

12.62500



The Bank of  
Rajasthan Ltd. (CAXM)  
Road Pune-30

D-5/STP(VIC R 1/2004  
114648/04



INDIA

भारत 22284  
127814

Special Adhesive  
महाराष्ट्र  
DEC 10 2009

ONE TEL. ST. TWO TEL. TWO TEL. 16:35

R. 1262500/-PB5139

STAMP DUTY MAHARASHTRA

नाम-Name N. S. Dixit Educational

Address Found-hy

Pune 1.

No. 58865

OF RAJASTHAN LTD

# BETWEEN

City International School, Maharshi Nagar

Copy to

Purpose

Date

**M/S. DUGAD FAMILY TRUST**, a Trust duly constituted under Indenture of Trust Deed dated 15/03/1982, represented through its Managing Trustee **MR. MANIKCHAND NARAYANDAS DUGAD**, age - 73 years, Occupation - Agriculturist & Business, residing at - Pushpa Heights, Satara Road, Bibwewadi, Pune - 411 037, hereinafter referred to as the "**LESSOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the Trustees for the time being of the said Trust, the Survivor or Survivors of them and the heirs, executors and administrators of such last survivor) of the **ONE PART**;

AND

**N. S. DIXIT EDUCATIONAL FOUNDATION**, a Trust which is running City International School, Satara Road, through its Trustee (1) **MR. NANDAN S. DIXIT**, age - 60 years, Occupation - Business, residing at - Sagar Deep Complex, 234 Navi Peth, Pune - 411 030 and (2) **MR. SUBHASH SITARAM GOEL**, age - 48 years, Occ - Business, having office at San-mahu Complex, 5 Bundgarden Road, Pune - 411 001, hereinafter called and referred to as the "**LESSEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the Trustees for the time being of the said Trust, the Survivor or Survivors of them and the heirs, executors and administrators of such last survivor) of the **OTHER PART**;

**WHEREAS** the Lessor herein is well and sufficiently entitled to all that piece and parcel of the land bearing S.No.696/1B/1 (Part), corresponding Final Plot No.475/A-4 admeasuring 6078.00 sq.mtrs together with ground + three storied building standing thereon totally admeasuring 3065.77 sq.mtrs built-up area, together with all the liberties, privileges, specifications, fixtures, furniture, appurtenances easements and advantages appurtenant thereto, situated at Village - Bibwewadi, Tal - Pune City, Dist - Pune, under the jurisdiction of Sub - Registrar Haveli and within the limits of Municipal Corporation of Pune, hereinafter referred to as "the demised premises" and which premises are more particularly described in the Schedule hereunder written.

**AND WHEREAS** the Lessee is an Educational Trust and the Lessee carries out educational activity by setting up schools for the purpose of imparting education for the welfare of the society.

**AND WHEREAS** the Lessee is desirous of obtaining the demised premises on lease for the period of 30 years w.e.f. 02/07/2009 for the purpose of running school and academic activities, and pursuant to the negotiations and discussions



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२००९		



*Patil*

PRINCIPAL  
CITY INTERNATIONAL SCHOOL  
SATARA ROAD, PUNE



Sr. No. **58865**

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Laxmi Road, Br. Pune Date **9/12/2009**

City International School, Maharashtra Nagar

Stamp Duty Rs. **1262510**

Service Charges Rs. \_\_\_\_\_

Copy to Edu. Dept (Prim) Z.P. Pune Total **1262510**

Name &amp; Address of stamp duty paying party \_\_\_\_\_

**N. S. DIXIT EDUCATION**Purpose **RTE NOC - 2025-28****स्वमान्यता 313** Bundgarden Road,

Pune 01

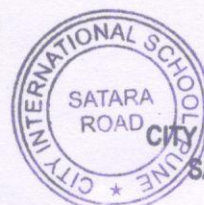
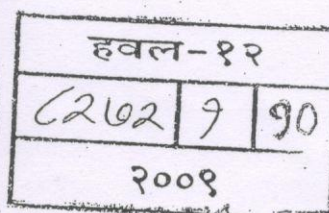
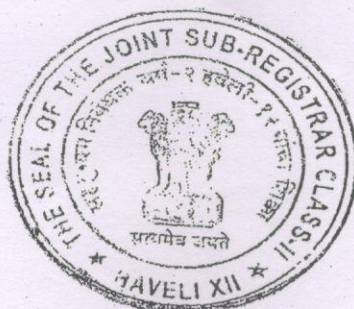
Name of counter party \_\_\_\_\_

**M/S - DUGAD FAMILY**Date **1/08/25** **TRUST**Purpose of transaction **LEASE****DEED**Cheque No. if any **581361**Drawn on Bank  **Cosmos Coop Bank**Branch **Parvati**

Cashier \_\_\_\_\_ Authorised signatory \_\_\_\_\_

**LEASE DEED**

**THIS INDENTURE OF LEASE** made and executed at Pune on this **11<sup>th</sup>** day  
of **DECEMBER** in the year 2009.



**PRINCIPAL**  
**CITY INTERNATIONAL SCHOOL**  
**SATARA ROAD, PUNE**