





CHIEF OFFICER  
MTR Form No. 10/2016

हस्ताक्षर - ९  
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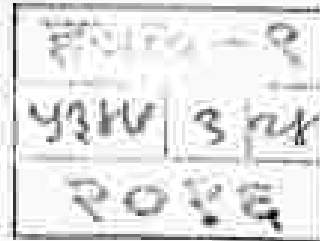
Form No.	MSR02/MSR03/MSR04/MSR05/MSR06/MSR07/MSR08/MSR09/MSR10/MSR11/MSR12/MSR13/MSR14/MSR15/MSR16/MSR17/MSR18/MSR19/MSR20/MSR21/MSR22/MSR23/MSR24/MSR25/MSR26/MSR27/MSR28/MSR29/MSR30/MSR31/MSR32/MSR33/MSR34/MSR35/MSR36/MSR37/MSR38/MSR39/MSR40/MSR41/MSR42/MSR43/MSR44/MSR45/MSR46/MSR47/MSR48/MSR49/MSR50/MSR51/MSR52/MSR53/MSR54/MSR55/MSR56/MSR57/MSR58/MSR59/MSR60/MSR61/MSR62/MSR63/MSR64/MSR65/MSR66/MSR67/MSR68/MSR69/MSR70/MSR71/MSR72/MSR73/MSR74/MSR75/MSR76/MSR77/MSR78/MSR79/MSR80/MSR81/MSR82/MSR83/MSR84/MSR85/MSR86/MSR87/MSR88/MSR89/MSR90/MSR91/MSR92/MSR93/MSR94/MSR95/MSR96/MSR97/MSR98/MSR99/MSR100	Barcode	Date: 20/06/2016-14/06/2016		Form ID: 16
Department	Inspector General Of Registration		Payer Details		
Type of Payment (Stamp Duty)	Registration Fee		TAX ID (if Any)		
Office Name	TITLE (RAVESH) (JOINT) REGISTRATION		PAN No. (if Applicable)	AACT0281P	
Address	PLANE		Full Name	Gurukul Education Society	
Fee	2476207 One Time		Feedback No.	S NO 202	
Account Head Details	Amount in Rs.	Promise/Bidding			
Stamp Duty	2476207	Road/Street	Area 200.50 square ft		
Registration Fee	30000.00	Area/Locality	Dhayan Pura		
		Town/City/District			
		Pin	4 1 1 0 4 1		
		Remarks (if Any)	PANO-AGNYA-20100-Share/Pay/Name/Dis		
			tax (Deduction) Done-		
		Amount in Words	Five Lakh Seventy Eight Thousand Four Hundred Rupee		
	57000.00	in Only			
Payment Order	BANK OF MAHARASHTRA		FOR USE BY RECEIVING BANK		
Charge-DO Details			Bank CN	REF No.	ISSUANCE NUMBER/DATE
			Date	20/06/2016-14/06/2016	
			Bank Branch	BANK OF MAHARASHTRA	
			Book No. / Date	Not Verified with Bank	



*Handwritten notes:*  
 4211 2/11  
 RDS

**AMOUNT PAID IN FULL**  
 RS: 578400.00

GRN		MTC Form Number		FORM ID: 14	
<b>DEPACED FORMS</b>		AMOUNT		Payee Details	
Type of Payment		TAX ID (If Any)		PAN No. (if Applicable)	
Office Name		Full Name		Full Name	
Location		Flat/Block No.		Flat/Block No.	
Year		Premises/Building		Area/Locality	
Account Head Details		Road/Street		Town/City/District	
Amount in Rs.		Pin		Remarks (If Any)	
10000001 - Salary Duty	48400.00	<p>Paid in full for the year 2017-18</p> <p>Rs. 578400.00</p>			
10000001 - Registration Fee	1000.00				
Total					
Payment Details		FOR USE IN RECEIVING BANK		Amount in Words	
Cheque/DD Details		Bank CN		Five Lakh Seven Eight Thousand Four Hundred Rupee	
Cheque/DD No.		REC No.		At Dry	
Date of Bank		Date		MTC Form No.	
Date of Receipt		Bank Branch		MTC Form No.	
Name of Bank		Branch No. / City		MTC Form No.	
Name of Receiver		MTC Form No.		MTC Form No.	



**DEED OF LEASE**

This Deed of Lease entered into on this 26<sup>th</sup> day of AUGUST, 2018 at Pune



**BETWEEN**

Shri. Sharad Sambhajirao Desai

Age : 45 years, Occ : Business

PAN : AGPPD 3882D

2) Smt. Smita Sharad Desai

Age : 44 years, Occ : Business,

PAN : AIFPD 7911C

Flat - Flat No.6, Shankar Anand Park,

Walvokur Nagar, Pune Sadak Road, Pune 411 009.

... Hereinafter referred to as the LESSORS

(Which expression shall be unless it be repugnant to the context or meaning thereof shall deemed to mean and include their respective heirs, assigns, executors, administrators, legal representatives, etc.)

...PARTY OF THE FIRST PART

**AND**

Gurukul Education Society,

PAN : AACTG 3819P

A Society & Public Charitable Trust registered

Under the provisions of

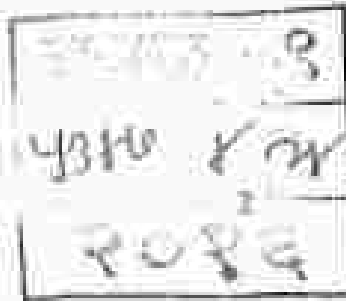
The Societies registration Act 1860 bearing Reg. No. Mah-

1150/2011/Pune and Bombay Public Trusts Act, 1950

bearing P.T.R. No. F331655/Pune

Having its registered office at,

S.No.30/2, Chayri (Sk), Pune 411 041.



Through its Secretary & Trustee,  
Mrs. Devyani Krushnaji Yalgi  
Age: 43 years, Occ: Business.  
PAN : AATPY 8539J

... Hereinafter referred to as the LESSEE

(Which expression shall be unless it be repugnant to the context or meaning thereof be deemed to mean and include its trustees, officers, employees, assigns, executors, representatives, administrators, successors in title, etc.)

... PARTY OF THE SECOND PART

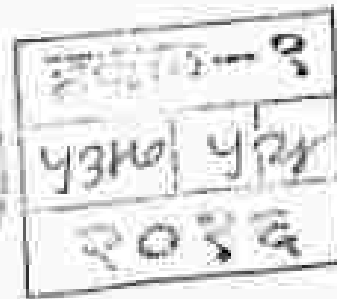
WHEREAS, the Lessors are joint owners of all that piece and parcel of the property admeasuring 00 H 07 R out of S.No.30/2, admeasuring 011 54 aree 14 5400 Sq.mtrs. situated at Dhayri (out of PWC limits), Pune, which is more particularly described in the Schedule written hereunder as Schedule-I

AND WHEREAS the Lessors herein have constructed a multi-storied building consisting of Ground + Three floors on the said property described in Schedule-I.

AND WHEREAS, the Lessee herein is a public charitable trust registered with educational objects and is engaged in the carrying out the said object by running school on the second floor of the building constructed on property described in Schedule-I.

AND WHEREAS, Lessors have purchased the property described in Schedule-I vide Deed of Sale, dated 12/12/2006, registered at the office of Sub-Registrar, Haveli No 15, at Serial No 5445/2005.

AND WHEREAS, the Lessee desires to enhance the said activities as per its objects and therefore has requested the Lessors to grant lease of the property i.e second floor which is described in Schedule II and hereinafter referred to as 'demised

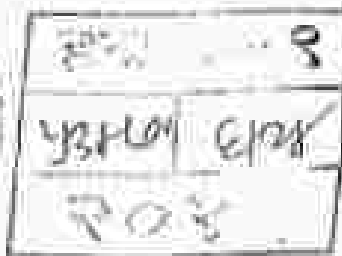


premises', for the term of 30 years (Thirty Years) commencing from 24/08/2010.

AND WHEREAS, upon the negotiations regarding the terms and conditions of the lease such as rent, premises, duration, etc. the parties have mutually decided to create lease of the said property and accordingly parties have mutually agreed to observe following terms and conditions.

NOW THEREFORE THIS DEED OF LEASE WITNESSETH AS UNDER AND IT IS AGREED BY AND BETWEEN THE LESSORS AND LESSEE THAT :

1. The Lessors have agreed to give the demised premises i.e. second floor more particularly described in Schedule-II hereunder into the Lessee herein on leasehold basis for the period of 30 years (Thirty Years) commencing from 24/08/2010 and ending on 23/08/2040.
2. In consideration of the Lessors giving the demised premises on leasehold basis to the Lessee who is public charitable trust, Lessors have demanded & the Lessee trust has agreed to pay normal monthly rent @ Rs. 1,000/- for the said 'demised premises'. It is agreed that the Lessee shall pay the said rent to the Lessors on or before 10<sup>th</sup> of every English Calendar month and the same shall be paid by the Lessee in the name of Lessors by cheque/Demand Draft.
3. The Lessors have already handed over the vacant and peaceful possession of the 'demised premises' to the Lessee for using the same for the purpose of carrying out educational activities.
4. The Lessee agrees that the 'demised premises', which is granted on lease shall be used only for the educational purposes or any purpose or for the objects of the trust and



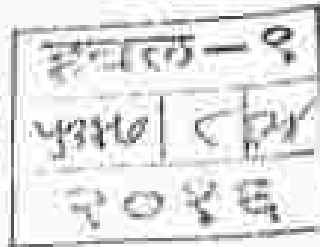
in case the same is to be used for any other purpose, prior permission of the Lessors shall be mandatory.

5. The Lessee has agreed to take the 'demised premises' on leasehold basis and has agreed to pay the lease rent as mentioned above and resolution to that effect is passed in the meeting of the Managing Committee of Lessee Trust held on \_\_\_/\_\_\_/2016 and the Secretary of Lessee Trust is authorized to sign lease deed and all related documents and to represent the Lessee trust before the Sub-Registrar, Haveli, for registration of lease deed and other related documents.
6. The Lessor agrees that the Lessee will during the said term shall regularly pay to the Lessor the aforementioned monthly rent (with necessary deduction of the taxes as applicable).
7. The Lessor agrees that, Lessee shall also pay and discharge all rates, taxes, charges, duties, burdens, assessments, outgoings and impositions whatsoever payable hereafter during the said term, in respect of demised premises.
8. The Lessee hereby agrees that, the Lessee shall maintain the said 'demised premises' in good and tenable condition during the tenure of the lease, except for the normal wear and tear.
9. The Lessee agrees that, the Lessee will not do or cause or suffer to be done upon the 'demised premises' any act which shall be a nuisance or annoyance, or be injurious or offensive to the owners or tenants of any neighbouring premises.
10. That Lessee shall indemnify and keep indemnified the Lessors against all suits, claims and demands in respect of the demised premises.



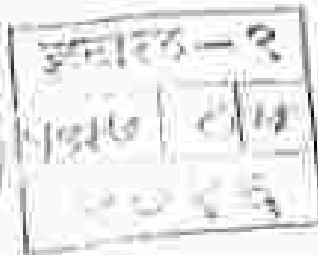
11. It is agreed between the parties that, on completion of the Lease period of 30 years successively by the Lessee without any breach on the date of completion, this Lease shall be renewed for further period of same term on the rent and for other charges, which will be decided by the parties mutually. In such case of renewal the parties shall execute the terms of renewal in writing. However in case the parties mutually not come on conclusion about finalization of Rent &/or other charges for renewed term, then the Lessors shall have right to terminate this Lease on completion of first term of 30 years.
12. The Lessee agrees that, Lessee shall at the expiry or sooner determination of this lease, shall quietly surrender and deliver unto the Lessor the 'demised premises' in good and substantial repaired condition and so maintained, saved and cleared in respects in such a state and condition as shall be consistent with the due performance of the several covenants hereinafore contained, without claiming any separate consideration or compensation for the same.
13. The Lessee agrees that, the Lessee shall not assign transfer or part with the possession of the 'demised premises' or any part thereof to any person. Further, the Lessee shall not be entitled to execute Sub-Lease in respect of the 'demised premises' or any part thereof to any third person.
14. It is hereby agreed by the Lessee that, if the rent hereby reserved or any part thereof shall be in arrears, for period of ninety days after the same shall have become due whether the same shall have been legally or formally demanded or not or if and whenever there shall be a breach or non-performance or non-observance by the Lessee of any of the Covenants, conditions or agreements





terms contained, it shall be lawful for the Lessors to re-enter upon the 'demised premises' or any part thereof and recover the possession of the said leasehold property PROVIDED HOWEVER before making such re-entry in respect of any breach of covenant, notice in writing shall have been given to the Lessee intimating the breach of covenant and asking to rectify the same within 60 days from the date of service of such notice.

15. It is expressly agreed and understood by and between the parties that in the event of Lessee failing to handover the quiet and peaceful possession of the said property to the Lessors, on termination or expiry of lease which ever is earlier, the Lessee shall be liable to pay sum of Rs.2,000/- per month as and by way of compensation to the Lessors towards the unauthorized use and occupation of the said property till the time the possession of the 'demised premises' is handed over by the Lessee or is obtained by the Lessors by taking recourse of the Law. That, the same shall not be a waiver to the right of the Lessors to recover the said 'demised premises' from the Lessee herein.
16. It is mutually agreed that, the Lessors shall have a right to terminate the said agreement without assigning any reason by giving 60 days notice in advance and in that case the Lessee shall be bound to make an alternate arrangement and hand over the vacant and peaceful possession to the Lessors on or before the expiry of the notice period.
17. It is specifically agreed and understood that, the Lessors can demand the possession by terminating the agreement without assigning any reason and the Lessee shall be bound to hand it over to the Lessors within notice period.
18. The expenses for stamp duty and registration charges/advocate fees shall be borne by the Lessee alone.



**SCHEDULE-I**

**DESCRIPTION OF THE LAND PROPERTY ABOVE REFERRED TO**

All that piece and parcel of the property admeasuring 00 hectares 07 ft out of S.No.3072, comprising 0 H 94 Area (i.e. 5000 sq. mtrs. situated at Mouje Otayal (Bk), Tal. Haveli, Dist. Pune and within the Sub-Registrar, Haveli, Dist. Pune, and within the limits of Pune Zila Panchayat, Panchayat Samiti Haveli, Grampanchayat Otayal, which is bounded as under:

- On or towards East : Part of S. No. 30;
- On or towards South : Part of S. No. 30;
- On or towards West : Part of S. No. 30;
- On or towards North : Road;

Together with all the appurtenances, hereditaments and accessory rights attached thereto.

**SCHEDULE-II**

**DESCRIPTION OF THE DEMISED PREMISES ABOVE REFERRED TO**

All that piece and parcel of entire constructed commercial premises on Second Floor admeasuring 380.50 sq. mtrs. built-up together with attached terrace admeasuring 86.27 sq. mtr. in the building being Grampanchayat Property No. 5561 constructed and standing on all that piece and parcel of the property described in Schedule-I hereinafter:

Together with all rights to use common areas, facilities, staircase, activities, water, Lift and all the appurtenances, hereditaments and accessory rights attached thereto.



48/2019/10/10  
 2019

IN WITNESS WHEREOF the parties hereto have signed hereunder on the day and date first mentioned hereinabove.

Signed, Sealed and Delivered,

by withinnamed Lessors

*[Handwritten signature]*

1) Shant Sambhaji Desai



*Smita*  
 2) Mrs. Smita Shant Desai



Signed, Sealed and Delivered,

by withinnamed Lessee

Gurukul Education Society,  
 Through its Secretary & Trustee,

*[Handwritten signature]*  
 Mrs. Devyani Krishna Desai



In the presence of:

1) *[Handwritten signature]*  
 Name: *[Handwritten name]*  
 Address: *[Handwritten address]*

2) *[Handwritten signature]*  
 Name: *[Handwritten name]*  
 Address: *[Handwritten address]*