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221

$$\begin{array}{r} 9 \\ \hline 27-17 \\ \hline 2092 \end{array}$$

नोंदणी म.

रिजर्व  
₹. 13,26,000/-

नोंदणी ३३ म.  
Regn. 39 m.

दस्तऐवजाचा/सर्ती अनुक्रमांक E089/2092

दिनांक 92499/ 2092

दस्तऐवजाचा प्रकार- 155 ऑफ 1000 कनड

सादर करण्याचे नाव- मॉड्युलिय 84,93,13509L

खालिलप्रमाणे फी मिळाली:-	इन्फोस्टेल्स हा. 1000	₹.
नोंदणी फी		
नक्कल फी (फोलिए)	मॉड्युलिय 30.000	₹
प्रमाणिकांची नक्कल फी	मुद्रक. 620	₹
टपालखर्च		
नक्कल किंवा जापने (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण		
मंड-कलम २५ अन्वये	HDFC Bank	
कलम ३४ अन्वये		
प्रमाणित नक्कल (कलम ५७) (फोलिए)	0910930	
इतर फी (मागील पानावरील) बाब क्र.	0193/2092	
"		
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"		
एकूण	30620	₹

दस्तऐवज

नक्कल

₹ 30,620/- नोंदणीकृत डाकेने पाठवली जाईल.  
रोजी तयार होईल व या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवली जाईल.  
हवाली करावा.

सह दुय्यम निबंधक  
सादरकर्ता  
श्रेणी-१, मुद्रशी-२

नांदणी ६३ म. व ड.  
Rogha. 63 M. D.

[illegible]

RECEIVED BY THE CUSTOMER  
 OF THE BANK LTD. CHANDRANAVAR BUILDING  
 SHOP NO. 25 TO 30, S. NO. 39/3,  
 HINJWADI, PUNE-411057  
 DIST. PUNE 411057  
 D-5/STP(M)/CR.1057/02/09/1057-70/09

भारत 23524 SPECIAL  
 113050 NOV 07 2012  
 12:21  
 R. 1928000/- PB5915  
 INDIA STAMP DUTY MAHARASHTRA

(Customer Copy)  
 Chandra Navar Building Co-op Bank Ltd.  
 Suryanarayan Building, Shop No. 25 to 30, S. No. 39/3,  
 Wakad-Hinjwadi, Pune-411057  
 Tel: 411 057

Govt. of Mah. General Stamp Office Licence No.  
 D-S/STP(M)/2.13/1057/02/09/1057-70/09 dt 19/11/2009.  
 Date: 7/11/12  
 Franking Value Rs. ₹ 19,28,000/-  
 (Stamp Duty)  
 Service charge Rs. ₹ 10/-  
 (Incl. Tax)  
 Total Rs. 19,28,010/-  
 Name of stamp duty paying party:

Flagship Infrastructure Pvt. Ltd.  
 Hinjewadi, Pune-411057

Cash/DD/PO/Respond No., if any

Drawn on Bank

Branch

Cheque No.

Signature of franking officer

धर्मवीर रांगोजी अर्बन को-ऑप बँक लि.

शाखा - हिंजवडी, पुणे.

दस्तावाचा प्रकार... DEED OF LEASE

दस्त नोंदणीचा तपशील :- Registrable

Name of S.R.O. MULSHI-2

दस्तावाचा युनिकॉड नंबर... 23524/113050

गोळवडीचे थोडक्यात वर्णन... LAND ADMEASURING 12962 Sqft  
 Corner of BLUE RIDGE TOWNSHIP

गोळवडीचा रकम... Flagship Infrastructure Pvt. Ltd.

दस्तावाचा खरेदीदाराचे नाव... BLUE RIDGE EDU. INF.

दस्तावातील दुसऱ्या पक्षाच्या नाव... SANDEEP SHETTY

हस्ते असावयाचा नाव व पत्ता...

मुद्रांक शुल्काची रकम अक्षरी... 1928000/-

प्राधिकृत अधिकार्याची पूर्ण स्वाक्षरी व शिक्का...

For Chandra Navar Bank Ltd. Branch  
 Co-Operative Bank Ltd. Branch-Chinchwad  
 (Hinjwadi Branch)

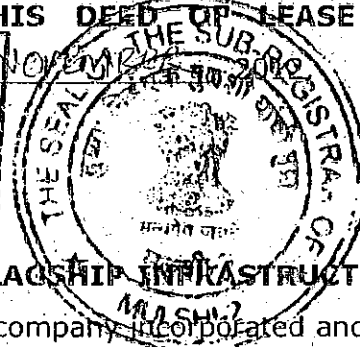
Authorized Signatory

उपलब्ध मुद्रांक केंद्रात अस्तित्वात लेख  
 खात्री करून घ्यावी व एम.एस.सी./रॉबोसित यांचेकडून  
 आधिकार्याच्या १२ मुद्रांक नोंदणीकरीत दाखल  
 पत्र वसूल जाऊन घ्यावे  
 सहाय्य निदेशक श्रेणी-  
 पत्रव्यवस्था २ (हिंजवडी)

## DEED OF LEASE

THIS DEED OF LEASE made at Pune this 12<sup>TH</sup> day of

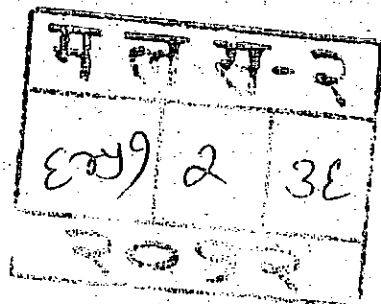
म ल स-२  
 ६४५ १ ३६  
 २०१२



BETWEEN

FLAGSHIP INFRASTRUCTURE PVT. LTD., [PAN \_\_\_\_\_]

a company incorporated and registered under the Companies Act, 1956, having its corporate office at - PSC House, CTS No.111+111/2, Anand Colony, Dr. Ketkar Marge, Erandawane, Pune: 411 004, through its authorized signatory Mr. Sanjay Kulkarni, Age about 55 years, Occupation: Service, R/at - Pune, (hereinafter referred to as the "LESSOR", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title) of the ONE PART.

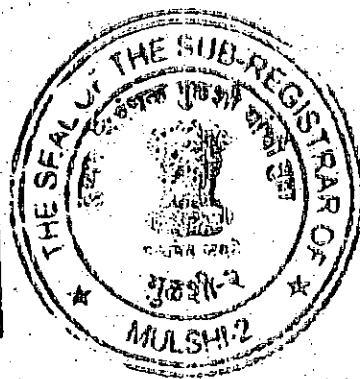
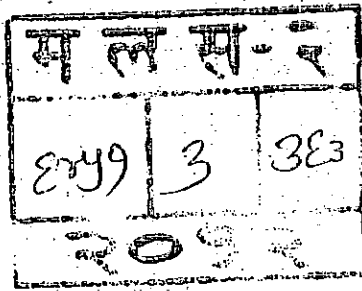


AND

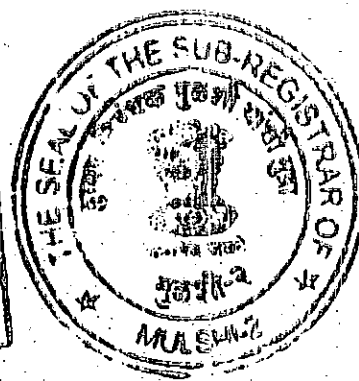
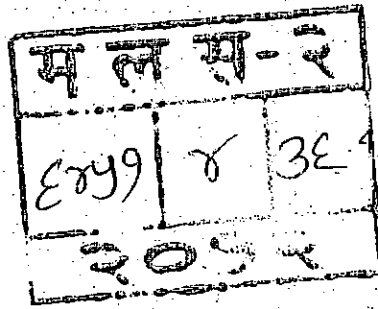
**BLUE RIDGE EDUCATIONAL INSTITUTE, [PAN AADCB9237C]**  
a private limited company incorporated and registered under the Companies Act, 1956, and having its office at PSC House, CTS No:111+111/2, Anand Colony, Dr. Ketkar Marge, Erandawane, Pune: 411 004, through its authorized Director Mr. Shashank Purushottam Paranjape, Age about 50 years, Occupation: Business, R/at - Pune, (hereinafter referred to as the "LESSEE", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title) of the OTHER PART.

**SECTION I # DEFINITIONS:**

1. **DEFINITIONS:** In this Deed, the following words shall have the meaning respectively stated hereunder:
  - a) "Blue Ridge Township" shall mean the township being developed by the Lessor on the Township Land.
  - b) "Due Date" shall mean on or before 10<sup>th</sup> day of first month of each year during which the Lease Rent is to be paid in advance for that year by the Lessee to the Lessor.
  - c) "Lease" shall mean lease of the School land as envisaged in this Lease Deed - as per the context.
  - d) "Lease Rent" shall mean yearly Lease Rent agreed to be payable by the Lessee to the Lessor pursuant to this Lease Deed.
  - e) Lessee's Business shall mean business of lessee to set up, running school or educational institutions as per the rules & regulations framed by central/state government.



- f) "Operational Licenses" shall mean *inter alia* all the licenses, permissions, approvals, et cetera required under various Laws for running educational institutions from the Demised Premises to be obtained, renewed from time to time and maintained valid by the Lessee in its own name during the Term of the Lease.
- g) "Party" shall mean the Lessor or the Lessee as per the context.
- h) "Parties" shall mean the Lessor and the Lessee *collectively*.
- i) "Rent Free Period" shall mean, a period of 60 months from the date on which actual operations of the Lessee is commenced.
- j) "School Land" shall mean a land admeasuring 12967 Sq. Mtrs. i.e. 139576.79 Sq. Ft. carved out from the Township Land.
- k) "Taxes and Outgoings" shall mean and include the property tax, and also all other cesses, levies, dues, premia, transfer charges, service tax, duties and imposts and outgoings of any nature whatsoever levied and / or imposed in respect of and / or relating to the Demised Premises and the Receivables, together with all other direct and indirect taxes as applicable at present and may be applicable in future, and all increases thereto payable to any Government or Statutory Authority.
- l) "Term of Lease" shall mean a period of 30 (thirty) years commencing from the Commencement Date, subject to earlier determination of the same as envisaged hereunder.
- m) "Termination Date" shall mean the date of termination of the Lease being 30 (thirty) years from the Commencement Date or earlier determination in terms hereof.



n) "Township Land" shall mean the land admeasuring "43.5674 Hectare", situated at Hinjewadi, Taluka Mulshi (Paud), District Pune, on which the Lessor is developing the Blue Ridge Township.

o) "Year" shall mean the English calendar year.

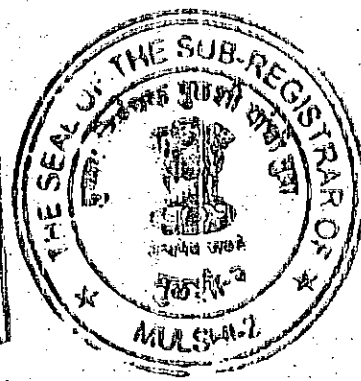
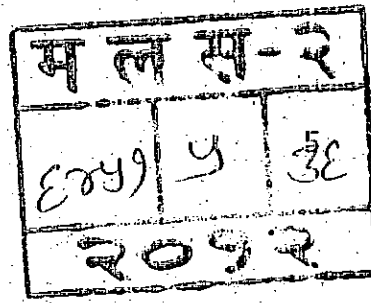
2. In this Deed (unless the context requires otherwise):

- a) Reference to the singular includes a reference to the plural and vice versa;
- b) Reference to any gender includes a reference to all other genders;
- c) Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Lease Deed) for the time being in force and to all statutory instruments or orders made pursuant to such statutory provisions;
- d) References to any Clause, Section or Annexure shall be deemed to be a reference to a Clause, Section or Annexure of or to this Lease Deed; and
- e) All clauses in Section I (Definitions) and Section II (Recitals) shall in so far as they give any right or impose any liability on Parties shall be given full effect to by the Parties.

#### **SECTION-II # RECITALS:**

##### **WHEREAS:**

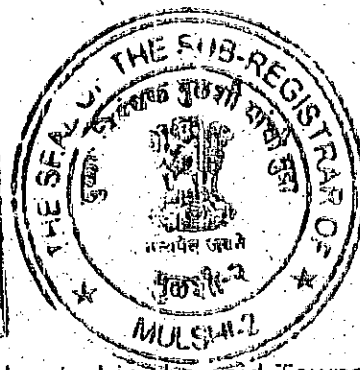
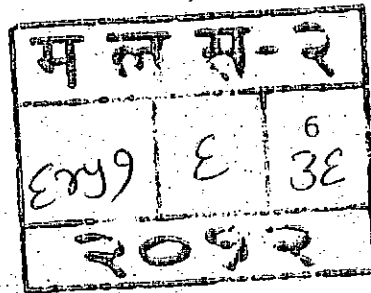
- a. The Lessor, after obtaining necessary sanctions/ permissions/ approvals is developing the special township project under the name and style "Blue Ridge Township" upon the land fully



described in Schedule - I written hereunder and hereinafter referred as the said Township Land.

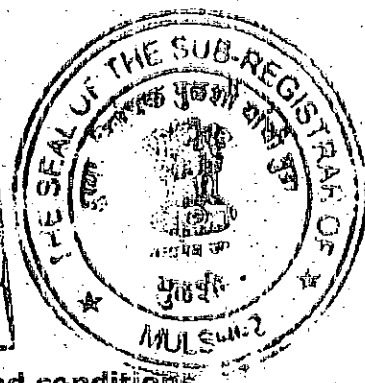
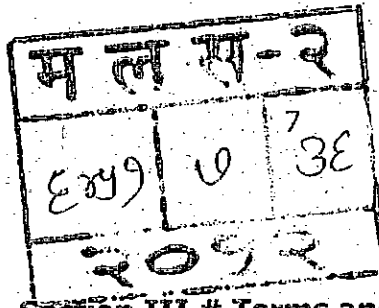
- b. All those pieces and parcels of lands under the Township were purchased by the Lessor as per various registered deeds of sale from their erstwhile owners, which have been verified by the Lessee and its Advocates and they are satisfied with the same.
- c. Accordingly, The Lessor is developing the said Township Land, which comprises of various sub-plots /towers/buildings.
- d. As part of the infrastructural facilities/amenities to be provided by the Lessor in the said Township, the Lessor has carved out/reserved one School Plot of land in the said Township.
- e. The Lessor is seized and possessed of or otherwise well and sufficiently entitled to the said township land as well as the said School land therein.
- f. The Lessor has developed the said Township Land and the said School Land in accordance with the layout plans sanctioned by the concerned local authority. The said School land is more particularly described in the Schedule - II written hereunder.
- g. The Lessee is educational institution being desirous of setting up its school has approached the Lessor and expressed its desire to acquire on Lease the said School Land for its School.
- h. The Lessor has represented to the Lessee that :
  - i. The Lessor is seized and possessed of and otherwise well and sufficiently entitled to, free from encumbrances, charges and / or claims, the land forming the said Township together with the right to construct the Buildings thereon along with the right to Lease out the said School Land .





- ii. The said School Land is being located in the said Township and has developed in accordance with all applicable laws in force in India, including but not limited to the (i) special township regulations framed for Pune region as per the provisions of MRTP Act, 1966 (ii) local / municipal laws and the Rules and Regulations framed there under and (iii) all the Licenses required for the location, layout et cetera.
- i. The Lessee has represented to the Lessor that:
- i. The Lessee has competence and expertise to set-up & run school and the educational institutes.
  - ii. The Lessee is not prevented by provision of any law or statute from running its schools/institutions.
  - iii. The Lessee has obtained the Operational Licenses and agrees and willing to obtain additional licenses and renewals thereof, if required and abides by all the terms and conditions thereof.
  - iv. The Lessee has agreed and assured not to make any default in any payment of lease rent, taxes and outgoings due and payable to the Lessor as well as concern authorities, under this Lease Deed at any point of time.

Relying upon the representations made by the Lessee hereinbefore and after negotiations between the Parties, the Lessor has agreed to demise unto the Lessee the Demised Premises on lease basis for the Term of Lease and the Lessee has agreed to acquire the same for carrying on the Lessee's business from within the School Land, on the terms and conditions mentioned herein below.



Section III # Terms and conditions

**NOW THEREFORE THIS DEED OF LEASE WITNESSETH  
AS FOLLOWS:**

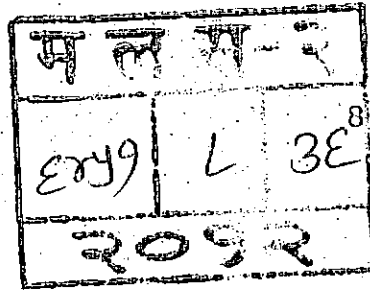
1. Lease

- a. In consideration of the Security Deposit and the Lease Rent hereinafter reserved and covenants on the part of the Lessee to be observed and performed, the Lessor hereby agreed to grant unto the Lessee the School Land (more particularly described in Schedule-II hereunder written) and the Lessee has acquired the same from the Lessor on lease basis on the terms and conditions of this Lease Deed. The School Land has been carved out by the Lessor as per sanctioned layout plans, which were sanction by the Collector, Pune.
- b. The Parties shall simultaneously upon the execution of this Lease Deed register the same at the office of the concerned Sub-Registrar of Assurance. The Lessor hereby hands over possession of the School Land to the Lessee.

2. Lease Rent:

- (A) The Lessee shall not be liable to pay any Lease Rent amount to the Lessor for the first 5 (five) years lease term. This first 5 years lease term is the Rent Free Period. Notwithstanding anything contained in this Lease Deed, it is agreed that, from the expiry of rent free period the Lessee shall be liable to pay the Lease Rent of Rs.15/-(fifteen) per sq. ft. per annum as a lease rent to the Lessor.

The Lessor grant five years rent free period to the Lessee in the interest of the business of township. The Lessor is developer of the said Township and as per the regulations of township the



Lessor is responsible to provide school facilities to the resident of township.

The yearly Lease Rent shall be paid by the Lessee to the Lessor on or before the Due Date.

(B) Consequences for delay / default in payment of the Lease Rent:

If the Lessee fails to pay either of the Lease Rent or any part thereof to the Lessor on or before the Due Date, the Lessee shall be liable to pay interest @ 18% (Eighteen per cent) per annum on the default amount from the date of default till the date of actual payment. The payment of interest is without prejudice to right of the Lessor to terminate the Lease for the reason of default in payment of the Receivables on part of the Lessee.

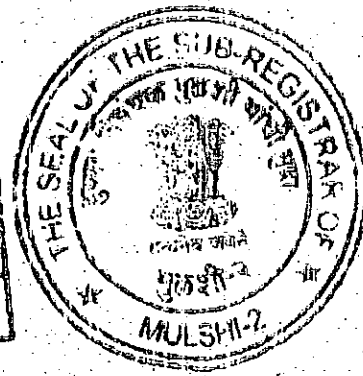
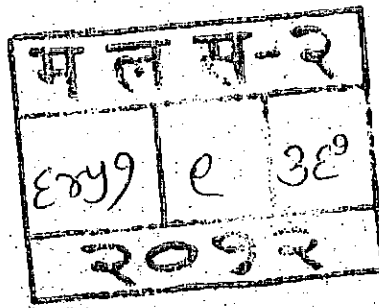
Further, the Lessor shall be entitled at its sole and absolute discretion to appropriate and/or re-appropriate any amounts received from the Lessee towards the payment of Lease Rent or any other amount that may be owing by the Lessee to the Lessor whatsoever under this Lease Deed.

3. Payment of the Taxes and Outgoings:

- (i) The property related levies / taxes shall paid by the Lessor.
- (ii) It is expressly made clear and understood that the Lessee in addition to the annual lease rent for the said School Land shall bear all actual charges for electricity, water and maintenance of the said School Land.

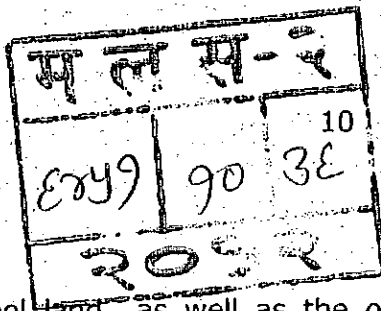
4. Security Deposit:

- a. After expiry of Rent Free period the Lessee shall paid the Security Deposit amounting to Rs.20,00,000/- (Rupees Twenty Lac only) to the Lessor as a security towards due performance of all its



obligations, duties and covenants agreed to under this Lease Deed in the manner specified hereinafter.

- b. It is hereby agreed that the Lessor shall be entitled to adjust/ deduct from the Security Deposit a sum equivalent *inter alia* to any unpaid Lease Rent, unpaid Outgoings and any amounts equivalent to the value of any damage caused by the Lessee to the School land or any losses otherwise caused to the Lessor by the Lessee during the Term of the Lease at any time till the date of handing over the vacant possession of the School Land to the Lessor; and the Lessor shall return the Deposit Refund Amount without any interest thereon to the Lessee at the time of receiving back vacant, physical and actual possession of the School Land.
- c. Without prejudice to and independently of any other terms of this Lease Deed or any other right or remedy available to the Lessor in contract, equity or law, in the event of the Lessee committing a breach of any of its obligations under this Lease Deed (including by claiming any rights inconsistent with or contrary or in addition to what is set out herein) or by failing to hand over the School Land to the Licensor as provided in this Lease Deed, the entire Security Deposit amount shall ipso facto and irrevocably stand forfeited and vested in the Lessor which forfeiture including the quantum is hereby admitted and agreed by the Lessee to be reasonable having regard to all facts and circumstances.
- d. Notwithstanding the foregoing, the Lessor shall at the time of return of Deposit Refund Amount retain from the same an amount equivalent to the aggregate of the highest of each of the Outgoings and water and electric bills with respect to the School Land in the 6 (six) months immediately prior to the date of expiry or sooner determination of the Lease as the case may be and the retained amount shall be returned to the Lessee against the Lessee furnishing to the Lessor proof of payment of the last water and electric bills during the period of the Lessee's occupation of



the School land as well as the outgoing with respect to the School Land. In the event of the Lessee failing to pay such bills, the Lessor shall make the payments out of the retained amounts and the balance, if any shall be refunded to the Lessee within 30 (thirty) days of the Lessor making payment of the last of such bills. Shortfall, if any in discharging the last water and electric bills, and outgoing shall be made good by the Lessee forthwith.

However, the Lessee shall not be entitled to return of amount of the Security Deposit if the termination of the Lease is for the reason of default in payment of the Lease Rent as detailed hereunder.

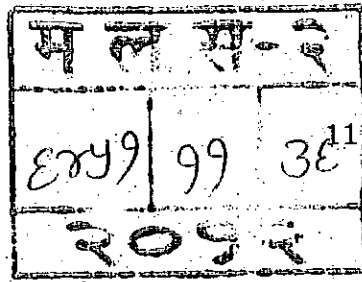
5. Term of Lease

- a. Unless terminated earlier in accordance with the provisions of this Lease Deed, the term of Lease shall be for a period of 30 (thirty) years which has commenced from 1<sup>st</sup> April 2010 and expiring on 31<sup>st</sup> March, 2040.

6. Termination of this Lease Deed:

- (A) Notwithstanding anything contained in this Lease Deed, either party shall be entitled at its option to terminate this Lease during its subsistence by giving 90 (ninety) days notice if:

1. there is a breach of any of the Lessees' Covenants or breach of any conditions and stipulations herein contained on the part of the Lessee to be observed and performed and which breach is not rectified by the Lessee within 15 days of receipt of a notice in that behalf from the Lessor,
2. if there is any injunction from any court of competent jurisdiction operating against the Lessee to carry on its business and the Lessee has not obtained within 30 days



thereof an order staying, withdrawing or vacating the proceedings / orders passed therein; or

3. default in payment of the Lease Rent for two consecutive years,
4. cancellation/ revocation/ suspension of any of the approvals/ sanctions/ licenses obtained by the Lessee, whereby the Lessee is restricted or unable to carry on its Business.

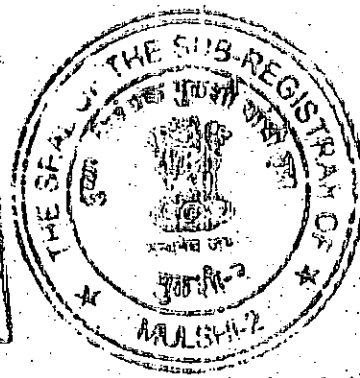
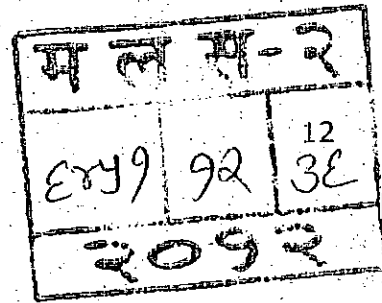
If the termination is for the reason of default in payment of the Lease Rent on part of the Lessee, the Lessee shall not be entitled to return of Deposit Refund Amount or part thereof from the Lessor.

(B) By efflux of time:

The Lease shall stand automatically terminated on the expiry of the Term of the Lease, unless mutually renewed by the Parties on terms and conditions that may be mutually agreed at that time.

7. Restoration of possession of the Demised Premises to the Lessor:

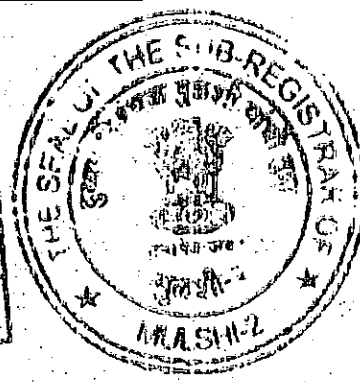
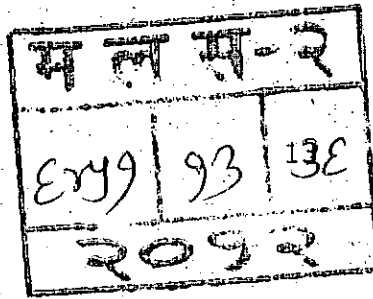
- a. On expiry of the Term of the Lease, or on early termination thereof for any reason whatsoever, the Lessee shall cease forthwith to possess the Demised Premises, and shall on or before lapse of the Term of the Lease or Termination Notice period, as the case may be, handover actual, vacant and physical possession thereof in good tenantable condition. Once the Lease is terminated as stipulated herein, the Lessee shall not be entitled to withhold possession of the School Land for any reason whatsoever - including pendency of any matter/litigation between the Parties before any Court of Law / Arbitration as to be stipulated in the Lease Deed or otherwise, about resolution of any dispute.



- b. The Lessee agrees and undertakes not to enter upon the School Land or commit trespass after the expiry or earlier termination of the Lease.
- c. In case of Lessee's failure to hand over the actual, vacant and physical possession of the Demised Premises as stated above, the Lessee shall in addition to the Lease Rent and other Receivables, be liable to pay to the Lessor damages equivalent to two times the amount payable towards the then prevailing Lease Rent and Receivables per day from the date of termination of the Lease upto the handing over actual, vacant and physical possession of the School Land to the Lessor for Lessee's unauthorized possession of the School Land ; without prejudice to the right of the Lessor to evict the Lessee from the School Land . Without prejudice to what is stated in above, if the Lessee fails to vacate the School Land within the said period of 90 (ninety) days as stipulated in above, then in such an event, the Lessor shall be entitled to prevent access to the Lessee into the School Land. Further in such an event, i.e. failure of the Lessee to handover vacant and peaceful possession of the School Land, in addition to what is stated above, the entire Security Deposit amount shall ipso facto and irrevocably stand forfeited and vested in the Lessor as stated in Clause 4(c) above.

8. Representations of Lessor:

- a. The Lessor is a duly incorporated company under the Companies Act 1956. It has full power, capacity and authority to execute, deliver and perform this Lease Deed and has power to grant the Lease as envisaged hereunder.
- b. The Lessor is sufficiently entitled to deal with the said School Land forming part of the said Township Land.



9. Rights of the Lessor:

In addition to and without prejudice to the rights available to the Lessor under this Lease Deed, the Lessor shall have the following rights:

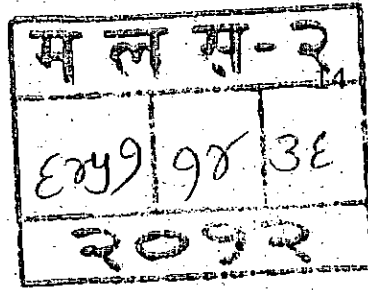
- a. To make commercial use of the Township Land or any part thereof, and derive full commercial benefit thereof without any interference from the Lessee or person claiming under it. It is agreed that the Lessor shall be solely entitled and shall appropriate unto itself any incidental revenue that the Lessor may generate from the Township Land including its Common Areas without any let or hindrance from the Lessee;
- b. Any income generated by the Lessor or its nominee from the Common Areas shall inure to the Lessor and the Lessee shall not claim any set off from the same.
- c. The Lessee agrees that during the Term of the Lease, the Lessor shall always be entitled to sell, mortgage and or charge and or create third party rights in the School Land and or the Township Land or any part thereof.

10. Covenants of Lessor

The Lessor assures, declares and covenants unto and in favour of the Lessee that, during the term of Lease:

- a. The Lessor shall not (unless prohibited by law) convert the nature and character of the School Land allotted to the Lessee.
- b. The Lessor has obtained all licenses, permissions, approvals and no objections of relevant authorities for development of the said Township.





- c. On the Lessee paying the Lease Rent and Receivables hereby agreed upon and performing and observing all the covenants, terms and conditions on the part of the Lessee herein contained, the Lessee shall be entitled to peacefully possess/ use/ occupy/ enjoy of the School Land Demised Premises, the Common Area in the layout of the said Township without any interruption by the Lessor or any person claiming any right, title and interest through the Lessor, during the Term of the Lease.

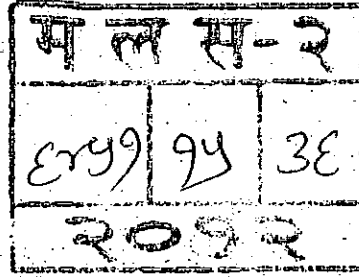
11. Representations and warranties of Lessee:-

The Lessee hereby represents and warrants as follows:

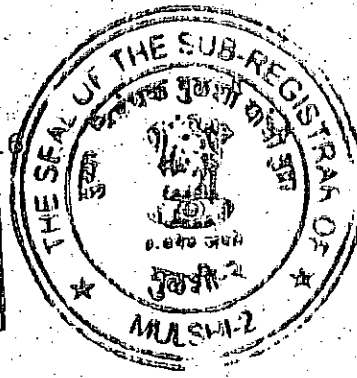
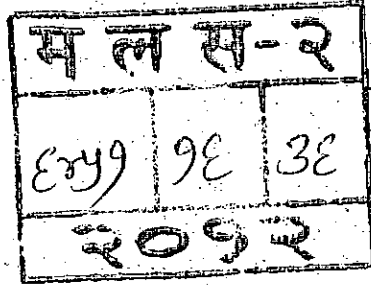
- a. the execution and delivery of this Lease Deed has been duly authorized and approved by the board of directors of the Lessee and does not require any further authorization or consent of any person/s;
- b. the execution and delivery of this Lease Deed by the Lessee, and its promises, covenants, representations, warranties, declarations and undertakings under this Lease Deed do not or shall not violate any law, rule, regulation or order applicable to it or violate or contravene the provisions of or constitute a default under any documents, contracts, Deeds or any other instruments to which it is a party or which are applicable to it;

12. Covenants of Lessee: The Lessee declares, assures and covenants unto and in favour of the Lessor as under:

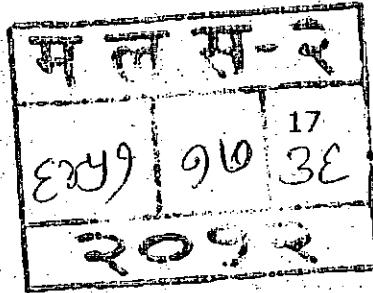
- a. The Lessee shall give preference to the resident of Blue Ridge Township for school admission and this covenant of Lessee is a condition precedent of this Lease Deed.



- b. The Lessee shall promptly pay the yearly Lease Rent in the manner envisaged herein, on or before the Due Date.
- c. The Lessee shall abide by all the terms and conditions of this Lease Deed, strictly.
- d. The Lessee shall not be entitled to give / grant space to third parties within the School Land.
- e. The Lessee shall through out the Term of the Lease obtain, maintain current and valid and renew the Operational Licenses at its own cost and efforts and shall observe and perform the terms and conditions thereof. The Operational Licenses shall be obtained in name of the Lessee alone.
- f. The Lessee alone shall bear and pay all taxes, outgoings and expenses in connection with, relating to and / or concerning the conducting of Lessee's Business in, at and from the School Land.
- g. The Lessee shall conduct Lessee's Business in, at and from the School Land on its account and at its risk and cost and all realizations from the said business shall belong to LESSEE alone. The Lessee shall not use any part of the School Land contrary to the express purpose for which the same has been leased, as per the terms of this Lease Deed.
- h. The Lessee shall hand over vacant, actual and physical possession of the School Land to the Lessor after expiry of the Term of the Lease or sooner termination of the Lease, as the case may be, as envisaged under this Lease Deed.



- i. The Lessor shall without prejudice to the rights of the Lessee under this Lease Deed, shall always without consent of or intimation to the Lessee, be entitled to mortgage the School Land or part thereof; and/ or to subject the School Land or part thereof, and/or the Lease Rent and other Receivables as guarantee or collateral security for any loan availed or any other financial arrangement with any third party lender, financier or investor. In such an event, the Lessee agrees that it shall, in substitution of its obligation to pay the Lease Rent & other Receivables to the Lessor, the Lessee pay such Lease Rent & other Receivables to the assignee with whom such Lease Rent & other Receivables are securitised on the same terms and conditions as contained in this Lease Deed. The Lessee further undertakes to execute all necessary documents the assignee may require the Lessee to execute in respect thereof.
- j. The Lessor shall always without recourse or consent of Lessee have right to sell, transfer, assign and otherwise absolutely convey its right, title and interest in the Demised Premises or part thereof, including but not limited to receipt of Lease Rent without prejudicing the rights of the Lessee acquired under the Lease Deed, for which the Lessee shall not be entitled to raise any objections of any reasons whatsoever nature. The Lessee shall continue to pay Lease Rent and other Receivables and perform its obligations under this Lease Deed to any assignee or transferee as the case may be.
- k. The Lessee shall not have any right to transfer, assign, mortgage, sub-lease, license or part with possession of the School Land in any manner whatsoever.

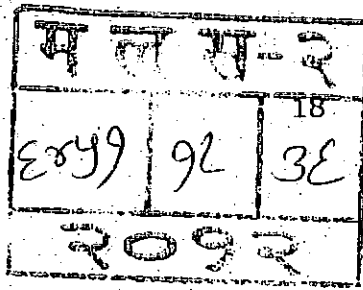


l. The Lessee shall not store or keep any hazardous or inflammable goods or articles in the School Land, which may imperil the safety of the School Land.

m. The Lessee shall observe all the relevant bye laws, notifications, provisions, rules and regulations et cetera under applicable laws and statutes; and bye-laws, rules, regulations, et cetera made by the Lessor or its nominees with regard to the use of the School Land and shall not commit any act or omission that would cause or lead to any infringement, breach delay or default in the prompt and faithful performance of such bye-laws, rules and regulations.

The Lessee shall not use the School land in a manner, which may be unlawful or cause nuisance or annoyance to the other occupants of the Blue Ridge Township.

n. If at any time damage or destruction to the School Land is caused owing to the negligence on the part of the Lessee; then in that event the Lessee shall make such damage and restore the School Land to the order and condition as it was at the time of entering into this Lease Deed, the Lessee shall be bound and liable to continue to pay the Lease Rent and other Receivables as referred to in this Lease Deed. In case the Lessee fails and neglects to do so, then in that event, the same shall be construed as a breach of the term of this Lease Deed and the Lessor shall be entitled to terminate this Lease Deed and the consequences of termination as herein provided shall follow and the Lessor shall have a right to recover from the Lessee, costs for damage done to the School Land, which costs shall be ascertained by the Lessor's architect, if required.

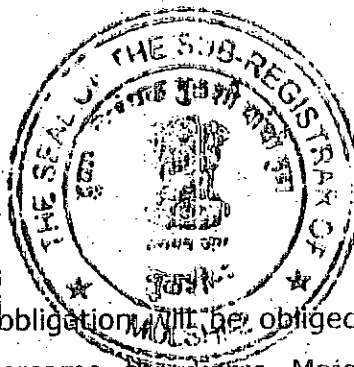
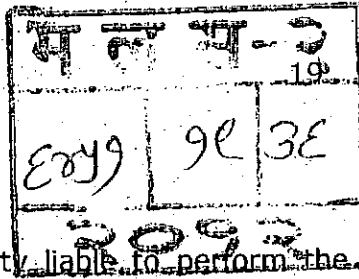


13. Indemnity:

- a. Each Party shall be responsible to the other for the due performance and discharge of its obligations and responsibilities under this Lease Deed and shall indemnify and keep the other party indemnified against all claims, actions, proceedings, damages, costs and expenses incurred by the other party as a result of any act or omission on the defaulting Party's part in discharging and performing such obligations and responsibilities.

14. Force Majeure

- a. Neither Party hereto shall be liable to the other, for default in performance of any of the obligations arising out of this Lease Deed for causes beyond their reasonable control, which could not be averted despite best endeavor and due diligence on their part, including but not limited to causes including (i) acts of God (ii) riots, insurrections, war (undeclared or declared), embargoes or blockages, civil commotion and / or restriction by Government (iii) tidal waves, floods, explosions, fire or earthquakes, (iv) any material changes in the law that have a direct bearing on the obligations of the affected Party, and (v) the issuance of any injunction, stay, decree, law, rule, regulation or order that may be made and/or issued by any Government, Court or any other authority, including a municipal authority et cetera.
- b. In the eventuality of occurrence of said Force Majeure preventions, the Party liable to perform the obligations shall be excused from performing its obligations during the subsistence of the said Force Majeure preventions, provided that the occurrence of the same is communicated to the other Party as soon as practicable and not later than fifteen (15) days of the commencement thereof with sufficient details and material to facilitate a verification.



- c. The Party liable to perform the obligation, will be obliged to carry on its best endeavor to overcome the Force Majeure prevention and perform its obligations and inform the other Party as soon as practicable about the cessation of the Force Majeure prevention and commencement of performance by the Party liable to perform the obligations.

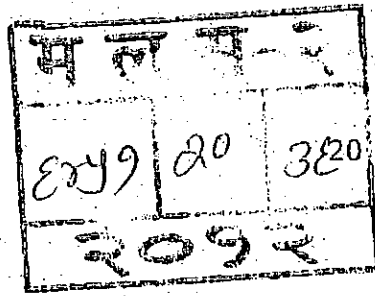
- d. Notwithstanding anything stated elsewhere in this Lease Deed, if at any time during the subsistence of the Lease the School Land or any part thereof shall be destroyed or damaged by a Force Majeure event, so that the School Land or any part thereof becomes unfit for carrying on the Lessee's Business in terms of the Lease Deed, then in such case, the Lessee shall have the option to either put an end to the Lease by giving 90 (ninety) days notice, and the Deposit Refund Amount shall be refunded to the Lessee by the Lessor in subject to as stated herein, without any demur or dispute on or before the expiry of the said notice period. Upon the option being exercised and this Lease being pre-determined, the Lessee shall forthwith surrender/deliver vacant and peaceful possession of the School Land to the Lessor and thereafter neither Party shall have any claim against the other.

15. Notices:

- a. Any notice required or permitted by this Deed to be given by the Lessor to the Lessee, shall be in writing and shall be addressed to

Blue Ridge Educational Institute,  
PSC House, CTS No.111+111/2,  
Dr. Ketkar Road, Erandawana,  
Pune: 411 004.

or at such address as Lessee may, from time to time, designate to in writing.



- b. Any notice, required or permitted by this Deed to be given by the Lessee to the Lessor shall be in writing and shall be addressed to

Flagship Infrastructure Pvt. Ltd.  
PSC House, CTS No.111+111/2,  
Dr. Ketkar Road, Erandawana,  
Pune: 411 004.

or at such other address as may from time to time, the Lessor may designate to the Lessee in writing.

- a. All notices required and permitted under the provisions of this Deed or by law to be served upon or to be given to a Party by any other Party shall be in English language and shall be deemed duly served or given:-

on the date of service, if served personally or sent by facsimile transmission with appropriate confirmation of receipt; or

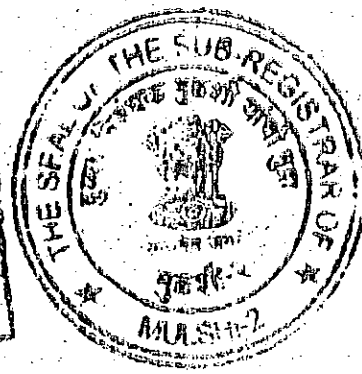
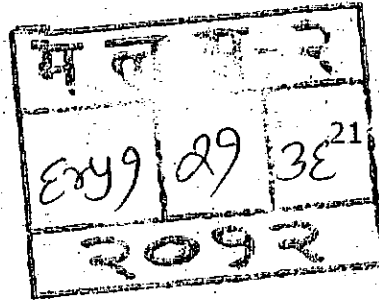
on the 4<sup>th</sup> day after its dispatch, if sent by an reputed courier to the address given above or such other address as may be notified by the parties hereto.

16. Jurisdiction

The Parties agree that competent courts in Pune, Maharashtra, to the exclusion of all other Courts shall have exclusive jurisdiction to try and entertain all disputes between the Parties.

17. Miscellaneous

- a. Cost of stamp duty registration fee in respect of this Lease Deed shall be borne by Lessee.
- b. The failure of either Party to insist upon performance of any of the terms and / or provisions of this Lease Deed and / or to exercise



any option, right and / or remedy herein contained, shall not in future be construed as a waiver and / or as a relinquishment of such terms, provisions, options, rights and / or remedies but the same shall continue and remain in full force and effect.

- c. No waiver, by either Party, of any term or provision hereof, shall be deemed to have been made unless expressed in writing and signed by such Party.
- d. For the transaction as contemplated hereunder and for execution of this Lease Deed and related documents, the Parties declare that they have obtained requisite authority from their respective Board of Directors; and this Lease Deed supersedes all previous negotiations, and/or discussions, correspondence, documents et cetera that were carried out / executed by and between the Parties.

18. Non-Obstinate Clause

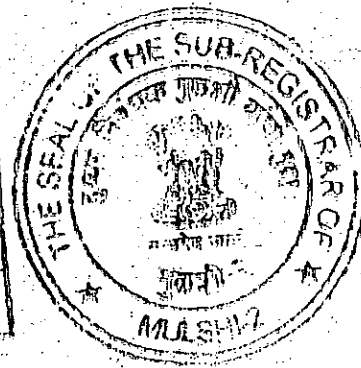
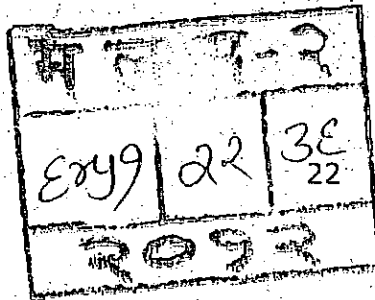
Notwithstanding anything contained herein in this Lease Deed the Parties understand, agree and declare that, it is the intention of the Parties that this Lease Deed does not create any interest unto and in favour of the Lessee in respect of the said Demised Premises.

SCHEDULE I

(Description of "the said Special Township Land")

All that piece and parcel of land admeasuring about 43.5674 Hectors, out of the Survey Nos. 119, 120/1, 120/2, 121/1, 121/2, 122, 123/2, 123/3, 123/4, 124/1, 124/2, 125/1, 125/2, 154/1/1, 154/1/2, 154/2, 154/3, 154/4, 154/5, 154/6, 154/7, 154/8, 154/9, 154/10, 154/11, 155, 156/1, 156/2, 156/3, 157/1, 157/2, 157/3, 158/1a, 158/1b, 158/2, 159/1/1, 159/1/2, 159/2, 159/3, 160/2, 160/3, 160/4, 160/5, 160, 161/1, 161/2, 162,





163/1a, 163/1b, 163/1c, 163/2, 164/1, 164/2, 165/1, 165/2, 166/1, 166/2, 167, 168/1, 168/2, 168/3, 168/4, 168/5, 168/6/1, 168/6/2, 168/7, 168/8, 168/9, 168/10, 168/11, 168/12, 168/13, 169/1, 169/2, 169/3, 170/1, 170/2, 171/1, 171/2, 171/3, 171/4, 171/5, 171/6, 171/7, 171/8, 171/9, 171/10, 173/1 and 173/2 (after amalgamation layout Order, dated 04/06/2008 and subsequent sub-division Order dated 07/07/2010 the aforesaid all survey numbers being collectively re-numbered as to S. No.119(part) to 125+154(part) to 160+160/2 to 171+173, Plot No.1), situated at Hinjawadi, Tal. Mulshi, Dist. Pune, within the limits of Zillha Parishad Pune and Panchayatsarniti Mulshi and as delineated in Red colour in the map annexed herewith and collectively bounded as:

On or towards East : By Road,  
On or towards South : By Mula River,  
On or towards West : By S. Nos. 172(parts) & 180 (parts)  
On or towards North : By Internal Township Road & beyond that SEZ land.

#### SCHEDULE II

(Description of the said "School Land" referred above)

All that piece and parcel of land admeasuring about 12967 Sq. Mtrs. i.e. 139576.79 Sq. Ft., carved out from the said Township Land described herein above in Schedule I and delineated in Red in the floor plan annexed hereto as Annexure.

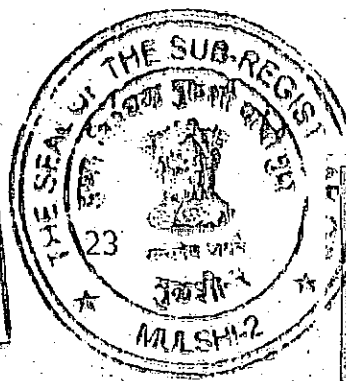
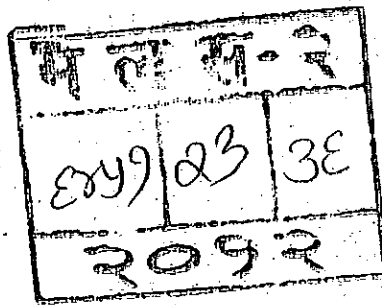
IN WITNESS WHEREOF the Parties hereto have executed this Deed in duplicate, the day and year First above Written.

SIGNED SEALED AND DELIVERED )

by the within named Lessor  
Flagship Infrastructure Pvt Ltd  
by its Authorised Signatory  
Mr. Sanjay Kulkarni )

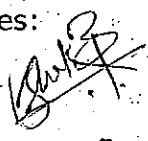



*SubCamp*



SIGNED SEALED AND DELIVERED )  
by the within named LESSEE )  
Blue Ridge Educational Institute )  
by its Authorised Signatory )  
Mr. Shashank Purushottam Paranjape )  
In the presence of:

Witnesses:

1)  **Ashok B. Patil**  
C/o. Mr. Raut,  
Room No. 12/7, Scheme No. 06  
Yamuna Nagar, Nigdi, Pune.

2)  **Santosh Jadhav**  
18/3, Bldg-3, Kohinoor Estate,  
2, Mula Road, Kirkee, Pune - 3

RECEIVED of and from the )  
Within named Lessee )

the sum of Rs. \_\_\_\_\_/- )

(Rupees \_\_\_\_\_ Lakhs )

Rs. \_\_\_\_\_/-

WE SAY RECEIVED

LESSOR

गाव नगरा सात (आठ्कार अधिलेख पत्रिक)

THE SUB-REGISTRAR  
DISTRICT OF BANGALORE

ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್  
ಬೆಂಗಳೂರು

ಖಾತೆ ಸಂಖ್ಯೆ  
ಕುಲಕರ್ಣಿ ಪಾವ

श्रीगणेशाय नमः  
 लल्लुगारिपिंडकारद्वय  
 प्रा. लि. तर्फे.  
 श्रुतिकान्त पुरुषोत्तम पराजपे  
 (७९०४) (७९६२) (७३२४)

इत अधिकार (U098) (UPE2)  
(REU) 9900 623  
(SEOE) (YUE)  
(YUE) (U402) 150  
ऑटोमैटिक क्षेत्राकरीता संपादन  
ता. ग. वे. (E206) व्युत्पीयन बफ  
ऑफ इंडिया नं. 900 कोटी  
(U604) 91/09/30  
(UCEU)  
सीमा आणि भूसाफा विदे  
ऑटोमैटिक क्षेत्राकरीता संपादन  
(U404)

गाव नमना बारा (पिकांची नोंद नाही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित करणे) नियम, १९७१ यातील नियम २९।

क्र.सं.	संगणक	पिकाखालील क्षेत्रांचा तपशील										जल संचनाचे साधन	जमीन करणाऱ्याचे नाव	जमीन	
		गिर पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र							
		मिरगावा: संकत	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका- खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				
					साखळका										

निकट न्याय तारीख 16 JUN 2012

डी.पी.कार्कर  
तलाठी सजा-मुरोजी

नगर रचना आणि मूल्य निर्धारण विभाग  
जा.क्र. ससनर-पुणे / अंतिम प्रा.यो.पुणे/झोन दाखला/ १२४६३

प्रति,

श्री. दिलीप सावंत

२८३, नारायण पेठ,

पुणे ४११०३०

विषय :

मौजे - हिंजवडी तालुका - मुकशी

येथील स.न./ख.न. - ११८ ते १२५

या जमिनीच्या झोन दाखल्यानुसार २५ ३६

संदर्भ :

आपला दिनांक ४/१०/१२ चा अर्ज

महोदय,

शासनाच्या नगर विकास विभागाकडील दि. २५/११/१९९७ ची अधिसूचना क्र. १८९५/२२७/प्र.क्र.२६/९५/नवि-१३ द्वारे पुणे जिल्ह्याची प्रादेशिक योजना मंजूर केली आहे. सदरची मंजूर प्रादेशिक योजना दि. १०/२/९८ पासून अंमलात आलेली असून या योजनेस अंतिम पुणे प्रादेशिक योजना असे संबोधण्यात येत आहे. सदर प्रादेशिक योजनेस प्रस्तावित जमीन वापर आराखड्यानुसार व म.प्रा. न.२ अधिनियम-१९८६ च्या कलम २०(४) नुसार शासनाचे आदेश क्र. १८७५/१२१३/प्र.क्र.२५/०६/८६००५/नवि-१३ दि. १३-१२-२००६ नुसार फेरवटल. मौजे - हिंजवडी तालुका - मुकशी जिल्हा - पुणे

स.न./ख.न. ११८ ते १२५ - रहिवासी

१५४ - रहिवासी + ३६ मी. रस्ता

ही जागा १५५ ते १७१ - रहिवासी

१७३ - रहिवासी + ३६ मी. रस्ता

व कलम १८(३) नुसार अधिसूचना क्र. १८०६/२४००/प्र.क्र.५१६/०६/नवि-१३ दि. २५/१/०७ नुसार स.न. ११८ ते १२२, १२३, १२४ ते १२५, १५४ पेन्की ते १७१, १७३ रें. विशेष नगर वसाहत SPCCIAL TOWNSHIP SCHEME मंजूर केली आहे. म.प्रा.न.२ अधिनियम-१९८६ च्या कलम २०(४) नुसार शासनाचे आदेश क्र. १८७५/१२१३/प्र.क्र.२५/०६/८६००५/नवि-१३ दि. १३-१२-२००६ नुसार फेरवटल. मौजे - हिंजवडी तालुका - मुकशी जिल्हा - पुणे

टीप : संदर्भित जागेत अनधिकृत भूखंड असलेस विभागाच्या मालकांनी एकत्र येऊन सुधारित विकास नियंत्रण नियमावलीनुसार सुधारीत भूमि अभिन्यास/फेर आखणी तयार करून त्यास मंजूरी घेतल्याशिवाय अकृषिक असलेल्या विभागात बांधकाम अनुज्ञेय होणार नाही, याची कृपया नोंद घ्यावी. कायदेशिर बांधकामाखेरीज वीजपुरवठा / बांधकाम परवानगीसाठी सदरचा दाखला ग्राह्य धरू नये.

आपला,



(सहायक संचालक)  
सहायक संचालक नगर रचना  
पुणे शाखा, पुणे करीता.

COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF FLAGSHIP INFRASTRUCTURE PRIVATE LIMITED HELD AT HINJEWADI, PUNE ON MONDAY THE 31ST DAY OF MARCH 2008 AT 11.30 A.M.

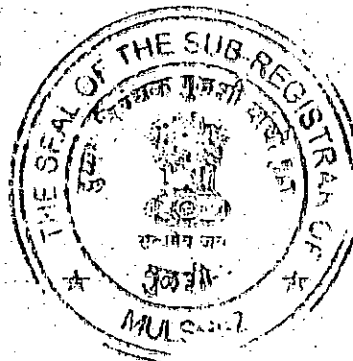
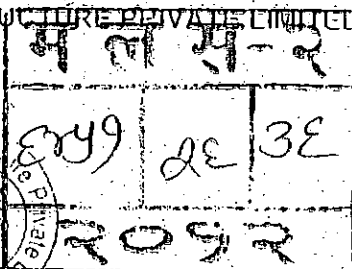
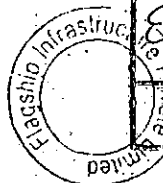
"RESOLVED THAT (1) Mr. SHRIKANT PURUSHOTTAM PARANJAPÉ and/or (2) Mr. SHASHANK PURUSHOTTAM PARANJAPÉ (Directors of the company), and/or (3) Ms. ADITI ACHYUT WATVE and/or (4) Mr. SANJAY BHAGWAN KULKARNI (employees of the company) are hereby authorized to execute as authorised signatories of the company all the agreements to sell/ agreement to lease/ deeds of lease/ agreement of leave and license et cetera in respect of flats/ bungalows/ row houses/ pent houses/ studio apartments/ commercial premises such as shops, offices, malls, multiplex, hotels, open spaces, utility spaces, amenities, and such other premises to be constructed/ developed by the company in the "BLUE RIDGE TOWNSHIP" at Hinjewadi, Taluka Mulshi, District Pune and also all subsequent, ancillary and relevant deeds and documents inter alia such as supplementary agreements, deeds of correction, declarations, deeds of conveyance et cetera and present the same for registration before concerned registration authorities and admit execution thereof."

CERTIFIED TRUE COPY

For FLAGSHIP INFRASTRUCTURE PRIVATE LIMITED

*S. P. Paranjape*

Director  
 Place: PUNE



Notified for 2007/11/10  
S. G. G. G.

**NOTIFICATION**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032**

**Dated 25<sup>th</sup> May, 2007.**

**Maharashtra  
Regional &  
Town Planning  
Act 1996**

**No. TPS 1806/2407/CR- 516/06/UD - 13**

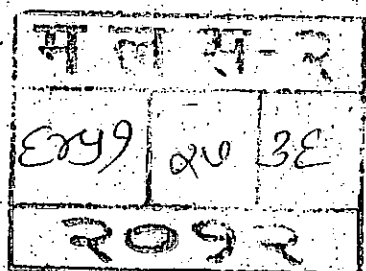
Whereas, the Government in Urban Development Department vide its Notification No. 1895/227/CR-26/1995/UD-13, dated 25<sup>th</sup> November, 1997 has sanctioned the Regional Plan for Pune District (hereinafter referred to as "the said Regional Plan") under section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") and the said Regional Plan has been came in to force with effect from 10<sup>th</sup> February, 1998;

And whereas, under provisions of section 15(2) of the said Act, the rules for Special Township have been sanctioned vide Notification No. TPS 1804/1004/PP DCR/UD - 13 dated 16<sup>th</sup> November, 2003 & addendum No. TPS 1804/Pune RP DCR/UD - 13 dated 6<sup>th</sup> January, 2006 (hereinafter referred to as "the said Rules");

And whereas, Government is empowered to notify the Special Township Project as per the provisions of the Section 18(3) of the said Act;

And whereas, Flagship Infrastructure Pvt. Ltd. Pune apply to Government for location clearance to the proposed Special Township Project at Hinjawadi, Taluka Mulshi, Dist. Pune.

And whereas, Flagship Infrastructure Pvt. Ltd. Pune have entered into the Development Agreement with owners of the 54.94 hectare land under the proposed Special Township Project and has submitted an affidavit to the effect that development rights have been acquired and possession the land is with the company;



And whereas, the Environment Department & Irrigation Department have given consent for the Special Township Project;

And whereas, Government is empowered to notify the Special Township Project as per the provisions of the Section 18(3) of the said Act;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed Special Township Project submitted by Flagship Infrastructure Pvt. Ltd. is as per the provisions of the Development Control Rules for the Special Townships;

Now, therefore, in exercise of the powers conferred u/s 18(3) of the said Act, Government hereby notifies the Special Township Project submitted by Flagship Infrastructure Pvt. Ltd. as notified Special Township Project, subject to the following conditions:

(A) The reservations of public purpose & basic amenities for the population to be accommodated within the special township shall be shown in the project & shall also be implemented & developed by the developer at his own cost.

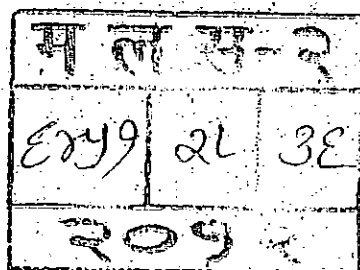
(B) Permission for Environmental Department of Government of India as envisaged in Environmental Impact Assessment Notification dt. 14<sup>th</sup> September 2006 shall be obtained before issue of letter of intent.

(C) Conditions mentioned in Irrigation Departments No. Objection Certificate shall be binding on the developer.

Notes: 1. The project shall be developed in accordance with the conditions mentioned in the notification.

2. Details of the land under the Non-Build Special Township Project are given in annexure 'A' appended herewith and plan showing the boundaries of the Special Township Project is given in annexure 'B' appended herewith.

3. Details of land in plan no. 111/32 'B' shall be made available for the inspection of the general public during the office hours at all working days at the following offices:



- i) The Deputy Director of Town Planning, Pune Division, S. No. 74/2, Sahakar Nagar, Pune 411009.
- ii) The Collector of Pune.
- iii) The Assistant Director of Town Planning, Pune branch, 283, Narayan Peth, Pune - 411 030.
- 3) This Notification is also published on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

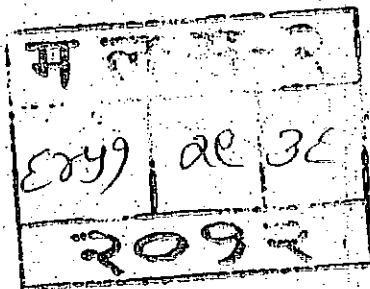
By order and in the name of the Governor of Maharashtra,

*(Handwritten Signature)*

(Nandkishor Patil)

Under Secretary to Government

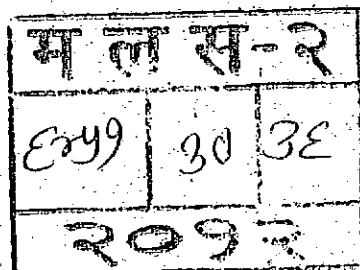
CR-506/06



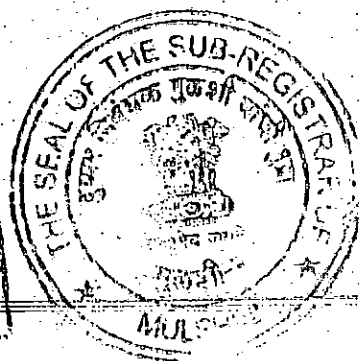
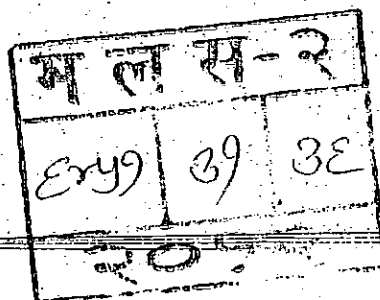


**DETAILS OF OWNERSHIP / DEVELOPMENT RIGHT  
SPECIAL TOWNSHIP SCHEME HINJEWADI  
LOCATION CLEARANCE APPLICATION**

Sr. No.	Survey No.	Hissa No.	Area (Hec. Are)
1	119		2.78.00
2	120	1	1.09.00
3	120	2	1.24.00
4	121	1	1.14.00
5	121	2	1.12.00
6	122		2.43.00
7	123	2	0.86.00
8	123	3	0.76.00
9	123	4	0.12.00
10	124	1	1.88.00
11	124	2	1.87.00
12	125	1	1.00.00
13	125	2	1.00.00
14	154	1/1	0.61.00
15	154	1/2	0.55.00
16	154	2	0.56.00
17	154	3	0.75.00
18	154	4	0.04.00
19	154	5	0.56.00
20	154	6	1.33.00
21	154	7	0.72.00
22	154	8	0.91.00
23	154	9	0.06.00
24	154	10	0.08.00
25	154	11	0.26.00
26	155		0.15.09
27	156	1	0.28.03
28	156	2	0.20.03
29	156	3	0.29.04
30	157	1	0.31.06
31	157	2	0.01.00
32	157	3	0.24.03
33	158	1A	0.30.09
34	158	1B	0.34.00
35	158	2	0.10.00
36	158	1/1	0.14.00

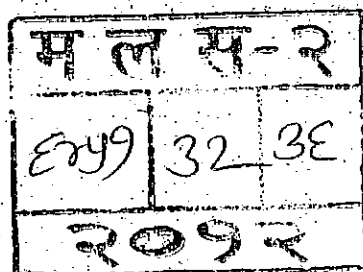


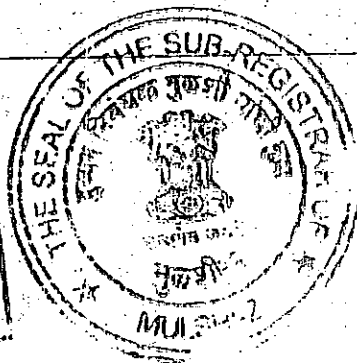
37	159	100	0.14.00
38	159	100	0.10.00
39	159	100	0.05.00
40	160	1	0.04.00
41	160	2	0.29.00
42	160	3	0.17.00
43	160	4	0.22.00
44	160	5	0.36.00
45	160	6	0.35.00
46	161	1	0.33.02
47	161	2	0.26.00
48	162	1	0.48.03
49	163	1A	0.17.00
50	163	1B	0.16.00
51	163	1C	0.15.00
52	163	2	0.51.00
53	164	1	0.21.00
54	164	2	0.24.00
55	165	1	1.32.02
56	165	2	1.37.02
57	166	1	0.40.00
58	166	2	0.55.00
59	167	1	1.30.05
60	168	1	1.78.00
61	168	2	0.11.00
62	168	3	0.14.00
63	168	4	0.06.00
64	168	5	0.02.00
65	168	6/1	1.55.01
66	168	6/2	0.39.04
67	168	7	0.20.00
68	168	8	0.67.00
69	168	9	0.43.00
70	168	10	0.43.00
71	168	11	0.07.00
72	168	12	0.03.00
73	168	13	0.19.00
74	169	1	0.18.02
75	169	2	0.22.04
76	169	3	0.53.06
77	170	1	0.40.01
78	170	2	0.40.01

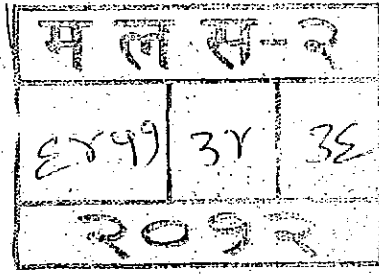


79	171	1	38.00	
80	171	2	71.00	
81	171	3	68.00	
82	171	4	104.00	
83	171	5	26.00	
84	171	6	22.00	
85	171	7	16.00	
86	171	8	18.00	
87	171	9	21.00	
88	171	10	04.00	
89	173	1	50.00	
90	173	2	74.00	
		Total	54.94 Hectare	

(Nandkishor Patil)  
Under Secretary to Government.







**Blueridge Educational Institute**

Regd Office: PSC House, CTS No. 111 + 111/2, Anand Colony, Dr. Ketkar Marg, Off Prabhat Road, Pune 411 004

Certified true copy of the resolution passed at the meeting of the Board of Directors of Blueridge Educational Institute on September 17, 2012 at S. No. 173, Near Cognizant Technology System, Rajiv Gandhi Infotech Park - Phase-I, Hinjewadi, Pune - 411057

Authority in favour of Mr. Shashank P. Paranjape

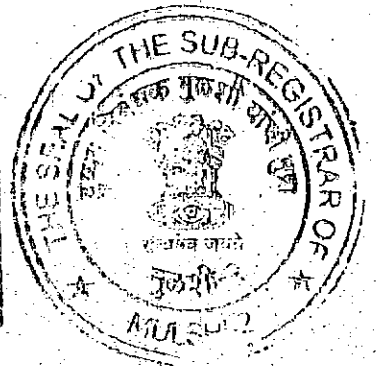
"RESOLVED THAT an authority be and is hereby granted in favour of Mr. Shashank P. Paranjape, Director of the Company to sign, execute and register necessary agreements, deeds such as agreement to sell, sale deed, agreement to lease, lease deed, supplementary deeds, correction deeds and cancellation deeds, applications, papers, documents, affidavits, declarations, undertakings, power of attorneys, forms, returns under various statutes, other documents as may be required for and on behalf of the Company"

Certified True Copy  
For Blueridge Educational Institute

NR. Katarde

Director

मलस-२  
६४५१/३५/३६  
२०१२



सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

दस्त गोधवारा भाग-१

मलस. २

दस्त क्र. ६४५१/२०१२

दस्त क्र. ६४५१/२०१२

दस्ताचा प्रकार

डि. ऑफ. लिज

अ. क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

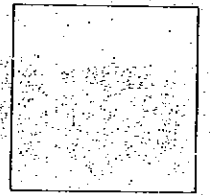
१. ज्यु. विजय शंकर शंकर शंकर लिहून देणार  
सही:

ले. अंचलक  
श्रीशिव पुरुषोत्तम पराजो  
वय ५० / व्यवसाय  
रा. २२ रेडवना, पुणे

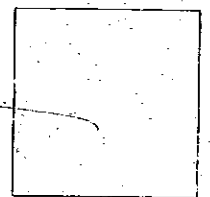
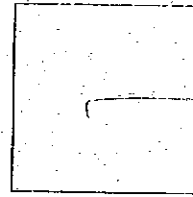


२. ज्यु. विजय शंकर शंकर लिहून देणार  
सही:

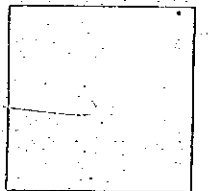
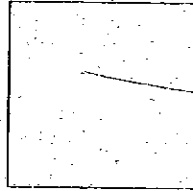
संलग्न. धनकणी  
वय ५५ / नोकरी  
रा. पी. एस. सी. हाऊस  
सीधे एस. आनंद कॉलनी  
एडवना, पुणे ४११००४



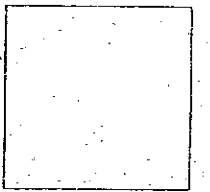
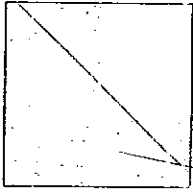
३. लिहून  
सही:



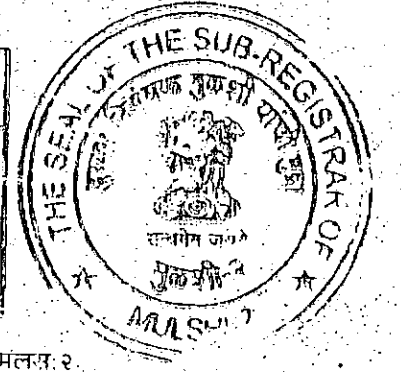
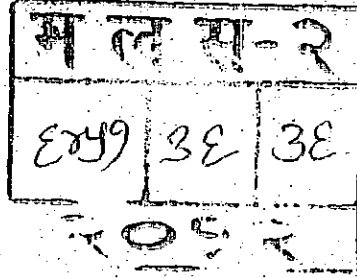
४. लिहून  
सही:



५. लिहून  
सही:



वरील दस्तऐवज करून देणार/घेणार तथाकथित डि. ऑफ. लिज दस्तऐवज करून दिल्याचे कबूल करतात.



सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

दस्त गोषवारा भाग-२

मलस: २

दस्त क्र. ६४५९/२०१२

दस्तऐवज अनुक्रमांक:- ६४५९/२०१२

सन २०१२ चे नोव्हेंबर

१२ दिनांकास ११ वा १२ चे सुमारास

सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी, यांचे

कायलियात समक्ष आणून दिला. सही:

फी घेतली ती

रु. पै

नोदणी फी

३०,०००-००

पाने फी (३६)

५२०-००

अं. मु. शु.

५

३०५२०-००

सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

ओळख देणार :

१. ~~श्री. लक्ष्मीकांत रमणधरा देवराव~~  
००३, अभित कोर्ट  
१५ अ, शिवाजीनगर, पुणे-४११ ००५

सही:

प्रमाणित करण्यात येते की, दस्तामध्ये  
एकूण पाने आहेत.

सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

२.

सही:

पंहीले नंबरचे बुकात

६४५९ जंबरी नोदविला आहे.

दिनांक १२ माहे ११ सन २०१२

सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

हे वरील दस्तऐवज करून देणाऱ्यास स्वतः

ओळखत असल्याचे सांगतात व त्यांची ओळख देतात.

सह-दुय्यम निबंधक मुळशी क्र. २, हिंजवडी

दिनांक: १२/११/२०१२

