



കേരളം കേരल KERALA

M 262830

**AGREEMENT FOR LEASE**

This AGREEMENT FOR LEASE is made on 1<sup>st</sup> Oct 2011 BETWEEN MATA AMRITANANDAMAYI MATH, a registered public charitable trust, having its headquarters at Amritapurti P.O., Kollam District, State of Kerala, represented by its Trustee. (herein after called the LESSOR) of the first part AND AMRITA VIDYALAYAM "PUNE", a non-profit Public Charitable Trust, registered with Registrar of Public Trusts, Pune (herein after called the LESSEE) of the second part.

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

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

WHEREAS the LESSOR, is the absolute owner in possession of the building described in the schedule hereto (herein after referred to as the 'said building') and the LESSEE is desirous of taking the said building on lease for a period of 33 years, from 1st Jan 2011 to 4<sup>th</sup> Jan 2044 for the purpose of conducting Amrita Vidyalayam School in the said building, to achieve the above said object.

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

2 SEP 2011

no. 25485  
12/9/2011

RJ-1001 - കേരള വിദ്യാഭ്യാസ വകുപ്പ്  
കോഴിക്കോട്  
ജില്ലാ പ.ഓ


പി: മാധ്യമ സേവന വിഭാഗം  
കോഴിക്കോട്  
കോളേജ്

12/9/2011

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

TERMS AND CONDITIONS

- 1] The LESSEE shall be entitled continue to use the said building for the purposes of conducting the Amrita Vidyalayam School at Baneshwar' to achieve the objects stated above during the lease period.
- 2] The LESSEE shall pay a notional rent of Rs. 1 /- (Rupees one only) per annum to the LESSOR.
- 3] The LESSEE shall pay the Electricity charges, Water charges, Water Taxes and Sewerage Taxes, levied by the Statutory Authorities and payable in respect of the said building to the Concerned Authorities. The details of payment should be intimated to the LESSOR. All the above said amounts paid by the LESSEE for occupying the said building, will not be reimbursed by the LESSOR.
- 4] The LESSEE shall keep the said building and its surroundings neat and clean during the lease period. LESSEE shall keep the leased premises, in good repair and condition. Since the rent fixed is at a notional rate, being a charitable activity, the LESSEE is bound to incur all the expenditures in connection with maintenance of the building. The LESSEE will not have any claim over the expenditure incurred for the maintenance of the school building.
- 5] Necessary maintenance required for the specific purpose of the LESSEE shall be done by the LESSEE at their cost during the lease period and the LESSOR shall not be liable for any amount spent by the LESSEE towards the maintenance of the said building.
- 6] The LESSEE shall not use the leased premises for any purpose other than the purpose stated in this agreement, without prior written consent of the LESSOR.
- 7] The LESSEE shall have no authority to transfer the lease right or induct strangers in the said building. LESSEE shall not sublet, assign or otherwise part with the possession of either a part or the whole of the leased premises without the previous permission in writing of the LESSOR.
- 8] The LESSOR shall be entitled to revoke this lease within the lease period on violation of any terms in this agreement for lease.

  
MATA AMRITANANDAMAYI MATH  
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9] The LESSEE shall abide by the bye-laws and regulations of the Local Authorities or any other Local/State Regulatory Authority in relation to the leased premises.

10] Both the parties shall be entitled to revoke this lease agreement by giving Six months notice to the other party.

11] The LESSEE agrees to permit the LESSOR to enter the leased premises at all reasonable times for the purpose of inspecting the conditions of the leased premises.

12] The LESSEE agrees to hand over the leased premises on termination/cessation of the said Lease, together with all the LESSOR's fittings and fixtures in such order and condition as is consistent with the covenants and conditions on the part of the LESSEE herein contained, subject to normal wear and tear and acts of God.

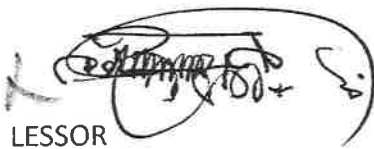
13] The LESSEE hereby assures the LESSOR that the objects of the lease are lawful and further to indemnify the LESSOR against any damages suffered by the LESSOR by the use of the said buildings by the LESSEE.

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

SCHEDULE

Building bearing Gat No 98/18/1 situated in Baneshwar at post Nasarapur in Bhor Taluka in Pune District and the water and Electricity connection therein.

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



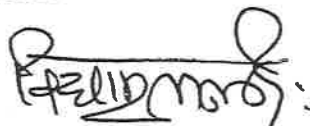
LESSOR

Swami Turiyamritananda Puri  
Trustee

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

LESSEE

**AMRITA VIDYALAYAM**

X 1] 

2] Hemari

2] 

**TRUSTEE**