1208 Contraction of the second E एक सौ रुपये **Rs.** 100 ONE 8 100 HUNDRED RUPEES Ĵ 3 IRGINDIA INDIA NON JUDICIAL SSIS A. 4200 HEILIG MAHARASHTRA 344 A 2/14/17 EV 747599 SUB TREASURTY Andrez Jan cian rul FFICER, CHALISGAD 树子 2011 81. B. Dash ুহারি দিওরা WALL SUID **料运**运用器, 1g. 金品软器 3.41 11. 2.12.2011 1 Il Shree II 19-90 200 LETTER OF LICENCE THIS LETTER OF LICENCE (which comes under the Art - 38 of the Bombay Stamp Act - 1958 made executed at Chalisgaon on the 30th November 2011. Shri. Subodh Motichand Bundelkhandi, Age - 44 yrs, Occupation - Agricultirist & Business 1100 - (1011) ŝ R/o. 1866, Bazar Peth, Chlisgaon Dist Jelgaon. 0 (Here in after refferred to as which expression R\$Nall CODAR INTERNATIONAL SCHOOL the the station for the the Podar Education Trust and Mall (holigion, Dist lational and Podar International School Chalisgaor

Page - 2

unless repugnant to the context mean and incluce is heirs, executors, administrator and assigns) PARTY THE FIRST PART

HEAL (20072-90 19

AND

PODAR INTERNATIONAL SCHOOL, Chalisagaon having head Office at Podar Center 85, Chamarbaug, Post Office Lane, Dr. Ambedkar Road, Parel Mumbai 400 012. through its authorized signatory Solomon Simon Chordekar, Age - 71, Occupation -Service , Resident of - Wadiya Estate, Building No. 8, Room No. 270, Bail Bazar, Kurla West (Mumbai 400 070)

(Hereinafter refferred to as which expression shall unless repugnant to the context mean and incluce is heirs, executors, administrator and assigns) PARTY THE SECOND PART.

Wheres the Party of the First Part is absolutly owned sized and possessed of and having clear title to the peace of land and mutated his name on the revenue records within Municipal Limits Situated at Chalosgaon named by Chhaya Di Gram Opp. Kadi Karkhana , Ring Road, Chalisgaon Dist - Jalgaon Survey Nol 307/1+308/1+501/1+501/2/1, 1] Approxemetly 20000 sq. ft. Total Carpet Area in First Phase . 2] Approxemetly 20000 sq. ft. Total Carpet Area in Second Phase . 3] Above to be 10000 sq. ft land Area 4] Balance Area Construction Approxemetly 76000 sq. ft. Ground Play for THE PODAR INTERNATIONAL KH**OO**L Ghayadigram, Opp. Khadi Karkhare Podar Education in NCIPAL Ring Road, Chalisgeon, Dist. Jalgoon 424104 Podar International School

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Page - 3

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The Total Area of Land offered by the Lessor (inclusive of the Land used for School

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Building) shall not be less than 2.0 Acres Land having Plot No. 75, better described in Annexure B.

Hereunder written for the sake of Brevity it will reffered as "The Said Property " and The Party of First Part is the only competant Person and he ha full rights to Sign the said Document

Whereas the Party has Second Part has already given the amount of Rs. 2,50,000/- to the Person Party of the First Part.

And whereas the Party of Second Part is a trust running school for children throgh out India and is having experience in the field of Education.

And whereas the Party of First Part has suspended his right of claim against the said property and allowed the present party of the second part to carry only the ecucational Institute / School / Play Ground on the said property at his own discreation for the period mention herein

And whereas both the parties have agreed to execute the present document which is as under -

NOW IT IS AGREED BY AND BETWEEN PARTIES

Podar Lu

Ring Road, Cholisgaon, Dist. Jolgers- 124114

That it is agreed by and between the

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address for the communication and for the sarvice of notices , will be as mentioned herein above in the title of the said document

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That It is agreed by and between the parties that the party 11 of Second Part and had paid and amount of Rs. 2,50,000/-to the Party of First Part.

That this document will be valid for period of 30 years (Thirty Years) will be automatically cancled by laps of time and all awarded rights of the parties of the first part will be return to him. That it is agreed by and between the parties to the A1 present documents that of the party of the first part fails to repay the said documents or wants to sell the said properties then the party of first part will have to sell the said properties for the party of second part and necessary seperate document shall be executed at that time between the parties.

That it is further agreed by and between the parties that 61 this documents may be renewed between the said parties on terms and conditions period as settle and decided on or before the expiry of this documents .

That it is agreed by and between the parties that the 61 party of the First part has suspended his all rights of calim against the said property and allowed present. True Expenses of Stamp duty and registration fee paid by party 11 of the second part is Podar International School.

PRINCIPAL The Party of the Second part to carry on HE durational

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That it is agreed by and between the parties that the party 21 of Second Part and had paid and amount of Rs. 2,50,000/- to the Party of First Part.

31 That this document will be valid for period of 30 years (Thirty Years) will be automatically cancled by laps of time and all awarded rights of the parties of the first part will be return to him. That it is agreed by and between the parties to the 41 present documents that of the party of the first part fails to repay the said documents or wants to sell the said properties then the party of first part will have to sell the said properties for the party of second part and necessary seperate document shall be executed at that time between the parties .

That it is further agreed by and between the parties that 51 this documents may be renewed between the said parties on terms and conditions period as settle and decided on or before the expiry of this documents.

That it is agreed by and between the parties that the 61 party of the First part has suspended his all rights of calim against the said property and allowed present.

Expenses of Stamp duty and registration fee paid by party *7*¥ of the second part is Podar International School.

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Podar International School Chalisgaor

The Party of the Second part to carry only E PRINCIPAL

. Asit General Manager

Nashik Region

Podar Education Truch

Page - 5 Institute / School / Play Ground for the Specified time, period mentioned herein on the said property at his own discreation schedule of the land. SCHEDULE OF THE LAND

All the piece and parcel of N. A. Land lying ,being and situated at Chalisgaon within Municipal Limits and also situated within the Limits of Registration Sub Registrar of Taluka Chalisgaon Dist - Jalgaon bearing Survey No. 307/1 +308/1+309/ 501/1+501/2, Plot No. 75, Total Area 8000.60 sq. mtr, Assessment Rs . 3136.23 Paise.

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On Wards East -	9 Mtr Wide Road
On Wards West -	12 Mtr Wide Road
On Wards south -	12 Mtr Wide Road
On Wards North -	9 Mtr Wide Road

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March 1920 Hill Provide State	Soloman Simon Chordekar,	
	For Podar International School	
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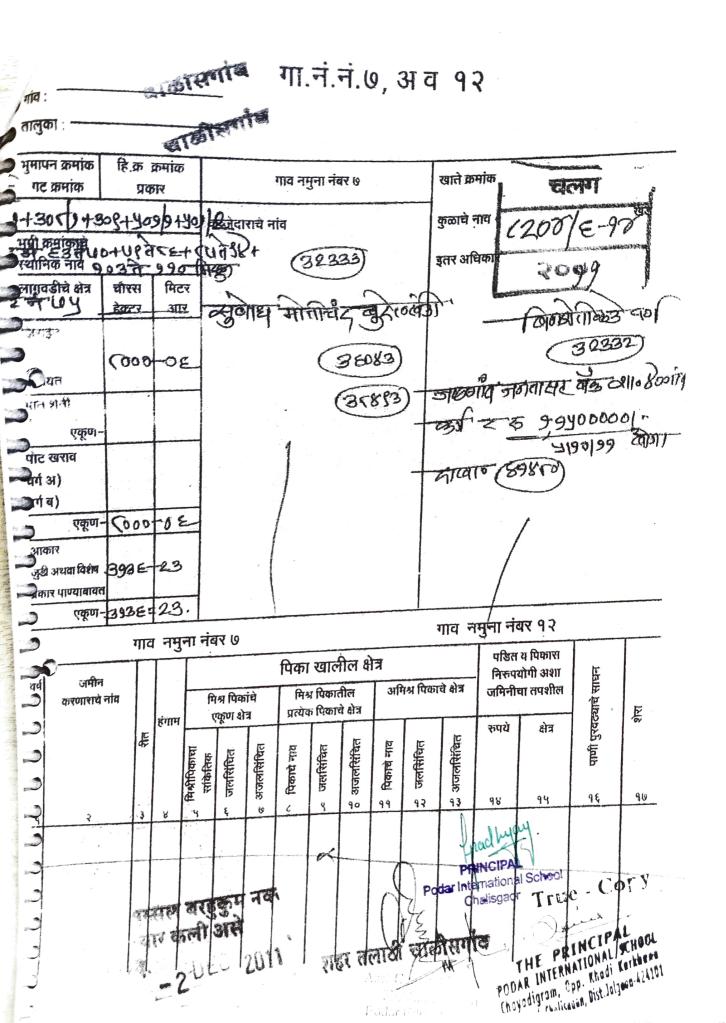
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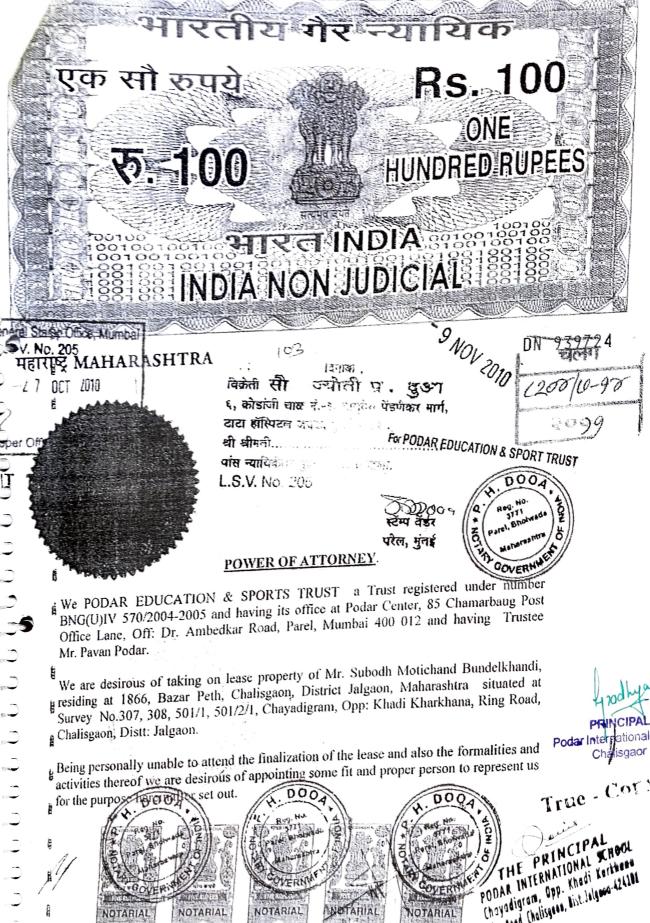
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BNG(U)IV 570/2004-2005 and having its office at Podar Center, 85 Chamarbaug Post Office Lane, Off: Dr. Ambedkar Road, Parel, Mumbai 400 012 and having Trustee Mr. Pavan Podar.

We are desirous of taking on lease property of Mr. Subodh Motichand Bundelkhandi, gresiding at 1866, Bazar Peth, Chalisgaon, District Jalgaon, Maharashtra situated at ţ Survey No.307, 308, 501/1, 501/2/1, Chayadigram, Opp: Khadi Kharkhana, Ring Road, Chalisgaon, Distt: Jalgaon.

Being personally unable to attend the finalization of the lease and also the formalities and activities thereof we are desirous of appointing some fit and proper person to represent us

True - Cory for the purpose for other set out. DOC THE PRINCIPAL PODAR INTERNATIONAL SCHOOL Chayadigram, Opp. Khadi Keriheen Ling Ared, Chalisgere, Dist. Julg 100-424111 NOTARIAL NOTARIAL NOTARIAL

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NOW KNOW YE AND THESE PRESENTS WITNESSETH that we the above named Podar Education & Sports Trust be hereby appoint our Sri. Solomon Simon Chordekar, aged 69 years, residing at Wadia Estate, Bldg. No.8, Room No. 269, Bail Bazar, Kurla (West), Mumbai 400 070 to be our true and lawful attorney in our name and on our

And on our behalf and our agent to do all or any of the following acts, deeds, matters and things in respect of aforesaid property known as Survey No.307, 308, 501/1, 501/2/1, Chayadigram, Opp: Khadi Kharkhana, Ring Road, Chalisgaon, Distt: Jalgaon to attend and complete all the formalities necessary for execution of regular lease in our favour by Mr. Subodh Motichand Bundelkhandi, in respect of his aforesaid property and to sign all documents before the Sub Registrar and also to complete all registration formalities which may be arise from time to time.

For all purpose mentioned in the preceding paras to write and receive letters and notices and to commence, carry on, prosecute or take actions or all other proceedings touching management of aforesaid property and for the purpose aforesaid property to declare and affirm plaints, written statements, affidavits, applications, petitions, Memorandum of appeals, applications for execution and other papers and to accept service and defend in suit and other proceedings that may be filed against us and to prosecute the claim to defend in the Court of appeal or original and for the purpose to appear before any judicial or executive officer or officers as occasions shall arise and to perform any other acts, deeds, matters and things as shall be requisite or expedient for the purpose according to law.

AND WE HEREBY for ourselves and our successors and assigns agree to ratify and confirm all and whatsoever said attorney shall do or purport to do or cause to be done by virtue of these presents. 1200

we have hereunto set our hand at Mumbai aforesard IN WITNESS WHEREOF This 16th day of November 2010.

SIGNED, SEALED AND DELIVERED) BY THE WITHINNAMED Dr. Pavan Podar...

In the presence of

/ Identified by me

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Sri. Solomon Simon Chordekar

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FOR PODAR EDUCATION & SPORT TRUST

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THE PRINCIP

PODAR INTERNATIONAL SCHOOLAND MICHANING

Chayadigram, Cap. Khedi Karing Chayadigram



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International School Poda

PRAKASH H. DOOA Advodate High Court, B.A.LL.B. Note y Government of India, 8, Kondaji Bidg. No. 3, Behind Tata Hospital, Pasel, Mumbal 100012

Before Me. Before me

> Ring Road, Chuilisgaca, Dist. Jalg 200-424101 1111 Nashill A ion

PODAR EDUCATION AND SPORTS TRUST

. Podar Center, 85 Parel Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai 400 012. Tel: 43330000.

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Education & Sports Trust at Podar Center, 85 Parel Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai 400 012 at 11.00 A.M., on 15th November 2010.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on 15th November 2010, Monday at 11.00 A.M. authorized to Dr. Pavan Podar to give Power of Attorney to Sri. Solomon Simon Chordekar, aged 69 years; residing at Wadia Estate, Bldg. No.8, Room No. 269, Bail Bazar, Kurla (West), Mumbai 400 070 to attend and sign on behalf of the trustees of the Trust and to attend to the concerned offices and in respect of lease deed of property known as Survey No.307, 308, 501/1, 501/2/1, Chayadigram, Opp: Khadi Kharkhana, Ring Road, Chalisggon, Distt: Jalgaon to attend and complete all the formalities necessary for execution of regular lease in our favour by Mr. Subodh Motichand Bundelkhandi, residing at 1866, Bazar Peth, Chalisgaon, District Jalgaon, Maharashtra in respect of their aforesaid property and to sign all documents before the Sub-Registrar and also to complete all registration formalities which may arise from time to time."

> Sd/-(CHAIRMAN)

For Podar Education & Sports FG PODAR EDUCATION & SPORT TRUST

/Trustee (Pavan Podar Trustee

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Podar International School Chalisgaor

THE PRINCIPAL PODAR INTERNATIONAL SCHOOL Chayadigram, 022. Khadi Kar**there** Ring Road, Chalisyava, Bist. Jelgeon-424300

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দনির্জাতান म. कार्यकारी दंडाधिकारी सोा., चाळीसगांव यांचे समझ -Rain - 2 12/00 सत्यप्रशिनेवर लिहून देतो की, श्री पतन पति। रा. -यांनी मल्गै खालील मिळकतीचा दस्तऐवज दु. नि. चाळीसगांव यांच्या कार्यालयात नोंदणी कामी बिनांक :- শ /১ / /२०९ _Uरोजी कुलमुखत्यारपत्र लिहून दिलेले आहे. दस्तऐवजाचा प्रकार ST STATTONNE मिळकत लिहून देणार :-1260 1- 10 - 10 - 10 - 26 मिळकत लिहून घेणार :--इत्त नयकर एक्ष गावाचे नाव मिळकतींचे वर्णन 51 30119 + 31 (19 + 31 C+ Hogly + Juli

वरील मिळकत ही लिहून देणार यांचे मालकीची आहे. याची मी खात्री केलेली आहे. तसेच कुलमुखत्यापत्र लिहून देणार अद्याप हयात असून हे कुलमुखत्यारपत्र अस्तीत्वात आहे. व ते लेखी अथवा तोंडी किंवा अन्य प्रकारे रह केलेले नाही. सदरचे मुखत्यारपत्रातील मिळकती संबंधी यादाचा विषय कुठल्याही न्यायालयात न्याय प्रविष्ठ नाही. हे सत्यप्रज्ञिनेवर लिहून देत आहे. सदर मुखत्यारपत्राची छायाकिंत प्रत दस्तऐवजा सोबत जोडली आहे. वरील माहिती खरी असून ती खोटी निघाल्यास होणाऱ्या परिणामाची मला पूर्ण जाणीव आहे. व

त्यानुसार कारबाईस पात्र राहिल. हे सत्य प्रतिज्ञापत्र लिहन दिले असे.

- द्योषणापत्र -

भी द्वित्ता का दिला आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी आधिनियम १९०८ चे कला ८ : अर्थित का क्रांस्ट्री के क्रिया के क्रांस्ट्री में क्रिया से क्रिया के क्रिया के क्रिया के क्रिया क्रांस्ट्री के क्रिया क्रिया क्रांस्ट्री के क्रांस्ट्री के क्रांस्ट्री क्रांस्ट्र अ. जिल्ला क्रांस्ट्रायापत्राच्या आधारे भी सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कामुली जबाब दिला आहे. सदर क्रुलनुखत्याएपत्र लिहून देशार यांनी क्रुलनुखत्यारपत्र रह केले नाही. क्रिया क्रुलनुखत्यारपत्र लिहून देशार व्यक्ती पैकी कोणही नयत झालेले नाही क्रिया अन्य क्रोशस्याही कारणामुळे कुलनुखत्यारपत्र रह वादल ठरलेले नाही. सदचे क्रुलनुखत्यारपत्र पुर्धाया अन्य क्रोशस्याही करण्यास मी पुर्णत: कायम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी आधिनियम १९०८ चे कला ८ : अन्वर्य शिक्षेस पात्र श्रुहिल. याची मला जाणीव आहे.



मुहत्मगुखत्यापत्र पार्श्वकारी सह।

Signed before Executive Mugistrate Chaimy

Podar Education Trust

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THE PRINCIPAL PODAR INTERNATIONAL SCHOOL Chayadigram, Opp. Khadi Karkhama King Road, Chalisgaan; Dist.Jalgooa-424101

स्वाई सेवा संव्या /PERMANENT ACCOUNT NUMBER AAQPP9146A THE MANE SANJAY TUKARAM PAWAR NAT WE HIM FATHER'S NAME TUKARAM SHAMRAO PAWAR WITH RIE ADATE OF BIRTH 17-08-1970 p,f. ה ה 41 THINK ASIGNATURE आयकर आयुक्त, मारिएक COMMISSIONER OF INCOME-TAX, HASIK

Gen 100

INCOME TAX DEPARTMENT JITENDRA RAJARAM KHAIRNAR RAJARAM MOTIRAM KHAIRNAR

11/05/1971 Репизаной Ассоцая Пиреви, АККРКО204В Прира

Signature

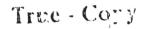
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GOVT. OF INDIA



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Podar International School Chalisgaor



THE PRINCIPAL PODAR INTERNATIONAL SCHOOL Chayadiaram, Den. Khodi Karkhonn Rico Paul Call, J. C. C. Could (1910) Asse General The School of Call Nei-Till Podar Lilles along Tertal

4 THE UNION OF INDIA MAHARASHTRA STATE MOTOR DRIVING LICENCE DL No MH19 2008028882 Valid Till : 05-09-2018 (NT) DOI : 1108-1989 AUTHORISATION TO DRIVE FOLLOWING CLASS COV DOI 11-08-1989 DOB : 06-09-1968 BG : Name SUBODH BUNDELKHANDI SADAW OF MOTICHAND Add AP KAPAD BAZAR, CHALISGAON, TAL CHALISGAON, DIST JALGAON. PIN finia. Signature & ID of Issuing Authonty: MH19 200880 Signature/Thumb Impression of Holder 11-23-216 CAN स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER ABLPC0546K TH INAME SOLOMON SIMON CHORDEKAR Ren WI HTH JFATHER'S NAME SIMON SAMSON CHORDEKAR जन्म लिथि /DATE OF BIRTH 19-04-1940 BARTIAR ISIGNATURE आयकर आयुक्त (कम्प्यूटर केन्द्र) Commissioner of Income-tax (Computer Operation a Relative to the second s True - Cory THE PRINCIPAL IDDAR INTERNATIONAL SCHOOL (Choyadigram, Opp. Khadi Karthapa PRINCIPAL Ring Road, Chalisgeen, Dist Jelgooo-424181 Podar International School Chalisgaor Ast General Muager

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