

No. 128

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 199

PIMPRI - CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY

## LEASE DEED

EXECUTED ON 17/1/97

REGD NO. P A9P

TO:-  
\_\_\_\_\_

SECTOR NO. 24

PLOT NO.

LEASE DEED

THIS LEASE MADE AT Pune on the 17th  
day of Jan. One thousand nine hundred and ninety seven

BETWEEN

PIMPRI-CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY herein after called the "Lessor" [which expression shall, unless the context does not so admit include its successors and assigns ] of one part, Though its Chief Executive Officer.

Shri M. V. Sangle.

AND

Name : Mata Amrutanandamayi.  
Matha Through its Trustee, Chairman  
and managing trustee Mata  
Amrutanandamayi

Age : \_\_\_\_\_ occupation Social worker.

residing at : Sector No 21 Yamunanagar  
Nigadi Pune 411044.

hereinafter called the "Lessee/s" (which expression shall, unless the context does not so admit, include his/her/its/their successor/s and permitted assigns their respective heirs, executors, administrators and permitted assigns) of the other part.

WHEREAS the Lessee had applied to the Lessor for the grant of a Lease of the plot of land belonging to the Lessor, hereinafter described

AND WHEREAS the Lessee has in particulars stated that he does not hold any land in excess of the ceiling limit prescribed under the Urban lands [Ceiling and Regulation] Act. 1976.

AND WHEREAS the Lessor has on the faith of the statement and representations made by the Lessee accepted the Lessor's application and the bid/tender and has agreed to demise the said plot to the Lessee in the manner herein after provided.

And Whereas the Lessor being local Authority formed under State Govt. (Maharashtra Regional & Town Planning Act. 1966, section 113) has been exempted under the section 19 (1) of the Urban Land (Ceiling & Regulation) Act. 1976, and it is not required to Submit Notice u/s 26 (1) of Urban land (Ceiling & Regulation) Act. 1976

NOW THIS LEASE WITNESS AS FOLLOW:-

Interpretation

1. In these presents, the term Development Authority shall mean the Pimpri-Chinchwad New Town Development Authority or any officer authorised by it by a general or special resolution.

Description of land

2. In consideration of the sum of Rs 1 66 540/-  
 Rupees one lakh sixty six thousand five hundred forty only.  
 paid by the Lessee to the Lessor as premium and of the rent here by reserved and of the covenants and agreements on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee. All that piece of land know as Public Amenity Plot No. 3 in the Scheme of the Lessor for development of Sector No. 21 of the Pimpri-Chinchwad New Town approved by the State Government U. D. & P. H. Deptt. under their letter No. RPP/1176/2779/UD-5 dated

19-11-76 within the village limits of Nigadi taluka Haveli District Pune  
8327=00  
 Containing by admeasurement square-metres or thereabouts and bounded as follows that is to say ;

on or towards the north by open land  
 on or towards the south by 15-ammroad  
 on or towards the east by Balkland A, shops G.P. No 2  
 on or towards the west by open land

and delineated on the plan annexed hereto and shown there on a Red colour boundary line and together with all rights, easements and appurtenances there to belonging except and reserving unto the Lessor all mines and minerals in and under the said land or any part thereof hold the land here in before expressed to be hereby demised (hereinafter referred to as the demised land) unto the Lessee for the term of Ninety-nine years counted from the 12th

day of Jan, one thousand nine hundred and ninety seven.

subject nevertheless to the provisions of the Maharashtra Land Revenue code, 1966 and the Rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the office of the Lessor or as otherwise required the yearly rent of Rupees one from 1st April to 30th March or any part thereof the said Rent to be paid in advance without any deductions whatsoever on or before the 30th day of April in each and every year

3. Covenants by the Lessee

The Lessee with intent to bind all persons into whomsoever hands the demised land may come both hereby covenant with the Lessor as follows :

(a) To pay rent

During the said term hereby created to pay unto the Lessor the said rent at the time, on the day and in the manner herein before appointed for payment there of clear of all deductions.

(b) To pay rates & taxes

To pay all existing and future taxes, cesses rates assessments, land revenue charges and out-going of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon. At present the Land Revenue in respect of the demised land is about Rs one only.

(c) Not to excavate

Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

(d) Time limits for Commencement and completion of construction works

To submit to the Lessor within a period of three months from the date hereof plans and such other particulars of the building structure or work proposed to be built on the demised land in the manner prescribed under the Development Control Regulations.

(e) To complete within a period of one year from the date of approval of building plan by the Lessor or within one year from the date on which water supply is made available to the demised land whichever is later and within a period of three years from the said date at his own expense & in a substantial and work-man like manner and with new and sound materials and in compliance with the said Development Control Regulations and all Municipal Rules, by laws and regulations applicable hereto and in strict accordance with the approved plans elevations detailed specifications to the satisfaction of Development Authority build and completely finish fit for.

Residential

occupation a building to be used as School building with all requisite drains and other proper conveniences there to provided that where the lessor found sufficient reasons extends in any particular case the aboves stipulated time limit for completion of the construction of building as per regulations made in that behalf, the Lessee shall complete the construction of building within such extended period.

(f) To built only as per plans sanctioned by the Development Authority

Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land without prior sanction of the Development Authority and except in accordance with the plans approved by the Dev. Authority.

(g) To build according to Development Control regulations or Municipal regulations in force from time to time

Both in the completion of any such building or erection or addition and at all times during the continuance of this demise to observe and to conform to the said Development Control Regulations and to all bye laws, rules and regulations of the Pimpri Chinchwad New Township Municipal Council or other body having authority in that behalf and other statutory regulations as may be in force for the time being relating in any way to the demised land and any building thereon.

(h) Sanitation

To observe and conform to the Development Control Regulations all rules, regulations and bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements to conform with such Regulations Rule or bye-laws in order to keep the demised land and surroundings clean and in good conditions to the satisfaction of the Development Authority.

(i) Alterations

That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised land or architectural features thereof except with the previous approval in writing of the Development Authority and subject to such conditions as the Development Authority may lay down.

(j) Not to affix or display sign boards advertisements etc.

Not at any time during the continuance of the said term to affix or display or permit to affix or display on or from the demised land any sign-board, sky-sign, neon-sign, or advertisement with or without illumination otherwise unless the consent in writing of the Development Authority has been previously obtained thereto.

(k) To enter and inspect

To permit the Development Authority's officers, surveyors workmen or others employed by it from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised land and to inspect the state thereof and if upon such inspection it shall appear that any action is necessary to keep the demised land in satisfactory condition the Lessor may call upon the Lessee to take such action and upon his failure to do so within a reasonable time the Lessor take such action at the expense in all respects of the Lessee.

(l) To permit entry for carrying out works regarding water supply electricity supply, drainage etc

The Lessee shall permit the Lessor or any person nominated by it or any servant or contractor of the Lessor the Maharashtra Industrial Development Corporation and Maharashtra State Electricity Board to enter into and upon the demised premises with such workmen as may be necessary for the purpose of laying any water pipe line or a sewer line, or an electric line and work concerned therewith.

i) To pay to the Development Authority on behalf of the increase in the value of the leasehold interest or land or building derived by the lessee such increase being equal to an amount by which the price of the land derived by him exceeds or has exceeded a premium the value paid by him or his assignor and the value of a building or erection or structure thereon. The decision of the Development Authority as to the value shall be final and binding.

ii) To surrender to the Development Authority his interest under the lease at a price decided by authority as follows :

In such case premium paid by the lessee shall be divided by 99 years and the amount equivalent to the rest of this years will be paid to lessee by the lessor.

Provided that such consent shall not be given for a period of 5 years from the date of handing over possession of the demised land unless in the opinion of the Development Authority exceptional circumstances exist for the grant of such consent.

### iii) Mortgage

The lessee is not entitled to mortgage his leasehold rights other than to the Central Government, State Government, Nationalised Banks, Life Insurance Corporation of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by the Development Authority Lessee is not entitled to mortgage his leasehold rights unless the written consent of the Authority is obtained. The authority may give such consent

If the lessee agrees that :

#### a) Right to purchase leasehold interest

In case of default in repayment of loan amount to the mortgagee, it shall be deemed that lessee has surrendered his plot to the authority and this lease-deed stands cancelled in such event the authority may take over mortgagor's right and discharge the mortgagee from the liability, provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount

#### Rights of the mortgagee

The mortgagee is not entitled to enforce their rights under the mortgage deed, unless authority exercises the right to take over mortgagor's (lessee's) interest-right within the period one month after receiving notice from the mortgagee.

b) If authority exercises the right to take over mortgagor's interest then mortgagor (Lessee) has no objection for reallocation of the said plot and or any construction thereon/flat to a person by the authority.

c) In the event of reallocation the Lessee [mortgagor] has no right to share or ask for the payment of the increase in value of the plot and or any construction thereon/ flat derived by the authority.

(s) Bar on sub division of land

Not to subdivide the land demised to the Lessee.

(t) Change in Status of the Lessee

No change in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognised without the previous written consent of the Development Authority.

(u) Notice in case of death

In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

(4) Recovery of rent as Land Revenue

If and whenever any part of the premium or rent here by reserved or any other charges payable by the lessee shall be in arrears, the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966.

5. Re-entry

If the said rent hereby reserved shall be in arrears for a period of thirty days whether the same shall have been legally demanded or not or if and whenever there shall have been a breach of any of the covenants by the Lessee here in before contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself, the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the terms here by granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land or claimed by the Lessee on account of the building or improvements built or made provided always that except on nonpayment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenant in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice

6. Summary eviction of persons unauthorisedly occupying the demised land on determination of the lease

If, on the determination of the lease any person is found to be unauthorisedly occupying or wrongfully in possession of the demised land it shall be lawful for the Development Authority to secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code 1966.

7 Notices and demands

Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised land and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

8. Marginal Notes

The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set subscribed their hand and seal the day and year first above written Signed Sealed and Delivered for and on behalf of the Pimpri-Chinchwad New Town Development Authority by the hand of :

Shri M. V. Sangle.



*M.V.S.*  
LESSOR  
CHIEF EXECUTIVE OFFICER  
PIMPRI - CHINCHWAD  
NEW TOWN  
DEVELOPMENT  
AUTHORITY

Witnesses

*Devi*  
[1]  
Name P. P. DIVAKARAN  
Address Plot No. 204, Sector 24  
Madhikarapur  
NIGADI - PUNE - 411044.

[2] *Jandao*  
Name V. D. JANDAR  
Address BRADHANVA 13115  
SECTOR 21 SURAMBE  
YAMUNA NAGAR  
NEGADE PUNE 44

Swami Yidyamantananda  
purn Age 31 is a P.A. holder  
of chairman and managing  
Trustee of Mata Amritananda  
mayi

*Mata Amritananda*  
Signature of the Lessee  
MATA AMRITANANDA  
Plot No. 100  
P. Chinchwad New Town Development Authority  
Nigdi, Pune-44



Year 2017

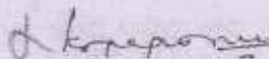


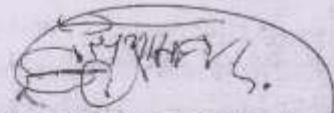
### AGREEMENT FOR LEASE

This AGREEMENT FOR LEASE is made on 5<sup>th</sup> Jan 2009 BETWEEN MATA AMRITANANDAMAYI MATH, a registered public charitable trust, having its head quarters at Amritapuri P.O., Kollam District, State of Kerala, represented by its Trustee. (herein after called the LESSOR) of the first part AND AMRITA VIDYALAYAM "PUNE", a non-profit Public Charitable Trust, registered with Registrar of Public Trusts, Pune (herein after called the LESSEE) of the second part.

WHEREAS, one of the charitable activities of MATA AMRITANANDAMAYI MATH, the LESSOR herein, is to impart value based education, with special emphasis on Indian culture and tradition to the younger generation, for advancement of education. The LESSOR is managing CBSE affiliated schools all over India, with intent to achieve the above said objects.

WHEREAS, AMRITA VIDYALAYAM, "PUNE", a registered Public Charitable Trust constituted for advancement of education among one and all for eradication of illiteracy, poverty and alleviation of human suffering by imparting the knowledge of art and science of right living, with special emphasis on Indian culture and tradition.

  
(K. S. YEAGANISWARAN)

  
MATA AMRITANANDAMAYI MATH  
AMRITAPURI P. O., KOLLAM DIST  
KERALA, INDIA-690 528

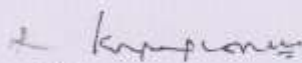


WHEREAS the LESSOR, is the absolute owner in possession of the building described in the schedule hereto (herein after referred to as the 'said building') and the LESSEE is desirous of taking the said building on lease for a period of 33 years, from 5<sup>th</sup> Jan 2009 to 4<sup>th</sup> Jan 2042 for the purpose of conducting Amrita Vidyalayam School in the said building, to achieve the above said object.

WHEREAS the LESSEE has requested the LESSOR to let the said building, and the LESSOR has agreed for the same since the object sought to be achieved by the LESSEE is also identical to that of the LESSOR, for the said period on the following

TERMS AND CONDITIONS

- 1] The LESSEE shall be entitled to use the said building for the purposes of conducting the Amrita Vidyalayam School at Pune, to achieve the objects stated above during the lease period.
- 2] The LESSEE shall pay a notional rent of Rs.1/- (Rupees one only) per annum to the LESSOR.
- 3] The LESSEE shall pay the Electricity charges, Water charges, Property Taxes, Water Taxes and Sewerage Taxes, levied by the Statutory Authorities and payable in respect of the said building to the Concerned Authorities. The details of payment should be intimated to the LESSOR. All the above said amounts paid by the LESSEE for occupying the said building, will not be reimbursed by the LESSOR.
- 4] The LESSEE shall keep the said building and its surroundings neat and clean during the lease period. LESSEE shall keep the leased premises, in good repair and condition. Since the rent fixed is at a notional rate, being a charitable activity, the LESSEE is bound to incur all the expenditures in connection with maintenance of the building. The LESSEE will not have any claim over the expenditure incurred for the maintenance of the school building

  
(K. S. YEGNESWARAN)

  
MATA AMRITANANDAMAYI MATH  
AMRITAPURI P. O., KOLLAM DIST.  
KERALA, INDIA-690 525

the part of the LESSEE herein contained, subject to normal wear and tear and acts of God.

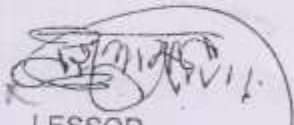
14] The LESSEE hereby assures the LESSOR that the objects of the lease are lawful and further to indemnify the LESSOR against any damages suffered by the LESSOR by the use of the said buildings by the LESSEE.

15. The jurisdiction of the Agreement shall be Amritapuri, Kollam and the Courts of Kerala only which is binding on both the parties

SCHEDULE

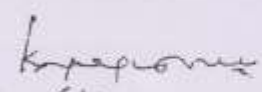
Building bearing Corporation Door No.----- in Plot No 3 Sector 21 Yamuna Nagar situated in Survey No. ----- of Nigidi Village in Haveli Taluk in Pune District and the water and Electricity connection therein.

In witness whereof, the parties hereto have signed this Agreement for lease on this the date first above written in the presence of the following witnesses.



LESSOR

MATHASIRI ANANDASWAMI MATH  
AMRITA VIDYALAYAM KOLLAM DIST.  
WITNESSES INDIA-680 525

  
(K. S. YEGANESWARAN)  
LESSEE

1]

2]

TRUE COPY

Hemali  
Principal

Amrita Vidyalayam  
Plot No. 2, Sector 21,  
Yamunanagar, Nigdi, Pune - 44.



महाराष्ट्र MAHARASHTRA

FA 116832

क्रमांक १११४५ दिनांक २१/११/२०११ रुपये १००/-  
मु. क कोणत्या कारणासाठी वापरण्याचा आहे...  
मुद्रांक अविनिवृत्त १९५८ चे अनुच्छेद क्र. ३  
मुद्रांक वापरणाराचे संपूर्ण नाव माता अमृतानंदमयी मठ  
संपूर्ण पत्ता अहमदनगर विंगडी पुणे  
हस्त व्यक्तीचे संपूर्ण नाव विंगडी पुणे  
पत्ता विंगडी पुणे



स्वाभरी  
बंगला इंग्लिश वॉरस  
मुद्रांक विक्रेता  
परवाना क्र. हवेली/१/९/९५  
मुद्रांक २१/११/२०११  
२१/११/१०, विंगडी, पुणे-४४.

प्रतिज्ञापत्र/हमीपत्र

मी स्वामी विद्यामृतानंद पुरी  
राहणार माता अमृतानंदमयी मठ, प्लॉट क्र ३, सेक्टर २१, यमूना नगर, निगडी, पुणे-४४.

खालीलप्रमाणे सही करणार प्रतिज्ञापत्र लिहून देतो की, पेट क्र. चे २१ मधील भूखंड क्रं.३ क्षेत्र ८३२७ चौ.मी.  
वाटप माता अमृतानंदमयी मठ

यांचे नावे झालेले असून सदरहू भूखंडाचा १९ वर्षांचा भाडेपट्टा दस्त नोंदणी क्रमांक ४९/१७ दिनांक १७.०९.१७  
अन्वयय सब रजिस्ट्रार हवेली क्र P 49 येथे नोंदविण्यात आलेला आहे व या भूखंडाचे वाटप प्रमाणपत्र क्र विप्रा  
दिनांक १७.०९.१७ मुळ भूखंडधारकाचे नावे दिलेले आहे.

सदर भूखंड शैक्षणिक वापरासाठी वाटप करण्यात आलेला आहे व सदर भूखंडावर वापरासाठी बांधकाम करणेसाठी मी नकाशे मंजूरीसाठी सादर करीत आहे.

उपरोक्त मिळकती संदर्भात कोणताही न्यायालयीन दावा न्याय प्रविष्ट नाही. या संदर्भात काही वाद किंवा न्यायालयीन प्रकरणे उद्भवल्यास त्याची तांबीस मी प्राधीकरणास लागू देणार नाही.

या प्रतिज्ञापत्र / हमीपत्रातील मजकूर व या प्रकरणासोबत सादर केलेली कागदपत्रे ही खरी व बरोबर असून ती खोटी निघाल्यास अथवा भविष्यात कोणताही वाद निर्माण झाल्यास सदर जागेचे केलेले खरेदी विक्री व्यवहार/ विकसन परवानगी रद्द करण्यास पात्र राहतील . मी/आम्ही भा.द.वि.संहिता १८६० च्या तरतुदीनुसार होणाऱ्या शिक्षेस पात्र राहीन/राहू. सदर गुन्हा हा फौजदारी स्वरूपाचा आहे याची मला जाणीव आहे. तसेच दिवाणा प्रक्रिया संहिता १९०८ व अन्वये प्रचलित कायद्यातील तरतुदीनुसार शासनाच्या होणाऱ्या नुकसानाची भरपाई करण्यास मी व्यक्तीशः जबाबदार राहील याची हमी या प्रतिज्ञापत्र/हमीपत्राद्वारे देत आहे.



सही



प्रतिज्ञापत्र हमीपत्र लिहून देणार

साक्षीदार

① श्री. जितेंद्र शिनातक चव्हाण

धर्मना मठ, निगडी  
पुणे

②

श्री. कोलेश लक्ष्मण कुटे  
कोमगाव, चिंचवड, पुणे

BEFORE ME



R. C. SONAWANE  
NOTARY

UNION OF INDIA  
Chikhali, Tal. Haveli, Dist. Pune

25 NOV 2011

