

Pre-Registration summary(नोंदणी पूर्व गोषवारा)



मंगळवार, 22 जुलै 2014 11:20 म.पू.

दस्त गोषवारा भाग-1

हवल9

दस्त क्रमांक: 5224/2014 988/9421

दस्त क्रमांक: हवल9 /5224/2014

बाजार मुल्य: रु. 3,41,55,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 15,52,500/-

दु. नि. सह. दु. नि. हवल9 यांचे कार्यालयात

पावती:6534

पावती दिनांक: 22/07/2014

अ. क्रं. 5224 वर दि.22-07-2014

सादरकरणाराचे नाव: भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग ऍज
प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी

रोजी 10:54 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3040.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 152

दस्त हजर करणाऱ्याची सही:

एकुण: 33060.00

सह दुय्यम निबंधक, हवेली-9

कमी पडलेलं नां फी/पान फी रक्कम
रुपये 900 पा.क्र. ने वसूल केली

सह दुय्यम निबंधक, हवेली-9

सह. दु.नि. (वर्ग-2) हवेली क्र. ९-

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 22 / 07 / 2014 10 : 54 : 07 AM ची वेळ: (सादरीकरण)

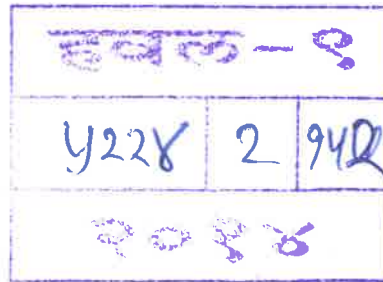
शिक्का क्रं. 2 22 / 07 / 2014 10 : 55 : 38 AM ची वेळ: (फी)



CHALLAN
MTR Form Number-6

GRN	MH001864002201415E	BARCODE					Date	18/07/2014-17:41:47	Form ID	36	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment				TAX ID (If Any)						
	Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)		ALJPA5747J				
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR				Full Name		MEHMOOD APPA AUTI				
Location	PUNE				Flat/Block No.		AREA 3000 SQ. MTRS				
Year	2014-2015 One Time				Premises/Building						
Account Head Details		Amount In Rs.		Road/Street		FROM PRIVATE LAYOUT OF SNO 32					
0030046401	Sale of NonJudicial Stamp		1552500.00		Area/Locality		PUNE				
				Town/City/District							
				PIN		4	1	1	0	4	8
				Remarks (If Any)							
				PAN2--PN=NEW HORIZON DEVELOPERS PVT							
				LTD--CA=31050000							
				Amount In		Fifteen Lakh Fifty Two Thousand Five Hundred Rupee					
Total		1552500.00		Words		s Only					
Payment Details				BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	02300042014071832497	181222989				
Cheque/DD No				Date		18/07/2014-17:41:03					
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9890440756

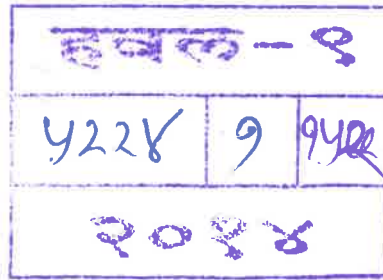




CHALLAN
MTR Form Number-6

GRN	MH001864157201415E	BARCODE					Date	18/07/2014-17:47:43	Form ID	36
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Registration Fees			TAX ID (If Any)						
	Ordinary Collections IGR			PAN No. (If Applicable)		ALJPA5747J				
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR			Full Name		MEHMOOD APPA AUTI				
Location	PUNE			Flat/Block No.		AREA 3000 SQ. MTRS				
Year	2014-2015 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street		FROM PRIVATE LAYOUT OF S. NO. 32				
0030063301 Amount of Tax		30000.00		Area/Locality		PUNE				
				Town/City/District						
				PIN		4 1 1 0 4 8				
				Remarks (If Any)						
				PAN2--PN=NEW HORIZON DEVELOPERS PVT						
				LTD--CA=31050000						
				Amount In		Thirty Thousand Rupees Only				
Total			30000.00	Words						
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	REF No.	02300042014071832518		181224679			
Cheque/DD No			Date		18/07/2014-17:46:54					
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9890440756





22/07/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 9

दस्त क्रमांक : 5224/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोंढवा खुर्द

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34155000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे कोंढवा खुर्द येथील स. नं. ३२ या मंजूर खाजगी ले - आऊट मधील प्लॉट नं. १ ते ९ यांसी क्षेत्र ३००० चौ. मी. ही मिळकत. ((Survey Number : 32 ;))
(5) क्षेत्रफळ	1) 3000 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग एंज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी वय:-60; पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411001 पॅन नं:-ALJPA5747J 2): नाव:-संमती देणार - न्यू हेरॉयझन डेव्हलपर्स प्रा. ली. तर्फे अधिकृत संचालक श्री. विनोद कुमार बी. अगरवाल यांचे तर्फे वि कु मु म्हणून श्री. अविनाश कांबळे वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कॅम्प , पुणे, . . पिन कोड:-411001 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक सरलादेवी , हरीश मनषा , कर्नल कनवलजीत सिंग , मुकेश तनेजा , मधू जिली , वीणा सक्सेना व इतर , वीणा मलिक , लेफ्टनंट जी. एस मान , मीरा रमेश व इतर या सर्वांच्या तर्फे कु. मु. धारक म्हणून विनोदकुमार बी अगरवाल यांचे करिता कबुली जबाबाचे नेमलेले श्री. अविनाश कांबळे वय:-38; पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	21/07/2014
(10) दस्त नोंदणी केल्याचा दिनांक	22/07/2014
(11) अनुक्रमांक, खंड व पृष्ठ	5224/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1552500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

(14) शैरा
मी नकल वाचली
मी रुजुवात घेतली

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

असलेल्या हुकूम नकल

iSarita v1.3.0

सह.दु.नि(वर्ग-२) हवेली क्र.९

दस्तासोबतची नकल

श्री./सौ.

यांना दिली.

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दिनांक 22/7/2014 2014



सह.दु.नि(वर्ग-२) हवेली क्र.९

Pre-Registration summary(नोंदणी पूर्व गोषवारा)



22/07/2014 11 19:35 AM

दस्त गोषवारा भाग-2

हवल9

दस्त क्रमांक:5224/2014 998/940

दस्त क्रमांक :हवल9/5224/2014

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग एंज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:ALJPA5747J	भाडेकरू वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अड्वोकट विनायक वसंत काळगेकर वय:28 पत्ता:शनिवार पेठ , पुणे पिन कोड:411030			

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	संमती देणार - न्यू हेरॉयझन डेव्हलपर्स प्रा. ली. तर्फे अधिकृत संचालक श्री. विनोद कुमार बी. :अगरवाल यांचे तर्फे वि कु मु म्हणून श्री. अविनाश कांबळे प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॅम्प , पुणे, , . मालक सरलादेवी , हरीश मनषा , कर्नल कनवलजीत सिंग , मुकेश तनेजा , मधू जिली , वीणा सक्सेना व इतर , वीणा मलिक , लेफ्टनंट जी. एस मान , मीरा रमेश व इतर या सर्वांच्या तर्फे कु. मु. धारक म्हणून :विनोदकुमार बी अगरवाल यांचे करिता कबुली जबाबाचे नेमलेले श्री. अविनाश कांबळे -, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government.

सह दुय्यम निबंधक, हवेली-9

EPayment Details.



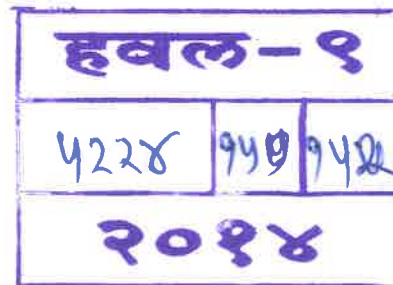
Pre-Registration summary(नोंदणी पूर्व गोषवारा)

sr.	Epayment Number	Defacement Number
1	MH001864157201415E	0001162613201415
2	MH001864002201415E	0001162612201415

5224 /2

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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Pre-Registration summary(नोंदणी पूर्व गोषवारा)



22/07/2014 11 42:12 AM

दस्त गोषवारा भाग-2

हवल9

दस्त क्रमांक:5224/2014

949/942

दस्त क्रमांक :हवल9/5224/2014
दस्ताचा प्रकार :-लीजडीड

5224 /2

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संमती देणार - न्यू हेरॉयझन डेव्हलपर्स प्रा. ली. तर्फे अधिकृत संचालक श्री. विनोद कुमार बी. अगरवाल यांचे तर्फे वि कु मु म्हणून श्री. अविनाश कांबळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कॅम्प , पुणे, , , पॅन नंबर:	मान्यता देणार वय :-38 स्वाक्षरी:-		
2	नाव:भाडेकरू श्री. मेहमुद आप्पा औटी - वर्कींग ऍज प्रेसिडेंट ऑफ ली मायनॉरिटी पुणे एज्युकेशन सोसायटी पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:ALJPA5747J	भाडेकरू वय :-60 स्वाक्षरी:-		
3	नाव:मालक सरलादेवी , हरीश मनषा , कर्नल कनवलजीत सिंग , मुकेश तनेजा , मधू जिली , वीणा सक्सेना व इतर , वीणा मलिक , लेफ्टनंट जी. एस मान , मीरा रमेश व इतर या सर्वांच्या तर्फे कु. मु. धारक म्हणून विनोदकुमार बी अगरवाल यांचे करिता कबुली जबाबाचे नेमलेले श्री. अविनाश कांबळे पत्ता:-, -, -, कॅम्प , पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:	मालक वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 07 / 2014 11 : 39 : 33 AM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅडवोकेट विनायक वसंत काळगेकर वय:28 पत्ता:शनिवार पेठ , पुणे पिन कोड:411030		

शिक्का क्र.4 ची वेळ:22 / 07 / 2014 11 : 39 : 59 AM



iSarita v1.3.0

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

सह दुय्यम निबंधक, हवेली-9

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001864157201415E	0001162613201415
2	MH001864002201415E	0001162612201415

5224 /2

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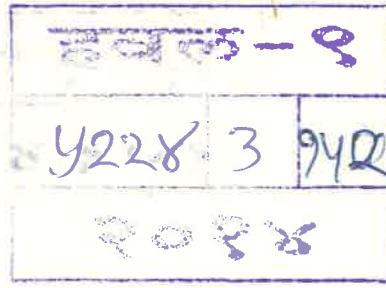
प्रमाणित करण्यात येते की,
या दस्तावेजाचा क्र. 942 आहे.

सह.दुय्यम निबंधक (हवेली-9) हवेली क्र. 9

पत्राचे क्र. 4228 हवेली जिल्हा.

सह.दुय्यम निबंधक
दिनांक 22/10/2018





LEASE DEE

This Lease Deed is made and executed on this ___ Day of July 2014 at Pune.

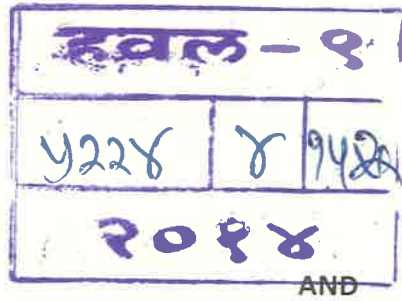
BETWEEN

- I. (A) Mrs. Sarla Dev, Age :- 86 Years, Occupation : House Hold, Residing at :- F – 5/12, Salunke Vihar, Pune – 411048
- I. (B) Mr. Harish Mansha, Age :- 58 Years, Residing at :- B -14, ShantiKunj, Opp. GPO, Pune – 411001.
- I. (C) Col. Mr. Kanwaljit Singh, Age :- 75 Years, Occupation :- Defense Service, Residing at :- 30/12, Shikshak Nagar, Near Sopan Baug, Pune – 411006.
- I. (D) Mr. Mukesh Taneja, Age : Adult, Occupation : Defense Service, Residing at :- D – 10/B, Vijay Nagar, New Delhi, 11009.
- I. (E) Mrs. Madhu Jolly, Age : 52 Years, Occupation : House Hold, Residing at :- B – 3 – B, Single Storey, Vijay Nagar, New Delhi, 11009.
- I. (F) (a) Mrs. Veena Saxsena, Age :- 62, Years, (b) Mr. Anil Kumar Saxsena, Age : 68 Years, Occupation : Defense Service, Both Residing at :- Flat No. 7, Sacred Heart Town, Wanawadi, Pune – 411040.
- I. (G) Veena Malik, Age : 51, Years, Occupation : House Hold, Residing at : Memory Garden, NIBM Road, Kondhwa Kh, Pune 411048.
- I. (H) LT. CDR. J. S. Mann, Age : 50 Years, Occupation : Defense Service, Residing at :- 313, Arlington Court No. 3, Clover Village, Wanawadi, Pune 411040.
- I. (I) Mrs. Meera Ramesh, Age :- 49 Years, Occupation : House Hold, Residing at : F- 5/12, Saluke Vihar, Pune – 411040. (b) Miss. Nadita Ramesh, Age :- 33 Years, Both residing at : F- 5/12, Saluke Vihar, Pune – 411040.

And hereinafter referred to as the “OWNERS” / “LESOOR” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators), and Owners/ Lessor No. I. (A) to I. (I), represented through their constituted attorney, Shri. Vinodkumar B. Agarwal, Age : Adult, Occupation : Business.

...OWNERS / LESSOR

--PARTY OF THE ONE PART



Mr. MEHMOOD APPA AUTI, Age: - 60 Years, Occupation :- Business, Residing at :- Flat No. H1/1 Bramha Paradise Co – Operative Housing Society, 3 Mangaldas Road, Pune – 411001, working as PRESIDENT OF LE MINORITIES PUNE EDUCATION SOCIETY, and hereinafter referred to as the 'LESSEE' (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs and representatives, executors and assigns)

..... PARTY OF THE SECOND PART

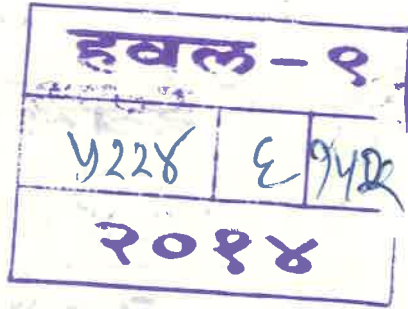
AND

NEW HORIZON DEVELOPERS PVT. LTD., a Private Limited Company through its Directors, 1. Mr. AMRUTA V. MHASKE and/or Mr. VINODKUMAR B. AGRAWAL having their office address at :- 3 Queen's Garden Road, Camp, Pune - 411001 and hereinafter referred to as the 'DEVELOPERS / CONSENTING PARTY' (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include the said company, its successor's in title, its receivers, assigns, executors, official liquidators, or the company or companies in which the said company may be merged or amalgamated)

..... PARTY OF THE THIRD PART

WHEREAS the owners/ Lessor above named are the lawful owners of the properties bearing Plot Nos. 1 to 9 carved out of Private layout of Survey No. 32 area admeasuring 3000 Sq.mtrs, situated at revenue village Kondhawa Khurda, Taluka Haveli, District Pune, within the limit of Pune Municipal Corporation & within the Jurisdiction of Joint Sub – Registrar Haveli. XII, which is more particularly described in Schedule written hereunder & hereinafter referred to as the 'SAID PROPERTY'.

WHEREAS Party of the First Part above named have, by Development Agreement & Power of Attorney of their respected Plot, agreed to assign the said property for the purpose of development unto the consenting party. But it's realized that because some technical issues the Party of the Third Part unable to cause the construction over the said property. Hence, Party of the First Part desirous of providing the said property on lease term for getting some source of income. And for this purpose, party of the third part has agreed to join this Lease Deed as a Consenting Party.



handing over the possession of the said property to the lessee or from the date of signing this Agreement.

- 2) That the period of this lease agreement is finalized for 360 months and it has to be extended as per mutual agreement between the parties. The lessor agreed that the existence of this Lease Deed, for the said property, they will not enter in any transaction of the said property. That lessee will at expiration of the said term or sooner determination thereof peaceably and quietly surrender to the lessor the said property after removing any temporary structures made by him thereon unless the lessor shall express his willingness to purchase the same at a valuation in which case the lessee shall sell the same to the lessor at a valuation to be made by mutual consent.
- 3) **The Lessor covenants :** The lessor hereby enters into the following covenants with the lessee:-
 - i) The lessor is the owners of and otherwise seized and possessed of the said property and the lessor has full and absolute right to grant a lease in favor of the lessee.
 - ii) The lessee shall enjoy his rights over the said property free from disturbance from the lessor or their successors in title.
 - iii) The lessor shall not create any encumbrance or third party interest in respect of the said property, so as not to affect the enjoyment of the said property by the lessee or their successors in title or assignees.
 - iv) The lessee is running a School namely PEARL DROP SCHOOL and for the purpose of School Play Ground, lessee is acquiring lease rights of the said property. Lessee shall have right to do required things, for carrying school ground over the said property, subject to, that lessee shall do so strictly in accordance with the rules and regulations of prevalent laws, bylaws of appropriate authority. Lessee agreed for not erecting any permanent building structure and lessee shall not use any FSI of the said land, as said land is given on lease basis for exclusive use of play ground.

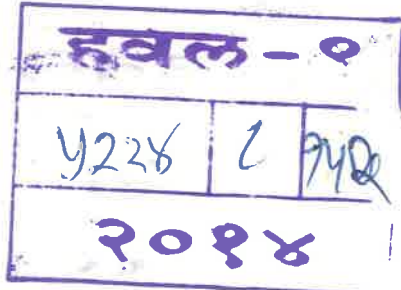


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v) It is specifically agreed by the lessee that for carrying school play ground on the said property they will obtain all required permissions, sanctions from Competent Authority, to carry-out and continue school play ground over the said property. All and entire efforts and responsibility for the same is agreed to be completed by the lessee and they will do the same as early as possible after execution of these presents. The lessor is ready to extend their cooperation to lessee by signing all those required applications, affidavits, indemnities, assurances, notices, letters etc. required for obtaining the permission from competent authority to start school play ground on the said property.

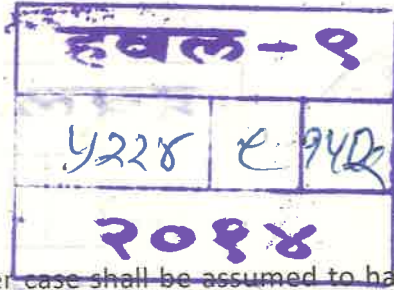
4) **The Lessee agrees that –**

- i. **Purpose : To use the said property for School Play Ground.**
- ii. **Maintenance :** The lessee hereby undertakes to keep the said entire property, proposed temporary structures thereto under good conditions and repair, at their own cost, efforts and responsibility.
- iii. The lessee shall pay the rent punctually before 10th Day as agreed. Failure of Lessee to pay the rent for consecutive 3 months will automatically terminates this Lease and in such situation, the Lessee is liable to surrender his rights and needs to handover possession of said property back to the Lessor. It is also well informed by the Lessor to Lessee that failure of Lessee to follow and obey any terms of this deed, may lead the Lessor to terminate this Deed by giving 30 days Notice and after such notice Lessee is required to vacate the said property within 30 days.
- iv. **Payment of Common expenses and Taxes :** To pay all charges, taxes, local governing body maintenance expenses for the said property, Non-Agricultural Taxes, Grampanchayat Taxes and all necessary and applicable charges are to be paid by the lessee in name of Lessor and on behalf of lessor, provided that, the lessor shall pay the payable taxes and all other outgoings as on dated up to the execution of this lease deed for the said property and after that, all outgoings pertaining to the said property shall be borne and paid by the lessee. That during the said term, in name of Lessor and on behalf of Lessor, the lessee will



pay all rates, taxes and charges of every description now payable or hereafter become payable in respect of the said property.

- v. **New Structure** : If lessee required to make any easily detachable structure over the said property for carrying School Play Ground activity, then lessee can do so with prior written permission of the licensor or subject to entire responsibility and expenses for the same is to be fulfilled by the lessee. The lessor will never be held liable or responsible for any such activities or any mishaps or accidents over said property.
- vi. **Right of Lessor to Inspect the said property** : The lessor shall have the right by itself, to enter the said property at reasonable hours to inspect the status of the said property.
- vii. **Compliance** : The lessee agrees to perform, fully obey and comply with all ordinances, rules, regulations and laws of all public and government authorities, boards and officers relating to use and occupation of the said property.
- viii. **Waste** : The lessee agree that they will not permit any waste, garbage or nuisance caused because of it to the adjacent properties. The lessee agree to install a Waste Management Plant over the said property for better waste management. All expenses for the same are to be incurred by the lessee.
- ix. That the lessee shall not do any act affecting the title of the lessor to the said property.
- 5) **Service of notice** : - The parties hereby mutually agree that 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 or his agent through the post by registered letter addressed to the lessee at the demised premises (or, Flat No. H1/14, Bramha Paradise Co - Operative Housing Society, 3 Mangaldas Road, Pune - 411001) and that notice requiring to be given to the lessor shall be sufficiently given if sent by the lessee through post by registered letter addressed to the lessor at their usual or last known place of business (or, at 03, Queen's Garden Road, Camp, Pune - 411001) AND that any



demand or notice sent by post in either case shall be assumed to have been delivered in the usual course of post.

- 6) **Possession** : That the lessor has delivered the actual vacant possession of the said property to the lessee at the time of execution of this deed. The lessee is entitled to be in possession of the said property and also permitted by the lessor to use the said property as school play ground. Whatever newly constructed temporary structures will be held owned by the lessee and will be under management and ownership of the lessee. After expiration of this lease term, the same shall be disposed off as per 'Clause - 2', written herein above.
- 7) **Assignment & Sub-Lease** : The lessee is not allowed to sub-let any portion of the said property to any Sub-Tenant for any activities or purposes.
- 8) That in consideration of the lessee having paid the security deposit an amount of 5,00,000/- (Rupees Five Lakhs only) by Cheque / D.D. no. : 849585, Dated : 18/07/2014, drawn on the Bank of Maharashtra, Branch Camp Pune. And agreeing to pay rent, as aforesaid, the lessor does hereby grant and confer lease of the said property by putting the lessee in actual possession **TO HAVE AND TO HOLD** the same, till term of this lease or after extension of term of this lease. The extension of the term of this lease is to be effected by executing supplementary or fresh lease deed by the parties.
- 9) That all expenses towards the stamp duty, registration charges and incidental expenses thereto were agreed to be paid and borne by the lessee and accordingly they done so.

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of property bearing Plot No's 1 to 9 totally area admeasuring 3000 Sq.mtr carved out of Private Layout of Survey No. 32, situated at revenue village Kondhawa Khurda, Taluka Haveli, District Pune, within the limit of Pune Municipal Corporation & within the Jurisdiction of Joint Sub – Registrar Haveli. XII. bounded as under :-

On or towards the East :- By Survey No. 31 Kondhwa Kh.

On or towards the South :- By Internal Road of Private Layout

On or towards the West :- By Survey No. 9 Kondhwa Kh.

On or towards the North :- By Survey No. 36 & 33 (Part) Kh.



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNDER AT PUNE THE
 DAY OF JULY 2014.

SIGNED SEALED AND DELIVERED by the
 above named OWNERS/LESSORS through their
 Constituted Attorney, Shri. Vinodkumar B. Agarwal



OWNERS / LESSORS

SIGNED SEALED AND DELIVERED by the
 above named LESSEE



Mr. MEHMOOD APPA AUTI
 LESSEE

SIGNED SEALED AND DELIVERED by the
 above named CONSENTING PARTY



NEW HORIZON DEVELOPERS PVT. LTD.
 CONSENTING PARTY

IN WITNESS OF

1. Santosh
 SANTOSH GUNNAL
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 PETH PUNE

2. Alka
 Mrs. Alka Rege
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