



भत्ता क. 3402 ... 11/11/2000 ... 7000  
 नाम ... डॉ. वि. वि. मोदी ...  
 पता ... 22, V. N. Road ...  
 हस्ता ... 20/11/2000 ...

अ. क. 3920

सन २००० के ... जून ... को विजय नगर, मुंबई ...

... १० ... ता. २६ ... ३ ... व ... ६ ...

दे दायता हवेली ८ दुय्यम.

निबंधक कचेरात आगुन दिला.

11/11/2000

अध्यक्ष

सुभद्रा लिटिल क्लॉवर नर्सरी

ब. भोसले ज. प्रथमरी स्कूल

येंस्वडा ३५ - ६

दुय्यम निबंधक, हवेली क. ६

की बेतसी : 900/-  
 नोंदणी की : 700/-  
 छाया पाने ( 95 ) : 30/-  
 रोरे की : 72/-  
 रजुवात पाने : 2/-  
 का रजिग की : 2/-  
 स्थाल की : 1/-

एकूण ... 3641/-

PUNE

दुय्यम निबंधक, हवेली क. ६

THIS INDENTURE OF LEASE MADE at Bombay this 7<sup>th</sup> day of

JUNE, 2000 (Two thousand)

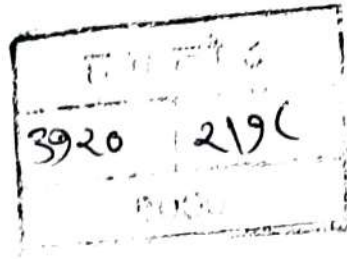
कमी पडलेली नोंदणी की रक्कम

रुपये 9660/- पावली क. 0400954

अर्थात् 3641/1000 ... वसुल

7/11/2000

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## Between

**The MAHARASHATRA HOUSING AND AREA DEVELOPMENT AUTHORITY** a statutory corporation duly constituted under the Maharashtra Housing and Area Development Act 1976 (Mah. XXIII OF 1977) (hereinafter referred to as "The Said Act") having its office Griha Nirman Bhavan, Kala Nagar, Bandra (East) Bombay - 400 051 the Lessor (hereinafter referred to as "the Authority" which expression shall unless to context requires otherwise include its successors and assign) of the one part,

AND

**Subhadra's Little Flower Nursery** registered under society's Registration Act, 1860 bearing no MAH / 11283 - 96 / Pune dated 27-05-96 and a Trust duly registered under the Bombay public Trust Act 1950 (Bom XXIX OF 1950) bearing registration no. F 12207 (Pune) dated 22 - 07 - 1996 and having its registered office at Maharashtra Hsg. Board complex Yerawada, Pune- 411006.

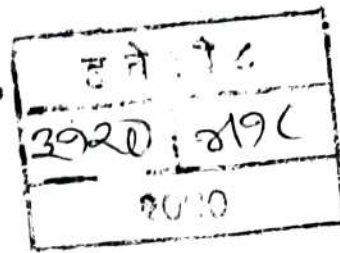


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hereinafter referred to as " the Lessee " ( which expression shall unless the context requires otherwise include its successors and of the other part;

WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of aminiity plot of land plot No. 13 admeasuring 997.50 Sq. Mtrs. situated at S. No. 191 A C.T.S. \_\_ at Yerawada , Pune - 6 in the registration Sub \_ District of Pune , District : Pune and more particularly described in the Schedule hereinunder written and shown by red coloured boundary line on the plan hereto appended ( hereinafter referred to as " the said land " )

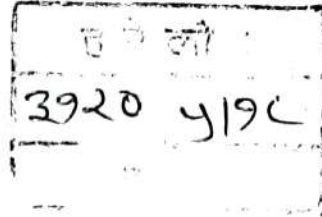
AND WHEREAS lessee requested the Pune Housing and Area Development Board, a regional board of the Authority vide its application dated 12-10-99 for allotment of plot of land plot No. 13 admeasuring 997.50 square metre in the Authority's estate at Yerawada Pune - 6 situated at Yerawada Pune - 6 Survey No. 191 A C.T.S No. for the Educational purpose.



AND WHEREAS in the pursuance of the meeting held on 23-09-99 the Authority decided by its Resolution No. 5496 to grant a lease of the said amenity plot No. 13 land admeasuring 997.50 sq. Mtrs. In S. No. 191 A at Yerawada Pune - 411006. For the purpose of constructing maintaining and Locating constructing building for primary school. (hereinafter referred to as the said purpose) on payment of an amount of premium Rs. 167000/- (one lakh sixty seven thousand rupees. only) and Rs.1/- (one rupees only) as a lease rent per annum for a period of 30 years with effect from the date of taking over the possession of the said land on the terms and conditions of rent and covenants hereinafter contained :

AND WHEREAS in pursuance of the said decision, the Pune Housing and Area Development Board, a regional Board of the Authority (hereinafter referred to as " the said Board ") vide its letter No. PB / CO / PA - I / Yerawada / Little Flower / 998 / 2000 dt. 25-04-2000 allotment letter to the lessee and requested to make the payment of Rs. 1,67,000 (Rs. one lakh sixty seven thousand only) being land premium and Rs. 30 (Rs. Thirty only) nominal amount of lessee rent at the rate of Rs. 1/- (Rs. one only) per annum for the period of the 30 years lease on the terms and the conditions hereinafter appearing and contained .

AND WHEREAS the lessee has agreed to take the said land admeasuring 997.50 sq. Mtrs on lease for the said term of 30 years with effect from the date of taking over the possession of said land i.e. the 25-4-2000 by the lessee for said purpose on the terms and conditions rent and covenants hereinafter contained:



AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the lessee in pursuance of the above mentioned decision of the Authority agreed to by the lessee.

AND WHEREAS before the execution of these presents the lessee has paid a total sum of RS. 1,67000 ( Rs. one lakh sixty seven thousand only) towards premium and Rs. 30/- (Rs. Thirty only ) towards lease rent for the period from 25-04-2000 to 24-04-2030 (the receipt of which the Authority doth hereby admit and acknowledge ).

**NOW THIS INDENTURE OF LEASE WITNESSTH AS FOLLOWS.**

1. In consideration of the aforesaid sum of Rs. 1,67000 (Rs. One lakh sixty seven thousand only.) being the premium and Rs. 30/- ( Rs. Thirty only) being the lease rent for the period from 25-04-2000 to 24-04-2030 paid by the lessee to the Authority before the execution of these presents ( the receipt of which of Authority doth hereby admit and acknowledge) and in consideration of rent and covenants hereinafter reserved and contained the Authority doth hereby demise by way of lease unto the lessee the said land being a part of the Authority's estate and shown on the plan appended hereto and thereon bounded in red TO HAVE AND TO HOLD the said land for a term of Thirty years commencing from the date of taking over the possession of the said land i.e. 25-04-2000 ( hereinafter referred to as " the commencement date" ) subject to these terms and conditions hereinafter mentioned.



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(2) The lessee doth hereby covenant with the authority in the following manner i.e. to say.

(a) To pay interest on such amount of lease rent or any part thereof or any other dues to be paid by the lessee to the Authority whether formally demanded or not as shall remain unpaid for thirty days after the date on which the said amount or dues has or have become payable as demanded at the rate of 16 ½ percent per annum until the whole of the said amount of dues has or have been paid:

(b) To take over the said land in its exiting condition and to meet all expenditure if any for the development of the said land at its own cost and to peacefully vacate the said land on the expiry of the term of the lease hereby agreed to be granted or of the extended term or of earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing condition:

(c) To use the said land only for the bonafide purpose of constructing maintaining and locating a building for Nursery School and for the purposes necessary and incidental thereto and not to use the said land for any purpose not specifically permitted by the Authority. The question whether any purpose is necessary and incidental to the main bonafide purpose aforesaid or whether any purpose is not specifically permitted by the Authority shall be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.

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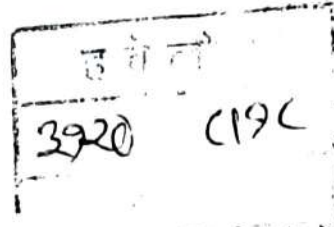
(d) To abide by all rules and regulation of the Government Municipal Corporation of Pune on or of the Authority in so far as they relate to the said land and in regard to the construction of the building and maintenance thereof:

(e) To abide by and be bound by the provisions of the said Act and the rules and regulations made by or under the said Act: or under any other law for the time being in force so far as they relate to the said land and in regard to the construction of the building and maintenance thereof:

(f) Not to begin the work of the constructing the building until the plans and specifications for such building shall be approved by the Municipal Corporation of Pune as well as by the Authority and not to build or erect expect in strict conformity with the plans and specifications so approved:

(g) To start the work of constructing the building from the date of taking over the possession of said land to complete the constructions within one year from the date of taking possession the land. Provided that on the application of the lessee in that behalf the Authority may extend the time limit as provided subject to such terms and conditions including a condition requiring a payment of additional premium and/ or lease rent as the Authority may in its discretion think fit:

(h) To bear pay and discharge all the present and future rates taxes cesses assessments duties impositions and outgoing payable to the Municipal Corporation of Pune or to the Govt. Or to any other local Authority of statutory body in respect of the said land and/or building erected thereon including all sanitary land water cesses of any kind whatsoever whether payable by the Authority or the lessee and all expenses relating thereto if any and save and keep harmless and indemnified Authority in respect thereof. The present rates and taxes comes to RS. 8350/-



- (i) To maintain the said land and the building there on in a good state of repairs and in clean net perfect sanitary condition to the satisfaction of the Executive Engineer of the Authority or make good from time to time by defect there on pointed out by the said Engineer or the said representative and observe and comply with all directions given by the Municipal Corporation of Pune or the said Engineer or the said representative and observe and comply with the Municipal rules and regulation and the regulation made by the Authority if any in that behalf.
- (j) To permit the Authority and its authorised agents at all reasonable times to enter on the said land and buildings erected thereon for the purpose of collection of rent or any other dues or for any other lawful purpose:
- (k) Not to assign sublet, underlet or otherwise transfer in any other manner including parting with the possession of the whole or any part of the said land or its interest thereunder or benefit of this lease to any person or persons or change the user of the said land or any part thereof without the previous written permission of the Authority. The authority shall be free to refuse such permission or grant its subject to such conditions including a condition regarding the payment of additional premium and/ or lease rent as the authority may in its discretion think fit.



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(L) To pay full compensation to the Authority for any loss damage or injury that may be Caused to the said land or any part thereof by reasons of the excessive user or any act of omission or commission on the part of the lessee its servants or other in its employment or of the visitors or any others persons coming to or on the said land or to the building and to indemnify the Authority on all such accounts ;

(M) not to make any excavation up on any part of the said land without the previous consent of the Authority in writing first had and obtained except for the purpose of repairing renovating or rebuilding the existing structure of structures standing on the said land.

(N) not to do or suffer any thing to be done on the said land which may cause damage nuisance annoyance or inconvenience to the occupiers of the adjacent premises or to the Authority or to the neighborhood ;

(O) to take one representative of MHADA on the managing committee of institution / Trust.

(P) To insure at its own cost against the loss or damage of whatever nature causes by fire all the structure of structures erected on the demises premises for full value and to continue the risk covered by the insurance throughout the lease period and to produce on request all the policies and receipts to Executive Engineer / Estate Managers of the Authority or any other representative of the Authority and to apply the insurancemoneys for repairing and / or reconstruction the structure affected or destroyed ;

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3. The Authority hereby covenants with the lessee that on lessee paying the rents hereby reserved and observing and complying with the duties and obligations of the lessee herein contained the lessee shall peacefully hold and enjoy the said land during the said term without any unlawful interruption by the Authority or any reasons claiming through.
4. It is hereby agreed and declared that any monies sums dues and other charges payable by the lessee under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the lessee in the same manner as Arrears of land revenue as provided in sections 67 and 180 of the said Act as amended from time to time provided always that this clause shall not effect other rights power and remedies of the Authority in this behalf.
5. It is hereby also agree that if the lease rent hereby reserved or any part thereof or other dues if any to be paid by the lessee shall be in arrears for sixty days after becoming payable whether formally demanded or not if the lessee fails to observe any of the terms conditions or covenants stipulate herein then and in any of the terms conditions or covenants stipulated herein then and in any of the said event if shall be lawful for the Authority at any time thereafter by giving ninety days notice to terminate the lease forthwith and thereupon re-enter upon and take possession of the said land and all building erection fixtures materials plants chattels and effects thereon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the lessee any

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The lessee shall bear and pay all costs charge and expenses and professional to the correspondence preparation execution and compensation or allowances for the same. It is hereby further agreed that the rights given by this clause shall be without prejudice to any other right of action of the Authority in respect of any breach of the covenants herein contained by the lessee and it shall be lawful for the Authority to remove the lessee and all other persons in or upon the said land or any part thereof and its effects therefrom without being in any way liable to any suit action indictment or other proceedings for trespass damage or otherwise provided that if the lessee complied with the requirement of the aforesaid the Authority shall not exercise the said right of re-entry.

6. The Authority and the lessee further agree that on expiry of the lease period of thirty years the lease may be renewed at the option of the Authority for such period and on such terms and conditions as the Authority may deem fit.

7. Any notice intimation or demand required to be given or made by the Authority on the lessee under this deed of lessee shall be deemed to be duly and properly given or made if given by an officer duly authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the lessee and delivered or affixed at the said land or at the address of the office of the lessee as stated herein above and any notice to be given to the Authority will be sufficiently served if addressed to the vice president and chief Execution officer of the Authority and delivered at his office.

8. The lessee shall bear and pay all costs charge and expenses and professional changes of and incidental to the correspondence preparation execution and completion of this lease deed in duplicate thereof incurred by the Authority including stamp duty registration charges out of pocket expenses and other outgoing in relation thereto and those occasioned to the Authority by reasons of any breach of the terms conditions and covenants contained in these presents and for enforcing any right of the Authority under these presents.



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IN WITNESS WHEREOF the signature of shri A. B. Karande chief officer Pune Housing & Area Development Board for and on behalf of the Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority is also affixed and attested by the office of the Authority and the shri Dasharath Kallappa Bhosale chairman, Mrs. Yrushali Dashrath Bhosale Secretary and Mrs. Ranjana Prakash Gurav member for and on behalf of Subhadra's Little Flower Nursery and seal of the said Subhadra's Little Flower Nursery has been affixed hereunto under the Authority given to them to execute these presents for and on behalf of the Subhadra's Little Flower Nursery as provided in the lessees Resolution No. 10. 25<sup>th</sup> day of April 2000 and the year first hereinabove written.

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SCHEDULE.

All that piece or parcel of aminority plot of land bearing No. 13 measuring 997.50 sq. Mtrs. Or thereabouts bearing S. No. 191 A C T S. No. situated at Yerwada Pune - 41106 in the registration sub - district of Pune Suburban District and bounded as follows that is to say

On or towards the North by : Plot of building No. L-45

On or towards the south by : Plot of building No. L-42

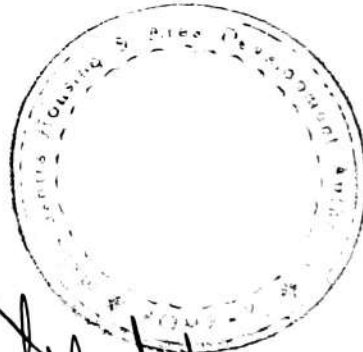
On or towards the west by : 6.10 m. wide road building No. L-44

On or towards the East by : 6.10 m. wide road building No. L-49

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Signed scaled and Delivered  
by Shri . A. B . Karande  
Chief Officer Pune Housing  
and area Development Board  
Pune in the presence of Shri .  
M. Agnihotri Estate Manager  
Pune Housing and area  
Development board Pune .

CHIEF OFFICER,  
Pune Housing & Area  
Development Board, Pune.



ESTATE MANAGER,  
Pune Housing & Area  
Development Board Pune.

Bhaware

common seal of the  
Maharashtra Housing and Area  
Development Authority affixed  
hereunto in the presence of Shri  
D. G. Dhaware Dy. C.D.O . of  
the Pune Housing and Area  
Development Board who has signed  
in token hereof in the presence  
of Shri. M. B. Alkunte A.E.M.  
Pune Housing and Area Development  
Board Pune.

P.M.C.  
A.E.M.



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SIGNED SEALED AND DELIVERED  
BY

1. Shri. Dasharath Kallappa Bhosale

Chairman

(Chairman)

2. Mrs. Vrushali Dasharath Bhosale

Secretary

(Secretary)

3. Mrs. Ranjana Prakash Gurav

Member of

(Member)

the managing committee of said institution

who have hereunto set his signatures in

the presence of shri. S. H. Bhaman.

1413. SAONU VASWAN RO. opp HOTEL AMIR  
who has signed in token PUNE-411001.

thereof.

The common seal of the Subhadra's Little  
Flower Nursery is affixed hereunto in the

presence of shri. Mrs. Sujata P. Bhosale.  
B/10 Shanti Rekha Society Pune  
who has signed in the token thereof in the

presence of shri



*[Signature]*

3920 9519C

SIGNED SEALED AND DELIVERED  
BY

1. Shri. Dasharath Kallappa Bhosale

Chairman

(Chairman)

2. Mrs. Vrushali Dasharath Bhosale

Secretary

(Secretary)

3. Mrs. Ranjana Prakash Gurav

Member of

(Member)

the managing committee of said institution

who have hereunto set his signatures in

the presence of shri. S. H. Bhaman.

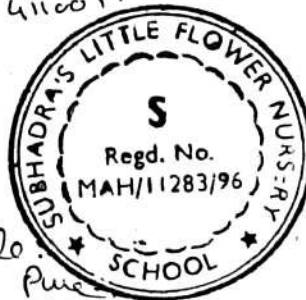
14/3. SAONU NAWAN RD. opp HOTEL AMIR  
who has signed in token PURR - 411001

thereof.

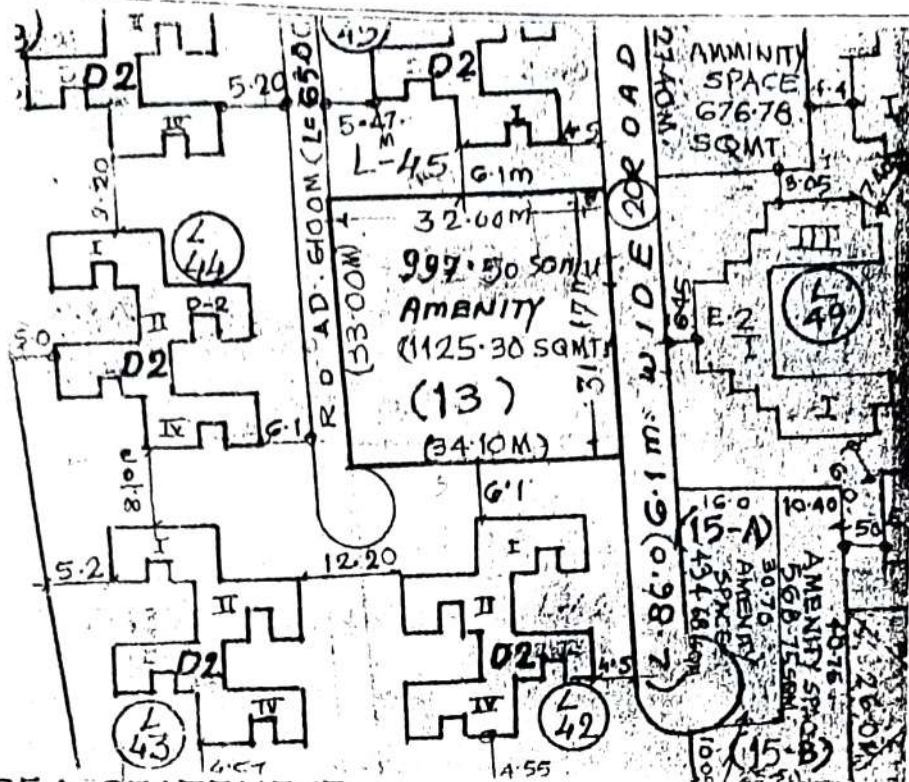
The common seal of the Subhadra's Little  
Flower Nursery is affixed hereunto in the

presence of shri. Mrs. Sujata P. Bhosale  
B/10 Shanti Redeshale Society Pune  
who has signed in the token thereof in the

presence of shri



*[Signature]*



#### AREA STATEMENT

- 1) AREA OF PLOT
- 2) BUILT UP AREA OF BUILDING NO.
- 3) BALANCE F. S. I.
- 4) BUILT UP AREA PER TENEMENT
- 5) CARPET AREA PER TENEMENT

997.50 SQMT

997.50

#### SIDE BOUNDARIES OF PLOT

EAST ☐ 6.10M WIDE ROAD & BUILD. No L-49  
 WEST ☐ 6.10M WIDE ROAD & BUILD. No L-44  
 SOUTH ☐ PLOT OF BLDG. No L-43  
 NORTH ☐ PLOT OF BLDG. No L-45

#### SIDE BOUNDARIES OF BUILDING

EAST ☐  
 WEST ☐ - NOT APPLICABLE  
 SOUTH ☐  
 NORTH ☐

3260 198196

NOTE:- 1) PLOT AREA AS PER ACTUAL DEPICTION IS SHOWING  
 2) PLOT AREA AS PER SANCTION LAY OUT IS MORE THAN  
 ACTUAL AREA AVAILABLE ON SITE

PLAN SHOWING AMENITY PLOT No 13  
 ON S. No 191 A YERAWADA AS PER  
 SANCTIONED LAY-OUT

SCALE :-

DRAWING NO

DRAWN BY

PUNE HOUSING AND AREA  
 DEVELOPMENT BOARD, PUNE



CHIEF OFFICER

EX. ENGINEER

ARCHITECT

*[Handwritten signature]*



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2000

Q सो छाफ गगावर ओस ने  
लसका म

१/०५/१९३८ दिङ्गिराज  
पृष्ठ ३२

② ~~गरी पारी (म) काजीदी गरी~~  
र. पूरा

हे तुम्हारे मित्र हवेली-८ यांचे ओळखीत आता येथील लक्षादेखजे यत्नात हे करिता आता ओळखले जाणार्या अंतर्गत व त्यांची ओळख घेतली.

उत्तर-पूर्व

एकलिंगा अलगाव पितृव्य विधवा पुत्रात.

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Ishtawant

① सा. सी. जी. मे. सल.

तारीख... ७... माह... ६... वर्ष २०००

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जारी है, यह है, एन ३००

~~पुस्तक विभाग की संख्या~~

The Chief Officer,  
Pune Housing And Area Dev. Board

कल्याण कचन धनाय बाता नोदरो बर्तिकाये Pune

१९०४ के कलम ८८ अन्वये जातीय हित

જાન્યવારી ૨૦૧૬

RECEIPT NO. 30

ORIGINAL RECEIPT



# Maharashtra Housing & Area Development Authority

The Estate Manager, Pune Housing & Area Development Board, Pune - 411005  
Book No. \_\_\_\_\_ Date 24/4/1999  
Pune Board 783

Location and Particulars of the Asset Yerwada PART C. P.  
Code No. as per field Book \_\_\_\_\_  
Received from (In block letters) Subhadra Lital Flowers by cash/cheque  
Rupees (In block letters) one lakh sixty seven thousand only  
on account of P. T. No. for the month of \_\_\_\_\_ for T. No. 13

Signature of Rent Collector / Belief

his full name S. H. Pawar

Rs. 167000/-

Receipt is Valid subject to realisation of cheque

ORIGINAL RECEIPT

RECEIPT NO. 33



# Maharashtra Housing & Area Development Authority

The Estate Manager, Pune Housing & Area Development Board, Pune - 411005  
Book No. \_\_\_\_\_ Date 22/5/1999  
Pune Board 812

Location and Particulars of the Asset Yerwada PART C. P.  
Code No. as per field Book \_\_\_\_\_  
Received from (In block letters) Subhadra Lital Flowers by cash/cheque  
Rupees (In block letters) one thousand only  
on account of P. T. No. for the month of \_\_\_\_\_ for T. No. 13

Signature of Rent Collector / Belief

his full name S. H. Pawar

Rs. 9000/-

Receipt is Valid subject to realisation of cheque

ORIGINAL RECEIPT

RECEIPT NO. 75



# Maharashtra Housing & Area Development Authority

The Estate Manager, Pune Housing & Area Development Board, Pune - 1  
Book No. 780 Date 30/5/1992  
Pune Board

Location and Particulars of the Asset Yerwada PART LIG  
Code No. as per field Book \_\_\_\_\_  
Received from (In block letters) Subhadra Lital Flowers by cash/cheque  
Rupees (In block letters) fourty only  
on account of LR for the month of 25/4/2004 for T. No. OP No 73  
to 24/4/2030

Signature of Rent Collector / Belief

his full name ms kulkarni

30/-

Receipt is Valid subject to realisation of cheque

ORIGINAL RECEIPT

RECEIPT NO. 76



# Maharashtra Housing & Area Development Authority

The Estate Manager, Pune Housing & Area Development Board, Pune - 1  
Book No. 700 Date 30/5/1992  
Pune Board