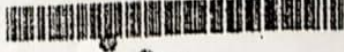


Agreement registered

(5)
Rental Agreement



Tuesday, April 27, 2010

11:38:55 AM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 4421

दिनांक 27/04/2010

गावाचे नाव चिंचवड

दस्तऐवजाचा अनुक्रमांक हवल8 - 04368 - 2010

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: भारकर शंकर भाकर

नोंदणी फी

11540.00

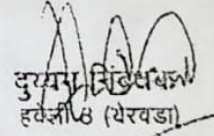
नक्कल (अ. 11(1)), पृष्ठांकनावी नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)

220.00

एकूण रु.

11760.00

आपणास हा दस्त अंदाजे 11:40AM ह्या वेळेस मिळेल


दुय्येश्वर भिंदेभकर
हवल8 (चिंचवड)


बाजार मूल्य: 898500 रु. मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 53500 रु.

ऐवजाचा प्रकार : डीडी/धनाकर्पाद्वारे;

वेळेचे भाव व पत्ता: जिजामाता महिला सहकारी बँक लि पुणे

डीडी/धनाकर्ध क्रमांक: 037432; रक्कम: 11540 रु.; दिनांक: 09/03/2010


PRINCIPAL
MATRU VIDYALAYA
78/2, AHER NAGAR,
CHINCHWAD, PUNE



दस्तावेज क्रमांक व वर्ष: 4368/2010

Tuesday, April 27, 2010

11:28:05 AM

दुय्यम निबंधक: हवेली 8 (येरवडा)

नॉटरी 63 म

Regn 53 m.8

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चिंचवड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
वा.भा. रु. 898,500.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: चिंचवड स नं. 78/2 सिटीएस नं. 2726 मधील क्षेत्र 3000 चौ फुट

- (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) मातृ एज्युकेशन सोसायटी तर्फे एल एम साईनाथ - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: प्राधीकरण निगडी; शहर/गाव: पुणे; तालुका: - ; पिन: 44; 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) भास्कर शंकर आहरे - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: चिंचवड; शहर/गाव: पुणे; तालुका: - ; पिन: - ; पॅन नम्बर: -
(2) शारदा भास्कर आहरे - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: सदर; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -

- (7) दिनांक करून दिल्याचा 17/04/2010

- (8) नोंदणीचा 27/04/2010

- (9) अनुक्रमांक, खंड व पृष्ठ 4368 /2010

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 44925.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 11540.00

- (12) शेर



महाराष्ट्र अजदार अहरे मी मद्रकल कल
तस त्यांचे तारीख 26/4/2010 मी वाचली.
व अर्जावरून समस्त मी रुजवात घेतली.
यांस दिली तारीख 26/4/2010 अस्सल वरडुकुम नकल

दुय्यम निबंधक हवेली क्र. 8

PRINCIPAL
MATRU VIDYALAYA
78/2, AHER NAGAR,
CHINCHWAD, PUNE



Hereinafter called "THE LESSEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, successors and assigns of the Second Part.

WHEREAS the LESSOR is absolutely seized and possessed of and otherwise well and sufficiently entitled to the piece of land, area admeasuring 3000 Sq.ft, Situated at Plot No.78/2, Walhekarwadi, Aher Nagar, Chinchwad, Pune 33.

AND WHEREAS the LESSEE who was on the lookout for warehouse and office premises approached the Lessor and sought permission to use their premises on the Lease basis for a term of 15 years (180 Months) starting from 1st April 2010 to 31st March 2025 period.

AND WHEREAS the LESSOR have lawfully completed the construction of the premises on the said land holds the ownership and title of the property and agrees to allow the licensee to use such for School, being area admeasuring (..... Sq. ft. each room; total 3000 sq. ft. (Hereinafter referred to as licensed premises) for the purpose of only administration on the following terms and conditions.

IT IS HEREBY AGREED BETWEEN THE LESSOR AND THE LESSEE AS UNDER:

1. The Lessor hereby grants the Lease to the Lessee for the lease premises more particularly described in scheduled of property for the period of 180 months with effect from 1st April 2010 upto 31st March 2025 for the purpose of school and for no other purpose whatsoever.
2. The Lessee shall pay to the Lessor a sum of Rs. 94,750.00 (Rs. Ninty Four Thousand Seven hundred Fifty only) as monthly compensation, after completion of June 2010 the compensation for the building will increase by 10% i.e. Rs.1,04,225/- (Rupees One Lakh Four Thousand d Two Hundred Twenty Five only) as License fee or compensation for the flat to be paid in advance on or before 10th day of every month.
3. Further subject to what is stated hereinabove, the lessee shall pay to the lessor, lease fee which shall be increased by 10% after every 12 months



83 EC		
3	97	
3090		

Deena Chavhan
PRINCIPAL
MATRU VIDYALAYA
 78/2, AHER NAGAR,
 CHINCHWAD, PUNE

The Licensee had paid a sum of Rs. 10,00,000/- (Rs. Ten Lakhs only) as deposit amount Paid by cheque, for the said building and the deposit amount shall be refunded by the lessor to the lessee in full on surrendering the leased School and open yard, in good and tenantable condition, subject to normal wear and tear at the time of expiry of the lease additional to this. That the Licensee has agreed to pay to the Licensor the sum of Rs. 94,750/- (Rupees Ninty Four Thousand Seven Hundred Fifty only) as monthly compensation, after completion of June 2010 the compensation for the building will increase by 10% i.e Rs.1,04,225/- (Rupees One Lakh Four Thousand Two Hundred Twenty Five only) and after completion of every 11 months the Licensee fee of the said premises will be increased by 10% only.

5. Over and above the lease fee the lessee shall pay for all charges for electricity or power consumed by the Lessee on the leased premises as shown by readings of the electricity meter installed for the said premises.

6. Grampanchayat/N.A./Municipal Taxes, will born by lessor . As per the rules and regulation T.D.S. deducted every month according to I.T. Rules.

7. The lessee shall responsible for all other relevant taxes, charges, and cost arising out of business carried out by the lessee in the leased premises.

8. The lessor will keep and maintain compound outside the said premises in good condition and will clean and swiipe the same from time to time.

6. That the Lessee has agreed to use the premises only for commercial purpose FOR MATRU EDUCATION SOCIETY in the most prudent, way, so as not to cause any damage to the property, not to cause any nuisance to the Licensor ro to the neighbours or to other residents/shopholders.

7. The Lessee before occupying the premises has thoroughly inspect the fittings etc. in the premises and is satisfied that they are in good order.

9. The lessor shall maintain the road from the main gate to the said premises.

10. The Lessor shall provide proper rams for the purpose of loading and unloading of the goods of the lessee.



हचल - ८		
४३६८	४	११
२०१०		

Amma Chinn
PRINCIPAL
MATRU VIDYALAYA
 78/2, AHER NAGAR,
 CHINCHWAD, PUNE

गव्ह. ऑफ़ महाराष्ट्र, जनरल स्टम्प आफिस सायबन
सी-५, एलटीसी(सी)/सी.आर. १०३६/०१/०५/१५८ ४४२४

दिनांक 17/4/10

प्रॉक्सी रकम रु. 53,500
सर्विस चार्ज रु. 10
(टॅक्स सहित)
एकूण रु. 53,510/-

प्रॉक्सी रकम भुज्याच्या मुदतकाराचे नाव

MR. Bhaskar S. Aher

CHANDAN NAGAR BR.

SAHAKARI BANK LTD.

CHANDAN NAGAR BR.

PUNE-14.

16/4/2010

CASH RECEIVED

Cashier

...6...

haskar S. Aher
Chinchwad Pune
Ajaya Chinchwad
2-7
नं. ५१६

JAMNATI NATHIA NATHIA NATHIA LTD., PUNE.
CHANDAN NAGAR BRANCH
PATHARE COMPLEX,
PUNE-NAGAR ROAD,
PUNE-411 014.
D-5/STP(V)/C.R.1031/01/09/417
TO 420



महाराष्ट्र
APR 17 2010

124159
13:43
R-0053500/-PB5204

INDIA STAMP DUTY MAHARASHTRA

For JMSB LTD., PUNE 14

Baier

AUTHORISED SIGNATURE

LEASE AGREEMENT

THIS AGREEMENT made at Pune on this 17th day of April 2010

BETWEEN

- 1) Mr. Bhaskar Shankar Aher
Age-49Yrs., Occupation- Business,
- 2) Mrs. Sharda Bhaskar Aher
Age-46Yrs., Occupation- Housewife,
Both R/at : Walhekarwadi, Chinchwad, Pune 33.
Pan No.....

Hereinafter called "THE LESSOR" which expression shall unless repugnant to the context or meaning there of be deemed to mean and include their heirs, executors, successors and assigns of the First Part .

Matru Education Society Through

Secretary Mr. L. M. Sainath

Age-64Yrs., Occupation-Business,

R/at : Flat No.6, Kundan Fort, Sr. No.25,

Pradhikaran, Nigadi, Pune 44.

REGISTRAR

Principal

PRINCIPAL
MATRU VIDYALAYA
78/2, AHER NAGAR,
CHINCHWAD, PUNE

दुय्यम निबंधकः

हवेली 8 (येरवडा)

दस्त गोषवारा भाग-1

हवल8

दस्त क्र 4368/2010

१०/११

नं: 4368/2010

कार: भाडेपट्टा

काराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

स्कर शंकर आहिर - -

/फ्लॅट नं: -

ता: -

नावा: -

त: चिंचवड

पुणे

लिहून घेणार

वय 65

सही

B.S. 11/11/11



रदा भारकर आहिर - -

/फ्लॅट नं: -

ता: -

नावा: -

त: सडर

पुणे

लिहून घेणार

वय 58

सही

२०२५/११/२०२३/११



एज्युकेशन सोसायटी तर्फे एल एन साईनाथ

/फ्लॅट नं: -

ता: -

नावा: -

त: प्राधीकरण निगडी

पुणे

लिहून घेणार

वय 65

सही

L. N. Sainath



L. N. Sainath
PRINCIPAL
MATRU VIDYALAYA
78/2, AHER NAGAR,
CHINCHWAD, PUNE