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Wednesday, November 12, 2003
1:29:49 PM

Original
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पावती

पावती क्र. : 1874

दिनांक 12/11/2003

सावाचे नाव भागटी

दरतऐवजाचा अनुक्रमांक

11/1874 2003

दरत ऐवजाचा प्रकार



सादर भरमासचे नाव: मे. गोपाल, पुणे, महाराष्ट्र राज्य शासनाच्या अर्थसंचालक कार्यालयात, पुणे येथे सादर करावयाचे आहे.

नोंदणी फी

मजुरी (अ. 11(1)), मुद्रांकनाची नक्कल (अ. 11(2)),

कलेक्टर (अ. 12) व अधिकाऱ्यांचा (अ. 13) -> एकत्रित फी (100)

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100.00

आपणास हा दरत अंदाजे 1:44PM ह्या वेळस मिळेल.

पुण्या, 12/11/2003
भा.पू. ३

बाजार मूल्य: 60 रु.

मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

Designed & developed by CDAC, Pune

SAATHI EDUCATION SOCIETY



OFF. PRINCIPAL
Bharatiya Shikshan Mahavidyalaya
Pannase Nagar, Nagpur.

Secretary
Gopal Education Society's
Zingabal Taki, Nagpur.

34 100R



NAMPUR TREASURY
20 OCT 2003
ATM... Clerk

मनु. नं. २६६३ दि १४/११/०३ कि १००/- एम वी सुखे
गांव - डोपास डकुकेडन हांडल विभाग
जिल्हा - नागपूर मा. पान, नागपूर.
दि. १०/१०/२००३

नगन - ९
१५६१०/२००३
१/१०

LEASE DEED



OFF. PRINCIPAL
Bhartiya Shikshan Mahavidyalaya
Pannase Nagar, Nagpur.

Secretary
Gopal Education Society's
Zingabal Taluk, Nagpur.



Registrar
दोपास डकुकेडन हांडल
जिल्हा नागपूर

नगन-९
१८६७/२००३
२/१०



LEASE DEED

THIS DEED OF LEASE is made on this 12th Day of NOVEMBER, 2003 BETWEEN THE PERFECT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, A Society Registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. NGP/HSG/263 having its Registered Office at Mukundnagar, Near Rana Pratapnagar, Nagpur and acting through its President SHRI. KRISHNARAO S/o GANPATRAO BARASKAR, Aged 65 Years, Occupation – Retired, Resident of Mukund Nagar, Nagpur, Tahsil and District – NAGPUR, hereinafter called the LESSOR, which expression shall unless repugnant to the context or meaning thereof always mean and include the said SOCIETY, as well as its liquidators, administrators and assigns of the ONE PART.

[Signature]
OFF. PRINCIPAL
 Bhatiya Shikshan Mahavidyalaya
 Pannase Nagar, Nagpur.

[Signature]
Secretary
 Perfect Education Society's
 Dngabal Takli, Nagpur.

[Signature]
कापेबाबू
 नगन-९, नगपूर
 दिनांक १२ दिनांक, २००३

AND



नगन-९
१-६७/२००३
३/१०

2

M/S. GOPAL EDUCATION SOCIETY NAGPUR, A Society duly Registered under the Societies Act, 1960, bearing Registration No. F-1010 Dated 9-12-1968 having its Registered Office at Zingabal Takli, Nagpur and acting through its Secretary SHRI RAKESH S/O MUKLINDRAG PANNASE, Aged 32 Years, Occupation - Agriculturist, Resident of Mukund Nagar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the LESSEE, which expression shall unless repugnant to the context or meaning thereof always mean and include the said SOCIETY, as well as, its liquidators, administrators and assigns of the OTHER PART.

WHEREAS the Lessor hereinabovenamed is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT Piece and Parcel of land containing by admeasurement 21797 Sq. Ft. (OR 2024.941 Sq.Mtrs.) being a portion of the entire land bearing Kh. Nos. 129 and 130 of Mouza - BHAMTI, P.S.K. 44, bearing City Survey No. 209 and Sheet No. 290/52, situate at Trimurtinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written; AND

WHEREAS the Lessee hereinabovenamed is desirous of using the said Piece of land by constructing a Multistoreyed Building thereon comprising School Premises and for other Social Activities as may be beneficial for the Public at large; AND

WHEREAS the Lessee has approached the Lessor with a request that the aforesaid Piece of land may be granted to it on Lease initially for a term of 30 (THIRTY YEARS) for carrying out the aforesaid activities which are beneficial to the public at large and after detailed negotiations between the Parties hereto, it is hereby agreed as follows :-

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the LESSOR does hereby grant to the LESSEE and the LESSEE does hereby accept the LEASE to use and occupy the said property comprising ALL THAT Piece and Parcel of land containing by admeasurement 21797 Sq. Ft. (OR 2024.941 Sq.Mtrs.) being a portion of the entire land bearing Kh. Nos. 129 and 130 of Mouza - BHAMTI, P.S.K. 44, bearing City Survey No. 209 and Sheet No. 290/52, situate at Trimurtinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR for EDUCATIONAL PURPOSES ONLY for the initial period of ~~30~~ THIRTY YEARS commencing from 1-12-2003 and ending on 30-11-2032 provided always that both the Lessor and the Lessee shall be entitled at its option to terminate this Agreement and to vacate the said Premises/Piece of land after giving 2(TWO) Months' Clear Notice to the Lessor or Lessee as the case may be even before the expiry of the aforesaid period of Lease or renewal.

(2) THAT the Lessor does hereby allow and permit the Lessee to occupy and use a Multistoreyed Building on the aforesaid property comprising (School Premises etc.)

[Signature]
 OFF. PRINCIPAL
 Bharatiya Shikshan Mahavidyalaya
 Pannase Nagar, Nagpur.




नगन-९
१८६७/२००३
४/१०

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and out of its own funds and as per the Plan as may be sanctioned by the Competent Authority empowered in that behalf.

- (3) THAT as consideration for the Lease hereby granted to use and occupy the said premises, the Lessee does hereby agree and covenant that it shall pay a sum of Re. 1/- (Rupee One) Only Per Month towards the Rent during the continuance of this Agreement or while the Lease shall remain in use and occupation of the said premises on or before the 5th Day of every calendar Month in advance. However the Lessee is at liberty to pay the rent for the entire Lease period of 30 years in advance.
- (4) THAT the renewal of this Lesse shall be at the option of the Lessor and the Lessee.
- (5) THAT the Lessee shall pay the Non-Agricultural Assessment, Corporation Taxes, Employment Guarantee Scheme, Education Cesses, complete Electricity Bills/Water Bills for the Electric Meter/Water Meter to be installed in/for the proposed premises and shall always keep the Lessor indemnified against such payments and shall bear complete expenses towards Registration Fees and Stamp Duty for Registration of this Deed.
- (6) THAT the Lessor is fully aware that the Lessee shall use the aforesaid property for running a School by constructing a School Building thereon and for other allied activities to achieve the objects of the Sanstha.
- (7) THAT the Lessee hereby undertakes to use the aforesaid property only for Educational Purposes and shall never use the said premises for Commercial/Residential Purposes or as a Guest House.
- (8) THAT the Lessee shall not do or cause to be done any act, deed or thing which may cause nuisance or annoyance to the adjoining Owners/neighbours.
- (9) THAT the maintenance of the said property will be the responsibility of the Lessee. The said property shall be maintained by the Lessee in good condition subject to normal wear and tear and on such action shall be undertaken by it so as to damage any part of property. In case such damage occurring at any time during the continuance of Lease, the Lessee shall remain liable to make good loss or damages.
- (10) THAT it is agreed that by these presents the Lessee does not acquire any right, title and/or interest in the said property in any manner whatsoever and would occupy the said property during the currency of this Agreement merely as a Tenant.
- (11) THAT the Lessee shall not assign, sub-let or underlet any part thereof nor shall it make any addition or alteration without the Lessor's prior Consent/Permission in writing.


OFF. PRINCIPAL
Bhartiya Shikshan Mahavidyalaya
Pannase Nagar, Nagpur.



नगन-९
१८६०/२००३
७/१०

(12) THAT the Lessee shall deliver vacant and peaceful possession of the said demised property to the Lessor after the termination of Lease or earlier as the case may be.

(13) THAT the Lessee shall not request the Lessor during the said period of Lease or the renewals thereof to incur any expenditure for making reinforcement/changes/ replacements whatsoever in the said demised property.

(14) THAT the Lessee shall allow and permit the Lessor or its Authorised Agent after giving 24 hours' notice to enter into the demised premises/property at all reasonable times during the day and inspect the condition of the same.

(15) THAT in the event of any breach of the terms and conditions of this Agreement by the Lessee and not remedied by the Lessee within 1 (ONE) Month from the receipt of written requisition from the Lessor, the Lessor shall be entitled to revoke and cancel the Lease hereby granted after giving 1 (ONE) Month's clear notice in writing and thereupon the Lessee and its Office bearers/Staff/Employees shall willingly remove themselves from the demised property with all their goods and belongings without any reservations. The cost incurred in remedial measures by the Lessor shall be liable to be paid by the Lessee to the Lessor.

**SCHEDULE REFERRED TO ABOVE
OF THE DEMISED PROPERTY**

ALL THAT Piece and Parcel of land containing by admeasurement 21797 Sq. Ft. (OR 2024.941 Sq.Mtrs.) being a portion of the entire land bearing Kh. Nos. 129 and 130 of Mouza - BHAMTI, P.S.K. 44, bearing City Survey No. 209 and Sheet No. 290/52, situate at Trimurtinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR for EDUCATIONAL PURPOSES ONLY.

IN WITNESS WHEREOF the LESSOR and the LESSEE hereinabovenamed have hereto set their respective hands and signed this DEED OF LEASE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :

[Signature]
OFF. PRINCIPAL
Bhartiya Shikshan Mahavidyalaya
Pannase Nagar, Nagpur.

FOR THE PERFECT CO-OPERATIVE
HOUSING SOCIETY LIMITED, NAGPUR



(1) *[Signature]*

[Signature]
(KRISHNARAO GANPATRAO BARASKAR)
President
Perfect Co-operative Housing Society
NAGPUR.
LESSOR



FOR GOPAL EDUCATION SOCIETY NAGPUR
(RAKESH MUKUNDRAO PANHASE)
Secretary

[Signature]
Secretary
Gopal Education Society
Zingal Taluk, Nagpur.

गोपाल एग्युकेशन सोसायटी
सचिव
समाजवादी नगर, नागूर-४०.

- रसीद पावती -

एच. डी. पुरसे
ज्येष्ठ शिक्षक महानगर, नागपुर
नं. २२१२

रसीद पावती देण्यात येते की, मे. ओपाळ सुशुभेबाम देवराव
बांणी खालील माहितीप्रभाती

वै. १००/- / एकूण दोनशाला रसीद खरेदी केलेले
हे. करीता रसीद पावती देत आहे
प्रमाणित २२/१२/१९
२८६३

न प न - ९
१२६१/२००३
६/१०

रॉगली किंमत
१००/-

१००/-

बरील सुट्टेक कायद भी कोषाकर कार्यालय, नागपूर वेगून खरेदी केलेले
मुन ते खरे आहेत. करीता प्रभातपत्र देण्यात येत आहे.



पनोज बा. पुरसे
ज्येष्ठ मुख्या
नाग, नागपुर

OFF PRINCIPAL
Bharati Shiksha Mahanagar
Panna Nagar, Nagpur.



15/12/2019
19/12/2019
22/12/2019

Seketary
Gopal Education Society's
Zingabai Tal, Nagpur.

दीपक लक्ष्मणन सोसायटी
शिवाबाई बाबाजी, नागपुर



2011/11
 2011
 2011
 2011

12/130
 12/130

2011
 2011

नमन-१
१-६७/२००३
७/१०

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OFF. PRINCIPAL
 Bhartiya Shikshan Mahavidyalaya
 Pannase Nagar, Nagpur.



Secretary
 Gopal Education Society's
 Zingabal Talai, Nagpur.



Election Commission of India
 वरिष्ठ निर्वाचन आयोग
 IDENTITY CARD
 अभ्यर्थक

MT/23/137/030796




Electors Name
 नाम: Manoj Kumar

Father's/Mother's/
 Husband's Name
 पिता/माता/पति का नाम: -

Sex / جنس: M / पुरुष

Age as on 1.1.95
 1.1.95 की अवधि: 61

Election Commission of India
 वरिष्ठ निर्वाचन आयोग
 IDENTITY CARD
 अभ्यर्थक

MT/23/137/030796




Electors Name
 नाम: Manoj Kumar

Father's/Mother's/
 Husband's Name
 पिता/माता/पति का नाम: -

Sex / جنس: M / पुरुष

Age as on 1.1.95
 1.1.95 की अवधि: 25

नगन-९
 १५६०/२००३
 ५/१०

Election Commission of India
 वरिष्ठ निर्वाचन आयोग
 IDENTITY CARD
 अभ्यर्थक

MT/23/137/030742




Electors Name
 नाम: Khadev Ramesh

Father's/Mother's/
 Husband's Name
 पिता/माता/पति का नाम: -

Sex / جنس: M / पुरुष

Age as on 1.1.95
 1.1.95 की अवधि: 35



OFF PRINCIPAL
 Bharatiya Shiksha Mahavidyalaya
 Feroze Nagar, Nagpur.



Secretary
 Gopal Education Society's
 Empire Talk, Nagpur.



FORV
 (See Para 15(1))

Driving License
 0453/20193/19

7-B...

Signature
 दायता संवर्द्धन
 विभाग, ई टाक