

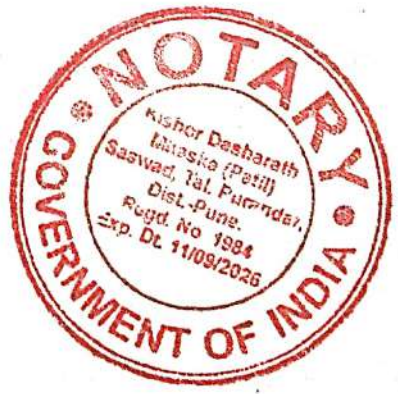
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हाराष्ट्र MAHARASHTRA / 2024

13AB 603900

करारनामा- २५
द्वामराव काठिकराथ तानिबा, क.
श्री. विजय तात्याबा हाकि त. वगारुड
2964 दि. 22/10/2028
श्री. ए. एस. जगताप
मुद्रांक क्रमांक- २२५०००६ सय रजिस्टार पुरंदर ऑफीस, (सातवड) ता. पुरंदर, जि. पुणे.
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



LEASE DEED



LEASE DEED

THIS LEASE DEED IS EXECUTED ON THIS 14th DAY OF
OCTOBER IN THE YEAR 2024

Shrimati. Anandikaki Chandrakant Jagtap

Age : 62 years, Occupation : Agriculture & Business

Residing at Saswad, Tal. Purandar, Dist. Pune 412301

Hereinafter referred to as 'LESSOR' (Which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, legal representatives, executors, administrators, successors, in title assigns etc.) **PARTY OF THE "FIRST PART"**

SHRI. AMRALE KANIFNATH DNYANOBA, Age 41 years,
Occupation : Agriculture ,

(Manager of Shri. SHIVAJI SHIKSHAN PRASARAK MANDAL,
SASWAD. TAL PURANDAR, DIST. PUNE)

Herein after referred to as "LESSEE" (Which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, legal representatives, executors, administrators, successors, in title, assigns etc.)

WHEREAS Shri. AMRALE KANIFNATH DNYANOBA is a Manager of Shri. Shivaji Shikshan Prasarak Mandal. Shri. Shivaji Shikshan Prasarak Mandal is registered education Sanstha its registration number is Society Maharashtra/4067/88/Pune trust F.5114 Pune and is having registered Office at Market Yard, at Post Saswad, Tal. Purandhar, Dist. Pune there are all members, director of the educational society and body of the director passed regulation in favour of Shri. Sanjay Bhalchandra Jalindre to signed on behalf of registrar educational society in respect of the Lease Deed and that regulation attached with present Lease Deed. Anandikaki Chandrakant Jagtap executed previous Lessee Deed dated 15/10/2007 in favour of Shri. Shivaji English Medium



School At & Post Saswad, Tal. Purandhar, Dist. Pune. And at present that Lease deed cancelled which is executed on 15/10/2007 in favour of Shri. Shivaji English Medium School and as per this new Lease Deed Anandikaki Chandrakant Jagtap executed present Lease deed in favour of Shri. Shivaji Shikshan Prasarak Mandal, Saswad. (Gurukul Prathmik Vidyamandir Saswad)

WHEREAS, the Property which is more particularly described in the schedule written hereunder (hereinafter refer to Said Property) is owned and held and possessed by the Anandikaki Chandrakant Jagtap as he has purchased the same from Yogi Anand Swami Public Charitable trust, Vide a sale deed dated 14/3/1996 which was lodged for registration in office of the sub-registrar Parandar, on the same day, at Sr. No. 462 and is registered in the Office in the same office at Sr. No. 296 on 28/1/1998.

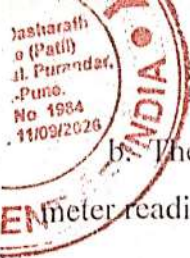
AND WHEREAS, the Lease being in need of Commercial Unit have approached the Lessor for taking the unit i.e. the said property on Lease. To allow the use & occupation of the said property, which the Lessor has agreed for consideration on the terms and conditions of this Deed, herein after mentioned.

NOW THIS DEED WITNESSTH and it is hereby agreed by the between parties hereto as follows:-

The lessor hereby grants on lease for the use of education purpose of the Lessee, the said property, for a period of 5 years, which effect from it December 2013. This period will be continued by the parties hereto with mutual consent only on discussions.

2. The Lessee covenants with the Lessor as follows:

a. to pay to the Lessor a sum of Rs. 5,000/- (Rupees Five Thousand Only) per year as lease rent for the use and occupation of the said property including water charges, in advance on or before 5 day of every month.



b. The electricity charges will be paid by the Lessee as per the meter reading and as per the bill received from the Electricity Board.

c. The maintenance charges shall be borne & paid by Lessor herein.

d. Not to make any structural or other alterations or additions either externally or internally without the previous written consent of the Lessor.

e. To keep the interior of the said premises in good and tenable repairs and conditions, reasonable water & tear being expected.

f. Not to wilfully do or suffer anything to be done in or upon the said property, whereby the Deed may be invalid dated or which may cause and increase or make extra premium payable for the insurance and at all times during the tenure of the Deed.

g. To yield up the said premises on the expiry of the Lease period hereby granted and/or any earlier termination of this deed for any reason whatsoever, in good proper condition, reasonable wear and tear and damage due to irresistible force or act of god being expected.

3. The Lessor hereby covenants with the Lessee as follows:

a. To bear and pay all, taxes, rates, cesses, assessments, dues, duties, charges and all other outgoing whatsoever which now are and in at any time hereafter during the terms of this Deed be assessed, charged and imposed by or be payable to any local or public body or authority whatsoever.

b. To keep in good and tenantable repairs the doors and windows, water main and electrical connections, to carry off heavy repairs, including repairs, due to the construction defects, viz, leakage of seepage through the walls, water tank, etc.

c. Upon the Lessee paying the compensation herein mentioned and performing the covenant and conditions on their part to allow and permit them to peaceably and quietly hold and enjoy the said property during



the terms hereby granted without any interruption whatsoever by the Lessors or any person or persons claiming through him.

4. **PROVIDED** always and it is hereby mutually agreed as follows:-

a. The said premises shall be used for the education purpose of the Lessee.

b. The Lessor shall entitled to terminate this Deed if the Lessee fails to pay the compensation on due dates and/or otherwise to observe and perform the terms and conditions of this deed by giving one month's notice in writing and the Lessee in that behalf.

c. The Lessee shall be entitled to terminate this Deed at any time giving to the Lessor three month's notice in writing and the Lessor can do the same.

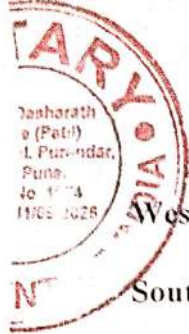
d. The Lessee shall not, without Lessor's permission assign transfer it's interest under this deed to any other person / persons or with the possession if the property either wholly or in part.

e. The stamp duty and registration charges and also incident charges to be borne by the Lessee.

SCHEDULE

ALL THAT PIECE AND PARCEL of the part of the non-agricultural land bearing Municipal House Property No. 3108, S.No. 6713, at Saswad, Tal. Purandhar, Dist. Pune, in Saikrupa Society, along with the structure now standing of about 19 rooms admeasuring 18x22 ft. ground floor+ 2 floors, for use of school, consisting of toilet, together with all fitting, fixtures and amenities such as water, electricity sanitary. etc. annexed to the said entire building & also inclusive of the structure to be hence forth constructed thereon, within the limits of the Municipal Corporation of Saswad within the jurisdiction of the Sub-Registrar, Purandar, Dist. Pune adm. About 2 Acre, is bounded as under :-

East : House of Hindurao Jagtap & Shekhar Jagtap



West : Open Space.

South : College

North : Road.



In witness whereof the parties there to have signed hereunder at
Saswad, on the date mentioned above.

श्री. चं. आनंद

(Shrimati. Anandikaki Chandrakant Jagtap)

LESSOR

(Party of the First Part)



Amrale Kanifnath Dnyanoba

(Shri. AMRALE KANIFNATH DNYANOBA)

LESSEE

(Party of the Second Part)



WITNESS :

1) Signature : [Signature]

Name : Shri. Hake V.T.

Address : At post Saswad.

2) Signature : [Signature]

Name : Gaekwad P.K.

Address : At post Saswad

BEFORE ME

[Signature]

Kishor Dasharath Mhaske (Patil)
Advocate & Notary
UNION OF INDIA
Saswad, Tal-Purandar, Dist-Pune

6712/2024
Noted and Registered
at Serial Number

27 NOV 2024

