



Wednesday, June 25, 2008
12:33:01 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 5450
दिनांक 25/06/2008

दस्तावेजाचा क्र. 05144 - 2008

दस्तावेजाचा प्रकार

आवेदन

ज्या प्रकरणाचा मांडपत्राद्वारे मांडे निश्चित केले असले आणि कोणतेही अधिमूल्य भरले किंवा शुल्क केले नसले त्या बाबतीत

सादर करणाऱ्याचे नाव/श्री व. निरंजन लि. तर्फे संचालक अ. लि. व देशपांडे तर्फे नोंदणी करीता कु. मु. प्रादीप शिवराम चव्हाण

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), एन्ट्रान्काची नक्कल (आ. 11(2)).

840.00

सज्जवान (अ. 12) व अन्वयित्री (अ. 13) -> एकत्रित फी (अ. 12)

एकूण

30840.00

आपणास हा दस्त अंदाजे 12:47PM हा वेळेर मिळेल

समाशोधनाच्या अधिन राहून
मुळ दस्त परत दिला

बाजार मूल्य: 47107350 रु. मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 471200 रु. सह दुय्यम निबंधक, हवेली क्र. 3

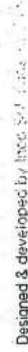
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ओरीयंटल बँक ऑफ कॉमर्स पुणे;

डीडी/धनाकर्ष क्रमांक: 132109; रक्कम: 30000 रु.; दिनांक: 20/06/2008

TRUE COPY

SURESH G. ZURANGE
NOTARY
GOVT OF INDIA





FRANKING DEPOSIT SLIP			
ICICI Bank			
Customer Copy			
Deposit Br.		Date: 20/06/08	
Pay to: ICICI Bank Ltd. A/C Stamp Duty			
Franking Value	Rs.	471200	= Rs.
Service Charges	Rs.	10	
Total	Rs.	471210	
Name of Stamp duty paying party:			
City Corporation Ltd			
RECEIVED WITH THANKS			
Rs. 471200 TOWARDS			
PAYMENT OF STAMP DUTY.			
DD / Cheque No. 132108			
Drawn on Bank <u>Ortel Bank</u>			
(For Banks Use Only)			
Tran ID	35765		
Franking Sr. No.	198619182		
Office	LEASE DEED		



THIS INDENTURE OF LEASE is made and executed on this

25th day of June 2008.

ame: city corporation Ltd

2

gnization - Date 20/6/08

nount of Franking 471200/-

ords Four lakh seventy one thousand two hundred only.
or ICICI Bank Limited

Authorised Signatory
E. I. Road, Pune

ICICI Bank Ltd.

C.T.S. No. 809, S.T. No. 147

Paranjape Scheme

Bhandarkar Institute Road.

Pune - 411005.

D-5/STP(V)/C.R.BETWEEN
653-656/2007

भारत 35765

182172

SPECIAL HERITAGE
ADHESIVE
JUN 20 2008

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JUN 20 2008

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SPECIAL HERITAGE
ADHESIVE
JUN 20 2008

City Corporation Ltd., A Company Registered under the Company's

Act, 1956 having its Registered Office at City Chambers, 917/19A, F. C.

Road, Pune 411 004 through its Authorized Signatory and Managing

Director Shri Aniruddha Pradyumnya Deshpande, Age : 48, Occ. :

Business, Add. : D-301, 1 Modi Eaug, Ganeshkhind Road, Pune

411016. Through it's P.O.A. Holder MR. Pradip Shivaram
chavan, age - 36, Occ. - Service, R.at - AT - Post - Donje, Tel - Haweli,
Dist - Pune -

Hereinafter called and referred to as the LESSOR (which
expression shall unless repugnant to the context or meaning thereof mean
and include its successors, assignees etc.) of the first part.

AND

Pawar Public Charitable Trust, A public charitable Trust registered
under the provisions of the Bombay Public Trust Act, 1950 and with the
Charity Commissioner. Greater Bombay, Having its registered office at:
DUBHASH HOUSE, 1ST FLOOR, J.N. HEREDIA MARG, BALLARD
ESTATE, MUMBAI 400 01 through its trustee, and authorized Signatory
Shri Vithal B. Maniar Age : 69, Occ. : Business (by resolution passed
by all the Trustees)

Hereinafter called and referred to as the LESSEE (which expression
shall unless repugnant to the context or meaning thereof mean and include
its successors, assignees etc.) of the second part.

1. WHEREAS the Government of Maharashtra's Special Township
policy vide notification No. TPS-1804/Pune R.P.DCR/UD-13 dtd.
16.11.2005, notified under Section 20 (4) of the MRTP Act, 1966 enabling
the setting up of Special Township projects. A copy of the said
notification is attached herewith as Annexure - 1.





AND WHEREAS the Lessor obtained all the approvals under the Special Township policy provisions for developing the 'Amanora Park Township', at Hadapsar, Taluka : Haveli, Dist. : Pune.

AND WHEREAS in pursuance of the said notification, the Lessor is required to provide comprehensive educational system from primary to secondary education as per requirement of the township.

AND WHEREAS :

2. By virtue of various sale deeds / development agreements and other deeds and documents as well as provisions of law, the Lessor is well and sufficiently entitled to all those pieces and parcels of lands in the residential zone as per the Notification No. TPS-1805/2020/CR-36/2006/UD-13 dtd. 8th March, 2006 issued by the Urban Development Department, Govt. of Maharashtra, Mantralaya, Mumbai 400 032 under the Maharashtra Regional and Town Planning Act, 1966 bearing Survey numbers as listed in the notification, copy of which is attached herewith as Annexure - 2. totally admeasuring 168 hectares and 61.31 Are situate in Hadapsar & Mundhava, Taluka : Haveli, Dist. : Pune and more particularly described in the Notification stated above, an Anneuxre No. 2 hereto is hereinafter referred as "the said lands"

3. The Lessor on the said lands is developing an integrated Township namely "Amanora Park Township" consisting of High rise Apartments, Row Houses, Amenity Centers & Hitech Commercial area with the provision of internal roads, individual earmarked shopping areas, open spaces, common amenities such as Central Garden, Commercial Complexes, Bus Terminus, Schools, University Campus, Power Sub-Stations, separate Telephone Exchange and all infrastructure necessary thereto along with sufficient provisions for common areas and all facilities and amenities consonance with such establishments in the manner as shown on the Second Revised Master Plan of 'Amanora Park Township' approved on 29.11.2007 vide their letter No. PMH/KV/1476/2007 by the Collector, Pune District, copy of which is attached herewith as Annexure 3



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२००८



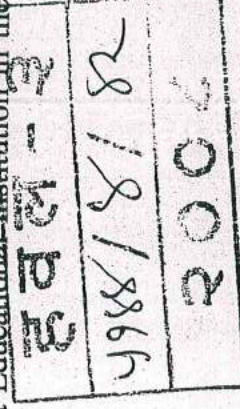
4. As per the Master Plan there is reservation for Primary & High School on certain pre-designated portions of the said lands i.e. all that piece and parcel of land admeasuring 16,053 sq. mtrs. under the Sector AS-1 as per the Second Revised Master Plan of 'Amanora Park Township' approved on 29.11.2007 vide letter No. PMH/KV/1476/2007 by the Collector, Pune District, copy of which is already attached herewith as Annexure - 3, and presently forming part of 'Amanora Park Township', Hadapsar, Taluka : Haveli, Dist. : Pune, and outlined in red on the plan hereto annexed as Annexure No. 4.

5. The Lessor in furtherance of evolving the integrated Township and in terms of the conditions rendered mandatory as per the Conditions of the Special Township policy, already attached herewith as Annexure No.1, and the Master Layout sanctioned by the Planning Authority, has constructed a building for a Pre-Primary, Primary & high School on the said Plot comprising of the Final Plot No. AS-1, admeasuring 16,053 Sq.mtrs. in the 'Amanora Park Township', a Schematic thereof is attached herewith as Annexure No. 5.

The said building consists of a ground and four Upper floors totally admeasuring 10,468.30 sq.meter. built up area. The said building is constructed as per the plans, designs and specification sanctioned and approved by the Collector, Pune. The Collector, Pune has granted necessary occupation certificate to this said building vide his letter. The said land bearing final plot no. AS-1 and the building constructed thereon is hereinafter referred to as the 'Leased Premises'.

6. The Lessee, a reputed Educational Institution was looking for suitable premises in the said area for the purpose of starting Pre-primary, primary & High School in the said locality.

7. Getting knowledge of the need of the Lessee who is a premier leading Educational Trust with several years experience in running Educational Institutions, the Lessor, taking into consideration the need of a State-of-the-Art Educational Institution in the 'Amanora Park Township',





for the benefit of its residents. Offered the permission a lease to the Lessee.

8. The Final plot no ASI and the school building offered by the Lessor herein after called the leased premises. The leased premises of school building is located on Final Plot No. AS-1 totally admeasuring 16,053 sq.mtrs. as per the Second Revised sanctioned Master Layout of the 'Amanora Park Township' approved on 29.11.2007 vide letter No. PMH/KV/1476/2007 by the Collector, Pune District, copy of which is attached herewith as Annexure - 3, situated at Hadapsar, Taluka : Haveli, Dist. : Pune. The School building has the permissible, actual and sanctioned built up area of 10468.30 Sq.M. is the leased premises offered by the Lessor to the Lessee .

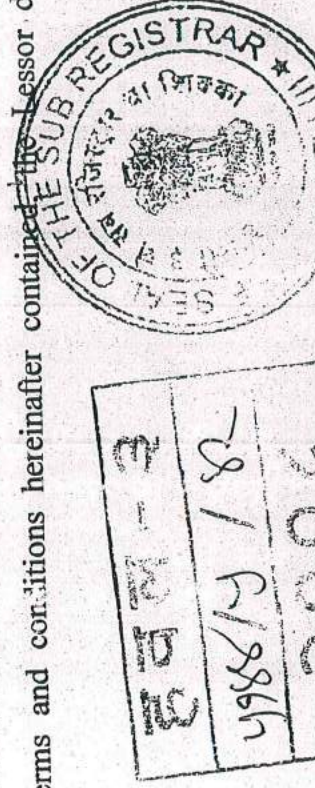
The Lessor assured the Lessee the Leased premises consisting of the school building are not subject to any encumbrance of any nature whatsoever of any body whom so ever and are also not subjected to any litigation or recovery proceedings pending before any court of Law and they are entitled to deal with the same in the manner they deem fit.

10. After due survey of the Leased premises offered by the Lessor, the Lessee found it suitable for their purpose and agreed to accept the offer of the Lessor, and are given on a nominal lease rent.

11. After due discussions, the Lessor agreed to grant to the Lessee a lease of Leased premises for a period of 99 years and the Lessee agreed to take the Leased premises on lease for the said period on the following terms and conditions.

NOW THIS INDENTURE OF LEASE WITNESSES AS UNDER :

1. In consideration of the lessee paying yearly rent of Rs. 1/- and on the terms and conditions hereinafter contained the Lessor do





hereby demise unto the Lessee the Leased premises detailed hereinunder.

Final Plot No. AS-1 totally admeasuring 16,053 sq.mtrs. as per the Second Revised sanctioned Master Layout of the 'Amanora Park Township' approved on 29.11.2007 vide letter No. PMH/KV/1476/2007 by the Collector, Pune District, copy of which is attached herewith as Annexure - 3, situated at Hadapsar, Taluka : Haveli, Dist. : Pune, with permissible and actual built up area of 10,468.30 sq.mtrs. as per sanctioned plans of School by the Collector ,Pune vide letter no. PMH/KV/1083/08 dated 03/06/2008, thereupon on lease for the purpose of setting up and managing 'Pawar Public School' under Pawar Public Charitable Trust for the period of 99 years w.e.f. 1st June, 2008 and renewable on expiry of the present lease at the option of both the parties for a further period of 99 years on mutually agreeable terms and conditions.

The Lessee has today i.e. at the time of the execution of these presents paid unto the Lessor an amount of Rs. 99/- (Rupees Ninety Nine only) by Cheque No. 158386 dated 20th June 2008 drawn Mahesh Sahakari Bank on Nana Peth Branch, Pune in full and final payment of the rent for the entire lease period of 99 years. The Lessor does hereby acknowledge the payment of the rent for the entire Lease period and no separate receipt is necessary.

2. The Lessor assures the Lessee that the Lessor has full power and absolute authority to give on lease the leased premises and the Leased premises are not subjected to any encumbrance of any nature whatsoever such as lien, loan, mortgage, charge, agreement to sale, sale etc. of any body whom so ever. The Lessor further assure the Lessee that the Leased premises are not subject matter of any litigation or recovery proceedings pending before any court of law. The Lessor hereby undertakes that in the event of any claim as mentioned hereinabove arises, the same will be dealt with by the Lessor at their costs keeping the Lessee and their rights over the

