

CERTIFICATE OF LAND

File No. 50/2208/2023

Date: 21/4/23

Certified that the land measuring 6736 Square meters is owned by the Podar Education Trust fully described in the schedule mentioned hereinafter with the following details:

It is further certified that owner of the land has leased the said land to (Podar Education Trust Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 07th March 2018 to 06th March 2048.

Sl	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	Survey No.349/Paiki 1/ Paiki 1
2.	Name of street/village, Sub Division, District and State	Tantivela, Somnath highway, Veraval, Gir Somnath, Gujarat

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Podar International School, Veraval run by Podar Education Trust is located on the above mentioned plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 6736 Sq. Meter situated in survey No. 349/Paiki 1/Paiki 1, Tantivela, Somnath highway, Veraval Gir-Somnath is bounded as follows:

- North : Adjourning land of Revenue Survey No. 351& 352
 East : 9 Mtr. Internal Road and thereafter land of Revenue Survey No. 347 and 348
 West : Adjourning land of Revenue Survey No. 350
 South : 60 Mtr. Wide Veraval Somnath highways

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT LAND AUTHORITY

(Stamp and Signature of the land authority)

(Name of Officer)

(Name of District)



Roadmap
 MAMLATDAR
 VERAVAL

[Signature]
 General Manager
 (Saurashtra Region)
 Podar International School

[Signature]
 Principal
 Podar International School
 Veraval

पंजीय नं. ३०१२०५३००१२७१ अक्षर नं. १०५१ मर्यादित वर्ष २०१८

दिनांक: _____ माहिती मास: _____ वर्ष: २०१८

श्री प्रभाकरनाथ गो.के.संवाणी द.नं.११७६/२०१८ नी प्ररी नसल

नीचे प्रमाणित की पहिलीची

२. पैसा

- एकपेसना की ०
- नसल करवा नी ही सार्व / कीचीची १
- दोसरी नसल करवा माटे ही ०
- दयाल वर्ष ०
- नसली अथवा वाडीची / इवम २४ थी १७ १
- घोम वेक्टर नपासली ०
- दो इवम-२४ ०
- इवम-३२ (इवम-१७ १) ४३०
- नसल की कीचीची ०
- उन्हेम-२ की ०
- आ सिवायनी जावलोनी की ०



कुल पैसारे रु. ४३०

अडे इपीया चारसो पात्रीस पुस

दस्तावेज ना दिवसे तेघार घरो जने नसल

दस्तावेज रजिस्टर टपालाची नीचेना मरनामे मोडलकी.

ते रजिस्टर टपालाची पोडलवामां आवरो
इवेरीज आववामां

(Handwritten Signature)
मुख्य रजिस्ट्रार
वैरावल

IGR-NIC -6900783475328426123

१७/०१/१८ ११:४०:२१ AM

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Principal
Podar International School
Veraval

STATE OF GUJARAT
 VERVAL - 38221

POSTAL OFFICE
 VERVAL - 38221
 PIN CODE
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 INDIA

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THIS LEASE DEED (this "Lease Deed") is made and executed at VERVAL, GUJARAT on 11 day of March 2018 by and between; (1) MR. VALA JASU VEJANANDBHA residing at Jivan Jyot Society, Near Gayatri Mandir, Veraval, Dist. Gir Somnath, Gujarat. (2) MR. VALA BHAVESH VEJANANDBHA residing at Jivan Jyot Society, Near Gayatri Mandir, Veraval, Dist. Gir Somnath, Gujarat and (3) MR. THAKRAR BHAVESH CHANDULAL residing at Vinayak Plaza No.1, Opp. Nagar Palika Rajendra Bhavan Road, Veraval, Gujarat.

HEREINAFTER referred to as "Lessors" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors, liquidators, administrators and permitted assigns) of the ONE PART.



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AND

PODAR EDUCATION TRUST, a Trust registered under the Trust Act, 1882 and having its office at Podar Centre, 85, Chamarbaug Post office lane, Dr. Ambedkar road, Parel Mumbai - 400012 and acting through its authorised signatory Mr. Umeshkumar G. Kotian (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) hereinafter referred to as the "Lessee".

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

WHEREAS

A) The Lessor herein is the owner of and absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situated at Survey no. 349, 351 and 352 admeasuring 66,000 sq. ft. hereinafter referred to as the "Said Plot".



B) The Lessee is an educational foundation set up for the purpose of running schools in a professional, modern and ethical manner. The Lessee has expressed its desire to take the Plot on lease basis for the purpose of setting up and running a pre-primary, primary and secondary level school, day care and connected office and the Lessor has agreed to grant on 'lease' basis and handover the physical possession of the Plot to the Lessee for the said purpose of setting up and running a school on the Plot for a term of 30 (thirty) years and the Lessee is desirous of taking on lease the Plot, on the terms and conditions hereinafter mentioned.



C) The Lessee has independently verified that the Lessor is the absolute owner of the Plot and has also perused all the original documents, deeds and writings in relation to the Plot and has satisfied itself that the Lessor has clear and marketable title to the Plot free from encumbrances.

D) In relation to the aforesaid the Parties entered into a Letter of Intent (LOI) dated 02.09.2016/ Memorandum of Understanding dated



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- 1.1. Recitals hereinabove mentioned shall be treated as and form part of the operative part of this Lease Deed;
- 1.2. Unless the context otherwise requires, capitalized terms used in this Lease Deed by inclusion in quotations and/or parenthesis have the meanings so ascribed;
- 1.3. The descriptive headings of the Clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this Lease Deed;
- 1.4. The use of words in the singular or plural, or with a particular gender, shall not limit the scope or exclude the application of any provision of this Lease Deed to any Person or Persons or circumstances as the context otherwise permits;
- 1.5. The terms "hereof", "herein", "hereto", "hereunder" or similar expressions used in this Lease Deed mean and refer to this Lease Deed and not to any particular section of this Lease Deed;
- 1.6. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have the corresponding meanings; the headings and bold interfaces shall be ignored while construing the provisions of this Lease Deed;
- 1.7. Any reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital is a reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital of this Lease Deed;
- 1.8. Any reference to any statute shall be construed as including all statutory provisions consolidating, amending or replacing such statute, now existing or in force hereafter;
- 1.9. The term, "including" shall mean "including, without limitation". The term "including" is only illustrative and not exhaustive;
- 1.10. Unless otherwise specified whenever any payment is to be made or action to be taken under this Lease Deed is required to be made or taken on a holiday, such payment shall be made or







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(MOU) to capture the intent of executing this Lease Deed. Pursuant to the execution of the MOU, the Lessor has agreed to construct a building at his own cost in 2 (Two) phases in the following manner as set out in the table below:

Phase No.	Carpet Area in sq.ft.	Proposed Handover Date
Phase - I	Approx 18,000 Sq.Ft	January 1, 2019
Phase - II	Approx 10,000 Sq.Ft	January 1, 2024
Total Area	Approx 28,000 Sq.Ft	

(Phase - I, Phase - II, are hereinafter collectively referred to as the "Building"). Further, apart from development of the Building an area equivalent to Approx. 43,497 (Forty Three Thousand Four Hundred and Ninety Seven thousand) square feet at S.No.349, Tatvela, Somnath Highway, Veraval, Dist.Gir, Somnath, Gujarat, shall be used for play ground, garden and other activities.

E) Pursuant to the execution of the MOU the Lessor has initiated the construction of building (Phase I) as per the specifications provided in this Lease Deed and is also providing Approx 43,497 Sqft (Forty Three Thousand Four Hundred Ninety Seven Only) square feet open area for playground, garden and other activities.

F) The Lessee has agreed to take the Plot and the Building (hereinafter collectively referred to as the "Demised Premises") on lease and the Lessor has agreed to grant the Demised Premises on the lease to the Lessee subject to and on the terms and conditions hereinafter agreed to between the Parties.

NOW THEREFORE IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES INTENDING TO BE BOUND LEGALLY, AGREE AS FOLLOWS:

I. INTERPRETATION

In this Lease Deed:

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[Signature]

02/9/18



Principal
 Podar International School
 Veraval

Lease
Deed to
Following

action taken on the immediately following day which is not a holiday; and

1.H. The schedules and annexure annexed to this Lease Deed form an integral part of this Lease Deed.

2. DEFINITIONS

In this Lease Deed, except to the extent the context otherwise requires:

"Applicable Law" shall mean any statute, law, regulation, ordinance, rule, judgment, notification, order, decree, bye-law, permits, licenses, approvals, consents, authorisations, government approvals, directives, guidelines, requirements or other governmental restrictions, or any similar form of decision or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question, in effect as of the date of this Lease Deed.

"Building" means the building constructed under Phase I, Phase II, and any subsequent phases on the Plot as mentioned in Recital D.

"Demised Premises" shall have the meaning ascribed to it in Recital F.

"Lease Deed" shall mean the lease deed for the Demised Premises and any duly executed written modifications thereto as may be agreed between both the Parties from time to time.

"Lock in Period" shall have the meaning ascribed to it in Article 5.2 of this Lease Deed.

"Lease Term" shall have the meaning ascribed to it in Article 5.1 of this Lease Deed.

"Monthly Compensation/Lease Charges" shall have the meaning ascribed to it in Article 6.1 of this Lease Deed.

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"Security Deposit" shall have the meaning ascribed to it in

"Phase I" shall have the meaning ascribed to it in Recital D.

"Phase II" shall have the meaning ascribed to it in Recital D.

"Plot" shall have the meaning ascribed to it in Recital A.

3. GRANT OF LEASE

Subject to the Monthly Compensation/Lease Charges to be paid and the respective terms, conditions and covenants, to be observed and performed by the Lessee, the Lessor has granted lease of and has demised unto the Lessee, the Demised Premises and the Lessee has accepted the grant of the lease of the Demised Premises from the Lessor, in the manner and subject to all the terms and conditions contained in this Lease Deed.

4. DEVELOPMENT OF THE DEMISED PREMISES

4.1 A constructed area of Approx 28,000 (Twenty Eight Thousand only) square feet shall be developed by the Lessor in 2 (two) phases at its own cost, which shall comprise of the inside area of classroom, staffroom, laboratory, library, canteen, store room, conference room, any other room, passage on each floor, lift, toilets and staircases ("hereinafter referred to as the "Carpet Area"). The construction of all the two phases shall take place in the following manner:

Phase No.	Carpet Area in sq.ft.	Proposed Handover Date
Phase - I	Approx 18,000 Sq.Ft	January 1, 2019
Phase - II	Approx 10,000 Sq.Ft	January 1, 2024
Total Area	Approx 28,000 Sq.Ft	

In addition to the Carpet Area the Lessor shall also provide a total non - constructed open area equivalent to approx 43,497

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Forty Three thousand Four Hundred and Ninety Seven (Only) square feet on the date of execution of this Lease Deed shall be used by the Lessee for maintaining a playground, garden and other activities ("Non-constructed Area").

- 4.2 The Lessor shall construct a total carpet area approx 18,000 (Eighteen Thousand only) square feet in Phase - I of the construction at its cost. The construction (civil work exterior and interior) shall be carried out in accordance with Annexure -3 after incorporating all the specifications laid out in Annexure - 2 of this Lease Deed and handed over by January 1, 2019.
- 4.3 In the event the Lessor does not begin the construction of Phase - I on or before January 1, 2018 or if the construction of Phase - I is not completed by January 1, 2019, the Lessee shall have the option to take the possession not before January 1, 2020. No construction (civil work exterior and interior) to be carried out within the said plot by the Lessor after January 1, 2019 without the prior written consent of the Lessee.
- 4.4 A 4 (Four) months' rent free period after the completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the school premises. The rent for Phase - I shall only commence from April 1, 2019 or 4 (Four) months from the date of the actual possession of the agreed Lease premises, whichever is later.
- 4.5 The Lessor shall construct a total carpet area of 10,000 (Ten thousand only) square feet in Phase - II of the construction at his cost. The construction (civil work exterior and interior) shall be carried out in accordance with Annexure - 2 after incorporating all the specifications laid out in Annexure - 2 of this Lease Deed. The Phase - II possession shall be handed over to the Lessee by January 1, 2024.
- 4.6 In the event the Lessor does not begin the construction of Phase - II on or before January 1, 2023 or if the construction of Phase - II is not completed by January 1, 2024 the Lessee shall have the option to take the possession not before January 1, 2025. No construction (civil work exterior and interior) to be carried out

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within the said plot by the Lessor after January 1, 2024 without the prior written consent of the Lessee.

- 4.7 A 4 (Four) months rent free period after completion of the construction (civil work exterior and interior) will be given to the Lessee for the interior designing of the Phase II of the school premises. This area can be given on lease only to the Lessee at the rate equal to the existing contractual rate of Phase - I prevailing at that time. The rent for Phase - II shall commence from April 1, 2024 or 4 (Four) months from the date of the actual possession of the agreed Lease premises, whichever is later.
- 4.8 Any area constructed ahead of the contracted schedule can be offered for lease or sale only to the Lessee and at the existing contractual rate at that time. If the Lessee declines to take possession ahead of the agreed upon schedule the Lessor shall be free to use, lease or sell the area for any purpose.

5. LEASE TERM, LOCK-IN AND TERMINATION

- 5.1 The term of lease of the Demised Premises shall be for a period of 30 (thirty) years commencing from January 1, 2019 ("Lease Term").
- 5.2 The Parties hereto agree that for an initial period of 15 (Fifteen) years for Lessee and for Lessors entire period of 30 (Thirty) years of the Lease Term the Lease Deed shall not be terminable and shall be considered as a compulsory lock in period ("Lock - in Period"). Neither party will be entitled to terminate the Lease during this period. During this period the Parties shall be bound to perform their respective obligations.
- 5.3 In the event the Lessee terminates the Lease Deed during the Lock in Period, the Lessee shall be liable to pay to the Lessor the cumulative Monthly Compensation/Lease Charges for the remaining Lock in Period as damages.
- 5.4 During the Lock in Period if the Lessee commits any material Breach of the terms and conditions of this Agreement and fails to remedy the breach, in that situation the Lessor shall have the right to terminate this Lease Deed during the Lock - in Period by



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giving a notice of 180 (one hundred and eighty) days written notice to the Lessee.

5.5 The Lessor will freeze the balance floor space in the Plot for a period of 15 (fifteen) years starting from the date of this Lease Deed. After that the Lessor shall not construct any other structure on the Plot without express and prior written consent of the Lessee. The new construction will first be offered to the Lessee at the contractual rate. Only if the Lessee declines can the same be leased to any non-competing party with the Lessee.

5.6 After expiry of the Lease Term, in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach a consensus for a period of 30 (thirty) days from the date of offer being made by the Lessor, the Lessor shall be free to hold or sell the Demised Premises and the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.

5.7 During the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach to a consensus for a period of 30 (thirty) days from the date of offer being made by Lessor, the Lessor can sell the Demised Property to third party/ies provided rights of the Lessee under this Lease Deed are protected. In the event the Lessee decides to exercise the option to purchase the Demised Premises then on the date of such sale transaction and on full and final settlement between the Parties this Lease Deed will stand terminated.

Subject to the above clause the Lessor shall have the right to sell/transfer the Schedule Premises or any part thereof. In the event of such sale or transfer by the Lessor, the Lessor shall atom the tenancy/lease in favour of the new land lord/new

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Lessor/s and the Lessee shall be attorned as the lessee of such transferee or transferees (the new owner/s) on the same terms and conditions as are contained herein. Such transfer in any manner of the Schedule Premises shall not affect the right of possession of the Lessee under this Deed. A letter of attornment shall be executed by the Lessor and the new owner/s addressed to the Lessee, to be duly acknowledged by the Lessee, confirming the new arrangement. Such new owner/s shall thereafter be liable to the Lessee for the refund of the Security Deposit, as per the terms of this Lease Deed.

The Lessor will be entitled to seek rental discounting facility against the Rent under the Deed and or security of the Schedule Premises or any part thereof or mortgage the Schedule Premises or any part thereof. However, such creation of mortgage or taking rent/lease rent discounting shall be subject to the Lessee's lease hold rights on the Schedule Premises and Lessee's rights under this Lease will not be affected, including the right to full enjoyment and use of the Schedule Premises.

5.8 After expiry of the Lease Term, unless the Lessee purchases the Demised Premises or this Lease Deed is renewed under mutually agreed terms and conditions, the Lessee shall handover the vacant and peaceful possession of the Demised Premises to the Lessor and the Lessor shall refund the Security Deposit paid by the Lessee after adjusting any unpaid dues related to electricity, water or such other amenities as may have been provided by the Lessor.

6. MONTHLY COMPENSATION/LEASE CHARGES AND SECURITY DEPOSIT

- 6.1 For the 1st phase Lessee agrees to pay Monthly Compensation for the first 3 (Three) years as under:
- a. Carpet area (where a carpet can come of classroom, staffroom, laboratory and library) @ Rs. 23.00 per sq. ft.
 - b. Carpet area (where a carpet can come of passage, lifts, toilets and staircase) @ Rs. 11.50 per sq. ft.
 - c. Playground area @ Rs. 2.00 per sq. ft.

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d. No rent will be charged for the Silt and terrace area.
e. Approximate area and Lease amount calculation follows :

Class Rooms : 10,210 Sq.Ft Lease Amount Rs.2,34,831
Passage, Staircase & Others 3,699 Sq.Ft. Lease Amount Rs.42,541
Play Ground 43,497 Sq.Ft. Lease Amount 86,994
Total Lease Amount Rs.3,65,000 (Approximately, Rounded off)

Above monthly compensation / Lease Charges will be paid by the Lessee to the Lessor as per below schedule:
MR. VALA JASU VEJANANDBHAI 25%
MR. VALA BHAVESH VEJANANDBHAI 25%
MR. PHAKRAR BHAVESH CHANDILAL 50%

- 6.2 A joint measurement will be undertaken by the Lessee and the Lessor to determine the actual areas before the commencement of Monthly Compensation/Lease Charges. The area determined by the joint measurement of the Lessee and the Lessor shall be treated as the actual area on which the Monthly Compensation/Lease Charges shall be payable.
- 6.3 All outgoing Municipal Corporation/Grampanchayat and N.A. taxes will be paid by the Lessor only. Lessee shall pay the GST, on rent if any, as and when applicable.
- 6.4 Monthly Compensation/Lease Charges shall be increased by 10% (Ten percent) at the end of every 3 (Three) years and such increased compensation shall prevail for the next 36 (Thirty Six) months. Monthly Compensation/Lease Charges for each phase shall be treated separately and the period for the purpose of increment in the rent for each phase shall be effected from the date when such individual phase was offered for occupation (possession).
- 6.5 The Monthly Compensation/Lease Charges are subject to Tax Deducted at Source ("T.D.S.") at applicable rate from time to time as per government directives. GST or such other tax

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wherever applicable will be paid by the Lessee over and above the Monthly Compensation/Lease Charges.

In case Lessee fails to pay the Monthly Compensation/Lease Charges after expiry of 60 (sixty) days from the 10th (Tenth) day of the calendar month, interest at the rate of 18 % (eighteen percent) per annum shall be payable on the Monthly Compensation/Lease Charges amount for the period commencing from the 1st (first) day of the month until the date of payment of the Monthly Compensation/Lease Charges.

6.7 In addition to the above Monthly Compensation/Lease Charges, the Lessee shall also place with Lessor an interest free refundable security deposit amounting to 6 (Six) months of Monthly Compensation/Lease Charges ("Security Deposit"). The Security Deposit shall be dispersed in the following manner:

- a. Rs. 51,000 Once N.A. of the Land is obtained
- b. 25% deposit amount of phase I once school & plan passing
- c. 25% of deposit amount of phase I at completion of plinth level
- d. 25% deposit amount of phase I at completion of first floor slab
- e. Balance amount of phase I deposit at the time of actual possession of phase I
- f. 50% of the phase II deposit amount will be paid at the time of start of construction work of phase II
- g. Balance 50% of the phase II deposit amount will be paid at the time of actual possession of the phase II

Above security deposit will be paid by the Lessee to the Lessor as per below schedule:

- MR. VALA JASU VEJANANDBHAI - 25%
- MR. VALA BHAVESH VEJANADBHAI - 25%
- MR. THAKRAR BHAVESH CHANDULAL - 50%

6.8 The payment of Monthly Compensation/Lease Charges for both the phases shall be made by account payee cheque favouring the Lessor or by 'RTGS'

6.9 The Security Deposit will be held by the Lessor during the Lease Term and shall be refunded to the Lessee on the expiry or earlier termination of this Lease Deed.

7. LESSEE COVENANTS AND UNDERTAKINGS

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- 7.1 The Demised Premises shall be used and occupied by the Lessee solely and exclusively for carrying out the said purpose and for no other purpose. The Lessee undertakes that it shall not sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the Demised Premises. The Lessee shall not use the Demised Premises for the use of conducting any personal and/or family gathering such as marriage, family function, parties, get together except with the prior permission of the Lessor.
- 7.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal nature in or around the Demised Premises.
- 7.3 The Lessee shall undertake and bear expenses for all internal repairs, maintenance and shall bear all normal wear and tear expenses at its sole expenses and shall maintain the Demised Premises in good, decent and habitable conditions in all seasons during the term of the Lease Deed and under no circumstances the Lessor shall be liable for such maintenance of the Demised Premises.
- 7.4 The Lessee shall maintain the Demised Premises until the expiry or earlier determination of the Lease and shall leave the same in as good a condition as they were in on the date of handover except for any reasonable wear and tear. In case any structural damages are caused to the Demised Premises or to any part thereof or to the fixtures therein, for any reason solely attributable to the Lessee (reasonable wear and tear excepted), the Lessee shall at its own costs, charges and expenses repair and restore the same to the condition in which it was immediately prior to the damage. However, in the event, the damage is not restored then the Lessee shall pay compensation to the Lessor towards any structural damage except for any reasonable wear and tear.
- 7.5 The Lessee hereby represents that it has obtained all necessary approvals, permissions, permits, licenses and/or sanctions from the concerned authorities for carrying it's the said purpose on the

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Demised Premises. The loss on account of not obtaining any approvals, permissions, permits, licenses and/or necessary permissions shall be to the sole account of the Lessee.

- 7.6 The Lessee shall not make any structural or other permanent alterations or additions to the Demised Premises or temper in any way with the RCC columns/beams/slabs of the Demised Premises. However, the Lessee shall be entitled to undertake fit outs modification and non-structural alterations and/or additions to the Demised Premises at its own cost, provided that the same are in accordance with the applicable by laws, rules, regulations and guidelines and after obtaining the necessary permissions from the relevant authorities as well as from the Lessor and shall not damage the structure of the Demised Premises. Only in cases where any changes are required to be made in the structure of the Building due to any new/change in government rules related to schools, Lessee shall undertake such changes at its own cost, provided that the same are in accordance with the applicable by laws, rules, regulations and guidelines and after obtaining the necessary permissions from the relevant authorities as well as from the Lessor in writing.
- 7.7 The Lessee shall however be at liberty to bring into the Demised Premises its own furniture, fixtures and fittings, technology related equipment, telecommunication and fibre optic feed equipment, to facilitate or to suit the purpose and shall remove the same on the expiry or earlier determination of the Lease without causing any damage to the structure of the Demised Premises except for any reasonable wear and tear.
- 7.8 The Lessee warrants and confirms that it has seen and inspected the Demised Premises and has found the same to be in good order and condition.
- 7.9 The Lessee shall permit the Lessor and / or its authorized representatives to enter upon the Demised Premises for inspection, with 24 (twenty four) hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived. Further, in the event

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Principal
PODED Education Trust
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there is any damage to the Demised Premises, then the Lessee shall inform the Lessor in writing as soon as possible and shall carry out the necessary repairs, exclusively at its own costs and expenses and shall always indemnify the Lessor against such costs and expenses.

- 7.10 The Lessee shall not store or allow to be stored in the Demised Premises any goods, articles or things of a hazardous inflammable explosive corrosive toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as may be recommended by the Lessor and/or the concerned authorities.
- 7.11 The Lessee shall not do or suffer to be done in or around or upon the Demised Premises any act or omission, whereby the policy of insurance in respect of the Demised Premises and for the said Building may become void or voidable.
- 7.12 The Lessee shall be solely responsible for the safety and security of all its property, equipments, etc. and personnel, third parties, visitors etc. in the Demised Premises.
- 7.13 On and from the date of this Lease Deed or from date it is payable as per this Lease Agreement, the Lessee shall regularly pay the Monthly Compensation/Lease Charges and all other amounts payable under this Lease Deed as provided herein. The provisions in respect of liability to pay interest on any delayed payments, is in addition to and is without prejudice to the right of the Lessor to terminate this Lease Deed as provided herein.
- 7.14 The Lessee shall indemnify and keep indemnified the Lessor against all losses, costs, or damages that may be suffered by the Lessor as a result of breach, non-observance or non-performance by the Lessee of any of the provisions of this Lease Deed.
- 7.15 The Lessee shall pay and discharge all the taxes, liabilities, and for expenses, payments of the of the suppliers, vendors or any third parties incurred for the purpose of running and operation of the school.
- 7.16 Upon expiry or earlier determination of this Lease Deed, the



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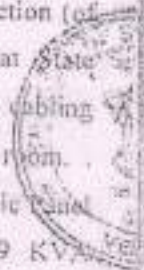
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Lessee shall remove all its movable assets (including fittings and moulds) forthwith and deliver vacant and peaceful possession of the Demised Premises.

8. LESSOR' COVENANTS AND UNDERTAKINGS

- 8.1 The Lessor shall take the necessary permissions required for constructing the Building from the Municipality/ Grampanchayat/Local Authority to use the premises or a School before handing over possession to the Lessee.
- 8.2 The Lessor shall obtain all necessary no objection certificate (including Fire) and building completion/ occupation certificate from the relevant authorities before handing over the possession of Phase - I and Phase - II, respectively, all of the phases to the Lessee.
- 8.3 The Lessor shall obtain 149 Kw (3 phase) power connection (of complete building with appropriate capacity) from Gujarat State Electricity Board ("G.S.E.B") with relevant transformer, cabling etc. For a minimum 13 (Thirteen) power points per room. Lessor will provide Electric Transformer and Main Electric Panel with relevant earthing & cabling of minimum 149 KVA capacity.
- 8.4 The Lessor shall provide municipal corporation water connection which is adequate for school provided the municipal corporation is supplying water connection in the premises area. Relevant plumbing, drainage and sewage work will also be provided. If Corporation connection is not available, Lessor will provide alternative arrangement for drinking water supply.
- 8.5 After handing over the peaceful possession of the Building to the Lessee in terms of this Lease Deed (i.e. on completion of all the 2 (two) phases as described above), the Lessor shall not undertake work of any kind in the said Building unless a prior written consent from the Lessee is obtained.
- 8.6 The Lessor shall provide two bore-wells for gardening / Water purposes.



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capacity 10 persons)	17	43
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- 8.7 The Lessor shall provide lifts (of minimum capacity 10 persons) as per the attached drawings as and when in the possession, of third floor.
- 8.8 Subject to the Lessee observing, performing and complying with all conditions under this Lease Deed, the Lessor shall ensure an absolute and unrestricted right of access for the Lessee and its employees and authorised agents, sub-contractors, customers, and other invitees and guests to the Demised Premises and all parts thereof and use of common areas and facilities etc. at all times subject to applicable rules and regulations.
- 8.9 The Lessor shall be responsible for all leakages from walls, ground, terrace and floor slabs and also responsible for doing all structural repairs, namely repairs to the columns, beams and RCC except provided in Article 7.6 of this Lease Deed.
- 8.10 The Lessor shall provide all building & ground specification in accordance with Annexure - 2.
- 8.11 The Lessor shall not do or suffer to be done any act or thing hereby the interest and the rights of the Lessee in the Demised Property are in any manner affected or prejudiced.
- 8.12 That on the Lessee paying the Monthly Compensation/Lease Charges, the Lessee may peaceably and quietly hold, possess and enjoy the Demised Property and run, operate and manage the school in the Demised property without disturbance, claim and demand whatsoever by the Lessor or any person lawfully or equitably claiming by, from, under or in trust of the Lessor.
- 8.13 The Lessor to help/assist the Lessee in obtaining regulatory affiliation agreement and any cost incidental in obtaining such affiliation agreement shall be borne and paid by the Lessee.
- 8.14 The Lessor undertakes to insure the building and the cost of the insurance to be borne by the Lessor.
- 8.15 The Lessor has to ensure that there will be technical supervision full time at site and that good quality of construction material is used. The Lessee's Engineer will check the quality of construction and give advice to the Lessor architect. If both the Lessor and Lessee feel that the quality is not upto mark, the

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will be asked to rectify quality or stop work.
 The Lessor has to provide to the Lessee a Structural Stability Certificate from the Structural Engineer before start of School.

8.17 The Lessor agrees to ensure that at foundation level and for casting of RCC slab, he will provide four days advance intimation to the Lessee's representative for inspection. Further the Lessor has to submit to the Lessee, the copy of the Electrical layout for approval before starting of the above work.

9. JOINT REPRESENTATIONS, WARRANTIES AND COVENANTS

Each Party hereby, to the extent applicable to it, represents and warrants as follows:

- 9.1 It is duly organized, validly existing and in good standing under Indian laws.
- 9.2 It has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver and perform its obligations under this Lease Deed.
- 9.3 It has all requisite legal power and authority to execute this Lease Deed and to carry out the terms, conditions and provisions hereof.
- 9.4 All permissions/approvals necessary or required for the execution, delivery and performance of its obligations under this Lease Deed have been duly obtained and It is fully authorized to enter into and perform its obligations under this Lease Deed.
- 9.5 This Lease Deed is a valid and binding obligation on the Parties.
- 9.6 The execution and performance of this Lease Deed will not conflict with or constitute a breach or default under any contract or agreement of any kind to which it is a party or any judgment, order, statute, or regulation that is applicable to the Party.
- 9.7 Neither the execution and delivery of this Lease Deed or the consummation of transactions contemplated thereby nor compliance with any of the provisions therein will (i) conflict with or result in any provisions of its incorporation documents, (ii) result in a default (or give rise to any right of termination, cancellation or acceleration or require any consent of any third



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party) under any of the terms, conditions or provisions of any agreement, lease or other instrument or obligation to a party. (iii) assuming compliance with matter set forth herein, violate any Applicable Laws to which it is bound.

9.8 No notice, order or other proceedings are pending or threatened against the Parties, before a court or tribunal of competent jurisdiction in India in respect of carrying out its business or in respect of the Demised Property. Further, there are no circumstances, which would restrict or terminate the continued occupation, use and enjoyment of the Demised Property.

9.9 It is hereby acknowledged by the Parties that they have executed this Lease Deed based on and relying upon the accurate representations and warranties of each other.

10. EVENTS OF DEFAULT

10.1 Unless otherwise excused or permitted under the terms of this Lease Deed, any of the following events shall constitute an immediate Event of Default, unless the Lessee/Lessor shall have cured the same within a period of thirty (30) days of receipt of notice from the Lessor/Lessee:

10.2 Failure or refusal by the Lessee/Lessor to perform its material obligations under this Lease Deed.

10.3 Any representation or warranty made by the Lessee/Lessor herein is false or misleading in any material respect at the time it was made.

10.4 The Lessee defaults in making payment of Monthly Compensation/Lease Charges related to any particular month for a continuous period of 180 (One Hundred Eighty) days from the date it is due.

10.5 The Lessee/Lessor being wound up voluntarily or by order of any competent court having jurisdiction;

10.6 Any of the events which results in the Lessor right, title and interest under this Lease deed being prejudiced.

10.7 The Lessee, its employees or agents carrying on any illegal activities in or from the Demised Property, which after

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Post-Primary School

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notification by the Lessor has not been rectified by the Lessee within 30 (thirty) days from such notification;

TERMINATION

- 11.1 The Lessee/Lessor may terminate this Lease Deed upon occurrence of an Event of Default as provided in Article 10 above, subject to the applicable opportunity to cure, by providing written notice to the Lessee/Lessor.
- 11.2 If the Lessee terminates the Lease Deed, pursuant to an Event of Default, the Lessor shall forfeit the Security Deposit given by the Lessee. The Lessee shall also be liable to pay to the Lessor the cumulative Monthly Compensation/Lease Charges payable for the remaining Lock in Period as damages to the Lessor. The Lessee shall further handover the vacant and peaceful possession of the Demised Premises to the Lessor.
- 11.3 Termination of this Lease Deed shall be without prejudice to the accrued rights and liabilities of the Lessee/Lessor at the date of termination, unless waived in writing.
- 11.4 After completion of 'Lock in Period' as provided in Article 5.2, the Lessee alone has the option to terminate this Lease Deed on providing written notice of 1 (one) year.

UTILITIES

- 12.1 Building Design/Anti Termite Treatment
 - 12.1.1 School building should be designed to resist Earthquake and all structural concrete should be minimum M 20 grade i.e. (C:1 ½ S: 3 M) in situ and if Ready Mix Concrete minimum grade should be of M 25. Concrete cube at regular interval to be taken, get it tested with the reputed Institute and its report to be submitted to us for our record.
 - 12.1.2 Live load carrying capacity of each classroom should be minimum _____ kg/sqm and of Library should be minimum of _____ kg/sqm.
 - 12.1.3 The Lessor shall provide anti termite treatment to the bottom of the surface and at the sides of the excavated pits and trenches as well as to the top of the surface of plinth filling with 10 years guarantee of requisite bond paper.

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12.2 Electricity and Water Charges

Lessee shall be liable to pay for the electricity and water consumed by the Lessee in the Demised Premises leased to the Lessee during the Lease Term to the concerned utility companies on their respective due dates as per the bills furnished to the Lessee. The Lessor may help the Lessee in getting concessional rate of electricity and water for school purpose.

12.3 Signage

Subject to all the Applicable Laws, it is agreed between the Parties hereto that only the Lessee shall be entitled to put their name on the building, gates and compound wall during the entire period of the Lease Deed. All taxes, duties, rates, cess, costs and charges relating to the signage payable to the concerned authorities shall be borne by Lessee.

CHANGE IN OWNERSHIP

During the Lease Term if a change in ownership of the Demised Premises occurs/happens due to succession, inheritance or change in constitution such as conversion of joint ownership into partnership firm or limited company, the rights of the Lessee under this Lease Deed shall be protected and the Lessor shall enter into a new lease deed with the transferee for the balance period of the Lease Term on the same terms and conditions as set out in this Lease Deed.

14. INDEMNITY

14.1 The Lessor shall not be responsible or liable for any theft, loss, damage or destruction to any property/ belongings of the Lessee. The Lessee shall alone be responsible for the acts of its employees and will indemnify, defend and hold the Lessor harmless from any and all claim, damage or expense arising out of or relating to an act of the Lessee's employee.

14.2 The Lessee shall indemnify and keep indemnified the Lessor against all actions, suits and proceedings and all costs, charges, expenses, losses or damages which may be incurred or suffered

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by or causes to the Lessor by reason of any breach, default, non-observance or non-performance by the Lessee of the terms, conditions, agreements and provisions contained in this Lease Deed and on the part of the Lessee to be observed and performed including default or failure on the part of the Lessee to vacate and hand over charge of the Demised Premises to the Lessor on the expiration or earlier determination of this Lease Deed.

14.3 The Lessee shall indemnify the Lessor and make good the losses, if any, incurred by the Lessor, in case any criminal or civil action is instituted by any authority, court, civic body, person etc. on account of any act, deed or things done in contravention of law by the Lessee relating to the Demised Premises.

14.4 No Tenancy Rights

Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub tenancy in favour of the Lessee upon or over the Demised Premises or transferring any interest therein in favour of the Lessee, other than the permissive right of use hereby granted. It is further agreed and understood by the Parties that this Lease Deed shall be a mere lease and there is no intention on the part of the either Party to create a tenancy of the Demised Premises in favour of Lessee and the Lessee expressly assures, represents and confirms to the Lessor that the Lessee has no intention of claiming and shall not at any time claim any tenancy rights in the Demised Premises. The Lessee acknowledges that this Lease Deed is a bare license. It is agreed that by these presents the Lessee does not acquire any right, title and/or interest in the said premises in any manner whatsoever and would occupy the said premises during the currency of this Lease Deed as a mere Lessee.

15. FORCE MAJEURE

The Lessor shall not be responsible for delay or default in the performance of the obligations of the Lessee or a loss caused to the Lessee due to contingencies including but not limited to fire, flood, civil commotion, earthquake, war or strikes. The Lessor

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Podar International School
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shall ensure the prompt payment of Monthly Compensation/Lease Charges and such other charges as may accrue to the Lessee in the event of force majeure.

The Lessee shall ensure that it shall comply with the terms of this Lease Deed without causing any delay or default.

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16. GOVERNING LAW

This Lease Deed and the rights and duties of the Parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of India. The Parties agree to subject themselves to the exclusive jurisdiction of the Courts in Mumbai, Maharashtra.

17. ARBITRATION & DISPUTE RESOLUTION

17.1 If any dispute or difference arises between the Parties in connection with the validity, interpretation, or alleged breach of any provision of this Lease Deed ("Disputing Parties"), the Disputing Parties shall endeavour to settle such dispute amicably within 30 (thirty) days thereof. If the Disputing Parties are unable to so resolve the dispute within the said period of 30 (thirty) days, any Disputing Party can refer the dispute to a Sole Arbitrator mutually appointed by the Disputing Parties.

17.2 In the event of the Disputing Parties failing to agree on a Sole Arbitrator, the dispute shall be referred to an Arbitral Panel comprising 3 (three) arbitrators, with the Disputing Parties each appointing one Arbitrator and the two arbitrators so chosen appointing the third arbitrator who shall act as an Umpire.

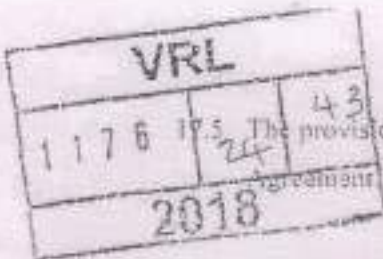
17.3 The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and subsequent amendments thereto. The arbitration proceedings shall take place in Mumbai, India and shall be conducted in English language.

17.4 The arbitrator's award shall be a reasoned award and shall be in writing. The arbitrators shall also decide on the costs of the arbitration proceedings.

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Podar International
Veraval





The provisions of this Article shall survive the termination of this

17.6 Notwithstanding the existence of any dispute between the Parties, the Parties agree and undertake that pending resolution of any such dispute, the Parties shall continue to perform/ discharge their respective obligations under this Lease Deed.

18. NOTICES

All notices, requests, consent or other communication shall be addressed to the Parties at the addresses noted below or such other address as shall be notified by a Party in writing to the other Parties. All such notices, requests, consent or other communication, unless otherwise specified herein, shall be in writing and may be delivered by hand delivery, post, courier service, email or by facsimile:

To the Lessor at:

Name: MR. THAKRAR BHAVESH CHANDULAL

Address: Vinayak Plaza No.1, Opp. Nagar Palika Rajendra Bhavan Road, Veraval, Gujarat.

To the Lessee at:

Name: PODAR EDUCATION TRUST.

Address: Podar Center, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai 44 0012.

19. MISCELLANEOUS

19.2 Amendments

This Lease Deed may not be changed or amended unless such change or amendment shall be in writing and signed by authorized representatives of both Parties.

19.3 Entire Agreement

This Lease Deed constitutes the entire agreement between the

Handwritten signatures of the Lessor and Lessee.



Parties relating to the subject matter of this Lease Deed and shall supersede all other prior and contemporaneous understandings or agreements, both written and oral, between the Parties relating to the subject matter of this Lease Deed.

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19.4 No Waiver

Failure to enforce any right or obligation by any Party with respect to any matter arising in connection with this Lease Deed shall not constitute a waiver as to that matter or any other matter. Any waiver by any Party of its rights with respect to a default under this Lease Deed or with respect to any other matters arising in connection with this Lease Deed must be in writing. Such waiver shall not be deemed a waiver with respect to a subsequent default or other matter.

19.5 Assignment

The Lessee shall not assign, transfer or otherwise dispose of any of its rights or obligations under this Lease Deed, in whole or in part without the prior written consent of the Lessor.

19.6 No Partnership or Agency

This Lease Deed is not intended, and shall not be construed, to create any association, joint venture, agency relationship, partnership, employment relationship or fiduciary relationship between the Lessor and the Lessee or to impose any such obligation or liability upon any of the Lessor and Lessee. No Party shall have any right, power, or authority to enter into any agreement or undertaking for, or act as or be an agent or representative of or otherwise bind, the other Parties. This Lease Deed constitutes the entire arrangement between the Parties relating to the subject matter hereof and all previous agreements, arrangements, understandings are hereby terminated and superseded and shall not survive upon execution of this Indenture.

19.7 Co-operation

The Parties acknowledge that they are entering into a long-term arrangement in which the co-operation of both of them will be

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1178	26	required. If during the Lease Term hereof, changes in the operations, facilities or methods of any Party will materially
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benefit a Party without detriment to the other Party (in the opinion of such Parties), the Parties commit to each other to make reasonable efforts to cooperate and assist each other in making such change.

19.8 Further Assurances

Upon the receipt of a written request from a Party, each Party shall execute such additional documents, instruments and assurances and take such additional actions as are reasonably necessary and desirable to carry out the terms and intent hereof. No Party shall unreasonably withhold condition or delay its compliance with any reasonable request made pursuant to this Article.

19.9 Counterpart

This Lease Deed may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

19.10 Severability

If any Clause or paragraph, or part thereof, of this Lease Deed or any Exhibit, Schedule appended hereto or made a part hereof is rendered invalid, ruled illegal by any court of competent jurisdiction, or unenforceable under present or future laws effective during the term of this Lease Deed, then it is the intention of the Parties that the remainder of the Lease Deed, or any document appended hereto or made a part hereof, shall not be affected thereby unless the deletion of such provision shall cause this Lease Deed to become materially adverse to any party in which case the Parties shall negotiate in good faith such changes to the Lease Deed or enter into suitable amendment or supplementary agreements, as will best preserve for the Parties the benefits and obligations of such provision.

19.11 Performance

If by the terms of this Lease Deed, any act would be required to be performed on or within a period ending on a public holiday,

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Podar International School
Veraval

then it shall be performed, on or by the immediately preceding Business Day. Time is the essence of the contract.

19.12 Expenses related to Lease Deed

19.12.1 The cost of Stamp duty and registration charges and other incidental expenses in respect of execution and registration of this Lease Deed shall be borne by the Lessor and Lessee in equal proportion.

19.12.2 Each Party shall bear its own costs (including legal costs) incurred in negotiating and execution of VRL Deed.

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19.13 Successors

This Lease Deed shall be binding upon and ensure of, each of the Parties hereto and their respective successors.

IN WITNESS WHEREOF the Parties have put their respective hands day and year first hereinabove written.

SIGNED AND DELIVERED by

(1) MR. THAKRAP. BHAVESH CHANDULAL

Thakrap. B. Chandulal



(2) MR. VALA JASU VEJANANDBHAI

Jasu V. Vejanandbhai



(3) MR. VALA BHAVESH VEJANADBHAI

Bhavesh V. Vejanandbhai



In the presence of:

Witnesses: (For all three above)

① *[Signature]*

② *[Signature]*



SIGNED AND DELIVERED by and on
 behalf of PODAR EDUCATION
 TRUST, Represented by its
 Signatory: Mr. Umeshkumar Kottar
 presence of:



For Podar Education Trust

Authorized Signatory

Witnesses:

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EDUCATION TRUST
105, Lane, Dr. Ambedkar St.,
and Mumbai - 400 012
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EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES
HELD ON JANUARY 25 2018, AT 10.30 A.M. AT THE BOARD ROOM, PODAR
CENTRE, PAREL (EAST) MUMBAI - 400 012.

DR. PAVAN PODAR briefed the Board Members of the proposal for establishing a School. It is
proposed to take on Lease premises at following address in Veraval, Gujarat.

Mr. Vala Jasu Vejanandbhai Mr. Vala Bhavesh Vejanandbhai Mr. Trakrar Bhavesh Chandulal,
S.No.349, Tailvela, Somnath Highway, Veraval, Dist. Gir, Somnath, Gujarat.

to establish School, Playschools, Day care and connected offices. Proposed draft of Lease Deed
was placed before the Board

THE BOARD deliberated on the new proposal and was accorded sanction for the same
unanimously.

It was RESOLVED that "The Trust be and hereby accorded approval for commencement of
School, Playschools, Day care and connected offices in the above mentioned address. Dr. Pavan
Podar is authorized to appoint such team of Teachers, staff and any other Professionals to run
such facilities to set up the School, Playschools, Day care and connected offices.

It was RESOLVED that "The Lease Deed for premises at above mentioned address as tabled for
approval is hereby approved. Dr Pavan Podar is hereby authorized to take such steps found
necessary for the Lease of the said premises.

It is further RESOLVED that " Dr.Pavan Podar or Mr. Umeshkumar G. Kotian be and hereby
authorized to sign the above mentioned Lease Deed and any other related documents for and on
behalf of the Trust and shall execute the Registration on behalf of the Trust."

Certified True Copy
for and on behalf of the Board of Trustees of
Podar Education Trust
* PAVAN PODAR
DIRECTOR

(signature of Mr. Umeshkumar G. Kotian)

Principal
Podar International School
Veraval

More Than Grades



This specific attestation is done only for the purpose of signing *Leave Book*
Podar Education Trust

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PERMANENT ACCOUNT NUMBER
AACPP4105H



नाम / NAME
PAVANKUMAR GANESHMARAYAN
PODAR

पिता का नाम / FATHER'S NAME
GANESHNARAYAN RAMNIRANJAN
PODAR

जन्म तिथि / DATE OF BIRTH
17-01-1953

हस्ताक्षर / SIGNATURE

[Signature]

असहाय निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

This specific attestation is done only for the purpose of signing *Leave Book*

PERMANENT ACCOUNT NUMBER
AAAPK5R8R



नाम / NAME
GUNDEE GUNDEE KOTIAN

पिता का नाम / FATHER'S NAME
GUNDEE GUNDEE KOTIAN

जन्म तिथि / DATE OF BIRTH
03-11-1961

हस्ताक्षर / SIGNATURE

[Signature]

This specific attestation is done only for the purpose of signing *Leave Book*

[Signature]

Principal
Podar International School
Veraval

RECEIPT FOR PART PAYMENT SECURITY DEPOSIT AMOUNT

Received of and from Withinnamed)
 Licensee a sum of Rs. 12,750 (Rupees)
 (Rupees Twelve Thousand Seven Hundred)
 Fifty only) by Cheque being part)
 payment of six months License Fees as)
 Interest free Security Deposit payable by)
 Licensee to the Licensors as under)


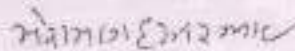
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Sr. No.	Date	Cheque No.	Amount (Rs.)	Bank/Branch
1.	28-Nov-16	307543	12,750	IDBI Bank, Malad (West)
Total			12,750	

I say Received

Licensor
 (Vala Bhavesh Vejanandbhai)

Witnesses :-

- 
- 



Principal
 Podar International School
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RECEIPT FOR PART PAYMENT SECURITY DEPOSIT AMOUNT

Received of and from Within named)
 Licensee a sum of Rs. 25,500)
 (Rupees Twenty Five Thousand Five)
 Hundred only) by Cheque being part)
 payment of six months Licence Fees as)
 Interest free Security Deposit payable by)
 Licensee to the Licensors as under)

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Sr. No.	Date	Cheque No.	Amount (Rs.)	Bank/Branch
1.	28-Nov-16	307544	25,500	IDBI Bank, Malad (West)
Total			25,500	

I say Received

[Signature]

Licensor
 (Thakrar Bhavesh Chandulal)

Witnesses :-

1. *[Signature]*
2. *[Signature]*

[Signature]

Principal
 Podar International School
 Veraval



RECEIPT FOR THE PART PAYMENT OF SECURITY DEPOSIT AMOUNT

Received of and from Withinaimed)
 Lessee a sum of Rs. 2,50,000 (Rupees)
 Two Lakh Fifty Thousand Only} by)
 Demand Draft being part payment of)
 5(six) months Lease Amount as Interest }
 free Security Deposit payable by Lessee)
 to the Lessor as under)

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Sr. No.	Date	Cheque No.	Amount (Rs.)	Bank/Branch
	14-02-2018	010060	2,50,000	IDBI Bank, Lalbaug (Mumbai)
		Total	2,50,000	

I say Received

Thakrar Bhavesh Chandulal

Licenser
(Thakrar Bhavesh Chandulal)

Witnesses :-

BN

मोमिना एमरमिल

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COIMBATORE

சென்னை/கோவை/கொழும்புத்தலை

Number - Lakshmi - Corner, Near, Marudhi, Street No. 1, Ground Floor,
 One, Street, 1000, Chennai, Tamil Nadu, Maharashtra - 400002

DATE: 0 1 2 3 4 5 6 7 8 9

ON DEMAND PAY

IN RUPEES

₹ 2,50,000.00

7263810881000

** No. Over. INR. 2,50,000.00 **

NO. OF / FOR VALUE RECEIVED
 BY: [Signature]
 [Signature]

Payable at par at all RBI Bank Branches in India

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[Handwritten Signature]
 Principal
 Podar International School
 Veraval



RECEIPT FOR THE PART PAYMENT OF SECURITY DEPOSIT AMOUNT

VRL
1178 36 43
2018

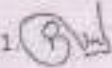
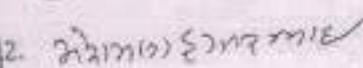
Received of and from Within named)
Lessee a sum of Rs. 1,25,000 (Rupees)
One Lakh Twenty Five Thousand Only) by)
Demand Draft being part payment of)
6 (six) months Lease Amount as Interest)
free Security Deposit payable by Lessee)
to the Lessors as under)

Sr. No.	Date	Cheque No.	Amount (Rs.)	Bank/Branch
1.	14-02-2018	010061	1,25,000	IDBI Bank, Lalbaug (Mumbai)
Total			1,25,000	

I say Received

Licenser
(Vata Jasu Vejanandbhal)

Witnesses :-

1. 
2. 


Principal
Podar International School
Veraval



RECEIPT FOR THE PART PAYMENT OF SECURITY DEPOSIT AMOUNT

Received of and from Within named)
 Lessee a sum of Rs. 1,25,000 (Rupees)
 One Lakh Twenty Five Thousand Only) by)
 Demand Draft being part payment of)
 6 (six) months Lease Amount as Interest)
 free Security Deposit payable by Lessee)
 to the Lessors as under)


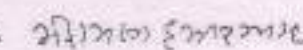
VRL
 1176 38 43
 2018

Sr. No.	Date	Cheque No.	Amount (Rs.)	Bank/Branch
1.	14-02-2018	010062	1,25,000	IDBI Bank, Lalbaug (Mumbai)
		Total	1,25,000	

I say Received

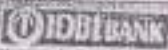
Licensor
 (Vala Bhavesh Vejanandbhai)

Witnesses :-

1. 
2. 


 Principal
 Podar International School
 Veraval





आवृत्त/ऑन डीमांड/आईडीसी/आईडीसी/आईडीसी/आईडीसी

भारतीय स्टेट बैंक ऑफ इंडिया
क्याम्पस - लोडिंग - सेंट्रल पार्क बिल्डिंग, स्ट्रीट नं. 1, ग्राउंड फ्लोर पिन - 400 002
ऑप. स्ट्राइक होल्ड चेक, फॉर्म, मुंबई, महाराष्ट्र - 400 012

दिनांक
DATE

2 0 1 8

0703-8

ON DEMAND PAY वर्ल्ड रेसिडेंट्स एसोसिएशन

Serial

AMOUNT रुपये पाँच लाख केवल पाँच हजार केवल

Present

IN WORDS रुपये पाँच लाख केवल पाँच हजार केवल

S.R.O

AMOUNT IN FIGURES ₹ 5,00,000.00

16 to

ACCOUNT NO. 72600100010000

NO. OF/ FOR VALUE RECEIVED
BY श्री. व. व. शर्मा

₹ 5,00,000.00

श्री. व. व. शर्मा
Signature
Authorised Signatory
28/12/18

Payable at par to the order of the payee only

16 0055YD 000259000 0Y1500 15

VRL		
1176	39	43
2018		



Handwritten signature
Principal
Podar International School
Verval

VRI.		
1176	40	43
2018		

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 11/3/18
 11/3/18
 11/3/18

7/03/18 4:37:58 pm Version 1.1.2018.3

Serial No. 1176
 Presented of the office of the Sub-Registrar of
 S.R.O - Veraval Between the hour of
 16 to 17 on Date 07/03/2018

Receipt No :- 2018063002219	
Received Fees as following	Rs.
Registration	139620
Side Copy Fee (43)	430
Other Fees	0
TOTAL :-	140050



Bravesh C. Thakrar

BRAVESH CHANDULAL THAKRAR

Mihir D.

Mihir D.

MIHIR BALDAHUSHAI CHAVDA

MIHIR BALDAHUSHAI CHAVDA

Sub Registrar
S.R.O - Veraval

Sub Registrar
S.R.O - Veraval







Handwritten signature in green ink

Principal
Podar International School
Veraval

VRL		
1176	41	43
2018		

07/05/18 4:37:58 pm Version:1.1.2018.3

Sl.No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing 1.000	JASU VEJANANDBHAI VALA RE JIVAN JYOT SOC. NR. GAYATRI MANDIR VERAVAL	33			
Executing 2.000	BHAVESH VEJANANDBHAI VALA RE JIVAN JYOT SOC. NR. GAYATRI MANDIR VERAVAL	31			
Executing 3.000	BHAVESH CHANDULAL THAKRAR RE VINAYAK PLAZA-1 OPP. MUNICIPAL OFFICE VERAVAL	39			
	UMESHKUMAR G. KOTIAN (AUTHORIZED SIGNATORY OF PODAR EDUCATION TRUST) RE PODAR CENTER PAREL POST OFFICE LANE PAREL EAST MUMBAI	57			

Executing Party
admits execution




Principal
Podar International School
Veraval

VRL		
1176	42	43
2018		

07/03/18 4:37:58 pm Version 1.1 2018.3

BRJESH RAMESHBHAI MAHETA
RE. SHARDA SOCI. VERAVAL



2. MERAMANBHAI HAMIRBHAI BARAD
RE. NAVDI ADRI TA. VERAVAL



State that they personally known
above named executant and
identifies him/them.

1. *[Signature]*

2. *[Signature]*

Date 7 Month March -2018

[Signature]

MIHIR BALDAHUBHAI CHAVDA
Sub Registrar
S.R.O - Veraval

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document.

Date 07/03/2018

[Signature]

MIHIR BALDAHUBHAI CHA
Sub Registrar
S.R.O - Veraval



[Signature]
Principal
Podar International School
Veraval

VRL		
1176	43	43
2018		

07/03/18 4:40:43 pm Version 1.1.2018.3

Book No.	1176	Registered No.
Date	07/03/2018	

M.H. Chavda

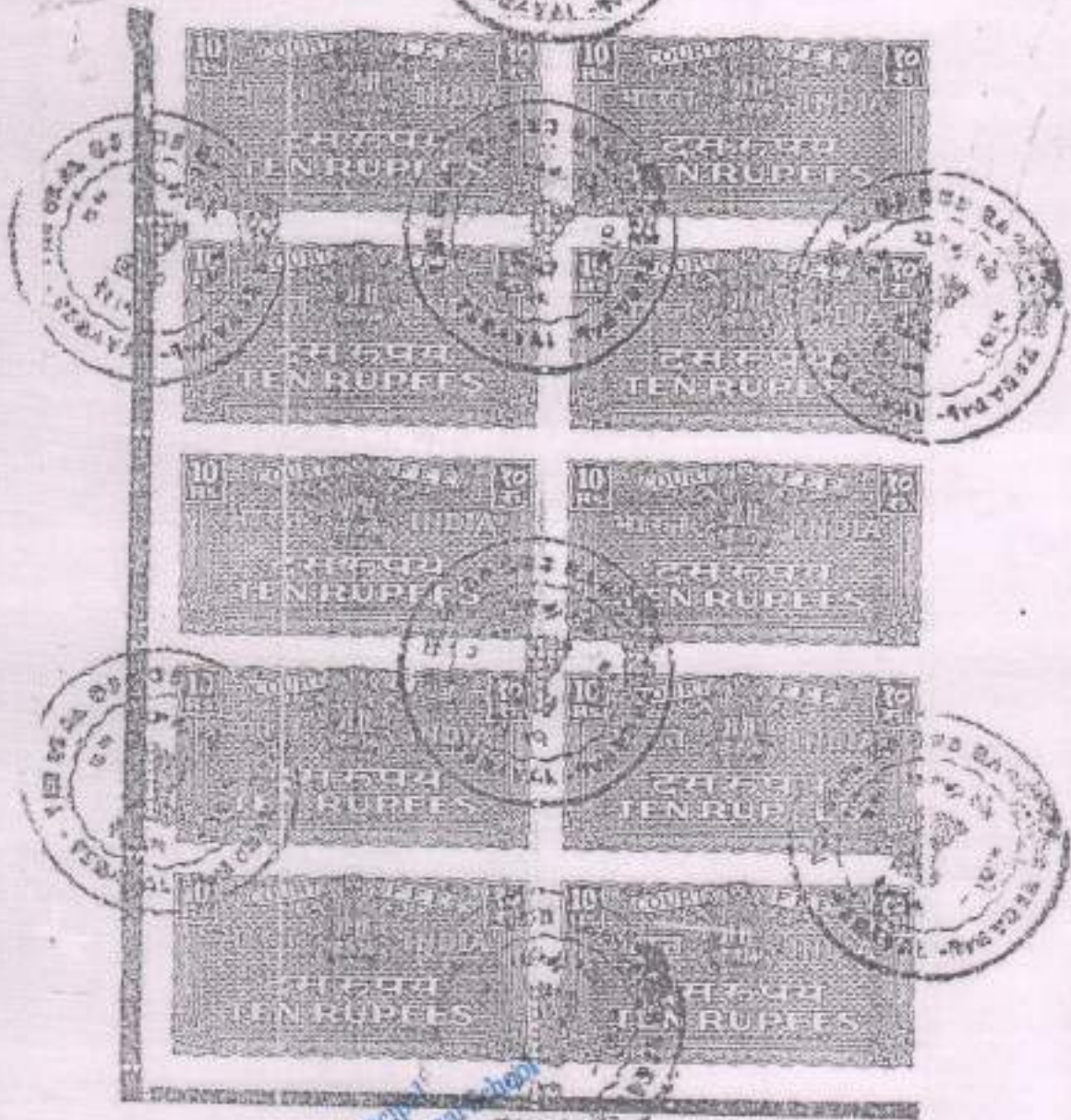
(MIHIR BALDAHUBHAI CHAVDA)
Sub Registrar
S.R.O - Veraval



Kowd
Principal
Podar International School
Veraval

ਮਾਰਚ 2018 8 MAR 2018
ਮਰੀ ਨਗਰ

ਮੁਖੀ ਮਿਸ
ਸਮ-ਰਹਿਤਦਾਰ, ਵੇਰਾਵਲ 8 MAR 2018



Principal
Poona International School
Jalandhar