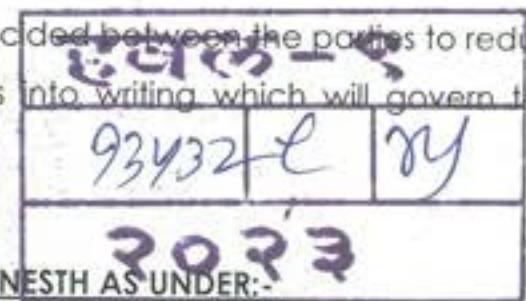
AND WHEREAS the party of the first considering this aspect has agreed to transfer the right of use to the party of the second part in respect of an area admeasuring **4047.00 Sq. Meters i.e. 43562 Sq. Feet** out of the said property for the period of 33 years strictly on the leasehold basis.

President: Hema Gehari, Treasurer: Bhavatilokhare, Secretary: Bhavatilokhare

Kannd
(rehani).

The party of the second part for such use and occupation of the property has agreed to pay Rent @ Rs.25/- per sq. feet per month subject to such agreed increase in rent periodically as mentioned in this deed. (Hereinafter referred to as 'Lease Property' for the sake of convenience and said portion is marked in RED color in the plan annexed hereto and forming part of this deed)

AND WHEREAS it has now been decided between the parties to reduce down agreed terms & conditions into writing which will govern their relations inter se.



NOW THIS INDENTURE OF LEASE WITNESSETH AS UNDER:-

1. In pursuance of the said agreement for lease, the party of the first part agrees to demise to the party of the second part an area admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet out of Survey No.85, Hissa No.6B, totally admeasuring about 00 H 80.44R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation and more particularly described in the schedule herein above written TO HOLD the demised premises for the period of 33 Years on lease basis unto the lessee commencing from the day of possession and upon the condition for the observance and performance of the covenants on the part of the lessees hereinafter contained. (Hereinafter referred to as 'Lease Property' for the sake of convenience and more specifically described in the Schedule hereunder written and said portion admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet allotted on lease basis is marked in RED color in the plan annexed hereto and forming part of this deed)

5

President
Hema Gehari

Treasurer
Pran Gil

COLOURS EDUCATIONAL SOCIETY, PUNE

Secretary
Bhawati Gehari

Kanu Gehari

2. That party of the second part/lessee shall pay rent per month @25/- per sq. feet i.e. **Rs.10,89,050/- (Rupees Ten Lakh Eighty nine Thousand Fifty Only)** for such use and occupation of the lease property. Said lease rent shall increase @15% after expiry of every term of 03 years. However, with mutual understanding of parties the period of 33 years lease and payment of lease rent shall start with effect from 01-06-2024 and expire on 31-05-2057. The initial period starting from signing of this agreement till 31-05-2024 shall be rent free/fit out period. The Details of monthly rent payable are shown in the Table mentioned below.

Sr. No.	License Term		Monthly Rent (per month)
	From	To	
1.	01-06-2024	31-05-2027	Rs. 10,89,050.00
2.	01-06-2027	31-05-2030	Rs. 12,52,408.00
3.	01-06-2030	31-05-2033	Rs. 14,40,270.00
4.	01-06-2033	31-05-2036	Rs. 16,56,310.00
5.	01-06-2036	31-05-2039	Rs. 19,04,756.00
6.	01-06-2039	31-05-2042	Rs. 21,90,470.00
7.	01-06-2042	31-05-2045	Rs. 25,19,040.00
8.	01-06-2045	31-05-2048	Rs. 28,96,896.00
9.	01-06-2048	31-05-2051	Rs. 33,31,430.00
10.	01-06-2051	31-05-2054	Rs. 38,31,145.00
11.	01-06-2054	31-05-2057	Rs. 44,05,816.00

In case of any difference in actual area given by Lessors to the Lessee, the rent will be given by Lessee on actual land area basis to the Lessors. The lessee shall issue two cheques towards lease rent of equal amount in favour of Mr. Ashoksingh Harchumal Jhamtani and Mr. Omprakash Harchumal Jhamtani.

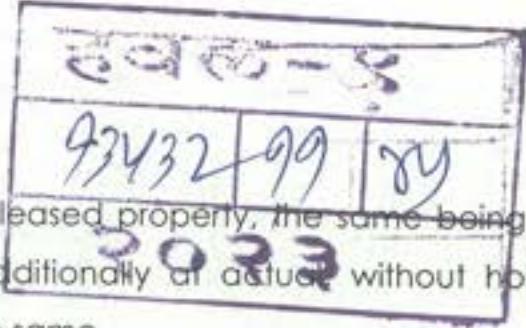
3. The Parties agree that the 'Rent' does not include any amounts payable towards electricity charges, water charges, utility charges.



 President
 Hemant Gehani
 COLOURS EDUCATIONAL SOCIETY, PUNE



Karim
Gehani



property tax etc. of the leased property, the same being payable solely by the lessee, additionally at actual without holding the Lessors responsible for the same.

4. Such 'Monthly Rent' shall be payable subject to deduction of Tax at Source (TDS) by lessee. The Lessee shall regularly deposit the TAX so deducted with Income Tax Department and further provide necessary certificate to that effect to Lessors. However, if the Lessee deducts TDS Amount but failed & neglected to deposit with Income Tax Department then the penalty and interest if any imposed by Income Tax Department then same shall be borne and paid by Lessee.
5. The Lessee in addition to fixed Rent shall be liable to pay **GST OR ANY OTHER TAX LEVIED BY GOVERNMENT OF INDIA OR LOCAL BODY PRESENTLY OR IN FUTURE DURING THE LEASE PERIOD OR as may be applicable under the prevailing Income Tax laws or such other Laws** on such 'Monthly Rent', Taxes are NOT included in monthly rent. All such tax obligations shall be payable in addition to the Rent paid under this Lease deed it is further agreed that if anytime during the term of this lease, the present method of taxation is changed by GOVERNMENT OF INDIA OR LOCAL BODY partly/wholly or otherwise upon rents then the lessee shall pay all such taxes, assessments, levies, imposition or charges.
6. The 'Rent' shall be payable in advance on or before the 7th day of each month without delay and default as agreed. The payment of Monthly Rent in time is essential condition of this Lease Deed. However, as mentioned hereinabove, the first monthly rent will start with effect from 01-06-2024.

7

President

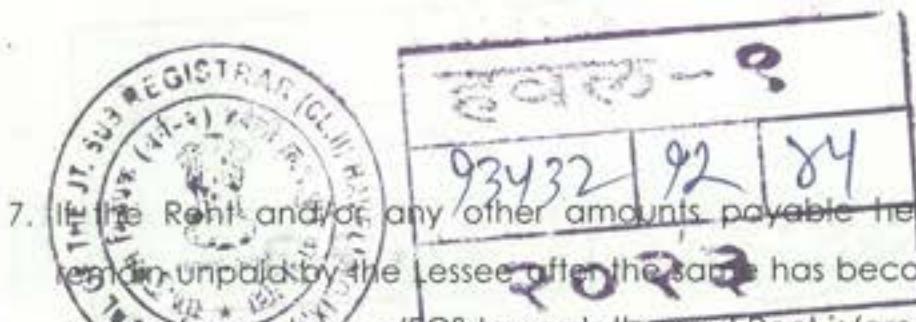
Hema Gehani

COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer

Secretary

Kanu
Gehani



7. The Rent and/or any other amounts payable hereunder shall remain unpaid by the Lessee after the same has become due or in event of any cheque/ ECS towards the said Rent is/are for whatever reason dishonored for two consecutive months and/or if any terms and condition mentioned herein are not performed and/or observed, then it shall be lawful on part of the LESSORS or any person authorized by the LESSORS to give the Lessee a written notice for rectifying the breach committed and if such breach is not remedied by the Lessee within 15 (Fifteen) days from date of such notice then the LESSORS shall be entitled to get the monthly compounded interest @12% p.a. for such total delayed period of payment. However, The Lessors shall be under an obligation to give such written notice only on first default and if the same is repeated frequently, then the LESSORS shall not be under obligation to give any such notice but at their discretion will be entitled to terminate said Lease Deed by giving advance notice of 03 Months or till completion of academic year of students, which is more. On such termination, the Lessee in addition to payment of arrears of Rent also being liable to immediately remove themselves along with all their belongings, employees, staff, etc. from the said lease property and shall peacefully re-handover the said lease property to the Lessors thereof.

8. The LESSEE shall, during the 'Lease Term/ Period', always maintain with the LESSORS, a deposit for the due observance and performance of the terms and conditions of this 'Lease Deed', therefore during the inception of this 'LEASE DEED', the LESSEE has paid to the LESSORS a lump-sum '**Interest Free Refundable Security Deposit**' amount of **Rs.66,68,000/-** (Rupees Sixty Six Lakhs Sixty Eight Thousand Only) in the following manner:

President

Secretary

Colours Educational Society

Secretary

President

COLOURS EDUCATIONAL SOCIETY, PUNE

8

Treasurer

a) Rs.1,00,000/- by online transfer bearing Ref. No. IMPS/316422802900 dated 13/06/2023 to Lessor No.1

b) Rs.24,00,000/- by online transfer bearing Ref. RTGSICICR42023061300558322 dated 13/06/2023 to Lessor No.1

c) Rs.1,00,000/- by online transfer bearing Ref. No. IMPS/316422797905 dated 13/06/2023 to Lessor No.2

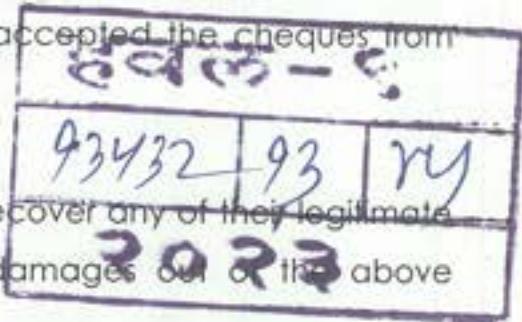
d) Rs.24,00,000/- by online transfer bearing Ref. No. RTGSCRICIC0000011 dated 13/06/2023 to Lessor No.2

e) Rs.8,34,000/- by cheque bearing No.639856 dated 20-01-2024 drawn on Bank Of Maharashtra, Wakad Branch issued in the name of Lessor No.1

f) Rs.8,34,000/- by cheque bearing No.639855 dated 20-01-2024 drawn on Bank Of Maharashtra, Wakad Branch issued in the name of Lessor No.2

The receipt of security deposit amount in the above said manner is acknowledged by LESSORS subject to realization of the cheques on its presentation. The cheque at Sr. No. {e} and {f} are post dated. The Lessee has assured to Lessors that, both the said cheques will be honored on its presentation and relying on such assurances the lessors have accepted the cheques from Lessee.

❖ The LESSORS reserves their right to recover any of their legitimate dues, outstanding amounts and damages out of the above

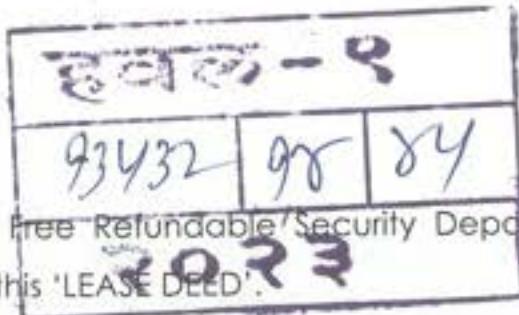


President
Hema Gehari
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer
Hema Gehari

Secretary
Bhavati Gehari

Kamna Gehari



mentioned 'Interest Free Refundable/Security Deposit' paid in view of the terms of this 'LEASE DEED'.

- ❖ The 'Interest Free Refundable Security Deposit' shall be returned to the LESSEE after the LESSEE peacefully vacates and hands over the 'Said Leased Property' to the Lessors, subject to deduction of any dues that may be payable by the LESSEE, as per the terms of this 'DEED'.
- 9. The party of the second part shall use the said Lease property for the purpose permitted under the laws and rules and regulations i.e. for legal and valid purpose. The lessee shall be responsible to demolish the whole structure of school/educational institution after expiry of lease period and shall handover vacant and peaceful possession of lease property to the Owners/ Lessors.
- 10. The Lessee shall obtain all the permissions, sanctions, approvals, etc which are just & necessary for running educational activities. The Lessors herein gives necessary consent for the same.
- 11. The Lessee shall comply with all the rules & regulations of Pimpri Chinchwad Municipal Corporation, Government and Semi-Government Authorities while carrying on any activities on the said lease property.
- 12. The Lessors covenant with the Lessee that the Lessee pays the lease rent and other statutory dues and claims of the respective authorities timely, the Lessor shall not disturb the peaceful possession of the lessee.
- 13. The party of second part shall be liable to pay MSEDCI charges, water charges, utility charges, property tax and all other Government dues etc in respect of said lease property and

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P- President
Hemant Gehanji
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer
J. M. Gehanji

Secretary
Bharati Gehanji

Kanaria
(Gehanji)

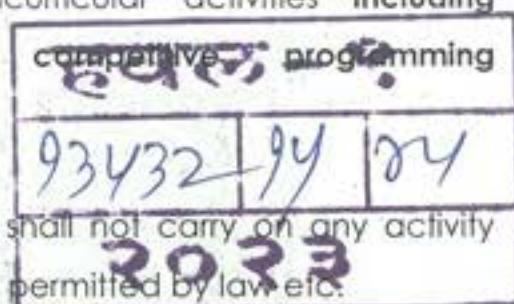
everything for the time being thereon. The Lessor shall not be liable to pay any dues.

Bhavit Gehari

14. That party of the second part is not entitled to carry on any activities in the said lease property which is offensive in nature, or dangerous nor do there in any thing which may be or become a nuisance to the party of the first part or occupier of neighboring property.

15. The party of second part is not entitled to obtain any loan and/or create any kind of charge on the said lease property.

16. Party of the second part not to assign, underlet or part with the possession of the said lease property or any part there of without the previous consent in writing of the party of first part. However the lessee for expansion of its educational and other related activities is entitled to let portion of leased property to its alliance or associates or franchise or for other Extracurricular activities including educational courses/exams



17. That the party of the second part shall not carry on any activity which is illegal unauthorized and not permitted by law etc.

18. That the party of the second part shall insure the said lease property against loss or damage by fire in any respectable insurance office in Pune and produce to the party of the first part the receipts of the premium paid for inspection.

19. That the party of the second part do hereby keep the party of the first part indemnified against any and all claims for damages which may be caused to any adjoining premises in

Bhavit Gehari

Bhavit Gehari

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President
Hema Gehari
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer
Vishal Gehari

Secretary
Bhavit Gehari

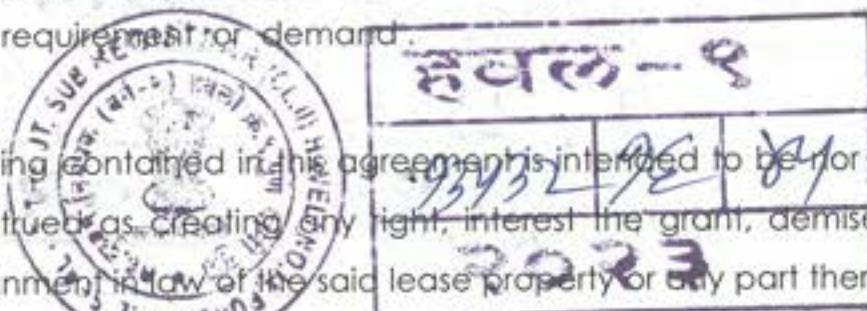
Kanika Gehari

consequence of any work/activities carried on by the party of the second part.

20. The party of the second part throughout the said term at its own expenses well and substantially to repair, pave, clear and substantial repair and conditions.

21. The party of the second part shall permit the party of first part, their servants, agents, workmen or other persons employed by party of first part, from time to time and at all reasonable hours of the day, during the term hereby granted to enter into and upon the demised premises for inspection & verification.

22. That forthwith the party of the second part at its own expenses to comply with any notice or requirement or demand of the local authorities relating to the matter in respect of which such authority has jurisdiction to serve any such notice or insist on any requirement or demand.



23. Nothing contained in this agreement is intended to be or shall be construed as creating any right, interest in the grant, demise or the assignment in law of the said lease property or any part thereof. The party of second part have no claim in respect of the said lease property, hereby agreed to be demised to the Lessee and same shall remain the property of the owners, as this is simply an arrangement made for the party of the second part to use the said property strictly on the lease basis and surrender the same after expiry of the said lease period.

24. Any delay tolerated or indulgence shown by the Owners/Lessors in enforcing the terms and conditions of this deed or any forbearance or the giving of the time to the party of second part by the Owners

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President
Hema Gehani
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer
Pranlal

Secretary
Bharati Gehani

Karuna Gehani

shall not be construed as the waiver on the part of the Owners of any breach or non compliance of any of the terms and conditions of this deed by the party of second part nor shall the same in any manner prejudice the rights of the Owners.

25. It is clearly agreed and understood between the parties that the said lease Deed is for fixed period of 33 Years.

26. The Lessors and Lessee shall have common excess road to approach said lease property.

27. The stamp duty and registration charges of this deed have been paid by both the parties in equal share. However, if any additional stamp duty is imposed by Government then the Lessee shall be liable to pay the same.

28. Force Majeure

It is specifically agreed and understood between the parties that Force Majeure is not applicable to this lease deed. The Lessee shall always be liable to make payments of rent, additional rent, and other charges required hereunder and shall not hold / suspend or stop the same by reason of strikes, lockouts, unavailability of materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, the act, failure to act, war or other reason beyond its control, etc.

29. DEFAULT

The Lessee has agreed that in case of any default in rent payment or any breach committed by the Lessee of agreed terms & conditions, then the Lessors without terminating this Lease, and after



13

P-^{resident}
Hemant Gehanvi
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer
Pram Gehanvi

Secretary
Bhavati Gehanvi

Kamna
Gehanvi

giving such notice to Lessee upon the expiration of the lease term or its earlier termination/ determination by efflux of time, Party of first PART /lessors shall enter upon and retain the ownership over the said land along with development on it if any without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned hereby.

30. Disputes:

a) In case of any dispute between both the parties, the same shall be referred to sole Arbitrator appointed with mutual consent of both the parties. The Arbitration proceedings shall be conducted as per procedure prescribed in Arbitration and Conciliation Act as may be amended from time to time and all the provisions contained therein. All the proceedings before shall be conducted in English language and place of Arbitration shall be at Pimpri/Wakad, Pune. All the expenses toward the Arbitration proceedings shall be borne and paid by Lessee as actual.

b) The Courts in Pune shall have territorial jurisdiction. All the expenses arising thereof shall be borne and paid by the Lessee including/advocate fee /court fees/and any other legal charges/ fees as actual.

31. General Clauses:

a) At the end of this lease deed period, the Lessors have agreed that the lessees would be offered First Right of Refusal for further lease.

President
Hema Gehari. Ram Gehari
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer

Secretary
Bharati Gehari

Kanu Ochani



हवाल - ९

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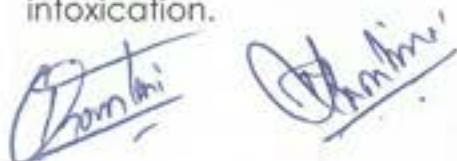
The Lessee has read and understood all the points/pages of this Lease Agreement and hence verified by signing on each and every page of this Lease Agreement willingly/voluntarily

SCHEDULE OF
LEASE PROPERTY

All that piece and parcel of open land admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet out of larger land bearing Survey No.85, Hissa No.6B totally admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. Situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation, together with right to use the approach roads/internal road and said land being subject matter of lease property is marked in Red Colour in the plan annexed hereto. The property is more particularly described and is bounded as under;

On or towards East : Remaining Land of Owners
On or towards South : Part of land bearing Survey No.85/6/C
On or towards West : Pune Bangalore National Highway
Service Road and Indira College
On or towards North : Remaining Land of owners
(Together with right to use existing and approach Road and all the things attached thereto and forming part of this lease property)

IN WITNESSES WHEREOF all the parties hereby declare that they had read and understood all the contents of this LEASE AGREEMENT. They admit to have signed this LEASE AGREEMENT on the day and date mentioned herein above, being in good state of mind & body, without being under any pressure, force, coercion or influence of any kind of intoxication.



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President
Hemant Gehari
Treasurer
Jyoti Gehri
COLOURS EDUCATIONAL SOCIETY, PUNE

Secretary
Bharati Gehri

Kanika Gehri

Signed, Sealed & Delivered by
Withinnamed Party of the First Part;

1. MR. ASHOKSINGH HARCHUMAL JHAMTANI

Through his Power of Attorney Holder:-

MR. MOHINDER ASHOKSINGH JHAMTANI

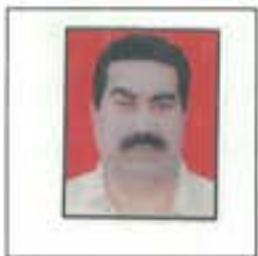


Signature

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3. MR. OMPRAKASH HARCHUMAL JHAMTANI



Signature

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Signed, Sealed & Delivered by
Withinnamed Party of the Second Part;

COLOURS EDUCATION SOCIETY (AABTC5129M)

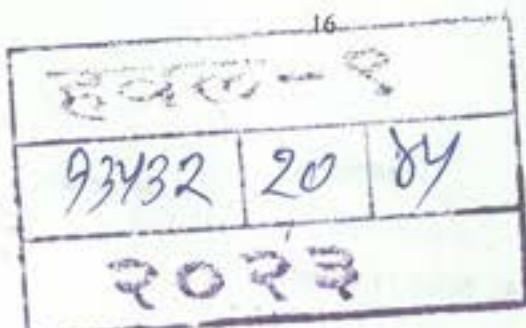
Through its President, Treasurer, Secretary & Vice President:-

1. MRS. HEMA PREM GEHANI



Signature

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2. MR. PREM GEHANI



Signature

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3. MISS. BHARATI GEHANI



Signature

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4. MISS. KARUNA GEHANI



Signature

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Impression



In Presence of

Witnesses;

1.) Sign:

Name:

RISHIKA M JHAMTOMI

Address: WADAD PUNE 411057

2.) Sign:

Name: JAYESH M JHAMTOMI

Address: PIMPRI PUNE 411017



हवल - १		
93432	29	84
2023		



महाराष्ट्र ज्ञान

ग्राम नमूना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अधिसेवा आणि नोंदवण्या (तयार करणे व सुरक्षित ठेवणे) नियम १९७९ द्यारील नियम ३,५,६ झागी ८]

गाव - लाल्हवडी (१४४०८३)

लोलका :- लोलकी

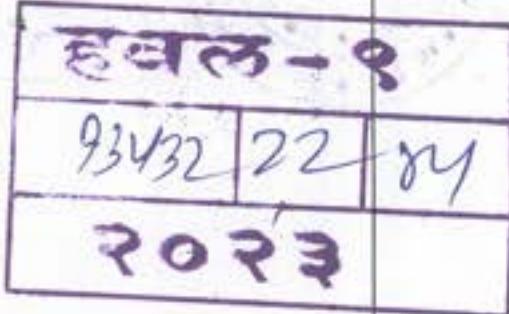
प्रियकां व इति

ULPIN : 34345605754 भूमाल्यांक य उपरिमाल्यां ८८/८४

34345605754

ਮੁਖਾਰਜਾ ਪੜ੍ਹਤੀ ਪੌਗਥਾਵਾਰ ਖੰਗ - ੧

झोतारे स्थानीक नाम :



जुने फोटोकार क्र : (११११७) (१२४८) (१२६३) (१३८१) (१६५२) (३८२१) (४२७८) (५४४६) (६४७८)

रहिमा आणि मुमालग घिन्है



આ નાચ નમૂના ક્રમાંક ૫ દિવાનો ૦૫/૦૫/૨૦૧૯, જાહેરીની ૨૬ AM રોજી રિઝિટર્ડ સચાઈની કોલા કાઢે વિના નમૂના ક્રમાંક ૫૨ ચાં કેટા સદયભાગિત અનુસ્થાનું ૦૫/૦૨ અપ્રિલનાથ વર કોણકાયા સહી રિઝિક્યાની આપદ્યકતા નાની.

四百五十五

११२ कार्यपालीकरण दिन: १३/०६/२०२३ : १४:२२:८८ PM, योग्यता प्रदानकारीपाठी <https://digitalsabers.maharashtra.gov.in/dav/> या संकेत स्पष्टकार नांद्रेज २५६६१००००१०३६४५४ द्वारा दाखल कराया गया.

गाय नमुना बारा (पिकोवी नोंदवाही)
 [महाराष्ट्र जनरील नमुना अधिकार अभिलेख आणि नोंदवाहा (तयार करणे व शुत्रितीत ठेवणे) नियम १९४९ यातील नियम २१]

गाव :- रामवडे (१५४०८३)

तातुका :- मुकुशी

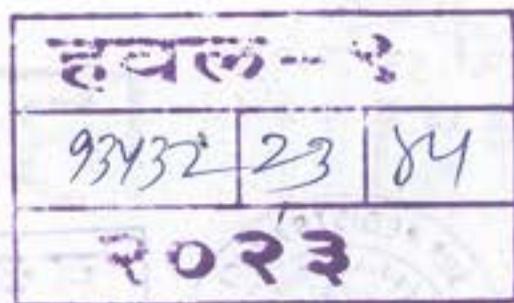
जिल्हा :- पुणे

भुमिका क्रमांक व उपरिभान

८५/६४

क्रम	हुगाम	खाते क्रमांक	पिकायातील केवळ का तपशील					लागवडीसाठी उपलब्ध नसलेली जनीन	वेता	
			पिकाया प्रकार	पिकाये नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२२	संपूर्ण वर्ष	२५३१						गवत पढ	०.८०४४	

टीव : " सदरकी नोंद भोवाइल अंप द्वारे घेणेत आलेली आहे "



६९०५



Colours Educational Society

R.No. 2246/2010/Pune Dated: 27/Oct/2010

Colours Innovation Academy, near Indira School Road, Survey 31/8, M
Marunji, Pune-57. M: 9823077611 Hema.Gehani@yahoo.co.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGING COMMITTEE OF COLOURS EDUCATIONAL SOCIETY ("the Trust") ON WEDNESDAY THE 7TH DAY OF JUNE, 2023 AT ITS REGISTERED OFFICE AT 4.00 P.M.

"RESOLVED THAT THE TRUST is hereby authorized to sign lease deed for a period 33 years under the name of Colours Educational Society ("the Trust") as per the requirement of The Maharashtra Self-financed Schools (Establishment and Regulation) Act, 2012 and rules and regulations framed there under and/or as per relevant notifications/circulars/press releases/clarification, if any issued thereunder to complete the necessary formalities as may be prescribed by the relevant authority in this regard."

"FURTHER RESOLVED THAT, the trust being Colours Educational Society ("the Trust") be hereby authorised to make an application for establishing/opening and/or upgradation of existing school including running and maintaining the school, under The Maharashtra Self-financed Schools (Establishment and Regulation) Act, 2012 and rules and regulations framed there under and/or as per relevant notifications/circulars/press releases/clarification, if any issued thereunder to complete the necessary formalities as may be prescribed by the relevant authority in this regard."

"FURTHER RESOLVED THAT the President of the trust, Mrs Hema Gehani, Treasurer Mr Prem Gehani and Secretary of the Trust, Miss Bharati Gehani, is hereby authorized to sign and submit the necessary document, and other documents on behalf of the trust, Colours Educational Society and to do all such acts, sign documents, deeds and things to give effect to all the above-mentioned resolution/s."

For Colours Educational Society

Sr	Name of Trustee	Aadhar Number	Designation	Sign
1	Hema Gehani	539547572257	President	Hema Gehani
2	Prem G Gehani	774435126644	Treasurer	Prem Gehani
3	Bharati P Gehani	779117873947	Secretary	Bharati Gehani
4	Karuna Gehani	527988630564	Vice President	Karuna Gehani
5	Hiya Chandwani	200901742427	Member	Hiya Chandwani
6	Manjula N Sachdev	890957029172	Member	M. Sachdev
7	Ritu H Narwani	231034010107	Member	Ritu Narwani
	Rashi Gehani	438648941958	Member	Rashi Gehani
	Dipak Chandwani	405795939205	Member	D.G. Chandwani



97432 28 24
2023



R.No. 2246/2010/Pune Dated: 27/Oct/2010

Colours Innovation Academy, near Indira School Road, Survey 31/8, behind courtyardOne Project, Marunji, Pune-57.

[विकास-व. आ. (मु. वा. वा.) १००३]

№ 047867



नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

महा. २२४६/२०१०/पुणे
नोंदणी क्रमांक दि. २७/१०/१०/पुणे

याद्वारे असे प्रमाणित करण्यात येते की, कलर्स एज्युकेशनल सोसायटी

एच. ७०३, रोहन निलाय, उमोहा एलो-

खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (तत्त्व १८६० चा अधिनियम २१) अन्वये
योग्यरित्या नोंदणी करण्यात आली. उम्बदार - सौ. हुमाग्रेन गोहानी

तारीख : २७/१०/१०

२०

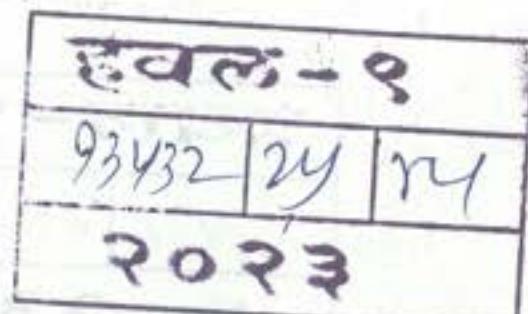
रोजी माझ्या सहीनिश्ची दिले.

CS

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CamScanner



संस्थाची सहायक निवंधक,
सहायक संस्था निवंधक
पुणे विभाग, पुणे विभाग.



INR No. 2613/10.
mch No. 2266/10.

प्रिवेशन-प्र अ. /मु. सा. वि. /मा.



043

नोंदणी प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज गुवां रायांजानेक
विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुख्य अधिनियम २१) या अन्वये पुढो प्रिमांग
पुढो. येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात याच्य गीरीन
नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाय: कलर्स इंडिया लिमिटेड,
घरा-१०३, बोर्ड निलय, लोंग, पुढो-न.
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकालील क्रमांक F-२८०६। पुढो.

मो. ठेमा प्रेम ठेमा.

आज दिनांक २७/३/११ —— रोजी माझ्या सहीनिश्ची दिले.

शिक्का

CS

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CamScanner



Asst. Charity Commissioner
Pune Region, Pune

पदनाम



हात्याल - ९		
93432	26	84
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Government of Maharashtra School Education and Sports Department

महाराष्ट्र शासनशालेय शिक्षण व क्रीडा विभाग

Society Registration No 2246/2010/PUNE/F-28061-PUNE,

Application for issue of circular(admission) for the Academic Year 2022 - 23 for establishment of New School/Upgradation of Existing School as per Self-Finance for establishment of Maharashtra Self-Propelled Assisted Schools and Regulation Act 2012 and to increase the existing school level.

School Name :	COLOURS INNOVATION ACADEMY	School Type :	New School	School Sub Type :	PRIMARY TO HIGHER SECONDARY 1 TO 12
Affiliation Board :	CBSE	Art (English)			
Address Line 1 :	85/88, TATHAWADE, NEAR INDIRA COLLEGE, TAL - MULASHI, PUNE, 411057	Address Line 2 :		Division :	Pune
District :	Pune	Taluka :	MULSHI	City/Village :	TATHAWADE
Cluster :	MARUNJI	PIN :	411057	Area Type :	Municipal Corporation Area Class A
Registration No. :	1406231963	UDISE No. :		Minority Type :	
Minority :		Minority Certificate No. :			
District Authority Recommended Date	N/A		N/A	State Authority Recommended Date	N/A
	N/A				

Sanstha's details

Contact Person's Name :	HEMA GEHANI	Email id :	admin@coloursinnovationacademy.org	Mobile No. :	9823077611
Sanstha Name :	Colours Educational Society	Phone No. :		Sanstha's SARAL Id :	

Society/Sanstha Registration Act details

Sl. No.	Act Name	Registration No	Registration Date
1	Society Registration Act 1860	2246/2010/PUNE	27/10/2010
2	Public Trust Act 1950	F-28061-PUNE	27/03/2011
3	Memorandum Of Association		

Sanstha/Trust Member details

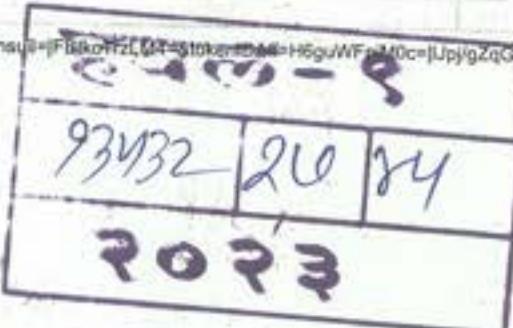
Sl. No.	Name Of member	Designation	Gender	Aadhar No.	Email id	Mobile No.
1	HEMA GEHANI	President/ Coordinator	Female	539547572257		9823077611
2	PREM GEHANI	Member 1	Male	774435126644		9172077951
3	BHARATI GEHANI	Secretary/Joint Coordinator	Female	779117873947		9644240751
4	KARUNA GEHANI	Member 2	Female	527988630564		7756252684
5	HIYA D CHANDWANI	Member 3	Female	200981742427		7218031203
6	MANJULAN SACHDEV	Member 4	Female	890957029172		9619527076
7	RITU H NARWANI	Member 5	Female	231034010107		8662525035

Audit Report and Bylaws

Sl. No.	Document type	Status
1	Financial Year 2020-2021 Audit Report	
2	Financial Year 2021-2022 Audit Report	
3	Financial Year 2022-2023 Audit Report	
4	Bylaws Copy	
5	Society Registration Act 1860	

<https://mahasfs.org/School/SchoolForm.aspx?ID=28061>

1/2



Sr. No.	Document type	Status
6	Public Trust Act 1950	
7	Memorandum Of Association	
8	Latest copy of SCHEDULE I	
9	Balance Sheet	
10	Authorization Letter	
11	Letter of undertaking No Disputes/Court Case	

Land details

Sr. No.	Land details	Response
1	Land available for Proposed School out of total land	No 40 R (are)
2	Total Land in R, Enter land details in R	No 40 R (are)
3	Land is reserved for school purpose	colours educational society
4	PHOTO OF THE PROPOSED SCHOOL LAND AREA.	No colours educational society

Fixed Deposit details

Sr. No.	Fixed Deposit No.	Fixed Deposit Start Date	Fixed Deposit Maturity Date	Bank/Post Office Name	Branch Name	Total Fixed Deposit Amount (Rs.)	Status
1	718666	14/06/2023	14/06/2026	BANK OF MAHARSHTRA	WAKAD	1500000.00	1500000.00

Saving/Current account details

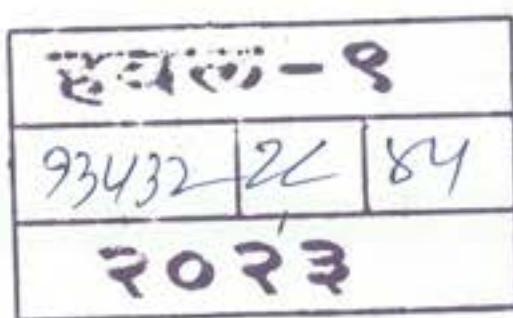
Bank/Post Office Name :	ICICI	Branch :	AUNDH	IFSC Code :	ICIC0000073
Type of A/C :	Current	A/C No. :		Amount in Account :	228126.00

Bank Passbook

Sr. No.	Document	Status
1	Bank latest Passbook Copy	
2	Bank Statement	

Non Refundable Registration Fee details

Sr. No.	Payment Mode	Reference/CIN No.	GRN
1	Offline	10000502023061400170	MH003554236202324P





कोजी तांडवके ता० मुद्दशी जिपुणे

2024 RELEASE UNDER E.O. 14176

मीरामारीकारारा—कात्रिकारी? स्त्री-व्यक्तिक शिश लक्ष्यमाल अमाननि
खीपी औरेन-तावर्के तामुद्वारी शेषिल भन्ने ४६पैकी
स्त्री दक्षिणी पुराणे जीजारी कूलन सिक्कोकारी हेलेवा
द्वारा विलम्बः

ਫਾਲ ਕਾ ਨੰ. ੮੪

वैदिक गुरुत्वाचित्ता दिखा

— હાયતને જનેદીછદ મુદ્દ પ્રાણિનેના જ્ઞાને તુંદે
 — હા પ્રમાણે હો સિસાટ્ટ મુદ્દ પ્રાણિનેના હૃદાને મો
 — હા પ્રમાણે તુંદીની મોઝગી મનાની ટ્રાન્સફરની
 વાતિાં લસન લાગ તોલેણે કંચ બને



वर्ष १६, ३, ९०००

ग्रीष्मवर्षिकरणारः ५५४

ਮੋਹਨੀ ਵਾਈਅਰ. ੧੦।੫।੨੦੧੫



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को सर्वीस लगाया । असंजार की । असोकीर्षण छायापन जपतानी यानी गीते लालहानी

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1000 1000 1000

— — — — — यापनां असीता यांनी मोळाऱ्यी यांची धार्याविनेत्री पहिलात अपूर्व
त्वाम तात्रेच कौपण असे.

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NORTH

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Figure 1. *Elmo*

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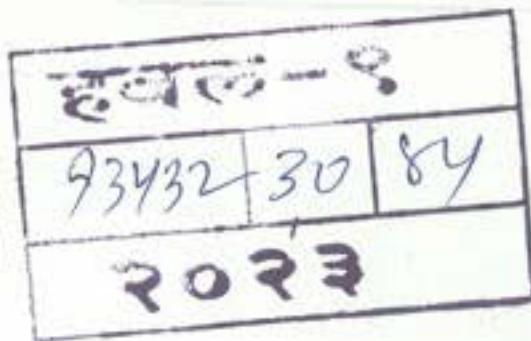
प्राचीन विनायक : १०/०९/२०१४

111



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S no 85 , INDIRA COLLEGE

PUNE
BANGLORE
HIGHWAY

卷之三

S no 85/6/C

LEASE PROPERTY
4047.00 SQ METERS

WISCONSIN STATE

S no 85/6/A



24.00 M WIDE D.P. ROAD
हैवल - ९
93432 39 84
२०२३



बँक ऑफ महाराष्ट्र
Bank of Maharashtra

XAN

Wakad, PUNE - 411057
IFSC MAHB0001773

Valid for 3 months from the date of issue
2001 2024
D D M M Y Y Y Y

Pay अंदा करे Ashok Singh H JHAMTANI

Or Bearer
ना धारक की

Rupees रुपये Eight Lakh thirty four thousands —

₹ 8,34,000/-

राशी क्रमांक
Current A/c. No. 60448844891



of COLOURS EDUCATIONAL SOCIETY

Hema Gehari
Authorised Signatory

Please sign here

16398559 0000140000

11



बँक ऑफ महाराष्ट्र
Bank of Maharashtra

XAN

Wakad, PUNE - 411057
IFSC MAHB0001773

Valid for 3 months from the date of issue
2001 2024
D D M M Y Y Y Y

Pay अंदा करे OMPRAKASH H JHAMTANI

Or Bearer
ना धारक की

Rupees रुपये Eight Lakh thirty four thousands —

₹ 8,34,000/-

राशी क्रमांक
Current A/c. No. 60448844891



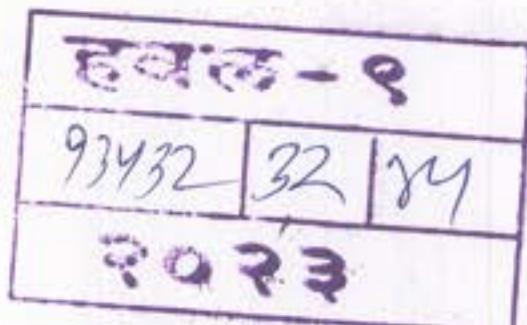
of COLOURS EDUCATIONAL SOCIETY

Hema Gehari
Authorised Signatory

Please sign here

16398559 0000140000

11



आयकर विभाग
INCOME TAX DEPARTMENT
COLOURS EDUCATIONAL SOC

07/08/2011
Permanent Account Number
AABTC8129M

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
HEMA PREM GEHANI
DOB: 03/03/1977
Permanent Account Number
ATZPG09564D

Hema Gehani
Signature

भारत सरकार
GOVT. OF INDIA



Hema Prem Gehani
DOB: 03/03/1977
Female



5395 4757 2257

मेरा आधार, मेरी पहचान



Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारतीय संगत वार्ता
Permanent Account Number Card
AHBPG0477D

भारत सरकार
GOVT. OF INDIA



Father's Name: GORDHAN GOYAKHAN GAS GEHANI
DOB: 01/01/1951 / Date of Birth: 01/01/1951

Prem Gehani
Signature

भारत सरकार



प्रेम गेहानी
Prem Gehani
जन्म तारीख: DOB: 17/10/1971
लूप / MALE

7744 3512 6644



आयकर विभाग
INCOME TAX DEPARTMENT



भारतीय संगत वार्ता
Permanent Account Number Card
CVGPG6916C

भारत सरकार
GOVT. OF INDIA



Father's Name: PREM GEHANI
DOB: 01/01/1951 / Date of Birth: 01/01/1951

Sharati Gehani
Signature

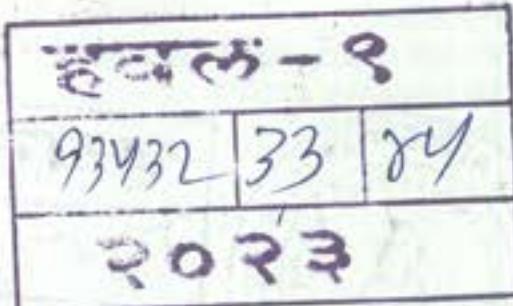
माझे आधार, माझी ओळख



भारत सरकार
Government of India

प्राची की निधि
Sharati Prem Gehani
पर्सनल एक्सेस कोड: 21/08/1993
-GIRL FEMALE

7791 1787 3947
V2-8111 902 9119 2568



मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारतीय संगत वार्ता
Permanent Account Number Card
DSGPG2999F

भारत सरकार
GOVT. OF INDIA

Father's Name: PREM GEHANI
DOB: 01/01/1951 / Date of Birth: 01/01/1951



Karuna Gehani
DOB: 11/10/2003
Female

5279 8863 0564

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AAZPJ4118K



नाम /NAME

OMPRAKASH HARCHUMAL
JHAMTANI

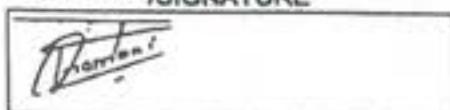
पिता का नाम /FATHER'S NAME

HARCHUMAL JHAMTANI

जन्म तिथि /DATE OF BIRTH

25-03-1969

हस्ताक्षर /SIGNATURE



आयकर आयुक्त-I, पुणे
Commissioner of Income-tax I, Pune



ओमप्रकाश हरचुमल जमतानी
Omprakash Harchumal Jhamtani

जन्म वर्ष /Year of Birth : 1969

पुरुष / Male



8367 3279.0806

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70114/01980

To,

ओमप्रकाश हरचुमल जमतानी

Omprakash Harchumal Jhamtani

Jayesh Niwas Plot No 132/B

Near Monika Appartment No 5 Pimpri

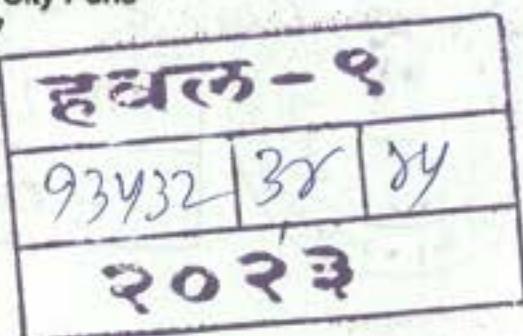
Pune City

Pimpri Colony Pune City Pune

Maharashtra 411017

9823356610

18/03/2013



भारतीय गैर न्यायिक
भारत INDIA

500



FIVE HUNDRED
RUPEES

५०० रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

१० २०२३
११ JUL 2023

BZ 191052

Reg. Serial No.

20643

Date

१०२१-

POWER OF ATTORNEY

Whether it is to be Registered? Yes/No.....

Property Description in brief

Mr. Ashok Singh H. Jhamtani
Wakad, Pune 411057
Mahinder A. Jhamtani
Jayesh Jhamtani
Pimpri Chinchwad, Pune 411017

30 JUN 2023

Address.....

through agent

Jhamtani

For further information, see serial No. 2201067

Address: Mr. Govind N. Patil, Pimpri, Pune - 411017.

SPECIAL POWER OF ATTORNEY
(TO CONCLUDE TRANSACTION OF LEASE DEEDS)

TO ALL TO WHOM THESE PRESENTES SHALL COME,



MR. ASHOKSINGH HARCHUMAL JHAMTANI

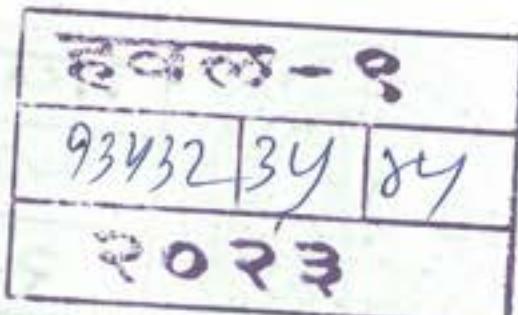
PAN No. AFAPJ9940D, Aadhar No. 7884 0550 5687,

Age: 67 Years, Occupation: Business,

R/at: Plot No.23, "Pratham Housing Society",

Wakad, Pune - 411057.

SEND GREETINGS:





WHEREAS I say that, I along with my younger brother Mr. Omprakash Harchumal Jhamtani is the owner of all that piece and parcel of open land bearing Survey No.85, Hissa No.6B admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation, together with existing fencing and together with all easementary rights and right to use the approach roads/internal road, etc.

AND WHEREAS I along with my younger brother has agreed to allot an area admeasuring about 2023 sq. meters and 4047 sq. meters out of above said property to COLOURS EDUCATION SOCIETY vide two separate lease deeds for the period of 33 Years, for its education purpose. We have already finalized all the terms & conditions with said Lessee and so also have accepted part of security deposit amount.

AND WHEREAS now I am Hospitalized and hence it is not possible for me to come comply with the legal formalities of execution and registration of lease deed in favour of said COLOURS EDUCATION SOCIETY. I say that, said Lessee urgently needs registered Lease Deed for further process his education related permissions, approvals, etc. Therefore, considering this aspect, and for the sake of convenience I have decided to execute this Special Power of Attorney, in favour of my son Mr. Mohinder Ashoksingh Jhamtani, to act as my Attorney for completing said transaction of lease in favour of COLOURS EDUCATION SOCIETY, on my behalf and to perform all legal acts mentioned below which are just and necessary.

NOW I do hereby appoint, nominate and constitute my son:

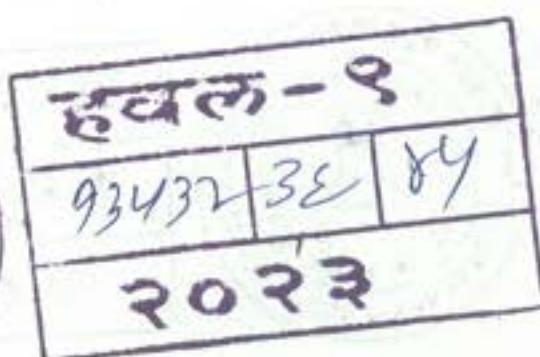
MR. MOHINDER ASHOKSINGH JHAMTANI

PAN NO. ADFPJ4615G, AADHAR NO. 4198 6842 7129

Age 42 years, Occupation: Business.

Residing at: Plot No.23, "Pratham Housing Society", Wakad, Pune - 411057.

2





Email ID: monty.jhamtani@gmail.com, M. No. 9890837321

to be my true and lawful attorney in my name and on my behalf to complete said LEASE transaction and to do and execute all or any of the following acts, deeds, things, and matters, as fully and effectually, as I myself could have done, if personally present, that is to say:

- (1) To sign, execute and register Lease Agreement/ Deed for and on my behalf along with my younger brother Mr. Omprakash Harchumal Jhamtani, in favour of said **COLOURS EDUCATION SOCIETY** with respect to said 2 Plots admeasuring 2023 sq. meters and 4047 sq. meters out of larger land bearing Survey No.85, Hissa No.68 admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune. Taluka Mulshi and further comply with all the legal formalities which are just & necessary for execution and registration of the same.
- (2) To appear before registrar of assurance and/or any other Competent Authority and to admit execution of alleged document for & on my behalf in favour of said Lessee with respect to the said plots only.
- (3) To appear before the Government & Semi Government Authorities, sign necessary application, bond, affidavit, give statement and/or or to do all such acts as may be necessary.
- (4) **GENERALLY TO DO AND PERFORM** all acts, deeds, matters, and things necessary and convenient only for the purposes aforesaid and for giving full effect to the Authorities herein before contained as fully and effectually as I could in person do.
- (5) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and



हांसराज - ३
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effectual to all intents and purposes according to laws and customs of India.

(6) I the executants, do hereby agree to ratify all the acts, deeds, documents, done by my attorney in discharge of all above said legal and valid enforceable acts.

(7) I have given this Special Power of attorney to conclude said transaction of Lease Deed/s as specifically mentioned. Also, this Power of Attorney is executed without any consideration. Hence, present power of attorney has paid requisite stamp duty of Rs.500/- under the provisions of Bombay Stamp Act.

IN WITNESS WHEREOF I have set my signature on this Power of attorney on this 11th day of July, 2023.

Sealed & Delivered

By withinnamed EXECUTANT

MR. ASHOKSINGH HARCHUMAL JHAMTANI

Signature



Signed & Accepted

By withinnamed ATTORNEY HOLDER

MR. MOHINDER ASHOKSINGH JHAMTANI

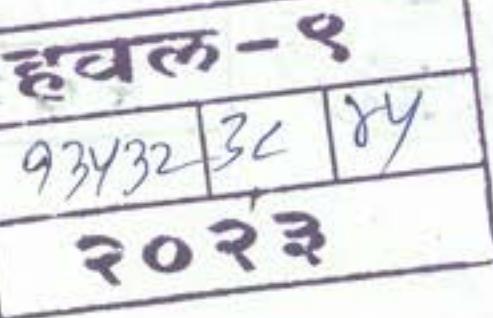
Signature



BEFORE ME
GOVIND N. PATIL
ADVOCATE & NOTARY
GOVT. OF INDIA
Apostolic Power of Attorney
Mumbai, Maharashtra, India

Noted & Registered
at Serial Number
561/2023

11 JUL 2023





हैवलॅ - १		
१३४३२	४०	४५
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घोषणापत्र

मी. — मोहिनदर भाष्योक्त्रिं अमरानी

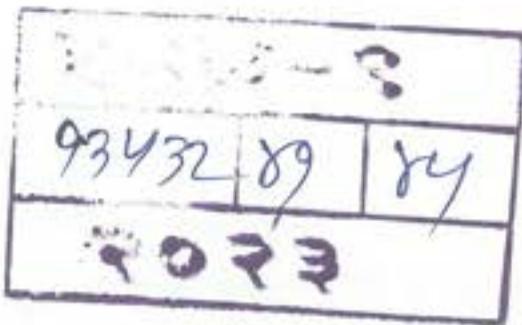
याद्वारे घोषित करतो कि, दुर्यम निबंधक खेली कूट यांचे कार्यालयात भाष्योक्त्रिं या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री. — भाष्योक्त्रिं डैर्च्युम्भ अमरानी व इ. यांनी दि. — १४ ऑगस्ट १९२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. सदर निष्पांपीत करून कवुलीजवाब दिला आहे. सदर कुलामुखत्यारपत्र लिहून देणार यांनी कुलामुखत्यारपत्र रद्द केलेले नाहि किंवा कुलामुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलामुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलामुखत्यारपत्र पूर्णपणे वैध असून उपोरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक १३।०८।२३

कुलामुखत्यारपत्राचे नांव
व सही

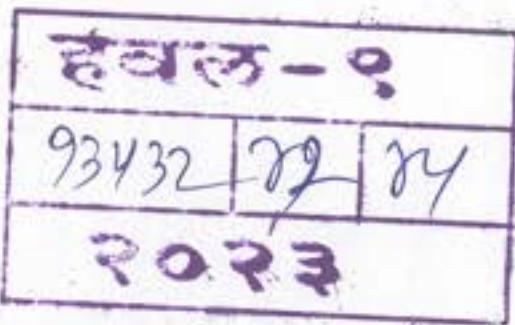
(मोहिनदर भाष्योक्त्रिं अमरानी)



मूल्यांकन पत्रक (शहरी क्षेत्र-खूली जमीन)					
Valuation ID : 202307138210	13 July 2023, 05:55:21 PM हवाला				
मूल्यांकनार्थी वर्ष : जिल्हा : तालुका : उपमूल्य विभाग : क्षेत्राचे नाव : मिळकलीचा झांसांक :	2023 पुणे तालुका : मुळशी विभागाचे नव (वि.क्र. 28) ताथवडे (पिंपरी तिंवडे महानगरपालिका) 28.1.पुणे मुंबई नविन राष्ट्रीय महामार्गावरील क्षेत्र ² Pune Municipal Corporation सर्व नंबर 885				
वार्षिक मूल्य दर तकन्यानुसार जमीनीया दर					
खूली जमीन	निवासी संदर्भ	कार्यालय	दुकाने	ओद्योगीक	मोजमापनार्थी एकक
14670	73690	79390	87630	0	घॅ. मीटर
मिळकलीचे क्षेत्र	4047 घॅ. मीटर			Layout Plot	
Applicable Rules	16 क.				
1. 4047 घॅ. मीटर क्षेत्रामध्ये वार्षिक मूल्य दरावर 100% मूल्य दर = 14670/- 4047 घॅ. मीटर क्षेत्रामध्ये मूल्य = 4047×14670 = 59369490/- जमीनीचे एककिंत अंतिम मूल्य = मिळकलीचे क्षेत्र (1) मूल्य + मिळकलीचे क्षेत्र (2) मूल्य = 59369490 + 0 = Rs. 59369490/- = ० पाच करोडू अष्टाव्यां लाख एकोनसततर हजार चार सौ नववद.					

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दस्त क्रमांक: हवल9/13532/2023

वाजार मूल्य: रु. 5,93,69,490/-

मोबाइल: रु. 66,68,000/-

भरलेले मुद्रांक शुल्क: रु. 26,71,700/-

द. नि. मह. द. नि. हवल9 याचे कार्यालयात

अ. क्र. 13532 वर दि. 14-07-2023

गोंडी 11:55 म.प. वा. हजर केवा.

पावती: 15078

पावती दिनांक: 14/07/2023

मावरकरणाराचे नाव: अशोकमिंग झरनुमल जमतानी च्या तर्फे दस्तावेज प्रवेशामार्फी कु.म. मोहिनी अशोकमिंग जमतानी

नोंदणी की

रु. 30000.00

दस्त हाताळणी की

रु. 900.00

पृष्ठांची मंज्या: 45

एकूण: 30900.00

दस्त हजर करण्याची नाही.

मह. दुर्घम निवंधक, तंत्रजी-9

सह.दुर्घम नि. (वर्ग-२)

सह.दुर्घम नि. (वर्ग-२)

हवलांक्र. ५ पुणे.

हवलांक्र. ९ पुणे.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हदीत किंवा स्थानगत असलेल्या कोणत्याही कटक खेत्राच्या हदीत किंवा उप-नंद (दोन) महाय नमुद न करेन्या कोणत्याही नागरी खेत्रात

मिळा क्र. 1 14 / 07 / 2023 11 : 55 : 41 AM चे क्र. (मार्गीकरण)

मिळा क्र. 2 14 / 07 / 2023 11 : 56 : 50 AM चे क्र. (नी)

प्रतिक्रियापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या लातुवीनुसार नोंदणीस दाखल केलेला आहे. * दस्तावील संपूर्ण मजकूर, नियमांक याकी, साक्षीदार/ओळखादार व सोबत यांत्रितेल्या वाचन, यांत्री सात्यता तपासली आहे. * दस्तावी सात्यता, देखता कायदेशीर याचीसाठी दस्त नियाटक व वगृहीयारक हे रस्त: जपावदार राहुलील. * दस्तावेजातोक्त योडलेले कागदपत्र, कुलनुखत्यारे पारक व्यक्ती इत्यादी वनावट आवृत्त आव्यास याची संपूर्ण जवाबद्धारी नियादिकांची राहील.

लिहून देणारे :

लिहून देणारे :

Hema Geham

KARMA Geham

Hema Geham





दस्त क्रमांक: हस्ताक्षर 9/13532/2023

दस्तावचा प्रकार: -भांडपट्टा

अनु. क्र. प्रधाकाराचे नाव व पता

1 नाव: कल्याण गांधीजीनानल मोमायटी नांके प्रेमीडेन्ट हेमा देव मेहायी
पता: घूटनं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: -
प्लॉट नं. 104, प्रथम हाऊसिंग मोमायटी, पिंक मिटी जवळ, बाकड, महाराष्ट्र, पुणे.
पत्र नंबर: AABTC5129M

2 नाव: कल्याण गांधीजीनानल मोमायटी नांके ट्रेडर देव मेहायी
पता: घूटनं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: -
प्लॉट नं. 104, प्रथम हाऊसिंग मोमायटी, पिंक मिटी जवळ, बाकड, महाराष्ट्र, पुणे.
पत्र नंबर: AABTC5129M

3 नाव: कल्याण गांधीजीनानल मोमायटी नांके मेकेटरी भारती मेहायी
पता: घूटनं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: -
प्लॉट नं. 104, प्रथम हाऊसिंग मोमायटी, पिंक मिटी जवळ, बाकड, महाराष्ट्र, पुणे.
पत्र नंबर: AABTC5129M

4 नाव: कल्याण गांधीजीनानल मोमायटी नांके वाईम प्रेमीडेन्ट करना मेहायी
पता: घूटनं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: -
प्लॉट नं. 104, प्रथम हाऊसिंग मोमायटी, पिंक मिटी जवळ, बाकड, महाराष्ट्र, पुणे.
पत्र नंबर: AABTC5129M

5 नाव: अशोकमिंग हरभूमन जमतानी च्या नांके दस्तावेज प्रवेशमायी
कु.म. मॉडिनदर अशोकमिंग जमतानी
पता: घूटनं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: -
प्लॉट नं. 104, प्रथम हाऊसिंग मोमायटी, पिंक मिटी जवळ, बाकड, महाराष्ट्र, पुणे.
पत्र नंबर: ADFPJ4615G

6 नाव: अशोकमिंग हरभूमन जमतानी
पता: घूटनं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: -
जयेंग निवास, घूटनं. 132बी, पिंपरी, पुणे, महाराष्ट्र, पुणे.
पत्र नंबर: AAZPJ4118K

प्रधाकाराचा प्रकार

भांडपट्टा
वय: -46
स्वाक्षरी:-

दायाचित्र

दस्ता प्रमाणित



भांडपट्टा

वय: -23
स्वाक्षरी:-

भांडपट्टा

वय: -19
स्वाक्षरी:-

भांडपट्टा

वय: -54
स्वाक्षरी:-

भांडपट्टा

वय: -42
स्वाक्षरी:-

भांडपट्टा

वय: -32
स्वाक्षरी:-

भांडपट्टा

वय: -32
स्वाक्षरी:-

भांडपट्टा

वय: -32
स्वाक्षरी:-

दायाचित्र

दस्ता प्रमाणित

याचीन दस्तावेज करन देणारा तथाकरीत भांडपट्टा चा दस्त रिक्विझन करन दिल्याचे कबुल करतात.
याचा क्र. 3 ची तिळ: 14 / 07 / 2023 12:01:05 PM

ओळखा:-

मदर हायम दुलार निवासक याच्या ओळखाची असून दस्तावेज करन देणा-यानां असील: ओळखातात, व न्याची ओळख पटविलान

अनु. क्र. प्रधाकाराचे नाव व पता

1 नाव: अंदिकोंडे, खेळ देहा -
वय: 32
पता: पिंपरी, पुणे
पत्र नंबर: 411017

दायाचित्र

दस्ता प्रमाणित



प्रिकाका क्र. 4 ची तिळ: 14 / 07 / 2023 12:02:24 PM

महाराष्ट्र दृष्ट्याम निवासक याच्या ओळखाची असून दस्तावेज करन देणा-यानां असील: ओळखातात, व न्याची ओळख पटविलान
सह. दुर्योग नि. (वर्ग-२)
हवेली क्र. ९ पुणे.



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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		1307202308349	200	RF	1307202308349D	14/07/2023
3		DHC		1007202310204	700	RF	1007202310204D	14/07/2023
4	COLOURS EDUCATION SOCIETY	eChallan		MH004892085202324E	30000	RF	0002673516202324	14/07/2023

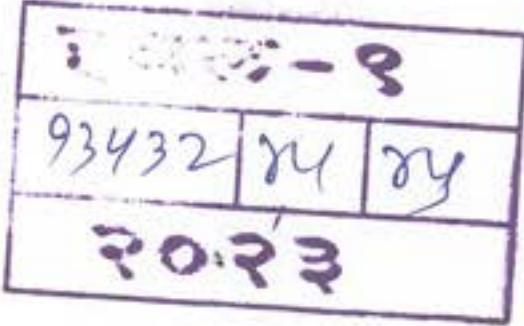
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13532 /2023

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 सदर दस्तऐवजात..... १४..... पाने आहेत. यहाले नंवरचे पुस्काने
 सह. दुय्यम निवापक(वर्ग-२) ९३४३२ नंवरी झोंदला
 हवेली क्र.१ एच. एन. चवहाळा
 राह. दुय्यम निवापक(वर्ग-२) हवेली क्र.१
 दिनांक १४.०७.२०२३

