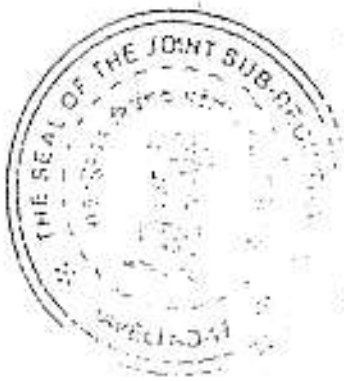
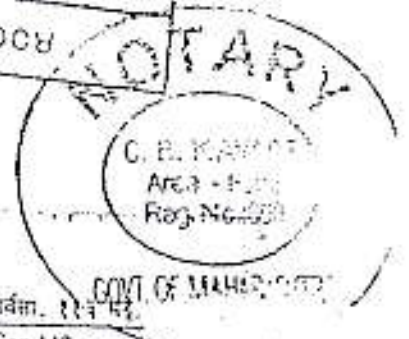


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(वि. नि. नमुना क्र. 1) (Fin. R. Form No. 1)

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मूळ प्रत [अदस्तावेजीय] 029 608
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सालासत केलेल्या इटानाची पावती 986038
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place 1/10 दिनांक/Date 30/11/08

व्यक्तिगत/Personal अनामिक वसुली प्रोग्रेस

रक्कम/Amount 74000/- रक्कम/Progress विक्रीत मिळाले.

on account of 1/10

(Signature)
[Signature]
(विक्रीत मिळाले)

LEASE DEED

THIS LEASE DEED IS MADE AND EXECUTED AT PUNE ON
THIS 30 DAY OF NOVEMBER IN THE YEAR 2004

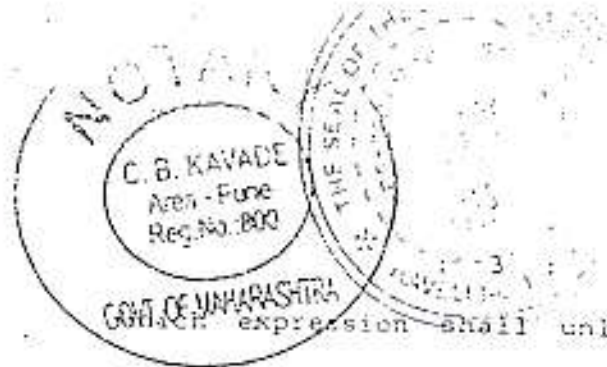
Smita
DR. SMITA PATTERSON
Principal



Smita Patterson
Principal



Principal
DR. SIMA PATTERSON



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58

... expression shall unless repugnant to the context or meaning thereof means and includes its successors etc.) ... of the SECOND PART.

WHEREAS,

Lessor is the owner of all that piece and parcel of the land or ground bearing Survey No. 165/1 having C.TS. NO. 5282 admeasuring area about 8300 sq. mtrs. or thereabout popularly known as ANANDIBAUG COMPLEX, situated at Village Pimpri Waghere in the limits of Pimpri Chinchwad Municipal Corporation, more particularly described in the Schedule A hereunder written (hereinafter to a THE SAID PROPERTY / LAND)

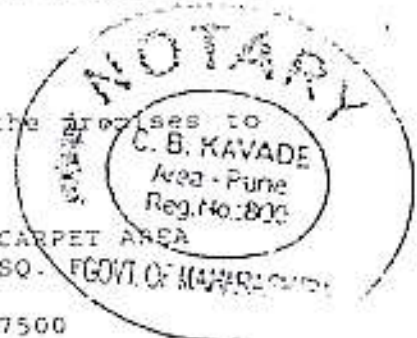
1. That the Lessor have already construction Ground Floor on the said property.
2. The Lessee is a public Trust carrying on activity of imparting education and have decided to start / open school in and around Pimpri Area and were in search of suitable premises on Lease basis. The Lessee came across about the construction on the said land and found suitable for school and the Lessee approached the Lessor and requested to lease out the demised premises to the Lessee and offered to pay rent.
3. After long discussions, deliberations the Lessor agreed to lease out to demise premises to the Lessee and further decided to reduce into writing the terms and conditions.



3008

NOW THIS INDENTURE WITNESSETH AS UNDER :

1. The Lessor have agreed to lease out the premises to the lessee :



SR. NO.	PARTICULARS OF FLOOR	CARPET AREA
1.	GROUND FLOOR	7500
2.	STAFF CANTERN	0911
	TOTAL AREA :	8411

The monthly lease rent for the above area is fixed at Rs. 25000/- (Rs. Twenty Five thousand only) per month).

The Lessor is liable to pay all the property taxes and other taxes payable to Municipal Corporation. If there is any rise in the property tax in future, the principal shall bear the half.

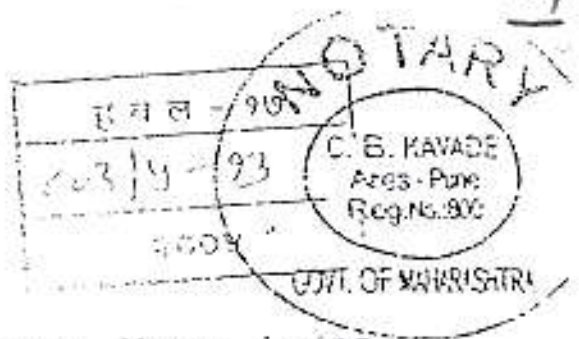
~~2. The Lessor will be liable to pay 2% increase in rent every year as last rent paid. In addition to rent the lessee will have to bear the electricity charges, water charges separately at actuals.~~

3. The Agreed lease period is SEVEN years. However, for any reason the Lessee decides to surrender their lease hold right before expiration of SEVEN years, then the Lessee will give 12 months notice to vacate the premises.

4. The Lessor state that he will not further construct for lowering the upper floors of the building upto June 2027. Hereinafter and the Lessor will be

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entitled to carry on the additional floors during vacations thereafter however, the lessor have the right to construct for his own use.

5. The Lessee will have the first option to take on lease additional floor for five years. If the Lessee declines to take additional floors within eight weeks of offer, the Lessor shall be free to lease it to any other lessee. The Lessor will take care of no competitive activities of lessee while leasing to others.

6. When the Lessor will construct additional floors, then the same will be taken by Lessee on rent at mutually agreed terms and conditions.

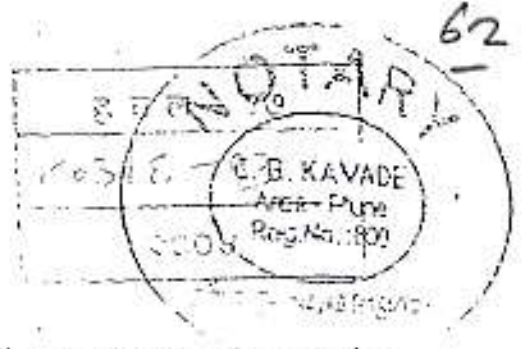
7. The Lessee have seen the building plan and have independently calculated the area and the lessee is satisfied about the area and therefore the lessee will no dispute about the area in any time in future.

8. The lessee state and undertake they will carry on activities of school in the said premises and will not in any way deviate from the said activities at any time in future.

12. The Lessee will be entitled to put such furniture, fixtures, fittings, etc. suitable to their activities at their own costs and expenses, and they will remove such fixtures, fittings, furniture on expiry of lease period. The Lessee is authorized to put air-conditions, i.e. Account machines, computers, generators etc. in the said premises and the Lessor will not object to the same.

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62

The Lessee will remove all such fixtures etc. on expiry of the lease and the Lessor will not be liable to pay any compensation for that if not removed.

13. The month of tenancy shall be the Gregorian Calendar month. The Lessee shall pay the rent in advance of concerned month on or before 7th day of such month. In case the Lessor direct to pay the amount of rent to any financial institution, the Lessee will pay the same to such institution without causing any delay. If the lessee causes such delay they shall pay if for the delayed period.

14. The Lessee undertake to fulfill following objections throughout the terms hereby covenants with the Lessor as follows :

i. To pay the rent hereby resolved on the day and in the manner aforesaid clear of all deductions, T.D.S. provided that if the rent is not paid on the due date, the lessee shall pay interest thereon @ 18 % per annum from the due date till payment, through the payment of interest shall not entitled to the lessee to make default in payment of rent on due date or disentitle the Lessor of his right under the deed or in law to terminate the lease. If the lessee defaults for three months aggregate, the Lessor shall have the right to terminate this lease and confiscate any security deposit that may be held by the Lessor.

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ii. To bear, pay and discharge in & D increase in rates, taxes and assessment duties, cesses, impositions, outgoings and burdens, whatsoever (other than those payable by Lessor) which may at any time or from time to time during the term hereby created or imposed or charged upon the demise premises standing thereon and payable either by owner, occupier or tenant thereof and keep the Lessor and his estate and effects indemnified against all such payment.

iii. To keep the said demise premises in good and tenantable repairs in the same way as the Lessor would be liable to do under the law.

iv. To Lessee will not be entitled to cause any loss or damage to the structure, wall, columns, beams, flooring and ceiling while fixing and putting furniture, fixtures, fittings and fixing electrical appliances like fans apart from normal / regular circumstances. The Lessee will not be allowed to use the demise premises or part thereof to any person including their sister concern. So also they will not assign, transfer, alienate the tenancy right in any manner including by way of goodwill etc. so also they will not part with the possession of said premises or part of the said premises.

15. It is hereby expressly agreed and declared by and between the parties to this deed as follows :

1. On the expiration of the term hereby created or

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earlier determination under the provision hereof, all the buildings and structures standing, on the demised land shall automatically vest in the Lessor without payment of any compensation thereof by the Lessee to the Lessor.

ii. The Lessee shall not be entitled to assign, mortgage, sub - let, or otherwise part with the possession of the demised premises or any of them or any part thereof and the buildings and structures standing thereon. The Lessee is not to permitted to alienate the lease hold right by way of goodwill.

16. The Lessee state that they will vacate the premises on the expiry of the lease period or terminated earlier and in that eventuality, the khas possession of the said premises shall vest automatically with the lessor and the lessor will permit the lessee to remove their furniture, fixtures and other movables lying in the said premises.

SCHEDULE 'A'

All that piece and parcel of the land or ground bearing Survey No. 445 (A) having C.T.S. NO. 5282 admeasuring area about 940 sq. ft. or thereabout popularly known as BHANUSIBANI COMPLEX situated at Village Pipli Waghara on the limits of Pipli Chinchowad Municipal Corporation, and within the limits of Sub - Registrar Haveli No. 7 and bounded as under :

DR. SMITA PATTERSON
Principal

