

महाराष्ट्र MAHARASHTRA

18 OCT 07

ना. श्री शिवाजी शिक्षण प्रसारक मंडळ  
पत्ता: सासवड, ता. पुरंदर, जि. पुणे-४१२३०१.  
हस्ताक्षर: [Signature]

तारीख: 25/10/2007  
[Signature]

पुणे  
स्टॅम्प  
दि. नं. २६/२००३

1 OCT 07  
[Signature]

LEASE DEED

THIS LEASE DEED IS EXECUTED ON THIS 25 DAY OF Oct. IN THE YEAR 2007.

SHRI CHANDRAKANT NIVRUTTI JAGTAP.  
Age about 58 years, Occupation: Agriculture & business,  
R/at. B/3/4, "ANANDI", Abhimanshree Co-op. Hsg. Soc. Ltd.,  
Baner Road, Pune 411 007.  
Presently Resideing at:  
Bagwan Aali, Saswad, Tal-Purandar, Dist-Pune.

Herin after referred to as "LESSOR", (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, legal representatives, executors, administrators, successors, in title, assigns etc.)

... PARTY OF THE FIRST PART


[Signature]

PRINCIPAL  
Shri Vallabh English Medium School  
Saswad  
Purandar Dist. 4116

महाराष्ट्र MAHARASHTRA

43 57

विवरण ... ज.सं. 2001 (900 x 2)  
नाम श्री शिवाजी शिक्षण प्रसारक मंडळ  
पत्ता: सासवड, ता. पुरंदर, जि. पुणे-412 301.  
हस्ताक्षर

18 OCT  


दारीकः  
मोहम  
स्टॅम्प प्रेशर, सासवड  
छा. नं. २६/२००३

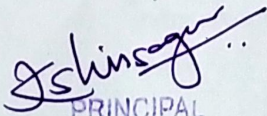
(2)

SHRI SHIVAJI SHIKSHAN PRASARAK MANDAL, SASWAD  
Address: 7 Post Saswad, Market Yard,  
Behind P.D.C.C. Bank, Tal-Purandar,  
Dist-Pune. 412 301

Through it authorized signatory-Secretary  
SHRI SANJAY CHANDRAKANT JAGTAP,  
Age: about 30 years, Occupation: Bussiness.

Herin after referred to as "LESSEE", (which expression shall unless repugnant  
the context or meaning thereof, be deemed to mean and include its execut  
administrators, successors, in title, assigns etc.)

PARTY OF THE SECOND PART

  
PRINCIPAL  
Shivaji English Medium School  
Saswad. CBSE BOARD  
Tal Purandar Dist. Pune

(3)

WHEREAS, the property which is more particularly described in the schedule written hereunder, (herein after referred to as the 'said property'), is owned, and possessed by the Lessor, as he has purchased the same from YOGI ANAND SWAMI PUBLIC CHARITABLE TRUST, vide a sale deed, dated: 14/03/1998 which was lodged for registration in the office of the Sub-registrar, Purandar on the same day, at Sr. No. 462 and is registered in the same office at Sr. No. 294/28/01/1998.

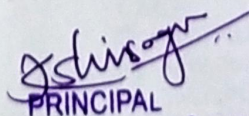
AND WHEREAS, the Lessee being in need of Commercial Unit have approached the Lessor for taking the unit i.e. the said property on Lease. to allow the use and occupation of the said property, which the Lessor has agreed for consideration on the terms and conditions of this Deed, herein after mentioned.

NOW THIS DEED WITNESSTH and it is hereby agreed by the between parties hereto as follows:

The Lessor hereby grants on lease for the use of educational purpose of the Lessee the said property for a period of 30 years with effect from 1st December 2004. The period will be continued by the parties hereto with mutual consent only after discussions.

2. The Lessee covenants with the Lessor as follows:

- a. to pay to the Lessor a sum of Rs. 1,50,000/- (Rupees One Lacks Fifty thousand Only) per month as lease rent for the use and occupation of the said premises including water charges, in advance – on or before 5<sup>th</sup> day of every month, and the same will be increased every year by 7.5%.
- b. The electricity charges will be paid by the Lessee as per the meter reading as per the bill received from the Electricity Board.
- c. The maintenance charges shall be borne & paid by Lessor herein.
- d. Not to make any structural or other alterations or additions either external or internal without the previous written consent of the Lessor.
- e. To keep the interior of the said premises in good and tenantable repair and conditions, reasonable wear & tear being expected.
- f. Not to willfully do or suffer anything to be done in or upon the said premises whereby the Deed may be invalidated or which may cause and increase or decrease the extra premium payable for the insurance and at all times during the tenure of the Deed.

  
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Shivaji English Medium School  
Saswad, CBSE BOARD  
Tal Purandar, Dist. Pune

g. To yield up the said premises on the expiry of the Lease period hereby granted and/or any earlier termination of this Deed for any reason whatsoever, in proper condition, reasonable wear and tear and damage due to any irresistible force or act of God being expected.

3. The Lessor hereby covenants with the Lessee as follows:

- a. To bear and pay all taxes, rates, cesses, assessments, dues, duties, charges and other outgoing whatsoever which now are and may at any time hereafter during the terms of this Deed be assessed, charged and imposed by or be payable to a local or public body or authority whatsoever.
- b. To keep in good and tenantable repairs the doors and windows, water main and electrical connections, to carry out heavy repairs, including repairs, due to construction defects, viz.: leakage of seepage through the walls, water tank, etc.
- c. Upon the Lessee paying the compensation herein mentioned and performing the covenant and conditions on their part, to allow and permit them to peacefully and quietly hold and enjoy the said property during the terms hereby granted without any interruption whatsoever by the Lessor or any person or persons acting through him.

4. PROVIDED always and it is hereby mutually agreed as follows:

- a. The said premises shall be used for the educational purpose of the Lessee.
- b. The Lessor shall be entitled to terminate this Deed if the Lessee fails to pay the compensation on due dates and or otherwise to observe and perform the terms and conditions of this deed, by giving one month's notice in writing to the Lessee in that behalf.
- c. The Lessee shall be entitled to terminate this Deed at any time giving to the Lessor; three month's notice in writing and the Lessor can do the same.
- d. The Lessee shall not, without Lessor's permission assign or transfer its interest under this Deed to any other person/persons or part with the possession of the property either wholly or in part.
- e. The stamp duty and registration charges and also incidental charges to be borne by the Lessee.



*J. S. Sagar*  
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Saswad, CBSE BOARD  
Tal. Purandar Dist. Pune

The Lessee in favour of Lessor already executes 7 years lease ded on 10/12/04 and said agreement is registered in the office of Sub-registrar, Purandar. But as per rules 30 years agreement is necessary and therefore said agreement is executed on this day.

SCHEDULE

ALL THAT PIECE AND PARCEL of the part of the non-agricultural land bearing S. No 7, Hiss No. (1 to 8)/2, at Saswad, Tal-Purandar, Dist-Pune, Near Trishul Society, along with the structure now standing of about 23,000 sq.ft. including ground and three upper floors for use of school & junior college consisting of toilet, together with all fittings, fixtures and amenities such as water, electricity, sanitary, etc. annexed to the said entire building & also inclusive of the structure to be hence forth constructed thereon, within the limits of the Municipal Corporation of Saswad & within the jurisdiction of the Sub-Registrar, Purandar, Dist-Pune. Adm. About 2 Acre.

In witness whereof the parties here to have signed hereunder at Saswad, on the date mentioned above.

LESSOR

LESSEE

WITNESSES:

*G.N. May*

*[Signature]*  
SECRETARY

1. Signature:

*[Signature]* (SHRI CHANDRAKANT HIRUTI JAGTAP)

Name: - Mr. Kad Prabhakar Abataheb  
Address: Saswad, Tal. Purandar, Dist-Pune

SHRI SHIVAJI SHIKSHAN PRATIRAK MAND  
SASWAD, Tal. Purandar, Dist. Pune

2. Signature

*[Signature]*  
Name: - Mr. Nigde Mohan Dnyanashwar  
Address: - A/P. Gulunde, Tal. Purandar, Dist-Pune

BEFORE ME  
*[Signature]*  
Notary Public for India  
Saswad, Tal. Purandar, Dist. Pune

CANCELLED CANCELLED

NOTARIAL NOTARIAL NOTARIAL

Notary Public Registered  
at Serial Number 985

20 OCT 2007

*[Signature]*

PRINCIPAL  
Shivaji English Medium School  
Saswad, CBSE BOARD,  
Tal. Purandar, Dist. Pune