

महाराष्ट्र MAHARASHTRA

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RG 540489

प्रधान मुद्रांक कार्यालय, मुंबई  
च. मु. ति. क. ८०००००९  
17 JAN 2017  
सक्षम अधिकारी

Shri. P. N. CHANDRAN

## LEASE DEED

This Lease Deed (the "Lease Deed") is made and at Parel, Mumbai on this 24 November, 2017 by and

## BETWEEN

PODAR EDUCATION TRUST, a Trust registered under the Trust Act having its head office at Podar Centre, 85, Chamarbaug Post office lane, Dr. Ambedkar road, Parel Mumbai - 440012 and acting through its authorised signatory Shri. Pavan Podar, and through its Power of Attorney holder Shri. P.D. Patil Age 37 Years Occup. Service, R/o B-201, Laxmi Nagar Co.opp. Housing Society, Vartak Nagar Thane ( West) hereinafter called the "Lessee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustees for the time being and from time to time of the said Trust and the sole surviving Trustee and his/her executors or assigns; on ONE PART

## AND

Mr. Chandrakant Vinayak Gitte, at D-302 Eisha Empire Chintamani Nagar Hadapsar Pune 411025 hereinafter referred to as "Lessor" (which expression shall, unless repugnant to the context



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or meaning thereof, be deemed to mean and include its successors, liquidators, administrators and permitted assigns) of the ONE PART;

1. PREMISES :

The Lessor agrees to give on lease to the Lessee the land situated at Survey No.- 86, at Rohkal ,Chakan Tq,Khed Dist Pune The Lessor states that he is absolutely possessed of this land and is not incapable of entering into this agreement to lease it to the Lessee.

Property Description:

All The Piece and parcel of land measuring situated at Survey No. Survey No.- 86, at Rohkal ,Chakan Tq,Khed Dist Pune admeasuring 8600.00 sq. Mtrs.

And bounded as

ON THE EAST : GAT NO - 80 & ROAD  
ON THE WEST: GAT NO - 87&88  
ON THE NORTH : GAT NO.- 89&90  
ON THE SOUTH : GAT NO 85

2. TERM:

This Lease Deed shall commence on 24 November, 2017 which is the date the lessee shall be given peaceful possession of the land. This Lease agreement shall remain in force for a period of 11 (Years) from the date of commencement as set out above.

3. COMPENSATION:

Lessee agrees to pay, without demand, to Lessor as rent for the land the sum of Rs. 35,000.00/- (Rupees Thirty Five Thousand only per month in advance before the seventh day of each calendar month for that month.

4. SECURITY DEPOSIT:

Upon execution of this lease, Lessee shall deposit with Lessor an amount of Rs. 4,20,000.00 /- (Rupees Four Lakhs Twenty Thousand ) as Security Deposit. The Lessor shall return the security deposit, upon determination of this lease.

5. QUIET ENJOYMENT:

Lessor agrees not to interfere in the quiet and peaceful possession of the Lessee unless there is a breach of this Lease deed by the Lessee.

6. UTILITIES AND TAX:

Lessor shall arrange for an electricity connection of at least three phases to the Leased Premises. He shall also provide a bore well for the premises as well as arrange for the water connection. The Lessee shall also be responsible for all property taxes relating to the leased Premises. However, the electricity and the water charges shall be borne by the lessee

*Arif Khan*



*Sr. Banode*  
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7. DISPLAY OF SIGNS:

The Lessor shall allow the lessee to place sign upon and around the property relating to the institutions opened therein. The Lessor shall not be allowed to put any signs upon the leased premises during the term of the lease deed.

8. SURRENDER OF PREMISES:

At the expiration of the lease. Lessee shall quit and surrender the Leased premises in as good a condition as it was at the commencement of this lease, reasonable wear and tear and damages by the elements excepted.

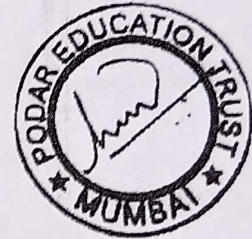
9. SERVERABILITY:

If any part of this lease shall be held unenforceable for any reason, the remainder of this Lease deed shall continue in full force and effect.

10. GOVERNING LAW:

This lease deed shall be bound by the Laws of India and all State and Local laws / regulations those are applicable to the leased Premises.

*Amthar*



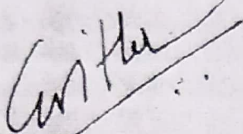
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IN WITNESS WHEREOF, the parties have caused Lease to be executed the day and year first above written.

SIGNED AND DELIVERED by



CHANDRAKANT VINAYAK GITTE

SIGNED AND DELIVERED by and on behalf of PODAR EDUCATION TRUST, Represented by Autzorisid Signatory Shri Pavan Podar & through their its Power of Attorney holder



PANDURANG AGDU PATIL

Witnesses:

1. Vishwajeet  
Vishwajeet B. Joshi

2. Manoj  
Manoj C. Gitte  
Amodyogin

Sonabode  
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