



Monday, December 04, 2006

10:19:58 AM

Original

नोंदणी 39 प.

Regn. 39 M

पावती

पावती क्र. : 6195

गावाचे नाव कुरकमारी

दिनांक 02/12/2006

दस्तऐवजाचा अनुक्रमांक हगन - 06194 - 2006

दस्ता ऐवजाचा प्रकार माडेपट्टा

सादर करणाराचे नाव: गे. भाऊसाहेब मुळक चरिटेबल ट्रस्ट तर्फे चेअरमन श्री. भाऊसाहेब गोविंदराव मुळक

नोंदणी फी :- 19860.00

नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (अ. 11(2)), :- 640.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)

एकूण रु. 20500.00

आपणास हा दस्त अंदाजे 6:15PM ह्या वेळेस मिळेल

दुय्यम निबंधक
हिंगणा

बाजार मूल्य: 1984500 रु. मोबदला: 1205000 रु.

भरलेले मुद्रांक शुल्क: 59535 रु.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

POSSESSION RECEIPT

I, A.R. Nimkarde, Surveyor on behalf of the
Maharashtra Industrial Development Corporation, and Shri B.A. Mulak,
Chairman of Bhausaheb Mulak Charitable Trust Nagpur
this day respectively handed over and taken over the possession of Plot No. P-73
admeasuring 22050 = 00 sq.mtrs. from the Butibari
Industrial Area; District Nagpur after showing actual measurement
and demarcation of Plot on the site.

Handed over by:

A.R. Nimkarde

~~Head~~ Surveyor
Regional Office.
NAGPUR



Taken over by:

Bhausaheb Mulak
Chairman of Bhausaheb Mulak Charitable Trust Nagpur

Place :- Turaknasi

Date :- 09-01-2007

3
BANK OF INDIA
Kargway, S.V. Patel Marg, Nagpur-466001

MIRCS 60766
187652
NOV 22 2006
16.00595357
INDIA STAMP DUTY



60766-02/1106
MIDC
Nagpur
59857-1106
APN Northward
five hundred forty
five only

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E98/1008
9/32



AGREEMENT TO LEASE

[Signature]
AN AGREEMENT made at Nagpur the
28th day of November Two Thousand Six
BETWEEN THE MAHARASHTRA INDUSTRIAL
DEVELOPMENT CORPORATION a Corporation constituted
under the Maharashtra Industrial Development Act, 1961
(Mah.- III of 1962) and having Principal Office at Orient
House, Adi Marzban Path, Ballard Estate, Bombay -400 038,
hereinafter called "the Grantor" (which expression shall,
unless the context does not admit, include its successors
and assigns) of the One Part AND M/S BHAUSAHEB
MULAK CHARITABLE TRUST, NAGPUR a Registered
charitable Trust vide Reg.No.1740 (Nagpur) @ NAGPUR
dated 31/10/2002 at the office at Assistant Charitable
Commissioner, Nagpur and having its office at 140 "Rajvilla"

[Signature]
AREA MANAGER
MIDC, NAGPUR

Chairman
[Signature]
Chairman

Khamla Road, NAGPUR-440 025 (M.S) through its Chairman hereinafter called "the Licensee" (which expression shall unless the context does not so admit include their survivors or survivor and the heirs, executors administrators and permitted assigns of such last heirs executors administrators and permitted assigns) of the Other Part.

Recitals :

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

AND WHEREAS, before signing this Agreement, the Licensee have paid to the Chief Executive Officer Maharashtra Industrial Development Corporation, Bombay (hereinafter called "the Chief Executive Officer"), the sum of Rs. 12,05,000/- (Rupees Twelve Lacs Five Thousand Only) being the amount of premium payable by the Licensee.

AND where as for the purpose of stamp duty recurring charges such as Government revenue / Grantors share of cesses and the owner's shares of Municipal / Village Panchyat rates of taxes which the Licensee has agreed to bear and pay under these present although by law recoverable from the Grantors has been estimated at Rs. 12050/- approximately per annum

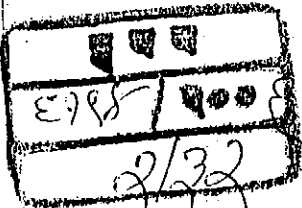
NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS

Grant of Licence :

1. During the period of 5 years (Five years) from the date of possession the Licensee shall have License and authority only to enter upon the place 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 building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is herein after referred to the Licensee shall be deemed to be bare Licensee only of the premises at the same rent and subject to the same terms as if the Lease had been actually executed.

Not to Demise :

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised of 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 construction of Educational Building for performing this Agreement.



[Signature]
AREA MANAGER
MIDC, NAGPUR

[Signature]
Chairman

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

Submission of plans for approval :

(a) That they will within **5 (Five) years** from the date of possession submit to the Executive Engineer Maharashtra Industrial Development Corporation, in-charge of the said industrial area (hereinafter called "the Executive Engineer" 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 no objection to the specifications plans elevations, sections and details of the construction of shop approved by the Local Authority / Planning Authority hereby agreed by the Licensee to be erected on the said land and the Licensee shall at his own cost and as often as they may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the Executive Engineer 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 Licensee shall sign and leave with him three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Executive Engineer.

Fencing during construction :

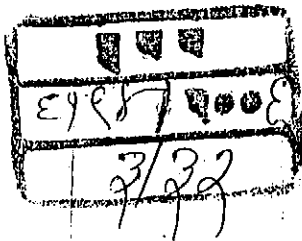
(b) The said plot of land shall be fenced in during construction by the Licensee at his expense in every respect.

No work to begin until plans are approved :

(c) 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 a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations and the said plans and elevations shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

Time limit for commencement and completion of construction work :

(d) That they will within a period of **5 (Five) years** from the date of possession commence, and within a period of **Five years** from the said date at their own expense and in a substantial and workman like manner and with new and sound material and in compliance with all Municipal rules bye - laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and



[Signature]
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MIDC, NAGPUR

Shrawanji Math Charitable Trust
[Signature]
Chairman

specifications to the satisfaction of the Executive Engineer and conformably to the building lines marked on the plan hereto annexed and the Building Regulations set out in the Second Schedule here underwritten, build and completely finish fit for occupation a building to be used for **Educational** purpose with all requisite drains and other proper conveniences thereto.

Planting of Trees in the Open space :

(e) The Licensee shall at their 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. meters. And one tree at a distance of 15 meters 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.

Rates and Taxes :

(f) That they will pay all rates, taxes, charges, claims and out goings chargeable against an owner or occupier in respect of the said land and any building erected thereon.

Fees or Service Charges to be paid by the licensee :

(g) 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 days from the date of service on the Licensee of a notices in that behalf such recurring fees or service charges may be recovered from the Licensees as an arrears of land revenue together with interest thereon at **12.50 per cent** from the date of default in payment. The Licensee shall pay to the Grantor Service Charges of Rs.33,075/- approximately per annum as per the rules thereof.

Indemnity :

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

Sanitation :

(i) That they will 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

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AREA MANAGER
MIDC, NAGPUR

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Chairman

provide sufficient latrine, accommodation and other sanitary arrangement for the laborers and workmen employed during the construction of the building 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.

To comply with the provisions of water prevention & Control of pollution Act 1974 The (Prevention & Control of Pollution) Act.1981 and the Environment (Protection) Act.1986 and amendments issued from time to time. :

j) (i) The Licensee shall duly comply with the provision of the Water (Prevention & Control of pollution) Act., 1981 and the Environment (Protection) Act.,1980 and amendments issued from time to time and the rules made there-under 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 Licensee against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

(ii) The Licensee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria / Rules and Regulations prescribed for the disposal of Effluent and produce the proof thereof to the Grantor

Excavation :

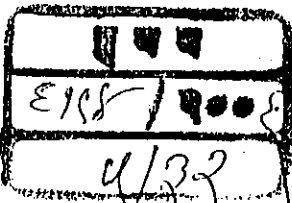
(k) That the Licensee will not make any excavation upon any part of the said land nor remove any stone, earth, or other materials therefrom except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Excavation :

(k) That they will not make any excavation upon any part of the said land nor remove any stone, earth, or other materials therefrom except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Insurance :

(l) That they will as soon as any building to be erected on the said land shall be roofed insure and keep insured the



[Signature]
AREA MANAGER
MIDC, NAGPUR

[Signature]
Chairman

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..

Benefit of agreement not assignable :

(m) That they will not directly or indirectly transfer, assign sell, encumber or part with their 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 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 they may in his absolute discretion think fit.

Nuisance :

(n) (i) 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.

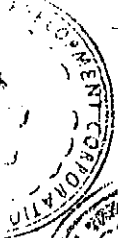
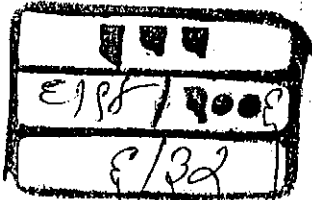
(ii) That the Licensee shall not at any time to do cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid effluvia, dust smocks, 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, Central Pollution Control Board and Ministry of Environment & Forest, Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour liquid - effluvia dust smocks, gas or otherwise howsoever.

Access Road :

(o) That they shall at their 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.

Preference in Employment of Labour :

7 (A) It shall be the condition of this Agreement that the Licensee shall not claim any donation or other pecuniary benefit or any other amount whatsoever in cases where the children & relatives of employees of the Corporation are sought to be enrolled excepting the regular fees payable by all other students.



Maharashtra State Corporation Trust
B. P. ...

[Signature]
AREA MANAGER
MIDC, NAGPUR.

Maharashtra State Corporation Trust
[Signature]
Chairman

Licensee / Lessees and the general qualifications of the local labour"

Power to terminate Agreement:

4. Should the Executive Engineer not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time herein before stipulated the Chief Executive Officer may by notice in writing to the Licensee terminate this Agreement and if possession as a Licensee 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.

Power of Grantor :

5. Until the construction works of 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:

To Enter and Inspect:

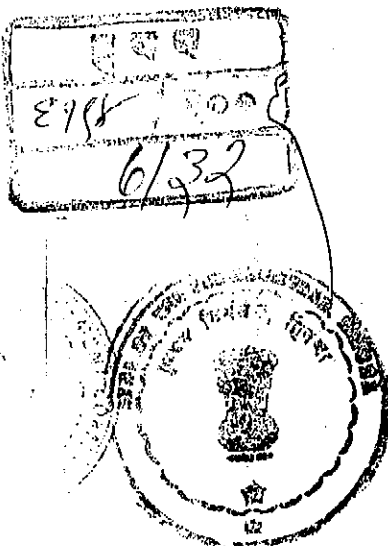
(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

To Resume Land:

(b) (i) In case the Licensee shall fail to complete the construction work of Educational Building within the time aforesaid and in accordance with the stipulations herein before 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 herein above provided or shall fail to observe any of the stipulation on their 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 payment 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 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 conditions of the grant

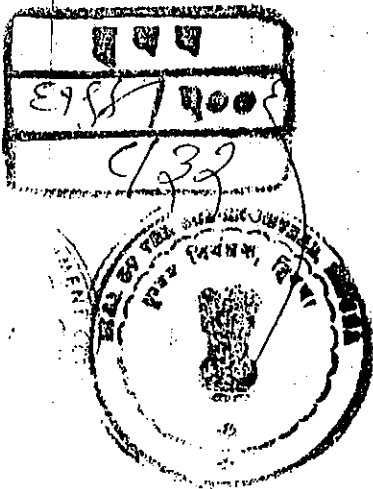


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AREA MANAGER
MIDC, NAGPUR.

Shauharabhai Mulla Charitable Trust
[Signature]

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 material 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 material) 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.



Extension of time :

6. 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 Agreement herein contained or may fix any extended period for the completion of the construction work of Educational Building and the works for the said period mentioned in clause 3(d) above 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 and thereupon the obligation hereunder of the Licensee to complete the construction work of Building and to accept a lease shall be taken to refer to such extended period.

Grant of Lease :

7. As soon as the Executive Engineer has certified that the construction of Building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein before 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 General Stores erected thereon for the term of 95 (Ninety-Five) years from the date hereof at the yearly rent of Rupee one

Form of Lease :

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

Notice :

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or

[Signature]
AREA MANAGER
MIDC, NAGPUR

[Signature]
Chairman

any other Officer authorized by him and any notice to be given to the Licensees 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 of 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

Grantor may alter Estate Rules :

10. 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 at any time against the Grantor or any person claiming under the Grantor

Marginal Notes :

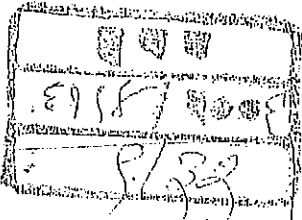
11. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

Conflict between Agreement & Rules :

12. 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 Schedule and the General Estate Regulation hereunder written the former shall prevail.

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

IN WITNESS WHEREOF SHRI GULABRAO B. JAMBHULKAR Area Manager of the Maharashtra Industrial Development Corporation has 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 Licensees have set their respective hands hereunto the day and year first above written



[Signature]
AREA MANAGER
MIDCO, NAGPUR

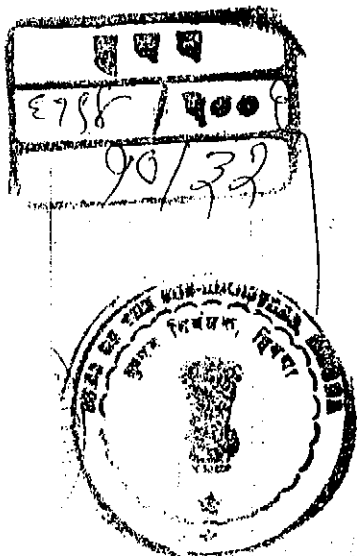
Maharashtra Industrial Development Corporation
[Signature]
Chairman

FIRST SCHEDULE

(Description of Land)

All that piece of land known as PLOT NO. P - 73 in the BUTIBORI INDUSTRIAL AREA within the Village limits TURAKMARI and outside the limits of NAGPUR Municipal Council / Corporation, Taluka : HINGNA and District : NAGPUR containing by admeasurement 22050.00 Square Meters or thereabouts and bounded as follows, that is to say, :-

- On or towards the North by : 25.0 MTRS. ROAD / W.
 On or towards the South by : 30.0 MTRS. ROAD / W.
 On or towards the East by : PLOT NO. OS - 73
 On or towards the West by : AMINITY.

SECOND SCHEDULE

(Building Regulations)

1. The Building Regulation of 'A' class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area
2. The set back of 0.75 meters on all sides will have to be kept with only ground floor structure is permissible The Licenses shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 square meters & one tree at a distance of 15 meters on the frontage of road or part thereof .
3. The plot holder shall use the land only for the purpose of construction of **Educational Building** and not use the land for any other purpose whatsoever, It shall not be use for any other purpose, which may be obnoxious and which may be offensive by reason of ambition of Odour Liquid effluvia Dust smoke, Gas noise or Vibration or Fire hazards. .
4. The Licensee shall obtain a No Objection Certificate from the 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 Board for the purpose of preventing any water or air pollution and shall not commence and construction on the said plot before obtaining such No Objection Certificate.

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 AREA MANAGER
 MIDC, NAGPUR.

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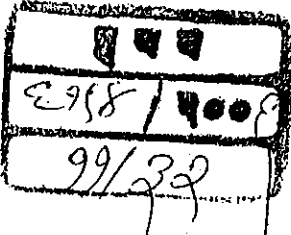
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Local Authority and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority.

6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved 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 authorized by the Grantor shall allocate this obligation suitably.

7. Three sets of the specifications, plans elevations & sections as approved by the Local Authority/Planning Authority, shall be submitted to the Executive Engineer for record and to enable him to grant No Objection

THIRD SCHEDULE
(List of Obnoxious Industries)

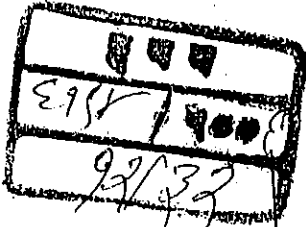
1. Fertilizer manufacture from organic materials, provided however, that these provisions shall not apply to the manufacture of fertilizers from previsions processed materials which have no noxious odours or fumes and which do not produce noxious odours of fumes in the compounding or manufacturing thereof.
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. Gelatins 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's, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.



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AREA MANAGER
MIDC, NAGPUR.

[Signature]
Chairman

14. Pyroxylin 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
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



FORTH SCHEDULE
(Form of Lease)

THIS LEASE made at the day of Two Thousand Six BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act. 1961 (Mah. Ill of 1962) and having its Principal Office at Orient House, Adi Marzbān Pāth, Ballard Estate, Bombay 400 038 hereinafter called "the Lessor" (which expression shall unless the context does not so admit, include its successors and assigns) of the one Part AND SHRI _____ carrying on business in Partnership under the firm name and style of M/s _____ and having their office / place of business at _____ hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include their survivors or survivors or survivor and the heirs executors, administrators, and permitted assigns of such last survivor) of the Other Part.

[Signature]
AREA MANAGER
MIDC, NAGPUR

Shri. B. S. Chaudhari
[Signature]
Chairman

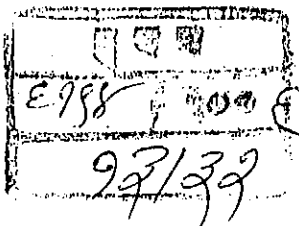
Recitals :

WHEREAS by an Agreement dated the _____ day of _____ 2006 and made between the Lessor of the One Part and the Lessee of the Other Part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessees 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 Panchayat at rates or taxes which the Lessees have agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. _____ (Rs. _____) approximately per annum

NOW THIS LEASE WITNESSETH as Follows :

1 In consideration of the premises and of the sum of Rs _____ (Rupees _____ only) 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 Lessees hereinafter contained the Lessor doth hereby demise unto the Lessees 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 meters or thereabouts and more particularly described in the First Schedule hereunder written and shown 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 there of TO HOLD the land and premises herein before expressed to be hereby demised (herein after referred to as "the demised premises") unto the Lessee for the term of 95 years computed from the first day of _____ 2006 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 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 any 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



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MIDC, NAGPUR.

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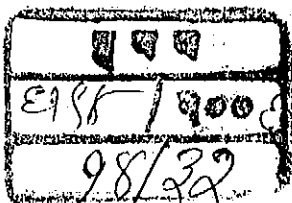
rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

Convenience by the Lessee :

2. The Lessees with intent to bind all persons into whosoever hands the demised premises may come doth hereby convenient with the Lessor as follows :-

To pay rent :

(a) During the said term hereby created to pay unto the Lessor the said rent at the times on the days and in manner herein before appointed for payment thereof clear of all deductions.

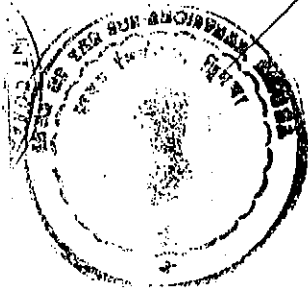


To pay rates and taxes :

(b) To pay all existing and future taxes, rates assessments, and out goings of every description for the time being payable either by land - lord or tenant or by the occupier in respect of the demised premises, and anything for the time being thereon.

To pay fee or service charges :

(c) 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 be prescribed by the Government of Maharashtra under Maharashtra Industrial Development Act. 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor.



Planting of trees in the open space :

(d) The Lessee shall at its/own expense within a period of one year from the date hereof plant trees in the marginal space to be kept open to sky of the said land within the demised premise and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. Atleast 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 there of but within the demised premises.

Not to excavate :

(e) Not to make any excavation upon any part of the land hereby demised nor remove any stone, sane, gravel, clay, or earth there from except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond building line :

(f) Not to erect any building, erection of 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 pian hereto annexed

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Access Road :

(g) The Lessee' having at his 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 "the 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)-

To comply with the provisions of water prevention & Control of pollution Act 1974 The (Prevention & Control of Pollution) Act.1981 and the Environment (Protection) Act.1986 and amendrnents issued from time to time. :

h) (i) The Lessee shall duly comply with the provision of the Water (Prevention & Control of pollution) Act., 1981 and the Environment (Protection) Act.,1980 and amendments issued from time to time and the rules made there-under 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 Lessee against the consequences of any breach or non - compliance of any such provision or condition as aforesaid.

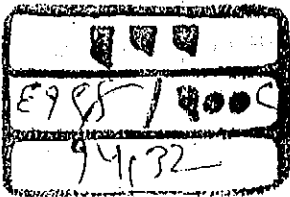
(ii) The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria / Rules and Regulations prescribed for the disposal of Effluent and produce the proof thereof to the Grantor

To build as per agreement :

(i) 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 .

Plans to be submitted before building :

(j) 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 and be approved in writing by the Executive-Engineer and a No-Objection Certificate shall have been obtained from the Maharashtra Pollution Board as provided in the said Building Regulations.



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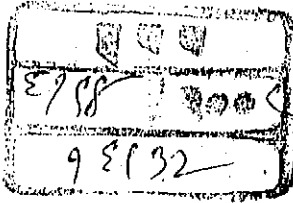
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Chairman

Indemnity :

(k) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings 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 demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

To Build According to Rules :

(l) 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 or other body having 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.



Sanitation :

(m) To observe & 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 & other staff employed on the demised premises in order to keep the demised premises and surrounding, clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing 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.

Alterations :

(n) 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 and in accordance with the Building Regulations set out in the second schedule hereunder written

To Repair :

(o) Throughout the said term at the Lessee 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



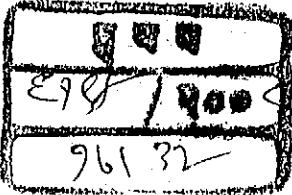
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MIDC, NAGPUR

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Chairman

and fences thereunto belonging and all fixtures and additions thereto,

To Enter and Inspect :

(p) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officer, Surveyors, Workmen or others employed by them from time to time and at all reasonable time to the day during the term hereby granted after a week's previous notice to enter into and the said 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 by notice to the Lessee call upon them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessees.



Nuisance :

(n) (i) 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.

(ii) That it shall not at any time to 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 any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, liquid effluvia, dust smocks, 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, Central Pollution Control Board and Ministry of Environment & Forest, Govt. of India with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid - effluvia dust smocks, gas or otherwise howsoever.



User :

(r) To use the demised premises only for the purpose of a construction of Building 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 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.

Insurance :

(s) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations

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AREA MANAGER
MIDC, NAGPUR

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Chairman

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 the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will re-erect 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.

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Delivery of possession after expiration :

(t) At the expiration or sooner determination of the said term quietly to deliver up to 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 they 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 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.



Not to assign :

(u) 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 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 meters and bounds or otherwise to alter the nature of this present demise.

Assignment to be registered with Lessor :

(v) If the Lessee shall sell, assign or part with the demised premises for the then 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

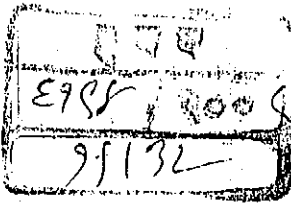
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amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require

To give preference in Employment of Labour :

(w) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said Industrial Area. "While employing the skilled & unskilled labour they shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipment's / machinery's used by the Licensees/Lessee and the general qualifications of the local labour"



Notice in case of death :


(x) And in the event of the death of the Lessees, 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.

Recovery of Rent Fees etc. as Land Revenue :

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

Rent Fees etc. in Arrears :

4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessees 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 herein before 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 Lessees on account of the building or improvements built or carried out the demised premises, or claimed by the Lessee / 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 premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of the re - entry is intended to be made and default shall have been made which by the Lessee in remedying such breach, or breaches within three months after the giving or leaving of such notice.


AREA MANAGER
MIDC, NAGPUR

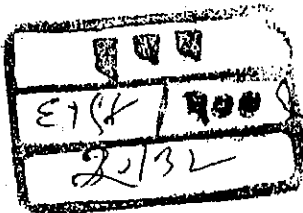
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BPC
Chairman

Lessor's Covenant for peaceful enjoyment :

5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants herein – before on the Lessee 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.

Registration of Estate Rules :

6. The Layout of the **BUTIBORI 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.

**Renewal of Lease :**

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessees herein before 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 expense in every respect of the Lessee grant to the Lessees a new Lease of the demised premises for a further term of 15 years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations herein before 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.

Costs and charges to be borne by the Lessees :

8. 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.

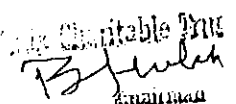
Marginal Notes :

9. 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 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 Confirming Party has Parties have set his / its/ their hand, respective hands the Lessee hath caused its Common Seal to be affixed the Lessee has set his hand the Lessee have set their


 AREA MANAGER
 MIDC, NAGPUR


 Chairman

respective hands hereto the day and year first above written

FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No ___ in the ___ Industrial Estate, situated at village limits of ___ and out side the limit of ___ Municipal Council in rural area, Taluka ___ & Registration sub-district ___ Containing by admeasurement ___ sq. meters Or thereabouts and bounded by red coloured boundary line 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 Building Regulations of 'A' Class Municipal Council or the Building Regulations of the respective Local Authority as amended from time to time will be the Building Regulations applicable for development of the plots in industrial area..

2. The periphery of the plot shall be utilized 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 or part thereof.

3. The plot holder shall use the land only for the purpose construction of **Building for Educational** purpose and not use the land for any other purpose whatsoever, It shall not be use for any other purpose, which may be obnoxious and which may be offensive by reason of ambition of Odour Liquid affluvia, Dust smoke, Gas noise or Vibration or Fire hazards.

4 No construction work shall be commenced unless the plans, elevations & sections have been approved by the Officer authorized by the Lessor , and no additions or alterations to buildings, the plants of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

5. The Lessee shall obtain a No Objection Certificate from the 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 the 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 no

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commence any construction on the said plot before obtaining such No Objection Certificate.

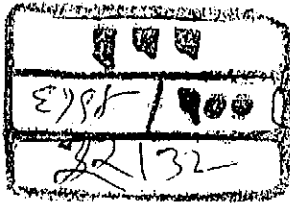
6 All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee Where more than one Lessee is concerned with the same boundary Mark the officer authorized by the Lessor shall allocate this obligation suitably

7 Building plans in triplicate as Approved by the Executive Engineer, MIDC.

THIRD SCHEDULE

(List of Obnoxious Industries)

- 1 Fertilizer manufactures from organic materials provided, However, that these provisions shall not apply to the Manufactures of fertilizers from previously processed Materials which have no noxious odors or fumes and which do not produce noxious doors or fumes in the compounding or manufacturing thereof.
- 2 Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid Manufactures 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. Tar distillation or manufacture.
- 5 Cement manufacture.
- 6 Chlorine manufacture.
- 7 Bleaching powder manufacture.
- 8 Gelatin or glue manufacture or Processes involving Recovery from fish or Animal offal.
- 9 Manufacture or storage of explosive or Fire works
- 10 Fat rendering
- 11 Fat, tallow, grease or lard refining or manufacture.
- 12 Manufacture of explosives or Inflammable products of Propylene.
- 13 Propylene manufacture
- 14 Dyestuff and pigment Manufacture.
- 15 Turpentine, paints, varnish or size manufacture or refining
- 16 Garbage, offal or dead animals reductions, dumping or incineration.
- 17 Stock-yard or slaughter of animals or fowls.
- 18 Tallow, grease or lard manufacture.
- 19 Tanning curing or storage of raw hides or skins.



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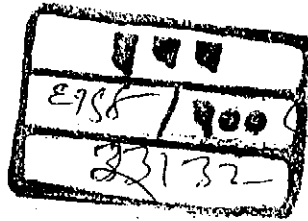
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Chairman

- 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.

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MIDC, NAGPUR

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US:
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SIGNED, SEALED AND DELIVERED

By SHRI GULABRAO B. JAMBHULKAR
Area Manager of the Maharashtra
Industrial Development Corporation in
the presence of :-

Gulabharao B. Jambhulkar
AREA MANAGER
MIDC, NAGPUR.

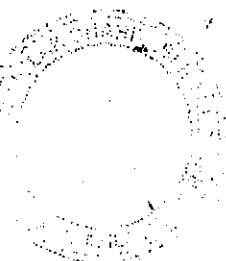
(1) Signature: *[Signature]*
Name: Shri G. W. Dahyphane.

(2) Signature: *[Signature]*
Name: D. C. Raut, N. A. M.

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21132

SIGNED AND DELIVERED

The Common Seal of the abovenamed
Licensee, M/S Bhausahab Mulak
Charitable Trust, NAGPUR through its
Chairman / President / Secretary was
pursuant to authorization letter
No. _____ passed in that
behalf on the 9th day of Sept 2006
affixed hereto in the presence of
Shri Bhausahab Mulak Chairman
/ President of the Educational Training
Academy / Registered Society who, in
token having affixed the School /
Institute's Seal hereto, has set his
hand/have set their respective hands
hereto in the presence of



B. Mulak
Chairman

(1) Signature: *[Signature]*
Name D. W. Dantle

Address 85, Canal Road, R'path.
Nagpur

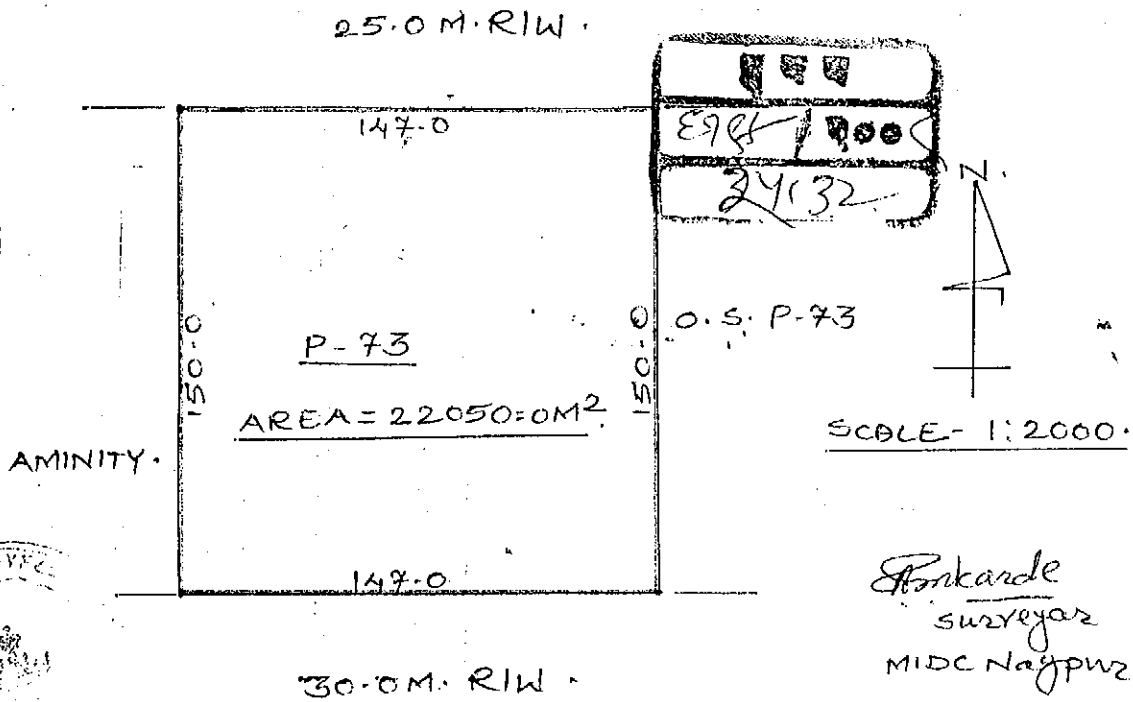
(2) Signature: *[Signature]*
Name A. P. Gekikar

Address Chhvetan colony
Nagpur

Butibari Industrial Area

Village: Tuzakmari, Tal: Hingra, Dist: Nagpur

Plot NO. P-73, Area = 22050 = 0M²



Pankarde
Surveyor
MIDC Nagpur.



Chairman of the Trust
B. Pankarde
Chairman



[Signature]
AREA MANAGER
MIDC, NAGPUR

सह जिल्हा निबंधक तथा मुद्रांक जिल्हाधिकारी, नागपूर ग्रामीण यांचे समक्षचे

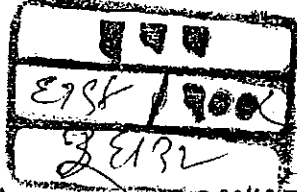
अभिनिर्णय प्रकरण क्रमांक १९८८ / २००६-०६

क्र. १९८८ / २००६-०६

दिनांक : २१/११/२००६

प्रति,

श्री. जे. चाक्रवर्ती गुरुक चोबिरेकर
सदरे ४१ चाक्रवर्ती गुरुक
नागपूर



विषय :- आपला आपला मोजा - नुरकरी, तह विठाणा, क्षेत्रफळ २२५० चौ. मी.

चे दस्ता विषयी अभिनिर्णयाचा अर्ज
दिनांक १५/११/२००६.

आपण विषयांकित अर्जासोबत दाखल दस्ताचा प्रारूप/निष्पादीत न केलेला दस्त, त्या सोबत दाखल केलेले

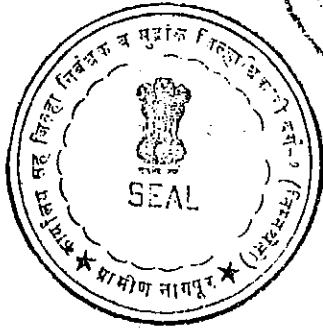
पुरक कागदपत्रे व आपले म्हणणे याचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :

अभिनिर्णया करिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारूप / निष्पादीत न केलेला दस्त हा मुंबई मुद्रांक अधिनियम १९५८ चे अनुसूची १ मधील अनुच्छेद क्रमांक ३६(iv) यात मोडत असल्याने यास - आजान्तूरुय रूपे १९८०,५००/- वर

यास वाचा अनुच्छेद ३६(iv) नुसार रु. ५९५३५ इतकी मुद्रांक शुल्क देय ठरतो. हा अभिनिर्णय कलम ५३ मधील तरतुदीचे अधिन राहून देण्यात येत आहे.

वर दिलेले अभिनिर्णयानुसार आपण आपला दस्तास चढवून घ्यावे मुद्रांक शुल्काची रक्कम कोषागार / उपकोषागार / फ्रँकींग द्वारे मुद्रांकित करून अथवा या कार्यालयाकडून चलान द्वारे भरून जमा करून, सदरचा दस्त निष्पादीत करून या कार्यालयाकडे दाखल केल्यास तो दस्त या अभिनिर्णयानुसार कलम ३२ मधील प्रमाणित करून दिला जाईल.



Bhaskar 21/11/06
मुद्रांक जिल्हाधिकारी
नागपूर ग्रामीण.

G. P. Towar
M.D.C. NAAGPUR

Bhaskar
M.D.C. NAAGPUR

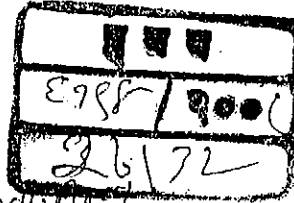
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

525215 Fax 521732

No. MIDC/RONGPI/584/2006
Dated :- 28.11.2006

E-mail: ronegpur@midcindia.org

To, The Chairman,
Mrs. Bhau Sahib Mulak Charitable
Trust 140, 'Rajwilla' Khamla
Road, Nagpur



Sub :- Butibari Indam
Execution of Agreement to Lease in respect of plot No. P-73
Ref: Your letter dated 22/11/2006

Sir,


This Agreement to lease in respect of plot No. P-73 has been executed on the 28th day of November 2006. The Agreement to lease has to be presented to Sub-Registrar of Assurance at Nagpur for the purpose of registration within a specific time limit prescribed by law (viz. within 1 month from the date execution of the documents). We should request you to arrange to lodge both the copies of the agreement to lease for registration making the original returnable to you and the duplicate to the MIDC at above given address for further necessary action, we would also request you kindly to supply us the Photostat copy of the proof of registration bearing the serial numbers and the date on which documents would be lodged for registration, so as to enable to this office to process your case for the deed of confirmation as also to incorporate the serial numbers and date in tripartite agreement.

Government in the Revenue and Forest Department by its notification numbers RGN/2001/328/CR/83/M-1 dated 14.08.2002 has exempted the Regional Officer/Area Manager of the Corporation for appearing before the registrar for the purpose of registration of the Agreement to lease and such other incidental documents. You may also bring this fact to the notice of the Sub Registrar at the time of presenting the documents for registration.

Thanking you,

Encl : Original and duplicate
Agreement to Lease

Yours faithfully


Area Manager
MIDC, NAGPUR

2

c) The allottee shall get the plans and specification of the proposed for Educational building duly approved by the Executive Engineer of the said Industrial Area and complete the said for Educational building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial Area within prescribed period.

d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with the possession of the land or any part there of without previous consent of the Corporation who may refuse it or grant it subject to such condition, as the Corporation may think fit including a condition for payment of additional premium

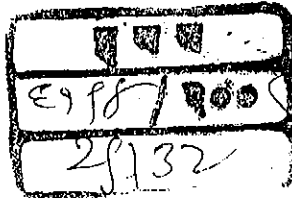
e) The allottee shall be entitled to use the Land for the purpose of for Educational building but not for the purpose of for any of the obnoxious industries specified in the annexure set out in the Schedule to the Agreement to Lease and shall not use the said land or any part there of for any other purpose not for the purpose of any Petrol pump which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust smoke, gas nuisance, vibration or fire hazards.

f) The other terms and condition of allotment shall be those contained in the prescribed forms of Agreement to Lease and the Lease.

g) The stamp duty in respect of the preparation and execution of the Agreement to Lease and its duplicates as also the lease and its duplication in respect of the allotted plot of land as also the legal costs for preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over possession of the plot. This will enable the telephone authorities to built up a waiting list and ensure proper planning to provide timely telephone connection to the industrial units in the area.

i) The allottee shall become a member of Common Effluent Treatment Plant (CETP) if established and to observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to MIDC.




Regional Officer
MIDC, Nagpur

The Chairman,
Bhauasheb Mulak Charitable Trust
140, Rajvilla, Khamla Road, Nagpur.

Copy Submitted to

- 1) The Chief planner, MIDC, Mumbai- 93.
- 2) The Additional Chief Engineer, MIDC, Nagpur

Copy f.w.cs to :-

- 1) The Executive Engineer, MIDC, Division No. I, Nagpur
- 2) The Executive Engineer, MIDC, (E&M) Division No. Nagpur


Copy to

- 1) Dy. Engineer, MIDC, Sub-Division, No. II, Butibori.




Regional Officer

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABRPM7810J



नाम / NAME
BHAUSAHEB GOVINDRAO MULAK

पिता का नाम / FATHER'S NAME
GOVINDRAO BHAGWANTRAO MULAK


जन्म तिथि / DATE OF BIRTH
31-01-1931

हस्ताक्षर / SIGNATURE
Bhausaheb

COMMISSIONER OF INCOME-TAX, VIDARBH

१११
९९८१००८
३७३२

55971/1/10/86




FORM 6
 [See Rule 16(1)]

Driving Licence
 Driving Licence No. **55971/1/10/86**
 Date of issue **19-2-86**
 Name of the Licence Holder
Shta Umesh Ramji
 Son / wife / daughter of
Shta. Namdevji



750/65



FORM 6
 [See Rule 16(1)]

Driving Licence
 Driving Licence No. **750/65/11**
 Date of issue **9/4/68**
 Name of the Licence Holder
Damle Dattatraya
 Son / wife / daughter of
Damle Dattatraya

04/12/2006
10:16:53 am

दुय्यम निबंधक:
हिंगणा

दस्त गोषवारा भाग-1

हंगन

दस्त क्र 6194/2006

39/32

दस्त क्रमांक : 6194/2006

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मं. भाऊसाहेब मुळक चरिटेबल ट्रस्ट तर्फे चेअरमन लिहून देणार
श्री. भाऊसाहेब गोविंदराव मुळक वय 75
पत्ता: घर/फ्लॅट नं.:
गल्ली/रस्ता: - सही
ईमारतीचे नाव: -
ईमारत नं.: -
पेठ/वसाहत: -
शहर/गाव: खामला नागपूर



2 नाव: एम. आय. डी. सी. नागपुर तर्फे रिजनल ऑफीसर लिहून देणार
श्री. जी. बी. जांभुळकर यानां नोंदणी कायदा 1908 चे कलम 88 वय
अन्वये जातीने हजार राहण्यापासुन सूट देण्यात आली सही
आहे.
पत्ता: घर/फ्लॅट नं.: -

उपलब्ध नाही

उपलब्ध नाही



दुय्यम निबंधक
हिंगणा

1 OF 1

दस्ताऐवज करून देणार तथाकथीत (भाडेपट्टा) दस्ताऐवज करून दिल्याचे कायल करतात.

AREA MANAGER
MIDC, NAGPUR

Chairman

दस्त गोषवारा भाग - 2

हगन
दस्त क्रमांक (6194/2006)
3213L

पावती क्र.: 6195
पावतीचे वर्णन
नांव: मे. भाऊसाहेब मुळक चरिटेबल ट्रस्ट तर्फे
चेअरमन श्री. भाऊसाहेब गोविंदराव मुळक

19860 : नोंदणी फी
640 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20500: एकूण

दु. निबंधकाची सही हिगणा

दस्त क्र. [हगन-6194-2006] चा गोषवारा
बाजार गुल्य : 1984500 मोयदला 1205000 भरलेले मुद्रांक शुल्क : 59535

दस्त हजर केल्याचा दिनांक : 02/12/2006 05:57 PM
निष्पादनाचा दिनांक : 28/11/2006
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 36 भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 02/12/2006 05:57 PM
शिवका क्र. 2 ची वेळ : (फी) 02/12/2006 06:00 PM
शिवका क्र. 3 ची वेळ : (कयुली) 02/12/2006 06:01 PM
शिवका क्र. 4 ची वेळ : (ओळख) 02/12/2006 06:02 PM

दस्त नोंद केल्याचा दिनांक : 02/12/2006 06:02 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीशत ओळखतात,
व त्यांची ओळख पटवितात.

1) दत्तात्रय वासुदेव दामले, घर/फ्लॅट नं. -
गल्ली/रस्ता -
ईमारतीचे नाव -
ईमारत नं. -
पेट/वसाहत -
शहर/गाव: रामदासपेठ नागपूर
तालुका -
पिन -

2) उमेश वामणराव पांडे, घर/फ्लॅट नं. -
गल्ली/रस्ता -
ईमारतीचे नाव -
ईमारत नं. -
पेट/वसाहत -
शहर/गाव: समर्थ नगर नागपूर
तालुका -
पिन -

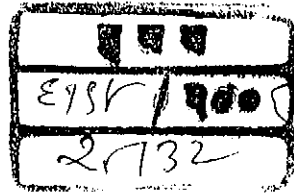
मुद्रांक शुल्क: सवलत : अमि क्र 178/2006-07 दिनांक 21/11/2006
कलेक्टर ऑफ स्टॅम्प, नागपूर (ग्रामीण) 9

दु. निबंधकाची सही
हिगणा

दु. निबंधकाची सही
हिगणा

प्रमाणित एकूण... 3L... एके प्रतिलिपि.
दु. निबंधकाची सही
हिगणा.





MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

☎ 2525215 Fax : 2521732

E-mail:ronagpur@midcindia.org
By Registered AD

No.MIDC/RO/ NGP/5076/2005

Office of the Regional Officer
MIDC, Udyog Bhawan 5th
floor, Civil lines, Nagpur
Dated : 17/10/2006

Sub :- Butibori Industrial Area.
Allotment of Land.....

Ref:- Application dated the 16.09.2006 received from The
Chairman, Bhausaheb Mulak Charitable Trust.

: ORDER :

Sanction is hereby accorded to the allotment of land admeasuring 22050
Sq. Mtrs. of plot No. P-73 From Butibori Industrial Area to :

The Chairman, Bhausaheb Mulak Charitable Trust having his office
at "140, Rajvilla, Khamla Road, Nagpur for Educational Building.

Subject to the payment of the premium of Rs. 12,05000/- (Rs. Twelve
lakhs Five Thousand only) calculated at the rate of Rs.50/- per Sq. mtrs. for 20,000
m2 & Rs. 100/- for 2050 m2 and subject to the following conditions.

1) The amount of Rs. 6,00,000/- (Rs. Six lakhs only) Received with the
application will be appropriated towards the amount of premium. The allottee shall pay
the sum of Rs. 6,05,000/- (Rs. Six lakhs five Thousand only) being the balance amount
of premium within a period of 30 days from the date of receipt of this order, by D.D.
Drawn in favour of MIDC, Nagpur payable at Nagpur.

2) In case of allottee fails to pay the balance amount of premium within the
period specified above, the allotment shall be liable to be cancelled without further
notice.

In the event of the allotment being cancelled as aforesaid the Corporation
will be entitled to forfeit the whole of the earnest money received with application.

3) The terms and conditions of the allotment of land will be those contained
in the standard form of Agreement to Lease and the lease annexed thereto and are in
substance as follow.

a) The allottee shall enter into an Agreement to lease in the form prescribed
by the Corporation and on performance of the conditions will be entitled to lease for the
term of ninety five (95) years to be computed from the date of execution of the
Agreement to Lease and renewable for on further term of 95 years on payment of
premium and on such terms and conditions as may be determined by the Corporation at
the time of renewal.

b) The annual ground rent of Rs.1/- per annum is payable in respect of the
plot of land allotted.

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12/10/06
L.R.S.

c) The allottee shall get the plans and specification of the proposed for Educational building duly approved by the Executive Engineer of the said Industrial Area and complete the said for Educational building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial Area within prescribed period.

d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with the possession of the land or any part there of without previous consent of the Corporation who may refuse it or grant it subject to such condition, as the Corporation may think fit including a condition for payment of additional premium

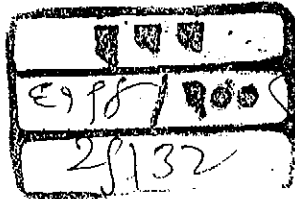
e) The allottee shall be entitled to use the Land for the purpose of for Educational building but not for the purpose of for any of the obnoxious industries specified in the annexure set out in the Schedule to the Agreement to Lease and shall not use the said land or any part there of for any other purpose not for the purpose of any Petrol pump which may be obnoxious, offensive by reason of emission of odour, liquid effluvia, dust smoke, gas nuisance, vibration or fire hazards.

f) The other terms and condition of allotment shall be those contained in the prescribed forms of Agreement to Lease and the Lease.

g) The stamp duty in respect of the preparation and execution of the Agreement to Lease and its duplicates as also the lease and its duplication in respect of the allotted plot of land as also the legal costs for preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over possession of the plot. This will enable the telephone authorities to built up a waiting list and ensure proper planning to provide timely telephone connection to the industrial units in the area.

i) The allottee shall become a member of Common Effluent Treatment Plant (CETP) if established and to observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to MIDC.



[Signature]
Regional Officer
MIDC, Nagpur

To,
The Chairman,
Bhausahab Mulak Charitable Trust
140, Rajvilla, Khamla Road, Nagpur.



Copy Submitted to

- 1) The Chief planner, MIDC, Mumbai- 93.
- 2) The Additional Chief Engineer, MIDC, Nagpur

Copy f.w.cs to :-

- 1) The Executive Engineer, MIDC, Division No. I, Nagpur
- 2) The Executive Engineer, MIDC, (E&M) Division No. Nagpur

Copy to

- 1) Dy. Engineer, MIDC, Sub-Division, No.II, Butibori.

[Signature]
Regional Officer

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office of the Executive Engineer, MIDC, Division No. 1,

Plot No. X-50, Hingna Road, Nagpur.

E-mail: eenagpur1@midcindia.org

Tel. No. 236769 Fax No. 236763.



MIDC

No.EE-I/DB / B-22794 / of' 2016.

Dated: - 25/04 / 2016

To,

M/s. Bhausahab Mulak Charitable Trust,
Plot No.P-73, MIDC, Butibori Indl. Area,
Butibori, Dist : Nagpur

Sub:- Nagpur (Butibori) Indl. Area....

Approval to the Addition and Alternation to the Building Plans for factory shed/bldg.on Plot No. P-73

- Ref :**
- 1) SWC Application No.WC/199/3/20151130/377699 received this office on 09/12/2015
 - 2) T.O. Queries on dated 19/01/2016 & 19/02/2016
 - 3) Report submitted by Deputy Engineer, Butibori vide Letter No. D-65851 dtd.16.12.2015.
 - 4) Queries reply on date 04/04/2016 & 22/04/2016

Dear Sir,

You have submitted application for approval to addition and alternations to the Building Plans are examined and following approvals are hereby granted...

A] Additions and Alternation to the Building Plan Approval

Since you have paid as per following

- 1) Development charges, amounting to Rs.4,16,702/-
- 2) Scrutiny fees, amounting to Rs.1000/-
- 3) Labour Cess amounting to Rs.2,94,638/-
- 4) Compounding charges Rs.-Nil-

Above payment of Rs.7,12,340/- paid vide D.R. No. GL- 17001037 dtd.04/04/2016.

- 1) The set of plans, received from you vide your letter cited above is hereby approved subject to acceptance and follow up of following conditions by you.
- 2) You had submitted plans and drawings for **118.568 Sqm** of plinth area for the plot area of **22050 Sqm**, at present this office has approved plans for **1567.628 Sqm.** of built up area and up-to-date built up area worked out at **13141.181 Sq.M.** This office has approved total **05 Nos.** of drawing details of which are mentioned on the accompanying statement.

A) x.In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. -Nil- dtd.-Nil- by this office is treated as cancelled. The drawings approved now supercede previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

B) The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans & Part Occupancy / **BCC** Issued vide letter No. **B-68099** dtd. **4/06/2013** from the office of the Executive Engineer, MIDC Nagpur is to be treated as combined approval.

3) In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

- a) Office of the Factory Inspector Govt. of Maharashtra .
- b) Department of Explosive.
- c) Department of food and drugs , Govt. of Maharashtra.
- d) Civil Aviation Department.
- e) Maharashtra Pollution Control Board.
- f) Fire NOC from Divisional Fire Office Nagpur.

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

3) You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14. 09. 2006 and its subsequent amendments'.

4) You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.

5) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.

6) For necessary approach road to the plot from the edges of MIDC. Road, 900 mm Dia CD works or a slab drain of required span and size shall be provided.

7) Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.

8) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.

9) The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.

10) No tube well, bore well or open well shall be dug.

11) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.

12) The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various Structure

13) In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be Left and plan his structures accordingly.

14) The minimum width of compound wall gate shall be 4.5 m. and should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.

15) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

16) In case, water stream / nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.

17) This permission stands cancelled, if no construction work is started within **12 months** from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.

18) Breach of any rules stipulated will render the plot-holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.

19) This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.

20) As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.

21) The plot-holder within a period of one year from the date of agreement to lease, shall Plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease. s & floors with reference to the plot, in accordance to MIDC DCR.

22) The basement if provided is to be used only for storage purpose. No. manufacturing activities are allowed, similarly toilet is not allowed at the basements.

23) The Name and plot number shall be displayed at main entrance of plot.

24) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.

25) The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

26) MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

27) Since you have consumed Plinth area 20% & Built up area 59% of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

You are hereby requested to go carefully through of this letter and to take necessary action accordingly.

Please acknowledge the receipt of this letter.

DA :- One statement showing the details of drawing approved.


SPA & EXECUTIVE ENGINEER
M.I.D.C. DIVISION, NO.1
NAGPUR

1. Copy fw.cs to the Regional Officer, MIDC Nagpur for favour of information please.
2. Copy to the Deputy Engineer, MIDC Sub-Dn. Butibori-II for information.
3. Copy to guard file.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
BUILDING PLAN APPROVAL

No. DB/ B-22794 / of 2016, dated: 25/04/2016 issued by the Office of the Executive Engineer, MIDC, Division No.1, Nagpur.

Plot No. : P-73
Allottee Name :- M/s. Bhausahab Mulak Charitable Trust.

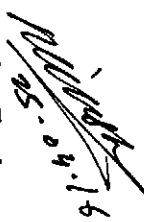
Area of Plot - 22050.00 Sq.M.

Sr. No	Particulars	Status	Gr. Floor Area in Sq.M.	Add 50% Addl.FSI for ht. More than 4.2 m.	Built Up Area				Total Area in Sq.m.
					1st. Floor area in Sq.M.	2nd Floor area in Sq.M.	3rd. Floor area in Sq.M.		
A	Existing BCC issued vide Lr.No.B-68099 dtd.04/06/2013	Plan Approval	4463.445	563.920	2971.140	1787.524	1787.524	11573.553	
	Total BCC Area-I		4463.445	563.920	2971.140	1787.524	1787.524	11573.553	
B	Name of Architect/ Consultant:- M.D.Padole. Regi.No. NMCLS No.L-447	Present Approval							
	Proposed Factory Sheds Layout Plan, Plan, Elevation & Section drawing & Area Calculation.								
	A) Bldg. No.1		118.568	--	483.020	483.020	483.020	1567.628	
	Now proposed-II		118.568	--	483.020	483.020	483.020	1567.628	
	Total upto date area I+II		4582.013	563.920	3454.160	2270.544	2270.544	13141.181	

Structure not counted in FSI... 536.928 Sq.M.
Staircase (ramp)

- REMARKS:-**
- Area under demolition. :-
 - Plot Area :- 22050.00 Sq.M.
 - 10% Open space :-
 - Explosive Area :-
 - Plot Area. (Net) :-
 - Upto date ground coverage in m².
 - F.S.I. in Ground coverage
 - Total Built up area in m²
 - Total F.S.I consumed.




 SPA & Executive Engineer
 MIDC, Division No.1
 NAGPUR

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

POSSESSION RECEIPT

I, A.R. Nimkarde, Surveyor on behalf of the
Maharashtra Industrial Development Corporation, and Shri B.E. Mulak,
Chairman of Bhausahab Mulak Charitable Trust Nagpur
this day respectively handed over and taken over the possession of Plot No. P-73
admeasuring 22050 = 00 sq.mtrs. from the Butibori
Industrial Area, District Nagpur after showing actual measurement
and demarcation of Plot on the site.

Handed over by:

A.R. Nimkarde

~~Head~~ Surveyor
Regional Office
NAGPUR

Place :- Turakmasi

Date :- 09-01-2007



Taken over by:

B.E. Mulak

B.E. Mulak

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Office of the Executive Engineer, MIDC, Division No. I,
Plot No. X-50, Hingna Road, Nagpur.
E-mail: "eenagpurdnl@midcindia.org"
Tel. No. 236769 Fax No. 236763.



BUILDING COMPLETION / OCCUPANCY CERTIFICATE

This is to certify that M/s Bhausaheb Mulak Charitable Trust allottee of Plot No. P-73 admeasuring 22050.00 Sq.mtr. Nagpur (Butibori) Indl. Area have completed the residence building work on the above plot in accordance with the building plans approved vide this office letter No. DB / B-32235 / of 2013 Dated 22/05/2013 through the licensed Architect / Engineer Shri M. D. Padole Licence No NMC / L-447 is permitted to be occupied.

You have to produce documentary evidence for occupancy proof within stipulated time period, as per agreement; otherwise the extension in time limit shall be applicable as per prevailing rules of MIDC.

Details of units. constructed are as given below Schedule as per approved plan.

S r. N o	Unit	GR.FLR M ²	Height more than 4.2 m M ²	First Floor M ²	Second Floor M ²	Third Floor M ²	Total M ²	FSI
A.	Educational Building	3335.592	---	2971.14	1787.524	1787.524	9881.78	
	Work shop	1127.853	563.92	---	---	---	1691.773	
	Total B/Up Area	4463.445	563.92	2971.14	1787.524	1787.524	11573.553	0.524

No. /DB/ B-68099 /of 2013,
Office of the Executive Engineer
M.I.D.C, Division No. I, Plot No. X-50,
Butibori Road, Nagpur.
Dated:- 4 / 6 / 2013

Executive Engineer,
M.I.D.C, Division No. I,
Nagpur,

Copy f.w.cs to M/s Bhausaheb Mulak Charitable Trust Plot No P-73, MIDC Industrial Area, Butibori. with ref to DE's Letter No./B-59714/ of 2013 dt 27/05/2013.

Copy f.w.cs. to the Regional Officer, MIDC, Udyog Bhawan, Nagpur of your information.

Copy f.w.cs to the Executive Engineer, MIDC, E&M Division, Nagpur of your information.

Copy to Dy. Engineer, M.I.D.C. Sub-Dn.II, Butibori.

Copy to Dy. Engineer, M.I.D.C. Sub-Dn. (E&M) Butibori.
Copy to Guard File.

गाव नमुना सात

अंहावाल दिनांक २१/०२/२००७

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

तुरकमारी त.सा.क्र.७१

तालुका : हििंगणा

जिल्हा : नागपूर

पत्र क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पदधती	भोगवटादाराचे नाव				खाते क्रमांक	
भोगवटादार वर्ग - २			क्षेत्र	आकार	आणे पै	पो.ख.	फे.क्रा.	
वे स्वामिफ नाव	हे. आर.चौ.मी.		उद्योग उर्जा कामगार विभाग	१.८४.००		१.८४.००	(५४)	१९
एकूण	महाराष्ट्र शासन							कुळाचे नाव
वराब (लागवडी अयोग्य)	वर्ग (अ) १.८४.००							इतर अधिकार
वर्ग (ब)	१.८४.००							इतर
एकूण	१.८४.००							उद्योग उर्जा व कामगार विभाग महाराष्ट्र ग्रामिन (५.३)
कारणी								विशेष भू-अर्जन अधिकारी नागपूर
डी किंवा शेष आकारणी								रा.मा.क्र ११अ
								६५/८८.८९ आदेश दि.२५-३-९१
								प्रमाणे फे.क्र.५३
								दि.३०-४-९८
								बूटीबोरी औद्योगिक क्षेत्र- बडगाव
								अरगणाचा प्रकल्प
								ग्रस्थ निवासी पूर्वसन
								नागा/प्राअ/बूधो/२५५९/
								दि.१८-५-९५ आदेश प्रमाणे फे.क्र.५४
								दि.३०-४-९८
								सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवहवी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिका खालील क्षेत्र			निर्भर पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत, क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित				पिकाचे नाव
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप क्षेत्र	
२००२-०३ इ.ग. १.८४.००											

भाऊसाहेब मुळीक चॅरिटेबल ट्रस्ट नागपूर.

१४०, "राजविला", खामला, नागपूर - २५. फोन नं. : ०७१२-२२८३५४३, २२८३२२०
नोंदणी क्र. ई १७४० (ना.)

श्रीमती सुमनमाला मुळक
अध्यक्षा

श्री. राजेंद्र मुळक
सचिव

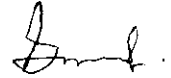
संदर्भ क्र.

दिनांक :

RESOLUTION DATE 28/12/2014

Subject No.3 : For allotment of land area for proposed Ayurved College at MIDC Butibori, Nagpur, out of total land 10 acres (40500 sq.mt.) available at Plot No. P-73 & OSP-73 in MIDC Butibori, Nagpur

Resulation No.3 : It is unanimously resolved that, to alot 5 acres (20250 sq.mt.) for proposed Bhausahab Mulak Ayurvedic College & Research Hospital, at MIDC Butibori, Nagpur, out of total land area of 10 acres (40500 sq.mt. 10 acres) at Plot No. P-73 & OSP-73 in MIDC Butibori, Nagpur. The said 5 acres piece of land will be exclusively utilized for Bhausahab Mulak Ayurvedic College & Research Hospital, Butibori, Nagpur at MIDC Butibori, Nagpur only.



Bhausahab Mulik Charitable Trust

Chairman /Treasurer

भाऊसाहेब मुळीक चॅरिटेबल ट्रस्ट नागपूर.

१४०, "राजविला", खामला, नागपूर - २५. फोन नं. : ०७१२-२२८३५४३, २२८३२२०
नोंदणी क्र. ई १७४० (ना.)

श्रीमती सुमनमाला मुळक
अध्यक्षा

श्री. राजेंद्र मुळक
सचिव

संदर्भ क्र.

दिनांक :

RESOLUTION DATE 28/12/2014

Subject No.4 : For allotment of land area Exclusively for proposed proposed Bhausaheb Mulak Ayurvedic College & Research Hospital, at MIDC Butibori, Nagpur, out of total land 10 acres (40500 sq.mt.) available at Plot No. P-73 & OSP-73 in MIDC Butibori, Nagpur

Resulation No.4 : It is unanimously resolved that, to allot 5 acres (20250 sq.mt.) for proposed Bhausaheb Mulak Ayurvedic College & Research Hospital, at MIDC Butibori, Nagpur, out of total land area of 10 acres (40500 sq.mt. 10 acres) at Plot No. P-73 & OSP-73 in MIDC Butibori, Nagpur. The said 5 acres (20250 sqmt) piece of land will be exclusively utilized for Bhausaheb Mulak Ayurvedic College & Research Hospital, Herbal Garden, Boys Hostel, Girls Hostel. only.



Bhausaheb Mulik Charitable Trust
Chairman / Treasurer