





दस्तावेज क्रमांक व वर्ष: 1809/2008

Thursday, February 21, 2008

10:57:39 AM

दुय्यम निबंधक: हवेली 12 (कोंढवा बुद्रुक)

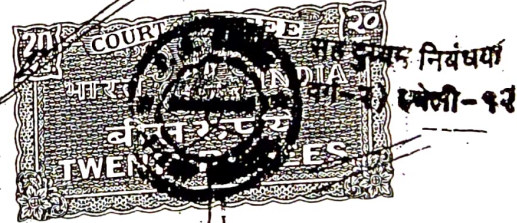
नोंदणी 63 म.

Regn. 63 m.e.

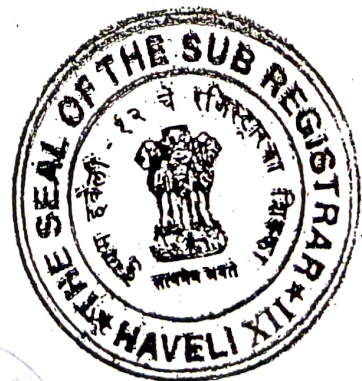
**सूची क्र. दोन INDEX NO. II**

गावाचे नाव : उंडरी

- |  |  |
|--|--|
| (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00<br>बा.भा. रु. 1,971,000.00 |  |
| (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | (1) वर्णन: मौजे वडाचीवाडी येथील जमीन स नं 16/2 यांसी क्षेत्र 00 हे 36 आर स नं 16/2 सी यांसी क्षेत्र 00हे 38 आर,स नं 16/1अ यांसी क्षेत्र 00हे 46 आर,स नं 16/1बी यांसी क्षेत्र 00हे 79 आर,असे एकूण क्षेत्र 1हे 99 आर.  |
| (3) क्षेत्रफळ  | (1)  |
| (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा  | (1)  |
| (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता                               | (1) श्री साई रेज्युकेशन सोसायटी तर्फे प्रेसिडेंट श्री राजीव अरोरा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: कोंढवा खुर्द; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: -.  |
| (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता                                    | (1) विवेक सहगल,अनुराधा सहगल,शिला सहगल,ओमप्रकाश अरोरा,देवना अरोरा,पवन चौधरी,संजय सिंग,करन अशोक कुमार नं 1 ते 8 तर्फे कु मु म्हणुन विनिता अरोरा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: कोंढवा खुर्द; शहर/गाव: पुणे; तालुका: -;पिन: -; पॅन नम्बर: -. |
| (7) दिनांक   | करून दिल्याचा 18/02/2008   |
| (8) नोंदणीचा   | नोंदणीचा 21/02/2008  |
| (9) अनुक्रमांक, खंड व पृष्ठ  | 1809 /2008   |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क   | रु 70959.00  |
| (11) बाजारभावाप्रमाणे नोंदणी   | रु 19710.00  |
| (12) शोरा  |  |



11/02/2008



दी नमूदल्या याचकाली  
रुबघात घेतली  
असल्यावर हुकुम नमूद  
हवेली क्र. १२ बुद्धिम निबंधक हवेली क्र. १२

काल्या सोबतची नमूदकाल  
श्री. विनिता अरोरा  
चांना दिली.  
दि. २१/०२/२००८





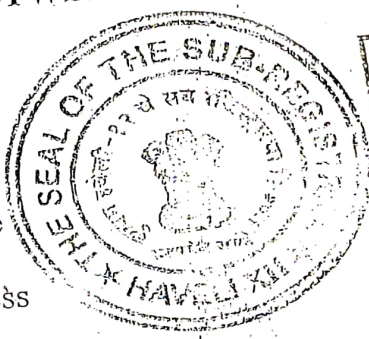
NAME : विनिता अरोरा  
ADDRESS : 3051, Clover Heights Salunkhe Vihar Road Pune 40.  
THROUGH : श्री. वी. वी.  
SIGNATURE : [Signature]  
RECEIPT No. : 33

FOR M.L.D.C. LTD.  
AUTHORIZED SIGNATORY

क्र. 00033	रा. 18/2108
क्र. 78850/-	10/-
रु. 78850/-	
मुद्रांक शुल्क भवनाचारे नांव व पत्ता : <u>विनिता अरोरा</u> <u>3051, Clover Heights Salunkhe Vihar Road Pune 40.</u>	
पं. क्र. (रु. ५०,०००/- व त्यावरील राख रकमसाठी)	
राख/ *डी.डी./ *चे ऑर्डर क्र.	
दिनांक :	
वै. / शि. / शि. / शि.	
वतीने दिले - घेण्याचे नाव <u>Shri Arora d/m</u>	
दस्तावेज शुद्धित करतो रकम वरकर आहे दस्तावेजी खर्चाची कोणत्याही बाबत व. वि. म. नर्था. जाणवत नाही.	
कार्यालयीन नोंदीसाठी	सही
दस्तावेज क्र. : <u>3051, Clover Heights Salunkhe Vihar Road Pune 40.</u>	प्राधिकृत अधिकार्याची सही

**LEASE DEED**  
THIS DEED OF LEASE made & executed at 18 this  
day of February 2008  
BETWEEN

1. Shri. Vivek Saihgal.  
Age Adult years, occ: Service
2. Anuradha Saihgal.  
Age Adult years, occ: Service
3. Shiela Saihgal.  
Age Adult years, occ: Service
4. Shri Omprakash Arora.  
Age Adult years, occ: Business
5. Devna Arora.  
Age Adult years, occ: Business
6. Shri Pavan Choudhary  
Age Adult years, occ: Business
7. Shri Sanjay Singh  
Age Adult years, occ: Business  
Through their Power of Attorney Holder
8. Mrs. Vinita Arora.  
Age years, occ: Housewife  
R/at :- 3051, Clover Heights Salunkhe Vihar Road Pune 40.
8. Shri Karan Ashok Kumar  
Age years, occ: Business  
R/at :- Swarankar Colony Vidisha (M.P.)



हवल - १२  
१००९ १२  
१००८

9/13/20

विद्यार्थी

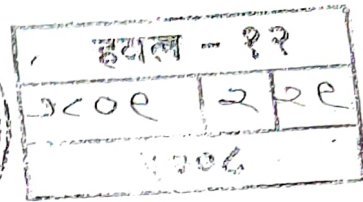
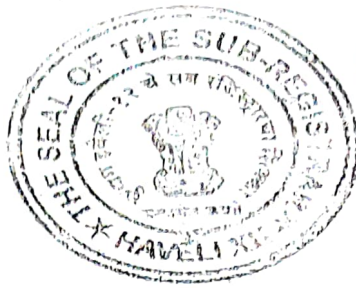
अक्षय कृष्ण

200      विभाग - 2

SCORE

9/13/20





Hereinafter referred to as "The LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors or administrators and assigns etc.)

PARTY OF THE FIRST PART

AND

**Shri Sai Education Society**  
A Charitable Trust Registered under Bombay Public Trust Act 1950 having Registration No. having its Registered Office At  
3051, Clover Heights S.V.Road Pune 40  
Through its President  
**Mr. Rajiv Arora**  
Age 30 years, occ: Business  
R/at- 3051, Clover Heights S.V.Road Pune 40

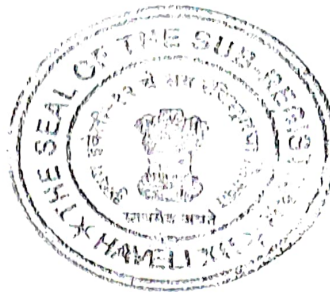
Hereinafter referred to as "The LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean & include its Board of Trustees, Successors in title, administrators and assigns etc.)

PARTY OF THE SECOND PART

WHEREAS the properties bearing S.Nos.16/2A admeasuring about 00 H 36 Ares ,16/2C admeasuring about 00 H 38 Ares ,16/1A admeasuring about 00 H 46 Ares & 16/1B admeasuring about 00 H 79 Ares Totally admeasuring about 01 H 99 Ares Situated at Village Wadachivadi Tal.Haveli Dist.Pune is more fully descibed in the schedule written hereinbelow & hereinafter rferred to as the said Properties are owned by the present lessors as their absolute properties;

AND WHEREAS as the lessors were not in need of the said properties for their personal use;

AND WHEREAS the lessee was in search of the Land for the purpose of erecting/establish Educational Institution thereon ;



हस्ता - प्र	
१८०९	३२९
११०८	

AND WHEREAS the lessee came to know about the intention of the lessors & hence approached the lessors with a request to grant lease in respect of the said Properties;

AND WHEREAS the parties hereto had due deliberations & discussions, & as a consequence thereof they have reached an understanding which they have decided to reduce into writing;

NOW THIS DEED WITNESS as follows:-

1) That the lessors does hereby grant & confer a lease for 30 years from Dt. 3/1/08 upto Dt. 2/1/37 in respect of the said properties which is described in the schedule written hereinbelow subject to the terms & conditions stated hereinbelow.

2) That the period of the lease is agreed between the parties hereto for 30 years i.e. from Dt. 03/01/2008 upto Dt. 02/01/2037.

3) That the lease rent is agreed at Rs.12,000/- per month & the same shall be paid by the lessee unto the lessor before 10th day of every month.

4) That the lessors have delivered the actual possession unto the lessee at the time of execution of these presents.

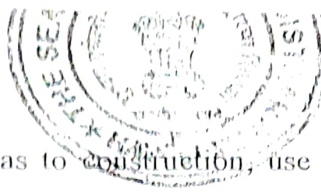
8) That the lessors hereby assures unto the lessee that.

a) The said properties are absolutely owned by them, & they have full & absolute right to grant a lease in favour of the lessee.

b) The lessee shall enjoy the properties/premises free from disturbance from the lessor.

c) The lessors shall not create any encumbrance or third party interest in respect of the demised premises so as not to affect the enjoyment of the said properties by the lessee.

d) The lessee shall have right to put on & construct /errecting/establish Educational Institution on the said demised properties & shall be entitled to use the same. However, the lessee shall do so strictly in accordance with the rules & regulations of



3002 | 620  
706

the prevalent laws as to construction, use & enjoyment of such properties.

9) That the lessee hereby assures unto the lessors that

a) they shall pay the rent punctually before 10<sup>th</sup> day of every month.

b) they shall construct /errecting/establish Educational Institution by following rules & regulations regarding construction framed by the municipal corporation or any other concerned authority.

c) they shall use the premises for Educational purpose only.

d) they shall not sub-let or sub-lease the demised premises.

e) they shall not part with the possession under whatsoever pretext.

f) they shall pay & bear the taxes payable to the Govt., Semi-Govt. authorities & local bodies.

g) they shall maintain the said property & Educational Institution, if any, so constructed in a good condition at his own costs.

h) He shall use the demised premises subjects to & by following the rules & regulation of the prevalent laws.

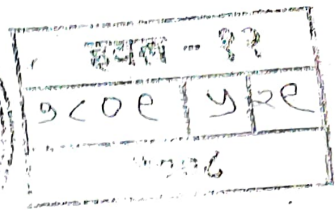
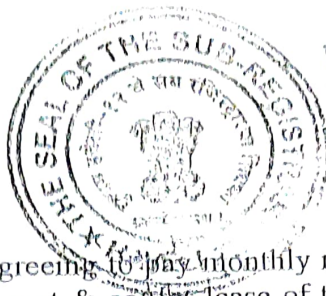
i) He shall not do any act affecting the title to the lessor to the demised premises.

10) That if any breach of the conditions stated in this deed, is committed by the lessee, then the lessor shall be entitled to terminate the lease by giving a notice of one month. In the event of termination of the lease, the lessor shall be entitled to recover the possession of the demised premises.

11) That if the lessee intends to surrender the lease-hold rights, then he shall do so by giving one months notice to the lessor.

12) That in the event of termination of the lease by the lessor or surrender thereof by the lessee, the lessee shall be entitled to remove the Educational Institution construction in the said properties. However such a removal shall be at his own costs.





13) That the lessee agreeing to pay monthly rent, as aforesaid, the lessor does hereby grant & confer lease of the demised premises by putting him in actual possession TO HAVE AND TO HOLD the same for thirty years.

14) That all the expenses towards stamp-duty, registration charges & incidental expenses thereto were agreed to be paid and borne out by the lessee, & accordingly, he has done so.

15) That Lessee shall pay the electricity charges directly to MSEDCL as per the bills raised during subsistence of its use. It specifically agreed that for disconnection due to non payment of electricity Bills. Lessors shall not be held responsible for any such payment/penalty/inconvenience.

16) That Lessor shall have free access to the said building for inspection (only during the School hours) as per the convenience of the lessee.

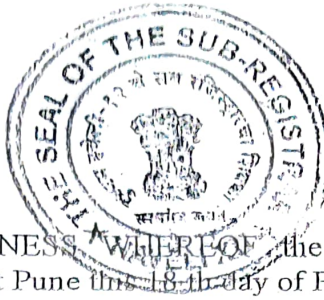
17) That lessee hereby agrees that the terms & conditions of the offer of this Lease Deed are as per the resolution of the Education Society passed in their properly convened & duly constituted meeting held on..... & the Trustees present have authorized Mr. Rajiv Arora the President to execute this Deed & offer the same for registration on behalf of the Trust/said Education Society. A copy of the said resolution has been attached to this deed as annexure A & shall be forming an integral part of this deed.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land & part of property bearing S.Nos.16/2A admeasuring about 00 H 36 Ares, 16/2C admeasuring about 00 H 38 Ares, 16/1A admeasuring about 00 H 46 Ares & 16/1B admeasuring about 00 H 79 Ares Totally admeasuring about 01 H 99 Ares Situated at Village Wadachivadi Tal.Haveli Dist.Pune within the jurisdiction of Sub-registrar Haveli No. 12 Pune, and within the limits of Pune Municipality Corporation together with all appurtenances thereto and bounded as follows :

- On or towards East - S. No. 11
- On or towards South - Remaining land of the said S. No.
- On or towards West - S. No 16
- On or towards North - S. No. 14

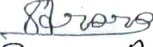




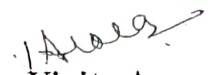
हवाम - ११		
९८०९	६२९	
२००६		

IN WITNESS WHEREOF the parties hereto have signed hereunder at Pune this 18th day of February 2008.

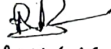
WITNESS


1. Sign. :-   
Name :- SOHIL ARORA  
Add. :- CLOVER HEIGHTS

30/51, SALUNKAR VIHAR

  
Mrs. Vinita Arora.

Power of Attorney Holder of No.1 to 8  
LESSORS

2. Sign. :-   
Name :- राजिव अरोरा  
Add. :- १५/१/१५

  
The President of Sai Education Society

Mr. Rajiv Arora

LESSEE