

पत्रांश क.

नॉटरी १९ न.  
Regn. 39 म.

दस्तावेज/पत्रांश का अनुक्रमिक नं. १८२१/०७

दिनांक ११/०७/०७ वन नं.

दस्तावेज/पत्रांश प्रकार-

माउपहा. ४०,३८,२००/-

दस्तावेज/पत्रांश के नाम-

प्राप्ति/पत्रांश की विवरण:-

नॉटरी की

प्राप्ति की (कोपि)

प्राप्ति/पत्रांश का

अवधि

प्राप्ति/पत्रांश का दिनांक १४ से १७

कोपि दिनांक निरीक्षण

वैध-काल २५ अक्टूबर

काल २४ अक्टूबर

प्राप्ति/पत्रांश (काल ५०) (कोपि)

प्राप्ति की (प्राप्ति/पत्रांश) का नं.

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एक ४९८००

दस्तावेज

प्राप्ति

कोपि तयार होईल व

नॉटरी/पत्रांश का नं. प्राप्ति की प्राप्ति

वा प्राप्ति/पत्रांश का नं. प्राप्ति की प्राप्ति

प्राप्ति/पत्रांश का नं. प्राप्ति की प्राप्ति

प्राप्ति/पत्रांश का नं. प्राप्ति की प्राप्ति

दस्तावेज प्राप्ति का नं. प्राप्ति की प्राप्ति

प्राप्ति की प्राप्ति

प्राप्ति की प्राप्ति

पुणे नगरपालिका  
पुणे नगरपालिका  
पुणे नगरपालिका  
पुणे नगरपालिका

**ICICI Bank**

Branch: \_\_\_\_\_

Deposit Sl. No. \_\_\_\_\_ Date: 22/3/07

Pay to: ICICI Bank Ltd, A/C Stamp Duty

Stamping Value	No.	142500/-
Service Charge	No.	
Total	No.	

Name of Stamp duty paying party:

Aquarius Education & Training  
P. Ltd  
# 41, Vittal Malaya Road, Bangalore

Stamping Value: 142500/-

Stamp Duty of Rs. 14250/-

Stamping No. 98795

Drawn on Bank: ICICI Bank Ltd

With St. \_\_\_\_\_

Stamping St. No. 2160

Office \_\_\_\_\_



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1549/2006

9/53

1949/2006

पुणे नगरपालिका 9882  
पुणे नगरपालिका 2006  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882

पुणे नगरपालिका 300000  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882  
पुणे नगरपालिका 9882

पुणे नगरपालिका, पुणे (पुणे)

AGREEMENT TO LEASE

पुणे नगरपालिका, पुणे (पुणे)

THIS AGREEMENT TO LEASE IS MADE AT PUNE ON THIS 22<sup>nd</sup> DAY OF THE MONTH OF MARCH IN THE YEAR 2007

Name: Aquarius Education Academy Pvt Ltd.

Date: 22/03/07

Amount of Pawning 142500/-

Value: one lakh forty two thousand five hundred only

for PWD Bank Limited

*Bhaskar*

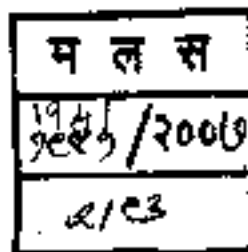
Authorized Signatory  
C-1 To: PWD BANK LTD.  
P.O. No. BANGALORE  
INSTITUTE ROAD,  
SECOND STAGE,  
PUNE 411 004.  
B-1/STG(V)/C-2, 3013(001) POST  
XX TO 326

BETWEEN

मापक 02188  
164177  
R&O142500/-P85296  
INDIA STAMP DUTY BANGALORE

1) Mr. Sushil Pandurang Mantri  
Age: 43 yrs., Occ.: Business  
R/at: Mantri House,  
41 Vitthal Malya Road,  
Bangalore- 560 001.  
PAN NO.AAXPM1906E

2) Mr. Rajesh Omkarnath Malpani  
Age: 45 yrs., Occ.: Business  
R/at: Malpani House,  
I.G. Road, Sangamner 422 609  
PAN No.AAQPM6317G



3) Mr. Sanjay Omkarnath Malpani  
Age: 36 yrs., Occ.: Business  
R/at: Malpani House,  
I.G. Road, Sangamner 422 609.  
PAN No. AAWPM2724M

Through their Power of Attorney Holder  
Mr. Bharat Madhukar Dixit  
Age: 40 yrs., Occ.: Service  
R/at: Raikarnagar, Dhayri,  
Pune- 411 041.

Hereinafter collectively referred to as THE LESSOR [which expression shall unless repugnant to the context of meaning thereof, mean and including its executors, administrators, and assigns]

THE PARTY OF THE FIRST PART

AND

Aquarius Education Academy Private Limited  
Having registered office at:  
"Mantri House" No. 41, Vitthal Malya Road  
Bangalore-560 001  
Represented by its authorized signatory

Bharat Madhukar Dixit  
Age: 40 yrs., Occ.: Service  
R/at: Raykar Nagar, Dhayari  
Pune 411 041



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Hereinafter referred to as **THE LESSEE** [which expression shall, unless repugnant to the context or meaning thereof mean and include its successors-in-title and assigns]

#### THE PARTY OF THE SECOND PART

#### WHEREAS:

A) That the following lands are owned by Lessor:

- i. The land bearing Gat No.575 admeasuring about 1 H 28 R and assessed at Rs.1.79 Ps. situated at Village Bhukum, Tal. Mulshi, Dist. Pune more particularly described in Schedule I written hereunder and hereinafter referred to as "**Land Bearing Gat No.575**"
- ii. The land bearing Gat No.576 admeasuring about 4 H 77.3 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule II written hereunder and hereinafter referred to as "**Land Bearing Gat No.576**"
- iii. The land bearing Gat No.513 admeasuring about 0 H 38 R and assessed at Rs.0.22 Ps. situated at Village Bhukum, Tal. Mulshi, Dist. Pune more particularly described in Schedule III written hereunder and hereinafter referred to as "**Land Bearing Gat No.513**"
- iv. The land bearing Gat No.516 admeasuring about 0 H 62 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule IV written hereunder and hereinafter referred to as "**Land Bearing Gat No.516**"
- v. The land bearing Gat No.574 admeasuring about 1 H 29 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule V written hereunder and hereinafter referred to as "**Land Bearing Gat No.574**"
- vi. The land bearing Gat No.512 admeasuring about 0 H 28 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VI [A] written hereunder and hereinafter referred to as "**Land Bearing Gat No.512**"
- vii. The land bearing Gat No.578 admeasuring about 0 H 6.10 R situated at Village Bhukum, Taluka: Mulshi, District: Pune



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more particularly described in Schedule VI [B] written hereunder and hereinafter referred to as "Land Bearing Gat No.578"

- viii. The land bearing Gat No.615 admeasuring about 0 H 36.5 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VII written hereunder and hereinafter referred to as "Land Bearing Gat No.615"
- ix. The land bearing Gat No.625 admeasuring about 0 H 56 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VIII written hereunder and hereinafter referred to as "Land Bearing Gat No.625"
- x. The land bearing Gat No.576 admeasuring about 0 H 80 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule IX written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- xi. The land bearing Gat No.576 admeasuring about 0 H 40 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule X written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- xii. The land bearing Gat No.576 admeasuring about 0 H 40 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule XI written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- xiii. The land bearing Gat No.580 admeasuring about 0 H 25 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule XII written hereunder and hereinafter referred to as "Land Bearing Gat No.580"

B] That the Lessor has purchased the above-mentioned lands by virtue of the separate Conveyance Deeds, which are registered at the Office of Sub-Registrar Mulshi as per the details given below:

Gat. No.	Area	Date	Regn No
575	1 H 28 R	04/07/2006	4403/2006
576	4 H 77.3 R	04/07/2006	4402/2006
513	0 H 38 R	04/07/2006	4404/2006
516	0 H 62 R	20/01/2007	495/2007
574	1 H 29 R	20/01/2007	499/2007
512	0 H 28 R	20/01/2007	503/2007
578	0 H 6.10 R		
615	0 H 36.5 R	20/01/2007	502/2007
625	0 H 56 R	22/01/2007	505/2007



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576	0 H 80 R	20/01/2007	498/2007
576	0 H 40 R	20/01/2007	504/2007
576	0 H 40 R	20/01/2007	497/2007
580	0 H 25 R	20/01/2007	496/2007

C] The lands owned by the Lessor and more particularly described in Schedule I to XII and will be collectively referred to as the "ENTIRE PROPERTY"

D] The Lessee is desirous of running educational institutions in and around Pune and the Lessee found the Entire Property suitable for its use and therefore requested the Lessor to allot the Entire Property on lease in its favour.

E] As a condition precedent for executing the lease deed, it is obligatory on the part of the Lessee to obtain permission from the Collector, Pune to acquire agricultural land as per the provisions of Bombay Tenancy and Agricultural Land Act.

F] After due negotiations, the Lessor agreed to allot the Entire Property on lease to the Lessee on the following terms and conditions agreed and confirmed by the parties hereto:

**NOW THIS AGREEMENT TO LEASE WITNESSETH AS UNDER:**

1. The Lessor hereby agrees to lease the entire properties described in Schedules I to XII hereunder written, on lease to the Lessee and Lessee hereby agrees to acquire on lease the said properties for a term of 29 years commencing from the date execution of the lease deed to be executed after obtaining permission from the Collector as stated herein, at monthly rent of Rs. 4,29,000/-, without any deduction except the deduction of income tax at source. The term of this lease may be extended for such a period as may be mutually agreed upon by the lessor & lessee. The lease rental may be enhanced as may be mutually agreed upon by the Lessor & Lessee from time to time.
2. It is hereby specifically agreed by and between the parties that as a condition precedent to the execution of the lease deed, Lessee shall obtain permission from the Collector, Pune to acquire agricultural land as per the provisions of Bombay Tenancy and Agricultural Land Act. The Lessee shall apply for the permission within 15 days from execution of this agreement. It is further agreed between the parties that, the lease deed



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annexed herewith shall be executed within 30 days from the day on which the Lessee obtains permission of the Collector, Pune to acquire agricultural land as per the provisions of Bombay Tenancy and Agricultural Land Act.

3. It is hereby specifically agreed by and between the parties that if the Hon'ble Collector refuses the permission as per the provisions of Bombay Tenancy and Agricultural Land Act, then in that case, this agreement shall stand terminated, and parties herein cannot have any right to ask any compensation from either party.
4. It is agreed between the parties that if in case the Lessee does not apply for the permission of the Collector Pune then in that case Lessor has option to terminate this agreement or to ask for specific performance. If the lessee obtains the permission from Hon'ble Collector and Lessor refuses to execute lease deed, then in that case the Lessee shall have right to file suit for specific performance.
5. It is agreed by and between the parties that after receipt of the permission, parties herein shall execute the lease deed, which is annexed herewith within 30 days from date of permission. The said draft of lease deed is approved by the parties.
6. Vacant and peaceful possession of the entire property will be given at the time of execution of the lease.
7. It is expressly agreed by and between the parties that all the charges of Stamp Duty, Registration, Advocate's fees and other incidental expenses in respect of the present agreement and the lease deed are to be borne by the Lessee alone.

#### SCHEDULE I

All that piece and parcel of the land bearing Gat No.575 adm.about 1 Hectare 28 R, and assessed at Rs.1.79 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.574 Bhukum  
On or Towards the North : By Gat No.516, 571  
Bhukum



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[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SUREVY NO. 575"]

#### SCHEDULE II

All that piece and parcel of the Agricultural land adm.about 4 Hectare 77.3 R out of the land bearing Gat No.576 adm.about 9 Hectare 54.6 R, and assessed at Rs.14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

- On or Towards the East : By Gat No.580, 579, 578, 577, Bhukum
- On or Towards the South : By Gat No.615, 617, 618, Bhukum
- On or Towards the West : By Gat No. 573 Bhukum
- On or Towards the North : By Gat No.574, 575, 447 Bhukum

[alongwith earth, trees, bushes, stone, water, well and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE III

All that piece and parcel of the agricultural land bearing Gat No. 513 adm. about 0 Hectare 38 R, and assessed at Rs.0.22 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under :

- On or Towards the East : By Gat No.512 Bhukum
- On or Towards the South : By Gat No.447 Bhukum
- On or Towards the West : By Gat No.575 Bhukum
- On or Towards the North : By Gat No.514 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 513"]

#### SCHEDULE IV

All that piece and parcel of the agricultural land bearing Gat No. 516 adm. about 0 Hectare 62 R, and assessed at Rs.0.23 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:



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On or Towards the East : Partly by Gat No.517 and Gat No. 519 Bhukum

On or Towards the South : Gat No. 448 to Gat No. 512, Bhukum

On or Towards the West : By Gat No.514, Gat No. 571 and Gat No. 575 (Part) Bhukum

On or Towards the North : By Gat No.520 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 516"]

#### SCHEDULE V

All that piece and parcel of the land bearing Gat No.574 adm.about 1Hectare 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

On or Towards the East . : By Gat No.575 Bhukum

On or Towards the South. : By Gat No.576 Bhukum

On or Towards the West. : By Gat No.573 Bhukum

On or Towards the North : Partly by Gat No. 575, 571 & 573 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 574"]

#### SCHEDULE VI [A]

All that piece and parcel of the land bearing Gat No.512 adm.about 0 Hectare 28 R, and assessed at Rs.0.30 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.448 to 511 Bhukum

On or Towards the South : By Gat No.447 Bhukum

On or Towards the West : By Gat No.514 and 513

Bhukum



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On or Towards the North : By Gat No.516 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 512"]

#### SCHEDULE VI [B]

All that piece and parcel of the land bearing Gat No.578 adm. about 0 Hectare 6.10 R, and assessed at Rs.0.51 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.582 Bhukum

On or Towards the South : Partly by Gat No.577 and Gat No.602 Bhukum

On or Towards the West : By Gat No.576 Bhukum

On or Towards the North : By Gat No.579 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 578"]

#### SCHEDULE VII

All that piece and parcel of the land adm. about 0 H 36.5 R, out of the land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs.0.89 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries and as shown in the map annexed herewith are as under :

On or Towards the East : By Gat No.608, 613, 614 Bhukum

On or Towards the South : By Gat No. 608, 625 Bhukum

On or Towards the West : Partly By Gat No.625,  
616 Bhukum

On or Towards the North : By Remaining portion of  
Gat No.615 Bhukum



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[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 615"]

#### SCHEDULE VIII

All that piece and parcel of the agricultural land adm. about 0 Hectare 56 R out of land bearing Gat No. 625 and assessed at Rs. 1.25 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, shown in the map annexed herewith and boundaries are as under:

- On or Towards the East : By Gat No. 608, 615 and 616 and remaining portion of Gat No. 625 , Bhukum  
On or Towards the South : By Remaining portion of Gat No. 625, Bhukum  
On or Towards the West : By Gat No. 623 and 624, Bhukum  
On or Towards the North : By Gat No. 617, 619 and 618, Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 625"]

#### SCHEDULE IX

All that piece and parcel of the land adm. about 0 Hectare 80 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum  
On or Towards the South : By remaining portion of Gat No. 576 Bhukum  
On or Towards the West : By remaining portion of Gat No. 576 Bhukum  
On or Towards the North : By remaining portion of Gat No. 576 Bhukum



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[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE X

All that piece and parcel of the land adm. about 0 Hectare 40 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum
- On or Towards the South. : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West. : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By Gat No. 574, 575 and remaining portion of Gat No. 576 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE XI

All that piece and parcel of the land adm. about 0 Hectare 40 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum
- On or Towards the South. : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West. : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By remaining portion of Gat No. 576 Bhukum



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[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE XII

All that piece and parcel of the agricultural land bearing Gat No. 580 adms. about 0 Hectare 25 R, and assessed at Rs. 2.08 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By Gat No.582 and Gat No. 581 Bhukum  
On or Towards the South : Partly by Gat No. 579 and Gat No.582 Bhukum  
On or Towards the West : By Gat No. 576 Bhukum  
On or Towards the North : By Gat No.446 and Gat No. 447 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 580"]

In witness whereof the parties hereto have put their respective hands and signed and executed these presents after knowing fully well its contents, at Pune on the day and date hereinabove mentioned.

LESSOR

LESSEE

#### WITNESSES:

1. (ANIL NAKKE)  
Kulwadi, PIMPRI Pune
2. Ramchandra Hirshetti  
Ambhat Road, Pune.



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**ANNEXURE**

**DRAFT OF LEASE DEED**

**THIS LEASE DEED IS MADE AT PUNE ON THIS ---- DAY OF THE  
MONTH OF ----- IN THE YEAR -----**

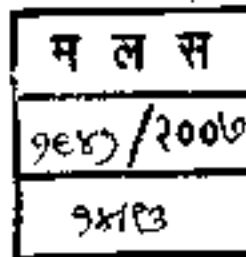
**BETWEEN**

- 1] Mr. Sushil Pandurang Mantri  
Age: 43 yrs., Occ.: Business  
R/at: Mantri House,  
41 Vitthal Malya Road,  
Bangalore- 560 001.  
PAN NO.AAXPM1906E
- 2] Mr. Rajesh Omkarnath Malpani  
Age: 45 yrs., Occ. : Business  
R/at: Malpani House,  
I.G. Road, Sangamner 422 609.  
PAN No.AAQPM6317G
- 3] Mr. Sanjay Omkarnath Malpani  
Age: 36 yrs., Occ. : Business  
R/at: Malpani House,  
I.G. Road, Sangamner 422 609.  
PAN No. AAWPM2724M

Through their Power of Attorney Holder  
Mr. Bharat Madhukar Dixit  
Age: 40 yrs., Occ.: Service  
R/at: Ralkarnagar, Dhayri,  
Pune - 411 041.

Hereinafter collectively referred to as THE LESSOR [which expression shall unless repugnant to the context of meaning thereof, mean and including its executors, administrators, and assigns]

**THE PARTY OF THE FIRST PART**



AND

**Aquarius Education Academy Private Limited**

Having registered office at:

"Mantri House" No. 41, Vittal Maliya Road

Bangalore-560 001

Represented by its authorized signatory

Bharat Madhukar Dixit

Age: 40 yrs., Occ.: Service

R/at: Raykar Nagar, Dhayari

Pune 411 041

Hereinafter referred to as THE LESSEE [which expression shall, unless repugnant to the context or meaning thereof mean and include its successors-in-title and assigns]

#### THE PARTY OF THE SECOND PART

#### WHEREAS:

A] That the following lands are owned by Lessor:

- i. The land bearing Gat No.575 admeasuring about 1 H 28 R and assessed at Rs.1.79 Ps. situated at Village Bhukum, Tal. Mulshi, Dist. Pune more particularly described in Schedule I written hereunder and hereinafter referred to as "Land Bearing Gat No.575"
- ii. The land bearing Gat No.576 admeasuring about 4 H 77.3 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule II written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- iii. The land bearing Gat No.513 admeasuring about 0 H 38 R and assessed at Rs.0.22 Ps. situated at Village Bhukum, Tal. Mulshi, Dist. Pune more particularly described in Schedule III written hereunder and hereinafter referred to as "Land Bearing Gat No.513"
- iv. The land bearing Gat No.516 admeasuring about 0 H 62 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule IV written hereunder and hereinafter referred to as "Land Bearing Gat No.516"
- v. The land bearing Gat No.574 admeasuring about 1 H 29 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule V written



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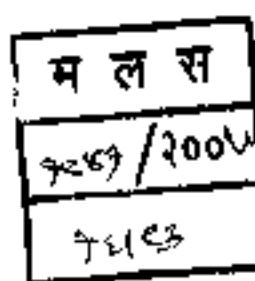
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hereunder and hereinafter referred to as "Land Bearing Gat No.574"

- vi. The land bearing Gat No.512 admeasuring about 0 H 28 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VI [A] written hereunder and hereinafter referred to as "Land Bearing Gat No.512"
- vii. The land bearing Gat No.578 admeasuring about 0 H 6.10 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VI [B] written hereunder and hereinafter referred to as "Land Bearing Gat No.578"
- viii. The land bearing Gat No.615 admeasuring about 0 H 36.5 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VII written hereunder and hereinafter referred to as "Land Bearing Gat No.615"
- ix. The land bearing Gat No.625 admeasuring about 0 H 56 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule VIII written hereunder and hereinafter referred to as "Land Bearing Gat No.625"
- x. The land bearing Gat No.576 admeasuring about 0 H 80 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule IX written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- xi. The land bearing Gat No.576 admeasuring about 0 H 40 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule X written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- xii. The land bearing Gat No.576 admeasuring about 0 H 40 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule XI written hereunder and hereinafter referred to as "Land Bearing Gat No.576"
- xiii. The land bearing Gat No.580 admeasuring about 0 H 25 R situated at Village Bhukum, Taluka: Mulshi, District: Pune more particularly described in Schedule XII written hereunder and hereinafter referred to as "Land Bearing Gat No.580"

B] That the Lessor has purchased the above-mentioned lands by virtue of the separate Conveyance Deeds, which are registered



at the Office of Sub-Registrar Mulshi as per the details given below:

Gat. No.	Area	Date	Regn No
575	1 H 28 R	04/07/2006	4403/2006
576	4 H 77.3 R	04/07/2006	4402/2006
513	0 H 38 R	04/07/2006	4404/2006
516	0 H 62 R	20/01/2007	495/2007
574	1 H 29 R	20/01/2007	499/2007
512	0 H 28 R	20/01/2007	503/2007
578	0 H 6.10 R		
615	0 H 36.5 R	20/01/2007	502/2007
625	0 H 56 R	22/01/2007	505/2007
576	0 H 80 R	20/01/2007	498/2007
576	0 H 40 R	20/01/2007	504/2007
576	0 H 40 R	20/01/2007	497/2007
580	0 H 25 R	20/01/2007	496/2007

C] The lands owned by the Lessor and more particularly described in Schedule I to XII and will be collectively referred to as the "ENTIRE PROPERTY"

D] The Lessee is desirous of running educational institutions in and around Pune and the Lessee found the Entire Property suitable for its use and therefore requested the Lessor to allot the Entire Property on lease in its favour.

E] Lessee has applied for permission to acquire agricultural land to the Collector Pune as per the provisions of Bombay Tenancy and Agricultural Land Act and the Collector gave permission to Lessee to acquire agricultural land vide its Order bearing No. \_\_\_\_\_ dated \_\_\_\_\_.

F] After due negotiations, the Lessor agreed to allot the Entire Property on lease to the Lessee on the following terms and conditions agreed and confirmed by the parties hereto:

NOW THIS DEED WITNESSETH AS UNDER:

1. In pursuance of consideration of the yearly rent hereby reserved and upon the terms and conditions, covenants and agreements herein contained on the part of the Lessee to be observed and performed, the Lessor does hereby demise to



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the Lessee all that Entire Property for a term of 29 years commencing from 1<sup>st</sup> day of -----, subject however, to the earlier determination of this demise as hereinafter provided and subject to the payment, during the said term of lease, of ground rent of Rs.4,29,000/- p.m. excluding of taxes. The term of this lease may be extended for such a period as may be mutually agreed upon by the lessor & lessee. The lease rental may be enhanced as may be mutually agreed upon by the Lessor & Lessee from time to time.

2. The Lessee shall pay the rent to the Lessor on or before 5<sup>th</sup> day of each month.
3. The Lessee hereby for itself, its successors-in-title and assigns, does hereby covenant and shall continue throughout the term hereby agreed with the Lessor as follows:
  - a. To pay the ground rent hereby reserved on the days and in the manner aforesaid, clear of all deductions.
  - b. To bear and pay and discharge the existing and future rates/ taxes, assessments, duties, cess, outgoings and burdens of whatsoever nature which may at any time or from time to time during the term hereby created be imposed or charged upon the Entire Land and the building or structure standing thereon and on the buildings / structures hereinafter to be erected and for the time being standing on the Entire Land and to keep the Lessor and his estate and effects indemnified against all such payments.
  - c. The Lessee shall construct building/s on the Entire Property as per the rules, regulations of the concerned local authorities. It is further agreed by the Lessee that no construction work shall be started on the Entire Property unless and until the plans are sanctioned by the Collector, Pune/ Town Planning Authority.
  - d. The Lessee hereby covenants with the Lessor that it shall use the Entire Property and building constructed on the Entire Property only for educational purpose.
  - e. Lessee is entitled to assign, sub lease or give on license the Entire Property / or any part of the same/ or the



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building constructed upon it/ part of the building to any third party without consent of the Lessor.

- f. The Lessee shall construct building at its own cost and risk and responsibility and shall keep the Lessor indemnified against all the losses, costs, charges, expenses that the Lessor may incur or suffer on account of any claims made against the Lessor in respect of or in connection with such construction, if made by any local / Government authorities.
  - g. The Lessee shall carry out the construction of the building on the Entire Property strictly according to the rules, regulations laid down by the Planning Authority or Collector, Pune.
  - h. The Lessee shall keep informed to the Lessor about the permissions it has obtained for the purpose of running educational institutions on the Entire Property and to be carried out in the said building and shall furnish all the details and particulars to the Lessor about the activities of such educational institutions.
  - i. The Lessee shall not sell or dispose off any earth, gravel or sand from the said Entire Property and shall not excavate the same except so far as the same is necessary of construction of the building to be erected on the Entire Property.
  - j. The Lessee shall not use or cause it to be used the Entire Property as well as the building to be constructed thereon for any other purpose except for which the lease has been created.
  - k. The Lessee shall comply with all the notices it shall receive from Local / Government authorities in respect of the Entire Property and the construction to be carried out on it and shall observe the rules and regulations of such Local / Governmental authorities and keep the Lessor indemnified from any losses/damages on account thereof.
4. The Lessor does hereby covenant with the Lessee as follows:



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- a. The Lessor hereby declares that it has good and marketable title and power absolutely to demise the Entire Property to the Lessee.
  - b. The Lessor shall not cause any obstruction to the Lessee's possession, occupation and use of the Entire Property and the building to be constructed thereon, subject however to the covenants that have been agreed by the Lessee, particularly about the ground rent, and other outgoings on the due dates thereof in the manner, herein provided and observance and performance of the covenants, condition and stipulations herein contained.
  - c. To give No objection to the Lessee to construct upon the Entire Property without asking any additional consideration.
5. It is hereby specifically agreed by and between the parties and declared by these presents that if the said yearly ground rent and other outgoings or any part thereof payable in the manner hereinbefore mentioned, shall be in arrears for a period of one year after the same shall become due and payable on any of the said dates, wherein the same ought to be paid as aforesaid whether the same shall or shall not be legally demanded or if any of the covenants and stipulations herein contained and on the part of the Lessee to be observed and performed shall not be so observed and performed by the Lessee or if the Lessee shall raise an objection to the amount of the yearly ground rent hereby fixed by any reason whatsoever then and in such event, it shall be lawful for the Lessor or any person or persons duly authorized by him in that behalf at any time hereafter to enter into and upon the Land and premises and buildings and structures constructed or to be constructed thereon or any part/ parts thereon in the name of the whole and the same to have possess and enjoy and there upon this demise shall absolutely determine but without prejudice to the rights of the action of the Lessor in respect of any breach of any of the covenants by the Lessee herein contained provided always that no reentry shall be made under the foregoing power for breach of the covenants and stipulations herein contained and on the part of the Lessee to be observed and performed unless and until Lessor shall have given to the Lessee a notice in writing specifying the covenants and conditions and stipulations which require to be complied with or carried out and the Lessee shall have failed to comply with or carry out the same within one month from the date of receipt of such notice.



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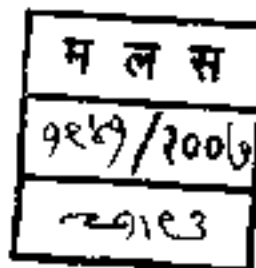
6. It is hereby expressly agreed by and between the parties that
- After expiry/determination of the present lease, the Lessee may remove its building at its own cost and handover or cause it be handed over possession of the Entire Property to the Lessor in its original form and if the Lessee cannot remove the said construction, then it is expressly agreed that the said building standing on the Entire Property shall automatically vest in the Lessor subject to the payment of its depreciated value to the Lessee or without payment of any compensation there for by the Lessor to the Lessee.
  - The Lessee shall not be entitled without obtaining in writing the permission of the Lessor to mortgage Entire Land or any part thereof and the buildings and structure standing thereon. But Lessor shall not unreasonably withheld such permission.
7. It is expressly agreed by and between the parties that all the charges of Stamp Duty, Registration, Advocate's fees and other incidental expenses in respect of the present lease deed are to be borne by the Lessee alone.

#### SCHEDULE I

All that piece and parcel of the land bearing Gat No.575 adm.about 1 Hectare 28 R, and assessed at Rs.1.79 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.574 Bhukum  
On or Towards the North : By Gat No516, 571  
Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SUREVY NO. 575"]



#### SCHEDULE II

All that piece and parcel of the Agricultural land adm. about 4 Hectare 77.3 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By Gat No. 580, 579, 578, 577, Bhukum
- On or Towards the South : By Gat No. 615, 617, 618, Bhukum
- On or Towards the West : By Gat No. 573 Bhukum
- On or Towards the North : By Gat No. 574, 575, 447 Bhukum

[alongwith earth, trees, bushes, stone, water, well and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE III

All that piece and parcel of the agricultural land bearing Gat No. 513 adm. about 0 Hectare 38 R, and assessed at Rs. 0.22 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

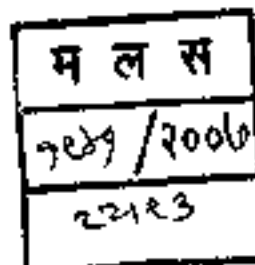
- On or Towards the East : By Gat No. 512 Bhukum
- On or Towards the South : By Gat No. 447 Bhukum
- On or Towards the West : By Gat No. 575 Bhukum
- On or Towards the North : By Gat No. 514 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 513"]

#### SCHEDULE IV

All that piece and parcel of the agricultural land bearing Gat No. 516 adm. about 0 Hectare 62 R, and assessed at Rs. 0.23 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : Partly by Gat No. 517 and Gat No. 519 Bhukum



On or Towards the South : Gat No. 448 to Gat No. 512, Bhukum

On or Towards the West : By Gat No.514, Gat No. 571 and Gat No. 575 (Part) Bhukum

On or Towards the North : By Gat No.520 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 516"]

#### SCHEDULE V

All that piece and parcel of the land bearing Gat No.574 adm.about 1Hectare 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

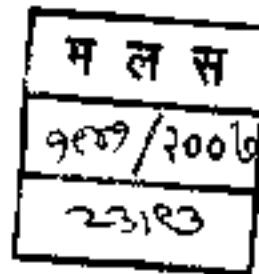
On or Towards the East . : By Gat No.575 Bhukum  
On or Towards the South. : By Gat No.576 Bhukum  
On or Towards the West. : By Gat No.573 Bhukum  
On or Towards the North : Partly by Gat No. 575, 571 & 573 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 574"]

#### SCHEDULE VI (A)

All that piece and parcel of the land bearing Gat No.512 adm.about 0 Hectare 28 R, and assessed at Rs.0.30 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.448 to 511 Bhukum  
On or Towards the South : By Gat No.447 Bhukum  
On or Towards the West : By Gat No.514 and 513 Bhukum  
On or Towards the North : By Gat No.516 Bhukum



[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 512"]

#### SCHEDULE VI [8]

All that piece and parcel of the land bearing Gat No.578 adm. about 0 Hectare 6.10 R, and assessed at Rs.0.51 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.582 Bhukum

On or Towards the South : Partly by Gat No.577 and Gat No.602 Bhukum

On or Towards the West : By Gat No.576 Bhukum

On or Towards the North : By Gat No.579 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 578"]

#### SCHEDULE VII

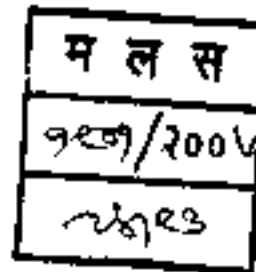
All that piece and parcel of the land adm. about 0 H 36.5 R, out of the land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs.0.89 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries and as shown in the map annexed herewith are as under :

On or Towards the East : By Gat No.608, 613, 614 Bhukum

On or Towards the South : By Gat No. 608, 625 Bhukum

On or Towards the West : Partly By Gat No.625, 616 Bhukum

On or Towards the North : By Remaining portion of Gat No.615 Bhukum



[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 615"]

#### SCHEDULE VIII

All that piece and parcel of the agricultural land adm. about 0 Hectare 56 R out of land bearing Gat No. 625 and assessed at Rs. 1.25 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, shown in the map annexed herewith and boundaries are as under:

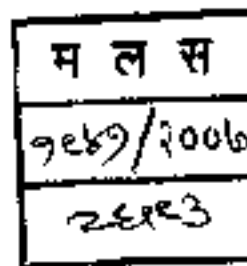
- On or Towards the East : By Gat No. 608, 615 and 616 and remaining portion of Gat No. 625, Bhukum
- On or Towards the South : By Remaining portion of Gat No. 625, Bhukum
- On or Towards the West : By Gat No. 623 and 624, Bhukum
- On or Towards the North : By Gat No. 617, 619 and 618, Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 625"]

#### SCHEDULE IX

All that piece and parcel of the land adm. about 0 Hectare 80 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum
- On or Towards the South. : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West. : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By remaining portion of Gat No. 576 Bhukum



[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE XII

All that piece and parcel of the agricultural land bearing Gat No. 580 adm. about 0 Hectare 25 R, and assessed at Rs. 2.08 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.582 and Gat No. 581 Bhukum

On or Towards the South : Partly by Gat No. 579 and Gat No.582 Bhukum

On or Towards the West : By Gat No. 576 Bhukum

On or Towards the North : By Gat No.446 and Gat No. 447 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 580"]

In witness whereof the parties hereto have put their respective hands and signed and executed these presents after knowing fully well its contents, at Pune on the day and date hereinabove mentioned.

LESSOR 

LESSEE 

WITNESSES:

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2.

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भारत

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INDIA NON JUDICIAL

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दिनांक: 9/2/2022 (पृष्ठ संख्या) = 906  
 नाम: विश्वेश्वर प्रसाद  
 पता: कृष्णा नगर  
 जिला: अ. जिला



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**POWER OF ATTORNEY**

POWER OF ATTORNEY MADE AND EXECUTED AT PUNE ON THIS  
26<sup>TH</sup> DAY OF FEBRUARY 2008.



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# भारतीय गैर न्यायिक



MAHARASHTRA

23 FEB 2007

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क्रमांक (922/24) 40 X 2/1 = 900  
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 वसुधैव कुटुम्बकम्  
 नाम: सुशील पंडुरंग मन्त्री  
 पत्नी: - २५/२/०७ -  
 पत्नी: २५/२/०७

मुद्रांक प्रमाण: च. द. पाणिपत  
 ला. नं. १८८/०७  
 ऑफ. सविता नगर, २२/२/०७



7 FEB 2007

यशवंत मन्त्री  
 सविता नगर, मुंबई



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I, Mr. Sushil Pandurang Mantri, Age: 43 yrs., Occ.: Business,  
 R/at: Mantri House, 41 Vitthal Malya Road, Bangalore- 560  
 001 do hereby state and declare that :



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**WHEREAS**

- A] I am a Co-owner of land bearing Gat No.575, Gat No.576, Gat No.513, Gat No.516, Gat No.574, Gat No.512, Gat No.578, Gat No.615, Gat No.625, Gat No.580 Bhukum situated at Village Bhukum, Taluka: Mulshi, District: Pune, hereinafter referred to as the "SAID LANDS" more particularly described in "Schedule I to XII" written hereunder.
- B] I have agreed to give on lease alongwith other two Co-owners for a term of 29 years the Said Lands to Acquarius Educational Academy Private Limited, registered under the Companies Act, 1956 having its registered office at 41, Vittal Mallya Road, Bangalore 560001.
- C] As it is not possible for me to come personally to Pune and execute the said agreement of lease and/or the lease deed, I have requested Mr. Bharat Madhukar Dixit Age - 40 years, Occ: Service, R/at: Raykamagar, Dhayari, Pune 411041, to act as our attorney in our name and on our behalf; I therefore hereby appoint and constitute Shri Bharat Madhukar Dixit Age - 40 years, Occ: Service, R/at: Raykamagar, Dhayari, Pune 411041, as our true and lawful attorney or our agent with full powers and authority to do, execute all acts, deeds, things as hereinafter mentioned:
1. To appear on our behalf before the Sub Registrar and execute necessary agreement of lease and/or deed of lease and to present the same for registration and to admit the execution of the said Deed and/or Agreement that may be necessary to give on lease the Said Lands situated at Village Bhukum for a term of 29 years more particularly described in Schedule I to XII written hereunder.
  2. To give consent to or to give no-objection to the applications made to the various Government or semi-government authorities by Acquarius Educational Academy Private Limited seeking necessary permissions to set up educational institution and for that purpose to submit the



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required documents, ~~affidavits~~ necessary affidavits, undertaking and other documents as may be required for the said purpose. And generally to do all the acts deeds and things in order to complete all the formalities required to be done for procuring the necessary permissions for establishing an educational institution.

3. To apply for permission to acquire agricultural land to the collector as per the provisions of Bombay Tenancy & Agriculture Lands Acts and to file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
4. To apply for permission to use the land acquired by us for non agricultural purpose to the Collector and file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
5. To give no-objection to applications made by Acquarius Educational Academy Private Limited to Maharashtra State Electricity Board or any other relevant authority to obtain M.S.E.B. connection, Irrigation Department / Maharashtra Krishna Valley Development Corporation or any other relevant authority to obtain water connection and Bharat Sanchar Nigam Limited or any other relevant authority to obtain telephone connection.
6. To apply to Zilla Parishad for permission to construct road, from Village: Aangrewadi to the land acquired by us. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or cause to be done all such ancillary acts, deeds and things relating thereto.
7. To measure and demarcate the land acquired by us or to get the same done through the concerned authorities under prevailing statutes and for the said purpose make required applications, affidavits, statements and such other



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acts and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.

8. To submit the building/s plans for construction of the building on the land acquired by us to the Collector, Town Planning Authorities or any other authorities, to file undertaking, affidavits necessary for getting the plans sanctioned. If required, to seek modifications, alterations, revisions in the plans and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto. To apply, claim, appear and act before the Concerned Authorities under the provisions of the Maharashtra Land Revenue Code 1966, Maharashtra Regional Town Planning Act 1966, and the Rules framed thereunder for the purposes of construction of the building/s on the land acquired by the said company such as building permissions, etc. and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
9. To file the returns of land holdings with the Competent Authority Pune Urban Agglomeration as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA). To file revised returns or any other applications to take maximum benefits to develop the Said Lands. To do or cause to be done all acts, deeds and things as required under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA) and obtain necessary permission/s, order/s and such other sanction/s, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto including filing appeal, revision against the order passed by Competent Authority Pune Agglomeration.
10. To apply, claim, appear and act for the formalities required under the provisions of the ULCRA before the Concerned Authority there under if required and necessary for the purposes of obtaining necessary order/s and exemption/s in respect of the land acquired by us and for the said



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purpose to do or cause to be done all such ancillary acts, deeds, and things relating thereto.

11. To commence, prosecute, institute, defends, oppose negotiate compromise, settle, withdraw suit, appeal, file revision, review, any legal proceedings: Civil and /or Criminal, in any courts of law, tribunals, authorities and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
12. To appear before and represent the Executants before all statutory and Government Authorities such as, Town Planning Authorities, Revenue Authorities, Courts of Law, Revenue Courts, Collector, Divisional Commissioner, State Government, Central Government, Pune Municipal Corporation, MSEB, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
13. Without prejudice to the specific and generalities of the matters referred to above, to do all such acts and deeds and matters relating to or in respect of establishing an educational institution, to obtain development permission for construction of building for the educational institute and also to do all such acts, deeds and things ancillary supplementary and complimentary as the Executants might personally have done relating to and in respect of setting up the educational institution.
14. I hereby ratify and agree to always ratify all such acts, deeds and things done and which would be done by the said attorney, and further agree that all such acts, deeds and things shall always be binding upon the said company as if done by the said company.

#### SCHEDULE I

That piece and parcel of the land bearing Gat No.575 adm.about 1 Acre 28 R, and assessed at Rs.1.79 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:



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On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.574 Bhukum  
On or Towards the North : By Gat No.516, 571 Bhukum

Alongwith earth, trees, bushes, stone, water, and other  
incidental rights, right to approach the said land and  
whereinabove referred to as "LAND BEARING SURVEY NO. 575"]

### SCHEDULE II

That piece and parcel of the Agricultural land adm.about 4  
Hectare 77.3 R out of the land bearing Gat No.576 adm.about 9  
Hectare 54.6 R, and assessed at Rs.14.37 ps situated Village:  
Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under

On or Towards the East : By Gat No.580, 579, 578, 577,  
Bhukum  
On or Towards the South : By Gat No.615,617,618, Bhukum  
On or Towards the West : By Gat No. 573 Bhukum  
On or Towards the North : By Gat No.574, 575,  
447 Bhukum

Alongwith earth, trees, bushes, stone, water, well and other  
incidental rights, right to approach the said land and  
whereinabove referred to as "LAND BEARING SURVEY NO. 576"]

### SCHEDULE III

That piece and parcel of the agricultural land bearing Gat No. 513  
adm. about 0 Hectare 38 R, and assessed at Rs.0.22 ps situated  
Bhukum, Taluka: Mulshi District: Pune, and boundaries are as

On or Towards the East : By Gat No.512 Bhukum  
On or Towards the South : By Gat No.447 Bhukum  
On or Towards the West : By Gat No.575 Bhukum  
On or Towards the North : By Gat No.514 Bhukum



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alongwith earth, trees, bushes, stone, water, and other elementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 513"]

#### SCHEDULE IV

That piece and parcel of the agricultural land bearing Gat No. 516 about 0 Hectare 62 R, and assessed at Rs.0.23 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as

- Boundaries or Towards the East : Partly by Gat No.517 and Gat No. 519 Bhukum  
Boundaries or Towards the South : Gat No. 448 to Gat No. 512, Bhukum  
Boundaries or Towards the West : By Gat No.514, Gat No. 571 and Gat No. 575 (Part) Bhukum  
Boundaries or Towards the North : By Gat No.520 Bhukum

alongwith earth, trees, bushes, stone, water, and other elementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 516"]

#### SCHEDULE V

That piece and parcel of the land bearing Gat No.574 adm.about 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under :

- Boundaries or Towards the East : By Gat No.575 Bhukum  
Boundaries or Towards the South : By Gat No.576 Bhukum  
Boundaries or Towards the West : By Gat No.573 Bhukum  
Boundaries or Towards the North : Partly by Gat No. 575, 571 & 573 Bhukum

alongwith earth, trees, bushes, stone, water, and other elementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 574"]



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#### SCHEDULE VI [A]

That piece and parcel of the land bearing Gat No.512 adm. about 0 H 28 R, and assessed at Rs.0.30 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By Gat No.448 to 511 Bhukum
- On or Towards the South : By Gat No.447 Bhukum
- On or Towards the West : By Gat No.514 and 513 Bhukum
- On or Towards the North : By Gat No.516 Bhukum

Alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 512"

#### SCHEDULE VI [B]

That piece and parcel of the land bearing Gat No.578 adm. about 0 H 6.10 R, and assessed at Rs.0.51 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By Gat No.582 Bhukum
- On or Towards the South : Partly by Gat No.577 and Gat No.602 Bhukum
- On or Towards the West : By Gat No.576 Bhukum
- On or Towards the North : By Gat No.579 Bhukum

Alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 578"

#### SCHEDULE VII

That piece and parcel of the land adm. about 0 H 36.5 R, out of the land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs.0.10 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries and as shown in the map annexed herewith are as under :



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On or Towards the East : By Gat No. 608, 613, 614 Bhukum  
On or Towards the South : By Gat No. 608, 625 Bhukum  
On or Towards the West : Partly By Gat No. 625,  
616 Bhukum  
On or Towards the North : By Remaining portion of  
Gat No. 615 Bhukum

Alongwith earth, trees, bushes, stone, water, and other  
incidental rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 615"]

#### SCHEDULE VIII

All that piece and parcel of the agricultural land adm. about 0  
Hectare 56 R out of land bearing Gat No. 625 and assessed at Rs.  
1.25 ps situated Village: Bhukum, Taluka: Mulshi District: Pune,  
shown in the map annexed herewith and boundaries are as under:

On or Towards the East : By Gat No. 608, 615 and 616 and  
remaining portion of Gat No. 625,  
Bhukum  
On or Towards the South : By Remaining portion of Gat No.  
625, Bhukum  
On or Towards the West : By Gat No. 623 and 624, Bhukum  
On or Towards the North : By Gat No. 617, 619 and  
618, Bhukum

Alongwith earth, trees, bushes, stone, water, and other  
incidental rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 625"]

#### SCHEDULE IX

All that piece and parcel of the land adm. about 0 Hectare 80 R out of  
the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and  
assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka : Mulshi  
District : Pune, and boundaries are as under :



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- On or Towards the East : By remaining portion of Gat No. 576 Bhukum
- On or Towards the South : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By remaining portion of Gat No. 576 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE X

All that piece and parcel of the land adm. about 0 Hectare 40 R. out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under :

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum
- On or Towards the South : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By Gat No. 574, 575 and remaining portion of Gat No. 576 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE XI

All that piece and parcel of the land adm. about 0 Hectare 40 R. out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and



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assessed at Rs.14.37 ps situated Village: Bhukum, Taluka: Mulshi  
District: Pune, and boundaries are as under:

- On or Towards the East : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the South : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the West : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the North : By remaining portion of Gat No.  
576 Bhukum

[alongwith earth, trees, bushes, stone, water, and other  
incumbent rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 576"]

#### SCHEDULE XII

All that piece and parcel of the agricultural land bearing Gat No. 580  
adm. about 0 Hectare 25 R, and assessed at Rs. 2.08 ps situated  
Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as  
under:

- On or Towards the East : By Gat No.582 and Gat No. 581  
Bhukum  
On or Towards the South : Partly by Gat No. 579 and Gat  
No.582 Bhukum  
On or Towards the West : By Gat No. 576 Bhukum  
On or Towards the North : By Gat No.446 and Gat No. 447  
Bhukum

[alongwith earth, trees, bushes, stone, water, and other  
incumbent rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 580"]



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In witness whereof the Company has executed this Power of Attorney at Pune on this 26<sup>th</sup> day of February 2007

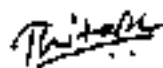
  
EXECUTANT

I accept

  
Power of Attorney Holder

WITNESS:

1. Mr. Prabhakar C. Thite  
Prabhat Road,  
Pune.



2. Mr. Sunil Jori  
S.No. 120, Kishikindal Nagar  
Kothrud Pune-43





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दस्त गोश्वारा भाग-1

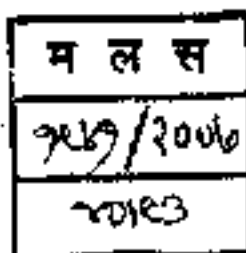
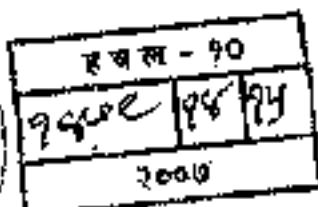
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दस्त नं 1479/2007

दस्त नं: 1479/2007

दस्तावा प्रमाण: मुख्यालय

क्र.सं.	पदाधिकारी यांचे नाव व पद	पदाधिकाऱ्याचा प्रमाण	छायाचित्र	संगणकीय दस्त
1	नाम: श्री. राजा मधुकर शिंदे पदा: सहायक न्याय पदाधिकारी - हवेली येथील न्याय हवेली येथील न्याय पदाधिकारी - हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय	विशेष न्याय न्याय न्याय		
2	नाम: श्री. राजा मधुकर शिंदे पदा: सहायक न्याय पदाधिकारी - हवेली येथील न्याय हवेली येथील न्याय पदाधिकारी - हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय हवेली येथील न्याय	विशेष न्याय न्याय न्याय		



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हवल-10

दस्ता संख्यांक (1479/2007)

दस्ता सं. 1479-2007 का चेकबुका  
वाचक कुल 10 मोबल 0 मरनेले मुद्राया रुपया : 100

दस्ता हवाल केसका दिनांक : 26/02/2007 03:49 PM  
निष्कर्षाका दिनांक : 26/02/2007  
दस्ता हवाल कलक-माथी रही :

कलक सं. 1479 दिनांक 26/02/2007  
कलकौले मरान  
कलक औ पलक मुद्राया रुपया

100 : कलकौले मरान  
200 : कलक (म. 1141), मुद्राया रुपया  
मरान (म. 1142)  
कलक (म. 121) क कलक (म. 121) ->  
कलक (म. 121)

400: कलक

दस्ताका प्रकल : 100 मुद्राया रुपया  
दिनांक सं. 1 की केस : (कलक) 26/02/2007 03:49 PM  
दिनांक सं. 2 की केस : (म. 1141) 26/02/2007 03:49 PM  
दिनांक सं. 3 की केस : (कलक) 26/02/2007 03:49 PM  
दिनांक सं. 4 की केस : (कलक) 26/02/2007 03:49 PM

द. निष्कर्षाकी रही, हवाल 10 (निष्कर्षाकी)

दस्ता सं. केसका दिनांक : 26/02/2007 03:49 PM

मोबल :

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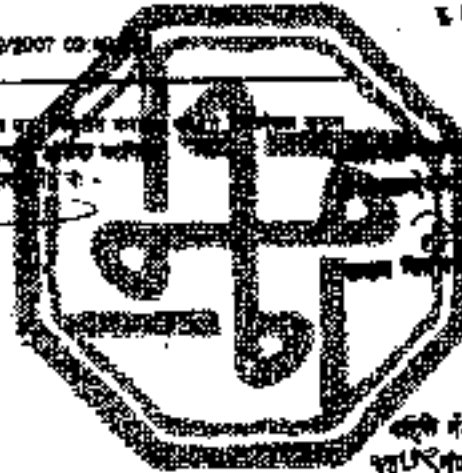
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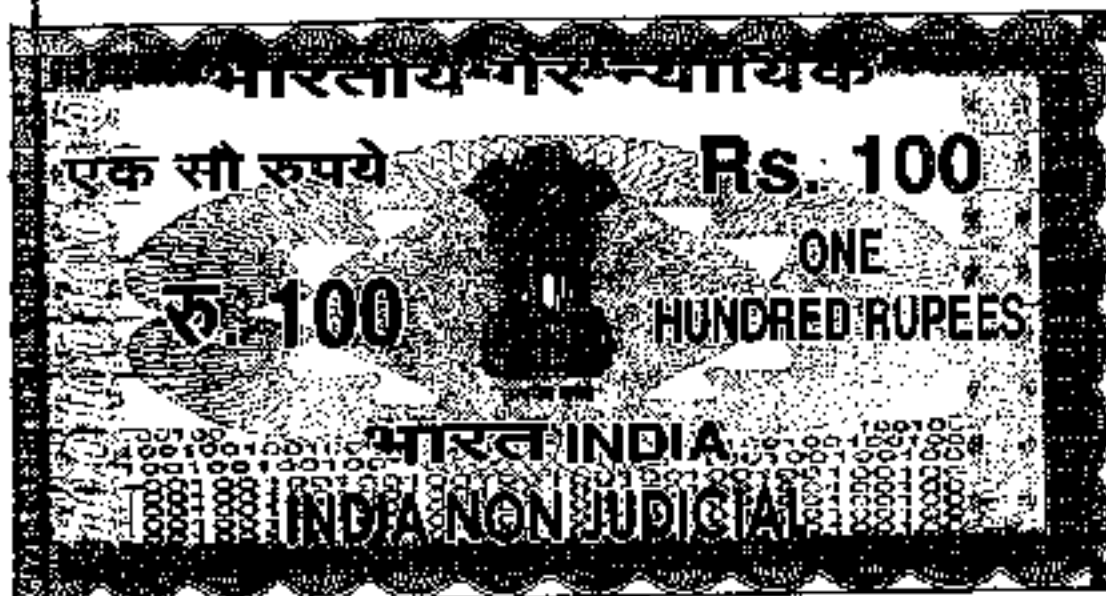


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राज्या. माहिती. से. मंत्रालय



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**POWER OF ATTORNEY**

POWER OF ATTORNEY MADE AND EXECUTED AT PUNE ON THIS  
26th DAY OF FEBRUARY 2007.



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I, Mr. Rajesh Omikamath Malpani, Age: 45 yrs., Occ. : Business, R/at: Malpani House, H.G. Road, Sangamner 422 609, do hereby state and declare that:

**WHEREAS**

- A] I am a Co-owner of land bearing Gat No.575, Gat No.576, Gat No.513, Gat No.516, Gat No.574, Gat No.512, Gat No.578, Gat No.615, Gat No.625, Gat No.580 Bhukum situated at Village Bhukum, Taluka: Mulshi, District: Pune, hereinafter referred to as the "SAID LANDS" more particularly described in "Schedule I to XII" written hereunder.
- B] I have agreed to give on lease alongwith other two Co-owners for a term of 29 years the Said Lands to Acquarius Educational Academy Private Limited, registered under the Companies Act, 1956 having its registered office at 41, Vittal Mallya Road, Bangalore 560001.
- C] As it is not possible for me to come personally to Pune and execute the said agreement of lease and/or the lease deed, I have requested Mr. Bharat Madhukar Dixit Age - 40 years, Occ: Service, R/at: Raykamagar, Dhayari, Pune 411041, to act as our attorney in our name and on our behalf; I therefore hereby appoint and constitute Shri Bharat Madhukar Dixit Age - 40 years, Occ: Service, R/at: Raykamagar, Dhayari, Pune 411041, as our true and lawful attorney or our agent with full powers and authority to do, execute all acts, deeds, things as hereinafter mentioned:
1. To appear on our behalf before the Sub Registrar and execute necessary agreement of lease and/or deed of lease and to present the same for registration and to admit the execution of the said Deed and/or Agreement that may be necessary to give on lease the Said Lands situated at Village Bhukum for a term of 29 years more particularly described in Schedule I to XII written hereunder.



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2. To give consent or to give no-objection to the applications made to the various Government or semi-government authorities by Acquarius Educational Academy Private Limited seeking necessary permissions to set up educational institution and for that purpose to submit the required documents, execute necessary affidavits, undertaking and other documents as may be required for the said purpose. And generally to do all the acts deeds and things in order to complete all the formalities required to be done for procuring the necessary permissions for establishing an educational institution.
3. To apply for permission to acquire agricultural land to the collector as per the provisions of Bombay Tenancy & Agriculture Lands Acts and to file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
4. To apply for permission to use the land acquired by us for non agricultural purpose to the Collector and file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
5. To give no-objection to applications made by Acquarius Educational Academy Private Limited to Maharashtra State Electricity Board or any other relevant authority to obtain M.S.E.B. connection, Irrigation Department / Maharashtra Krishna Valley Development Corporation or any other relevant authority to obtain water connection and Bharat Sanchar Nigam Limited or any other relevant authority to obtain telephone connection.
6. To apply to Zilla Parishad for permission to construct road, from Village: Aangrewadi to the land acquired by us. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or



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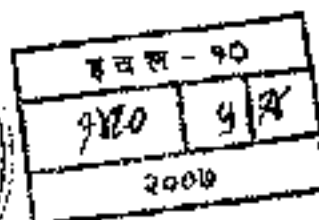
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cause to be done all such ancillary acts, deeds and things relating thereto.

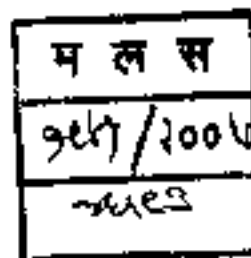
7. To measure and demarcate the land acquired by us or to get the same done through the concerned authorities under prevailing statutes and for the said purpose make required applications, affidavits, statements and such other acts and for the said purpose to do or cause to be done all such ancillary acts, deed and things relating thereto.
8. To submit the building/s plans for construction of the building on the land acquired by us to the Collector, Town Planning Authorities or any other authorities, to file undertaking, affidavits necessary for getting the plans sanctioned. If required, to seek modifications, alterations, revisions in the plans and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto. To apply, claim, appear and act before the Concerned Authorities under the provisions of the Maharashtra Land Revenue Code 1966, Maharashtra Regional Town Planning Act 1966, and the Rules framed thereunder for the purposes of construction of the building/s on the land acquired by the said company such as building permissions, etc. and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
9. To file the returns of land holdings with the Competent Authority Pune Urban Agglomeration as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA). To file revised returns or any other applications to take maximum benefits to develop the Said Lands. To do or cause to be done all acts, deeds and things as required under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA) and obtain necessary permission/s, order/s and such other sanction/s, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto including filing appeal, revision against the order passed by Competent Authority Pune Agglomeration.

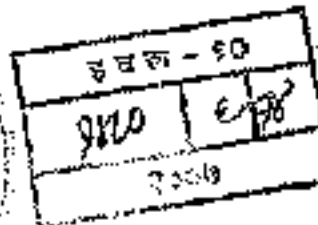


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10. To apply, claim, appeal and act for the formalities required under the provisions of the ULCRA before the Concerned Authority there under if required and necessary for the purposes of obtaining necessary order/s and exemption/s in respect of the land acquired by us and for the said purpose to do or cause to be done all such ancillary acts, deeds, and things relating thereto.
11. To commence, prosecute, institute, defends, oppose negotiate compromise, settle, withdraw suit, appeal, file revision, review, any legal proceedings: Civil and /or Criminal, in any courts of law, tribunals, authorities and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
12. To appear before and represent the Executants before all statutory and Government Authorities such as, Town Planning Authorities, Revenue Authorities, Courts of Law, Revenue Courts, Collector, Divisional Commissioner, State Government, Central Government, Pune Municipal Corporation, MSEB, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
13. Without prejudice to the specific and generalities of the matters referred to above, to do all such acts and deeds and matters relating to or in respect of establishing an educational institution, to obtain development permission for construction of building for the educational institute and also to do all such acts, deeds and things ancillary supplementary and complimentary as the Executants might personally have done relating to and in respect of setting up the educational institution.
14. I hereby ratify and agree to always ratify all such acts, deeds and things done and which would be done by the said attorney, and further agree that all such acts, deeds and things shall always be binding upon the said company as if done by the said company.





### SCHEDULE I

All that piece and parcel of the land bearing Gat No.575 adm.about 1 Hectare 28 R, and assessed at Rs.1.79 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.574 Bhukum  
On or Towards the North : By Gat No.516, 571 Bhukum

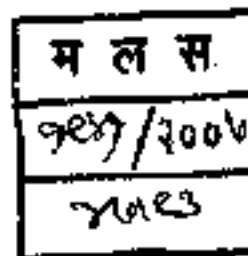
[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SUREVY NO. 575"]

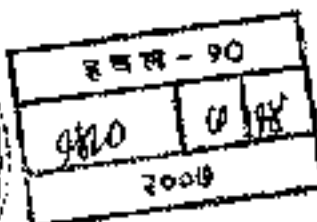
### SCHEDULE II

All that piece and parcel of the Agricultural land adm.about 4 Hectare 77.3 R out of the land bearing Gat No.576 adm.about 9 Hectare 54.6 R, and assessed at Rs.14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

On or Towards the East : By Gat No.580, 579, 578, 577, Bhukum  
On or Towards the South : By Gat No.615,617,618, Bhukum  
On or Towards the West : By Gat No. 573 Bhukum  
On or Towards the North : By Gat No.574, 575, 447 Bhukum

[alongwith earth, trees, bushes, stone, water, well and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]





#### SCHEDULE III

All that piece and parcel of the agricultural land bearing Gat No. 513 adm. about 0 Hectare 38 R, and assessed at Rs.0.22 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under :

On or Towards the East : By Gat No.512 Bhukum  
On or Towards the South : By Gat No.447 Bhukum  
On or Towards the West : By Gat No.575 Bhukum  
On or Towards the North : By Gat No.514 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 513"]

#### SCHEDULE IV

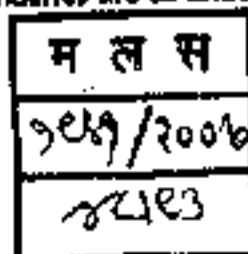
All that piece and parcel of the agricultural land bearing Gat No. 516 adm. about 0 Hectare 62 R, and assessed at Rs.0.23 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : Partly by Gat No.517 and Gat No. 519 Bhukum  
On or Towards the South : Gat No.448 to Gat No.512 Bhukum  
On or Towards the West : By Gat No.514, Gat No. 571 and Gat No. 575 (Part) Bhukum  
On or Towards the North : By Gat No.520 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 516"]

#### SCHEDULE V

All that piece and parcel of the land bearing Gat No.574 adm. about 1 Hectare 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :





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On or Towards the East : By Gat No.575 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.573 Bhukum  
On or Towards the North : Partly by Gat No. 575, 571 & 573 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 574"]

#### SCHEDULE VI [A]

All that piece and parcel of the land bearing Gat No.512 adm.about 0 Hectare 28 R, and assessed at Rs.0.30 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.448 to 511 Bhukum  
On or Towards the South : By Gat No.447 Bhukum  
On or Towards the West : By Gat No.514 and 513 Bhukum

On or Towards the North : By Gat No.516 Bhukum  
[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 512"]

#### SCHEDULE VI [B]

All that piece and parcel of the land bearing Gat No.578 adm. about 0 Hectare 6.10 R, and assessed at Rs.0.51 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.582 Bhukum  
On or Towards the South : Partly by Gat No.577 and Gat No.602 Bhukum

On or Towards the West : By Gat No.576 Bhukum

On or Towards the North : By Gat No.579 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 578"]



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That piece and parcel of the land adm. about 0 H 36.5 R, out of land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs. 1.25 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, boundaries and as shown in the map annexed herewith are as under :

- On or Towards the East : By Gat No. 608, 613, 614 Bhukum
- On or Towards the South : By Gat No. 608, 625 Bhukum
- On or Towards the West : Partly By Gat No. 625, 616 Bhukum
- On or Towards the North : By Remaining portion of Gat No. 615 Bhukum

[alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 615"]

#### SCHEDULE VIII

That piece and parcel of the agricultural land adm. about 0 Hectare 56 R out of land bearing Gat No. 625 and assessed at Rs. 1.25 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, shown in the map annexed herewith and boundaries are as under:

- On or Towards the East : By Gat No. 608, 615 and 616 and remaining portion of Gat No. 625, Bhukum
- On or Towards the South : By Remaining portion of Gat No. 625, Bhukum
- On or Towards the West : By Gat No. 623 and 624, Bhukum
- On or Towards the North : By Gat No. 617, 619 and 618, Bhukum

[alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 625"]



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२००८		

#### SCHEDULE-80

That piece and parcel of the land adm. about 0 Hectare 80 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum.
- On or Towards the South : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By remaining portion of Gat No. 576 Bhukum

Alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE X

All that piece and parcel of the land adm. about 0 Hectare 40 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum
- On or Towards the South : By remaining portion of Gat No. 576 Bhukum
- On or Towards the West : By remaining portion of Gat No. 576 Bhukum
- On or Towards the North : By Gat No. 574, 575 and remaining portion of Gat No. 576 Bhukum

Alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]



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### SCHEDULE XI

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That piece and parcel of the land adm. about 0 Hectare 40 R. out of  
bearing Gat No. 576 adm. about 9 Hectare 54.6 R. and  
assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi  
District: Pune, and boundaries are as under :

- On or Towards the East : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the South : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the West : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the North : By remaining portion of Gat No.  
576 Bhukum

[alongwith earth, trees, bushes, stone, water, and other  
incidental rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 576"]

### SCHEDULE XII

That piece and parcel of the agricultural land bearing Gat No. 580  
adm. about 0 Hectare 25 R. and assessed at Rs. 2.08 ps situated  
Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as  
under:

- On or Towards the East : By Gat No. 582 and Gat No. 581  
Bhukum  
On or Towards the South : Partly by Gat No. 579 and Gat  
No. 582 Bhukum  
On or Towards the West : By Gat No. 576 Bhukum  
On or Towards the North : By Gat No. 446 and Gat No. 447  
Bhukum

[alongwith earth, trees, bushes, stone, water, and other  
incidental rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 580"]



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सुप्रीम न्यायालय

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दस्तावेजों का भाग-1

पृष्ठ सं. 10

पृष्ठ सं. 1480/2007

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सुप्रीम न्यायालय

पृष्ठ सं. 10

सामग्री का प्रकार

सामग्री

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सदस्य प्रमाणिक (1405/2007)

पत्राची क्र. 1480 दिनांक: 25/02/2007  
 माधवीबाई बर्वे  
 माता: बरबाळ माधवीबाई

१०० ओरंगी की  
 २५० अमरस (अ. १११), पुष्पाङ्गनाथी  
 लपकल (अ. १३२),  
 कलकल (अ. १२) व छायाङ्गनाथ (अ. १३) - २  
 रसजित की

345: 45000

६. निरुद्धावली भरी, हवाई ४० (विजयवाली)

१. प्रारंभ : २०/०२/२००७ ०९:५१ PM  
 २. प्रारंभ : २०/०२/२००७ ०९:५३ PM  
 ३. प्रारंभ : २०/०२/२००७ ०९:५५ PM  
 ४. प्रारंभ : २०/०२/२००७ ०९:५७ PM  
 ५. प्रारंभ : २०/०२/२००७ ०९:५९ PM

१. संस्कृत भाषा : १०० अंकांची परीक्षा होईल. १०० अंकांची परीक्षा होईल. १०० अंकांची परीक्षा होईल.

अथवा

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वर्तमान संवत् १९८० मंसिर १० गते

सुखदम् विषयकं सुखी-५०

26 FEB 2007

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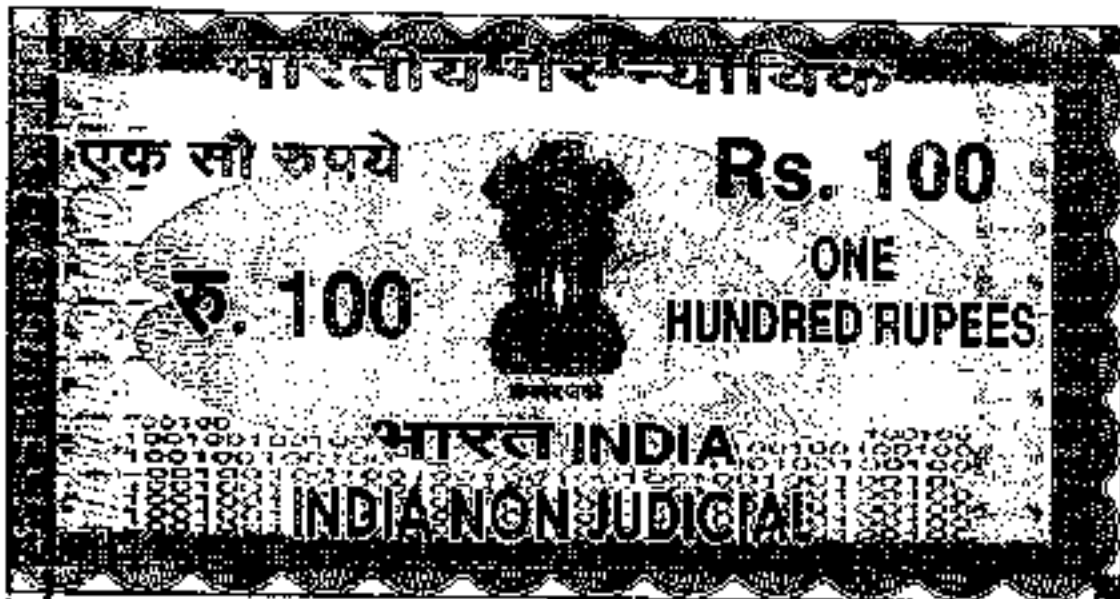


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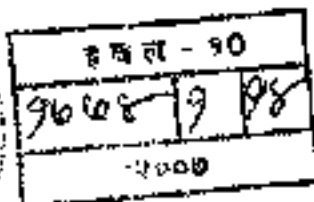
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प.भा.वि.भा.वि.भा.वि.भा.वि.



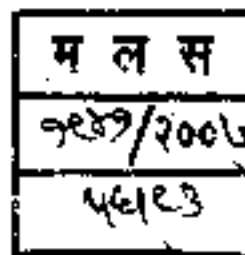
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### POWER OF ATTORNEY

POWER OF ATTORNEY MADE AND EXECUTED AT PUNE ON THIS  
7<sup>th</sup> DAY OF March 2007.

*[Signature]*





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I, Mr. Sanjay Dinkarnath Malpani Age - 36 yrs., Occ.: Business, R/at: Malpani House, I.G. Road, Sangamner 422 609, do hereby state and declare that:

**WHEREAS**

- A) I am the Co-owner of land bearing Gat No.575, Gat No.576, Gat No.513, Gat No.516, Gat No.574, Gat No.512, Gat No.578, Gat No.615, Gat No.625, Gat No.580 Bhukum situated at Village Bhukum, Taluka: Mulshi, District: Pune, hereinafter referred to as the "SAID LANDS" more particularly described in "Schedule I to XII" written hereunder.
- B) I have agreed to give on lease alongwith other two Co-owners for a term of 29 years the Said Lands to Acquarius Educational Academy Private Limited, registered under the Companies Act, 1956 having its registered office at 41, Vittal Maliya Road, Bangalore 560001.
- C) As it is not possible for me to come personally to Pune and execute the said agreement of lease and/or the lease deed, we have requested Mr. Bharat Madhukar Dixit Age - 40 years; Occ: Service, R/at: Raykarnagar, Dhayari, Pune 411041, to act as our attorney in our name and on our behalf; I therefore hereby appoint and constitute Shri Bharat Madhukar Dixit Age - 40 years, Occ: Service, R/at: Raykarnagar, Dhayari, Pune 411041, as my true and lawful attorney or our agent with full powers and authority to do, execute all acts, deeds, things as hereinafter mentioned:
1. To appear on our behalf before the Sub Registrar and execute necessary agreement of lease and/or deed of lease and to present the same for registration and to admit the execution of the said Deed and/or Agreement that may be necessary to give on lease the Said Lands situated at Village Bhukum for a term of 29 years more particularly described in Schedule I to XII written hereunder.



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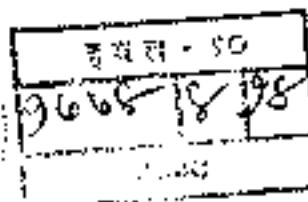


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2. To give consent to or to give no-objection to the applications made to the various Government or semi-government authorities by Acquarius Educational Academy Private Limited seeking necessary permissions to set up educational institution and for that purpose to submit the required documents, execute necessary affidavits, undertaking and other documents as may be required for the said purpose. And generally to do all the acts deeds and things in order to complete all the formalities required to be done for procuring the necessary permissions for establishing an educational institution.
3. To apply for permission to acquire agricultural land to the collector as per the provisions of Bombay Tenancy & Agriculture Lands Acts and to file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
4. To apply for permission to use the land acquired by us for non agricultural purpose to the Collector and file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
5. To give no-objection to applications made by Acquarius Educational Academy Private Limited to Maharashtra State Electricity Board or any other relevant authority to obtain M.S.E.B. connection, Irrigation Department / Maharashtra Krishna Valley Development Corporation or any other relevant authority to obtain water connection and Bharat Sanchar Nigam Limited or any other relevant authority to obtain telephone connection.
6. To apply to Zilla Parishad for permission to construct road, from Village: Aangrewadi to the land acquired by us. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or

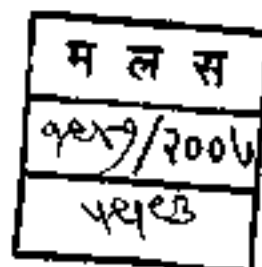


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cause to be done all such ancillary acts, deeds and things relating thereto.

7. To measure and demarcate the land acquired by us or to get the same done through the concerned authorities under prevailing statutes and for the said purpose make required applications, affidavits, statements and such other acts and for the said purpose to do or cause to be done all such ancillary acts, deed and things relating thereto.
8. To submit the building/s plans for construction of the building on the land acquired by us to the Collector, Town Planning Authorities or any other authorities, to file undertaking, affidavits necessary for getting the plans sanctioned. If required, to seek modifications, alterations, revisions in the plans and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto. To apply, claim, appear and act before the Concerned Authorities under the provisions of the Maharashtra Land Revenue Code 1966, Maharashtra Regional Town Planning Act 1966, and the Rules framed thereunder for the purposes of construction of the building/s on the land acquired by the said company such as building permissions, etc. and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
9. To file the returns of land holdings with the Competent Authority Pune Urban Agglomeration as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA). To file revised returns or any other applications to take maximum benefits to develop the Said Lands. To do or cause to be done all acts, deeds and things as required under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA) and obtain necessary permission/s, order/s and such other sanction/s, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto including filing appeal, revision against the order passed by Competent Authority Pune Agglomeration.





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10. To apply, claim, appeal ~~and~~ set for the formalities required under the provisions of the ULCRA before the Concerned Authority there under if required and necessary for the purposes of obtaining necessary order/s and exemption/s in respect of the land acquired by us and for the said purpose to do or cause to be done all such ancillary acts, deeds, and things relating thereto.
11. To commence, prosecute, institute, defends, oppose negotiate compromise, settle, withdraw suit, appeal, file revision, review, any legal proceedings: Civil and /or Criminal, in any courts of law, tribunals, authorities and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
12. To appear before and represent the Executants before all statutory and Government Authorities such as, Town Planning Authorities, Revenue Authorities, Courts of Law, Revenue Courts, Collector, Divisional Commissioner, State Government, Central Government, Pune Municipal Corporation, MSEB, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
13. Without prejudice to the specific and generalities of the matters referred to above, to do all such acts and deeds and matters relating to or in respect of establishing an educational institution, to obtain development permission for construction of building for the educational institute and also to do all such acts, deeds and things ancillary supplementary and complimentary as the Executants might personally have done relating to and in respect of setting up the educational Institution.
14. I hereby ratify and agree to always ratify all such acts, deeds and things done and which would be done by the said attorney, and further agree that all such acts, deeds and things shall always be binding upon the said company as if done by the said company.



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### SCHEDULE I

That piece and parcel of the land bearing Gat No.575 adm.about 1 Hectare 28 R, and assessed at Rs.1.79 ps situated Village: Bhukum, Taluka : Mulshi District: Pune, and boundaries are as under :

On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.574 Bhukum  
On or Towards the North : By Gat No.516, 571  
Bhukum

Alongwith earth, trees, bushes, stone, water, and other accessory rights, right to approach the said land and the above referred to as "LAND BEARING SUREVY NO. 575"]

### SCHEDULE II

That piece and parcel of the Agricultural land adm.about 4 Hectare 77.3 R out of the land bearing Gat No.576 adm.about 9 Hectare 54.6 R, and assessed at Rs.14.37 ps situated Village: Bhukum, Taluka : Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.580, 579, 578, 577, Bhukum  
On or Towards the South : By Gat No.615, 617, 618, Bhukum  
On or Towards the West : By Gat No. 573 Bhukum  
On or Towards the North : By Gat No.574, 575, 447 Bhukum

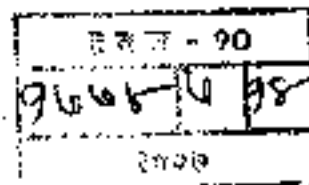
Alongwith earth, trees, bushes, stone, water, well and other accessory rights, right to approach the said land and the above referred to as "LAND BEARING SURVEY NO. 576"]

### SCHEDULE III

That piece and parcel of the agricultural land bearing Gat No. 513 Hectare 0 Hectare 38 R, and assessed at Rs.0.22 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as



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On or Towards the East : By Gat No.512 Bhukum  
On or Towards the South : By Gat No.447 Bhukum  
On or Towards the West : By Gat No.575 Bhukum  
On or Towards the North : By Gat No.514 Bhukum

Alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 513"]

#### SCHEDULE IV

All that piece and parcel of the agricultural land bearing Gat No. 516 adm. about 0 Hectare 62 R, and assessed at Rs.0.23 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : Partly by Gat No.517 and Gat No. 519 Bhukum

On or Towards the South : Gat No.448 to Gat No.512Bhukum

On or Towards the West : By Gat No.514, Gat No. 571 and Gat No. 575 (Part) Bhukum

On or Towards the North : By Gat No.520 Bhukum

Alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 516"]

#### SCHEDULE V

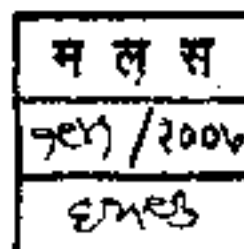
All that piece and parcel of the land bearing Gat No.574 adm.about Hectare 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

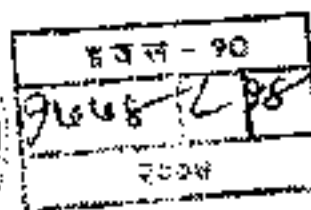
On or Towards the East . : By Gat No.575 Bhukum

On or Towards the South. : By Gat No.576 Bhukum

On or Towards the West. : By Gat No.573 Bhukum

On or Towards the North : Partly by Gat No. 575, 571 & 573 Bhukum





[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 574"]

#### SCHEDULE VI [A]

All that piece and parcel of the land bearing Gat No.512 adm. about 0 Hectare 28 R, and assessed at Rs.0.30 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.448 to 511 Bhukum

On or Towards the South : By Gat No.447 Bhukum

On or Towards the West : By Gat No.514 and 513 Bhukum

On or Towards the North : By Gat No.516 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 512"]

#### SCHEDULE VI [B]

All that piece and parcel of the land bearing Gat No.578 adm. about 0 Hectare 6.10 R, and assessed at Rs.0.51 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

On or Towards the East : By Gat No.582 Bhukum

On or Towards the South : Partly by Gat No.577 and Gat No.602 Bhukum

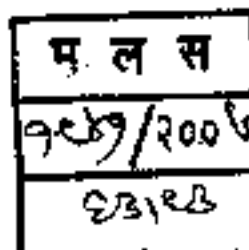
On or Towards the West : By Gat No.576 Bhukum

On or Towards the North : By Gat No.579 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 578"]

#### SCHEDULE VII

All that piece and parcel of the land adm. about 0 H 36.5 R, out of the land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs.0.29 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries and as shown in the map annexed herewith are as under:





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By Gat No. 608, 613, 614 Bhukum  
By Gat No. 608, 625 Bhukum  
Partly By Gat No. 625,  
616 Bhukum  
By Remaining portion of  
Gat No. 615 Bhukum

With earth, trees, bushes, stone, water, and other  
rights, and hereinabove referred to as "LAND BEARING  
NO. 615"]

**SCHEDULE VIII**

Place and parcel of the agricultural land adm. about 0  
Rs. out of land bearing Gat No. 625 and assessed at Rs.  
Village: Bhukum, Taluka: Mulshi District: Pune,  
The map annexed herewith and boundaries are as under:

Towards the East : By Gat No. 608, 615 and 616 and  
remaining portion of Gat No. 625,  
Bhukum  
Towards the South : By Remaining portion of Gat No.  
625, Bhukum  
Towards the West : By Gat No. 623 and 624,  
Bhukum  
Towards the North : By Gat No. 617, - 619 and  
618, Bhukum

With earth, trees, bushes, stone, water, and other  
rights, and hereinabove referred to as "LAND BEARING  
NO. 625"]

**SCHEDULE IX**

Place and parcel of the land adm. about 0 Hectare 80 R. out of  
bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and  
Rs. 14.37 ps situated Village: Bhukum, Taluka : Mulshi  
Pune, and boundaries are as under :



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(२०१०)

- Towards the East : By remaining portion of Gat No. 576 Bhukum  
Towards the South. : By remaining portion of Gat No. 576 Bhukum  
Towards the West. : By remaining portion of Gat No. 576 Bhukum  
Towards the North : By remaining portion of Gat No. 576 Bhukum

earth, trees, bushes, stone, water, and other rights, and hereinabove referred to as "LAND BEARING [Gat No. 576]"

#### SCHEDULE X

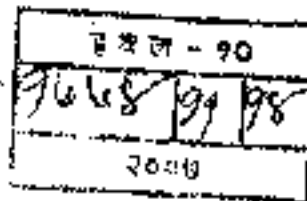
and parcel of the land adm. about 0 Hectare 40 R out of Gat No. 576 adm. about 9 Hectare 54.6 R, and No. 14.37 ps situated Village: Bhukum, Taluka : Mulshi, and boundaries are as under.:

- Towards the East : By remaining portion of Gat No. 576 Bhukum  
Towards the South. : By remaining portion of Gat No. 576 Bhukum  
Towards the West. : By remaining portion of Gat No. 576 Bhukum  
Towards the North : By Gat No. 574, 575 and remaining portion of Gat No. 576 Bhukum

earth, trees, bushes, stone, water, and other rights, and hereinabove referred to as "LAND BEARING [Gat No. 576]"



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#### SCHEDULE XI

That piece and parcel of the land adm. about 0 Hectare 40 R. out of  
land bearing Gat No. 576 adm. about 9 Hectare 54.6 R. and  
assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi  
District: Pune, and boundaries are as under:

- On or Towards the East : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the South : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the West : By remaining portion of Gat No.  
576 Bhukum  
On or Towards the North : By remaining portion of Gat No.  
576 Bhukum

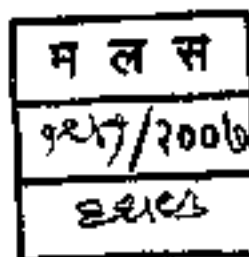
With earth, trees, bushes, stone, water, and other  
rights, and hereinabove referred to as "LAND BEARING  
NO. 576"]

#### SCHEDULE XII

That piece and parcel of the agricultural land bearing Gat No. 580  
about 0 Hectare 25 R. and assessed at Rs. 2.08 ps situated  
Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as

- On or Towards the East : By Gat No. 582 and Gat No. 581  
Bhukum  
On or Towards the South : Partly by Gat No. 579 and Gat  
No. 582 Bhukum  
On or Towards the West : By Gat No. 576 Bhukum  
On or Towards the North : By Gat No. 446 and Gat No. 447  
Bhukum

With earth, trees, bushes, stone, water, and other  
rights, and hereinabove referred to as "LAND BEARING  
NO. 580"]





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Business whereof the Company has executed this Power of Attorney at Pune on this 7<sup>th</sup> day of March 2007

*Sanjay S. Kulkarni*

EXECUTANT

I accept

*R. B. Ghosh*

Power of Attorney Holder

*R. B. Ghosh*  
Flat Road, Pune

*R. B. Ghosh*

*Sunil K. Kulkarni*  
120, Kishkinda Nagar  
Flat Road, Kothrud

*Sunil*



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१६७/२००७
६७१६३

मुद्रण निकाला:  
पृष्ठ 10 (विचित्रता)

दस्ता गोप्यता भाग-1

पृष्ठ 10

पृष्ठ 1774/2007

1774/2007

पृष्ठ 10

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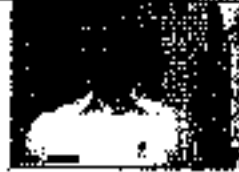
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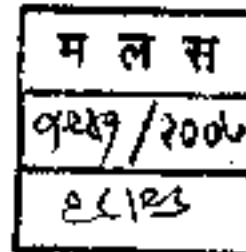
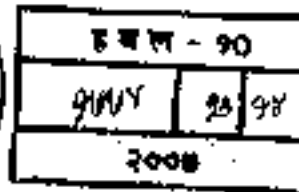
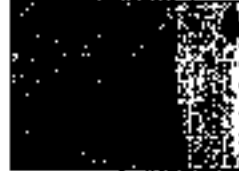
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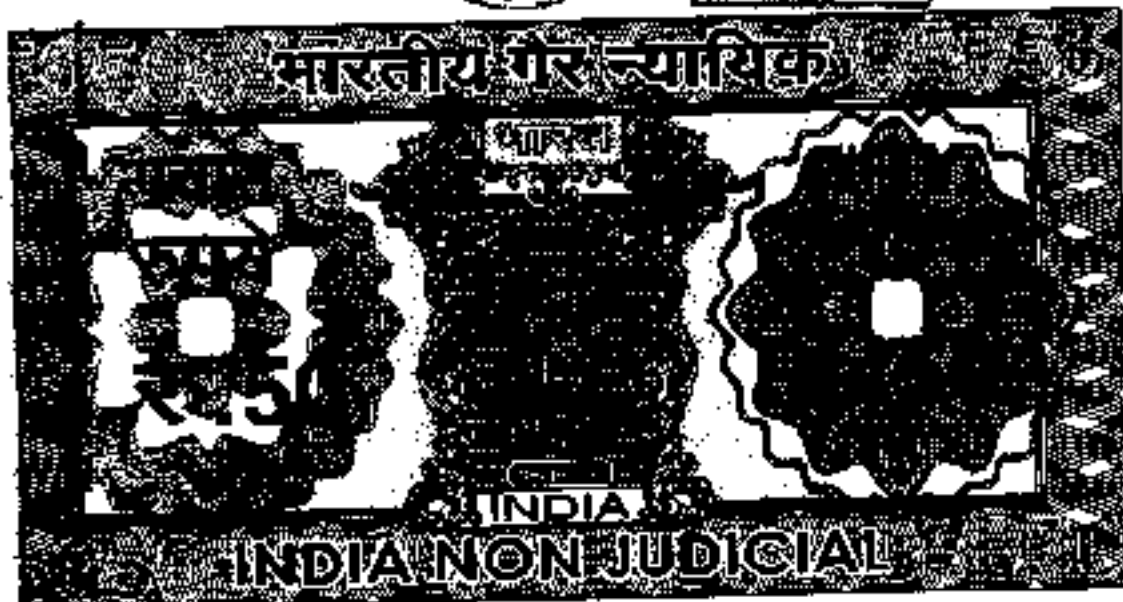
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महाराष्ट्र MAHARASHTRA

23 FEB 2007

T 103670

दिनांक १२/०२/०७  
 स्थिति: ...  
 नाम: ...  
 पत्ता: ...  
 वस्तु: ...



पुस्तक क्रमांक: ...  
 पृष्ठ संख्या: ...  
 चक्र, नमिवापेट.



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**POWER OF ATTORNEY**

POWER OF ATTORNEY MADE AND EXECUTED AT PUNE ON  
 THIS 26TH DAY OF FEBRUARY 2007.



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महाराष्ट्र MAHARASHTRA

२३ FEB 2007

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दिनांक १२/०३/०७  
 रकम ₹ १००/- (१०० X २) = ₹ २००  
 नाम : श्री. सुनील दत्त  
 पता : ...  
 मुद्रांक विवेका : ...  
 ता. नं. ६८/९६  
 ०७, एम.ए. रोड

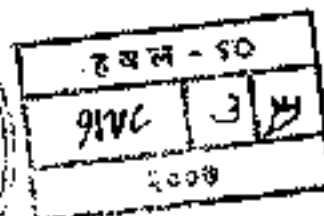


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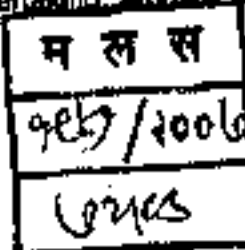
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Aquarius Educational Academy Private Limited, registered under the Companies Act, 1956 having its registered office at 41, Vittal Maliya Road, Bangalore 560001 [hereinafter referred to as the "SAID COMPANY"] represented by its Director Mr. Sushil Mantri, do hereby declare as under:



WHEREAS

- A] The said company has decided to set up educational institution at Village Bhukum, Taluka: Mulshi, District: Pune. For the said purpose, the said company has agreed to acquire on lease for a term of 29 years land bearing Gat No.575, Gat No.576, Gat No.513, Gat No.516, Gat No.574, Gat No.512, Gat No.578, Gat No.615, Gat No.625, Gat No.580 Bhukum, more particularly described in Schedule I to Schedule XII written hereunder, from Sushil Pandurang Mantri, Mr. Rajesh Omkarnath Malpani and Mr. Sanjay Omkarnath Malpani.
- B] For the aforesaid purpose, various permissions are required to be procured from different authorities in order to set up the educational institution, the company proposed to appoint the Mr. Bharat Madhukar Dixit as a constituted attorney of the company with the following specific powers and authorities.
- C] The company does hereby appoint and constitute Shri Bharat Madhukar Dixit Age - 40 years, Occ: Servloe, R/at: Raykarnagar, Dhayari, Pune 411041, as said company's true and lawful attorney or agent of the company with full powers and authority to do, execute all acts, deeds, things as hereinafter mentioned on behalf of, in the name of and for the company.
1. To apply to the various Government or semi-government authorities seeking necessary permissions to set up educational institution and for that purpose to submit the required documents, execute necessary affidavits, undertaking and other documents as may be required for the said purpose. And generally to do all the acts deeds and things in order to complete all the formalities required to be done for procuring the necessary permissions for establishing an educational institution.
  2. To apply for permission to acquire agricultural land for the said company from the collector as per the provisions of Bombay Tenancy & Agriculture Lands Acts and to file all the necessary documents, undertaking, affidavit which are





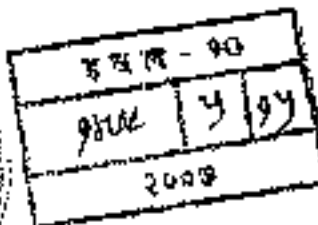
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required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.

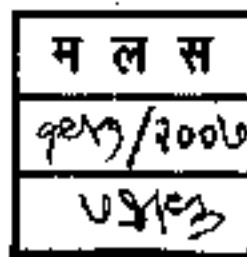
3. To apply for permission to use the land acquired by company for non agricultural purpose to the Collector and file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
4. To apply to Maharashtra State Electricity Board or any other relevant authority to obtain M.S.E.B. connection. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or cause to be done all such ancillary acts, deeds and things relating thereto.
5. To apply to Irrigation Department / Maharashtra Krishna Valley Development Corporation or any other relevant authority to obtain water connection. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or cause to be done all such ancillary acts, deeds and things relating thereto.
6. To apply to Bharat Sanchar Nigam Limited or any other relevant authority to obtain telephone connection. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or cause to be done all such ancillary acts, deeds and things relating thereto.
7. To apply to Zila Parishad for permission to construct road, from Village: Aangrewadi to the land acquired by the said company. To file necessary Affidavit, undertaking, documents to obtain the said connection, to pay necessary charges and to do or cause to be done all such ancillary acts, deeds and things relating thereto.

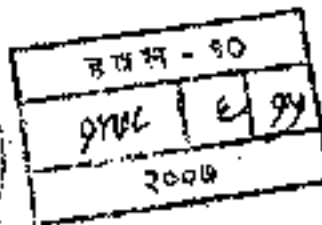


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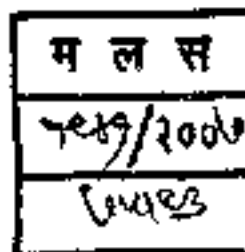


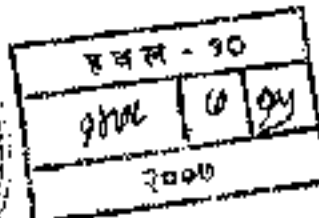
8. To measure and demarcate the land acquired by the said company on lease or to get the same done through the concerned authorities under prevailing statutes and for the said purpose make required applications, affidavits, statements and such other acts and for the said purpose to do or cause to be done all such ancillary acts, deed and things relating thereto.
9. To submit the building/s plans for construction of the building on the land acquired by the said company to the Collector, Town Planning Authorities or any other authorities, to file undertaking, affidavits necessary for getting the plans sanctioned. If required, to seek modifications, alterations, revisions in the plans and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto. To apply, claim, appear and act before the Concerned Authorities under the provisions of the Maharashtra Land Revenue Code 1956, Maharashtra Regional Town Planning Act 1966, and the Rules framed thereunder for the purposes of construction of the building/s on the land acquired by the said company such as building permissions, etc. and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
10. To file the returns of company's land holdings with the Competent Authority Pune Urban Agglomeration as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA). To file revised returns or any other applications to take maximum benefits to develop the Said property. To do or cause to be done all acts, deeds and things as required under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA) and obtain necessary permission/s, order/s and such other sanction/s, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto including filing appeal, revision against the order passed by Competent Authority Pune Agglomeration.





11. To apply, claim, appeal and act for the formalities required under the provisions of the ULCRA before the Concerned Authority there under if required and necessary for the purposes of obtaining necessary order/s and exemption/s in respect of the land acquired by said company and for the said purpose to do or cause to be done all such ancillary acts, deeds, and things relating thereto.
12. To commence, prosecute, institute, defends, oppose negotiate compromise, settle, withdraw suit, appeal, file revision, review, any legal proceedings: Civil and /or Criminal, in any courts of law, tribunals, authorities and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
13. To appear before and represent the Executants before all statutory and Government Authorities such as, Town Planning Authorities, Revenue Authorities, Courts of Law, Revenue Courts, Collector, Divisional Commissioner, State Government, Central Government, Pune Municipal Corporation, MSIEB, and for the said purpose to do or cause to be done all such ancillary acts, deeds and things relating thereto.
14. To appear on its behalf before the Sub Registrar and execute necessary agreement of lease, deed of lease and to present the same for registration and to admit the execution of the said Deed and/or Agreement that may be necessary with respect to acquire land bearing Gat No.575, Gat No.576, Gat No.513, Gat No.516, Gat No.574, Gat No.512, Gat No.578, Gat No.615, Gat No.625, Gat No.580 Bhukum situated at Village Bhukum, Taluka: Mulshi, District: Pune from Sushil Pandurang Mantri, Mr. Rajesh Omkarnath Malpani and Mr. Sanjay Omkarnath Malpani on lease for term of 29 years.
15. Without prejudice to the specific and generalities of the matters referred to above, to do all such acts and deeds and matters relating to or in respect of establishing an educational institution, to obtain development permission





for construction of building for the educational institute and also to do all such acts, deeds and things ancillary supplementary and complimentary as the Executants might personally have done relating to and in respect of setting up the educational institution.

16. We hereby ratify and agree to always ratify all such acts, deeds and things done and which would be done by the said attorney, and further agree that all such acts, deeds and things shall always be binding upon the said company as if done by the said company.

#### SCHEDULE I

All that piece and parcel of the land bearing Gat No.575 adm.about 1 Hectare 28 R, and assessed at Rs.1.79 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

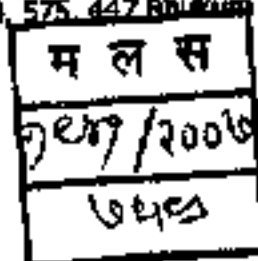
On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.574 Bhukum  
On or Towards the North : By Gat No.516, 571 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SUREVY NO. 575"]

#### SCHEDULE II

All that piece and parcel of the Agricultural land adm.about 4 Hectare 77.3 R out of the land bearing Gat No.576 adm.about 9 Hectare 54.6 R, and assessed at Rs.14.37 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under:

On or Towards the East : By Gat No.580, 579, 578, 577, Bhukum  
On or Towards the South : By Gat No.615, 617, 618, Bhukum  
On or Towards the West : By Gat No. 573 Bhukum  
On or Towards the North : By Gat No.574, 575, 447 Bhukum





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[alongwith earth, trees, bushes, stone, water, well and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

### SCHEDULE III

All that piece and parcel of the agricultural land bearing Gat No. 513 adm. about 0 Hectare 38 R, and assessed at Rs.0.22 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under :

- On or Towards the East : By Gat No.512 Bhukum
- On or Towards the South : By Gat No.447 Bhukum
- On or Towards the West : By Gat No.575 Bhukum
- On or Towards the North : By Gat No.514 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 513"]

### SCHEDULE IV

All that piece and parcel of the agricultural land bearing Gat No. 516 adm. about 0 Hectare 62 R, and assessed at Rs.0.23 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : Partly by Gat No.517 and Gat No. 519 Bhukum
- On or Towards the South : Gat No.448 to Gat No.512Bhukum
- On or Towards the West : By Gat No.514, Gat No. 571 and Gat No. 575 (Part) Bhukum
- On or Towards the North : By Gat No.520 Bhukum

[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SURVEY NO. 516"]



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#### SCHEDULE V

That piece and parcel of the land bearing Gat No.574 adm.about  
Hectare 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum,  
Taluka: Mulshi District: Pune, and boundaries are as under :

- On or Towards the East : By Gat No.575 Bhukum
- On or Towards the South : By Gat No.576 Bhukum
- On or Towards the West : By Gat No.573 Bhukum
- On or Towards the North : Partly by Gat No. 575, 571 & 573  
Bhukum

Alongwith earth, trees, bushes, stone, water, and other  
essimentary rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 574"]

#### SCHEDULE VI [A]

That piece and parcel of the land bearing Gat No.512 adm.about 0  
Hectare 28 R, and assessed at Rs.0.30 ps situated Village: Bhukum,  
Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By Gat No.448 to 511 Bhukum
- On or Towards the South : By Gat No.447 Bhukum
- On or Towards the West : By Gat No.514 and 513  
Bhukum
- On or Towards the North : By Gat No.516 Bhukum

Alongwith earth, trees, bushes, stone, water, and other  
essimentary rights, and hereinabove referred to as "LAND BEARING  
SURVEY NO. 512"]

#### SCHEDULE VI [B]

That piece and parcel of the land bearing Gat No.578 adm. about  
Hectare 6.10 R, and assessed at Rs.0.51 ps situated Village:  
Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By Gat No.582 Bhukum
- On or Towards the South : Partly by Gat No.577 and Gat  
No.602 Bhukum
- On or Towards the West : By Gat No.576 Bhukum
- On or Towards the North : By Gat No.579 Bhukum



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१४०६	१०	१५
२००८		

with earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING GAT NO. 578"]

#### SCHEDULE VII

That piece and parcel of the land adm. about 0 H 36.5 R, out of land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs. 189 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, boundaries and as shown in the map annexed herewith are as under :

- On or Towards the East : By Gat No. 608, 613, 614 Bhukum
- On or Towards the South : By Gat No. 608, 625 Bhukum
- On or Towards the West : Partly By Gat No. 625, 616 Bhukum
- On or Towards the North : By Remaining portion of Gat No. 615 Bhukum

with earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING GAT NO. 615"]

#### SCHEDULE VIII

That piece and parcel of the agricultural land adm. about 0 H 56 R out of land bearing Gat No. 625 and assessed at Rs. 125 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, boundaries and as shown in the map annexed herewith and boundaries are as under:

- On or Towards the East : By Gat No. 608, 615 and 616 and remaining portion of Gat No. 625, Bhukum
- On or Towards the South : By Remaining portion of Gat No. 625, Bhukum
- On or Towards the West : By Gat No. 623 and 624, Bhukum
- On or Towards the North : By Gat No. 617, 619 and 618, Bhukum



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२००९		

alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 625"]

#### SCHEDULE IX

That piece and parcel of the land adm. about 0 Hectare 80 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum  
On or Towards the South : By remaining portion of Gat No. 576 Bhukum  
On or Towards the West : By remaining portion of Gat No. 576 Bhukum  
On or Towards the North : By remaining portion of Gat No. 576 Bhukum

alongwith earth, trees, bushes, stone, water, and other accessory rights, and hereinabove referred to as "LAND BEARING SURVEY NO. 576"]

#### SCHEDULE X

That piece and parcel of the land adm. about 0 Hectare 40 R out of the land bearing Gat No. 576 adm. about 9 Hectare 54.6 R, and assessed at Rs. 14.37 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries are as under:

- On or Towards the East : By remaining portion of Gat No. 576 Bhukum  
On or Towards the South : By remaining portion of Gat No. 576 Bhukum  
On or Towards the West : By remaining portion of Gat No. 576 Bhukum  
On or Towards the North : By Gat No. 574, 575 and remaining portion of Gat No. 576 Bhukum



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ह स ल - १०		
१५५८	२३	१५
२००७		

Business whereof the Company has executed this Power of Attorney at Pune on this 28th day of February 2007

  
EXECUTANT

I accept

  
Power of Attorney Holder

Shri. L. Thite  
Wade Road, Thite

Shri. Jori. Guril  
No. Kishkinda Nagar  
Pune. 41



म ल स
१५५९/२००७
८१२३

मुद्रण दिनांक  
पृष्ठ 10 (विशेषांक)

दस्तावेज गोपनीय भाग-1

पृष्ठ 10

पृष्ठ क्र 1-478/2007

2478/2007

मुद्रण दिनांक

पृष्ठ 10 (विशेषांक)

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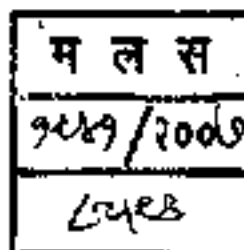
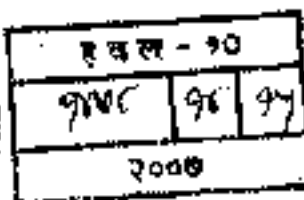
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रुबला ०

**पुस्तकालय का निम्नलिखित**

● **आदर्श गुणांक सूचका : 100**

3/26/2007 03:40 PM

**Abstract**

10

2/2/2007 08:40 PM

03/02/2007 03:42 PM

03/06/2017 03:43 PM

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पानां ३३.१४६ दिनांक २६/०२/२००७

राष्ट्रीय अर्थव्यवस्था

संज्ञा: व्याख्या समुदाय दीक्षित

108 प्रविर्ण ५५

300 **अनन्तराज (मि. ११४४), पुण्यप्रकाशनी**

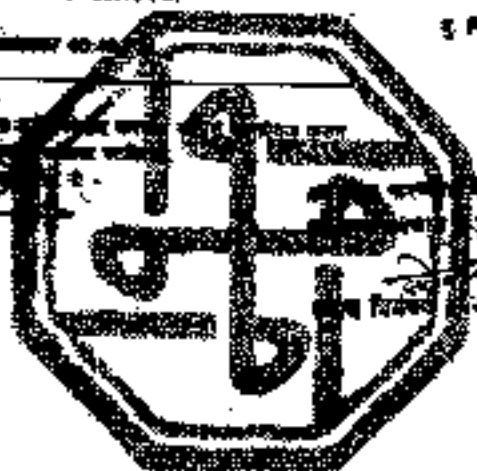
न्यायलय (नं): १०२०

केंद्रावरून (अ. 12) व आवागमन (अ. 13) ->

एकान्तं कथं

**#30: राधा**

डु. निरालाजी साठे, इंग्लिश ॥० (विद्यार्थी)



संस्कृत-संस्कृत-संस्कृत

**भारतीय नौसेना**

**सुपुन निषेधक एजेन्सि-६०**

544

~~26 FEB 2007~~

मल्लिकार्जुन

9249/2006

1322



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दुष्कृत निर्वन्धनः शुद्धहृदि

सूची क्र. दोन INDEX

गाथापै नाय : मुकुण्ड



म ल स

927 / 7006

Yes

- (1) विमलकाया फलन, पांडवस्य नमः स्वरूपे विमलकाया फलन  
 न बाजानाम् (भाजिरपट्टकाया)  
 बाजानाम् विमलकाया अष्टावर्ग्य देव  
 की पट्टिकाया नै बाजु फलन) नमः देवता न 1,240,000.00  
 या या न 258,600.00

- (२) नू-बायन, घोडसिन्हा ■ यस्तान्माह  
[अभिलेखः]

- [1] सर्वोच्च न्यायालय में दायर की गई याचिकाओं में से 10 प्रतिशत के अन्दर में ही सुनवाई होनी चाहिए।

- [3] **अवकाश**

- 401

- (4) आवाजगी मैफिल जूही संख्यात  
कसेल सैवत

- 506

- (B) दीर्घादीन् यत्नम् लेप्स्यन्  
 यत्नस्यार्थे यत्नपूर्वं यत्नं यत्नं विना  
 विनापी न्यस्तव्यथाया मुमुक्षुनाम्  
 विना आदिन असत्यम्, सतिव्यष्टये  
 यत्नं यत्नपूर्वं यत्नं

- (३) वि. व. हाजी मोहम्मद आबुलकासिम A.B.M. 1087E जहाँ कु. मु. कानून शिक्षण विभाग इस्मायिल  
मोहम्मद न. : पत्नी: सफ़ात : निवासी: गाव. : ईकरत न. : बंगलादेश: और; राजन/प्राप्त  
कुने राखनुक : दिना. 07: मेल करता :

- (५) क्या ऐक्य रूप से संस्था-या  
मन्त्रालयों नाम से संयुक्त कार्य किया  
दिया जायेगा या अलग-अलग मुद्रास्तरों  
में या अलग-अलग अर्थशास्त्र, आदी में  
य संयुक्त बना

- (2) अधिक विवेक व्यवसाय परापूर्वक न : गवर्नर/रक्षक : ईंगारती नमः ईंगारती नमः  
(3) अधिक विवेक व्यवसाय परापूर्वक न : गवर्नर/रक्षक : ईंगारती नमः ईंगारती नमः  
(4) अधिक विवेक व्यवसाय परापूर्वक न : गवर्नर/रक्षक : ईंगारती नमः ईंगारती नमः

- 17/12/2006

- (क) माहाना दिनांक 18/12/2005  
माहानांक 18/03/2007

- (७) अनुसूचित जाति, धर्म व श्रम 486/2007

- (10) वाय्वरक्षकसंयोजन मुद्रांक शुल्क: न 49500 00

- (11) माझारनाथकाम्पास नैदिनी रु. 12400 00

- 112 श्री

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 - सत्यमेव जयते  
 - सत्यमेव जयते

अस्मिन् बहिष्कृत्य न भवति.

मि. मिश्र: (कौटिल्य)



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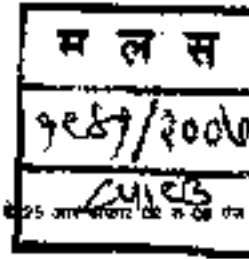
(शरदकुमार एल. राव)

विशेष आर्यकाः ३ देवताः

(Phức tạp)



गावाचे नाव : मुकुम



- (1) विनोबा का पत्र, मंडलाने तक्रार  
म. नं. 498/2007  
म. नं. 498/2007  
म. नं. 498/2007
- (2) मु. नं. 498/2007  
(3) मु. नं. 498/2007  
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(12) मु. नं. 498/2007

मुकुम



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मंडलाने तक्रार

दस्तावेज नं. 498/2007



मंडलाने तक्रार



मंडलाने तक्रार

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मंडलाने तक्रार







†† 2007-2008

मुख्य विषय, मुद्रा

सूची क. दोम (INDE)

**अध्याये भाव :**

- (४) जिनेरल्लस प्रसार, मोठल्यास स्वरूप  
य बाजारभाय (भावेपद्धतिकाय)  
बाजारोस फलभाय अक्षरभाय वेतो  
भाय फलभाय ते नमुद बाजारो बायभाय

मल.म. नं. ६००,०००.००

- (2) भू-साधन, सोपानिकता व पर्यावरण  
[अभिव्यक्ति]

६३/सैनफल्ड

- (१) आन्ध्रप्रदेशी शिक्षा गुणवत्ता देखावा  
अवैल वेबसाइट

- (5) वनसंरक्षण कृत्रिम वनोपवन  
 वनसंरक्षण कृत्रिम वनोपवन  
 दिवाली वनोपवन  
 मित्रा वनोपवन  
 माघ वनोपवन

- (8) दण्डादेशान्नं कारयन् श्रेयसा-या  
यथाकारणं नमः व संपूर्णं वसा विन्ना  
विन्नायै व्यापारणायै पुण्यपन्नना  
विन्ना आदेशः अत्रास्याय, वद्वीयै नमः  
य संपूर्णं वसा

(7) विपणन

## कमल विद्यावा

TEU 10/2008

(15) .

**संवेदनीयता**

14/03/2007

६७) अभिजातवैद्य, कांद्य से कृष्ण

502 / 2007

[१०] राजाध्यायः कृतं गुरु

₹ 29200.00

[१३] आर्याभट्टाचार्यः = श्रीराम

\$ 7300.00

(12) संज्ञा

श्री गणेशाय नमः  
 श्री गणेशाय नमः  
 श्री गणेशाय नमः

संस्कृत-संस्कृत-संस्कृत

## हृष्यम निबं

*[Signature]*

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(शुक्लपुष्पार एतत् अष्ट)

विशेष मार्गदर्शनी अधिकारी

(23/2) Page 1 of 1

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**सुखपद निर्देशकः सुखपदी**

बदलाकर्यासिं न सरी: 4-002/2005

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सूची क्र. दोन INDEX NO. #

मासिक नकद : शुद्ध



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- (१) विवेकायुक्त प्रत्यक्ष, अविभाज्यको एकलपद्धतिप्रसारण  
मे कालापर्याप्त (मासोत्पादनप्रमाण)  
मामूलिक प्रभावकारक आत्मनिर्भर देवता  
अथै मृतदेवता से मातृकुल साक्षात् निवेद्यमान नं. ९,८०५,०००.००  
नं. ४७. नं. ६,०००,०००.००

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| (१०) मृ. कल्याण, पंचवटिवाडा व मजगाववाडी<br>(मजगाववाडी) | (११) मरु जल: ६७८ मय<br>रु. ३७ रुपये |
| (१२) मजगाव   | (१३) रु. ३५.० मय                    |

- (4) आजादगी दिनांक पुरुषों के अनुसार (1)

- (25) कलसोपेयक सङ्कलन सङ्कलन-या  
पलसोपेयक सङ्कलन सङ्कलन-या  
सिवाजी म्हापलसोपेयक सङ्कलन-या  
सिवाजी म्हापलसोपेयक सङ्कलन-या  
सिवाजी म्हापलसोपेयक सङ्कलन-या

- (६) यलायेक्य वाक्येन विप्रत्यया  
संभवनामे मूल न संपूर्ण यथा  
विवाही भ्यामस्तस्य ह्युभय  
किंवा आदेश अस्तस्य, यदी  
न संपूर्ण यथा

- (१) विनोद कल्ल वि.पू. 29/07/2018  
(२) सोहनवीर 04/07/2018  
(३) अशुभानंद, रॉक म पुन 02/07/2018

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| (10) बाजारकमगामी मुद्रांक शुल्क | रु. 1000/- |
| (11) बाजारकमगामी नोटवर्गी       | रु. 2000/- |
| (12) लेख                        |            |

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- (4) निम्नलिखित सूची में दिए गए व्यक्तियों के नामों को जोड़कर एक सूची तैयार करें।  
 (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)  
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अथ निबन्धक मुल्की (गोद)

दुष्यन्त निर्वन्धक मूलश्री (पौष्ट)

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विद्वान् देवाः  
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मार्गपाणी सुखं पादुका  
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सु. आम गुरुकुल  
विशाल विद्यालय नई दिल्ली  
कक्षा १० वीं भाग : राखत  
लेखक : ध्यानी जी -

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अथवा विषय वस्तु के माध्यम  
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सुपरी (पीठ)

स्वातंत्र्य संग्रामाचा जीव जीव असावाचक  
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