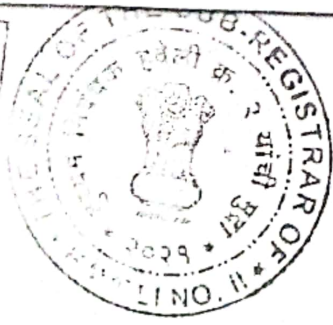


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LEASE DEED

This Lease Deed with effect 2nd day of December 2021 entered

BETWEEN

MR. SHAHID AHMED GHAZI MOHAMMED KHAN PATEL

Aged: - 33 Years, Occ: - Business

Residing at:-S.No. 62, Sai Baba Nagar,

Lane No. 9, Kondhwa Khurd,Pune 411048.

PAN NO.CASPP4614F

AADHAAR NO.5843 9796 6715.

Hereinafter called or referred the "THE LESSOR" (Which expression shall unless repugnant to the context or meaning thereof includes his heirs, executors, administrators and assign)

.....PARTY OF THE FIRST PART

AND

1. CENTRAL EDUCATIONAL & CHARITABLE TRUST

THROUGH ITS PRESIDENT

MR. SHAHID AHMED GHAZI MOHAMMED KHAN PATEL

Aged: - 33 Years, Occ: - Business

Residing at:-S.No. 62, Sai Baba Nagar,

Lane No. 9, Kondhwa Khurd,Pune 411048.

PAN NO.CASPP4614F

AADHAAR NO.5843 9796 6715.

TRUE COPY

श्री. साईनाथ संभाजी बाबर
सभासद, पुणे महानगरपालिका
अ/४, मोहम्मद एलिंगा, एनआयवीएम रोड,
कोडवा खुर्द, पुणे-४११ ०४८.

Shahid

Shahid



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१०६० / ४/२५
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2. CENTRAL EDUCATIONAL & CHARITABLE TRUST
THROUGH IT'S TRAEASURE

MR. QUAZI SHAKIRUDDIN ZAHIRUDDIN SHAIKH

Aged:- 53 Years, Occ:- Business

Residing at :-S.No. 47, Sai Baba Nagar, Lane No. 8,
Kondhwa Khurd,Pune 411048.

PAN NO. BUXPS9378H.

AADHAAR NO. 4921 6995 7708.

Hereinafter called or referred to as the **"THE LESSEES"** (Which expression shall unless repugnant to the context or meaning thereof includes theirs heirs, executors, administrators and assign)

.....PARTY OF THE SECOND PART

AND WHEREAS the Lessor has agreed to grant and the Lessee has agreed to take on lease the said Land admeasuring area 1405 Sq.ft. i.e. 130.52 Sq.Mtrs bearing S.No.62/4/17 situated at Kondhwa Khurd,Pune,Flat No.4 admeasuring area 1200 Sq.ft. i.e. 111.52 Sq.Mtrs built up on the Second floor and Flat No.1 admeasuring area 1833.80 Sq.ft. built up on the Ground floor + Garden 1408 Sq.ft. in the Building Known as (Siddiqui Building) Patel Classic bearing S.No.62/4/16/15 situated at Kondhwa Khurd, Pune and within the limit of Pune Municipal corporation, Pune.

(Signature)

(Signature)



TRUE COPY

श्री. साईनाथ सांभाजी बाबर
सभासद, पुणे महानगरपालिका
अ/४, मेफेअर एलिमेंटा, एनआयबीएम रोड,
कोंढवा खुरद, पुणे-४११ ०४८.



20180/4/24
2022



NOW THIS INDENTURE WITNESSETH AND ITS IS HEREBY
AGREED BY AND DECLARED AS FOLLOWS :-

1. COMMENCEMENT

The Lessor hereby states and declares that he has allowed the Lessees to use the said premises with effect from **01/09/2021** and expiring on **31/08/2054** for a period of **33 years** on Lease basis.

2. DAMAGE & BREAKAGE

The Lessees shall keep the said premises in good condition and if any damages breakages are caused to the said Land the Lessees shall make good the loss caused to the Lessor on account of such damages and breakages from the Security deposit held by the Lessor.

3. COMPENSATION & DEPOSIT

The Lessees shall pay the sum of Rs.30,000/- (Rupees Thirty Thousand Rupees Only) per month as and by way of monthly license fee for the said land premises on or before 5th of every month to the Lessor. Every 5 years the monthly license fee will be increased 10 %.

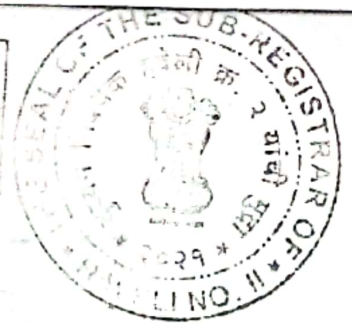
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श्री. सार्वनाथ रामोजी दावर
सभासद, पूर्ण महानगरपालिका
जे/स. कोठे वर एलिंगम, एनआयवीएम रोड,
कोडका रुर्, पुणे-४११ ०४८.

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4. SECURITY DEPOSIT

In consideration of the premises herein, the Lessees have paid to the Lessor a **refundable security deposit without any interest of the sum of Rs.90,000/- (Rs. Ninety Thousand Only)** paid by Cash. At the completion of the said period of **33 years** or the earlier termination of this deed for any reason whatsoever, the Lessor will refund the said sum of Rs.90,000/- (Rs. Ninety Thousand Only) to the Lessees against the Lessee handing over vacant possession of the said premises back to the Lessor subject to the realization / recovery of all the dues, due and payable amounts of damages etc. to the Lessor from the lessee from the said amount of interest free deposit.

If the Lessor does not refund the said security deposit to the Lessees, then in such event, the Lessees will be entitled to use and occupy the said premises on payment of license fee of Rs.30,000/- per month and will be liable to handover vacant possession of the said premises back to the Lessor only against the refund of the security deposit.

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5. MAINTAIN THE PREMISES

The Lessees shall keep the said premises in good condition and shall not cause any nuisance and shall refrain from doing any day or night any act which might be objectionable to the owner or the neighbors in any manner and for this purpose the Lessor shall have right to enter and inspect the premises at any time proper and suitable to him.

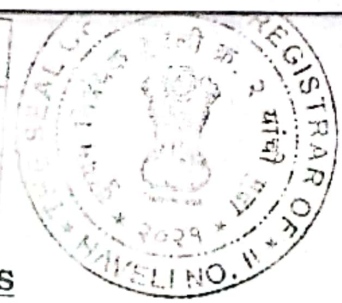
श्री. साईनाथ संभाजी बाबर
जिल्हा न्याय मंडळ, पुणे महानगरपालिका
अ/४, मेहेअर एलमंडा, एनआयके, रोड,
कोंढवा खुर्द, पुणे-४११०४८.

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2018/02/24
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6. **TAXES, ELECTRICITY AND SOCIETY CHARGES**

Gram panchayat taxes in respect to the said Premises shall be to the account and paid by the Lessor. The Electricity charges shall be borne by the Lessees. The Lessor has provided single phase light meter to the said premises.

7. **PERSONAL USE**

The Lessees shall not keep, permit or allow anyone else to use the said premises nor grant lease or license / sub lease / license to use and occupy or sublet nor shall transfer or assign the benefits of this deed to any person or persons in any manner.

8. **LEGAL BUSINESS**

The Lessee shall not carry any illegal business or activities nor shall store any prohibited articles or commodities which could cause damage to the said premises and shall observe strictly the rules and regulations of the Grampanchyat, Police Department or any other Government & Semi Government authority. **The Lessees shall use the said premises for the Educational purpose and educational activities.**

9. **RE-ENTRY BY LESSOR**

The Lessor shall have right of re-entry on breach of any of the terms and condition on the part of Lessees.

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श्री. साईनाथ संभाजी वावर
सभासद, पुणे महानगरपालिका
अ/४, मेफेअर एलिंगंडा, एनआयपीएम रोड,
कोव्हाखुर्ज, पुणे-४११ ०४८.

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10. RIGHT OF INSPECTION

That the Lessor and/or their respective authorized agent/s with advance intimation to the Lessees shall have the right to visit/enter the said premises for bonafide inspection purpose/s at all reasonable times, between sunrise and sunset times only.

11. BREACH OF TERMS & CONDITIONS

That in case the Lessees commits default in payment of the monthly rent payable by him as for two consecutive months or commits breach of any of the terms/ conditions/covenants of THIS LEASE DEED then subject to clauses No. 4 and without having to refer the matter to any court of law, the Lessor shall be at liberty to cancel this lease deed.

12. USE AS A LESSEE

That at all times the OWNERSHIP and LEGAL POSSESSION AND OCCUPATION of the said premises shall be that of the LESSOR only and the Lessees shall use and occupy the said premises as a lessees only and shall not claim any interest of any nature whatsoever in the said premises and that nothing in this deed shall be construed to be a demise at law in respect of the said premises or to confer the Lessees any right of tenancy/sub-tenancy/lease/sub-lessees etc. in respect of the said premises.

(Signature)

TRUE COPY

श्री. साईनाथ संभाजी बाबर
संभासद, पुणे महानगरपालिका
को/४, मेफेअर एलिंगडा, एनआयबीएम रोड,
कोंढवा खुर्द, पुणे-४११ ०४८.

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13. TERMINATION

The Lease deed shall be automatically terminated immediately after 05 years and immediately after that the Lessees shall handover vacant and peaceful possession of said property to the Lessor against the refund of the security deposit by the Lessor to the Lessees.

14. NOTICE FOR TERMINATION

The Lessor and the Lessees hereby covenant with each other that either of the party of this agreement desires to terminate this agreement earlier than the date stipulated hereinabove, the desiring party shall give twelve months' notice in writing.

15. PEACEFUL POSSESSION ON EXPIRY

That the Lessees shall on expiry of the period of THIS AGREEMENT or on earlier revocation as herein provided, shall immediately remove himself together with all his articles/things and hand over the occupation to the Lessor peacefully and without any let/hindrance, in good order and condition (normal wear and tear expected).

16. AS IS WHERE AS BASIS

That the Lessee hereby confirm that the said premises shall be occupied by him (Lessees) ON " AS-IS-WHERE-IS" basis, and that, therefore, any relevant laws/rules to the contrary notwithstanding, he (Lessee) shall not during the period of this lease or thereafter, demand or require from the Lessor any payment of or any additions/alterations/repairs/renovations, of the said premises which if required by the Lessee, shall be carried out by the Lessee at his own cost, subject to obtaining prior written permission from the Lessor, which shall not be unreasonably withheld by the Lessor, subject to the Lessee procuring required permission from the Society and all other concerned government authorities/ institutions etc.

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श्री. साईनाथ रामाजी बाबर
साकराद, पुणे महानगरपालिका
अ/४, मधुकर रोड, साकराद, पुणे-४११ ०४८.
कोटवा खर्च, पुणे-४११ ०४८.

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17. UNDERTAKING BY THE LESSEE

That the Lessees doth hereby agree/undertake that the lessees company its members, staff, visitors shall -

- a) Take all responsible care of, all and singular the said premises and shall indemnify the Lessor from and against any damages/loss (other than by ordinary wear and tear) by reason of normal use/Occupation thereof, and he shall not do any Act or thing which may cause any harm/damage to the said premises and/or to the fixture/fittings in the said premises and shall take proper care of the same as he would take in the case of his own property and belongings and shall always keep the said premises in a clean/habitable decent/sanitary condition, free from waste/ rubbish.
- b) Not do/cause/suffer to be done any act/deem in or about the said premises which is illegal/improper/indecent/ immoral or which may expose the Lessor to any damages/loss/harm, due to any legal/ Government/society's or any action by the person/s so affected and shall not disturb/injure/damages/remove/shift/displace/ misplaced, or cause to be displaced disturbed/injured/removed/ shifted/misplaced any of the fixture/fittings provided in the portion premises.
- c) Observe all the rules/regulations now in force or as may be imposed hereafter by the concerned society association/ Government/ municipal authorities in respect of the use/occupation of the portion from time to time by the lessees.

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श्री. साईनाथ रामाजी बाबर
सभासद, पुणे महानगरपालिका
कोठे पर एडमिशन, एनआयबीएम रोड,
कोठे पर पुणे-४११ ०४८.

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18. INDEMNITY BY LESSEE

That the LESSEES hereby agrees to indemnify the Lessor and their heirs, and save them harmless from all claims/ demands/damages /actions/ cost Charges to which they may have to be held liable, by reason of any activity/ negligence/ commission/ non-performance/ non-observance of any terms/conditions of this license or otherwise howsoever by the Lessees or any one acting under him.

19. JURISDICTION

All claims and disputes arising out of the above are subject to Pune Jurisdiction only.

SCHEDULE

ALL THAT PIECE AND PARCEL of the Land admeasuring area 1405 Sq.ft. i.e. 130.52 Sq.Mtrs bearing S.No.62/4/17 situated at Kondhwa Khurd, Pune, Flat No.4 admeasuring area 1200 Sq.ft. i.e. 111.52 Sq.Mtrs built up on the Second floor and Flat No.1 admeasuring area 1833.80 Sq.ft. built up on the Ground floor + Garden 1408 Sq.ft. in the Building Known as (Siddiqui Building) Patel Classic bearing S.No.62/4/16/15 situated at Kondhwa Khurd, Pune and within the limit of Pune Municipal corporation, Pune.

(Signature)
(Signature)

TRUE COPY



श्री. साईनाथ रामाजी बाबर
सभासाद, पुणे महानगरपालिका
अ/४, मेळाजार एलिंगड, एन.आय.वी.एन. रोड,
बोडिया खुर्द, पुणे-४११ ०४८.

