

Pending for  
Fix

No. ~~910~~  
200

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 198

PIMPRI-CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY

FIX 230 A(1)

X

lease deed executed on 17/11/87

P/17

**LEASE DEED**

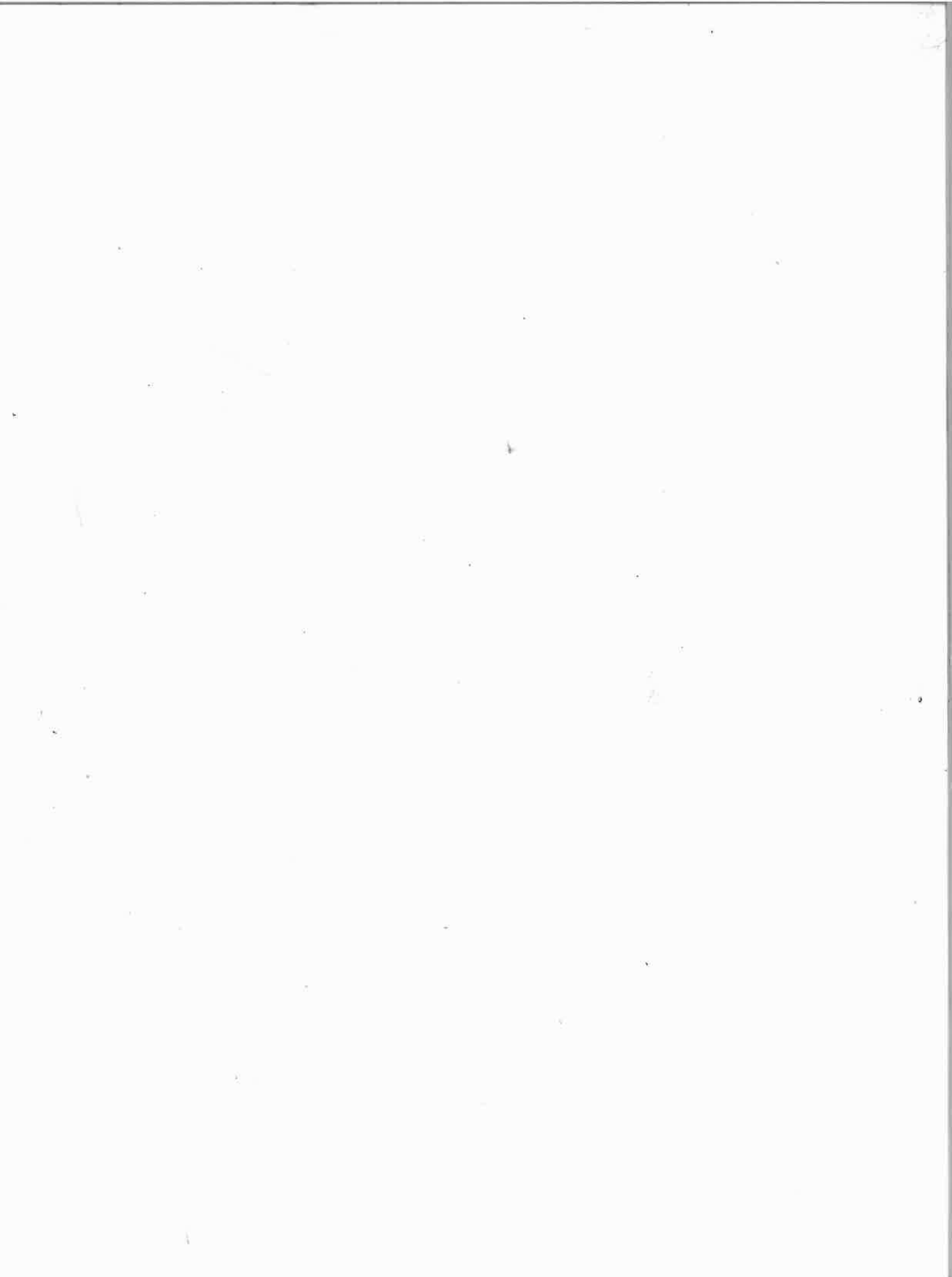
TO :-

\_\_\_\_\_

SECTOR NO. 2

PLOT NO. Pr. man  
School part 2

Part - 2





17P  
94

176 FEB 1994



LEASE DEED

व्यवहार कोषाचार अधिकारी, पुणे

THIS LEASE MADE AT Pune on the 17<sup>th</sup>  
day of Feb. One thousand nine hundred and ~~eighty~~ ninty Four

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. Through its chief Executive Officer.

Shri R. B. Bhaware

AND  
Name: Amarjoyat Tarun mandal Shikshan  
Sanstha by its chairman Yashwant Babasaheb  
Age Babar Age 37 Occupation Business  
residing at: Nikal Colony, Lande wadi  
Bhosari Pune 39

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 assings ) 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 Lessee's  
application and the bid/tender and has agreed to demise the said  
plot to the Lessee in the manner herein after provided.



(2)

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

Interpretation

NOW THIS LEASE WITNESS as FOLLOW :-

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. 402500/- Rupees Four lakhtwo thousand Five hundred onl paid by the Lessee to the Lessor as premium and of the rent hereby 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 plot No. primary school part 2 in the scheme of the Lessor for development of Sector No. 2 of the Pimpri-Chinchwad New Town approved by the State Government U. D. & P. H. Deptt. under their letter No. RP/1126/222/4DS dated 19/1/76 within the village limits of Bhosan taluka Haveli District Pune Containing by admeasurement 1610=00 square-metres or thereabouts and bounded as follows that is to say :

on or towards the north by 150 mtr road  
on or towards the south by Land for primary school  
on or towards the east by Land for primary school  
on or towards the west by 150 mtr road

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 Feb one

thousand nine hundred and ~~eighty~~ ninty Four 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**

**To pay rent**

**To pay rates & taxes**

**Not to excavate**

**Time limits for Commencement and completion of construction works**

**Residential**

**To built only as per plans sanctioned by the Development Authority**

3. 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 ) 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 all existing and future taxes, cesses rates, assessments, land revenue charges and outgoing 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 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 buildings or for the purpose of executing any work pursuant to the terms of this Lease.

( d ) 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 commence 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

occupation a building to be used as *educational* building with all requisite drains and other proper conveniences thereto 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 ) 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.



( 4 )

*To build according to Development Control regulations or Municipal regulations in force from time to time*

(g) 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 any other statutory regulations as may be in force for the time being relating in any way to the demised land and any building thereon.

*Sanitation*

(h) 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 Rules or bye-laws in order to keep the demised land and surroundings clean and in good conditions to the satisfaction of the Development Authority.

*Alterations*

(i) 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.

*Not to affix or display sign boards advertisements etc.*

(j) 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 or otherwise unless the consent in writing of the Development Authority has been previously obtained thereto.

*To enter and inspect*

(k) 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.

*To permit entry for carrying out works regarding water supply electricity supply, drainage etc.*

(l) 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.

(5)

*Nuisance*

(m) Not to do or permit anything to be done on the demised land which may be a nuisance, annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

*User*

(n) To use the demised land for the purpose of Education only and for no other purpose.

*Indemnity*

(o) To indemnify and keep indemnified the Lessor against any and all claims for damage, which may be caused to any adjoining buildings or other premises by such buildings or in consequence of the erection of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Pimpri-Chinchwad New Township Municipal Council or any local authorities in respect of the said works or of anything done under the authority herein contained.

*Payment of  
service charges*

(p) To make to the Development Authority as yearly payment at the rate of Rs. 1000 as his contribution to the cost or establishing and maintaining Civic amenities such as roads water, drainage conservancy etc. for the demised premises regardless of the extent of benefit derived by lessee from such amenities. Provided that no payment shall be made to the Development Authority one year after such civic amenities have been transferred to the Pimpri-Chinchwad New Township Municipal Council. The payment shall be paid on the first day of April in each year or within 20 days therefrom.

*Delivery of possession  
after expiration*

(q) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty if he shall have performed and observed the Covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to Lessee all building erections, and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed. Provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

*Not to assign*

(r) Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority. Consent may be granted by the Development Authority if the Lessee agrees either.



( 6 )

i) To pay to the Development Authority one-half 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 or 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 the 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) 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 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) 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 rights and discharge the mortgagee from their liability, provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount.

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 of 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 any person by the authority.

#### **Mortgage**

#### **Right to purchase leasehold interest**

#### **Rights of the mortgagee**



( 7 )

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

*Bar on sub division  
of land*

( s ) Not to subdivide the land demised to the Lessee.

*Change in Status  
of the Lessee*

( t ) 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.

*Notice in case of death*

( u ) 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.

*Recovery of rent  
as Land Revenue*

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

*Re-entry*

5. 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 term hereby 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.

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

6. 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.

*Notices and demands*

7. 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.

*Marginal Notes*

8. 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 P. R. Bhawase



CHIEF EXECUTIVE OFFICER,  
PIMPRI-CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY,  
PUNE. 12-94

Witness

(1) R. K. Chaudhary

Name Raj. K. Chaudhary

Address 206 Pimpri Pune

(2) Mukesh. B. Raut

Name Mukesh. B. Raut

Address 227/17 Bhamburda Pune

[Signature]  
Signature of the Lessee



# पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती

पेठ क्रमांक  
2

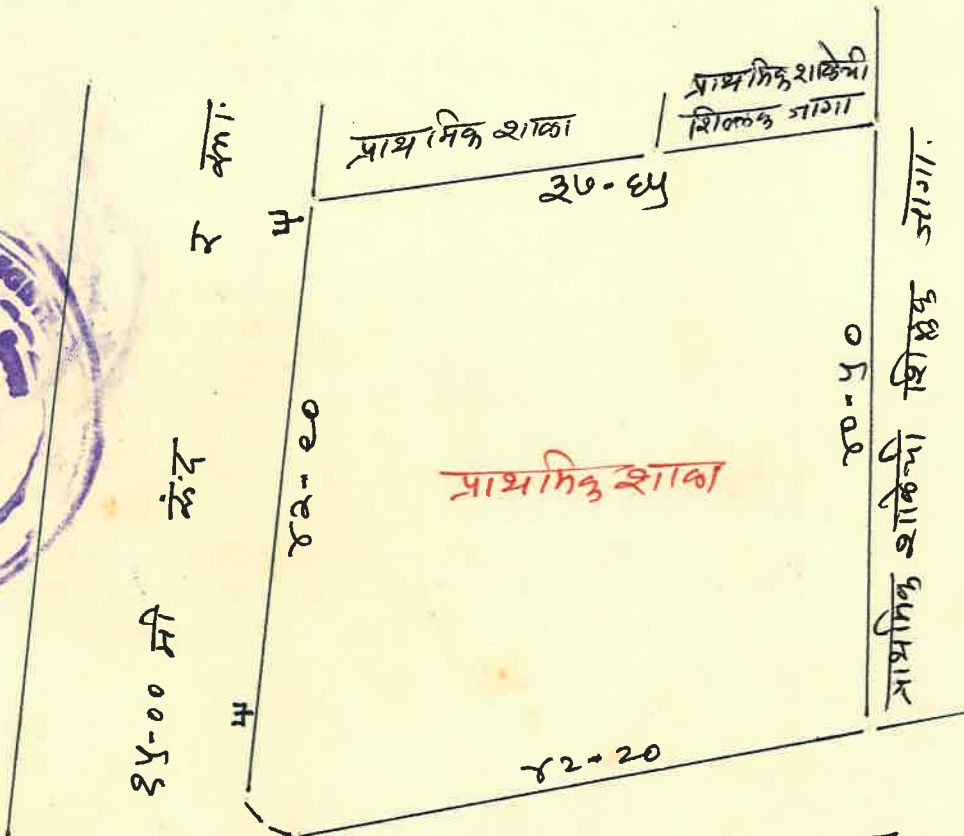
प्लॉट नंबर  
प्राथमिक शाळा पार्ट 2

क्षेत्र चौ. मीटर  
१६१०.००

प्लॉट धारकाचे नाव

इ.स.स्येन १९०१ मध्ये शिर्डी  
सांगी

॥ पूर्व ॥



17.2.94  
CHIEF EXECUTIVE OFFICER,  
PIMPRI-CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY,  
PUNE.

*[Signature]*  
क. सव्हेअर

*[Signature]*  
क. सव्हेअर



स्केल १:५००

आज दिनांक

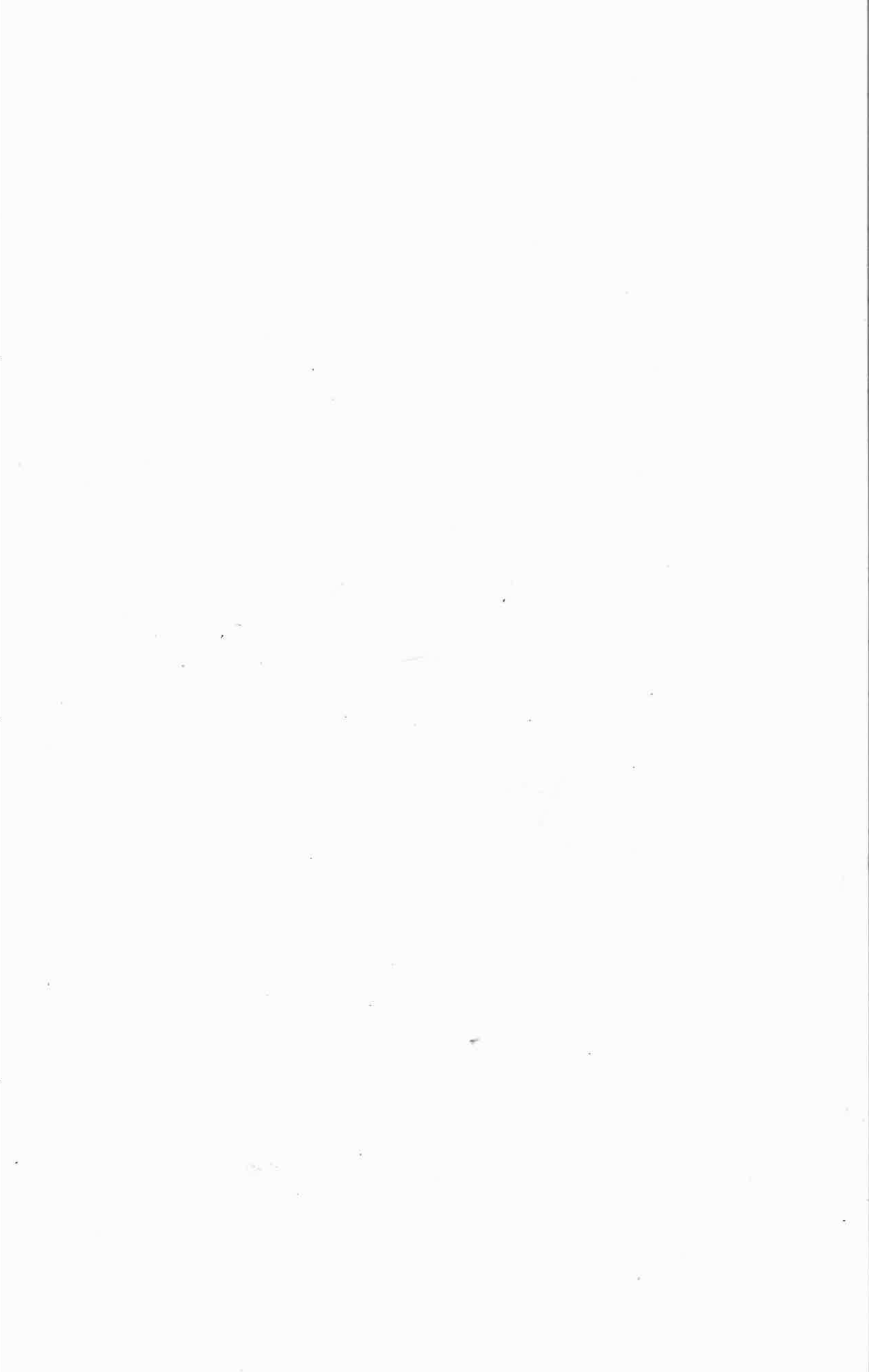
रोजी वरील आकृतील नमूद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून

ताबा दिला.

ताबा दिला.

प्रतिनिधी  
पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

*[Signature]*  
प्लॉट धारक





अनुक्रमांक १७

सन १९९४ चे देववादी

चे १७ दिनांकास ४ व ४५५

चे दरम्यान दुय्यम निबंधक

द्वारा क्र. ५ (पिपरी, चिचवड)

द्वारा काकोल्यात इतर केली.

फी घेतली	
नोंदणी-	४०३०=००
नकल फी-	५०२००
शरे फी-	२०=००
रुजवात फी-	१२=००
फायलींग फी-	१२=००
श.प.न-	१२००
टपाल-	२०=००
एकूण-	४९३२=००

दुय्यम निबंधक हवेली क्र. ९  
(पिपरी-चिचवड)

दुय्यम निबंधक हवेली क्र. ९  
(पिपरी-चिचवड)

श्री. अशावत बाबासाहेब बाबर  
३७, व्यापार, रा. लांडेवाडी,  
फोर्सि, पुणे ३९ हे, अमरज्योत  
तरुण मंडळ शिक्षण संस्था सर्फ  
चेअरमन म्हणून.

श्री. दिलीप एस. गोसावी  
नोकरी, रा. निगाडी  
पुणे ४०

दस्तऐवज करून देणार  
तथाकथित ...  
दस्तऐवज करून दिल्याचे कबूल  
करतात.

हे खाली सही करणार दुय्यम निबंधक  
यांचे ओळखीचे अगून ते वरील दस्तऐवज  
करून देणारे व्यक्तीस स्वतः ओळखत  
असल्याचे सांगतात व त्यांची ओळख  
पटवितात.

दिलीप गोसावी

दुय्यम निबंधक हवेली क्र. ९  
(पिपरी-चिचवड)

**श्री. डी. डी. गोसावी**  
**CHIEF EXECUTIVE OFFICER**  
 Pimpri-Chinchwad New Town  
 Development Authority, Pune.

**दिलीप एस. गोसावी**  
 - प्रांतिधी -  
 विपरी विचवड नगरपालिका  
 विकास प्राधिकरण - पिंपरी-चिंचवड

**दस्तावेज कळत देणार**  
**सहायक प्रांतिधी**  
**दस्तावेज कळत दिल्याचे कळवून**  
**करतात.**

हे प्रमाणे तसेच यात मुख्यम निर्बंधक  
 पांचे सादर करून ते करील दस्तऐवज  
 करून देण्याचे सादर विनंती व सोळखत  
 असल्याचे सांगतात व त्यांची बोकल  
 पटवितात.

*Signature*

दिनांक १९ मार्च २००३

मुख्यम निर्बंधक हवेली सं. १  
 (विपरी-विचवड)

मोठ्ठी महाविद्यालय यांचे परिसर  
 क्र. क्र. का. १४/प्र. क्र. १२३८/८१० त १२५१  
 दि. १२/५/२००१ मधील कायदा आहे.  
 १२५१ मधील कलम २३० मध्ये केले जाणारे.  
 या परिसरावरील सर्वेक्षण संपले आहे.  
 दाखला दिला. दि. ३/५/२००३

मुख्यम निर्बंधक हवेली सं. १  
 विपरी विचवड

पहिल्या पुस्तकाचे  
 क्रमांक १०/०४ वर  
 मॉदला.

मुख्यम निर्बंधक  
 दिनांक ३ मार्च २००३  
 सन २००३





No. 625

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 198

PIMPRI-CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY

*Comp of 4/2/91  
in 102  
CS*

*133 and 134*  


*22/11/93*  


**LEASE DEED**

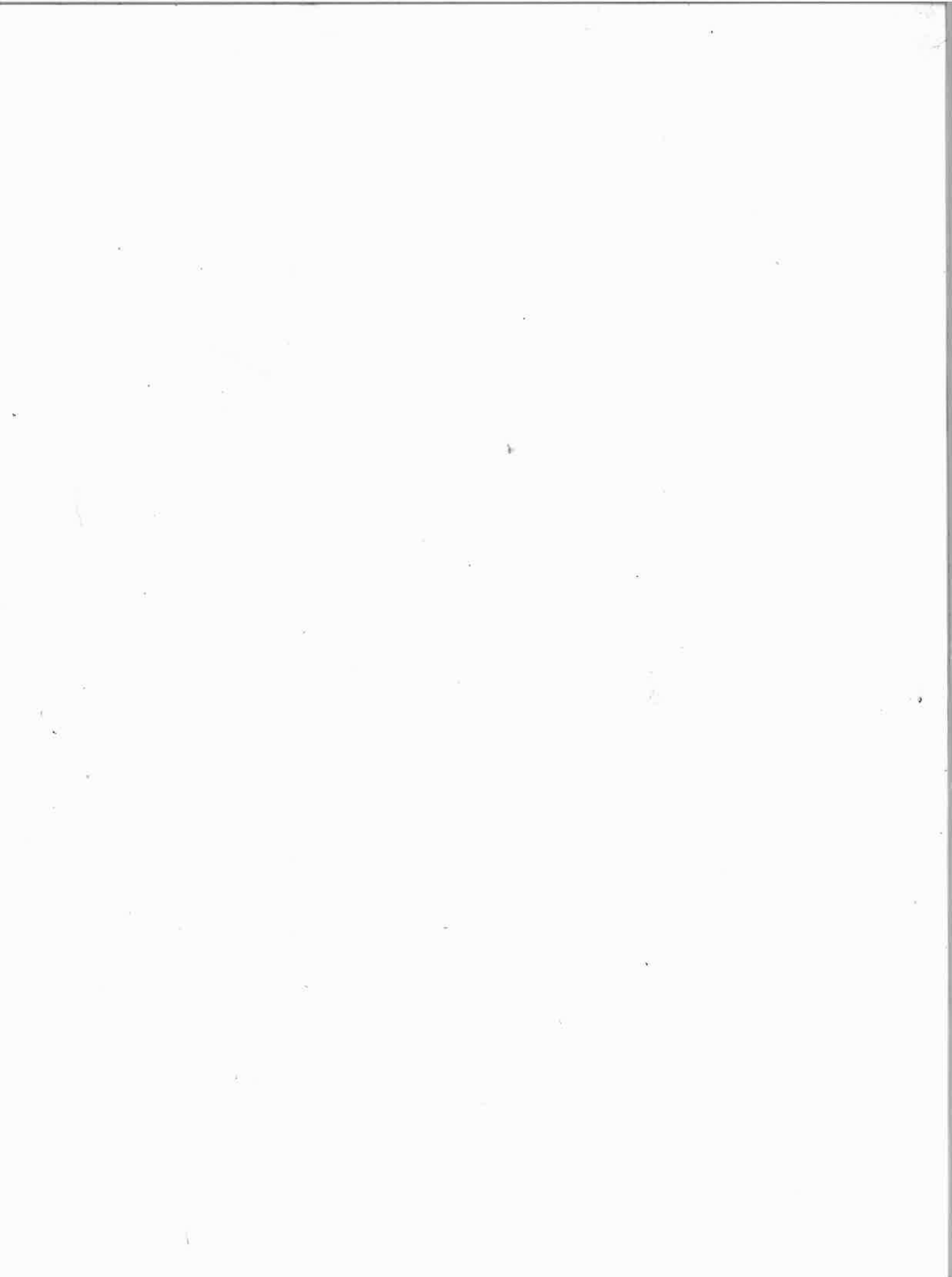
*Lease deed executed  
on 7/4/93*

TO :-

*p-109*

SECTOR NO. *2*

PLOT NO. *Primary School*  
*Part - 4*





Secured adjudication fee of Rs. 25/-

original

No. ADJ/280/193

Office of the Collector

of Stamps, Poona.

Date 7/4/1993

Twenty five only

614/1993

Collector of Stamp  
Pune

RECEIVED from Shri Amarjyot Tarun Mandal  
Shikshan Sanstha residing at Landewadi  
Stamp duty of Rs. (40,040/-) Forty thousand  
Certified Under Section 32 of the Bombay  
Act, 1985 that the full duty of (40,040/-) Forty  
thousand forty only which the instrument  
chargeable has been Paid.



Collector of Stamp  
Pune

LEASE DEED

THIS LEASE MADE AT Pune on the 7th  
day of April One thousand nine hundred and eighty ninety three

BETWEEN

PIMPRI-CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY  
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one part. Through its chief Executive Officer.

Shri A. R. Bhaware

AND

Name: Amarjyot Tarun Mandal Shikshan  
Age: 35 yrs. by its chairman Shri Yashwantrao Babasaheb  
Sanstha occupation Babar - Business.  
residing at: Vikas Colony, Landewadi  
Bhosari Pune 39

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Description of land

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.

2. In consideration of the sum of Rs. 4,99,575/- Rupees four lakh ninty nine thousand five hundred seventy five paid by the Lessee to the Lessor as premium and of the rent hereby 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 plot No. Primary school in the scheme of the Lessor for development of Sector No. 2 of the Pimpri-Chinchwad New Town approved by the State Government U. D. & P. H. Deptt. under their letter No. APP/106/2009/405 dated 19/11/06 within the village limits of Bhoserni taluka Haveli District Pune Containing by admeasurement 1998.3 square-metres or thereabouts and bounded as follows that is to say :

on or towards the north by 15.00 mtr road  
on or towards the south by Primary School Canal  
on or towards the east by 7.50 mtr Road  
on or towards the west by Residential plot

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 7th day of April one

thousand nine hundred and eighty-ninty three 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*

*To pay rent*

*To pay rates & taxes*

*Not to excavate*

*Time limits for Commencement and completion of construction works*

*Residential*

*To built only as per plans sanctioned by the Development Authority*

3. 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 ) 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 all existing and future taxes, cesses rates, assessments, land revenue charges and outgoing 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 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 buildings or for the purpose of executing any work pursuant to the terms of this Lease.
- ( d ) 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 commence 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 occupation a building to be used as education building with all requisite drains and other proper conveniences thereto provided that where the lessor found sufficient reasons extends in any particular case the above 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 ) 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.

*To build according to Development Control regulations or Municipal regulations in force from time to time*

(g) 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 any other statutory regulations as may be in force for the time being relating in any way to the demised land and any building thereon.

*Sanitation*

(h) 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 Rules or bye-laws in order to keep the demised land and surroundings clean and in good conditions to the satisfaction of the Development Authority.

*Alterations*

(i) 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.

*Not to affix or display sign boards advertisements etc.*

(j) 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 or otherwise unless the consent in writing of the Development Authority has been previously obtained thereto.

*To enter and inspect*

(k) 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.

*To permit entry for carrying out works regarding water supply electricity supply, drainage etc.*

(l) 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.



( 5 )

**Nuisance**

( m ) Not to do or permit anything to be done on the demised land which may be a nuisance, annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

**User**

( n ) To use the demised land for the purpose of Educational only and for no other purpose.

**Indemnity**

( o ) To indemnify and keep indemnified the Lessor against any and all claims for damage, which may be caused to any adjoining buildings or other premises by such buildings or in consequence of the erection of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Pimpri-Chinchwad New Township Municipal Council or any local authorities in respect of the said works or of anything done under the authority herein contained.

**Payment of service charges**

( p ) To make to the Development Authority as yearly payment at the rate of Rs. \_\_\_\_\_ as his contribution to the cost or establishing and maintaining Civic amenities such as roads water, drainage conservancy etc. for the demised premises regardless of the extent of benefit derived by lessee from such amenities. Provided that no payment shall be made to the Development Authority one year after such civic amenities have been transferred to the Pimpri-Chinchwad New Township Municipal Council. The payment shall be paid on the first day of April in each year or within 20 days therefrom.

**Delivery of possession after expiration**

( q ) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty if he shall have performed and observed the Covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to Lessee all building erections, and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed. Provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

**Not to assign**

( r ) Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority. Consent may be granted by the Development Authority if the Lessee agrees either.



i) To pay to the Development Authority one-half 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 or 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 the 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) 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 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) 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 rights and discharge the mortgagee from their liability, provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount.

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 of 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 any person by the authority.

#### **Mortgage**

#### **Right to purchase leasehold interest**

#### **Rights of the mortgagee**



(7)

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

*Bar on sub division  
of land*

(s) Not to subdivide the land demised to the Lessee.

*Change in Status  
of the Lessee*

(t) 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.

*Notice in case of death*

(u) 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.

*Recovery of rent  
as Land Revenue*

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

*Re-entry*

5. 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 term hereby 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.

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

6. 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.

( 8 )

**Notices and demands**

7. 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.

**Marginal Notes**

8. 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 R. R. Bhaware



Chief Executive Officer  
(Pimpri-Chinchwad New Town Development Authority)  
Nigadi, Pune-44

**Witnesses**

(1)

Name श्री. वी. गो. सावळे

Address 29 सावळे नगर विलींग 2013 सावळे  
विगीत पुणे 29

(2)

Name Prashant Pawar

Address 28, Nataraj Society  
Karve nagar  
Pune-29

[Signature]  
अनुराज ठरुंग मंडळ शिवाजी नगर

Signature of the Lessee

अध्यक्ष



# पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती

पेठ क्रमांक  
2

प्लॉट नंबर

प्राथमिक शाळा

क्षेत्र चौ. मीटर  
११९६-३

प्लॉट धारकाचे नाव

॥ पूर्वी ॥

डॉ. मरज्योत नरम मंडळ शिक्षण संस्था

७.५० मी. रुंद २ रु. ला.

२६-२०

२ रु. ला.

२ रु. ला.

१०.५० मी. रुंद

२३-००

प्राथमिक शाळा

७६-६०

शाळेची भिंत

२ रु. ला.

१५-०० मी. रुंद

२३-००

निवासी भूखंड



Chief Executive Officer  
Pimpri-Chinchwad New Town  
Development Authority  
Nigadi, Pune-44.

क. सव्हर

हेड सव्हर

स्केल १:१५००

आज दिनांक

ताबा दिला.

प्रतिनिधी

पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

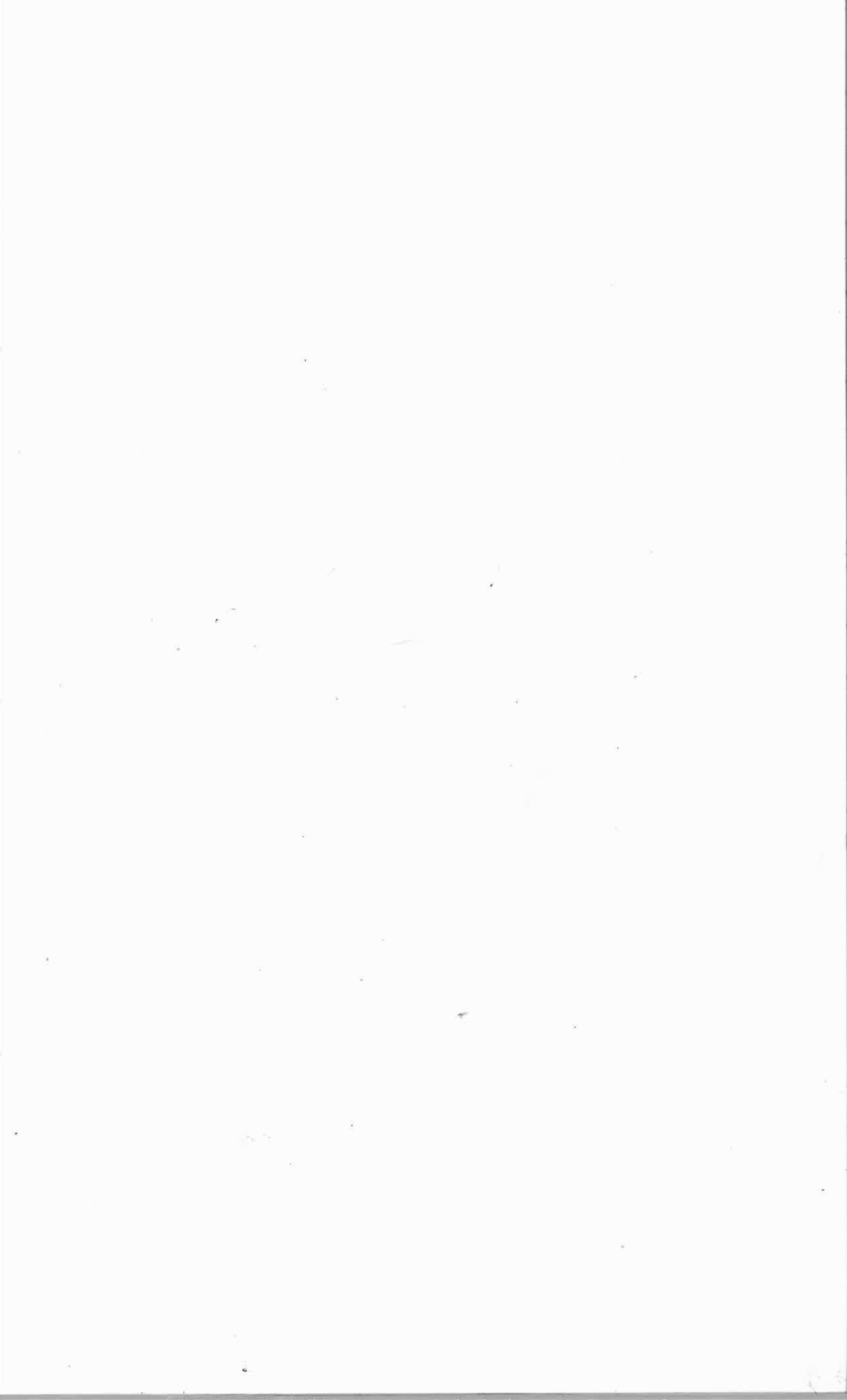
रोजी वरील आकृतील नमूद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून

ताबा मिळाला.

डॉ. मरज्योत नरम मंडळ शिक्षण संस्था

अध्यक्ष

प्लॉट धारक





अनुक्रमांक १०८  
 मन १९९३ चे एप्रिल  
 चे ७ दिनांक १२ ११  
 दुय्यम निबंधक  
 हवेली क्र. ५ (पिंपरी, चिंचवड)  
 अंतर्गत कार्यालयात हजर होणे.

पुस्तकी	५०००२००
पुस्तकी	०२००
पुस्तकी	१२००
पुस्तकी	१२००
पुस्तकी	१२००
पुस्तकी	०२००
एकूण - ५००३२००	

अमरज्योत तरुण मंडळ शिक्षण संस्था

*[Signature]*  
 दुय्यम निबंधक हवेली क्र. ५  
 (पिंपरी-चिंचवड)

दुय्यम निबंधक हवेली क्र. ५  
 (पिंपरी-चिंचवड)

अमरज्योत तरुण मंडळ शिक्षण संस्थेने  
 यशवंत बाबासाहेब बाळर वय - ३५ वर्षे  
 श्रद्धा - ०२५५साय, ओसरी, पुणे  
 (लि. दे.)



अस्तऐवज करून देणारे  
 अस्तऐवज करून दिल्याचे कबूल  
 करतात.

अमरज्योत तरुण मंडळ शिक्षण संस्था

*[Signature]*

दिलीप एस. गोसावी  
 - प्रतिनिधी -

पिंपरी चिंचवड नवनगर,  
 विकास प्राधिकरण - निगडो-४४

हे खाली सही करणारे दुय्यम निबंधक  
 यांचे ओळखीचे असून ते वरील दस्तऐवज  
 करून देणारे व्यक्तीस श्रद्धा ओळखत  
 असल्याचे सांगतात व त्यांची ओळख  
 पटवितात.

*[Signature]*

दिनांक ७ माहे ४ सन १९९३

दुय्यम निबंधक हवेली क्र. ५  
 (पिंपरी-चिंचवड)

**श्री आ. आ. आ.**  
**CHIEF EXECUTIVE OFFICER**  
 Pimpri-Chinchwad New Town  
 Development Authority, Pune.

दस्तऐवज करून देणारे  
 यांचे ओळखीचे असून ते वरील दस्तऐवज  
 करून देणारे व्यक्तीस स्वतः ओळखत  
 असल्याचे सांगतात व त्यांची ओळख  
 पडवितात.

(जाणकारिता)

*[Handwritten signature]*

**दिलीप एस. गोंसावी**

- प्रतिनिधी -

गिरी विवाड नवनगर,

विकास प्रा. अ. - (नगडी-४४)

हे काही सही करणार दुय्यम निबंधक  
 यांचे ओळखीचे असून ते वरील दस्तऐवज  
 करून देणारे व्यक्तीस स्वतः ओळखत  
 असल्याचे सांगतात व त्यांची ओळख  
 पडवितात.

*[Handwritten signature]*

दिनांक १९ माहे २२ सन १९९३

*[Handwritten signature]*

दुय्यम निबंधक हवेली अं. ६  
 (पिंपरी-चिंचवड)

जादा पुस्तक क्र. १ चे  
 खंड क्र. १० वर पृष्ठे  
 वर छा. २२० क्रमांकी बंधना

दिनांक १९ माहे २२ सन १९९३





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No.

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

PIMPRI - CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY

वस्तु क्र. ६१५  
खंड क्र. २०२  
प्लॉट क्र. ९२५ + ९३६  
मालिक क्र. २६६

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~~Handwritten signature~~

Handwritten signature

मिसे फी तयारी  
की  
एक कामकाज करी-कार

LEASE DEED

Execution

5/1/95

6P

Copy fee  
Filing fee  
Companee fee  
Endorsement fee

X

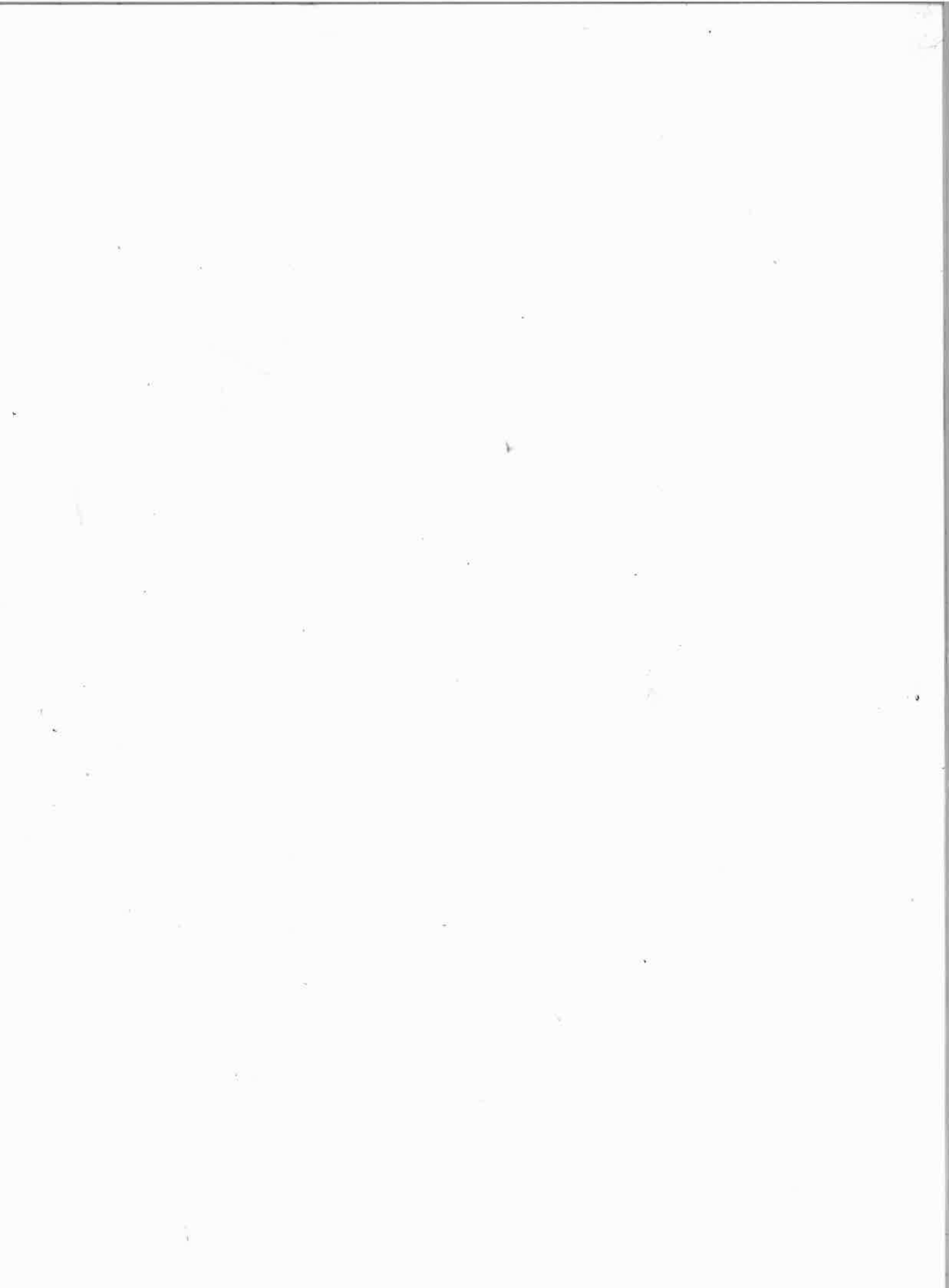
प्र. सहित कार्यालय  
चिह्नित करी

TO :-

SECTOR NO.

PLOT NO.

Part - 3





28 DEC. 1994



LEASE DEED

THIS LEASE MADE AT Pune on the 5th ✓  
of Jan One thousand nine hundred

ninety Five  
Office Pune

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 D. k. Jagdale

AND

Name : Amarjyot Taran mandal Shikshan  
Sanstha by its chairman Yashwant  
Age : 36 yrs occupation Business  
residing at : Vikas Colony Landewadi  
Bhosari pune 39.

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 Lessee's application  
and the bid/tender and has agreed to demise the said plot to the  
Lessee in the manner herein after provided.



(2)

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

Interpretation

NOW THIS LEASE WITNESS as FOLLOW :-

Description of land

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.

2. In consideration of the sum of Rs 1,51,975/-  
Rupees one lakh fifty one thousand nine hundred seventy five 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 demises unto the Lessee. All that piece of land known as plot No. Primary School Street 3 in the scheme of the Lessor for development of Sector No. 9 of the Pimpri-Chinchwad New Town approved by the State Government

U. D. & P. H. Deptt. under their letter No. RPP /1176 /2779 /4D-5 dated 19-11-76 within the village limits of Bhosari taluka Haveli District Pune containing by admeasurement 60.7.9 square-meters or thereabouts and bounded as follows that is to say :

on or towards the north by School space  
on or towards the south by open land  
on or towards the east by Road  
on or towards the west by School 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 5th day of Jan one

thousand nine hundred and ninety four five 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

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

To pay rent

(a) 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.

To pay rates & taxes

(b) To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoing 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.

Not to excavate

(c) 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 buildings or for the purpose of executing any work pursuant to the terms of this Lease

Time limits for Commencement and completion of construction works

(d) 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 commence 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 Educational 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.

To built only as per plans sanctioned by the Development Authority

(f) 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.

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

(g) 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 any other statutory regulations as may be in force for the time being relating in any way to the demised land and any building thereon.

Sanitation

(h) 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.

Alterations

(i) 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.

Not to affix or display sign boards advertisements etc.

(j) 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.

To enter and inspect

(k) 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

To permit entry for carrying out works regarding water supply electricity supply, drainage etc.

(l) 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.



( 5 )

Nuisance

(m) Not to do or permit anything to be done on the demised land which may be a nuisance, annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

User

(n) To use the demised land for the purpose of Education only and for no other purpose.

Indemnity

(o) To indemnify and keep indemnified the Lessor against any and all claims for damage, which may be caused to any adjoining buildings or other premises by such buildings or in consequence of the erection of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Pimpri-Chinchwad New Township Municipal Council or any local authorities in respect of the said works or of anything done under the authority herein contained

Payment of service charges

(p) To make to the Development Authority as yearly payment at the rate of Rs. Nil as his contribution to the cost or establishing and maintaining Civic amenities such as roads water drainage conservancy etc for the demised premises regardless of the extent of benefit derived by lessee from such amenities Provided that no payment shall be made to the Development Authority one year after such civic amenities have been transferred to the Pimpri-Chinchwad New Township Municipal Council. The payment shall be paid on the first day of April in each year or within 20 days therefrom.

Delivery of possession after expiration

(q) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty if he shall have performed and observed the Covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to Lessee all building erections, and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed. Provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

Not to assign

(r) Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part hereof or any interest therein without the previous written consent of the Development Authority Consent may be granted by the Development Authority if the Lessee agrees either.

i) To pay to the Development Authority one-half 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 or 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 year and the amount equivalent to the rest of the 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) 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 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

**Mortgage**

If the lessee agrees that :

**Right to purchase  
leasehold interest**

a) 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 rights and discharge the mortgagee from their 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 of 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 any person by the authority.



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

Bar on sub division of land

(s) Not to subdivide the land demised to the Lessee.

Change in Status of the Lessee

(t) 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.

Notice in case of death

(u) 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 .

Recovery of rent as Land Revenue

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

Re- entry

5. 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 term hereby 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

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

6. If, on the determination of the lease any person is found to be unauthorisedly occupying for 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.

Notices and demands

7. 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.

Marginal Notes

8 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 D. K. Jagdale



LESSOR  
CHIEF EXECUTIVE OFFICER  
Pimpri-Chinchwad, Development Authority  
NEW TOWN DEVELOPMENT AUTHORITY

Witnesses

[1] [Signature]

Name N. M. Khosla

Address Ajumnagar  
Nigadi Pune

[2]

Name [Signature]

Address [Signature] Baradess

Signature of the Lessee



# पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

## प्लॉटचा नकाशा व ताबेपावती

पेठ क्रमांक

2

प्लॉट नंबर

प्राथमिक शाळा  
पाठ 3

क्षेत्र चौ. मीटर

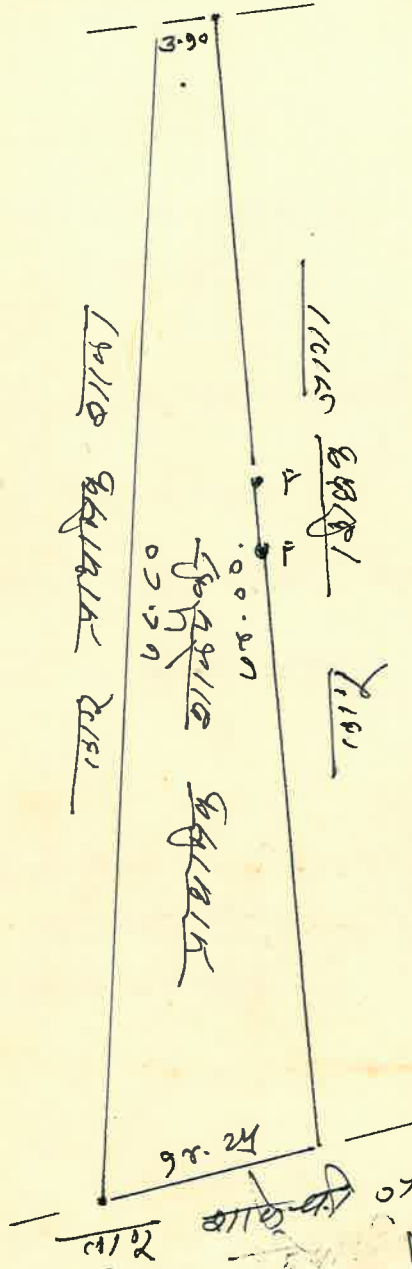
६००.९

प्लॉट धारकाचे नाव

अमरज्योत (११४०) मंडळ शिक्षण संस्था

"पूर्व"

ला. २ रस्ता



CHIEF EXECUTIVE OFFICER  
Pimpri-Chinchwad New Town,  
Development Authority  
Nigdi, Pune - 411044.

कॅ. सर्व्हेंअर

कॅ. हेड सर्व्हेंअर

स्केल १:५००

आज दिनांक

५/११/९५  
साबा दिला.  
प्रतिनिधी

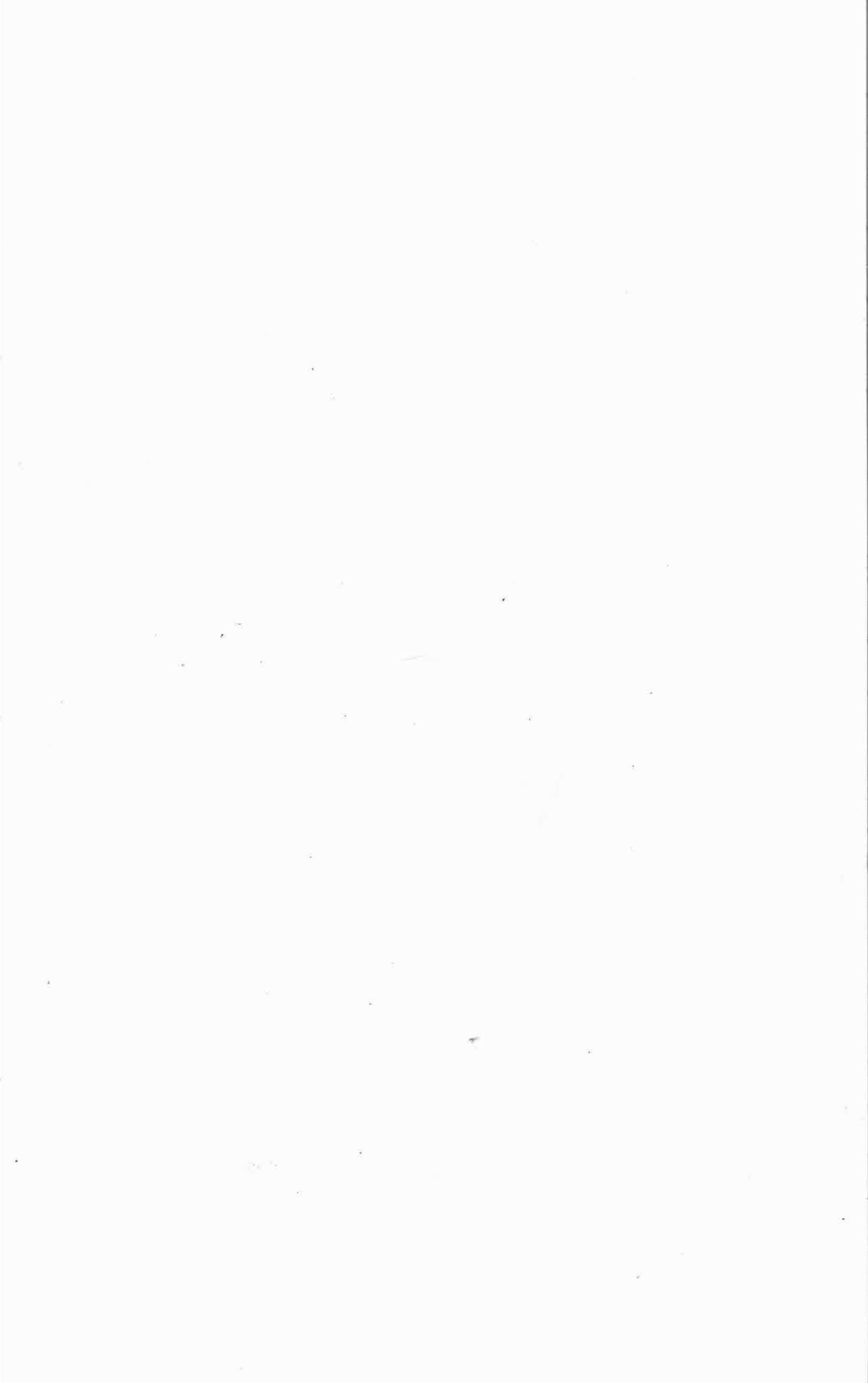
पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

रोजी वरील आकृतील नमूद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून

ताबा मिळाला.

अमरज्योत तसेच मंडळ शिक्षण संस्था

प्लॉट धारक





अनुक्रमांक ८०१  
 सन १९९५ च जानेवारी  
 चे ५ दिनांकास ४ व ३५  
 चे दरम्यान दुय्यम निबंधक  
 हवेली क्र. ५ (पिपरी, चिचवड)  
 यांचे कार्यालयात हजर केला.

फी घेतली	रु. पं. ✓
नोंदणी	- १५२०=००
नक्कल फी (दो)	- १२=००
शेरे फी	- १२=००
रुजवात फी	- १२=००
ज्ञापन	- १२=००
टपाल	- २२=००

एकूण १५४५=००

*[Handwritten signature]*

*[Handwritten signature]*

दुय्यम निबंधक हवेली क्र. ५  
 (पिपरी-चिचवड)

*[Handwritten signature]*

दुय्यम निबंधक हवेली क्र. ५  
 (पिपरी-चिचवड)



श्री. चशवंत बाळसाहेब बाबर  
 ३०, व्यापार रा. क्रोशरी, पुणे ३९.  
 हे, अमरज्योत तरुण मंडळ बिक्रम  
 संस्था तर्फे येअरकात म्हणून.

दिलीप एस. गोसावी

- प्रतिनिधी -  
 पिपरी चिचवड नवनगर,  
 बिकास प्राधिकरण - तंगडी-४४

हे घाली सही करणार दुय्यम निबंधक  
 यांचे ओळखीचे असून ते वरील दस्तऐवज  
 करून देणारे व्यक्तीस स्वतः ओळखत  
 असल्याचे सांगतात व त्यांची ओळख  
 पटवितात.

*[Handwritten signature]*

दस्तऐवज करून देणार  
 तथाकथित ...  
 दस्तऐवज करून दिल्याचे कपूस  
 करतात.

*[Handwritten signature]*

दिनांक ५ मार्च १९९५

*[Handwritten signature]*

दुय्यम निबंधक हवेली क्र. ५  
 (पिपरी-चिचवड)

श्री. दिनकरराव के. जगदाळे  
मुख्य कार्यकारी अधिकारी  
पिपरी-चिचवड नव नगरविकास  
प्राधिकरण, निगडी, पुणे-४४

दस्तऐवज करून देणार  
दस्तऐवज करून दिल्याचे कबूल  
करतात.

०४/०८

श्री. दिलीप एस. गोसावी  
- प्रतिनिधी -

पिपरी - चिचवड नवनगर विकास  
प्राधिकरण, निगडी पुणे - ४४.

हे खाली सही करणार दुय्यम निबंधक  
यांचे ओळखीचे असून ते वरील दस्तऐवज  
करून देणारे व्यक्तीस स्वतः ओळखत  
असल्याचे सांगतात व त्यांची ओळख  
पटवितात.

दिलीप एस. गोसावी

दिनांक १० मार्च २०१५

दुय्यम निबंधक हवेली नं. १  
(पिपरी-चिचवड)

जादा पुस्तक क्र. १ चे  
खंड क्र. ५११ वर पृष्ठे १२० ते १२५  
व खंड क्र. ११९८ क्रमांकी नोंदला.

दुय्यम निबंधक  
दिनांक ३० मार्च २०१५





709ms,

No.

दस्त अनु क्र. 11/11  
खंड क्र. 202  
पृष्ठ क्र. 930 के 900  
नॉद क्र. 200

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

PIMPRI - CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY

दस्त  
क्र. 11/11 के 11/11 व नरीप  
श्रीवापरा

**LEASE DEED**

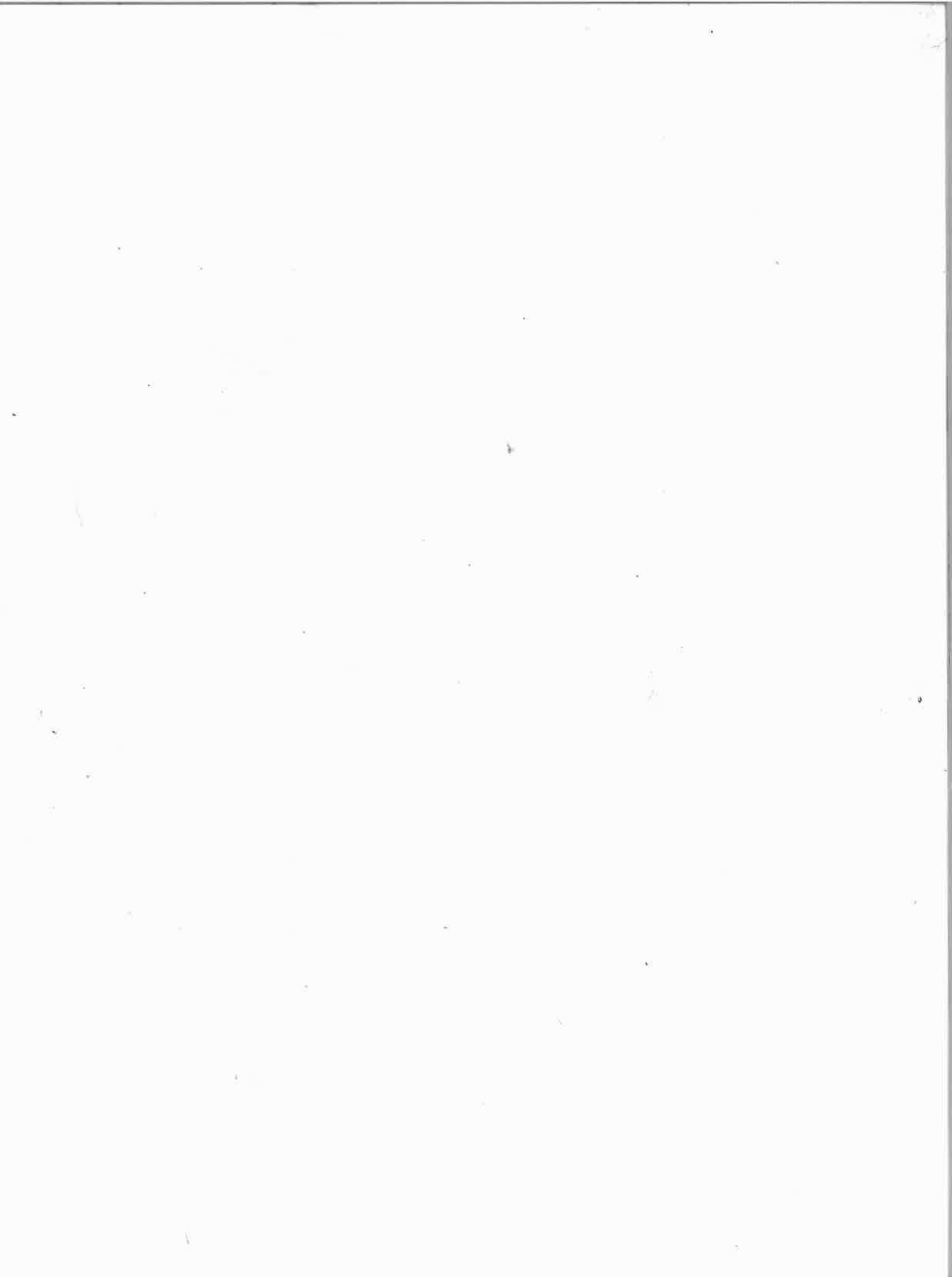
executed  
on 11/11/95

TO: 7 P/95

SECTOR NO. 2

PLOT NO. Primary  
School part 4

Part - 4







28 DEC 1994

Additional Treasury Officer  
Pune

LEASE DEED

THIS LEASE MADE AT Pune on the 5th ✓  
day of Jan One thousand nine hundred  
and ninety four five

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 D. K. Jagdale

AND

Name: Amarjyot Tarun mandal shikshan  
Sanstha by its chairman Yashwant Babasaheb  
Babar  
Age : 36 yrs occupation Business  
residing at : Vikas colony Londewadi  
Bhosari Pune 39

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 Lessee's application  
and the bid/tender and has agreed to demise the said plot to the  
Lessee in the manner herein after provided.

(2)

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

Interpretation

NOW THIS LEASE WITNESS as FOLLOW :-

Description of land

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.

2. In consideration of the sum of Rs 125075/-  
Rupees one lakh twenty five thousand seventy five 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 known as plot No. Primary School Plot 4 in the scheme of the Lessor for development of Sector No. 2 of the Pimpri-Chinchwad New Town approved by the State Government

U. D. & P. H. Deptt. under their letter No. RPP /1176 /2779 /4D-5

dated 19-11-76 within the village limits of Bhosari taluka Haveli District Pune Containing by admeasurement 500.3 square-meters or thereabouts and bounded as follows that is to say :

on or towards the north by Residential plots  
on or towards the south by 5-0 mtr. road  
on or towards the east by Residential plots  
on or towards the west by 15-0 mtr. road

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 5th day of Jan. one

thousand nine hundred and ninety five 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

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

To pay rent

(a) 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.

To pay rates & taxes

(b) To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoing 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.

Not to excavate

(c) 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 buildings or for the purpose of executing any work pursuant to the terms of this Lease

Time limits for Commencement and completion of construction works

(d) 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 commence 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 Educational 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.

To built only as per plans sanctioned by the Development Authority

(f) 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.

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

(g) 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 any other statutory regulations as may be in force for the time being relating in any way to the demised land and any building thereon.

Sanitation

(h) 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.

Alterations

(i) 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.

Not to affix or display sign boards advertisements etc.

(j) 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.

To enter and inspect

(k) 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

To permit entry for carrying out works regarding water supply electricity supply, drainage etc.

(l) 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.



( 5 )

Nuisance

(m) Not to do or permit anything to be done on the demised land which may be a nuisance, annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

User

(n) To use the demised land for the purpose of Educational only and for no other purpose.

Indemnity

(o) To indemnify and keep indemnified the Lessor against any and all claims for damage, which may be caused to any adjoining buildings or other premises by such buildings or in consequence of the erection of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Pimpri-Chinchwad New Township Municipal Council or any local authorities in respect of the said works or of anything done under the authority herein contained

Payment of service charges

(p) To make to the Development Authority as yearly payment at the rate of Rs. Nil as his contribution to the cost or establishing and maintaining Civic amenities such as roads water drainage conservancy etc for the demised premises regardless of the extent of benefit derived by lessee from such amenities. Provided that no payment shall be made to the Development Authority one year after such civic amenities have been transferred to the Pimpri-Chinchwad New Township Municipal Council. The payment shall be paid on the first day of April in each year or within 20 days therefrom.

Delivery of possession after expiration

(q) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty if he shall have performed and observed the Covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to Lessee all building erections, and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed. Provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

Not to assign

(r) Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part hereof or any interest therein without the previous written consent of the Development Authority. Consent may be granted by the Development Authority if the Lessee agrees either.

( 6 )

i) To pay to the Development Authority one-half 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 or 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 year and the amount equivalent to the rest of the 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) 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 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) 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 rights and discharge the mortgagee from their liability, provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount

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 of 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 any person by the authority.

Mortgage

Right to purchase  
leasehold interest

Rights of the mortgagee



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

Bar on sub division of land

(s) Not to subdivide the land demised to the Lessee.

Change in Status of the Lessee

(t) 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.

Notice in case of death

(u) 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

Recovery of rent as Land Revenue

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

Re-entry

5. 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 term hereby 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.

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

6. If, on the determination of the lease any person is found to be unauthorisedly occupying for 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.

**Notices and demands**

7. 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.

**Marginal Notes**

8 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 D. K. Jagodale



LESSOR  
CHIEF EXECUTIVE OFFICER  
Pimpri-Chinchwad New Town,  
NEW TOWN  
DEVELOPMENT  
AUTHORITY

**Witnesses**

[1]

Name M. M. Kulkarni

Address At Kunjyee Nagar

[2]

Name श्री. राधा देवी अग्रवाल राज-दे-स

Address बन-50 अग्रवाल  
अग्रवाल 267E

विभाग

Signature of the Lessee



# पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती

पेठ क्रमांक  
२

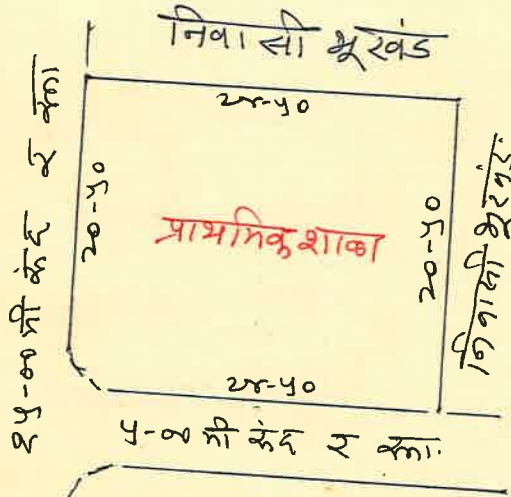
प्लॉट नंबर  
प्राथमिक शाळा  
५१८ ४

क्षेत्र चौ. मीटर  
५००-३

प्लॉट धारकाचे नाव

क्रीडाभवन ११०१ मंडळ शिक्षण  
संस्था

"पूर्व"



**CHIEF EXECUTIVE OFFICER**  
Pimpri-Chinchwad New Town,  
Development Authority  
Nigdi, Pune - 411044.

*B. B. H. J.*  
क. सव्हेअर

*[Signature]*  
हेड सव्हेअर

स्केल १ : ५००

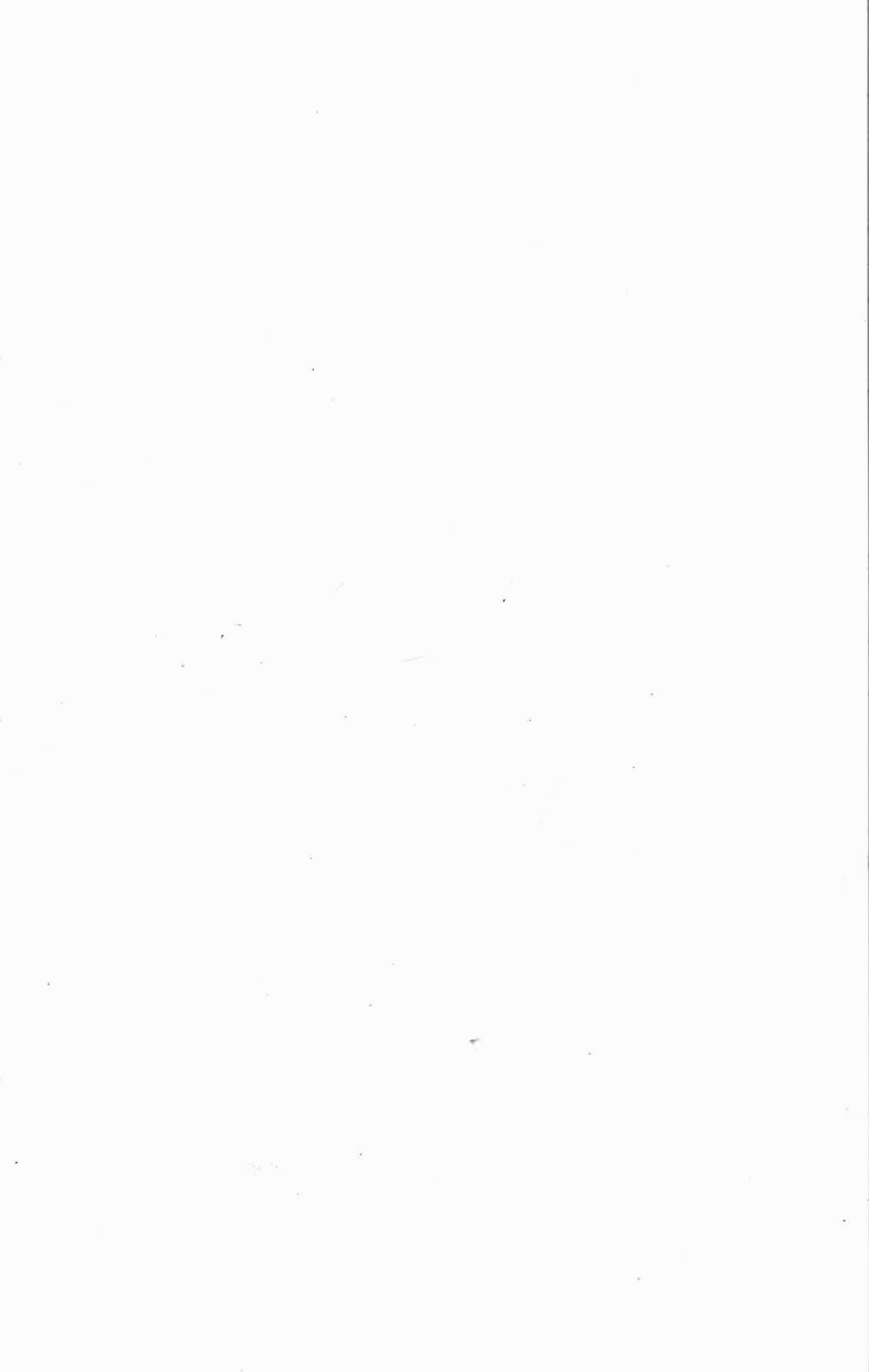
आज दिनांक *११/०५/१९*  
ताब्या दिला

रोजी वरील आकृतील नमूद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून

ताबा मिळाला.

प्रतिनिधी  
पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

*[Signature]*  
प्लॉट धारक





अनुक्रमांक ८०१. ७  
 सन १९९५ चे माघ  
 च ५ दिनांकास ४ मध्ये  
 चे दरम्यान दुय्यम निबंधक  
 हवेली क्र. ५ (पिंपरी, बिचवड)  
 यांचे कार्यालयात हजर आला

*[Handwritten signature]*

*[Handwritten signature]*  
 दुय्यम निबंधक हवेली क्र. ५  
 (पिंपरी-बिचवड)

की घेतली	र. रू. /
नोंदणी	- १२६००००
नक्कल की (को)	- १०००
शेरे की	- १०००
हजवात की	- १०००
ज्ञापन	- १०००
टपाल	- २२००
<hr/>	
एकूण १२५०००	

*[Handwritten signature]*  
 दुय्यम निबंधक हवेली क्र. ५  
 (पिंपरी-बिचवड)

दिलीप एस. गोसावी  
 - प्रतिनिधी -  
 पिंपरी बिचवड नवनगर,  
 विकास प्राधिकरण - निगडी-४४

श.ि. यशवंत बाळसाहेब बाबर  
 ३०, मोळी श. क्रोसरी, पुणे ३०  
 हे, अग्ररज्जोत तरुण मंडळ शिक्षण  
 संस्था म्हणून येथे येथे येथे.

हे खाली सही करणार दुय्यम निबंधक  
 यांचे ओळखीचे असून ते वरील दस्तऐवज  
 करून देणारे व्यक्तीस स्वतः ओळखत  
 असल्याचे सांगतात व त्यांची ओळख  
 पटवितात.

*[Handwritten signature]*  
 दिनांक ५ मार्च, सन १९९५

दस्तऐवज करून देणार  
 तथाकथित *[Handwritten signature]*  
 दस्तऐवज करून दिल्याचे कबूल  
 करतात.

*[Handwritten signature]*

*[Handwritten signature]*  
 दुय्यम निबंधक हवेली क्र. ५  
 (पिंपरी-बिचवड)

श्री. दिनकरराव के. जगदाळे

महानगरपालिका अधिकारी  
पिंपरी-चिंचवड नव नगरविकास  
आधिकरण, निगडी, पुणे-४४

दस्तऐवज करून देणार

तथाकथित *(Signature)*  
दस्तऐवज करून दिल्याचे कबूल  
करतात.

*(Signature)*

जादा पुस्तक क्र. १ ची

पुस्तक क्र. ५४९ वर पृष्ठे १५६ ते १३९

क्र. ११८८ क्रमांकी नोंदला

*(Signature)*

दुय्यम निबंधक

दिनांक ३० माहे ६ सन २००९

श्री. दिलीप एस. मोसाठी

- प्रतिनिधी -

पिंपरी - चिंचवड नव नगर विकास  
आधिकरण, निगडी पुणे - ४४.

हे खाली सही करणार दुय्यम निबंधक  
यांचे ओळखीचे असून ते वरील दस्तऐवज  
करून देणारे व्यक्तीस स्वतः ओळखत  
असल्याचे सांगतात व त्यांची ओळख  
पटवितात.

*(Signature)*

दिनांक १८ माहे २ सन २०१५

*(Signature)*

दुय्यम निबंधक हवेली सं. ९

(पिंपरी-चिंचवड)

