

Rs. 100

The Bank of Rajasthan Ltd.
Ext. Counter, All India Shri
Shivaji Memorial Society,
55/56, Shivajinagar,
Pune-411 005.

D-5/STP(V)/C.R.1001/19/05/
1504 to 07

भारत 78004
124893

SPECIAL ADHESIVE
महाराष्ट्र
NOV 26 2009



12:53

R.0000100/-PB5409

INDIA STAMP DUTY MAHARASHTRA

victorious Kids Educare
नाम/Name Pvt Ltd through D. Robbin Ghosh

पत्ता/Address 64/3/2 पंच 2/11001.

हस्ता/By Adv. H. G. Ambale

पावती क्र./Receipt No. _____
For THE BANK OF RAJASTHAN LTD.

Ambale
AUTHORISED SIGNATORY



Sr. No.

769

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Br. AISSMS, 55-56 Shivaji Nagar, Pune-5. Date 26/11/2009

Stamp Duty	Rs. <u>100</u>
Service Charges	Rs. <u>10</u>
Total	Rs. <u>110</u>

Name & Address of stamp duty paying party-
victorious kids
Educares Pvt Ltd
Robbin Ghosh

Name of counter party Kotte
Patil Real Estate
Pvt Ltd

Purpose of transaction CO-OP. LD.
and Supplementary
agreement

DD Favoving The Bank Of Rajasthan Ltd. A/c Stamp Franking

DD No., if any, 110

Drawn on Bank 78004

Branch 78004

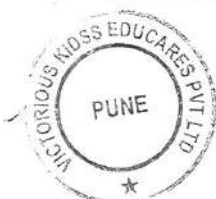
Cashier

Ambale
Manager
Authorised Signatory

SUPPLEMENTARY AGREEMENT

THESE ARTICLES OF AGREEMENT made and executed on this

26th ^{November} day of October 2009



Robbin Ghosh



B E T W E E N

KOLTE PATIL REAL ESTATE PVT. LTD

A Private Limited Company incorporated under
Indian Companies Act, of 1956 having it's
Office at 'City Point', IInd floor,
Dhole Patil Road, Pune - 411 001.

Through its authorised

Signatory and Director:

MR. RAJESH A. PATIL

Adult, Occupation: Business

--- HEREINAFTER CALLED "THE LESSOR"

(Which expression shall unless it be repugnant to the context or
meaning thereof shall mean and include the said Company, it's
successors in title, it's receivers, official liquidators, or the Company or
Companies, in which the said Company may be merged or
amalgamated)

PARTY OF THE FIRST PART

AND

VICTORIOUS KIDSS EDUCARES PVT. LTD.

Having its registered Office at: :Shukrana, S.no.64/3/2, Behind

Empress Garden, Pune 411001

Through its authorized Director

Dr. Robbin Ghosh

--- HEREINAFTER CALLED "THE LESSEE"

(Which expression shall unless it be repugnant to the context or
meaning thereof shall mean and include the said Company, it's
successors in title, its receivers, official liquidators, or the Company or
Companies, in which the said Company may be merged or
amalgamated)

PARTY OF THE SECOND PART

WHEREAS the parties hereto have signed and executed Lease
Deed on 26/11/2009, (hereinafter referred to as the said lease



Robbin Ghosh



deed) which is registered at the Office of Sub-Registrar Haveli No. 11 at Sr. No. 10401, on the terms and conditions stated therein, in respect of the premises described in the Schedule written hereunder and hereinafter referred to or called as 'the said Premises';

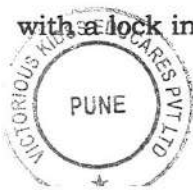
AND WHEREAS the period of Lease is 5 years effective from 90 days after handover of possession of the said premises;

AND WHEREAS it is agreed by and between the parties hereto that the said period of Lease is to be extended for a further 4 terms of 9 years each amounting to 36 years and thereafter a final term of 4 years on the following terms and conditions, which have been mutually agreed upon. Thus the period of Lease is and shall be 45 years from the date of its commencement ; (5 years as per the said lease deed and 40 years of renewals as agreed in this supplementary agreement)

AND WHEREAS the parties hereto agreed to execute present Supplementary Agreement for renewal of Lease, as under:-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:

1. After expiry of initial 5 years Lease period as per the said lease deed the parties hereto shall extend the Lease period for initial 4 (four) terms of 9 (nine) years each amounting to 36 (thirty six) years and thereafter a final term of 4 (four) years, totally amounting to renewals of 40 years in addition to the said lease deed executed for 5 years totally amounting to 45 years. Commencing from the 5th year, till the 45th year, every three years there shall be a 15% escalation in the lease rent over the last paid rent.
2. It is specifically agreed by and between the parties hereto that the lock-in period of the Lease is and shall be 18 years from the date of commencement of Lease as per the said lease deed. Hence the parties hereto shall on expiry of term of 5 years of the said lease deed execute fresh lease deed of 9 years with lock in period of 9 years and after expiry of the said 9 years the parties hereto shall execute fresh lease deed of 9 years with a lock in period of 4 years (thus amounting to a total lock



[Handwritten Signature]



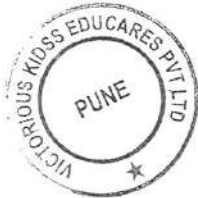
in period of 18 years) and after expiry of lock in period, either party may terminate lease by giving 6 months notice to the other party. (Lock in period means that during this period neither party can terminate the agreement except in case of non payment of rent.)

8. All expenses such as stamp duty, registration fees etc for renewal of lease for 4 terms of each 9 years and final term of 4 years shall be borne and paid by the Lessee alone.
4. All remaining terms and conditions (except payment of Lease rent @ escalated rate) of the original Lease Deed dated 26/11/2009 shall remain the same in further renewals.
5. The parties may mutually decide to change, alter, delete and modify any of the term/s of Lease as per then circumstances.
6. This Supplementary Agreement is and shall be part and parcel of the original Lease Deed dated 26/11/2009 and shall be read along with it.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the property i.e. School Building [proposed], admeasuring about 128,000 sq. ft. [Saleable], Carpet Area of 102,400 sq. ft. to be constructed upon independent plot admeasuring 115,000 sq. ft. designated as Amenity space of the property, bearing Survey Nos. 53, 54 and 58/21 of Village- Kharadi , Tal- Haveli, Dist-Pune.

The details of proposed building and amenities etc are given in the list annexed hereto.



[Handwritten Signature]



IN WITNESS WHEREOF the parties hereto have signed and subscribed their respective hand and seal on the day and year hereinabove first mentioned.

List of amenities provided.

SIGNED SEALED AND DELIVERED

By the LESSOR

KOLTE PATIL REAL ESTATE PVT LTD

Through its Director

Mr. Rajesh Patil.

For KOLTE-PATIL REAL ESTATE PVT. LTD.

AUTHORISED SIGNATORY

LESSOR

SIGNED SEALED AND DELIVERED

By the LESSEE

VICTORIOUS KIDSS EDUCARES

Through its Director

Mr. Robbin Ghosh.

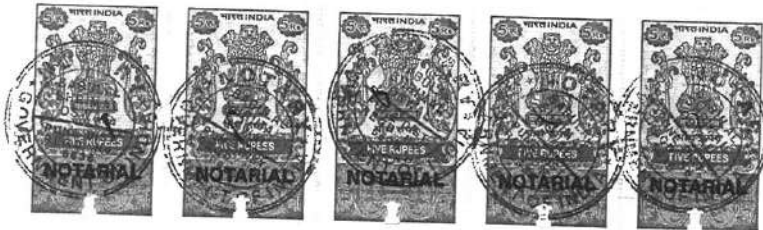
VICTORIOUS KIDSS EDUCARES PVT LTD
AUTHORISED SIGNATORY

LESSEE

IN PRESENCE OF:

1. *Rohit*
Rohit Khundele, SKARK; B Wing; Kalyan Nagar, Pune.

2. *Arjun*
ARJUN SIMHA, 101, Rishi Tower
Viman Nagar
Pune. 411014



BEFORE ME

Raj 26/11/09

B. S. OSWAL
B.Com., LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA, PUNE



NOTED AND REGISTERED AT
SR. NO. 970/09
26 NOV 2009