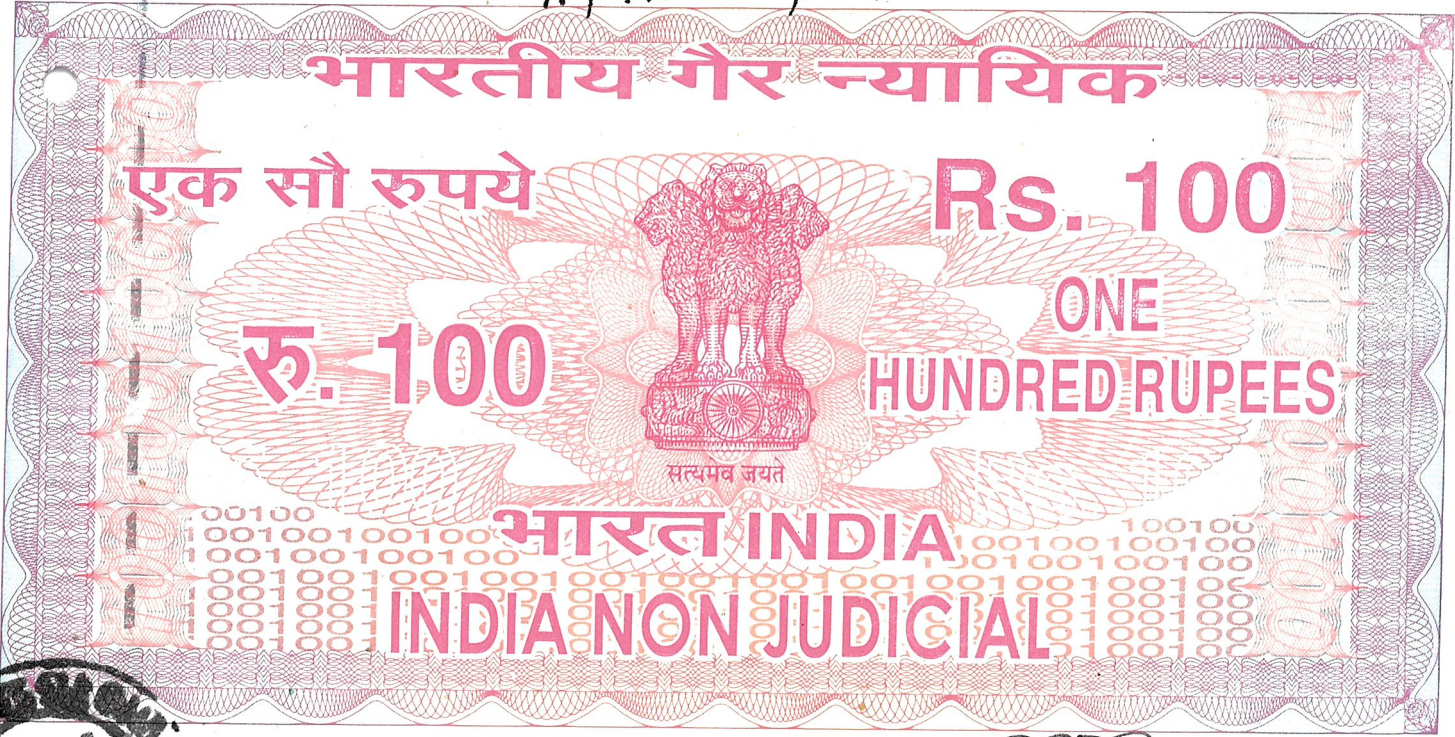


TP/99689640/2021



தமிழ்நாடு தமில்நாடு TAMILNADU

21. 09.2020

SPR Construction pvt. Ltd
LEASE DEED

CA 903247

ஓம் சாய்

V. தேவன்

முத்திரைத்தான் விற்பனையாளர்

L. No.9/ஆ3/2000

எண்.24, நைனியப்பன் தெரு.
சென்னை - 600 012.

This Lease Deed is executed at Chennai on this
the 14th day of December, 2020;

BY AND BETWEEN

M/s. SPR Construction Private Limited (CIN: U45206TN2009PTC073437 / PAN: AANCS-6295-H) a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013 having its registered office at No. 57, Narayana Mudali Street, Sowcarpet, Chennai 600079 ("SPR") authorized by a General Power of attorney dated 22.02.2018 registered as Document No. 982 of 2018, further represented by its authorized signatory (Vide Board resolution dated 09.04.2018) , Mr. S. Kishore Kumar Kawad (Aadhar No: 8534 8675 6091 PAN: AAIPK6925G)), son of Mr. Shivilaji, aged about 53 years, hereinafter referred to as "Lessor" which terms/expressions shall unless repugnant to the context or meaning thereof be deemed to mean and include representatives, successors, executors, administrators and assigns of the One Part;

For SPR GURUKUL TRUST

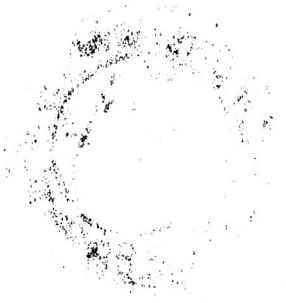

Trustee

For SPR CONSTRUCTION (P) LTD.


AUTHORISED SIGNATORY

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Registering Officer

SCANNED



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TRUST

AND

M/s. SPR Gurukul Trust (PAN: AAVTS-6394-Q) a public charitable trust incorporated under provisions of the Indian Trust Act, 1882 having its registered office at No. 1, Cooks Road, 'SPR City', Perambur, Chennai 600012 represented by one of its Trustee, Mr. **Chetan Bohra**, (PAN: AMGPB-7843L) S/o Mr Premraj Bohra, aged about 34 years hereinafter referred to as "Lessee" of the Other Part.

The terms "Lessor" and "Lessee" unless repugnant to or inconsistent with the context, mean and include themselves, their partners, respective heirs, legal representatives, successors-in-interest, executors, administrators, nominees and assigns.

WHEREAS,

I. Lessor is authorized by a general power of attorney dated 22.02.2018 registered as document **No. 982 of 2018 by the Land Owner – Binny Limited** who is the absolute owner of the undivided share of land admeasuring 44,947 sq.ft. comprised in survey Nos. 218/5 (old RS No. 218/1 part) situate at No 1, New Farrance Road, Perambur Taluk, Chennai District, the same has been reserved for school building(s) vide a consolidated planning permission bearing file No. 11193 dated 05.02.2018 issued by Chennai Metropolitan Development Authority and Building Permit No. CEBA/WDCN06/00054/2018 dated 20.02.2018 issued by Greater Chennai Corporation, more particularly mentioned in the schedule below, hereinafter referred as "**Leased Premises**";

II. Lessor has agreed to give the Leased Premises on lease and the Lessee has accepted the same on mutual agreement and terms as provided hereunder:

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.


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NOW THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. GRANT OF LEASE:

1.1. Lessor, in consideration of the rents to be paid, the covenants and agreements to be performed and observed by the Lessee, does hereby lease the Leased Premises to the Lessee and the Lessee does hereby take the Leased Premises from the Lessor.

1.2. Both parties mutually agree that "Authorized Operations" means the operations to establish, operate and run a K-12 School under the name and style of "**The Shriram Universal School**" or such other name as approved by the trustees vide resolution, if necessary .

2. LEASE TERM:

2.1. The Lease Term shall commence on 01st June, 2020. The Lessor agrees to offer an initial 6 months as a Rent Free period and the commercial chargeability of Rent shall commence from 01st December, 2020.

2.2. This Lease Deed shall be valid and binding upon Parties for a period of **Thirty (30) Years and 6 months (including the rent free period)**, unless terminated by either Party as per the terms of this Lease Deed, hereinafter referred to as "**Term**" which shall be renewed with mutual consent of the Parties.

2.3. The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

3. DETERMINATION OF RENT:

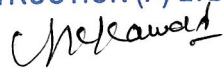
The Lessee agrees to pay the Lessor and the Lessor agrees to accept, during the term hereof, at such place as the Lessor shall from time to time direct by notice to the Lessee, rent at the following rates and times:

3.1. Lessee shall pay to the Lessor a monthly rent of Rs.10,000/- (Rupees Ten Thousand only), inclusive of all duties and taxes, against the use of the Leased Premises, hereinafter referred as "**Rent**".

For **SPR GURUKUL TRUST**


Trustee

For **SPR CONSTRUCTION (P) LTD.**


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3.2. The Rent shall be payable on or before the 10th day of the subsequent English calendar month without any demand by the Lessor, subject to deduction of applicable taxes at source as is required by law. Lessee shall provide the certificate of such tax deduction to the Lessor on demand.

3.3. Lessee shall pay all charges, related deposits and other necessary fees/payments directly to the authorities in the name of the Lessor.

4. SECURITY DEPOSIT:

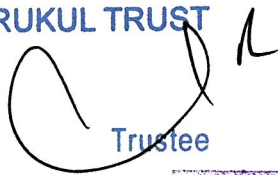
The Lessee has deposited an interest free refundable security deposit with the Lessor the sum of Rs. 10,000/- (Rupees Ten Thousand only) as security for the full and faithful performance by the Lessee of all the terms of this lease required to be performed by the Lessee. Such sum shall be returned to the Lessee after the expiration of this lease, provided the Lessee has fully and faithfully carried out all of its terms. In the event of a bona fide sale of the Leased Premises, the Lessor shall have the right to transfer the security to the purchaser to be held under the terms of this lease, and the Lessor shall be released from all liability for the return of such security to the Lessee.

5. TAXES:

5.1. Lessee shall not be liable for all taxes levied against any leasehold interest of the Lessee. Lessor shall invoice to the Lessee for the monthly rent as mentioned in Clause 3.1 which is including applicable Goods & Service Tax (GST) thereon. The invoice, apart from other mandatory details as required under the Central / State GST Act, should have Lessor and Lessee's GSTN details.

5.2. Lessee acknowledges that the Lessee shall pay all current and future taxes or charges of any nature payable in relation to use of the Leased Premises including urban land / property tax, corporation tax and other cess payable to the local authorities in respect of the Leased Premises. Lessee also agrees to pay other statutory/commercial taxes impositions, which are imposed by relevant authorities on the Leased Premises.

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6. LESSEE'S COVENANTS:

6.1. To procure any licenses and permits required for any use made of the Leased Premises by Lessee, and upon the expiration or termination of this Lease, to remove its goods and effects and those of all persons claiming under it, and to yield up peaceably to Lessor the Leased Premises in good order and condition in all respects;

6.2. Lessee undertakes that the Lessee shall upkeep of the Leased Premises at its own expense during the Term.

6.3. Lessee shall comply with the terms and conditions of this Lease Deed and shall not do or omit or suffer to be done anything whereby the right of the Lessor to the Leased Premises is violated or jeopardized.

6.4. Lessee shall not create any encumbrance on the Leased Premises.

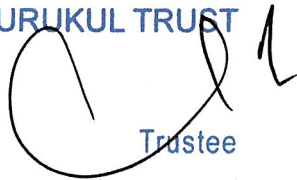
7. LESSOR'S COVENANTS:

7.1. Lessor has the full power and authority to enter into, execute and deliver this Lease Deed and to perform the transactions contemplated hereby.

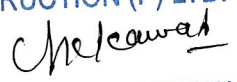
7.2. Lessor has the absolute, unencumbered right and power to execute this lease deed in favour of the Lessee and there is no legal impediment for the same.

7.3. There are no legal proceedings or otherwise pending in connection with the ownership or possession of the Leased Premises and it is free from all encumbrances.

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7.4. Lessee shall have uninterrupted, quiet, peaceful, physical and legal possession of the Leased Premises during the Term, and enjoy the Leased Premises without any interruption from the Lessor or any person claiming under the Lessor.

7.5. Lessor shall notify the Lessee at least 60 days in advance in case the Lessor intends to sell/transfer whole or substantial part of its rights/title in the Leased Premises to any third party. Lessor undertakes and warrants that the Lessor shall ensure that the prospective buyer/transferee shall undertake to adhere to the terms of this Lease Deed by executing a deed of adherence between the Lessor, the Lessee and such other proposed transferee prior to the transfer in a form that may be acceptable to the Lessee. Lessor shall ensure that deed of assignment and novation are duly executed by all parties concerned. Lessor guarantees that any such sale/transfer shall not in any way affect the rights and interests of the Lessee under this Deed. In the event the Lessor fails to fulfill its obligation under this Clause, the Lessor shall be deemed to be in breach of this Lease Deed.

7.6. Lessor undertakes to execute all necessary documents, grant permissions or authority to Lessee to utilize the Leased Premises and also, co-operate in securing any licenses and/or permission that may be required from appropriate statutory authorities for such activities.

7.7. Lessor agrees to defend, indemnify and hold harmless the Lessee against any and all damages, liabilities, costs, expenses and settlement amounts incurred in connection with (i) gross negligence, misrepresentation, error or omission on the part of the Lessor; (ii) breach by the Lessor of the provisions of any applicable laws; (iii) any suit, claim, or action by any third party against the Lessor as a result of any act and/or omission to act by the Lessor.

7.8. Lessee is authorized to provide the copies of this Lease Deed to appropriate statutory authorities to obtain necessary affiliations, permissions and licenses for setting up a school in the Leased Premises.

For SPR GURUKUL TRUST

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8. INDEMNITY AND PUBLIC LIABILITY BY LESSEE:

Lessee agrees to defend, indemnify and hold harmless the Lessor against any and all damages, liabilities, costs, expenses and settlement amounts incurred in connection with (i) breach of the terms of this Lease Deed; and/or (ii) gross negligence, misrepresentation, error or omission on the part of the Lessee or its representatives relating to or concerning the performance of the obligations by the Lessee as specified herein; and/or (ii) breach by the Lessee of the provisions of any applicable laws; and/or (iii) any suit, claim, or action by any third party against the Lessor as a result of any act and/or omission to act by the Lessee; and/or (iv) termination of the Lease Deed for reasons attributable to the Lessee.

9. USE OF PROPERTY BY LESSEE:

9.1. Lessee shall be permitted to use the Leased Premises only for the purpose of running an Educational Institute / School namely "The Sriram Universal School, Chennai" and not for any other purpose, business or commercial activity.

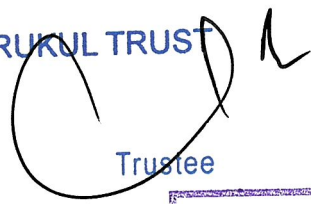
9.2. Lessee undertakes that it shall not carry on or permit to be carried on in the Leased Premises or any part thereof, any activity which is unlawful or illegal.

9.3. Lessee shall not assign its rights under this Lease Deed or sub-let, assign or license to use the Leased Premises or its portions without obtaining prior written consent of the Lessor. Even after obtaining the consent of the Lessor, the Lessee shall at all times be liable to the Lessor for any acts or omissions of the sub-lessee.

10. SIGNAGE:

Lessee shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect and thereafter, to repair or replace, if it shall so elect signs on any portion of the Leased Premises, providing that Lessee shall remove any such signs upon termination of this lease, and repair all damage occasioned thereby to the Leased Premises.

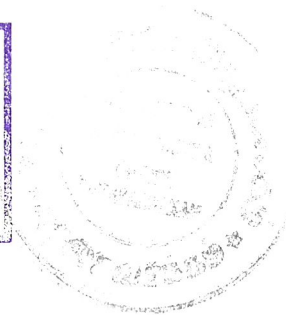
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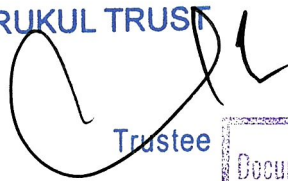
11. DEFAULT/ TERMINATION:

In the event that the Lessee shall on three or more occasions be in default in the payment of rent or other charges herein required to be paid by Lessee (default herein being defined as payment received by Lessor ten or more days subsequent to the due date), regardless of whether or not such default has occurred on consecutive or non-consecutive months; or the Lessee has parted with the possession of whole or any part of the Leased Premises without the prior written permission of the Lessor; or the Lessee has used the Lease Land for purposes not authorized by the Lessor; or the Lessee shall default in the observance or performance of any of the covenants and agreements required to be performed and observed by Lessee hereunder for a period of thirty (30) days after notice to Lessee in writing of such default; then the Lessor shall be entitled to its election to exercise concurrently or successively, any one or more of the following rights:

11.1. Terminate this Lease by giving Lessee notice of termination and recover from Lessee all damages Lessor may incur by reason of Lessee's default, including, without limitation, a sum which, at the date of such termination, represents the then value of the excess, if any, of (a) the Minimum Rent, Percentage Rent, Taxes and all other sums which would have been payable hereunder by Lessee for the period commencing with the day following the date of such termination and ending with the date herein before set for the expiration of the full term hereby granted, over (b) the aggregate reasonable rental value of the Leased Premises for the same period, all of which excess sum shall be deemed immediately due and payable; or

11.2. Without terminating this Lease, declare immediately due and payable all Minimum Rent, Taxes, and other rents and amounts due and coming due under this Lease for the entire remaining term hereof, together with all other amounts previously due, at once; provided, however, that such payment shall not be deemed a penalty or liquidated damages but shall merely constitute payment in advance of rent for the remainder of said term; or

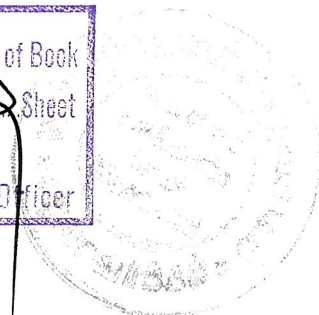
For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.


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11.3. Without terminating this Lease, and with or without notice to Lessee, Lessor may in its own name but as agent for Lessee enter into and upon and take possession of the Leased Premises or any part thereof, and, at Lessor's option, remove persons and property therefrom, and such property, if any, may be removed and stored in a warehouse or elsewhere at the cost of, and for the account of Lessee, all without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby, and Lessor may rent the Leased Premises or any portion thereof as the agent of Lessee with or without advertisement, and by private negotiations and for any term upon such terms and conditions as Lessor may deem necessary or desirable in order to re-let the Premises.

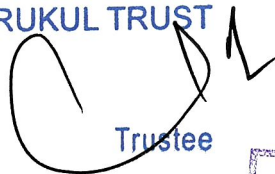
11.4. Allow the Leased Premises to remain unoccupied and collect rent from Lessee as it comes due; or

11.5. Foreclose the security deposit described herein above, including the immediate taking of possession of the Leased Premises; or

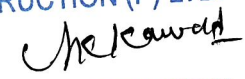
11.6. In case of default by the Lessee or termination of lease, the Lessor shall initiate necessary legal proceedings to evict the Lessee from the leased Premises upon completion of the academic year and/or during the holidays of more than 30 days. Both parties agree that they would not take any steps / action which can materially hamper the smooth conduct of the academic year in force. For the limited purpose of this clause, "end of academic year" shall be reckoned as the last day of the academic year on which the Lessee undertakes examination for the students or regular classes for the students, whichever is later

11.7. Lessor is entitle to pursue such other remedies as are available at law or equity without prejudice to its rights and entitlements.

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.


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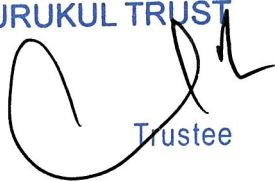
12. EXTENSIONS & WAIVERS:

12.1. Extension Period: Any extension hereof shall be subject to the provisions of Clause 2 hereof.

12.2. Holding Over: In the event that Lessee or anyone claiming under Lessee shall continue occupancy of the Leased Premises after the expiration of the term of this Lease or any renewal or extension thereof without any agreement in writing between Lessor and Lessee with respect thereto, such occupancy shall not be deemed to extend or renew the term of the Lease, but such occupancy shall continue as a tenancy at will, from month to month, upon the covenants, provisions and conditions herein contained. The rental shall be the rental in effect during the term of this Lease as extended or renewed, prorated and payable for the period of such occupancy.

12.3. Waivers: Failure of either party to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of its rights hereunder. No waiver by either party at any time, express or implied, of any breach of any provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision. If any action by either party shall require the consent or approval of the other party, the other party's consent to or approval of such action on any one occasion shall not be deemed a consent to or approval of said action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion. Any and all rights and remedies which either party may have under this Lease or by operation of law, either at law or in equity, upon any breach, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other, and no one of them, whether exercised by said party or not, shall be deemed to be an exclusion of any other; and any two or more or all of such rights and remedies may be exercised at the same time.

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.


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13. Disputes:

All disputes/differences between the parties or anybody under them as to the terms/scope of this agreement or arising out of the breach of the terms of this agreement shall be resolved by mutual discussion/mediation/conciliation and in case of failure to arrive at a settlement within 30 days, shall be referred for arbitration under the provisions of Arbitration and Conciliation Act, 1996 as amended/modified from time to time. The venue of arbitration shall be at Chennai, where this agreement is executed. The language of Arbitration shall be English. The Award of the arbitrator shall be final and binding on the parties to the dispute.

14. Notices:

Each notice, demand or other communication given or made under this Lease Deed shall be in writing and delivered or sent by registered post or courier or by email to the relevant Party at its address stated below or by personal delivery. Any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered, (a) if delivered in person or by messenger, at the time of delivery, (b) if sent by international courier or registered post acknowledgement then on the fifth day following posting, (c) if sent by e-mail, when the transmission report confirms the same.

The initial address and facsimile for the Parties for the purposes of the Lease Deed are:

FOR THE LESSEE:

Name: SPR Gurukul Trust

Address: No.1, Cooks Road, Perambur, Chennai 600012

Attention: Managing Trustee

Email: hitesh@sprindia.com

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.


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FOR THE LESSOR:

Name: SPR Construction Private Limited

Address: No. 57, Narayana Mudali Street, Sowcarpet, Chennai 600079

Attention: Director

Email: chetan@sprindia.com

15. PROPERTY DAMAGE:

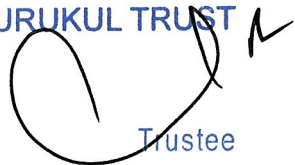
15.1. **Loss and Damage:** Notwithstanding any contrary provisions of this Lease, Lessor shall not be responsible for any loss of or damage to the property of Lessee or of others located on the Leased Premises, except where caused by the willful act or omission or negligence of Lessor, or Lessor's agents, employees or contractors.

15.2. **Force Majeure:** In the event that Lessor or Lessee shall be delayed or hindered in or prevented from the performance of any act other than Lessee's obligation to make payments of rent, additional rent, and other charges required hereunder, by reason of strikes, lockouts, restrictive governmental laws or regulations, riots, insurrections, the act, failure to act, or default of the other party, war or other reason beyond its control, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay. Notwithstanding the foregoing, lack of funds shall not be deemed to be a cause beyond control of either party.

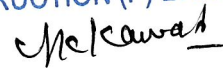
16. MISCELLANEOUS:

16.1. **Severability:** If any provision of this Lease Deed or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.



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16.2. Entire Agreement: This Lease Deed constitutes the entire agreement between the Parties and saves as otherwise expressly provided no modification, amendment or waiver of any of the provisions of this Lease Deed shall be effective unless made in writing specifically referring to this Lease Deed and duly signed by the Parties hereto. This Lease Deed specifically makes redundant and ineffective all such previous agreements whether oral or in writing that might have been agreed or entered into by the Parties.

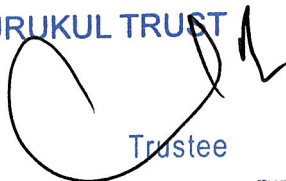
16.3. Survival: All indemnities provided by the Lessor in this Lease Deed or any other clauses which by their nature are such that are intended to survive in equity shall survive before or after the early termination or expiry of this Lease Deed.

16.4. Reasonableness: Whenever any of the terms and conditions of the Lease Deed requires that Lessee to obtain the consent of the Lessor, such consent shall not be unreasonably withheld, delayed or conditioned and shall be given within 2-3 working days from the time the consent is sought by the Lessee.

16.5. Waiver: That any delay in enforcement by any Party or indulgence shown by any Party in enforcement of terms of this Lease Deed shall not be considered as waiver of any breach or non-compliance of terms & conditions of this Lease Deed. Such indulgence shown by any Party shall not prejudice the rights of such Party conferred by virtue of this Lease Deed unless expressly waived in writing.

16.6. Estoppel Certificates: At any time and from time to time, Lessor and Lessee each agree, upon request in writing from the other, to execute, acknowledge and deliver to the other or to any person designated by the other a statement in writing certifying that the Lease is unmodified and is in full force and effect, or if there have been modifications, that the same is in full force and effect as modified (stating the modifications), that the other party is not in default in the performance of its covenants hereunder, or if there have been such defaults, specifying the same, and the dates to which the rent and other charges have been paid.

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.


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16.7. Captions and Definitions: The captions of the Sections of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease. Any pronoun shall be read in the singular or plural and in such gender as the context may require. Except as in this Lease otherwise provided, the terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

16.8. Relationship: Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of a joint venture between the parties hereto, it being understood and agreed that neither any provision contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of Lessor and Lessee.

16.9. Stamp Duty and Registration Fees: The applicable stamp duty, registration charges and other incidental expenses in connection with the execution and registration of this Lease Deed to be borne by Lessee.

LEASED PREMISES

“All that piece and parcel of the undivided share of land admeasuring 44,947 sq.ft. comprised survey Nos. 218/5 (old RS No. 218/1 part) situate at No 1, New Farrance Road, Perambur Taluk, Chennai District, and lying within the Sub-Registration District of Purasawalkam, and Registration District of Chennai- Central .”

Bounded on

NORTH : S.NO. 219/1 AND 219/5

WEST : S.NO. 218/5

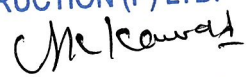
SOUTH : NEW FARRENS ROAD

EAST : OSR LAND

For SPR GURUKUL TRUST


Trustee

For SPR CONSTRUCTION (P) LTD.

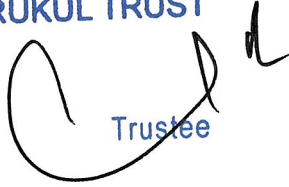

AUTHORISED SIGNATORY

Document No. 606 of 2021 of Book
Stamp 25 Sheets 14 Sheet
Registering Officer



In Witness Whereof the Parties have set their hands to this agreement through their respective representatives on the date mentioned above.

For SPR GURUKUL TRUST


Trustee

Lessee


For SPR CONSTRUCTION (P) LTD.



AUTHORISED SIGNATORY

Lessor


Witness:

1. 
R. MARUTHIRAO
S/o. D. RAMAIAH
No : 87, 5th Street, MKM Nagar,
Vyasarpadi, Chennai - 600 039.
Mob : 87544 71428

2. 
S. RAMESH
S/o K.R. SWAMINATHAN
No : 22, Plot No : 75, Second Main Road,
Balaji Nagar, Anakaputhur,
Chennai - 600 070.

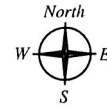
Document No. 606 of 2021 of Book
I-Containe 25 Sheets 15 2 Sheet
Registering Officer

Drafted By


E. SATHISH KUMAR
EN.No:331/2004
No:27, Law Chambers
High Court Building,
Chennai - 600 104.

COMBINED SKETCH

BLOCK - 12



TO BIRMINGHAM
CANAL

STEPHENSON ROAD

COOKS ROAD

NEW FARRANCE ROAD

222/2
BLOCK - 12

BLOCK - 11
218/5

SCHOOL LAND
44947 SQ.FT.

Document No. 606 of 2021 of Book
I-Contains 25 Sheets 16 Sheet

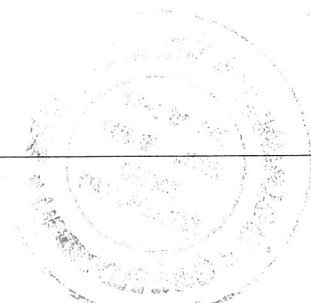
Registering Officer

For SPR GURUKUL TRUST

[Signature]
Trustee

For SPR CONSTRUCTION (P) LTD.

[Signature]
AUTHORISED SIGNATORY



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 448 of 2021

I hereby certify that a sum of ₹ 1,44,400/- (Rupees One Lakh Fourty Four Thousand Four Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சேத்தன் போஹ்ரா residing at 1 குக்ஸ் சாலை பெரம்பூர், Chennai, Tamil Nadu, India, 600012.

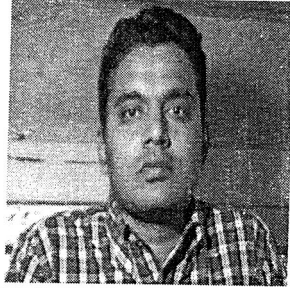
Sub Registrar: Purasaivakkam
Date: 02/02/2021

Signature of Sub Registrar and Collector under Section
41 of the Indian Stamp Act

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
PURASAWALKAM, CHENNAI-600 007

Presented in the office of the Sub Registrar of Purasaivakkam and fee of ₹ 20,450/- paid at 03:07 PM on the 02/02/2021 by

Left Thumb

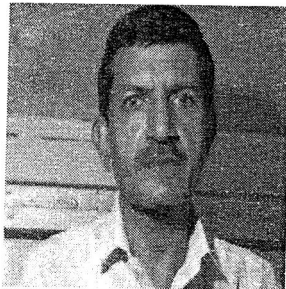


[Handwritten Signature]
9967701177

Additions as per recitals of document

Execution admitted by

Left Thumb



[Handwritten Signature]
9566028896

Additions as per recitals of document

Claim admitted by

Left Thumb



[Handwritten Signature]

Additions as per recitals of document

Document No. 606 of 2021 of Book
I-Containe. 25 Sheets. 172 Sheet
Registering Officer

Identified By

1.



Mr. S RAMESH Son of K R SWAMINATHAN PLOT NO 75 DOOR NO 22 2ND MAIN ROAD BALAJI NAGAR ANAKAPUTHUR, Chennai, Tamil Nadu, India, 600070.

2.



Mr. R MARUTHIRAO Son of D RAMAIYA 88 5TH STREET MKM NAGAR VYSARPADI, Chennai, Tamil Nadu, India, 600039.

2nd day of February 2021

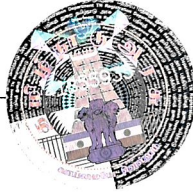
KUMARESAN R

Sub Registrar
Purasaiykkam
SUB REGISTRAR
(DISTRICT REGISTRAR CADRE,
PURASAWALKAM, CHENNAI-600 007.

Registered as Number R/Purasaiykkam/Book-1/606/2021.

Date: 02/02/2021

Purasaiykkam



KUMARESAN R

Sub Registrar

SUB REGISTRAR
(DISTRICT REGISTRAR CADRE)
PURASAWALKAM, CHENNAI-600 007.

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I-Contains 25 Sheets 18 Sheet
Registering Officer



भारत सरकार
Government of India

आधार

Issue Date: 17/06/2013

கிஷோர் குமார் காவத்
Kishore Kumar Kawad
பிறந்த நாள் / DOB: 05/10/1967
ஆண் / MALE

8534 8675 6091

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Print Date: 31/12/2020

முகவரி: சிவலால்ஜி, எண் 4-7,
டி-21, பிளாட் எண் 201, 2வது
தளம், ஸ்டீபன்சன்ஸ் ரோடு,
நார்த் டவுன், பின்னி மில்ஸ்,
பெரம்பூர் பேரகல், சென்னை,
தமிழ் நாடு, 600012

Address: S/O Shivilalji, No 4-7, T - 21, Flat
No 201, 2nd Floor, Stephenson's Road,
North Town, Binny Mills, Perambur
Barracks, Chennai, Tamil Nadu, 600012

8534 8675 6091

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIPK6925G

नाम/ Name
KISHORE KUMAR KAWAD

पिता का नाम/ Father's Name
SHIVLALJI

जन्म की तारीख/ Date of Birth
05/10/1967

हस्ताक्षर/ Signature

17/10/2017

Document No. 606 of 2021 of Book
Contains 25 Sheets 19 Sheet

Registering Officer

McKawad

आयकर विभाग
INCOME TAX DEPARTMENT
CHETAN BOHRA
PREMRAJ BOHRA



भारत सरकार
GOVT. OF INDIA

24/08/1986

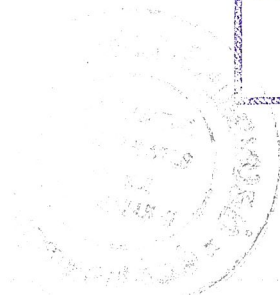
Permanent Account Number
AMGPB7843L

Chetan Bohra
Signature



CL
Chetan Bohra

Document No. *606* of 2021 of Book
I-Containe *25* Sheets *20* Sheet
Registering Officer





भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



चेतन बोहरा
Chetan Bohra
जन्म तारीख/ DOB: 24/08/1986
पुरुष / MALE



पत्ता:

S/O: प्रेमराज बोहरा, 1002,
मेरु टॉवर,, बेलासिस रोड,
ताडदेव चौक ज्या जवळ,
ताडदेव, मुंबई, मुंबई,
महाराष्ट्र - 400034

Address:

S/O: Premraj Bohra, 1002, Meru
Tower,, Belas Road, Near Tardoo
Chowk, Tardoo, Mumbai, Mumbai,
Maharashtra - 400034

3840 8001 3143

3840 8001 3143

आधार-सामान्य माणसाचा अधिकार Aadhaar-Aam Admi ka Adhikar

Handwritten signature

Document No.....	606	of 2021 of Book
I-Containe.....	85	Sheets. 81 Sheet




India Driving Licence (Tamilnadu)
Form 7

DOI 09/07/2008

D.L.No TN-0520080009414
Name MARUTHI RAO R
S/D/W of RAMAIAH D
Address NO 88 5TH ST
MAYOR KRISHINA MOORTHY NAGAR
GANESHAPURAM CHENNAI 600039
Temp Add J.S. DRIVING SCHOOL
DOB 25/01/1987 B.G.

Punishments



Issued to drive through out India vehicles of the following descriptions
MC-WG 09/07/2008 TN-05


Non Transport Veh/Vehicl type 08-07-2028

R. M. RAO
Signature of L.H.I.
of the Holder

R. M. RAO
Signature of L.H.I.
of the Holder

7108

Assistant Licensing Authority
CHENNAI



R. M. RAO R. M. RAO

India Driving Licence (Tamil Nadu) (TN) (NT)



TN49 1996 0000779

Date of Issue 27-03-1996 Validity 18-03-2023

Nationality INDIA

Date of Birth 06-01-1968 Blood Group B+

Name RAMESH S
Father's Name K.R. SWAMINATHAN

TN49 1996 0000779

Mobile No *****5086

Badge No. NIL

Badge Dt 19-03-2018

Endorsement Date 19-03-2018

Endorsement No TN85 /DLR/0001029/2018

Permanent Address DOOR NO 22 P NO 75 2ND MAIN ROAD, BALAJI NAGAR ANAKAPUTHUR CHENNAI ALANDUR, KANCHEEPURAM 600070

Present Address DOOR NO 22 P NO 75 2ND MAIN ROAD, BALAJI NAGAR ANAKAPUTHUR CHENNAI ALANDUR, KANCHEEPURAM 600070

Holder's Signature

Assistant Licensing Authority
RTO, KUNDURATHUR

Form 7 Rule 16(2)

S/S

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It Contains 25 Sheets 29 Sheet

Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SPR CONSTRUCTION PRIVATE
LIMITED



06/11/2009

Permanent Account Number

AANCS6295H

22122009

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For SPR CONSTRUCTION (P) LTD.

M. K. Kulkarni

AUTHORISED SIGNATORY

Document No. 606 of 2021 of Book
I-Containe. 25 Sheets. 03 Sheet
Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAVTS6394Q

नाम / Name
SPR GURUKUL TRUST

निगमन / गठन की तारीख
Date of Incorporation / Formation
21/05/2018

28.05.2018

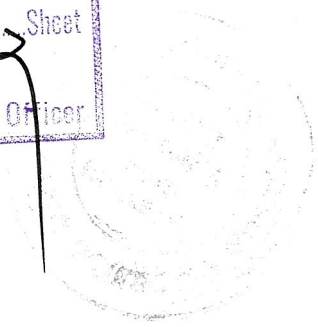
For SPR GURUKUL TRUST

[Handwritten Signature]

Trustee

Document No. 606 of 2021 of Book
I-Contains 25 Sheets 24 Sheet

Registering Officer





SPR HIGH LIVING

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SPR CONSTRUCTION PRIVATE LIMITED HELD ON MONDAY, 9TH APRIL, 2018 AT NO.1, COOKS ROAD, "SPR CITY", PERAMBUR, CHENNAI-600 012

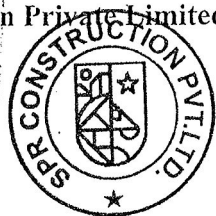
AUTHORISATION TO MR. S KISHORE KUMAR KAWAD

RESOLVED THAT Consent of Board be and is hereby accorded to authorize Mr. S Kishore Kumar Kawad (AADHAAR No: 8534 8675 6091), Authorized signatory of the company to sign and execute the Construction Agreement/s, Sale Agreement/s, Rectification Deed/s, Ratification deed/s, Sale Deed/s, Cancellation of sale agreement/construction agreement/ Sale deed/Declaration Deed and any other documents behalf of the company with various customers who purchase or agreed to purchase Flats at "SPR City" and to present the documents for registration with Sub-Registrar office, Purasaiwakkam and to do all other acts, deed and things as may be required for this purpose.

RESOLVED FURTHER THAT the Board be and is hereby agrees to ratify and keep ratified all his acts, deed and things as may be done by him for the above said purpose.

CERTIFIED TRUE COPY
For SPR Construction Private Limited


Director



Document No.	606	of 2021 of Book
It Contains	25	Sheets 25 Sheet
Registering Officer		

Corporate Office
SPR Construction Private Limited
1, Cooks Road, SPR City,
Chennai - 600012 | T +91 44 6678 6678

Registered Office
57 Narayana Mudali Street, Mint,
Chennai - 600079 | E sales@sprindia.com
CIN: U45206TN2009PTC073437

www.sprhighliving.com

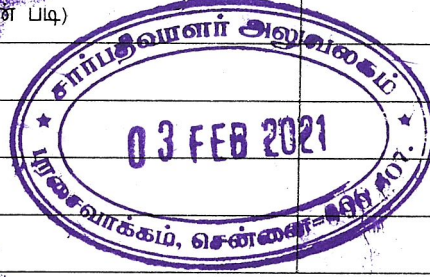


பதிவுத்துறை
இரசீது - ஆவணப்பதிவு

இரசீது எண் : 883/2021
ஆவண எண் : R/ Purasaivakkam/ BOOK-1/ 606 / 2021

திரு சேத்தன் போஹ்ரா அவர்களிடமிருந்து ₹ 1,64,850 (ரூபாய் ஒரு இலட்சத்து அறுபத்து நான்காயிரத்து எண்ணூற்று ஐம்பது மட்டும்) இணைய வழி: REG202102027434933 ₹ 164850 கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	1,44,400
2	பதிவுக் கட்டணம்	20,000
3	கணினிக் கட்டணம்	350
4	குறுந்தகடுக் கட்டணம்	100
	செலுத்தப்பட்ட மொத்தத் தொகை	1,64,850



குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி / செல்வி திரு எஸ் கிஷோர் குமார் சுவாட் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

புரசைவாக்கம் அலுவலகம்

நாள்: 02/02/2021

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள் (எனப்படும்) (பதிவாளர் நிலை)

பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
maruthisprcpl (குடிமக்கள்)	MARUTHIRAO	7397752768	01-02-21 07:47:07 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெறும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. கிராமப்புறச் சொத்துக்களைப் பொறுத்து பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புக்கைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

<https://tnreginet.gov.in> என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிருக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெறும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.