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Page 39 A.

दिनांक ११/११/८७ सप्त पः

नाउपहा. 80,34201.

अविनाशिकस्य प्रत्यक्षेणानु

अथ कुरुषु पाणि

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सर्व-ज्ञान

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विश्वविद्यालय

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निपुणता प्राप्त करेगा।

येजी तयाद होईल न

मोक्षगीतः अनेने प्राकृत्यो वाच्यः.

या कर्मणां फलं प्राप्तुं शक्यं.

राष्ट्रिय न्यायिक आयोग (राष्ट्रिय न्यायिक आयोग)

**आपददर्शकः**

पुणे नगरपालिका  
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पुणे नगरपालिका  
पुणे नगरपालिका

**ICICI Bank**

Depositor's Name: \_\_\_\_\_

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

Account No.: \_\_\_\_\_

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/-

Stamping Date: 14/03/07

Stamping No.: 98765

Drawn on Bank: ICICI Bank Ltd

With St:

Stamping St. No.: 2160

Office: \_\_\_\_\_

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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, No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BETWEEN

भारत 02188  
164177  
R&0142500/-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



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19/03/2007  
21/03

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 -----**

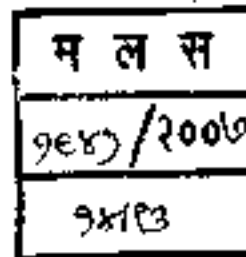
**BETWEEN**

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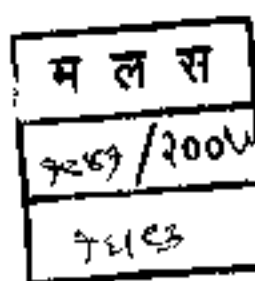
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hereunder and hereinafter referred to as "Land Bearing Gat No.574"

- 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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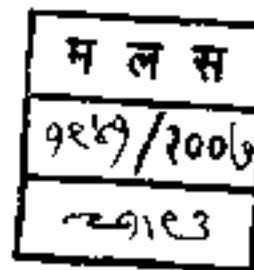
6. It is hereby expressly agreed by and between the parties that
- After expiry/determination of the present lease, the Lessee may remove its building at its own cost and handover or cause it be handed over possession of the Entire Property to the Lessor in its original form and if the Lessee cannot 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



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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 :

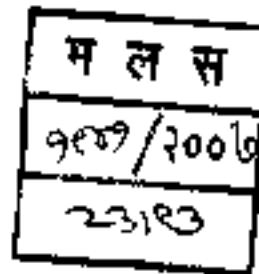
On or Towards the East : By Gat No.575 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat No.573 Bhukum  
On or Towards the North : Partly by Gat No. 575, 571 & 573 Bhukum

[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

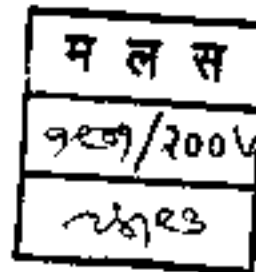
All that piece and parcel of the land adm. about 0 H 36.5 R, out of the land bearing Gat No. 615 adm. about 0 H 73 R, and assessed at Rs.0.89 ps situated Village: Bhukum, Taluka: Mulshi District: Pune, and boundaries and as shown in the map annexed herewith are as under :

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:

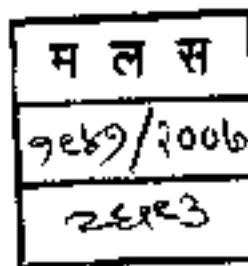
- On or Towards the East : By Gat No. 608, 615 and 616 and remaining portion of Gat No. 625, Bhukum
- On or Towards the South : By Remaining portion of Gat No. 625, Bhukum
- On or Towards the West : By Gat No. 623 and 624, Bhukum
- On or Towards the North : By Gat No. 617, 619 and 618, Bhukum

[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

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23 FEB 1967

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दिनांक: 9/2/2022 (पृष्ठ संख्या) = 900  
 नाम: डिप्टी मैजिस्ट्रेट -  
 पद: कानून  
 जिल्ला: सुदूरपश्चिम



1.7 FEB 2001

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संस्कृत-सूत्र-शास्त्र-संस्कृत-



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 Page: १ १५  
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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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१९६१/२००६  
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# भारतीय गैर न्यायिक

INDIA NON JUDICIAL

MAHARASHTRA

23 FEB 2007

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क्रमांक (9223445082/1000  
दि. २३/०२/०७  
स्थान: सुरीस, कोल्हापूर जिल्हा  
व्यक्ति: - श्री. सुशील पंडुरंग मंत्री -  
पत्नी: - श्री. म. र. मंत्री -

मुद्रांक पेट्रोल: च. र. पाणिपत  
ला. नं. १८/१४  
०७, समिजा रोड, मंगळूर



7 FEB 2007

यशवंतराव चव्हाण प्रतिष्ठान  
कोल्हापूर, महाराष्ट्र



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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

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

- Bound or Towards the East : By Gat No.575 Bhukum
- Bound or Towards the South : By Gat No.576 Bhukum
- Bound or Towards the West : By Gat No.573 Bhukum
- Bound 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  
incidental 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  
incidental 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

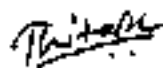
  
EXECUTANT

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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2/10/2007

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दस्त गोख्वारा भाग-१

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**पञ्चमः प्रश्नः**

**6.1.1.1**

**कानूनमन्त्रालय, दिल्ली**

1. काल: १० मिनट (१० मिनट)

**Time taken**

**Tg**      **ΔG**



2. एक कुतूहल भुरगं बंदी  
पकड़: बरफेजमें में :  
गल्ले/पकड़ :  
हवासीकें गला :  
इकल में :  
कलकलकल: झिल्ल कल्ला खंड, भंडी दाकल  
पकड़/पकड़: डालेंड  
जानुकी -  
पिण्ड :  
कल कलकल :

## References

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हवल-10

दस्ता संख्यांक (1479/2007)

दस्ता क्र. 1479-2007 का चेकबुख  
बाकल कुल 10 मोबल 0 मरनेले मुद्राया मुद्रा : 100

दस्ता हवाल केसबा विनांक : 26/02/2007 03:49 PM  
निष्पत्ती विनांक : 26/02/2007  
दस्ता हवाल कलक-माही रही :

कलक्री जे: 1479 दिनांक 26/02/2007  
कलक्रीये मरान  
कल: श्री जय कलकल सीकिय

100 : कलक्रीये श्री  
200 : कलकल (म. 1141), पुणेबाबाये  
मकलकल (म. 1142)  
कलकल (म. 121) व कलकल (म. 122) -  
कलकल श्री

400: कलकल

दस्ताबा जयल: 100 मुकलकलनाला  
दिनांक क्र. 1 श्री कल: (कलकल) 26/02/2007 03:49 PM  
दिनांक क्र. 2 श्री कल: (म. 1141) 26/02/2007 03:49 PM  
दिनांक क्र. 3 श्री कल: (कलक्री) 26/02/2007 03:49 PM  
दिनांक क्र. 4 श्री कल: (कलकल) 26/02/2007 03:49 PM

द. निष्पत्तीये रही, हवली 10 (निष्पत्तीये)

दस्ता जे केसबा विनांक : 26/02/2007 03:49 PM

मोकाय:

मुकलकल निष्पत्तीये कलकल श्रीकलकलिये दस्ता जे केसबा विनांक

दिनांक-कलकल कलकलिये कलकलिये, व कलकल कलकलिये

1) श्री निष्पत्तीये कलकलिये कलकलिये कलकलिये

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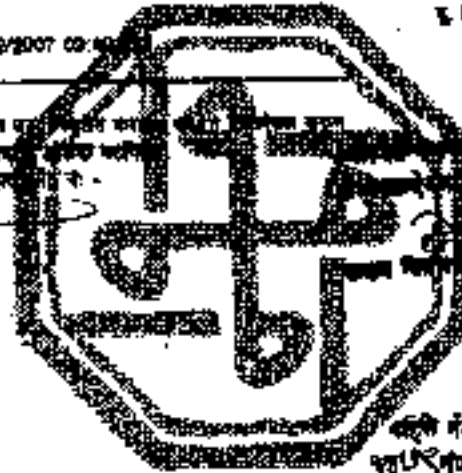
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राज्या. माहिती. से. मंत्रालय



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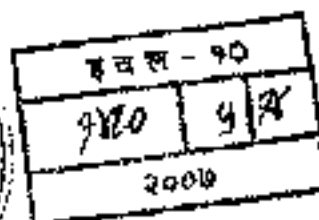
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cause to be done all such ancillary acts, deeds and things relating thereto.

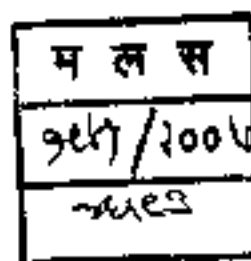
7. To measure and demarcate the land acquired by us or to get the same done through the concerned authorities under prevailing statutes and for the said purpose make required applications, affidavits, statements and such other acts and for the said purpose to do or cause to be done all such ancillary 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.

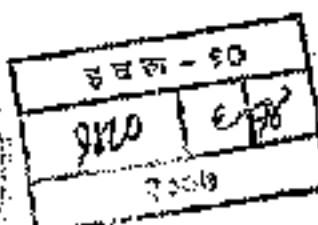
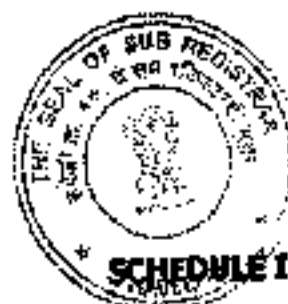


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10. To apply, claim, appeal and act for the formalities required under the provisions of the ULCRA before the Concerned Authority there under if required and necessary for the purposes of obtaining necessary order/s and exemption/s in respect of the 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

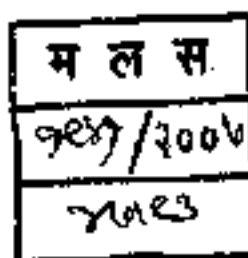
[alongwith earth, trees, bushes, stone, water, and other easementary rights, right to approach the said land and hereinabove referred to as "LAND BEARING SUREVY NO. 575"]

### 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"]





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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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#### 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. 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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#### SCHEDULE X

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  
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सुप्रीम न्यायालय

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दस्तावेज संख्या (1480/2007)

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 भाग - १० कागजों का भाग - १००

दस्तावेज संख्या (1480-2007) का भाग - २  
 भाग - १० संख्या ० कागजों का भाग - १००

पृष्ठ संख्या १० दिनांक २६/०२/२००७  
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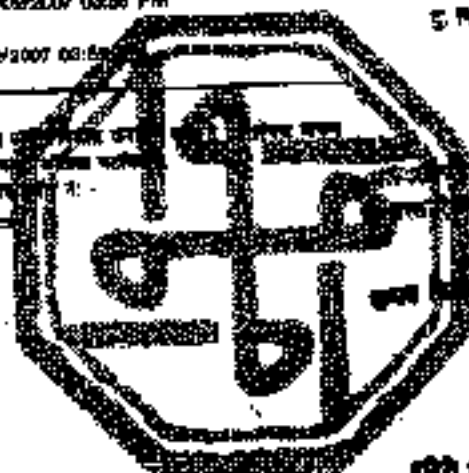
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दस्तावेज संख्या (1480-2007) का भाग - २

दस्तावेज संख्या (1480-2007) का भाग - २  
 भाग - १० संख्या ० कागजों का भाग - १००

दस्तावेज संख्या (1480-2007) का भाग - २

दस्तावेज संख्या (1480-2007) का भाग - २



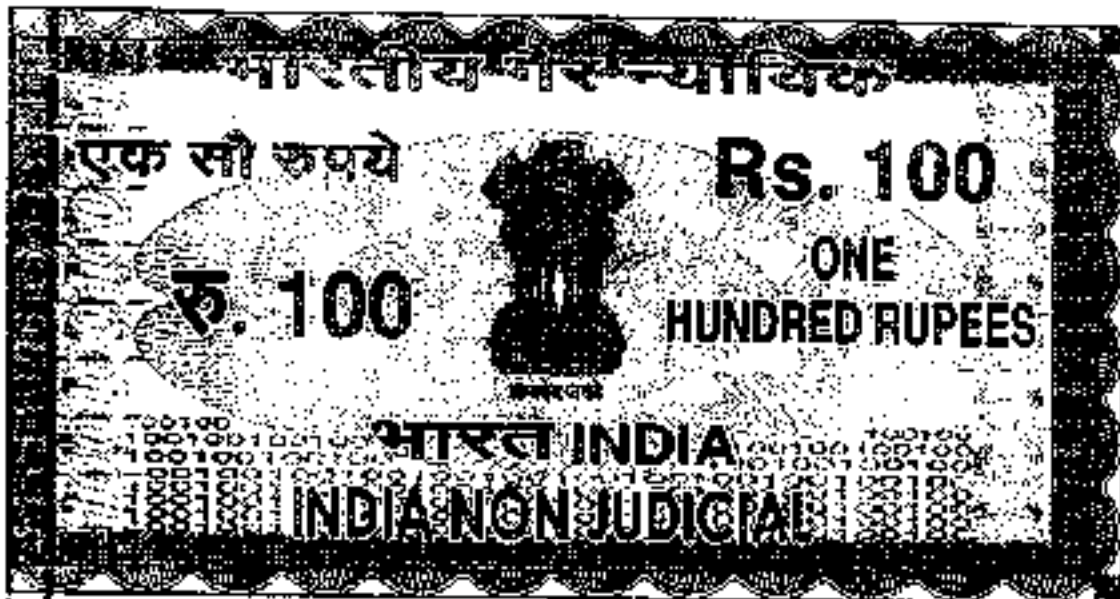
दस्तावेज संख्या (1480-2007) का भाग - २  
 भाग - १० संख्या ० कागजों का भाग - १००  
 दिनांक २६/०२/२००७

दस्तावेज संख्या (1480-2007) का भाग - २  
 भाग - १० संख्या ० कागजों का भाग - १००



दस्तावेज संख्या (1480-2007) का भाग - २  
 भाग - १० संख्या ० कागजों का भाग - १००





राज्य MAHARASHTRA

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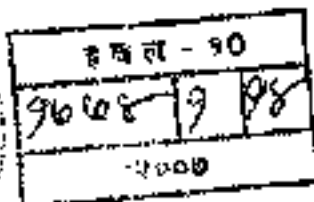
जे.डी.ए. भा.वि.भा.वि. ये.उ.भा.वि.

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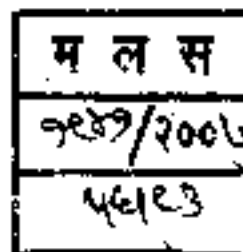
महाराष्ट्र राज्य वित्त विभाग, पुणे



### 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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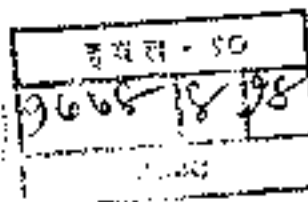


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2. To give consent to or to give no-objection to the applications made to the various Government or semi-government authorities by Acquarius Educational Academy Private Limited seeking necessary permissions to set up educational institution and for 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

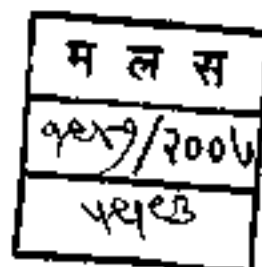


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cause to be done all such ancillary acts, deeds and things relating thereto.

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

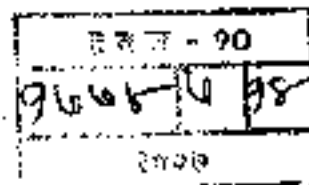
Alongwith earth, trees, bushes, stone, water, well and other accessory rights, right to approach the said land and the above referred to as "LAND BEARING SURVEY NO. 576"]

### 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

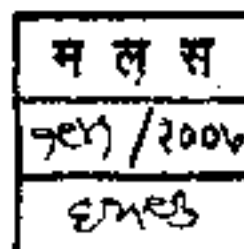
All that piece and parcel of the land bearing Gat No.574 adm.about Hectare 29 R, and assessed at Rs.1.89 ps situated Village: Bhukum, Taluka : Mulshi District : Pune, and boundaries are as under :

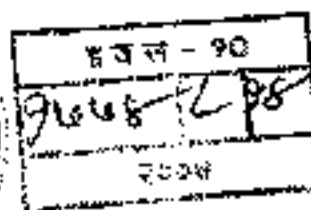
On or Towards the East . : By Gat No.575 Bhukum

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

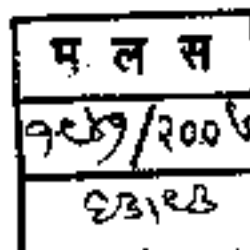
On or Towards the West : By Gat No.576 Bhukum

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

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

**SCHEDULE VIII**

Place and parcel of the agricultural land adm. about 0  
Hectare 80 R. out of land bearing Gat No. 625 and assessed at Rs.  
situated Village: Bhukum, Taluka: Mulshi District: Pune,  
The map annexed herewith and boundaries are as under:

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

With earth, trees, bushes, stone, water, and other  
ancillary rights, and hereinabove referred to as "LAND BEARING  
GAT 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  
District: Pune, and boundaries are as under :



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- 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

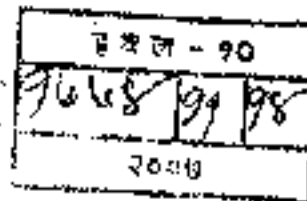
and parcel of the land adm. about 0 Hectare 40 R out of Gat No. 576 adm. about 9 Hectare 54.6 R, and No. 14.37 ps situated Village: Bhukum, Taluka : Mulshi, and boundaries are as under.:

- 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

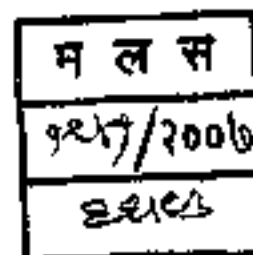
With earth, trees, bushes, stone, water, and other  
rights, and hereinabove referred to as "LAND BEARING  
NO. 576"]

### 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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Witness 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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मुद्रण निकाला:  
पृष्ठ 10 (विचित्रता)

दस्ता गोप्यता भाग-1

पृष्ठ 10

पृष्ठ 1774/2007

1774/2007

पृष्ठ 10 (विचित्रता)

पृष्ठ 10 (विचित्रता)

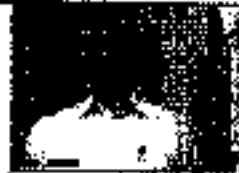
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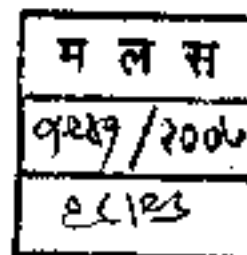
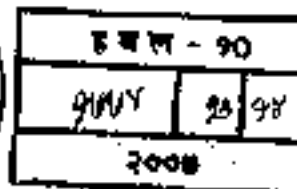
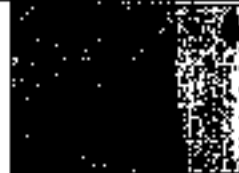
पृष्ठ 10 (विचित्रता)

पृष्ठ 10 (विचित्रता)

पृष्ठ 10 (विचित्रता)

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पृष्ठ 10 (विचित्रता)







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महाराष्ट्र MAHARASHTRA

23 FEB 2007

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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

23 FEB 2007

T 103669

क्रमांक १२२८३  
 दिनांक २१/०२/२००७ (५० X २) = १००  
 नाम : अक्षय कुमार देवदास  
 पत्नी : सुश्री सुश्री देवदास  
 पता : ४१, विठ्ठल मल्लिकार्जुन राव रोड, बंगलूर  
 मुद्रित विवेका : व. व. पालेकर  
 ता. नं. ६८/९६  
 ०७, एप्रिल २००७

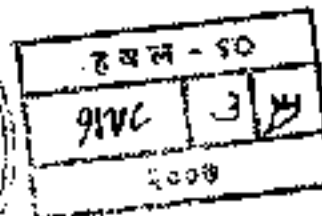


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 अक्षय कुमार देवदास  
 सौ. व. व. पालेकर



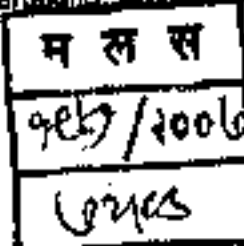
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Aquarius Educational Academy Private Limited, registered under the Companies Act, 1956 having its registered office at 41, Vitthal Mallikarjun Road, Bangalore 560001 [hereinafter referred to as the "SAID COMPANY"] represented by its Director Mr. Sushil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





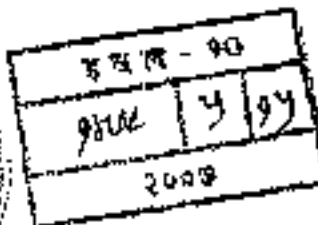
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required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.

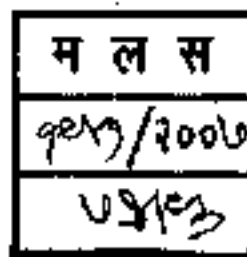
3. To apply for permission to use the land acquired by company for non agricultural purpose to the Collector and file all the necessary documents, undertaking, affidavit which are required to obtain the said permission and to do all necessary acts, deeds and things to obtain the said permission.
4. To 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.



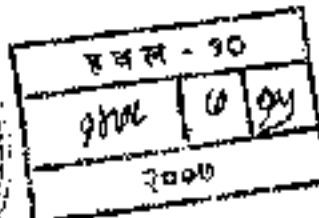


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11. To apply, claim, appeal and act for the formalities required under the provisions of the ULCRA before the Concerned Authority there under if required and necessary for the purposes of obtaining necessary order/s and exemption/s in respect of the 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



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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 :

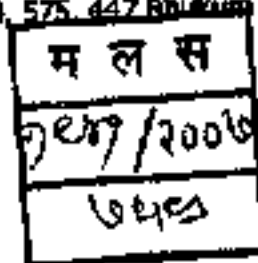
On or Towards the East : By Gat No.447 & 576 Bhukum  
On or Towards the South : By Gat No.576 Bhukum  
On or Towards the West : By Gat.No.574 Bhukum  
On or Towards the North : By Gat No.516, 571 Bhukum

[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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| २००७     |      |

#### 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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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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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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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



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सुप्रीम न्यायालय  
दिल्ली 10 (विशेषाधीन)

दस्तावेज गोपनीयता भाग-1

दस्तावेज

दस्तावेज क्र. 1478/2007

1478/2007

सुप्रीम न्यायालय

सर्वोच्च न्यायाधीश

सहायक न्यायाधीश

प्राप्तकर्ता

अभिप्रेत करने वाला

सर्वोच्च न्यायाधीश

दस्तावेज

सहायक न्यायाधीश

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*[Signature]*



सहायक न्यायाधीश, दिल्ली

सर्वोच्च न्यायाधीश

दस्तावेज

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सहायक न्यायाधीश

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*[Signature]*



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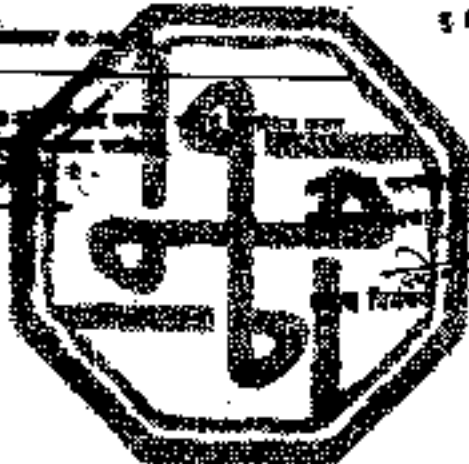
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सूची क्र. दोन INDEX

गाथापै नाय : मुकुण्ड



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Yes

- (1) विनायकदा फलान, पांडवदत्ताने स्वतःच विनिवृत्तत्वात्  
 न बाजवनात् (भाजवदत्तत्वात्)  
 अवातीति पांडवदत्तान् अथवाच्यं देवो  
 की पदवित्तर नै मयूतं कर्तव्यं कथं पदत्ता त १,२४०,०००.००  
 या यो न २६४,६००.००

- (२) मू-बायन, घोडसिन्हा = यखान्याक  
[असिन्हाबायन]

- [1] सर्वोच्च न्यायालय दिल्ली में 01.06.2018 को 10:00 बजे आयोजित बैठक में उपस्थित रहे।

- [ ३ ] संस्कृतः**

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- (4) आयातद्वारा निर्दिष्ट जूती संख्या  
कमसेल निर्दिष्ट

- 506

- (B) दीर्घावयव यत्काले लेख्यम्  
 एतत्समासश्च यः संपूर्णं पठ्यते तदा हि  
 विद्यायां न्यायवैतथ्यायां सुप्रसिद्धम्  
 किञ्च आदिना असत्यम्, अतिशयोक्त्ये  
 न्ययः यः संपूर्णं पठ्यते

- (३) निम्न है हाजी मोहम्मद आबुलकासम A.B.N.M.O. 07E जहाँ कु. मू. कृष्ण शिवराज विहार उन्नावदा  
 अरुणाचल न. : अरुणाचल : निकलाये गावः : ईकरत न. : धावरवायक और राहन/प्राप्त  
 पुने राहुकुनः : नि. 07: रिल कमडा:

- (१) वषादीकृत कन्दन श्रेण्या-या  
मल्लहार्य नाभ य संपूर्ण कण्ड दियेन  
दियाली न्याकाविषाण नुसुअनन्य  
विषा अदेल असन्याक, बावीई भान  
य संपूर्ण वला

- (४) अधिकतम आयु अवकाश पर्यवेक्षण : - गवर्नर/सचिव : ईमादती नगर : ईमादन व  
 (५) अधिकतम आयु अवकाश पर्यवेक्षण : - गवर्नर/सचिव : ईमादती नगर : ईमादन व

- काभन विन्यासः 18/12/2006

- (क) मोबाइल 18/03/2009  
मोबाइल 18/03/2009

- (७) अनुसूचित जाति, धर्म व श्रम

- (10) वाष्परोधकपत्राचन मुद्रांक क्रमांक: न 49270/00

- (11) माझारनाथकाम्याची नोंदणी रु 12400 DO

- 112] श्री

- बसकल केवरी  
 - बाकली,  
 - बसकल केवरी

अस्मिन् बहिष्कृत्य न भवेत्.

मि. मिश्र: (कौटिल्य)



ATTESTED TRUE COPY

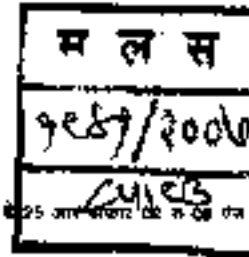
(शरदकुमार एल. राव)

विशेष आभार्याः ३ पृष्ठानि

(Phức tạp)



गावाचे नाव : मुकुम



- (1) विनोबादा पत्रात, मंडळान्वये तहसील अर्धहस्ताक्षरित व कानूनपत्र (भावेन कानूनपत्र) जाबलीत प्रत्यक्षकार अर्धहस्ताक्षरित देणे वी अर्धहस्ताक्षरित व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (2) मुकुम, कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (3) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (4) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (5) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (6) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (7) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (8) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (9) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (10) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (11) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.
- (12) कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.

मुकुम



की कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.

कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.

कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.



कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.



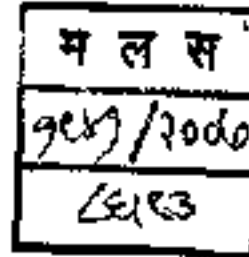
कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.

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कोटहिता व कानूनपत्र (भावेन कानूनपत्र) अर्धहस्ताक्षरित देणे. नं. 498/2007. नं. 498/2007.

सूची क्र. दोन

गानादे काय



- (1) विदेशीय प्रकाश, मोरारजी देसाय  
 (2) विदेशीय प्रकाश, मोरारजी देसाय  
 (3) विदेशीय प्रकाश, मोरारजी देसाय

सं. प्र. सं. १००,०००

- (4) विदेशीय प्रकाश, मोरारजी देसाय  
 (5) विदेशीय प्रकाश, मोरारजी देसाय

(6) विदेशीय प्रकाश, मोरारजी देसाय  
 (7) विदेशीय प्रकाश, मोरारजी देसाय

- (8) विदेशीय प्रकाश, मोरारजी देसाय

(9)

- (10) विदेशीय प्रकाश, मोरारजी देसाय  
 (11) विदेशीय प्रकाश, मोरारजी देसाय

(12)

- (13) विदेशीय प्रकाश, मोरारजी देसाय  
 (14) विदेशीय प्रकाश, मोरारजी देसाय  
 (15) विदेशीय प्रकाश, मोरारजी देसाय

(16) विदेशीय प्रकाश, मोरारजी देसाय  
 (17) विदेशीय प्रकाश, मोरारजी देसाय

- (18) विदेशीय प्रकाश, मोरारजी देसाय  
 (19) विदेशीय प्रकाश, मोरारजी देसाय  
 (20) विदेशीय प्रकाश, मोरारजी देसाय

(21) विदेशीय प्रकाश, मोरारजी देसाय  
 (22) विदेशीय प्रकाश, मोरारजी देसाय

- (23) विदेशीय प्रकाश, मोरारजी देसाय

- (24) विदेशीय प्रकाश, मोरारजी देसाय

- (25) विदेशीय प्रकाश, मोरारजी देसाय

मुख्य निर्देशक



- (26) विदेशीय प्रकाश, मोरारजी देसाय

- (27) विदेशीय प्रकाश, मोरारजी देसाय

- (28) विदेशीय प्रकाश, मोरारजी देसाय

संस्कृत-संस्कृत-संस्कृत  
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संस्कृत-संस्कृत-संस्कृत

मुख्य निर्देशक

मुख्य निर्देशक



ATTESTED TRUE COPY

(संस्कृत-संस्कृत-संस्कृत)  
 विशेष कार्यकारी अधिकारी  
 (संस्कृत-संस्कृत-संस्कृत)

SANTA ABRAHAM 12 485505529

सूची क्र. १०१, IND-११११

**आपके नाम :**

(१) विवेकाया प्रियम्, मोक्षसाधनं स्वस्वम् अति  
 न बाजाराभ्यः (शब्दविपर्ययार्थे)  
 यथासीत् पट्टपञ्चकं लोकसर्वदा हेतु  
 यी सप्तद्विष्टा ते ननुह कृतम्। पीडापत्र ह. । ५००  
 या य न । ५००

(2) पू. माधन, बांदा जिल्हा व वाराणसी जिल्हा  
(भारतीय)

**द्वितीयः प्रश्नः**

(४) आचार्यजी किताब लुब्धी देख्यास  
अंगेल तैकर

[5] दलपदका कर्मण टेम्पल-अ  
 वधकारावे व तैलुर्ण वता नाय किवा  
 दिवाणी आकारावाथे मुमुमनामा  
 किन्ना अन्तेक अचक्याक, इतिवादीने  
 रूप व तैलुर्ण वता

(६) देशदेवर्ज शास्त्रमं धेयम्-  
महाभाष्ये मन्त्रः ३ सूर्यस्य पञ्च विधाः  
विष्णोर्वायव्योऽथ भुवःपतिः  
हिमं आहरेण असन्धानं वादीये भवः  
य नैवर्जं यत्त

(7) दिनांक: कलम दिव्याया 19/10/2008

| (क) | कोटणीया | मूल्य |
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| 100 | ...     | ...   |

(४) अभिलेखीकरण, सार्वजनिक पुस्तकालय, ४९५/२००७

(10) कलापमन्त्राध्यक्ष शुभांक शर्मा ₹ 64300.00

|      |                         |              |
|------|-------------------------|--------------|
| (11) | શાંતિપદચક્રાવળીનો ચોટડી | રૂ. 16000.00 |
|------|-------------------------|--------------|

[12] अंदा

मैं कंकण मैली  
की भावनी,  
ये कंकण मैली

ਸਾਹਿਬਜ਼ਾਦਾ ਬਹਾਦਰਸ਼ਾਹ ਸ਼ਹੀਦ

एष्यम निबन्धकः श्रीमान् (सोह)

॥ ॐ नमो भगवते वासुदेवाय ॥  
 ॥ श्रीगणेशाय नमः ॥  
 ॥ श्रीकृष्णाय नमः ॥  
 ॥ श्रीरामाय नमः ॥

हुमना विधिक

ATTESTED TRUE COPY

(अनुसूचित जाति, जाति)  
विशेष व्यवस्थापक अधिकारी

(२३:२)



Statistical Analysis: SPSS 20.0 for Windows



†† 2007-2008

मुख्य विषय: मुद्रा

सूची क. दोम (INDE)

**अध्याये भाव :**

- (४) जिनके प्रमुख प्रसार, मोडल तथा सर्वप्रथम व आचारभार (आचारप्रचार) का कार्य करनेवाले प्रमुख व्यक्ति और व्यक्तियों के नामों की सूची प्रस्तुत करने के लिए प्रत्येक विभाग को निर्देशित किया गया है।

मल.म. नं. ६००,०००.००

- (2) भू-वायुमय, ओजहिनस्य च पर्यावरणम्  
[अभिव्यक्तम्]

### ६३. सैनिक

- (१) आयातकों तथा गंतुकी देयता  
अर्सेल तंहा

- (5) वनसंरक्षण कानून केन्ना-का  
 वनसंरक्षण कानून कानून कानून कानून  
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- (8) दण्डार्थकाले कालेन शेषकाल-या  
व्यवहारकाले नान्य व संस्कारां वसा विनि-  
विधायी व्यापारकालायां कुतुम्भकाल-  
विनि आदेश अत्राप्याय, वद्वीये नान्य  
य संस्कारां वसा

(७) दिनांक ७/११/२००६

(8) . संदेशिका 14/03/2007

(१) अगुसा-२००७, २००७/२००७

[10] राजभाषाप्रयोग शुल्क रु 20200.00

[१३] आर्याभट्टाचार्यः = ७३००.००

(12) संवा

11) वर्णन कीजिए शुष्क सेमिल गड म. 8+5 क्षेत्र 00 है 88 अर + की ल 00 है 02 आर + एकुम क्षेत्र 00 है 73 अर आकार 00 क छे घेसे पैकी क्षेत्र 00 है 36.5 आर

143

477

13) मि. रं. हाली बॉम्बेमध्ये असलेल्या A2124PM3467E लॉट कडून खालील विवरण दिलेले इमारतदार  
: मर्यादित म. . गल्ली/हस्ता. . ईमारतीचे नाव : इमारत नं. . पेट/वस्तुस्थिती : 2000.

साल/गांव: पुणे: तालुका: : पिन: ४१; पैन नामर:

(2) अक्षित मित्रप आश्रय, दा/कादि न. : गल्ली/गला : इमारत/काय : इमारत : न.  
: मित्र/मित्रता : मित्र : गल्ली/गला : पुनी : लाजुल : मित्र : न. : वीन : मित्र : .

(1) गुवाहाटी बसस्टैंड नजीक AAQPMH200E, राजेश ओमकारनाथ सातवाणी AAQPMH200A, 7G, राजेश ओमकारनाथ सातवाणी AAQPMH2724M नदी कु मु नद्युग बरा तपुस दिमित  
ब्रा/पमि: ५: : नमरी/पमि: : ईमलीवी: मम: : ईमली: ५: : पेट/ममहल: साधन नम:  
पमरी: राह/पम: पुने, तासुता ..पि: ५५: : रि: नमर:

**सूचना**

2014  
TWENTY RIFES

श्री गणेशाय नमः  
 श्री गणेशाय नमः  
 श्री गणेशाय नमः

संस्कृत-विश्वकोष-प्रकाशक.

### द्वयम निबन्धः

ATTESTED TRUE COPY

(सर्वोपचार दत्त आदि)

विशेष मार्गदर्शनी अभियुक्तार्थ

Page 1 of 1

\$ 964.96 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



**सुखद्वय निर्देशः सुखद्वयः**

दस्तावेजमांक व कल: 4403/2300

Thursday, May 14, 2003

● 2014 年 12 月 1 日

सूची क्र. दोन INDEX NO. II

**क्या है यह ?**

Flight 4000

गाढ्याचे नाव : भुवः

(१) निम्नलिखित प्रकार, संभवतः सर्वे ज्ञात अविज्ञात पत्रों  
अ समायोजन (पत्रोपदेष्टाव्य)  
सर्वोपरि परदत्तकार साधारणता येषी  
और परदेष्टार से बहुत कठोर। नम्रपत्र फ. २,६५०.०  
सा.मा. सं. ४०२.४२७

(2) यू.एन.पी.डी. बॉन्डिंग एंड गारंटी  
(कमलका)

(3) **दीर्घावस्था**

(६) **आयुष्यपरीक्षण विनियम पञ्चमी ऐश्वर्या**  
**अनुराधा ऐश्वर्या**

(5) एतत्तुल्यं च शक्यं वेद्यानां  
प्राप्ताभावे न संपूर्णं वरत मयः किञ्च  
द्वितीयं व्याख्यातव्यां ह्युक्तमन्य  
विधा अस्ति अन्तर्गतं, अस्तिवादी  
नयः न संपूर्णं वरत

(७) यथापेक्षित आकस्मिक खेती-या  
यथावकाशे जल व खेती-या  
विशेषी आवागमनार्थ सुदृढ  
दिना आदेश अथवा यथा, यथा  
व यथापेक्षित

(1) **सिद्धि** **सिद्धि**

(\*) **श्रीधरजी**

(३) अनुसूचित जाति, संरक्षित व कुशल

[109] वायव्यमहासागराणि शुद्धाणि तुल्यम्

[11] ଆମେରିକା-ଭାରତମଧ୍ୟରେ ଶାନ୍ତି

(12) संघ

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भेड-जाग दिखाना

५६ भागिदानी

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विद्वान् देवाय  
नमो भूमिषु पादुकेभ्य  
मातृपात्री रूपिणी आत्मकुलमाय  
मातृपात्री रूपिणी आत्मकुलमाय

१. सर्वे भद्राणि कर्तव्यानि  
 २. सर्वे भद्राणि कर्तव्यानि  
 ३. सर्वे भद्राणि कर्तव्यानि  
 ४. सर्वे भद्राणि कर्तव्यानि

विष्णु विलास  
अथवा विष्णु विलास  
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विष्णु विलास

~~संस्कृत~~

४. मुख्य विधायक मूल्यों की भांति  
जीवनोपार्जन के अर्थ में वरीय सम्पत्तियों  
का एक संचयन है। यह संचयन संचयन  
का एक ही संचयन है।

So Gradually

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*[Signature]*  
सुभाष चन्द्र बोस, सुभाषी (वी)

2000



**स्वायत्त संस्थाओं की कार्यवाहक**

*[Signature]*



**अधिकारों के अभाव में**

19/10/18

सुप्रीम कोर्टात याचिका दाखल झाल्याची  
माहिती २१/३/१९

