



महाराष्ट्र MAHARASHTRA

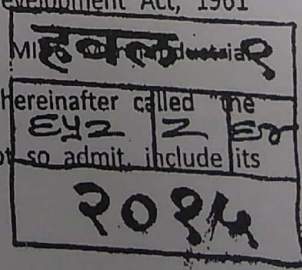
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LW 077979

यादी ज्यानी मुद्राक खरेदी केला त्यानी त्याच कारणासाठी मुद्राक
 पासून ६ महिन्यात वापरणे बंधनकारक आहे.
 नोंद घेई अनु. क्रमांक 34296 दि. 13/1/15
 मालिका / Lease deed
 प्रस्ताव आहे का? : होय/नाही MDC
 मालिका :
 मालिका-व्याचे नांव : डॉ. विनायक पाटील, विनायक सोळावरी पुणे
 मालिका नांव :
 मालिका :
 यास त्याचे आवक व पत्ता व सही :
 मुद्राक विक्रीसाठी सुधाकर यशवंत शिंदे परवाना 25, 2301069
 मालिका क्रमांक ४२१/२२०४ सं. न. नगर, पिंपरी, पुणे-११



THIS LEASE made at Pune the 22nd day of January Two Thousand Fifteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATOIN, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Mahakali Caves Road, Andheri (West) Mumbai - 400 053, Maharashtra, India. Hereinafter called the "Lessor" (which expression shall, unless the context so admit, include its successors and assigns) of the One Part.



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Dr. MILIND V. SONAWANE
 Medical Officer-GR-A,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune

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AND

DR. D. Y. PATIL VIDYAPEETH SOCIETY a society registered under the Society Registration Act 1860, vide No Mah/697/2008 (Pune) and also registered under Bombay Public Trust Act 1950 vide No. F-23808 (Pune) dated 27.06.2008 having its registered office 101, Shri Motisagar Apartment, Survey No 473 A, 8-D, Dalkar Road, Pune 411 001 hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include their heirs, executors, administrators or any permitted assigns) of the Other Part.



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RECITALS

(A) WHEREAS By an Agreement to Lease dated the 9th day of March 2007 made between the Lessor of the One Part and the M/s PADMASHREE DR. D. Y. PATIL PRATISHTAN of the Other Part. The Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximately 7809 Sq. Mtr. or thereabouts in Pimpri Industrial Area bearing Plot No. 7809 hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, Haveli No 5 Pimpri, Under Serial No. 2380 on 14th day of March 2007.

(B) The Lessee has paid the Stamp Duty of Rs.18,50,750/- (Rupees Eighteen Lakhs Fifty Thousand Seven Hundred Fifty Only) on the 10th day of January 2007 on the Agreement to Lease dated 9th day of March 2007 on the amount of the premium of Rs. 3,70,14,700/- (Rupees Three Crore Seventy Lacs Fourteen Thousand Seven Hundred only).

(C) At the request of the Lessee the Lessor handed over the possession of the Demised Land to the Lessee on the 21/12/2006 and the Lessee has completed 11443.25 Sq.m. construction on the Demised Land as per the plans approved by the Lessor and obtained Building Completion Certificate (BCC) from the Lessor.

(D) AND WHEREAS at the request of Original Allottee, the Lessor under their order No. 6966, dt. 17-November-2009 approved and consented the change in name of the said plots bearing No. BGP-192 in Pimpri Industrial Area to DR. D. Y. PATIL GLOBAL EDUCATION SOCIETY, PUNE.

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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(E) AND WHEREAS at the request of the Lessee, the Lessor and their order No. 12248, dt. 09-December-2010 approved and consented the change in name of the said plots bearing No. BGP-192 in Pimpri Industrial Area to DR. D. Y. PATIL VIDYAPEETH SOCIETY.

(F) The Lessee has now requested the Lessor to execute lease in favour of the Lessee which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1. **Description of Land** : In consideration of the sum of **Rs. 3,70,14,700/- (Rupees Three Crore Seventy Lacs Fourteen Thousand Seven Hundred only)** paid by the Lessee to the Lessor as towards land premium of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee. ALL that piece of land known as BGP-192 in the Pimpri Industrial Area within Village limits of Bhosari, and within the limits of Taluka and Registration sub-District Haveli, District Pune containing by admeasurements 7809 square Meters or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of 95 years computed from the First day of December 2006 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor The said rent to be paid in

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Dr. MILIND V. SGNAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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advance without any deductions whatsoever before the 1st day of January in each and every year.



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2. **Covenant by the Lessee :** The Lessee with intent to bind whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows :

a) **To pay Rent.**

During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

b) **To pay rates and taxes**

To pay all existing and future taxes, rates, assessments and outgoing of every description for the time being and from time to time payable either by Lessees or tenant or by the occupier in respect of the Demised Land premises under the applicable law.

c) **To pay fees or service charges**

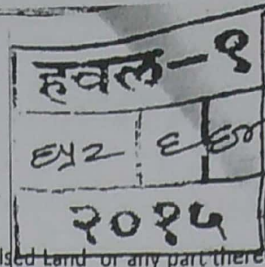
i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

ii) All charges including rent, recurring fees, service charges due and payable by Lessee, if not paid within the stipulated time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Lessor from time to time.

(d) **Planting of trees in the periphery of the plot :** The Lessee shall at its own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land.

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Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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(e) **Not to excavate**

Not to make any excavation upon or on the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

(f) **Not to erect beyond building**

Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA" which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

(g) **Access Road** : The Lessees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA

(h) **To comply with the Provision of the Water (Prevention of pollution) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time.**

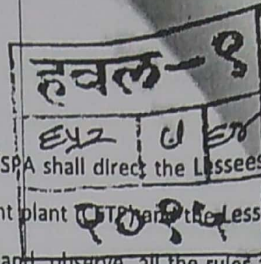
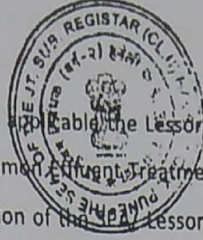
(i) The Lessees shall duly comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

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Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER

Maharashtra Medical & Health Service
Pune

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ii) **Membership of CETP** : If and in so far as the Lessor/SPA shall direct the Lessees to become a member of Common Effluent Treatment plant (CETP) and the Lessees shall follow such direction of the Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

(i) **To build as per agreement** : Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations set out in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

(j) **Plans to be submitted before building** : That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

(k) **Indemnity** : To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

(l) **Not to cause any damage** : Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessees call upon them to rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.

(m) **Completion of balance construction** : The Lessees shall complete the balance construction within a period of 10 years from the date expiry of development

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessees and/or as modified from time to time with due approval of the Lessor. In the event the Lessees does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.



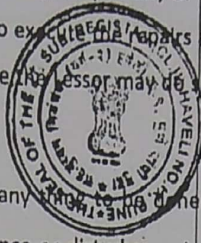
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- (n) To build according to rules : The Lessees shall at all times during the Term to observe and conform to the said Building Regulations set out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor.
- (o) Sanitation : To observe and confirm to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.
- (p) Alterations : That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA.
- (q) To repair : Throughout the said Term at the Lessees expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.
- (r) To enter and inspect : To permit the Lessor or the Chief Executive Officer or the SPA the and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the Demised Land

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessees call upon him/it/them to execute the repairs and upon Lessees's failure to do so within a reasonable time, the Lessor may do such repairs at the expense in all respect of the Lessees.



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- (s) **Nuisance** : Not to do or permit any work to be done on the premises or premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- (t) (i) **User** : To use the Demised Land only for the purpose of Educational as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.
- (ii) The Lessees also agrees that in the event during the term of the lease the Lessees utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.
- (u) **Insurance** : To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the joint names of the Lessor and the Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the

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Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessees will reinstate and repair the same to the satisfaction of the Lessor and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire hurricane or otherwise had happened.



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(v) **Delivery of possession after expiration** - At the expiration or sooner determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessees shall be at liberty if Lessees shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

(w) (i) **Not to assign** : Not to assign, underlet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

(ii) If the Lessees has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessees for termination of this Lease unilaterally.

(x) **Assignments to be registered with Lessor** : Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessees's expenses within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of

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Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer as may be appointed on behalf of the Lessor. The Lessor shall from time to time require



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(y) (i) To give preference in employment of labour that in employing skilled and unskilled labour, the Lessees shall give preference to the person/who are able-bodied and fulfilling general qualifications as prescribed by the Lessees and whose lands are acquired for the purpose of the said Industrial.

ii) The Lessees shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessees and fulfilling the general qualifications as prescribed by the Licensee.

(z) **Notice in case of death:** In the event of death of the Lessees permitted assignee or assignees of the Lessees being a natural the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

(zz) **Provision of EHV Sub-station :** In the event the power requirement of the Lessees is more than 5 MVA, the Lessees shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessees shall plan the land requirement considering the land requirement of EHV Sub-Station.

3. **Recovery of Rent fees etc. as land revenue :** If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessees hereunder shall be in arrear, the same may be recovered from the Lessees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

4. **Rent, fees Etc. in arrears :** If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessees hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal there of shall absolutely cease and Lease the shall be determine and in that case no compensation shall be payable

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Dr. MILIND V. SONAWANE
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GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

to the Lessees on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessees or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.



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5. **Lessor's Covenant for peaceful enjoyment :** The Lessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessees part contained shall and may peaceably enjoy the Demised Land or the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6. **Alteration of estate rules:** The layout of the Pimpri Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

7. **Provisions of MID Act applicable :** That the Lessee shall observe and conform the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.

8. **Notices :** All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee.

9. **Renewal of Lease.** If the Lessee duly performed and observed the covenants and conditions on the part of the Lessees hereinbefore contained and shall at the

Handwritten signature
Dr. MILIND V. SONAWANE
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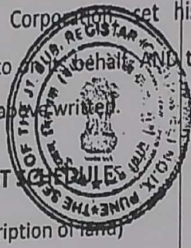
end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessees shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessees grant to the Lessees a new Lease of the Demised Land for a further term of 95 years on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

10. **Cost and charges to be borne by the Lessees :** The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

Marginal Notes : The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.



IN WITNESS WHEREOF SHRI. A. D. CHAVAN, Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on this day of 23rd March 2024 AND the Lessee set their hand on the day and year first above written.



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FIRST SCHEDULE
(Description of land)

All the piece or parcel of land known as Plot No. BGP-192 in the Pimpri Industrial Area within the village limits of Bhosari Taluka and Registration, Sub-District Haveli, and District Pune containing by admeasurement 7809 Sq.Mtrs. or thereabouts and bounded by Red coloured boundary lines on the plan annexed hereto, that is to say:

- On or towards the North by : Plot No BGP-190/1
- On or towards the South by : Plot No T-204
- On or towards the East by : MIDC Road 24.50 M R/W
- On or towards the West by : Nalla

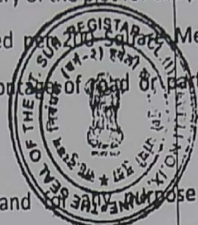
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Dr. MILIND V. SONAWANE
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 Pune

SECOND SCHEDULE
(Building Regulations)

1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
2. The Lessee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted near the boundary line at a distance of 15 Meters on the front side of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except the use/activities permitted by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessees during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.



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MIDC CORP

[Handwritten signatures]

[Handwritten signature]
Dr. MILIND V. SONAWANE Scanned by CamScanner
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fireworks.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



हवल-९
२२/१५/२०१५
२०१५

SIGNED, SEALED AND DELIVERED BY
SHRI A. D. CHAVAN, REGIONAL OFFICER
of the within named Maharashtra Industrial
Development Corporation
in the presence of :-

1) P. M. Adsal

2) M. P. Girmal



Regional Officer
M.I.D.C., Pune-3.

14

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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SIGNED, SEALED AND DELIVERED BY THE

abovenamed Lessee

DR. D. Y. PATIL VIDYAPEETH SOCIETY

was, pursuant to a Resolution

Passed in that behalf on the 21st day of October 2014

affixed hereto in the presence of President

Dr. Prasad D. Patil

the society, Who, in token of having affixed

the Seal set his hand/their

respective hands hereto,

in presence of :



Patil
CHAIRMAN

Dr. D. Y. PATIL VIDYAPEETH SOCIETY
G. G. Thakkar Road, PUNE - 411 001.



1. Shri D. K. Desai
Swapna Nagari, Housing Society
Udyam Nagar, Pimpri 411 018.

Desai



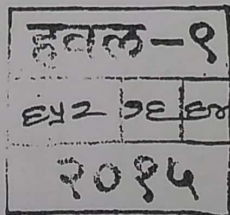
2. Shri Pramod B. Patil
Sukhwani Sunflower B-10
Sant Tukaram Nagar Pune 411 018

Patil



Patil

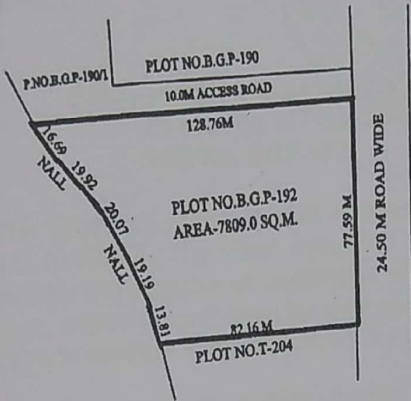
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Milind V. Sonawane
Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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PIMPRI INDUSTRIAL AREA "BG" BLOCK
VILLAGE-BHOSARI TAL.HAVELI
DIST.PUNE SCALE 1CM=20M.



COPY PREPARED BY:-
Shemkalyani
 (V.V.KSHEMKALYANI)
 SURVEYOR MIDC PUNE-3

Dr. D. Y. Patil
CHAIRMAN
Dr. D. Y. PATIL VIDYAPEETH SOCIETY
 G. G. Thakkar Road, PUNE - 411 001.



हवल-९
 २०१५



22.1.15
 Regional Officer
 M.I.D.C., Pune-3.

Milind Sonawane
Dr. MILIND SONAWANE
 Medical Officer-GR-A,
GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

No. MIDC / ROP / 423 / 2015

Regional Office
Jog Center, 2nd Floor,
Wakadewadi, Pune-3.

Date: 23 JAN 2015

To
M/s Dr. D. Y. Patil Vidyapeeth Society
101, Shri Motisagar Apartment,
Survey No 473 A, G.G. Thakkar Road,
Pune 411 001.



हवल-९		
९४२	९८	९४
२०१५		

Sub: - Pimpri Industrial Estate
Execution of Final Lease in respect of
Plot No. BGP-192

Sir,

The Execution of Final Lease in respect of the above has been executed on the 22 /01/2015. The Final lease has to be present to the sub-Registrar of Assurance for the propose of registration within a specific time limit prescribed by the law (viz. within 4 month from the date of execution of the documents) We would request you to arrange to lodge both copies of the Lease for registration making: -

- 1) The original returnable to you and
- 2) The duplicate to the office of the Regional Office, MIDC, Jog Center, 2nd Floor, Wakadewadi, Pune-Mumbai Road, Pune-3.

We would request you to take two witnesses with you at the time of registration before the Sub-Registrar of Assurance.

We would also request you to intimate to use the Sr. No. and the date on which the documents have been lodged for registration.

The Government in the Revenue and Forest and Deptt. By its Notification No. RGN-2001/328/CR 83/M-1 date 14 August 2002 has exempted the undersigned from appearing before the Registrar for the propose of registration of the Final lease and such other incidental document. A copy of the notification has already been sent to the Sub-Registrar of Assurance. You may bring this fact to the notice of the Sub-Registrar at the time of presenting the document for registration.

We inform you that the Income-Tax authorities have already granted us exemption from producing the Income-Tax certificate as request under Se. 230-A O of the Income Tax Act, 1961 (vide their letter No. B.6/H.O./GF/COORD/81-81 dated the 19th February 1981. You may also bring this fact to the notice of the sub-Registrar at the time of presenting the document for registration.

Encl. As above



Yours faithfully

Regional Officer I
MIDC, Pune

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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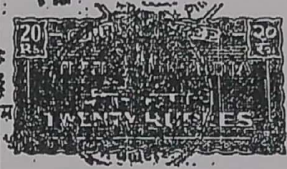
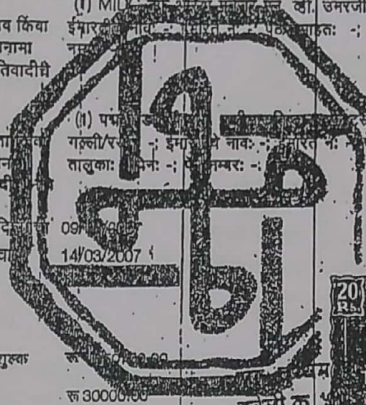
सूची क्र. दोन INDEX NO.

गावाचे नाव: भोसरी



हवेली-९		
EX2	92	58
२०१५		

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप, भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो. की पट्टेदार ते नमूद करावे). मोबदला रु. 740,600.00
 बा.मा. रु. 37,015,000.00
- (2) भू-सापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)(1) वर्गना: गांव भोजे भोसरी, भोसरी विपरी औद्योगिक विभागातील तसेच MIDC हद्दीतील प्लॉट नं BGP-192 यासी क्षेत्र 7809 ची मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी केल्या जाऊ देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीची नाव व संपूर्ण पत्ता (1) MIDC नं. १९२, प्लॉट नं. ७८०९, उमरजीकर. .; घर/प्लॉट नं. .; गल्ली/रस्ता. .; ईमारत नं. .; प्लॉट नं. .; प्लॉट आकार: .; राहण/गाव: पुणे; तालुका: .; पिन: .; पॅन नं. .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादीची नाव व संपूर्ण पत्ता (1) पक्षकाराचे नाव: .; पत्ता: .; गल्ली/रस्ता: .; ईमारत नं. .; घर/प्लॉट नं. .; गल्ली/रस्ता: .; राहण/गाव: पुणे; तालुका: .; पिन: .; पॅन नं. .
- (7) दिनांक करून दिल्याची 09/03/2007
- (8) नोंदणीचा दिनांक 14/03/2007
- (9) अनुक्रमांक; खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे युत्रांक शुल्क रु. 30000000
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु. 30000000
- (12) शोरा



दी: केली
 ची बाजली
 मी रुजावात येतली
 भस्सल चर हुकूम नबाळ
 मुख्या निबंधक हवेली क्र. ६
 पिंपरी चिंचवड

नबाळ अर्जादि १५/३/०७
 नबाळ केल्याची दि १५/३/०७
 नबाळ दिल्याची दि १५/३/०७
 अर्जदार पार्ले



Dr. MILIND V. SONAWANE
 Medical Officer-GR-A,
 GAZETED OFFICER
 Maharashtra Medical & Health Service
 Pune

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पावती

पावती क्र. : 2415

दिनांक 14/03/2007

गावाचे नाव भोसरी

दस्तऐवजाचा अनुक्रमांक

२३८० २००७

दस्ता ऐवजाचा प्रकार



सावर करणाराचे नाव: पद्मश्री डॉ. डी. डी. पाटील, पावती प्रमाणित करणारे: डॉ. डी. डी. पाटील

नोंदणी फी

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नकल (अ. ११(१)), पृष्ठांकनांची नकल (अ. ११(२)),

रुजवात (अ. १२) व छायाचित्रण (अ. १३) -> एकत्रित फी (२४)

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आपणास हा दस्त अंवाजे ४:०१ PM ह्या वेळेस मिळेल

दुय्यम निबंधक
हवेली ५ (पिंपरी)

बाजार मूल्य: ३७०१५००० रु. मोबदला: ७४०५००० रु.

भरलेले मुद्रांक शुल्क: १८६०७५० रु.

देयकाचा प्रकार: डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ इंडिया;

डीडी/घनाकर्ष क्रमांक: ५६१९४८ समारोधान्या अंतीन राहुन

दिनांक: ०७/०३/२००७

दुय्यम निबंधक वर्ग-२
हवेली क्र. ५, पिंपरी-चिंचबड

राहुन स्विकारण्यात आलेली; रक्कम: ३०००० रु.;

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,

GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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EX 2	24	EX
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purpose of forming and executing the works authorised by this Agreement.

L] INSURANCE

That he/she will as soon as any building to be erected on the said land shall be rooted insure and keep insured the same in the joint names of the Grantor and the Licensee against damage by fire in an Insurance Company having an office in Bombay and to be approved by the Chief Executive Officer for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, the policy or policies of insurance and receipts for the payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

M] BENEFIT OF AGREEMENT NOT ASSIGNABLE

That he will not directly or indirectly transfer, assign, sell, encumber or part with his/her interest under, or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall change in constitution or transfer of plot, will not be permitted at least for five years from the date hereof be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

N] NUISANCE

That he/she shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for Trading and commercial activities [Hotel & Xerox] building set out in the Third schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid, dust, smoke, gas, noise, vibrations or fire-hazards, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of such emission of odour, liquid-effluvia dust, smoke, gas or otherwise howsoever.

O] ACCESS ROAD:

That he/she shall at his/her own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Executive Engineer.

P] PREFERENCE IN EMPLOYMENT OF LABOUR

That in employing skilled and unskilled labour he/she shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial area.

Q) While employing skilled and unskilled labour, they shall also recruit the minimum local people on the basis of their knowledge of handling and operating the equipments / machinery used by the Licensee / Lessee and general qualifications of the local Labour.

4. POWER TO TERMINATE AGREEMENT

Should the Executive Engineer not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or should the Executive Engineer not issue No Objection or if the same shall not be submitted within the time hereinbefore stipulated the Chief



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Handwritten signature

Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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6.

Executive Officer may by notice in writing to the licensee terminate the License Agreement and if possession as a License has been given to the Licensee may re-enter upon the said plot of land and thereupon the plot shall be resumed to the Grantor.

5. POWER OF GRANTOR

Until the EDUCATIONAL BUILDING and works have been completed and certified as completed in accordance with clause 7 hereof the Grantor shall have the following rights and powers:-

a) TO ENTER AND INSPECT

The right of the Chief Executive Officer, the Executive Engineer and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

b) TO RESUME LAND

i) In case the Licensee shall fail to complete the said Trading and Educational activities building within the time aforesaid and in accordance with the stipulations hereinbefore contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on his/her part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume Possession of the said land and everything thereon and thereupon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowances to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

ii) To continue the said land in the Licensee's occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer, and

iii) To direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.

c) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Chief Executive Officer until after the grant of the completion certificate mentioned in Clause 7 thereof.

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Dr. MILIND SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune

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Received Adjudication Fee No. 100
 Vata challan No / Receipt No. 62-06205
 Dated 19/1/07

[Signature]
 Collector of Stamps
 Pune City



370 15000/-
 Office of the
 Collector of Stamps, Pune City
 Case No. 100
 Date 19/1/07
 Received from Shri. Padmashree Dr. D. Y. Patil Pratishtan
 residing at Pimpri, Pune-41
 stamp duty of Rs. 18500/- Eighteen lacs Fifty
 thousand Seven Hundred Fifty only.
 Vata challan No. 62-06205 Dated 19/1/07
 Certified under Section 32 of the Bombay
 Stamp Act 1958 that the full duty of
 Rs. 18500/- Eighteen lacs
 Fifty thousand Seven hundred Fifty only,
 with which the instrument chargeable as been paid
 vide article 6 of schedule.
 This certificate is subject to provision of
 Section 37(A) of Bombay Stamp Act 1958.
 Place
 Date
[Signature]
 Collector of Stamps
 Pune City

[Signature]

AN AGREEMENT made at Pune on the 19 day of March Two
 Thousand Seven

BETWEEN

THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a
 corporation constituted under the Maharashtra Industrial Development Act,
 1961 [Mah. III of 1962] and having its Principal Office at Orient House, Adi
 Marzban Path, Balland Estate, Mumbai-400 038 hereinafter called the
 "Grantor" [which expression shall, unless the context does not so admit,
 include its successors and assigns] of the One Part;

PADMASHREE DR. D. Y. PATIL PRATISHTAN, an Educational Institute
 registered under ID No. PU/PN/MED/115/1996, Pimpri, under Bombay Public
 Trusts Act 1950 and having its registered office at Padmashree Dr. D. Y.
 Patil Pratishtan, Pimpri, Pune - 411018, hereinafter called "the licensee/s"
 (which expression shall unless the context does not so admit includes, their
 survivors or survivor and the heirs, executors, administrators and permitted
 assigns) of the Other Part;

[Signature]



23 10 9 07
 2009

[Signature]
 Dr. MILIND V. SONAWANE
 Medical Officer-GR-A,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service

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RECITALS

WHEREAS, THE Licensee has applied to the Grantor for the grant of a lease of the land and premises hereinafter described, which Grantor has agreed to grant upon certain terms and conditions.

AND WHEREAS, before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Bombay [hereinafter called "the Chief Executive Officer"] a sum of Rs. 3,70,14,700/- [Rupees Three Crore Seventy Lakh Four Thousand Seven Hundred Only] being the amount to premium payable to the Licensee.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue, Grantor's share of cesses and the Owner's share of Municipal or Village Panchayat rates or taxes which the Licensee has agreed to bear and pay under these presents although by law recoverable from the Grantor have been estimated at Rs. 7,40,500/-

NOW IT IS HEREBY MUTUALLY AGREED as follows:

1. GRANT OF LICENCE

During the period of **TWO YEARS** from the date of possession i.e. 21.12.2006 the Licensee shall have license and authority only to enter upon the piece of land described in the First Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red-coloured boundary line for the purpose of **EDUCATIONAL BUILDING** and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee / Licensees shall be deemed to be a bare Licensee only of the premises at the same rent and subject to the same terms as if the lease had been actually executed.

2. NOT TO DEMISE

Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement.

3. SUBMISSION OF PLANS FOR APPROVAL

The Licensee hereby agree to observe and perform the following stipulations that is to say:-

A) That they will within 12 months from the date of possession i.e. 21.12.2006 submit to the Executive Engineer / Special Planning Authority, Maharashtra Industrial Development Corporation, in charge of the said industrial area [hereinafter called "the Executive Engineer / Special Planning Authority" which expression shall include any other officer to whom the duties and functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned] for his approval to the specifications, plans elevations, sections and details of the **EDUCATIONAL BUILDINGS**, hereby agreed by the Licensees to be erected on the said land and the Licensees shall at their own cost and as often as they may be called



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Handwritten signature

Dr. MILIND SONAWANE
 Medical Officer-GRA,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune

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upon to do so amend all or any such plans, and elevation and if so required will produced the same before the Executive Engineer / Special Planning Authority and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensees shall sign and leave with him three copies thereof and also three signed copies of any further conditions of stipulations which may be agreed upon between the Licensees and Executive Engineer.

B) FENCING DURING CONSTRUCTIONS

The said plot of land shall be fenced in during construction by the Licensee at his/her expenses in every respect.

C) NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

No work shall be commenced which infringes any of the building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the land the subject of these presents nor until as No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and the said plans, elevations shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

D) TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

That he shall within a period of 24 months from the date of possession i.e. 21.12.2006 commence, and within a period of three years from the said date at his own expenses and in a substantial and workman like manner and with new and sound materials and in compliance with all Municipal Rules, by-laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and conformably to the approval by the Local Authority/Planning Authority marked on the plan hereto annexed and the Building Regulations, build and completely finish fit for occupation a building to be used as **EDUCATIONAL BUILDING** with all requisite drains and other proper conveniences thereto.

E) PLANTING OF TREES IN THE OPEN SPACE:

The Licensee shall at its own expenses within a period of one year from the date hereof plant trees in the open space on the periphery of the said land [one tree per 200 sq.mtr and one tree at a distance of 15 metres on the frontage of road or part thereof] and shall maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.

F) RATES AND TAXES

That he/she will pay all rates, taxes, charges claim and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

G) FEES OR SERVICE CHARGES TO BE PAID THE LICENSEE

That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder. In respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty



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days from the date of service on the Licensee of a notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrear of land revenue together with interest thereon at 12.5 per cent from the date of default in payment.

"All charges including rent, recurring fees, service charges due and payable by Licensee/Lessee, if not paid within time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

"All payments due and payable by Licensee/Lessee to the Grantor / Lessor, if not paid within prescribed time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

H] INDEMNITY

That he/she will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining building or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.

I] SANITATION

That he shall observe and conform, to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer and shall not, without the consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.

J] TO COMPLY WITH THE WATER [PREVENTION & CONTROL OF POLLUTION] ACT 1974 & AIR [PREVENTION & CONTROL OF POLLUTION] ACT 1981

The Licensee shall duly comply with the provisions of the Water [Prevention and Control of Pollution] Act, 1974 and Air [Prevention and Control of Pollution] Act 1981 and the rules made thereunder as also with any conditions which may from time to time, be imposed by the Maharashtra Pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise, howsoever, and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid

K] EXCAVATION

That he/she will not make any excavation upon any part of the said land nor remove any stone, earth, or other material therefrom except so far as may, in the opinion of the officer authorised by the Grantor, be necessary for the



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Medical Officer-GR-A,
GAZZETED OFFICER
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6. EXTENSION OF TIME.

Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein continued or may fix any extended period for the completion of the EDUCATIONAL BUILDING and the works for the said period mentioned in clause 3 [d] above as if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee to complete the EDUCATIONAL BUILDING and to accept a lease shall be taken to refer to such extended period.

7. GRANT OF LEASE

As soon as Executive Engineer has certified that the EDUCATIONAL BUILDING and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said land and the EDUCATIONAL BUILDING erected thereon for the term of Ninety five years from the date hereof at the yearly rent of Rupee one.

8. FORM OF LEASE

The Lease shall be prepared in duplicate in accordance with the form of lease set out in the Schedule hereunder written with such modification and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of the Agreement and its duplicate, also the lease and its duplicate shall be borne and paid by the Licensee alone.

9. NOTICE

All notices, consents and approvals to be given under the Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left or posted, addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

10. GRANTOR MAY ALTER ESTATE RULES

The Grantor may at any time and from time to time alter the layouts, Building Regulations, General Estate Regulations relating to the other parts of the estate of the Grantor of which the said land forms part and the Licensee shall have no right to require the enforcement thereof or any of them, any time against the Grantor or any person claiming under the Grantor.

11. MARGINAL NOTICES.

The marginal notes to not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

12. CONFLICT BETWEEN AGREEMENT AND RULES

Should there be any conflict between the terms contained in this Agreement and the terms contained in the Building Regulations set out in the Second

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Schedule and the General Estate Regulations hereunder written the former shall prevail.

18. For the purposes of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/ the Regional Officer/ the General Manager (Legal) the Area Manager and any other officer specially authorised by the Chief Executive Officer.

IN WITNESS WHEREOF SHRI. N. V. UMARJIKAR, the AREA MANAGER of the Maharashtra Industrial Development Corporation, for and on behalf of the aforesaid Maharashtra Industrial Development Corporation set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee has set his/her hand hereunto the day and year first above written.

FIRST SCHEDULE

[Description of Land]

All that piece of land known as Plot No. BGP - 192 in the PIMPRI Industrial Area, within village limits of Bhosari and within the limits of PIMPRI CHINCHWAD Municipal Corporation; Taluka - HAVELI, District PUNE containing by admeasurement 7809.00 Square Meters or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say -

On or towards the North by -	Plot No. BGP 190
On or towards the South by -	Plot No. T- 204
On or towards the East by -	MIDC ROAD
On or towards the West by -	NALA

SECOND SCHEDULE

[BUILDING REGULATION]

1. The Development control Rules of MIDC are applicable.
2. The periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road part thereof but within the demised premises.
3. The Licensee shall not use the land for any purpose except as a Educational Activities. It shall not be used for obnoxious industries, a list whereof is attached.
4. The Licensee shall obtain a No Objection Certificate from the Department of Environment / Maharashtra Pollution Control Board constituted under the Water [Prevention and control of Pollution] Act 1974 and Air [Prevention and control of Pollution] Act 1981 as regards water pollution as also air pollution and shall duly comply with the



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Medical Officer-GR-A,
GAZZETED OFFICER

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directions from time to time be issued by the said Department Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorised by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly prescribed and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorised by the Grantor shall allocate this obligation suitably.
7. Building plans in triplicate as Approved by the Executive Engineer, MIDC.

THIRD SCHEDULE
 [List of obnoxious Industries]

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine Manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxyline manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal or dead animals reductions, dumping or incineration.
18. Stock yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.



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26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

SIGNED, SEALED & DELIVERED by
SHRI N. V. UMARJIKAR
The AREA MANAGER of the within named
Maharashtra Industrial Development Corporation in
the presence of:-

1. C. K. More
2. S. P. Sonawane



AREA MANAGER
M.I.D.C., Pune-03

THE COMMON SEAL OF the above named Licensee

The common seal of within named
lessee i.e. M/S. PADMASHREE DR. D. Y. PATIL
PRATISHTAN
has pursuant to Resolution passed
its member in that behalf on the 2nd
day of December, 2005 affixed hereto in the
presence of

SHRI. Dr. D. D. Patil



TRUSTEE
DR. D. Y. PATIL PRATISHTHAN
PIMPRI, PUNE-411 013.

Trustee of the said Educational Institute
who, in token of having
affixed seal of the Educational Institute
has set their hand / have set their respective
hands hereto, in the presence of

1. Shri Pramod B. Patil
2. Shri Babasa R. Patil



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FOURTH SCHEDULE

[FORM OF LEASE]

THIS LEASE made at _____ the _____ day
Two Thousand _____

BETWEEN

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah III of 1962) and having its Principal Office at ORIENT House, Adi Marzban Path, Ballard Estate, Bombay - 400 038, herein after called 'the Lessor' [which expression shall, unless the context does not so admit, include its successors and assigns] of the One Part ;

AND

M/S. _____ a Company incorporated under the Indian Companies Act VII of 1913, Companies Act 1956 and having its registered office at _____ hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include its successor or successors in business and permitted assigns) of Other Part.



Details:

WHEREAS by an Agreement dated the _____ day of _____ 20 and made between the Lessor of the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

AND WHEREAS pursuant to the said Agreement the certificate of completion thereby contemplated has been granted :

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchyat rates or taxes which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. _____ approximately per annum.

NOW THIS LEASE WITNESSETH as follows:-

1. Description of Land:

In consideration of the premises and the sum of Rs. _____ [Rupees] paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessor ALL that piece of land known as plot No. _____ in the _____ Industrial Area, and within/outside the limits of _____ Municipal Council, within the Village limits _____ of Taluka and Registration sub-District _____ District and registration District _____ containing by admeasurement _____ square metres or thereabouts and more particularly described in the First Schedule here under written and



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show surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING Unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised [hereinafter referred to as "the demised premises"] unto the Lessee for the term of _____ years computed from the first day of _____ 19____ subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1968 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor [hereinafter referred to as "the Chief Executive Officer" which expression shall include and other Officer to whom the duties or function of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned] or as otherwise required the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

2. Covenants by the Lessees:

The Lessee with intent to bind all persons into whosoever hands the demised premises may come do hereby covenant with the Lessor as follows:

[a] To pay rent:

During the said term hereby created to pay unto the Lessor the said rent at the times on the days in manner hereinbefore appointed for payment hereof clear of all deduction

[b] To pay rates and taxes:

To pay all existing and future taxes, rates, assessments, and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

[c] To pay fees or service Charges:

Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of service charges as may from time to time prescribed by Government of Maharashtra under Maharashtra Industrial Development Act 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessor.

"All charges including rent, recurring fees, service charges due and payable by Licensee/Lessee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

"All payments due and payable by Licensee/Lessee to the Grantor / Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

[d] Not to excavate:



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Not to make any excavation upon any part of the said land hereby demised for the soil, stone, sand, gravel clay or both therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

[e] Not to erect beyond building line:

Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjunct thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

[f] Access road :

The Lessee having at his/her own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and conditions to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation in charge of said Industrial Area [hereinafter referred to as "Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned.]

[g] To comply with the provisions of Water [Prevention and control of Pollution] Act 1974 and Air Water [Prevention and control of Pollution] Act 1981:

The Lessee shall duly comply with the provisions of the water [Prevention and Control of Pollution] Act 1974 and Air [Prevention and Control of Pollution] Act 1981, and the rules made thereunder as also with any condition which may from time to time be imposed by the Maharashtra pollution control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste of otherwise howsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provisions or condition as aforesaid.

[h] To build as per agreement:

Not at any time during the period of this demise to erect any building erection or structure on any portion of the said land except in accordance with the said building Regulations set out in the second Schedule hereto.

[i] Plans to be submitted before building:

That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, Elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of in writing by the Executive Engineer, and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

[j] Indemnity:

To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining building or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be



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demanded by the Municipality or any Local Authority in respect of the said works. Of anything done under the authority herein contained.

[k] To Build according to rules:

Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all bye-laws, rules and regulations of the municipality Local Authority / Planning authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

[l] Sanitation :

To observe and conform to all rules, regulations and bye-laws of the Local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings, clean and good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

[m] Alterations:

That no alterations, or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer.

[n] To repair

Throughout the said term at the Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

[o] To enter and inspect:

To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into land upon the demised premises and to inspect to state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may be notice to the Lessee call upon him/her to execute the repairs and upon his/her failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

[p] Nuisance:

Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners occupiers or residents of other premises in the vicinity.



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[q] User:

To use the demised premises only for the purpose of a Educational and Educational Activities but not for the purpose of a factory for any of the obnoxious Industries specified in the annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part thereof for any other purpose not for the purpose of any factory which may be obnoxious, or offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibrations or fire-hazard, and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.

[r] Insurance :

To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term and said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

[s] Delivery of possession after expiration:

At the expiration or sooner determination of the said term quietly to deliver upto the Lessor, the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if he/she shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to himself/herself all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

[t] Not to assign;

Not to assign, underlet or part with the possession of the demised premises or any part thereof or any Interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent



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or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

(u) Assignments to be registered with the Lessor :

If the Lessee shall sell assign or part with the demised premises for the residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute, notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

(v) To Give preference in employment of labour :

In employing skilled and unskilled labour, the Lessee shall give first preference to the person who are able bodies and whose lands are acquired for the purpose of the said Industrial Area.

(w) Notice in case of death :

And the event of the death of the permitted assign or assigns of the Lessee being a natural person, the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

3. Recovery of Rent, Fees, Etc. as Land Revenue :

If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 [XLI of 1966]

4. Rent, Fees, etc. in arrear :

If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS: that except for non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.



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 Medical Officer - G.A.
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5. The Lessor hereby covenants with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part, contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6. **Registration of Estate Rules:**

The layout of the _____ Industrial area and the building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

7. **Renewal of Lease :**

If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of years on payment of premium as may be determined by the Lessor and with covenants provisions and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

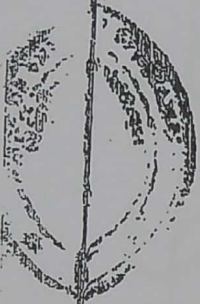
8. **Costs and charges to be borne by the Lessee :**

The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

9. **Marginal Notes :**

The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF SHRI _____, The General Manager (Legal) Regional Officer of Maharashtra Industrial Development Corporation has, for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the common Seal of the Corporation hereto on its behalf and their to the Lessee have set their respective the day and year first above written.



x *[Handwritten Signature]*



हवल - ९

१३६	१०	१०६
२००९		

[Handwritten Signature]
 Dr. MILIND V. SONAWANE
 Medical Officer - G.R.A.
 GAZZETED OFFICER
 Maharashtra Medical & Health Ser



हवल-९		
२५२	३६	०६
२०१५		

SECOND SCHEDULE
[Description of Land]

All that piece or parcel of known as Plot _____ in the _____ Industrial Area, within village limits of _____ and within the limits of Pimpri Municipal Council, Taluka _____ District Pimpri containing by admeasurement _____ Square Meters or thereabouts and bounded by red coloured lines on the plan annexed hereto, that is to say -

- On or towards the North by --
- On or towards the South by --
- On or towards the East by --
- On or towards the West by --

**SECOND SCHEDULE
[BUILDING REGULATIONS]**

1. The Development control Rules of MIDC are applicable.
2. The periphery of the plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 meters on the frontage of road part thereof but within the demised premises.
3. The licensee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.
4. The Licensee shall obtain a No. Objection Certificate from the Department of Environment / Maharashtra Pollution Control Board constituted under the Water [Prevention and control of Pollution] Act 1974 and Air [Prevention and control of Pollution] Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Department Board for the purpose of preventing any water or air pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorised by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly prescribed and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorised by the Grantor shall allocate this obligation suitably.
7. Building plans in triplicate as Approved by the Executive Engineer, MIDC.



हवल-९		
२३६	१६	२०
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Handwritten signature

Dr. MILINDA. COMAWANE
M.P. CHINCHWAD
GAZETTED OFFICER
Public Health Servs



हवल-९
 २५२ ३२८७
 १९ २०१५

THIRD SCHEDULE
 [of obnoxious industries]

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric, or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration, reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Cement manufacture.
7. Chlorine Manufacture.
8. Bleaching powder manufacture.
9. Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire-works.
11. Fat rendering.
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxyline manufacture.
15. Dye-stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or refining.
17. Garbage, offal of dead animals reductions, dumping or incineration.
18. Stock yard or slaughter of animals or fowls.
19. Tallow, grease of lard manufacture.
20. Tanning, curing or storage of raw hides or skins.
21. Wool pulling or scouring.
22. Yeast plant.
23. Paper and paper products.
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

SIGNED, SEALED & DELIVERED by
SHRI
 The REGIONAL OFFICER of the within named
 Maharashtra Industrial Development Corporation in
 the presence of:-

1. _____
2. _____



हवल-९
 २३६० १२१०८
 २००९

[Signature]
 Dr. MILIND S. MAWANE
 Medical Officer,
 GAZETTED OFFICER
 Maharashtra Medical & Health Service
 Pune



हवल-९		
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COMMON SEAL OF the above named Licensee

The common seal of within named
 lessee i.e.
 was pursuant to Resolution passed
 by its member in that behalf on the _____
 day of _____ 2007 affixed hereto in the
 presence of

Shri. _____

Trustee of the said Educational Institute
 who, in token of having
 affixed seal of the Educational Institute
 has set their hand / have set their respective
 hands hereto, in the presence of

1. श्री. जयलाल
 २३/०९/१५
2. श्री. राजेश
 २३/०९/१५

[Handwritten signature]



हवल-९		
२३६०	२०	२०
२००७		

[Handwritten signature]
 Dr. MILIND V. SONAWANE
 Medical Officer-GR-A,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune

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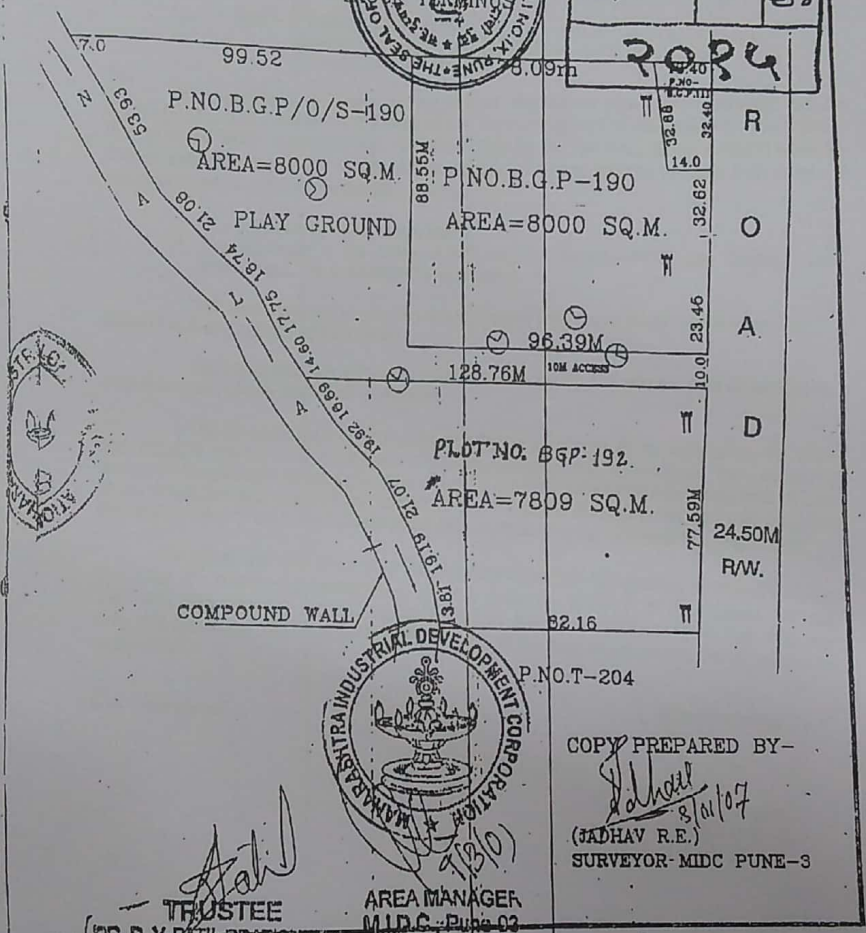
हवल - ९
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VILLAGE-BHOSARI TADA HAVELI (B/G-BLOCK)

DIST-PUNE. SCALE-1CM=100M.



हवल - ९
 २३७ २९ २०
 २०१५



COPY PREPARED BY-
(Signature)
 8/11/07
 (JADHAV R.E.)
 SURVEYOR-MIDC PUNE-3

(Signature)
 TRUSTEE
 DR. D.Y. DAIL PRATISHTHAN
 PIMPRI, PUNE-411 018.

AREA MANAGER
 MIDC, Pune-03

(Signature)
 Dr. MILIND V. SONAWANE
 Medical Officer-GR-A
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune

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हवल - ९		
२५२	०२	६०
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BY R.P.D.
No. MIDC/ROP/ 1820

Regional Office,
Jog Center, 2nd Floor
Wakadewadi, Pune -3,
Date :

9 MAR 2007

To,
Dr. D.Y. Patil Pratishthan,
Opp. H.A. Ltd;
Sant Tukaram Nagar,
Pimpri, Pune 411018.

Sub :- Pimpri Industrial Area.
Execution of Agreement to Lease
in respect of Plot No. BGP 192.

Sir,
The Agreement to lease in respect of the above has been executed on the 07/03/07. The Agreement to Lease has to be Sub-Registered of Assurance for the propose of registration within a specific time limit prescribed by the law (viz., within 4 month from the date of execution of the documents) We would request you to arrange to lodge both copies of the Agreement to Lease for registration making-

- 1) The original returnable to you and
- 2) The duplicate to the office of the Regional Office, MIDC, Jog Center Floor, Wakadewadi, Pune-Mumbai Road, Pune-3.

We would request you to take two witnesses with you at the time of Registration before the Sub-Registrar of Assurance.

We would also request you to intimate to use the Sr. No. and the date on which the documents have been lodged for registration.

The Government in the Revenue and Forest and Deptt. By its Notification No. RGN-2001/328/CR 93/M-1 date 14 August 2002 has exempted the undersigned from appearing before the Registration of the Agreement to Lease and such other incidental document. A copy of the notification has already been sent to the Sub-Registrar of Assurance. You may bring this fact to the notice of the Sub-Registrar at the time of presenting the document for registration.

We inform you that the Income-Tax authorities have already granted us exemption from producing the Income-Tax certificate as request under Se. 230-A () of the Income Tax Act, 1961 (vide their letter No. B.G/H.C/GF/COORD/80-81 dated the 19th Feb. 1981. You may also bring this fact to the notice of the Sub-Registration at the time of presenting the document for registration.

Encl. - As above.

Yours Faithfully,

Area Manager,
MIDC, Pune-3.



हवल - ९		
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Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Service
Pune Scanned by Ca



हवल-९
 २०१५

दस्त गोधवारा भाग - 2

हवल
 दस्त क्रमांक (2380/2007)
 20/10

दस्त क्र. [हवल-5-2380-2007] चा गोधवारा
 याजार मुल्य : 37015000 गोधवारा 740500 भरलेले मुद्रांक शुल्क : 1850750

पावरी क्र.: 2415 दिनांक: 14/03/2007
 पावरीचे वर्णन
 नांव: पद्मश्री डॉ. डी.वाय. पाटील प्रतिष्ठान तर्फे
 ट्रस्टी डॉ. डी.डी. पाटील

दस्त हजर केल्याचा दिनांक : 14/03/2007 03:46 PM
 निष्पादनाचा दिनांक : 09/03/2007
 दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
 480 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
 (अ. 11(2)),
 उजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी

दस्ता/चा प्रकार : 36) माडेपट्टा
 शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 14/03/2007 03:45 PM
 शिक्षा क्र. 2 ची वेळ : (फी) 14/03/2007 03:45 PM
 शिक्षा क्र. 3 ची वेळ : (फायली) 14/03/2007 03:48 PM
 शिक्षा क्र. 4 ची वेळ : (ओळख) 14/03/2007 03:48 PM

30480: एकूण

दस्त नोंद केल्याचा दिनांक : 14/03/2007 03:48 PM

दु. निबंधकाची सही, हवेली 5 (पिंपरी)

ओळख :
 खालील सूचन असे निघेदीत करतात की, या निघेदीत
 व त्यांची ओळख पटवितात.

- 1) राजा एम कदम, घर/प्लॉट नं.:
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं.: -
 पेट/बसाहत: पिंपरी
 शहर/गाव: पुणे
 तालुका: -
 पिन: -
- 2) दीपक सी शिवशरण, घर/प्लॉट नं.: सदर
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं.: -
 पेट/बसाहत: -
 शहर/गाव: -
 तालुका: -
 पिन: -



पहिल्या पुस्तकाचे
 क्रमांक 2380/07 वर
 नोंदला.

दुय्यम निबंधक
 दिनांक 98 माहे 3
 सन २००७

दु. निबंधकाची सही
 हवेली 5 (पिंपरी)



Dr. MILIND V. SONAWANE
 Medical Officer-GRA,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune



हवल-९
२०१५

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Telephone No. (020) 27472219, Fax No. (020) 27474568, E-mail : corpnodal@midcindia.org, Website : www.midcindia.org
M.I.D.C. Office : Executive Engineer, MIDC, Civil Division, Telco Road, Near Chinchwad Station, Chinchwad, Pune 19.

BUILDING COMPLETION CERTIFICATE

This is to certify that Dr. D. Y. Patil Vidyapeeth Society allottee of Plot No. BGP-192 of "BG" Block In Pimpri Chinchwad Industrial Area have completed the Educational building work on the above said Plot in accordance with building Plans approved vide this Office letter No. D-65392 Dt. 24/12/2014 through the Licensed Architect/Surveyor/Engineer Shri.Pramod Beri Regd. No. CA/76/2745

Details of units constructed are as given below :-

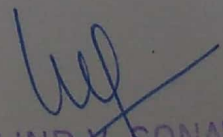
1. Name of allottee : Dr. D. Y. Patil Vidyapeeth Society
2. Plot No. & Block : Plot No. BGP-192 'BG' Block
3. Plot area in Sq/M. : 7809.00 M2
4. Date of Possession : 21/12/2006
5. Approval of Plans : Approval No. - D-65392

Built up area in Sq.M.

Lower ground = 721.52 M2
G.F. = 1909.96 M2
F.F. = 1793.95 M2
S. F. = 1897.32 M2
T. F. = 1897.32 M2
F. F. = 1897.32 M2
F. F. = 1325.86 M2

Date :- 24/12/2014

- | | |
|--|--------------------------|
| 6. Position of construction on the site as on 30/12/2014 | <u>11443.25 M2</u> |
| a) Built up area complete in all respect. (in Sq.M.) | <u>11443.25 M2</u> |
| b) Area under construction (in Sq.M.) | <u>Nil</u> |
| c) Open area (Sq.M.) on Ground. | <u>5899.04 M2</u> |
| 7) Remarks of the Ex. Engineer regarding observation of D.C. rules | As per approved drawings |
| 8. Area that could be considered as built up area (Sq.M.) | <u>11443.25 M2</u> |


Dr. MILIND V. SONAWANE
Medical Officer-GRA,
GAZETED OFFICER
Maharashtra Medical & Health Service
Pune



हवल-९	
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9. Actual utilisation of plot 11443.25 Sgm out of which _____ M2 existing for which B.C.C. is issued vide this office/PCMC/letter No _____ dt. _____ In the form of utilisation of F.S.I.

1.46



R.S. / Shri 31/12/14
Special Planning Authority
And Executive Engineer,
MIDC, Civil Division
Chinchwad, Pune -19.

07595
No. TB-III/ Plans/IFMS/ / of 2014
Office of the Executive Engineer.
M.I.D.C., Civil Division,
Chinchwad, Pune - 411 019.

Date :- 31/12/14

* Copy F.W.Cs. to Dr. D. Y. Patil Vidyapeeth Society
Plot No. No. BGP-192, BG Block, MIDC,
Pimpri Chinchwad Indl. Area.

* Copy f.w.cs. to Shri. Pramod Beri
Beri Architect Engineers Pvt. Ltd.
Kolhapur.

- * Copy submitted to the Jt. C.E.O., MIDC, Marol Indl. Area, Mumbai - 93 for information please.
- Copy f.w.cs. to the Regional Officer, MIDC, Jog Centre, Wakadewadi, Pune - 5, for information.
- * Copy f.w. cs. to the City Engineer, P.C.M.C., Pimpri Pune - 17, for information.
- Copy f.w.cs to the Addl. Commissioner, Property tax, PCMC, Pimpri Pune 18 for information.
- Copy to Dy. Engineer (Civil) Sub Dn. Chinchwad for information.
- Copy to Guard file.

[Signature]
Dr. MILIND V. SONAWANE
Medical Officer-GRA,
GAZZETED OFFICER
Maharashtra Medical & Health Service



हवल-९		
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२०१५		

DR. D. Y. PATIL VIDYAPEETH SOCIETY

Flat No. 101, Shri Motisagar Apartment,
S. No. 473A, G.G. Thakkar Road, Pune - 411 001

Extract of resolution passed in the Governing Body Meeting of Dr. D. Y. Patil Vidyapeeth Society Held on 21st October 2014 at registered office, Pune

Subject No. 04 -

To discussed and decided about executing the Final Lease Deed of plot No. BGP - 192 situated at Pimpri Industrial area, Bhosari, Pune with Maharashtra Industrial Development Corporation (M.I.D.C.)

Resolution :-

It is hereby resolved that, Final Lease Deed with respect to plot No. BGP- 192, situated at Pimpri Industrial area, Bhosari, Pune shall be executed with Maharashtra Industrial Development Corporation (M.I.D.C.). Hon'ble President Dr. Prasad D. Patil and/or Secretary Mr. Somnath P. Patil are authorised to sign, execute and to take all necessary steps on behalf of the Society.

Proposed By :- Mrs. Smita Y. Jadhav

Seconded By :- Mr. S. K. Patil

Resolution passed unanimously by all members.

True Copy

Mr. Somnath P. Patil
(Secretary)

Dr. MILIND V. SONAWANE

Medical Officer-GR-A,

GAZZETED OFFICER

Maharashtra Medical & Health Service

Pune
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. ROPI/ 12248

Regional Office, Pune,
2nd Floor, Jog Center,
Mumbai Pune Highway,
Near Bajaj Showroom,
Pune 411003.
Date :

9 DEC 2010

To,
Padmashree Dr. D. Y. Patil Pratishthan,
Pimpri, Pune-18.

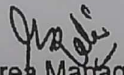
Sub :- Pimpri Industrial Area.
Plot No. BGP-190, BGP-190 (O.S.) & BGP-192
Transfer.

Ref :- Your application dated 19.11.2010.

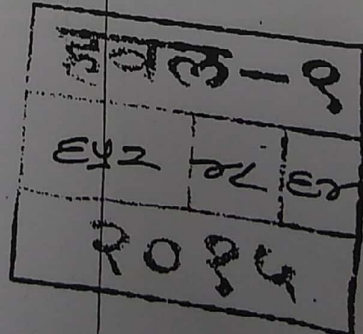
Sirs,

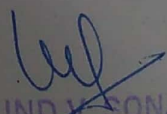
Since you have paid Rs. 5,95,300/- towards Standard Transfer Fee, this office has transferred the plots (Plot No. BGP-190, admeasuring 8000 sq.mtr. BGP-190 (O.S.) admeasuring 8000 sq.mtr & BGP-192 admeasuring 7809 sq.mtr Pimpri Industrial Area) from Padmashree Dr. D. Y. Patil Pratishthan's Medical Colleges & Padmashree Dr. D. Y. Patil Pratishthan having registration No. E/ 1175 (Kolhapur) To Dr. D. Y. Patil Vidyapeeth Society bearing Registration No. F/23808 (Pune) as per the Judgment and Order passed by the Hon. Jt. Charity Commissioner, Kolhapur in application No. 34/08, dt. 22/10/2009 and on your request and on perusal of the Registration Certificate issued by Assistant Charity Commissioner, Pune.

Yours faithfully,


Area Manager,
MIDC, Pune-3. o/c for file P

Copy submitted to The Executive Engineer, MIDC Civil Division, Chinchwad, Pune
19 for favour of information please.
Copy to Dr. D. Y. Patil Vidyapeeth Society, Pune.




Dr. MILIND V. SONAWANE
Medical Officer-GRA,
GAZZETED OFFICER
Maharashtra Medical & Health Service
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MIDC



ROP/MIDC/ 6966 109.

Regional Office,
MIDC Jog Center,
Mumbai-Pune Highway,
Wakadewadi, Pune -03.
Date - 17.11.2009.

To,
Dr.D. Y. Patil Pratishthan
Pimpri, Pune 411018.

Subject:- Pimpri Industrial Area
Plot No: BGP-190, BGP-190 (O.S.) & BGP-192
NOC for change of name

Ref :- Your letter dated 05.11.2009.

Sir,

In pursuance to the Hon. Jt. Charity Commissioner, Kolhapur Region, Kolhapur's order dated 22.10.2009, MIDC has No Objection to change name of the trust in respect of the Plot No. BGP 190, BGP 190 (open Space), BGP 192 from Dr. D. Y. Patil Pratishthan, Pimpri, Pune to Dr. D. Y. Patil Global Education Society, Pune.

Thanking you,



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Received
Dr. D. Y. Patil
Pratishthan

Yours faithfully,

[Signature]
Area Manager
MIDC, Pune-03.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Regional Office : Jog Centre, 2nd Floor, Wakadewadi, Pune - 3. Tel. : 25819444/5, Fax : 25819446
E-mail : ropune@midcindia.org Visit us at : www.midcindia.org www.maharashtrairtparks.com

[Signature]
Dr. MILIND V. SONAWANE
Medical Officer-CR-A,
GAZZETED OFFICER

Maharashtra Medical & Health

के. जे. अ. प्रमा. 80/2010, मंजूर
 दि. 15/10/2010 अन्वये मा. सं. 303/ए (2) [विभाग-व, भा. (पु. सा. वि.) 2-2-प.
 पु. सा. वि. आदे रोगीये नोंदणी करणे
 अर्जात आली.
 संख्या 95-90-2096
 सं. 303/ए (2)

Nº 042137



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नोंदणी प्रमाणपत्र

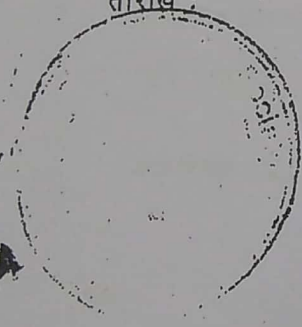
संस्था नोंदणी अधिनियम, १८६०
 (१८६० चा अधिनियम २१)

नोंदणी क्रमांक : 9 APR 2008

याद्वारे असे प्रमाणित करण्यात येते की, डा. जी. व. पाटील **विद्यार्थी**

संस्थेचे सोसायटी फॉर्म नं. १०१, श्री. मोती सागर अपार्टमेंट
स. न. ४०३/ए जी. जी. ठुकर रोड, फ्लो-१
 खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम २१) अन्वये
 योग्यरित्या नोंदणी करण्यात आली. डॉ. प्रसाद जी. पाटील

तारीख : 29 APR 2008 रोजी माझ्या सहीनिशी दिले.



[Signature]
 संस्थांचे सहायक निबंधक,

विभाग.
 पुणे विभाग, पुणे

[Signature]
 Dr. MILIND V. SONAWANE
 Medical Officer-GRA,
 GAZETED OFFICER
 Maharashtra State Health Service



बदल-९
 EY2 43 EY
 २०१५

किरकोळ अर्ज क्र ८०/१० व नि. अर्ज क्र १०१/१०
 बदल अर्ज क्र १०६९/१० मंजूर
 दि - १५-१०-१० मा. स. घ. प्र. २
 चांदी बदल अर्ज मंजूर केलेचे
 नावात बदल केला.

[विशेष-ध.अ./मु.सा.वि./२म.

Asstt. Charity Commissioner
 Pune Region, Pune



054

नोंदणी प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आजू-मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम २९) या अन्य विभागात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव डॉ. डी. वाय. धार्तिकीक शिक्षणपीठ
 सोसायटी, फ्लॉट नं १०१, सी. मोती प्रभाकर, स. नं. ५५३/१८, सी. डी.
 सार्वजनिक विश्वस्तव्यवस्थाच्या नोंदणी पुस्तकातील क्रमांक उकर मंडळ मुंबई १
 डॉ. वी. डी. धार्तिकी F-23808 (मुंबई)
 यास प्रमाणपत्र दिले.

आज दिनांक २७.६.०८ रोजी याच्या सहीनिशी दिले.

शेवका

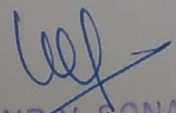


Sd/-
 Asstt. Charity Commissioner
 Pune Region, Pune

Dr. MILIND V. SONAWANE
 Medical Officer-CR-A,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
 Pune



०-१२३४	
५००५	५००५


Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Services

INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)
3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange,
Baner, Pune - 411 045.



Dear Sir / Madam

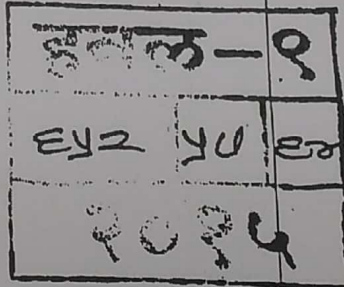
PAN:

AATPD4818L

Your request for change in details in PAN data has been processed as per change/correction form submitted by you.

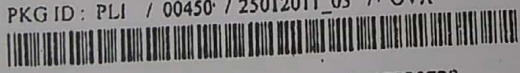
We wish to inform you that quoting of PAN on return of income tax and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN on all communications with the department as it helps to improve taxpayer service.

Income Tax Department maintains a website : www.incometaxindia.gov.in for providing information and services to citizens. This site also contains detailed information of PAN.



Income Tax Department

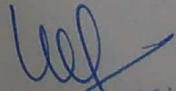
PKG ID: PLI / 00450 / 25012011_03 / OVX



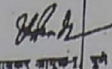
PNE / 61 / 706002010232361121 / 47780728

DHANAJI KRISHNA DESAI

B 4/104, SWAPNA NAGARI CO OP SOCIETY,
OPP ANNASAHEB MAGAR STADIUM, UDYAMNAGAR PIMPRI, PUNE,
MAHARASHTRA - 411018
TEL. NO.: 91 - 9822781999


Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Services
Pune

(This being a computer-generated letter, no signatures are required)

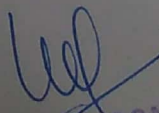
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABFPP6714J
 नाम / NAME
PRAMOD BAJIRAO PATIL
 पिता का नाम / FATHER'S NAME
BAJIRAO KRISHNAJI PATIL
 जन्म तिथि / DATE OF BIRTH
27-06-1966
 हस्ताक्षर / SIGNATURE

 आयकर आयुक्त-1, पुणे
 Commissioner of Income-tax I, Pune



१०८-९
 ६५२ ५८ ६०
 २०१५

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त I पुणे,
 "प्राधिकार भवन" (अनुसंग भवन),
 60/61, एरान्दवाणे, कर्वे रोड,
 पुणे - 411 004.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-tax - I Pune,
 "Pradhikar Sadan" (Annexe Building),
 60/61, Erandwane, Karve Road,
 Pune - 411 004.


 Dr. MILIND V. SONAWANE
 Medical Officer-GR-A,
 GAZZETED OFFICER
 Maharashtra Medical & Health Service
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ADVOCATE
**Bar Council of
 Maharashtra & Goa**
 HIGH COURT, BOMBAY



Name : JAGTAP ABHAYKUMAR MADHUKAR
 Residence : PUNE, Dist. PUNE
 Roll No. : MAH/1049/1990
 Enrolled On : 27-07-1990
 Date Of Birth : 08-07-1964
 35261 B0000022483

Alsingh

CHAIRMAN



हवल-९
 EY2 E3 E8
 २०१५

IN CASE OF MISUSE OF THIS IDENTITY CARD,
 DISCIPLINARY ACTION SHALL BE TAKEN.

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 FOR WHATEVER REASONS OR IF HIS NAME IS
 TRANSFERRED TO ANOTHER STATE, THIS CARD
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IF IT IS LOST, THE SAME SHOULD BE REPORTED TO
 THE BAR COUNCIL IMMEDIATELY:

BAR COUNCIL OF MAHARASHTRA & GOA
 HIGH COURT EXTENSION, FORT, BOMBAY - 400 032.
 TEL : 2265 6567, 2267 7608, www.barcouncilmahgoa.org

Dr. Milind V. Sonawane
 Medical Officer-GR-A,
 GAZETTED OFFICER
 Maharashtra Medical & Health Service
 Pune

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Summary-2(दस्त गोषवारा भाग - २)

9/652

शुक्रवार, 23 जानेवारी 2015 4:50 म.नं.

दस्त गोषवारा भाग-1

हवल९

ER/ER

दस्त क्रमांक: 652/2015

दस्त क्रमांक: हवल९ /652/2015

बाजार मुल्य: रु. 3,70,15,000/- मोबदला: रु. 7,40,500/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. हवल९ यांचे कार्यालयात

पावती:747

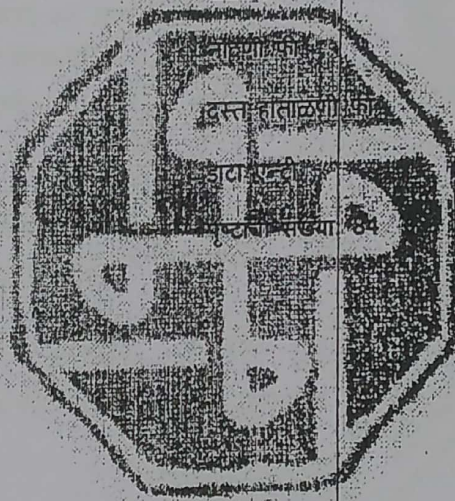
पावती दिनांक: 23/01/2015

अ. क्रं. 652 वर दि.23-01-2015

सादरकरणाचे नाव: एम आय डी सी पुणे तर्फे रिजिनल
ऑफिसर श्री ए डी चव्हाण

रोजी 4:46 म.नं. वा. हजर केला.

दस्त हजर करणाऱ्याची सही:



रु. 100.00

रु. 1680.00

रु. 20.00

एकुण: 1800.00

सह दुय्यम निबंधक, हवेली-9

सह दुय्यम निबंधक, हवेली-9

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिकका क्रं. 1 23 / 01 / 2015 04 : 37 : 11 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 23 / 01 / 2015 04 : 39 : 10 PM ची वेळ: (सादरीकरण)



Dr. MILIND V. SONAWANE
Medical Officer-G.R.A.
GAZZETED OFFICER
Maharashtra Medical & Health Service
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23/01/2015 4 55:00 PM

दस्त गोपवारा भाग-2

हवल 9 EB/EB

दस्त क्रमांक:652/2015

दस्त क्रमांक :हवल9/652/2015

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डॉ. डी. वाय. पाटील विद्यापीठ सोसायटी तर्फे प्रेसिडेंट डॉ. प्रसाद डी पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: श्री मोतीसागर अपार्टमेंट स.नं. 473 ए , जी जी ठक्कर रोड पुणे , . . पॅन नंबर:ABFPP2109K	भाडेकरू वय :-61 स्वीक्षरी:-		
2	नाव:एम आय डी सी पुणे तर्फे रिजनल ऑफिसर श्री ए डी चव्हाण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: उद्योग सारथी एम आय डी सी मरोळ इंडस्ट्रीयल एरिया महाकाली मार्ग, रोड अंधेरी इस्ट मुंबई महाराष्ट्र , . . पॅन नंबर:	मालक वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिवका क्र.3 ची वेळ:23 / 01 / 2015 04:40:06 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तींचा ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:श्री प्रमोद बी पाटील
वय:48
पत्ता:सुखवानी पार्क पिंपरी पुणे
पिन कोड:411018

2 नाव:श्री डी के देसाई
वय:57
पत्ता:स्वप्न नगरी पिंपरी
पिन कोड:411018



छायाचित्र

अंगठ्याचा ठसा



खालील पक्षकाराची कबुली उपलब्ध आहे .

Dr. MILIND V. SONAWANE

Medical Officer-GA,
GAZZETED OFFICER
Maharashtra Medical & Health Service
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Summary-2(दस्त गोषवारा भाग - २)

अनु क्र. पक्षकाराचे नाव व पत्ता

एम आय डी सी पुणे तर्फे रिजनल ऑफिसर श्री ए डी :चव्हाण

1 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: उद्योग सारथी एम आय डी सी मरोळ इंडस्ट्रीयल एरिया
महाकाली मार्ग, रोड नं: अंधेरी इस्ट मुंबई महाराष्ट्र , . .

शिकका क्र.4 ची वेळ:23 / 01 / 2015 04 : 40 : 16 PM

सह दुय्यम निबंधक हवेली-9

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652 /2015

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प्रमाणित करण्यात येते की,
या दस्तास एकूण २ पृष्ठे आहेत.

सह.दुय्यम निबंधक (वर्ग २) हवेली क्र ९

पहिले नंबरचे पुस्तकात
२ नंबरी नोंदला

सह दुय्यम निबंधक हवेली क्र.९

दिनांक 23/1 /20१५



Dr. MILIND V. SONAWANE
Medical Officer-GR-A,
GAZZETED OFFICER
Maharashtra Medical & Health Services
Pune