

CERTIFICATE OF LAND

File No. 09700.-2025

Date. 15.12.2025

Certified that land admeasuring 6455.03 Sq. Mtr. (Area of land in Sq.meters) situated in Survey No. 2 of Village Achole & Survey No. 107 in Village Manickpur , {Plot No. (s)/ Survey No. (s)/ Khasra No. (s)}, at Taluka Vasai , District Palghar, State- Maharashtra 401208 (Name of the Street/ Village, Sub-Division, District, State) fully described in the schedule mentioned hereafter, is owned by DEWAN INVESTMENT PRIVATE LIMITED (Name of owner) in terms of Sale Deed.

(TO BE FILLED IN CASE OF LEASE DEED)

It is further certified that the owner of the land has leased the said land to SHETH VASANTBEN NATWARLAL CHARITABLE TRUST (Name of Lessee) vide lease deed dated 03<sup>RD</sup> March 2008 duly registered on 03<sup>RD</sup> March 2008 at Serial No 2363/2008 in book no. 1 on page no. 1 to 66 in the office of Sub Registrar Vasai 1 for land measuring 5800.25 sq mts and lease deed dated 29<sup>th</sup> September 2008 duly registered on 29<sup>th</sup> September 2008 at Serial No. 9700 / 2008 in book no.1 in the office of Sub Registrar Vasai 1 for land measuring 654.78 sq mts. The entire land being a singular contiguous plot of land measuring 6455.03 sq mts in totality is still in possession of the lessee. The validity period of lease is 30 years. There is a renewal clause in the Lease Deed and the lease can be renewed for 969 years / ~~There is no renewal clause in the Lease Deed.~~ (strike off whatever is not applicable)

It is further certified that SHETH VIDYA MANDIR ENGLISH HIGH SCHOOL Address: Sector 4, Vasant Nagari, Vasai East , District : Palghar , Pin Code 401208. is located on the said plot of land. This school is run by SHETH VASANTBEN NATWARLAL CHARITABLE TRUST. No other educational institute is running and no commercial or any other activity is being carried out on the said plot of land.

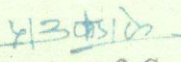
THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 6455.03 Sq. Mtr. situated on Survey No. 2 of Village Achole & Survey No. 107 in Village Manickpur Taluka Vasai , District Palghar, State- Maharashtra 401208 bounded as follows:-

North : Survey No. 24 (35) Part Achole  
East : Survey No. 112 ( P ) Manickpur  
West : Survey No. 26 ( P ) Achole  
South : Survey No. 34 ( 492 ) Part Achole

TO BE VERIFIED BY

DISTRICT MAGISTRATE/TAHSILDAR/SUB REGISTRAR OR OTHER REGISTERING AUTHORITY

  
(Signature & Seal) २  
मह. दुध्यम निबन्धक वरिष्ठ  
वसई क्र. ३

(Name & Designation of Officer) मी. प्रदीप ड. कडाले  
(Name of Town, Sub-Division, District and State) ता. वसई जि. पालघर

