

31/08/2021

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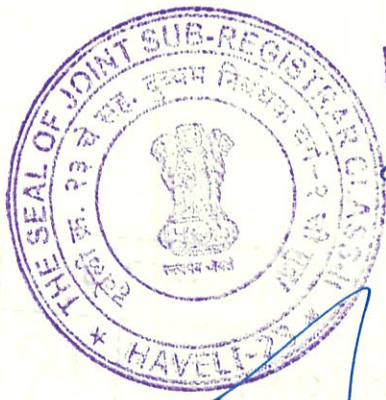


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LEASE DEED

This Lease Deed is made and executed at Pune on this 9<sup>th</sup> day of August 2021.



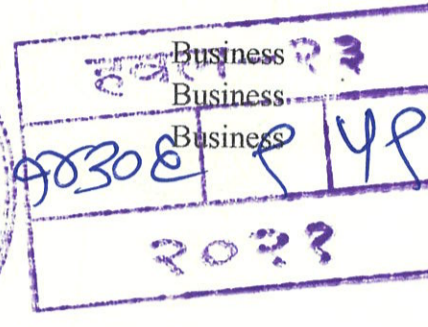
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BETWEEN

Name	Age	Occupation
1) Hulgesh Mariappa Chalwadi	48	Business
2) Jaya Hulgesh Chalwadi	45	Business
3) Shivkanta Mariappa Chalwadi	38	Business
4) Deceased Mr. Mariappa Chalwadi, ( His Leagal Heir as that )		
1) Hulgesh Mariappa Chalwadi	48	( Same As Above )



R/o- Plot No 10/11, Sr. No 67, Chalwadi Niwas , Road No 10 E, Vidyanagar, Pune Maharashtra , 411032 here in after called the LESSOR of the FIRST PART.

AND

**Chalwadi Education Society .by its Secretary**

Miss. Chalwadi Renuka Hulgesh , Age : 26 years, Occupation :Business, Residing at : R/o- Plot No 10/11, Sr. No 67, Chalwadi Niwas , Road No 10 E, Vidyanagar, Pune Maharashtra , 411032 here in after called the LESEE of the SECOND PART.



Hereinafter called the LESEE, which term shall mean and include (whenever the context may so require its successor's in interest.)

Hulgesh Mariappa Chalwadi is the owner of the Land of area 4500 sq.meter on the plot of land bearing Survey Number :33/2,Road No 14, Location: Vidya Nagar, of Village:Dhanori, situated within the revenue limits of Tehsil - Haveli and Dist - Pune and situated within the limits of Pune Municipal Corporation.

Measuring approximately **48429.73 sq.ft.** land measuring approximately **5381.08 sq.yards**, herein referred to as "said property" and similarly described in the schedule of property mentioned at the end of this document.

Open land space rented by the LESEE is attached to the document.

The Owners has offered to let-out the said property measuring about **5381.08 sq.yard** and the LESEE had agreed to take the said property on the terms and conditions herein below mentioned. The LESEE intends for **Educational use only** of the said property.

NOW IT IS MUTUTALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. The mutually agreed rent shall be Rs. 200000. In Words - Rupees Two Lakh only ( Per Section ) per month exclusive of water and electricity charges.
2. The tenancy shall be for a period of **99 Years, 11 Months and 29 Days** . In words Ninty Nine Years , Eleven Months and Twenty Nine days starting from 31/03/2021 to 29/03/2121





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3. The rent is payable in advance by the 10th of each month. The rent shall be payable after deducting TDS as applicable.

4. The LESEE shall keep interest free deposit of Rs. 200000 (Rs. Two Lakh only) with the Landlord, which shall be refunded at the time of vacating the said property by the LESEE.

5. The lease may be renewed for further period on terms to be agreed mutually.

6. The LESEE shall increase the rent by 5 % every year over and above the prevailing rent.

7. The LESEE shall pay Electricity Charges promptly, directly to the Electricity authority as per the bills raised by the authority and shall hand over the bills along with the receipt showing the payment to the Landlord. The Landlord shall provide a 3 phase independent meter under commercial connection for the said property.

8. The Owner shall provide water (Borewell water & Drinking water), to the LESEE from direct connection. Expenses incurred towards water supplies to be shared equally between the Landlord and LESEE.

9. The owner shall pay the property tax existing or to be increased from time to time, as levied by the Municipal Corporation in respect of the said property bearing Survey Number :33/2, Road No 14, Location: Vidya Nagar, of Village: Dhanori, situated within the revenue limits of Tehsil - Haveli and Dist - Pune 411032. Any other levies by the government or any local authority on the said property will also be borne by the Owner.

10. The Owner would be responsible for settling any issues related to renting the said property to the LESEE in case any of the neighbors or authorities raises any objection over the **Educational** use of the said property.

11. The LESEE can make any form of renovations in the said property as required for running its **Educational needs** and can remove the same if it desires before leaving the said property.

12. The LESEE shall not store any explosives in the said property and not shall carry on any illegal trade or business.

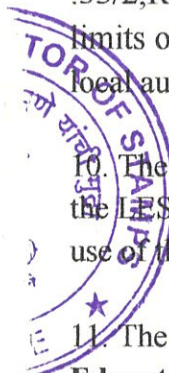
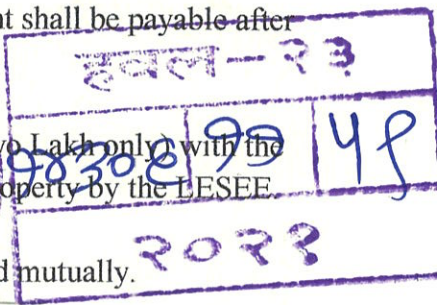
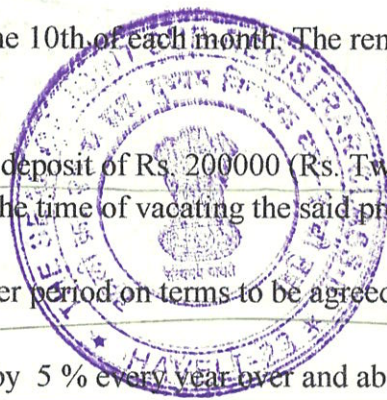
13. The LESEE shall not part with the possession of the said property to any third party.

14. The LESEE can display its signboards in and around the said property as per its **Educational requirements**.

15. The LESEE shall obtain all necessary licenses, and permits or permissions as may be required under various statutes for **Educational purpose**.

16. The LESEE shall be responsible to keep the said property in good condition at their own cost. The owner and the LESEEs in the said property shall be responsible for the maintenance of the said property.

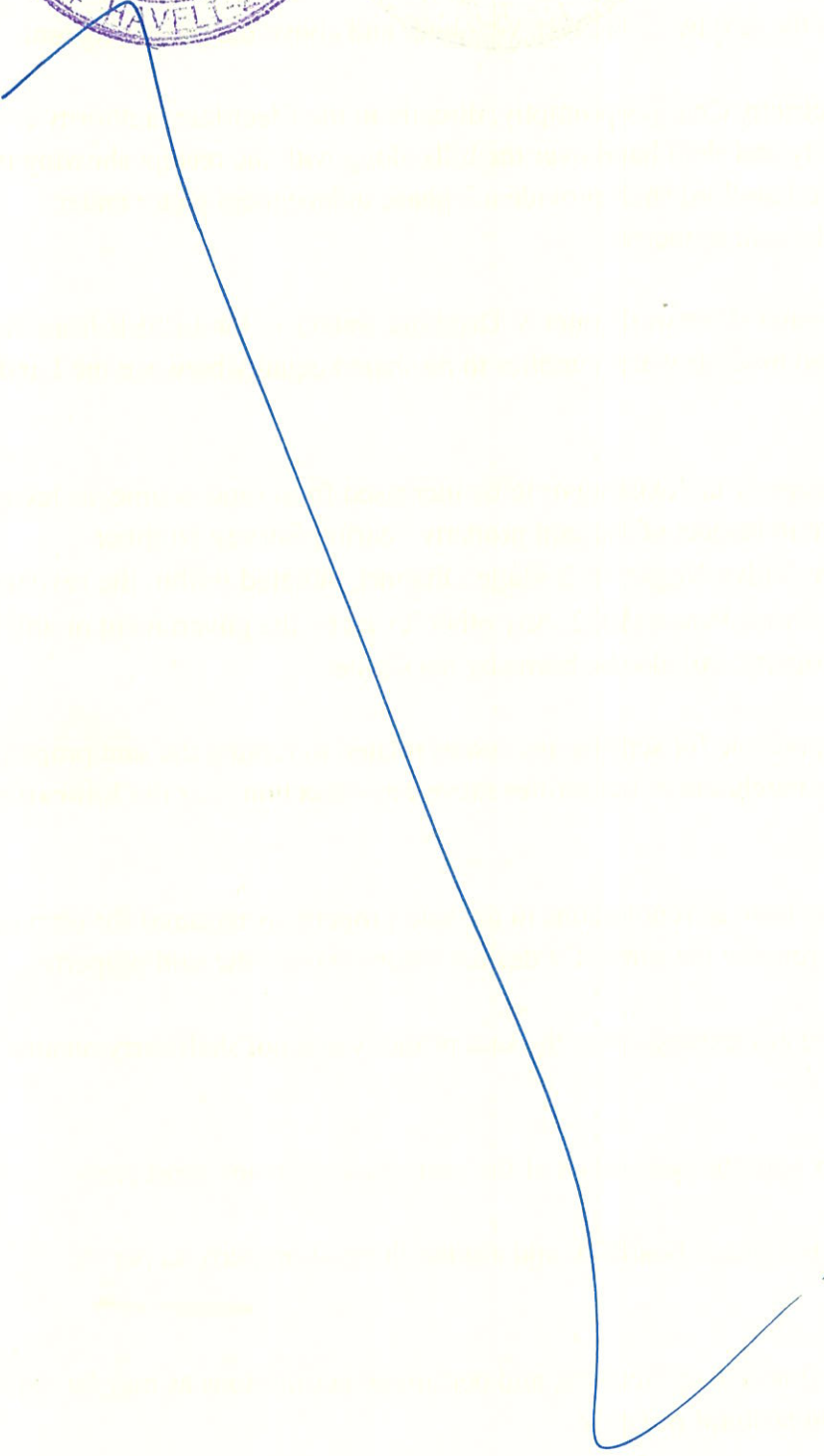
17. The LESEE, can, if they so wish, before the expiry of this agreement, vacate the said property by giving **One year notice** to the Owner. In such an event, the Owner shall refund the Rental Deposit to the LESEE after adjusting unpaid rent together with cost of damages to the property, if any.







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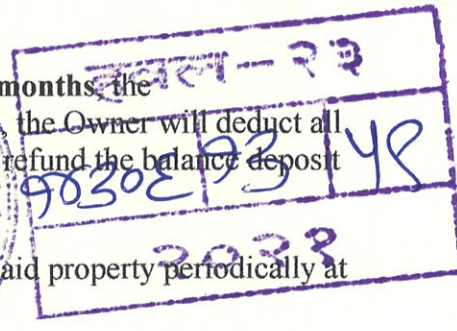
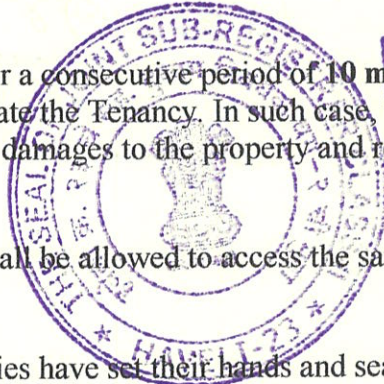
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18. The Owner shall not be liable to any Damages caused to the Educational Assets or anyone in the said property.

19. If the LESEE fails to pay the rent for a consecutive period of 10 months, the Landlord/Landlady is entitled to terminate the Tenancy. In such case, the Owner will deduct all such dues from the Rental Deposit, any damages to the property and refund the balance deposit to the LESEE.

20. The Owner or his representatives shall be allowed to access the said property periodically at their discretion.

21. IN WITNESS WHERE OF the parties have set their hands and seal to this agreement on the date, month and year first above mentioned with free will and consent.



**Schedule of property**

All that piece and parcel of land measuring 4500 Sq.meters situated in Sr. No 33/2/1,Road No 14,Vidyanagar layout, Village - Dhanori, Tal- Haveli, Pune, Maharashtra and bounded as follows

North : Road out of same Sr. NO

South : Boundary of Lohegaon

East : Government Road No 14

West : Plot No 16 and 17 of same Sr.No



**THE SCHEDULE OF LAND BELOW REFERRED TO**

Certified that land measuring 4500 Sq. meters situated in Sr. No 33/2/1,Road No 14 Vidyanagar layout , Village - Dhanori, Tal- Haveli, Pune, Maharashtra fully described in the schedule mentioned herein after, is owned by Mr. Hulgesh Mariappa Chalwadi and others in terms of Sale deed dated 04/05/2006 executed by Sub Registrar duly registered on 04/05/2006 at Serial No. 3548 in book no 1, volume no. H.8 on page 1 to 23 in the office of Sub Registrar. It is also certified that the said entire land comprises of a single plot of land.

for (Chalwadi Education society)



**Proprietor**

**Owner**

(LESEE)

*Renuka*

Chalwadi Education Society

1) Hulgesh Mariappa Chalwadi

(By its Secretary Renuka Chalwadi )

2) Jaya Hulgesh Chalwadi

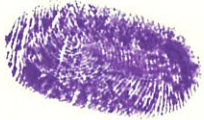


3) Shivkanta Mariappa Chalwadi

4) Deceased Mr. Mariappa Chalwadi,  
( His Leagal Heir as that )

1) Hulgesh Mariappa Chalwadi

**WITNESS:**

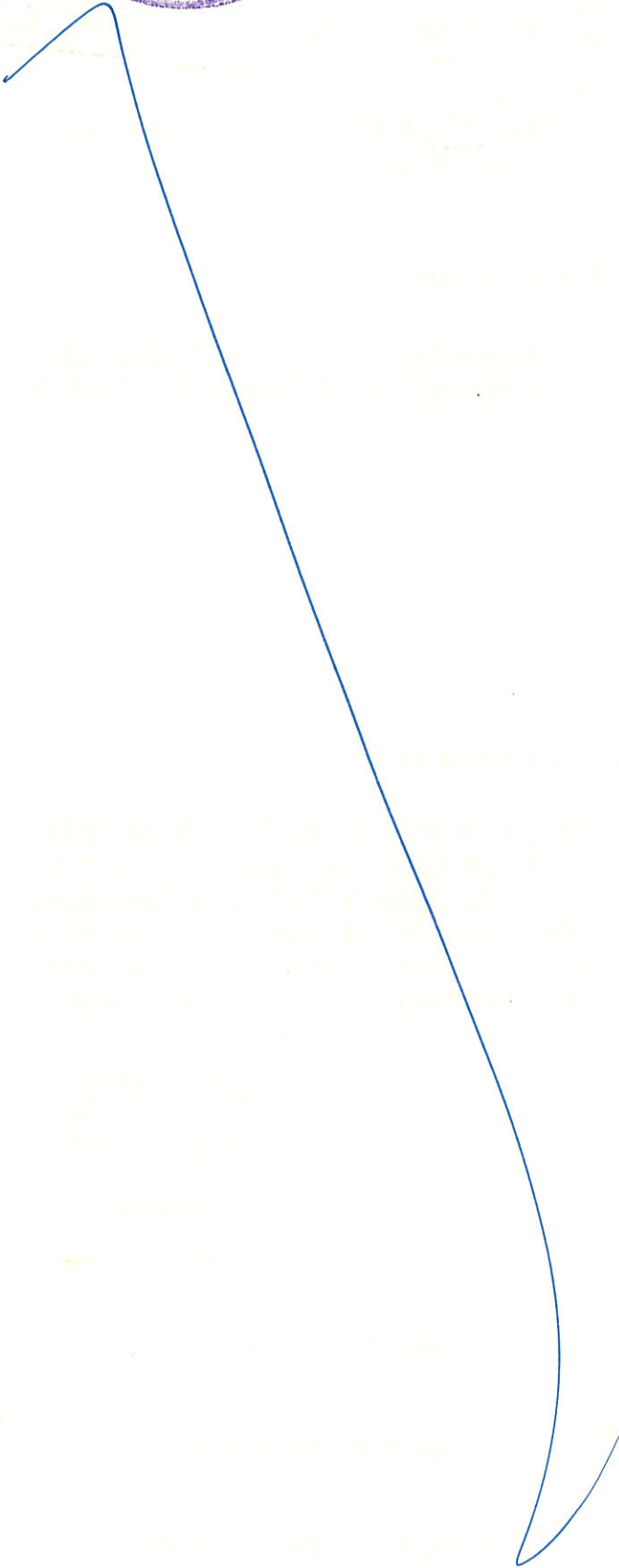


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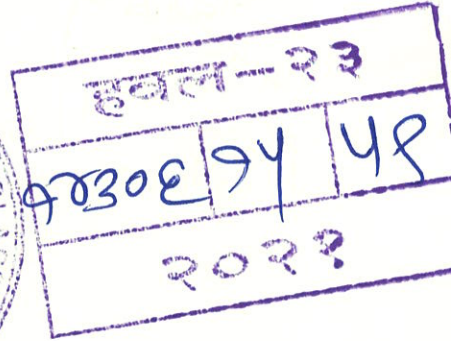
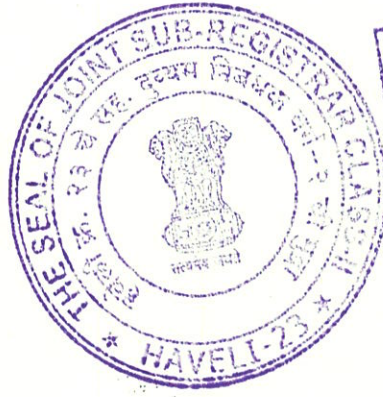
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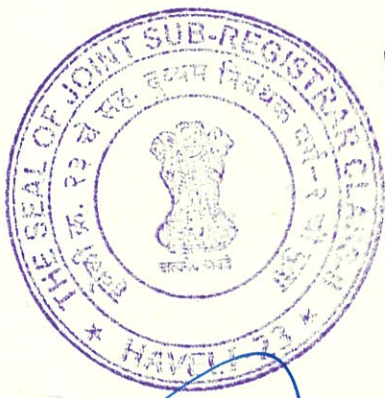
1. Signature : N. B. Dhiwani

2. Signature : Manwane

Name : Nilesh B. Dhiwani

Name : Samedh N. Manwane





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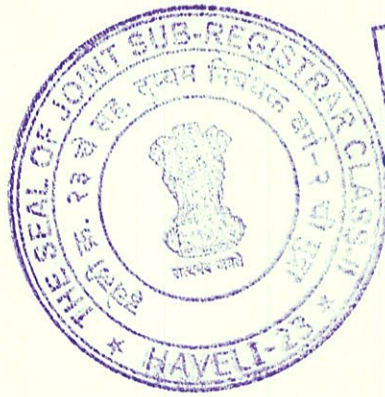


ADVOCATE  
**Bar Council of  
 Maharashtra & Goa**  
 HIGH COURT, BOMBAY



Name : RANSINGH ASHOK SAHEBRAO  
 Residence : PUNE, Dist PUNE  
 Roll No. : MAH/53/2002.  
 Enrolled On : 17-01-2002  
 Date Of Birth : 08-07-1960  
 66735 B0000061386

CHAIRMAN



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