

संगम
 व. क्र. ५२२३/२०१३
 ९/१०



दशाचा युनिक नंबर ७०८६६/१०९५५५
 दस्त ऐवजाचे वर्णन डीडी ऑफ डिजिट
 मिळकतीचे वर्णन संगमनेर रडुकी वाडणे १७/११, १७/१०
 भोबदला स्वकारण
 घेणाऱ्याचे नांव सुभेक एज्युकेशन सोसायटी श्री राविविक्रम
 देणाऱ्याचे नांव श्री बाळसाहेब रघुनाथ गुजाल
 सुद्रांक शुल्क भरणाऱ्याचे नांव श्री संगमनेर रडुकाळ शाह
 सुद्रांक शुल्क रक्कम रु. ९५२००/-
 प्राधिकृत अधिकार्याची स्वाक्षरी
 पावती क्रं ५३३३४ सही

FRANKING DEPOSIT SLIP

Customer Copy No. 043338

Deposit Br. Main Br. Date = 9 JUL 2013
 Pay to : 0030 Acct Stamp Duty Nashik

Franking Value	Rs.	94200
Service Charges	Rs.	10
Total	Rs.	94210

Name of Stamp duty paying party
 सुभेक एज्युकेशन सोसायटी
 संगमनेर
 एल्.डी. संगमनेर शाह

(For Bank's Use only)
 Tran ID 70866-109454
 Franking Sr. No.

For The Sangamner Merchants' Co-op. Bank Ltd.
 Authorised Signatories
 Main Branch

The Sangamner Merchants' Co-Operative Bank Ltd.,
 Indira Gandhi Marg,
 Sangamner-422 605
 D-5/STP(V)/C.R. 1040/01/05/
 666441

भारत 70866
 109454
 SPECIAL ADHESIVE
 महाराष्ट्र
 JUL 09 2013
 14:11
 R-0094200/085833
 INDIA STAMP DUTY MAHARASHTRA

Deed of Lease for a term of years
 THIS DEED OF LEASE is made at Sangamner this 29 day
 of May 2013 between

Mr. Balasaheb Raghunath Gunjal
 Age- 45 years, business- Service
 r/o. Sangamner Kd, Tal. Sangamner

hereinafter called "The Lessor" of the One Part AND Sumeru Education Societies Sri Sri Ravishankar Vidyamandir society at registered office Sangamner Kd, Tal. Sangamner, Dist. Ahmednagar registered under Society Registration Act 1860 vide Registration Certificate No. MH/378/2012/Ahmednagar dated 02/11/2012 hereinafter called "The Lessee" of the Other Part.

WHEREAS :-

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1. The Lessor are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land described in the Schedule hereunder written.
2. The Lessor has agreed to grant to the Lessee a lease in respect of the said land for a term of 33 years in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. In pursuance of the said agreement and in consideration of the rent hereby reserved and of the terms and conditions, covenants and agreements herein contained and on the part of the Lessee to be observed and performed the Lessor doth hereby demise unto the Lessee all that the said land situated at Sangamner Khurd in the Registration Sub-District of Sangamner District Ahmednagar and described in the Schedule hereunder written (hereinafter for the brevity's sake referred to as "the Land") to hold the Land unto the Lessee (and his heirs, executors, administrators and assigns) for a term of 33 years commencing from the 9th July 2013 but subject to the earlier determination of this demise as hereinafter provided and yielding and paying therefore during the said term the monthly ground rent of Rs. 15,000 (Rupees Fifteen thousand only) per month., payable from 9st July 2013 free and clear of all deductions and strictly in advance on or before the 5th day of each and every calendar month. No ground rent is payable for the period from 09th July 2013 to 8th July 2046.
2. The Lessee hereby for himself, his heirs, executors, administrators and assigns and to the intent that the obligations herein contained shall continue throughout the term hereby created covenants with the Lessor as follows :
 - (a) To pay the rent hereby reserved on the days and in the manner aforesaid clear of all deductions. The first of such monthly rent as hereinbefore provided shall be paid on the 9th

July 2013 And the subsequent rent shall be paid on the 20th day of every succeeding month regularly and

- (b) To bear pay and discharge the existing and future rates, taxes and assessment duties, cess, impositions, outgoings and burdens whatsoever which may at any time or from time to time during the term hereby created be imposed or charged upon the demised land and on the buildings or structures hereafter to be erected and payable either by the owners, occupiers or tenants thereof and to keep the Lessor and his estate and effects indemnified against all such payment.
- (c) That the Lessee shall be at liberty to carry out any construction of the buildings or structures for use of school in accordance with the plans approved by the authorities at any time or from time to time during the subsistence of the term hereby created.
- (e) Not to sell or dispose of any earth, gravel or sand from the demised land and not to excavate the same except so far as may be necessary for the execution of construction work.
- (f) To use or permit to be used the buildings and structures to be constructed on the demised premises for any and all lawful purposes as may be permitted by the authorities from time to time.

3. The Lessor doth hereby covenant with the Lessee that :

- (a) the Lessor now has in himself good right full power and absolute authority to demise unto the Lessee the demised Land.
- (b) that on the Lessee paying the said monthly ground rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions, and stipulations herein contained and on his part to be observed and performed shall and may peaceably and quietly hold, possess and enjoy the premises to be constructed hereinafter without any eviction, interruption disturbance, claim and demand whatsoever by the Lessor or any person or persons lawfully or equitably claiming by, from under or in trust for him.

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4. AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS

- (a) On the expiration of the term hereby created if the lease agreement is not renewed all the buildings and structures standing on the demised land will be transferred to Lessor at such price as determined at that time between both parties.
- (b) The Lessee is entitled to assign mortgage, sublet (except to the extent of creating monthly encumbrances) without obtaining in writing the permission of the Lessor, to or otherwise part with possession of the land.

IN WITNESS WHEREOF the Lessor and the Lessee have put their respective hands on the original and duplicate hereof the day and year first herein above written.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE

All that piece and parcel of non agricultural land situated at village Sangamner Khurd and within the limits of Sangamner Kd. Grampanchayat out of Tal. Sangamner out of District Ahmednagar

<u>Gat no</u>	<u>Area</u>	<u>Assessment</u>
17/10	0 H 43 R	Rs. 1=00

Out of this above mentioned

Boundaries :

On East - S.no. 17/11

On South - Road

On West - Sanjay Vasant Saraf

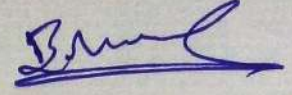
On North - Manikrao Bajirao Deshmukh

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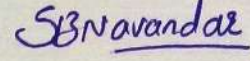
Mr. Balasaheb Raghunath Gunjal

Signed and delivered by the
withinnamed Lessor



SIGNED AND DELIVERED by the
within named Lessee

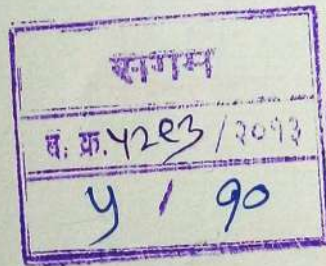
Sumeru Education Societies
Sri Sri Ravishankar Vidyamandir
Mrs. Navandar Sapana Bharatbhushan, Chairman



~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

Witness:

- 1) Sunil Ganpatrao Gethe
R/o Sangamner
- 2) Ganpatrao Ganpadhar Gethe
R/o. Sangamner.



- 1) Mrs. Shah Swati Sameer
- 2) Mr. Navandar Bharatbhushan Suresh
- 3) Mr. Shah Sameer Subhash
- 4) Mrs. Navandar Sapana Bharatbhushan
- 5) Mr. Thorat Kisan Keshav
- 6) Mr. Navandar Vishal Suresh
- 7) Mrs. Shah Mugdha Aniruddha
- 8) Mr. Takte Santosh Laxman
- 9) Mr. Dang Mahesh Biharilal
- 10) Mrs. Suryavanshi Alka Arvind
- 11) Mr. Deshmukh Sunil Bharat

