

274/7707

पावती

Original/Duplicate

Saturday, June 29, 2013

नोंदणी क्र.: 39म

Regn.: 39M

9:19 PM

पावती क्र.: 7813 दिनांक: 29/06/2013

गावाचे नाव: गोन्ही (खु)

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-7707-2013

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: पोदार एजुकेशन एंड स्पोर्ट्स ट्रस्ट तर्फे पवन पोदार वल्द गणेश पोदार तर्फे अधिकार श्री.

समीर विनोद हूमे --

**DELIVERD**

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणास मूळ दस्त, थंवेनेल प्रिंट व सीडी अंदाजे 3:38 PM ह्या वेळेस मिळेल.

NGR10

बाजार मूल्य: रु.4728000/-

मोबदला: रु.50000/-

भरलेले मुद्रांक शुल्क: रु. 170250/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: 003209 दिनांक: 29/06/2013

बँकेचे नाव व पत्ता: IDBI Bank, Branch Civil Lines Nagpur

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

*S.V.D.K.*



सत्यमेव जयते

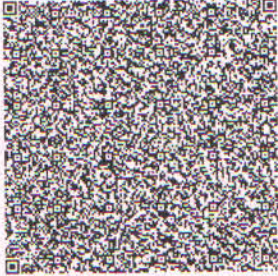
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :  
Stock Holding Corporation of India Ltd.  
Location : NAGPUR  
Signature :  
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH21030118307162L  
 Certificate Issued Date : 28-Jun-2013 04:42 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ NAGPUR/ MH-NGP  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0122032652687286L  
 Purchased by : PODAR EDUCATION AND SPORTS TRUST  
 Description of Document : Article 36 Lease  
 Property Description : KH. NO- 38/1 , MOUZA - GONHI (KHURD)  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : GOPICHAND MATHANI  
 Second Party : PODAR EDUCATION AND SPORTS TRUST  
 Stamp Duty Paid By : PODAR EDUCATION AND SPORTS TRUST  
 Stamp Duty Amount(Rs.) : 1,70,250  
 (One Lakh Seventy Thousand Two Hundred And Fifty only)



Please write or type below this line

शुद्धिपत्र

बा.शान. 47,28,000/-

नगन-ग्रा-१०	
6606	2093
9	22



ZK 0001361519

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**LEASE AGREEMENT**

**MARKET VALUE 47,28,000/-**

This AGREEMENT OF LEASE is made at Nagpur on this 29<sup>th</sup> day of June 2013.

**BETWEEN**

**Podar Education & Sports Trust** Registered under the Trust Act, having its office at Podar Centre, 85, Chamarbaug P.O. Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012. Hereinafter referred to as the trust represented by Mr. Pavan Podar S/o. Shri. Ganesh Podar through **Mr. Sameer Vinod Dhume** in whose favour a letter of authority is given by the Trust, through a Resolution of the trust hereinafter called the 'Lessee' (which express shall unless it be repugnant to the context or meaning thereof mean and include its trustees for being and from time-to-time executor, administrator and assigns) of the One part :

**AND**

नगन-ग्रा-१०	
७५०७	२०१३
३	२२



...2

**Gopichand Bhimandas Mathani**, Age 56 year, resident of  
.....Rajpur, PAN AEFPM2929A hereinafter referred to as 'Lessor'  
(which express shall unless it be repugnant to the context or  
meaning thereof mean and including the respective legal heirs,  
executors, administrators and assigns)

1. **PREMISES.**

The Lessor agrees to give on lease to the Lessee the land situated  
at **Khasra 38/1, Mouza Gonhi(Khurd), Fetri Sq, Near Asaram  
Bapu Ashram, Katol Road, Tahsil: Nagpur Rural** admeasuring 2  
Acres . The Lessor states that he is absolutely possessed of this  
land and is not incapable of entering into this Agreement to lease it  
to the Lessee.

2. **TERM.**

This Lease Agreement shall commence on **2<sup>nd</sup> April 2013**, on  
which date the Lessee shall be given peaceful possession of the  
land. This Lease Agreement shall remain in force for a period of 30  
years from the date of commencement as set out above.

3. **COMPENSATION.**

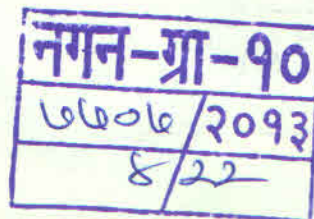
Lessee agrees to pay, without demand, to Lessor as rent for the  
land the sum of Rs. **6000/-** per month in advance before the  
seventh day of each calendar month for that month.

4. **SECURITY DEPOSIT.**

Upon execution of this Lease, Lessee shall deposit with Lessor an  
amount of **Rs.50,000** as Security Deposit. The Lessor shall return  
the Security Deposit, upon determination of this Lease.

5. **QUIET ENJOYMENT.**

Lessor agrees not to interfere in the quiet and peaceful possession  
of the Lessee unless there is a breach of this Agreement by the  
Lessee.



11. **STAMP DUTY**

Both parties agree to divide the cost of stamp duty and other registration expenses upon this Agreement and bear the same.

12. **GOVERNING LAW.**

This Lease Agreement shall be bound by the Laws of India and all State and local laws/regulations that are applicable to the Leased Premises.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.



*G. Mathani*  
**LESSOR**



**Gopichand Mathani**



**LESSEE**

*S.V. Dhume*  
**Sameer Vinod Dhume**



**Witness :**

(1) *G. Mathani*

(2) *Dhume*

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६६०६/२०१३  
६/२२



## 6. USE OF PREMISES.

The Lessee shall be using the Leased Premises to construct and operate an educational Institution. The Lessor shall not interfere with the same. The Lessee is allowed to do as it deems fit with the land and may construct any structure upon it as required. The Lessee shall obtain permissions required from government for the operation of an education institution upon the Leased property. However, the Lessor shall be responsible for obtaining permissions for construction upon the Leased Premises. Also the building plan & N.A. passing application has filed encl is under process.

## 7. UTILITIES AND TAX.

Lessor shall arrange for an electricity connection of at least three phases to the Leased Premises. He shall also provide a borewell for the premises, as well as arrange for a water connection. The Lessor shall also be responsible for all property taxes relating to the Leased Premises. However, the electricity and water charges shall be borne by the Lessee.

## 8. DISPLAY OF SIGNS.

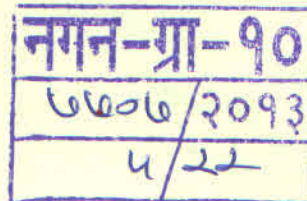
The Lessor shall allow the Lessee to place signs upon and around the property relating to the institutions opened therein. The Lessor shall not be allowed to put any signs upon the Leased Premises during the term of this Lease Agreement.

## 9. SURRENDER OF PREMISES.

At the expiration of the Lease, Lessee shall quit and surrender the Leased Premises in as good a condition as it was at the commencement of this Lease, reasonable wear and tear and damages by the elements excepted.

## 10. SEVERABILITY.

If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect.



# SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012  
Tel : 022-61778151  
E-mail :

## Mode of Receipt

Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0120949274058242L

Account Name SHCIL- MAHARASHTRA

Receipt Date 28-JUN-2013

Received From PODAR EDUCATION AND SPORTS TRUST	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 170250 ( One Lakh Seventy Thousand Two Hundred And Fifty only )
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ( )	



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७७०७ २०१३  
७/२२





नयन-ग्रा-१०	
७६०६	२०९३
८	२२





गोरी (वर्षा) पत्त. ब. ४

ता. नागपुर (ता.)

सुधारण प्रकार	घातना प्रकार	गा. नं. क्र. ७	खाते क्रमांक ६
पूर्वी घात क्रमांक	१८/१	मालकाचे नांव	गोपीचंद मिसनदास
व्यक्तिगत घात	१	मथानी	कुळाचे नांव
लगावठोराय क्षेत्र	एकर हेक्टर	गुठे आर	
जेवजव	१. २१		
मजवज	१. २१		
मजवज	१. २१		
रुपये	५. २५		
पैसे	५. २५		

इतर अधिकृत  
 फ. प्र. २१४ दि २८/१२/०११  
 मो. १ त्वे झोडेश  
 गा. बाथव वतमिलदास नागपुर  
 ए. प्र. थोले पोलीस थ. म. प्र. १२  
 डा. टी. प्र. ६४/२०१२-१३ म. प्र. ४  
 गाव गोरी झोडेश २२/१/२०१३  
 सुमान जोर



मिश्र पिकांचे एकूण क्षेत्र	मिश्र पिकांचे क्षेत्र	अमिश्र पिकांचे क्षेत्र	पडोत व विकास निरुपयोगी अशा जमीनीचा तपशील
१	२	३	४

फ. प्र. ३४६  
 १८/६/२०१३

सत्यप्रतिलिपी

क्र.	जमीन वर्गमात्रेचे	रीत	हंगाम	मिश्र पिकांचे क्षेत्राक	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	प्रकार	क्षेत्र	१६	१७
१२	२५						मोसापीन						१.००	०.०१		
१३													०.२०			

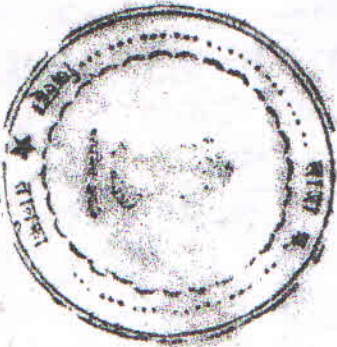


...राणीत प्रतीसाठी की...  
 ...रुपये.....

दिनांक.....  
 (स्वास्तित) तनाठी सा. क्र.....

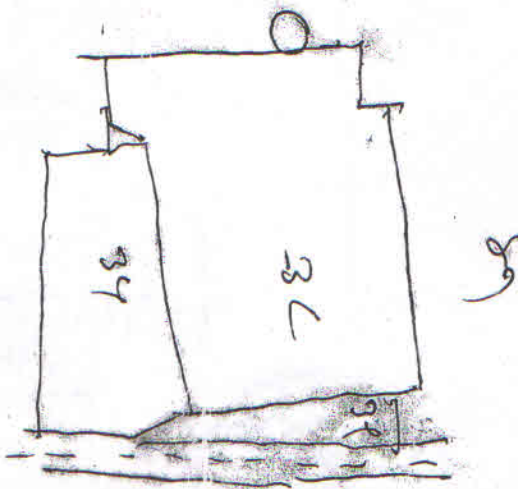
नगन-ग्रा-१०  
 ७७०७/२०१३  
 ९२२





राज्य न्यायिक  
विकास बोर्ड  
नागपुर

सहायकी तीर्था



→ N  
प्राप्त : २०१०  
न. नं. ३१  
न. नं. २०१० - १०१५  
२०१० - १०१५  
२०१० - १०१५  
२०१० - १०१५

नागन-ग्रा-१०  
७७०७/२०१३  
१०/२२





महाराष्ट्र MAHARASHTRA

महाराष्ट्र न्यायिक मुद्रांक कार्यालय, मुंबई  
प. मु. धिक्केला क्र. २०५  
- 6 JUN 2013  
सक्षम अधिकारी

क्र १०५ दिनांक :  
विक्रेती सौ. ज्योती प्र. दुआ  
६, लॉडगंजी घाट नं. ३, यासुदेव पेंडगेकर मार्ग,  
टाटा हॉस्पिटल जवळ, मुंबई - १२.  
श्री/श्रीमती.....  
संस न्यायिकेतर मुद्रांक पेपर विक्री.  
L.S.V. No. 205

HK 104070  
4 JUN 2013



श्री. विनोद नंदुरकर

PODAR EDUCATION & SPORTS TRUST  
Podar Centre,  
85, Chamar Baug, P. O. Lane,  
Dr. Ambedkar Road, Parel,  
Mumbai - 400 012.  
स्टेप वेंडर  
परेल मुंबई

POWER OF ATTORNEY

KNOW ALL MEN THESE PRESENTS I Shri. Pavan Podar, Age 55 years Chairman/Trustee of Podar Education & Sport Trust , a Trust registered under Trust Act and having its Administrative office at Podar Center, 85, Chamarbaug Post Office Lane, Off. Dr. Ambedkar Road, Parel, Mumbai – 400 012 do hereby appoint and constitute Mr. Sameer Vinod Dhume, Senior Admin. Manager, age 30 years, resident of Plot No.57, Panday layout, Khamla, Nagpur - 440025 Maharashtra to be our lawful attorney to do for us in our name the following acts, deeds and things.

We are desirous of taking on lease a property situated at Fetri Square, Near Asharam Bapu Ashram, Katol Road, Nagpur.

नगन-ग्रा-१०  
७७०६/२०९३  
११/२२





And on our behalf and our agent to do all or any of the following acts, deeds, matters and things in respect of lease agreement of aforesaid property known as Fetri Square, Near Asharam Bapu Ashram, Katol Road, Nagpur. to attend and complete all the formalities necessary for execution of lease 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 preceeding paras to write and receive letters and notices and to commence, carry on, prosecute or take actions or all other proceedings touching management of cancellation of aforesaid property lease 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.

IN WITNESS WHEREOF we have hereunto set our hand at Mumbai aforesaid this 25<sup>th</sup> day of June 2013.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
Dr. Pavan Podar



In the presence of ..



Identified by me .



Sameer Vinod Dhume

Before me

Before me

*Prakash Dooa*  
**Prakash H. DOOA**  
B.A.L.L.B.  
Advocate High Court,  
Notary Government of India,  
3, Koudaji Bldg. No. 3,  
Behind Tata Hospital, Panel,  
Mumbai-400012

महानगर-१-१०  
६६०६/२०९३  
१२/२२



# PODAR EDUCATION AND SPORTS TRUST

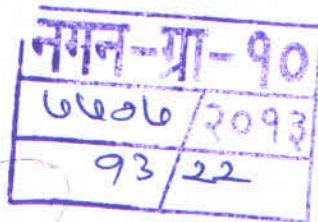
Podar Centre, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012.



## RESOLUTION

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Education & Sport Trust at Podar Centre, 85, Chamarbaug Post Office Lane, off. Dr. Ambedkar Road, Parel (East), Mumbai – 400 012 at 11.00 a.m. on 22<sup>nd</sup> June 2013.

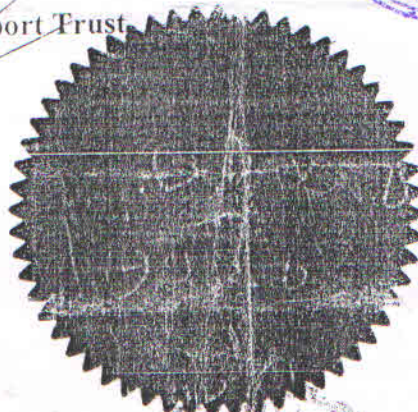
“RESOLVED that a Resolution passed in the Board of Trustees meeting held on 22<sup>nd</sup> June, 2013 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Sameer Vinod Dhume, Age 30 years, residing at Survey No.57, Panday layout, Khamla, Nagpur - 440025, Maharashtra to attend and sign on behalf of the Trustees of the Trust and to attend to the concerned offices and in respect of leave and license agreement of property known as Fetri Square, Near Asharam Babu Ashram, Katol Road, Nagpur. owned by way of lease and allotment deed to attend and complete all the formalities necessary for execution of regular leave and license agreement in respect of the aforesaid property to sign all documents before the Sub-Registrar and also to complete all leave & license agreement formalities which may arise from time to time.



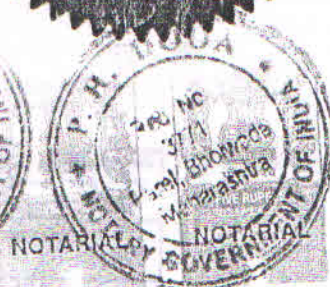
Sd/  
(CHAIRMAN)

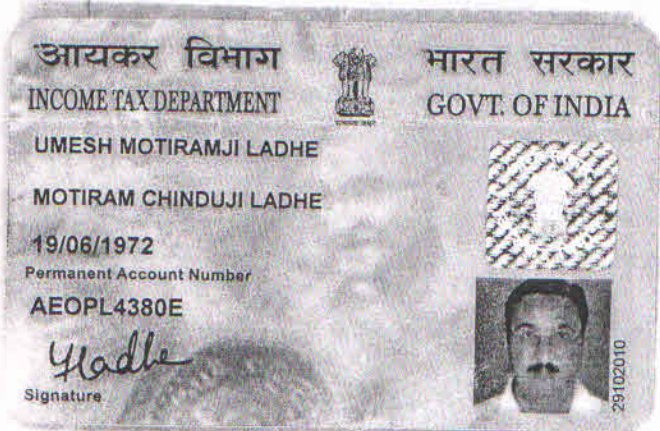
For Podar Education & Sport Trust

*(Signature of Pavan Podar)*  
(Pavan Podar)  
Trustee



Before me  
*(Signature of P. H. DOOA)*  
P. H. DOOA  
B.A.L.L.B.  
High Court,  
Government of India,  
Mumbai Sidg. No. 2  
Behind Tata Hospital, Parel,  
Mumbai-400012.





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

**AEFPM2928A**



नाम /NAME  
**GOPI CHAND MATHANI**

पिता का नाम /FATHER'S NAME  
**BHIMAN DAS MATHANI**

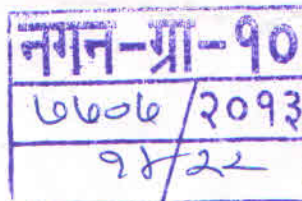
जन्म तिथि /DATE OF BIRTH  
**30-10-1957**

हस्ताक्षर /SIGNATURE

*Goپی Mathani*

आयकर आयुक्त, जबलपुर

COMMISSIONER OF INCOME-TAX, JABALPUR





नगन-ग्रा-१०  
७६०७ / २०१३  
१५ / २२



नमन-ग्रा-१०	
१६०६	२०१३
१६	२२





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

UMESH MOTIRAMJI LADHE  
MOTIRAM CHINDUJI LADHE

19/06/1972  
Permanent Account Number  
AEOPL4380E

*Ladhe*  
Signature

28102010

नगन ग्रा-१०  
७७०७/२०१३  
१७/२२



नगन-ग्रा-१०  
७७७७/२०१३  
१८/२२



THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH31 20090084340  
 Valid till: 28-06-2020 (NT)

DOI: 29-06-2000  
 28-06-2015 (TR)  
 DLR 16-09-2012

FORM 7  
 RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 MCWG 29-06-2000  
 LMV-TR 29-06-2000



DOB 06-05-1979 BG

Name PRASHANT DIWEKAR  
 S/DW of GHANSHAWJI  
 Ad: CHANDAN NAGAR, NO. 93  
 93, NAGPUR.

PIN  
 Signature & ID of  
 Issuing Authority MH31 2012192

*Prashant Diwekar*  
 Signature/Thumb  
 Impression of Holder

नगन-ग्रा-१०  
 ७७०७ २०१३  
 १२ २२



नमन-ग्रा-१०  
७७०६ / २०१३  
२०/२



274/7707

शनिवार, 29 जून 2013 3:19 म.नं.

दस्त गोषवारा भाग-1

नगन(ग्रा)

29/22

दस्त क्रमांक: 7707/2013

दस्त क्रमांक: नगन(ग्रा) /7707/2013

बाजार मूल्य: रु. 47,28,000/-

मोबदला: रु. 50,000/-

भरलेले मुद्रांक शुल्क: रु.1,70,250/-

दु. नि. सह. दु. नि. नगन(ग्रा) यांचे कार्यालयात

पावती:7813

पावती दिनांक: 29/06/2013

अ. क्रं. 7707 वर दि.29-06-2013

सादरकरणाराचे नाव: पोदार एजुकेशन एंड स्पोर्ट्स ट्रस्ट तर्फे  
पवन पोदार वल्द गणेश पोदार तर्फे अधिकार श्री. समीर विनोद  
हूमे --

रोजी 3:18 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

दस्त हजर करणाऱ्याची सही:

एकुण: 30440.00

सह NGR10 निबंधक, वर्ग-२,  
नागपूर ग्रामीण क्र.१०, नागपूर



सह NGR10 निबंधक, वर्ग-२,  
नागपूर ग्रामीण क्र.१०, नागपूर

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (25-अ) जंगण मालमत्तेच्या बाबतीत असेल तर

शिक्रा क्रं. 1 29 / 06 / 2013 03 : 18 : 30 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 29 / 06 / 2013 03 : 18 : 53 PM ची वेळ: (फी)

27411899  
29/06/2013 3 22:26 PM

दस्त गोपवारा भाग-2

नगन(ग्रा) 22/22  
दस्त क्रमांक:7707/2013

दस्त क्रमांक :नगन(ग्रा)/7707/2013  
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गोपीचंद भीमनदास मथानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रायपुर, -, रोड नं: -, , , पॅन नंबर:	भाडेकरू वय : 50 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:पोदार एजुकेशन एंड स्पोर्ट्स ट्रस्ट तर्फे पवन पोदार वल्द गणेश पोदार तर्फे अधिकार श्री. समीर विनोद दूमे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पांडे ले-आउट, खामला, नागपूर., रोड नं: -, , , पॅन नंबर:	मालक वय :-30 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:29 / 06 / 2013 03 : 20 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

*[Signature]*  
सह दुय्यम निबंधक, वर्ग-२,  
नागपूर ग्रामीण क्र.१०, नागपूर

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उमेश मोतीराम लळे - - वय:30 पत्ता:व्यकंटेस नगर नागपूर पिन कोड:440015	स्वाक्षरी <i>[Signature]</i>		
2	नाव:प्रशांत घनश्याम दिवेकर - - वय:32 पत्ता:चंदन नगर, नागपूर पिन कोड:440009	स्वाक्षरी <i>[Signature]</i>		

शिक्षा क्र.4 ची वेळ:29 / 06 / 2013 03 : 21 : 51 PM

शिक्षा क्र.5 ची वेळ:29 / 06 / 2013 03 : 21 : 58 PM नोंदणी पुस्तक 1 मध्ये

*[Signature]*  
सह दुय्यम निबंधक, वर्ग-२,  
नागपूर ग्रामीण क्र.१०, नागपूर



१ नंबराचे बुकाचे  
16006 नंबरी नोंदला  
प्रमाणित करण्यात येते कि,  
या दस्ताला एकुण 22 पाने आहेत.

*[Signature]*  
सह दुय्यम निबंधक, वर्ग-२,  
नागपूर ग्रामीण क्र. १०, नागपूर  
दि. 29 माहे 06 सन २०१३ 7707 /2013