

5/4/94 Salim 11/11/87

SALE DE

3-2-2000  
2000

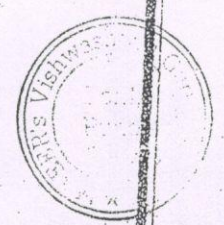
**SALE-DEED**

*Shilpate*

**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

*Swandal*  
Principal

**MAEER's Vishwashanti Gurukul School**  
**Rajbaug, Loni Kalbhor, Pune**

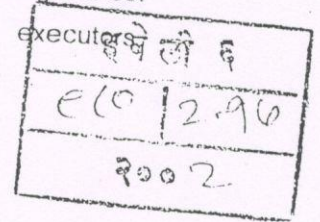
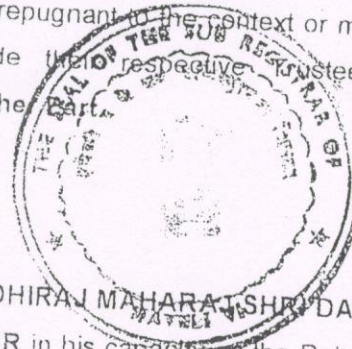




residing at  
Lomb  
Paris



"Dnyandeep", Kothrud, Pune – 411 038 hereinafter called "The PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the respective trustees, executors, administrators and assigns) of the Other Part.



WHEREAS

1. HIS HIGHNESS MAHARAJA DHIRAJ MAHARAJ SHRI DALJITSINGHJI HIMMATSINGHJI BAHADUR OF IDAR in his capacity as the Ruler of the State of Idar (hereinafter referred to as "the said Ruler of the State of Idar") being absolutely seized and possessed of or otherwise well and sufficiently entitled, inter alia to all those pieces or parcels of agricultural land situate lying and being at Village Loni Kalbhor and Kadam Wakvasti, Taluka Haveli, District Pune more particularly described in the **First Schedule** hereunder written, sold, conveyed and transferred the same with the structures standing on parts or portions thereof to the Vendor by and under the Conveyance dated 21<sup>st</sup> day of September 1966 and registered with the Sub-Registrar of Assurances at Bombay under No 100/67 of Book No.1 on 6<sup>th</sup> January 1970 and made between the said Ruler of the State of Idar of the **One Part** and the Vendor of the **Other Part** for the consideration therein mentioned.

2. In or about the year 1987 the said pieces of land together with the structures standing thereon and more particularly described in the **Second Schedule** hereunder written out of the several pieces of land sold, conveyed and transferred by the said Ruler of the State of Idar to the Vendor under the said Conveyance dated 21<sup>st</sup> September 1966 and more particularly described in the First Schedule hereunder written stood transferred to and vested in SHRI RANBIR RAJ KAPOOR, the father of the Vendor, by virtue of GIFT and as a result thereof Vendor continued to be the legal owner of and/or otherwise well and sufficiently entitled to all those pieces or parcels of agricultural land more particularly described in the **Third Schedule** hereunder written out of the said pieces or parcels of land more particularly described in the **First Schedule** hereunder written.

3. The Purchasers approached the Vendor with a proposal to purchase from the Vendor the said land more particularly described in the **Third Schedule** hereunder written.

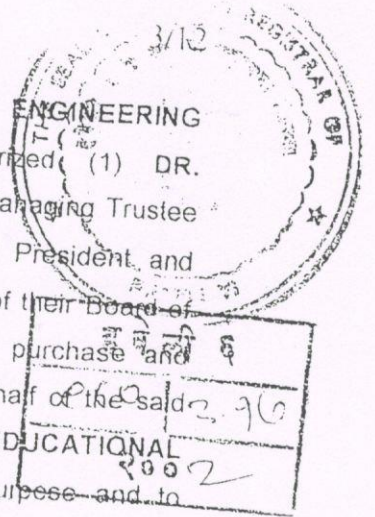
*[Signature]*  
CORRESPONDENT  
MAEER'S MIT Pune's  
Vishwashanti Gurukul School,  
Pune

*[Signature]*  
Principal  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune





4. The Purchasers viz. MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE have authorized (1) DR. VISHWANATH DADARAO KARAD, Executive President and Managing Trustee and (2) ADV. BHASKARRAO EKNATHRAO AVHAD, their President and Trustee by the Resolution No. 71/2002 passed in the meeting of their Board of Trustees/Committee's meeting held on 25<sup>th</sup> March, 2002 to purchase and procure the said land and to represent and act for and on behalf of the said MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE, the Purchasers abovenamed for that purpose and to execute the necessary legal documents in connection therewith.



5. The Vendor informed the Purchasers that there are some people who were allowed to stay temporarily on some portion of the said land more particularly described in the **Third Schedule**.

6. The Vendor has informed the Purchasers and the Purchasers are aware that Harishchandra Sakham Lonakar and two others have contended that strip of land, 4 meters wide and 400 meters long, along the Southern and Eastern boundaries of the said piece of land bearing Gut No. 39 out of the said land more particularly described in the **Third Schedule** hereunder written is being used by them as a road (hereinafter referred to as "the said Road") and have filed a suit against the Vendor and other heirs of the said late RANBIR RAJ KAPOOR in the Court of Civil Judge, Junior Division Pune, at Pune, being Regular Civil Court Suit No. 1441/1999 for a declaration that the said Road is a part of the public road and that the public at large is entitled to pass and re-pass over the same and for permanent injunction restraining the defendants from obstructing the plaintiffs and public at large from using it as a road.

7. The Vendor has also informed the Purchasers that M/s Rama Krishi Rasayan have filed another suit against the Vendor and others in the Court of Civil Judge, Senior Division Pune, at Pune, being Regular Civil Suit No. 509/1999 claiming a permanent right of way for access to their factory over the said Road and praying for permanent injunction restraining the defendants from preventing the Plaintiffs from use thereof.

8. The Vendor has further informed the Purchasers that the District Judge, Senior Division Pune, has by his order dated 30<sup>th</sup> July 1999 allowed the Appeal No. 186/99 filed by the Vendor and others against the Order dated 28<sup>th</sup> April 1999 passed by the Court of Civil Judge, Junior Division, Pune in the said Civil Suit.

**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
Vishwashanti Gurukul School,  
Pune

**Principal**  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune





No.509/1999 granting interim injunction in favour of the said Rama Krishi Rasayan and has vacated the said interim injunction.

9. The said two Civil Suits Nos. 1441/1999 and 509/1999 which are pending are hereinafter referred as "the said Suits"

10. The Purchasers have inspected the entire of the said land more particularly described in the **Third Schedule** hereunder written and noted the present condition thereof including the encroachments and the said Road which is the subject matter of the said suits and some unauthorized hutments on the parts and portions thereof.

11. The Vendor has informed the Purchasers that no Notice of Acquisition or Requisition or set back by Government of Maharashtra or Central Government or any local or public body or authority or under any statute in respect of the said land more particularly described in the **Third Schedule** hereunder written or any part thereof or regarding any restrictions on construction thereon or on any part thereof has been received by or served upon the Vendor or anyone on his behalf and that the said land more particularly described in the **Third Schedule** hereunder written or any part thereof is not, to the knowledge of the Vendor, under any reservation for public purpose nor is it affected by any scheme of improvement

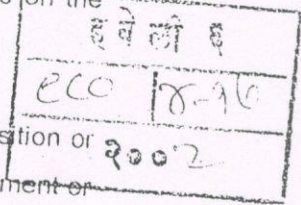
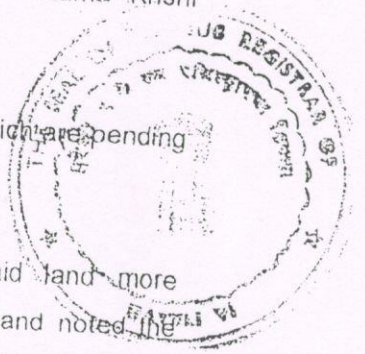
12. The Purchasers have investigated and verified the title of the Vendor to the said land more particularly described in the **Third Schedule** hereunder written and have accepted the same as clear and marketable.

13. As a result of discussions and negotiations held between the Vendor on the One Hand and the Purchasers on the Other Hand, the Vendor has agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendor the said land more particularly described in the **Third Schedule**, hereunder written subject to the said Suits and hutments in its present state and condition on as is where is basis at or for the mutually negotiated lump sum price of Rs.1,31,16,000/- (Rupees One Crore Thirty One Lakhs Sixteen Thousand only) calculated @ Rs.4,80,000/- per acre into 27 Acres and 13 Gunthas

14. It is agreed that if the said land more particularly described in the Schedule hereunder written or any part is found to be under acquisition or requisition or affected by the set back or any restriction and construction thereon

**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

**Principal**  
**MAEER's Vishwashanti Gurukul School**  
**Rajbaug, Loni Kalbhor, Pune**





No 509/1999 granting interim injunction in favour of the said Rama Krishi Rasayan and has vacated the said interim injunction.

9. The said two Civil Suits Nos. 1441/1999 and 509/1999 which are pending are hereinafter referred as "the said Suits"

10. The Purchasers have inspected the entire of the said land more particularly described in the **Third Schedule** hereunder written and noted the present condition thereof including the encroachments and the said Road which is the subject matter of the said suits and some unauthorized hutments on the parts and portions thereof.

11. The Vendor has informed the Purchasers that no Notice of Acquisition or Requisition or set back by Government of Maharashtra or Central Government or any local or public body or authority or under any statute in respect of the said land more particularly described in the **Third Schedule** hereunder written or any part thereof or regarding any restrictions on construction thereon or on any part thereof has been received by or served upon the Vendor or anyone on his behalf and that the said land more particularly described in the **Third Schedule** hereunder written or any part thereof is not, to the knowledge of the Vendor, under any reservation for public purpose nor is it affected by any scheme of improvement

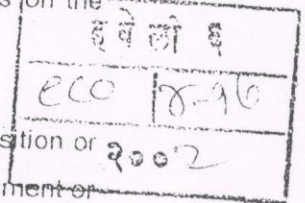
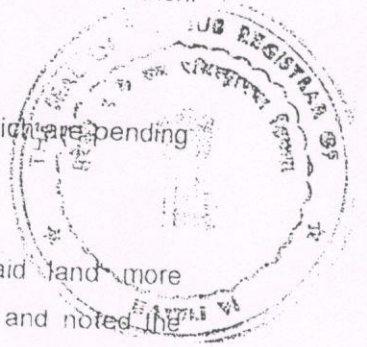
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**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

Principal  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune

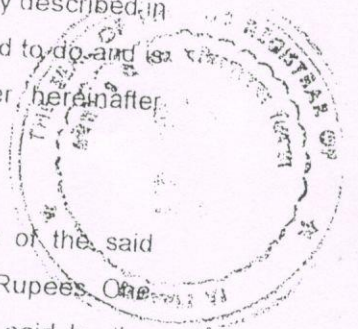




or any reservation for public purpose or by any scheme of improvement no responsibility or liability will be incurred by the Vendor hereinabove on that ground and the sale of the said land more particularly described in the Third Schedule hereunder written by the Vendor to the Purchasers and the purchase price agreed to be paid by the Purchasers to the Vendor shall remain unaffected and absolute.

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15 The Purchasers have offered to pay to the Vendor the said lump sum price of Rs.1,31,16,000/- (Rupees One Crore Thirty One Lakhs Sixteen Thousand only) and have requested the Vendor to execute in favour of the Purchasers a Deed of Conveyance of the said land more particularly described in the Third Schedule hereunder written which the Vendor has agreed to do and is accordingly executing this Deed of Conveyance in the manner hereinafter appearing:-



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,31,16,000/- (Rupees One Crore Thirty One Lakhs Sixteen Thousand only) which has been paid by the Purchasers to the Vendor at the execution of these presents towards full and final consideration agreed to be paid by the Purchasers to the Vendor as aforesaid (payment and receipt whereof the Vendor doth hereby admit acknowledge of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchasers). He the Vendor doth hereby grant, convey, sell, transfer and assure unto the Purchasers all those pieces or parcels of agricultural land or ground situate lying and being at Village Loni Kalbhor and the land situated at Kadam Vak Wasti, within the limits of Gram Panchayat of Village Loni, Taluka Haveli, District Pune and within the jurisdiction of the Zilla Parishad, Pune in the Registration Sub-District Haveli, District, Pune:

According to title Deeds

Description		Area	
S.No.	Hissa No.	Acres	Gunthas

86	02	05	23
90	1 & 2	21	30

According to Land Records

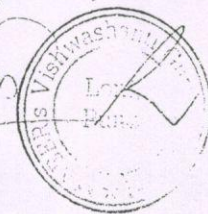
Description		Area	
Gut No.	Hect.	Ares	Praties

139	02	25	
039	08	81	

and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by red

*[Signature]*  
**CORRESPONDENT**  
 MAEER'S MIT Pune's  
 Vishwashanti Gurukul School,  
 Pune

*[Signature]*  
 Principal  
 MAEER's Vishwashanti Gurukul School  
 Rajbaug, Loni Kalbhor, Pune





6/12

colour boundary line subject to the said Suits mentioned above and the hue and cry in their present state and condition as is where is basis.

Page 6	
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3-3-2	

TOGETHER WITH all and singular the court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, common gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground or any part thereof belonging or in any way wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said land or ground or any part thereof AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the said land or any part thereof TO HAVE AND TO HOLD all and singular the said land hereby granted, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (all which are hereinafter called "the said Property") UNTO AND TO THE USE and benefit of the Purchasers SUBJECT TO the payment of all rents, rates, assessments, taxes and dues chargeable upon the same hereafter to become payable to the Government or the Municipality or the Gram Panchayat of Village Loni or the Zilla Parishad, Pune or any other local or public body or authority in respect thereof AND ALSO SUBJECT to the encroachments and the said Suits but together with the right and authority to represent the Vendor and other Defendants and/or to substitute themselves the Purchasers in place and stead of the Vendor and other Defendants without any reference to the Vendor and the other Defendants in defending the said Suits and in all proceedings in the said Suits at the cost and consequences in all respect of Purchasers AND the Vendor doth hereby for himself and his heirs, executors, administrators and assigns covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made done, committed, omitted or knowingly or willingly suffered to the contrary HE the Vendor now has in himself good right, full power, and absolute authority to grant, convey, sell, transfer and assure the said property hereby granted, conveyed, sold, transferred and assured or intended so to be unto and the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold enter upon, occupy, possess and enjoy the said property hereby granted, conveyed.

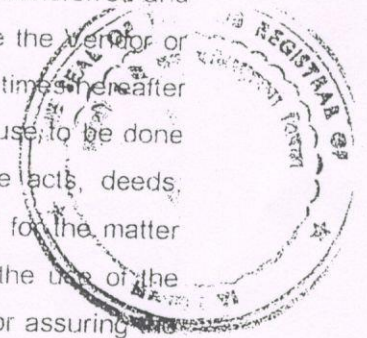
**CORRESPONDENT**  
MAEER'S MIT Pune's  
Vishwashanti Gurukul School,  
Pune

**Principal**  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune





sold, transferred and assured with their appurtenances and receive the rent issues and profits thereof and of every part thereof to and for their own use and benefit save and except encroachments specified in recitals No 5 and 6 hereinabove, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or his heirs, executors, administrators and assigns or any of them or claim by from under or in trust for him AND THAT save as aforesaid free and clear and freely and clearly and absolutely acquitted, exonerated released and for ever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title charges and encumbrances whatsoever either already or hereafter had made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him AND FURTHER that he the Vendor and all persons having or lawfully or equitably claiming any estate, right, title, interest, at law or in equity in the said property hereby granted conveyed, transferred and assured or any part thereof by, from, under or in trust for him he the Vendor or his heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the matter further and more perfectly and absolutely granting unto and to the use of the Purchasers, their successors or assigns to their Counsel in law for assuring the said property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers in manner aforesaid



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IN WITNESS WHEREOF the Vendor and the Purchasers have hereunto set and subscribed their respective hands the day and year first hereinabove written

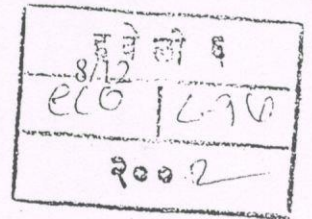
*Mullate*  
**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

*Sananda*  
**Principal**  
**MAEER's Vishwashanti Gurukul School**  
**Rajbaug, Loni Kalbhor, Pune**





THE FIRST SCHEDULE ABOVE REFERRED TO



ALL those pieces or parcels of land situate at Village Loni Kalbhor and Kadam Vak Wasti within the limits of the Gram Panchayat of Village Loni, Taluka Haveli District Pune and within the jurisdiction of Zilla Parishad Pune in the Registration Sub - District Haveli, District Pune having description and area as set out below :-

**According to title Deeds**

Description	Area
Survey No.	
86	2 05 23
90	1 & 2 21 30
58A	02 02 28
58A	1B 00 01
58A	1A & 1 C 00 14
58E	00 16
58B	02 08
388	00 29

**According to Land Records**

Description	Area
Gut No.	Hectar es Ares Pratis
139	2 25
39	8 81
499	2 10 86

*19/11/02*

*Shachate*  
CORRESPONDENT  
MAEER'S MIT Pune's  
Vishwashanti Gurukul School  
Pune

*Principals*  
Principal  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune





THE SECOND SCHEDULE ABOVE REFERRED TO

ALL those pieces or parcels of land situate at Village Loni Kalbhor within the limits of the Gram Panchayat of Village Loni, Taluka Haveli District Pune and within the jurisdiction of Zilla Parishad Pune in the Registration Sub - District Haveli, District Pune admeasuring in the aggregate 6 Acres and 16 Gunthas comprised in and bearing Survey No. 58A, Hissa No. 1B, 1A/1C and 2 and Survey Nos. 58E, 58B and 388 according to the title deeds and according to Land Records comprised in and bearing Gut No. 499 admeasuring 2 Hectares 10 Ares and 86 pratis

According to title Deeds  
Description Area

Survey No.	Hissa No.	Acres	Gunthas
58A	02	02	28
58A	1B	00	01
58A	1A & 1 C	00	14
58E	-	00	16
58B	-	02	08
388	-	00	29

According to Land Records  
Description Area

Gut No.	Hectar es	Ares	Pratis
499	2	10	86



हवेली ६	
८८०	१२७०
२००२	

*Gulabate*  
**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
Vishwashanti Gurukul School,  
Pune

*Swanda*  
Principal  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune





# THE THIRD SCHEDULE ABOVE REFERRED TO

ALL those pieces or parcels of land situate at District Pune, Sub-District, Tal. Haveli within the limits of the Sub Registrar, Haveli, Zilla Parishad, Pune of Village Loni Kalbhor and Kadam Vak Wati having description and area according to the present Land Records set out below :-

## According to title Deeds

Description Area  
Land situated at Loni Kalbhor

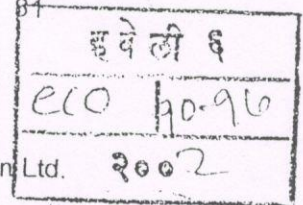
Survey No.	Hissa No.	Acres	Gunthas
90	1 & 2	21	30

## According to Land Records

Description	Area
Gut No. 39	Hectar 8 Ares 81 Pratis

and bounded by as follows -

on or towards East	-	D. P. Road & Rama Krishi Rasayan Ltd.
on or towards South	-	Central Railway Line
on or towards West	-	Nala
on or towards North	-	Old Survey No. 90



## According to title Deeds

Description Area  
Land situated at Kadam Vak Wati

Survey No.	Hissa No.	Acres	Gunthas
86	2	05	23

## According to Land Records

Description	Area
Gut No. 139	Hectar 2 Ares 25 Pratis



and bounded by as follows -

on or towards East	-	Gut No. 140
on or towards South	-	Road
on or towards West	-	Gut No. 138
on or towards North	-	Nala

*[Signature]*  
**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

*[Signature]*  
**Principal**  
**MAEER's Vishwashanti Gurukul School**  
**Rajbaug, Loni Kalbhor, Pune**







SIGNED SEALED AND DELIVERED BY

the withinnamed "VENDOR"

SHRI RANDHIR RAJ KAPOOR

In the presence of

1. Shri Sopanrao Namdeo  
Hadke

2. Shri. Sudhakar V.  
Kulkarni

*Randhir Kapoor*

*[Signature]*

*[Signature]*

SIGNED SEALED AND DELIVERED BY

the withinnamed "PURCHASERS"

MAHARASHTRA ACADEMY OF ENGINEERING  
AND EDUCATIONAL RESEARCH, PUNE,

by the hands of

DR. VISHWANATH DADARAO KARAD

Executive President and Managing Trustee

AND

ADV. BHASKARRAO EKNATHRAO AVHAD

President and Trustee

In the presence of

*[Signature]*

*[Signature]*

1. *[Signature]*  
2. *[Signature]*  
**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Shanti Gurukul School,**  
**Pune**

*[Signature]*  
Principal  
MAEER's Vishwashanti Gurukul School  
Rajbaug, Loni Kalbhor, Pune



हवे ली ६
६८० ७१-१८
२००२



12/12

RECEIVED the day and year first  
 hereinabove written of and from the  
 within named "PURCHASERS" the sum  
 of Rs.1,31,16,000/- (Rupees One  
 Crore Thirty One Lakhs Sixteen

Thousand only) by Demand Drafts dated  
 30<sup>th</sup> July 2002 as shown below:

DD No.	Amount
31608	Rs.9,90,000/-
31609	Rs.9,90,000/-
31610	Rs.9,90,000/-
31611	Rs.9,90,000/-
31612	Rs.9,90,000/-
31613	Rs.9,90,000/-
31614	Rs.9,90,000/-
31615	Rs.9,90,000/-
31616	Rs.9,90,000/-
31617	Rs.9,90,000/-
31618	Rs.9,90,000/-
31619	Rs.9,90,000/-
31620	Rs.9,90,000/-
31621	Rs.2,46,000/-
<b>Total</b>	<b>Rs.1,31,16,000/-</b>

On Bank of India, payable at Mumbai  
 Being the full purchase consideration as  
 within expressed to be by them paid to me

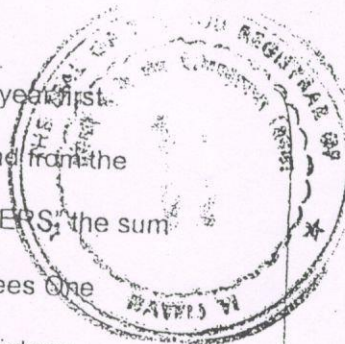
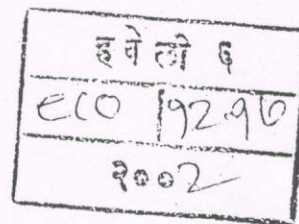
I SAY RECEIVED:

VENDOR

SHRI RANDHIR RAJ KAPOOR

*Gulhate*  
**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

*Shraddha*  
**Principal**  
**MAEER's Vishwashanti Gurukul School**  
**Rajbaug, Loni Kalbhor, Pune**





(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूल प्रत [अहस्तांतरणीय]  
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

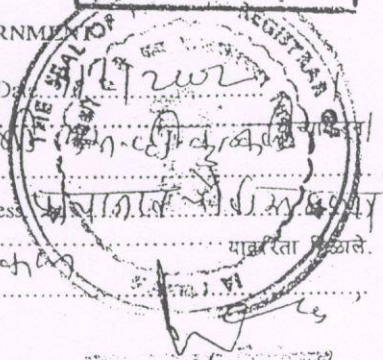
Received from.....

रु./Rs. ५२४८४०/- (रुपये/Rupess)

on account of.....

रोखपाल वा लेखापाल  
Cashier or Accountant.

हवे लीवर्स ११३ म.
८८० ११३-१८
२००२



(सही/Signature)  
हस्ताक्षर/Designation

*Gulhate*  
**CORRESPONDENT**  
**MAEER'S MIT Pune's**  
**Vishwashanti Gurukul School,**  
**Pune**

*Shawad*  
**Principal**  
**MAEER's Vishwashanti Gurukul School**  
**Rajbaug, Loni Kalbhor, Pune**

