पावती

Original नौदणी ३५ च Regn. 20 M.

पावली क्र.: 1874

ftmis 12/11/2003

दस्तऐबजाचा अनुक्रमांक दस्ता ऐवजाया प्रकार

गावाचे नाव भागटी

पन्नासे नोंदणी की

अर्थाव नाची नवकाल (आ. 11(2)), **ाजवात (आ. 12) वेश** ए (अ. 13) -> एकत्रित की (१८) एकुण

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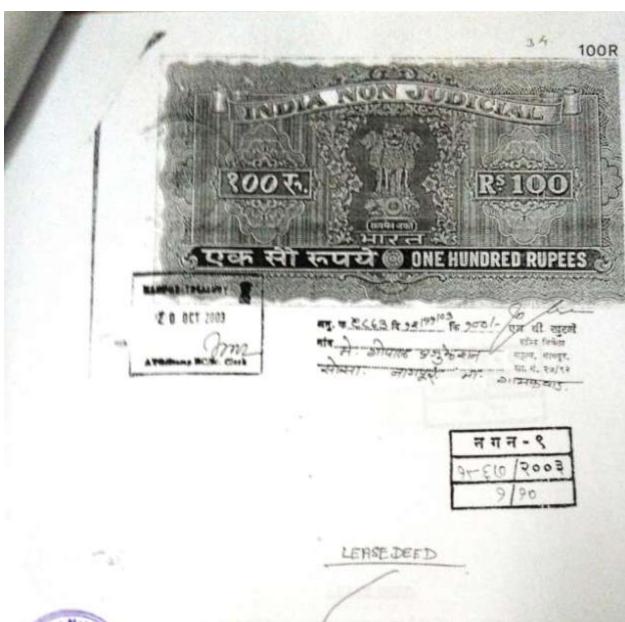
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OFF. PRINCIPAL Ehartiya Shikshan Mahavidyalaya Pannase Nagar, Nagpur.

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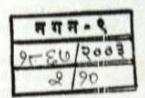


OFF. PRINCIPAL Bhartiya Shikahan Mahavidyalaya Pannase Negar, Naggur

Gopal Education Society's Zingshal Takif, Nagpur.



योगाम स्थ्यूचेश्वन बोद्या किनावार्ड सावसी, बास्य





OFF, PRINCIPAL Bhertiva Shikshan Mahavidyalaya Pannase Nagar, Nagpur,

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, Tahsii 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 squidators,

administrators and assings of the ONE PART.

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MIS. 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 Takii, Nagpur and acting through its Secretary SHRL RAKESH Sio MUKUNDRAO PANNASE, Aged 32 Years, Occupation – Agriculturiet, Resident of Mukund Nagar, Nagpur, Tahail and District – NAGPUR, heminafter 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 injuications, administrations and assings 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 admessurement 21797 Sq. Ft. (CR 2024.941 Siq.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 Tabsil 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 Muttistoreyed Building thereon comprising School Premises and for other Social Activities as may be beneficial for the Public at large; AND

WHEREAS the Lesses has approached the Lessor with a request that the afteresaid Piece of land may be granted to it on Lesse initially for a term of 30 CTHIRTY YEARSer 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 >

(2) THAT the Lessor does hereby allow and per Multistoreyed Building on the aforesaid property comprise

OFF PRINCIPAL Bhardya Shikahan Mahavidyalaya Pannase Nagar, Nagar,



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and out of its own funds and as per the Plan as may be sanctioned by the Competent.

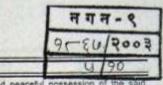
Authority empowered in that behalf.

- (3) THAT as consideration for the Lease hereby granted to use and occupy the said premises, the Lease 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 calender Month in advance. However the Lease is at liberty to pay the rent for the entire Lease period of 35% ears 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 Electrical 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 afcresaid property for running a School by constructing a School Building thereon and for other allies 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/neighbourers.
 - (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 Lesse, the Lessee shall remain liable to make good loss or damages.
 - (10) THAT it is agreed that by these presents the Lessee does not soculie 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 underly any part thereof nor shall it make any addition or alterallo to formission in writing.

OFF. PRINCIPAL

Bhartiya Shikshan Mahavidyalaya
Pannase Nagar, Nagpur.





THAT the Lessee shall deliver vacant and peaceful possession demised property to the Lessor after the termination of Lesse 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 Mouze - 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 :

> FOR THE PERFECT CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR

Chiram. OFF. PRINCIPAL Bhartiya Shikshan Mahavidyalaya Parinase Nagar, Nagour,

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(KRISHNARAO GANPATRAO BARASKAR) Perfect Co-operenide Mousing Society Light Stroker.

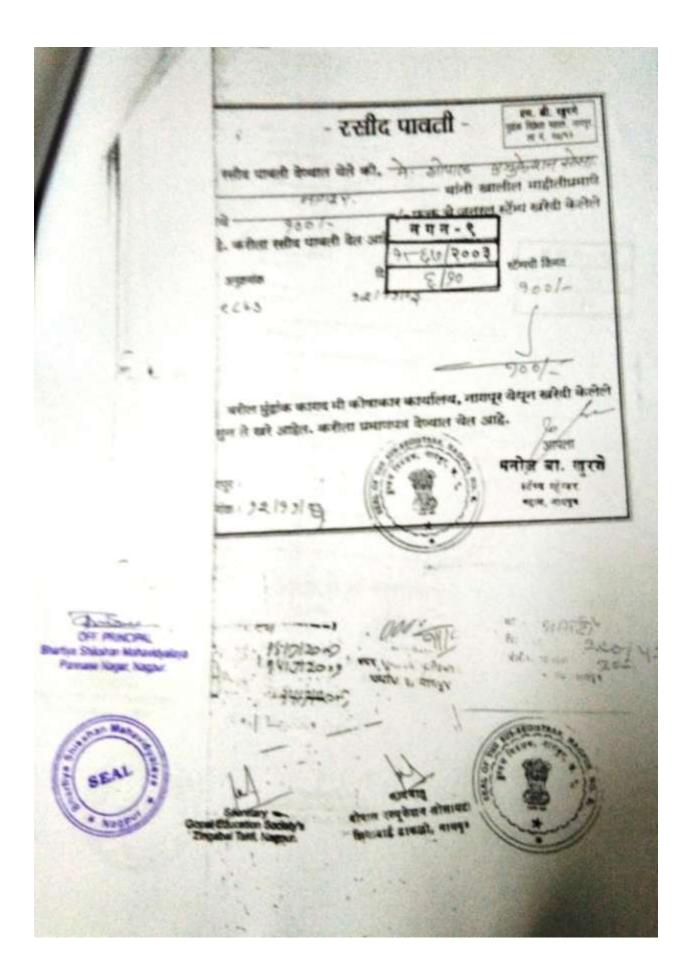
OR GOPAL EDUCATION SOCIETY NAGPUR

(RAKESH MUKUNDRAO PANHASE) a I Sucretary

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