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## DEED OF RECTIFICATION

This Deed of Rectification of Lease Deed is made and entered at **ICHALKARANCHI** on this 4th Day of January, 2019.

### **BY AND BETWEEN;**

1) **MR. SUSHIL DHARAMCHAND KATARIYA** (HUF) through its Karta /Manager **SUSHIL D. KATARIYA**, age about: - 42 years, Occupation: - Business, Residing at: - Indira Height, B. No.5, Flat No.1, Karve Road, Paud Phata, Pune 411 038. 2) **MR. SANTOSH ZUMBARLAL BOTHARA**, age about: - 44 years, Occupation: - Business, Residing at: - Vishnuvihar, Bibvewadi, Pune 411 037. 3) **Mr. Rahul Dharamchand Katariya** deceased, through his legal heirs **SMT. JAYA RAHUL KATARIYA** (for herself and natural guardian and mother of Master Akshay Rahul Katariya, age about 17 years and Master Parag Rahul Katariya, age about 15 years) age about: - 46 years, Occupation: - Household, Residing at: - Vardhamanpura, Flat No. 205, B. No. A, Second floor, Bibvewadi, Pune 411 037 (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, liquidators, administrators and permitted assigns) of the **FIRST PART**, hereinafter referred to as "**Lessors/Owners**"

### **AND**

**PODAR EDUCATIONAL TRUST**, a Trust registered under the Trust Act and acting through the hands of its authorized signatory **MR. PAVAN PODAR** through **MR. Col. SHIRISH PRABHAKAR KULKARNI** in whose favour a letter of authority is given by the Trust, through a Resolution passed by the Trust and having its head office at Podar Centre, 85, Chamarbaug Post office lane, Dr. Ambedkar road, Parel Mumbai - 440012 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustees for the time being and from time to time of the said Trust and the sole surviving Trustee and his/her executors or assigns) of the **SECOND PART** hereinafter referred to as the "**LESSEES**".

*[Signature]*  
**PRINCIPAL**  
**PODAR INTERNATIONAL SCHOOL**



AND

**PODAR EDUCATION NETWORK PRIVATE LIMITED**, a Company Registered under the Companies Act, 1950, having its office at Podar Centre, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012 acting through the hands of its authorized signatory **MR. PAVAN PODAR** through **MR. Col. SHIRISH PRABHAKAR KULKARNI** in whose favour a letter of authority is given by the Trust, through a Resolution passed by the Trust (which express shall unless it be repugnant to the context or meaning thereof mean and include its Directors, Share Holders for the time being of the said Company,) of the **THIRD PART**, hereinafter jointly referred to as the "**LESSEES**".

WHEREAS the parties had entered in to Lease Deed hereinafter refer ("Principal Deed") on dated 20.05.2017 under its registered serial No. 794/2017, before Sub Registrar Ichalkaranchi 2 relating to Lease deed of all that piece and parcel of land or ground bearing Gat No. 492/8, situated lying and being at Revenue Village Yadav, Taluka Panchayat Samiti Shirol, Zilha Parishad Kolapur (hereinafter referred to as the said property) on the terms and conditions as set out in the Lease Deed dated 20.05.2017.

WHEREAS, the parties have decided to make some modification in the Principal Deed dated 20.05.2017 which being these presents.

**NOW THIS DEED WITNESS** and it is hereby agreed by and between the parties as follows:

1. It is clarified and agreed between Lessors and Lessees that in Page no. 10, last four line of Clause no. 5.3 of the Principal Deed dated on dated 20.05.2017 under its registered serial No. 794/2017, before Sub Registrar Ichalkaranchi 2 i.e. *"The agreement may be renewed for a further period of 29 years (29+ 29) and the rate will be mutually decided between the Lessor and the Lessee at that time at the end*

  
**PRINCIPAL**  
**PODAR INTERNATIONAL SCHOOL**  
**VANDRAV**

by the joint executing party's **SEALS** IS deleted as the same has been included inadvertently in the Lease deed dated 20.05.2017.



2. It is further clarified and agreed between the parties that the said last four line of clause No.33, on page No.10 in the Lease Deed dated 20.05.2017 may kindly be read as, *The agreement between the lessor and lessee is only for a period of 29 years from the date of execution of the Principle Deed dated 20.05.2017.*
3. Save and except what is stated above all other terms and conditions in the Principal Deed remains valid and binding on the parties.

IN WITNESS WHEREOF, the parties hereto, to this Deed of Rectification have put their respective signatures on the day and date mentioned herein above.

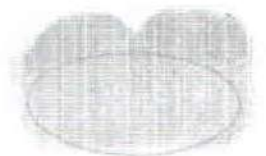
**SIGNED SEALD AND DELIVERED** by

The within named LESSOR

- 1) MR. SUSHIL DHARAMCHAND KATARIYA  
PAN NO. AAFHK0627J (HUF) Through its  
Karta /Manager Sushil D. Katariya.



*Sushil*



- 2) MR. SANTOSH ZUMBARLAL BOTHARA

PAN NO. ABCPB6530F



*S. Z. Bothara*



- 3) Mr. Rahul Dharamchand Katariya  
Through SMT. JAYA RAHUL KATARIYA  
PAN NO. AJUPK3967B



*JR Katariya*



*Katariya*  
**PRINCIPAL**  
**PODAR INTERNATIONAL SCHOOL**  
**YADRAV**

for herself and natural guardian and mother  
of Ashay Rahul Katariya

25/12077  
4/24



2)

4.

**SIGNED SEALED AND DELIVERED by**

The within named **LESSEES**

**PODAR EDUCATION TRUST**

Through the hands of its Authorized Signatory  
MR. PAVAN PODAR, through its Attorney Holder  
**MR. Col. SHIRISH PRABHAKAR KULKARNI**  
**PAN NO. AAATP9120G**

In the presence of .....

1)

AND

2)

**SIGNED SEALED AND DELIVERED by**

The within named **LESSEES**

**PODAR EDUCATION NETWORK  
PRIVATE LIMITED.**

Through the hands of its Authorized Signatory  
MR. PAVAN PODAR, through its Attorney Holder  
**MR. Col. SHIRISH PRABHAKAR KULKARNI**  
**PAN NO. AAATP9120G**

In the presence of .....



Col Shirish P Kulkarni (R)  
General Manager  
Group of Sch  
HUB Regi

*[Handwritten Signature]*  
**PRINCIPAL**  
**PODAR INTERNATIONAL SCHOOL**  
**VADRAV**