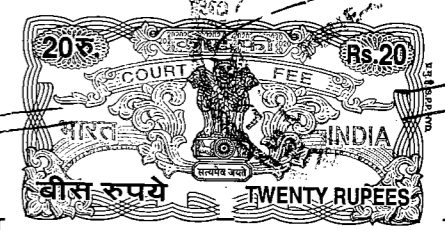


हाल

सूची क्रमांक दोन INDEX NO.II

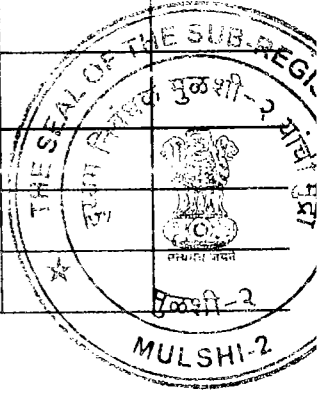
गावाचे नांव

ता. मुळशी, जि. पुणे



नोंदणी ६३ म. व इ.
Regn. 63 M. & E.

विलेखाचा प्रकार व मोबदल्याचे स्वरूप (भाडेपट्ट्याच्या बाबतीत पट्टेदार आकारणी देतो की पट्टेदार देतो ते नमुद करावे) Nature of deed and consideration (in case of lease state whether lessor or lessee pays assessment)	भूमापन, पोटहिस्सा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	क्षेत्रफल Area		आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given	दस्तऐवज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant	दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव Name of the claimig party or in case of a decree or order or Civil Court, of Plaintiff	दिनांक Dates of		अनुक्रमांक, खंड व पृष्ठ Serial No. Vol. & page	मुद्रांक रु. मुद्रांक रु.	नो. फी. रु. नो. फी. रु.	शेरा Remarks
		हेक्टर H	आर A				रु. Rs.	पै. P.				
भोडेपट्टा					लवासा कार्या. लि. =	भारतीय स्टेट बँक	२९/३	२९/३	१५००/२०१२	१५५००/-	३०,०००/-	-
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टारसने

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दस्तावेजनामा/प्रकारा अनुक्रमांक

दिनांक 22/12/2012 सन २०

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजनामा प्रकार-
सादर करणाराचे नाव-
खातीलप्रमाणे फी भिळावी:- भारतीय स्टेट बँक लि.
नोंदणी फी नकल फी (फोलिओ) शशिशा कुमार
पुढांकनाची नकल फी 100 टपालखर्च
नकल किंवा सापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (भागील पानावरील) बाब क्र.

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एकूण ..

नोंदणीकृत डाकने पाठवली जाईल.
या कार्यालयघात देण्यात येईल.
प्रमुख निबंधक.

रोजी तयार होईल व

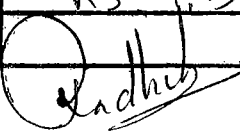
दस्तावेज खाती नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवायाने दुसरा निबंधक
हवाली करावा. शेणी-१, मुळाशी-२
सादरकर्ता

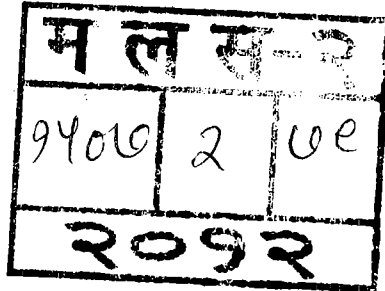
शे.का.मु.-4,000 मु. (900 प्राप्ती)-६-२०१०-शीए ४*- (दर) ४४०

2092



AXIS BANK LTD., THANE FRANKING DEPOSIT SLIP	Deposit Br. THANE		Date: 27/3/22
	Pay to: AXIS Bank A/c Stamp Duty		
	Franking Value	Rs.	756000/-
	Service Charges	Rs.	1000/-
	Total	Rs.	756010/-
	Name of Stamp duty paying party: The State Bank of India, Warman Point, Mumbai & HO @ BFC, Warman (E) Mumbai		
	DD / Cheque No. ① 425983, SBI BKC for & ② cash 8000/-		
	Drawn on Bank 748000/-		
	for Deed of lease with avasa		
	Tran ID		
Franking Sr. No.			
Officer			

NATURE OF DOCUMENT	Safe Agreement Leave & License / Other If Others pls specify: <u>Deed of lease</u>
REGISTRATION DETAILS	REGISTRABLE / NON REGISTRABLE NAME OF ... <u>Mulshi-2</u>
FRANKING USE	<u>67882</u>
PROPERTY UNIT	<u>5327 SQ Mtrs Hill View Street Village Daxre</u>
CONSIDERATION	<u>Rs. 16,146,000/-</u>
STAMP DUTY PAID	<u>The State Bank of India</u>
NAME OF OTHER PARTY (Party 2)	<u>Lavasa Corporation Ltd</u>
IF THROUGH BANK ADDRESS	
STAMP DUTY AMOUNT	<u>Rs. 7,56,000/-</u>
AUTHORISED PERSONS SIGNATURE	

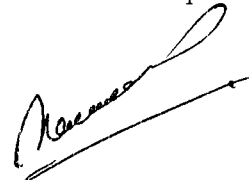


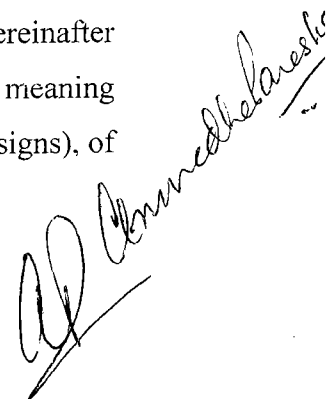
DEED OF LEASE

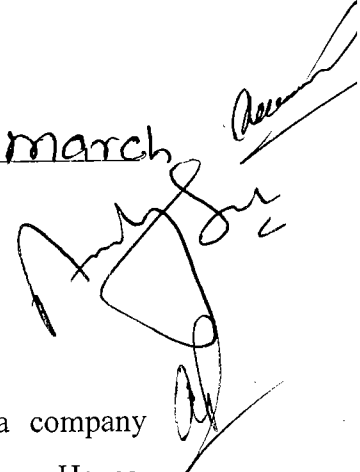
THIS DEED OF LEASE is made at Mumbai on this 29th day of march
Two Thousand Twelve.

BETWEEN

LAVASA CORPORATION LIMITED (PAN No. AABCT4435E) a company registered under the Companies Act, 1956 having its registered office at Hincan House, 247 Park, 11th Floor, L.B.S. Marg, Vikhroli (West), Mumbai – 400 083, hereinafter called "**LESSOR**" (which expression shall, unless repugnant to the context or meaning thereof shall deem to mean and include its successors in title and permitted assigns), of the **ONE PART**







1955 (PAN No. AAACS8577K) having its Corporate Office at Nariman Point, Mumbai and Head office at Bandra Kurla Complex, Bandra (E), Mumbai, hereinafter referred to as “LESSEE” (which expression shall, unless repugnant to the context or meaning thereof, include its successors in title) of the **OTHER PART**:

WHEREAS:

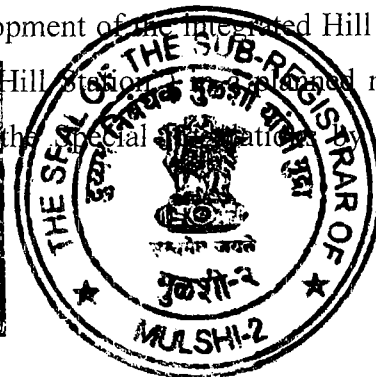
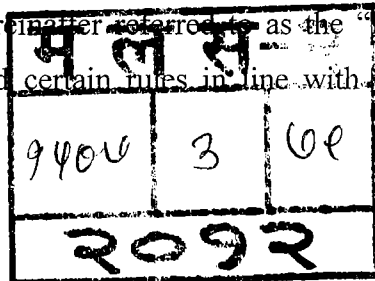
(i) By Notification No. TPS.1800/1004/CR-106/I/2000/UD-13 dated 1st June 2001 issued by the Urban Development Department, Government of Maharashtra, the Government of Maharashtra has designated the lands (excluding forest lands) in 18 villages situated in Taluka Mulshi and Velhe, District Pune, Maharashtra as mentioned in the Schedule therein as “Hill Station”.

(ii) By permission dated 27th June, 2001 bearing No. TPS-1800/1004/CR-106-1/2000/UD-13, the Urban Development Department, Government of Maharashtra has granted to LESSOR herein In-Principle Approval for the development of Hill Station in the aforesaid Villages declared as “Hill Station”.

(iii) Pursuant to the Order No. DI/Land/Permission/255/2002/C-16983 dated 5th December, 2002 read with the Corrigendum No. DI/Land/Permission/255/2002/C-17386 dated 11th December, 2002 issued by the Development Commissioner (Industries), Government of Maharashtra, LESSOR herein has acquired lands in the villages designated for development as Hill Station in Taluka Mulshi and Velhe, District Pune, Maharashtra.

(iv) While developing the Hill Station, LESSOR is required to comply with the Special Hill Station Regulations framed by the Government of Maharashtra as contained in its Notification dated 26th November, 1996 bearing No. TPS-1896-1231-CR-123-96-UD-13 and as amended from time to time for development of Tourist Resorts / Holiday Homes / Township in Hill Type Areas (hereinafter referred to as “the said Special Regulations”).

(v) Realizing the need for regulating the development of the Integrated Hill Station Township Project (hereinafter referred to as the “Hill Station”) in a planned manner, LESSOR has prepared certain rules in line with the special regulations in the way of



(vi) The conceptual planning of the Hill Station while envisaging a designated use for every lot as defined hereinafter also emphasizes on the tenement density requirements and a pre-determined, pre-designed, orderly and systematic development as intended by the said Special Regulations and the Guidelines.

(vii) For creating a sustainable, eco-friendly and architecturally cohesive development and also for undertaking, implementing and executing a pre-determined, pre-designed orderly and systematic development as recited above, LESSOR has decided to develop the Hill Station in accordance with its Township Development Scheme. The main features of this Scheme as presently envisaged are as under :-

(a) To divide the lands to be develop as Hill Station in accordance with the Township Development Scheme into appropriate pieces or plots of land termed as Lots for infrastructure and construction of bungalows, buildings and for all other purposes required for the Hill Station or otherwise in the form of plots.

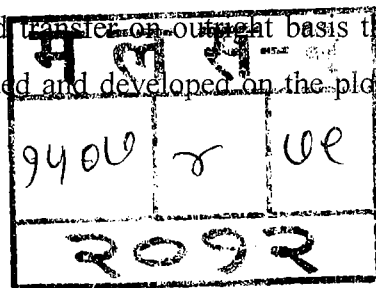
(b) To prepare a Lay-out showing only the plots to be used for different users such as residential, commercial, public, semi-public, hotel etc with each plot having been given an identified number, its dimensions and area and to have this Lay-out sanctioned by the Collector of Pune, Maharashtra which is the "Sanctioned Lay-out",

(c) To prepare a revised Sanctioned Lay-out showing thereon footprints of the super-structures of the proposed villas and buildings thereon to be constructed and completed by LESSOR (hereinafter referred to as "Revised Lay-out").

(d) To prepare different designs of the Villas and to construct them in accordance with the Development Scheme of LESSOR,

(e) To grant on lease the aforesaid plots on long term basis of 999 years,

(f) To sell and transfer on outright basis the pre-designed plots after they are fully constructed and developed on the plots and to allow the purchasers of



Regulations,

(g) The lease of the Lots and the construction of the Villas and/or building/s to be one integral transaction in order to control and maintain the pre-determined and pre-designed architecturally cohesive orderly and systematic development,

(h) LESSOR to remain in full control of management and maintenance of the Hill Station including the various common amenities and facilities,

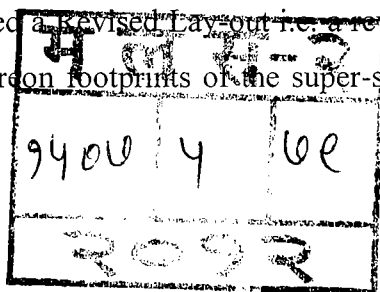
(i) Every customer to have the lease of the Lot and the construction of the Villa and/or building/s as one consolidated package,

(j) No Customer to have any right, title, interest of any kind in the Lot to be given on lease unless and until the Lot lease premium has been paid in full and unless and until lease of the Lot has been legally completed in favour of the customer by a Lease Deed duly stamped, executed and registered.

(viii) The proposed Hill Station will initially include the lands admeasuring 2000 Hectares at Villages Dasve, Bhoini, Mugaon and Padalghar (hereinafter referred to as "the said Lands") and LESSOR is developing the said lands as the First Phase of the Hill Station. The Ministry of Environment and Forests, Government of India has by its order dated 09th November, 2011 bearing No. F No, 21-9/ 2011-IA.III granted Environmental Clearance for the said First Phase.

(ix) The Collector of Pune by his Order bearing No. PMA/NA/SR/60/2006 dated 31st August, 2006 has sanctioned the lay-out submitted by LESSOR in respect of the said Lands, (hereinafter referred to as "the Sanctioned Lay-out") showing only the plots to be used for different users such as residential, commercial, public, semi-public and hotel etc with each plot having been given an identification number, its dimensions and area and the Collector has thus granted permission for the said Lands to be developed as a Hill Station.

(x) To implement its Township Development Scheme further, LESSOR has subsequently submitted a Revised Lay-out i.e. a revised version of the Sanctioned Lay-out now showing thereon footprints of the super-structures of the proposed villas and



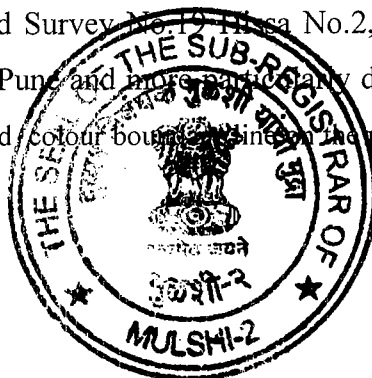
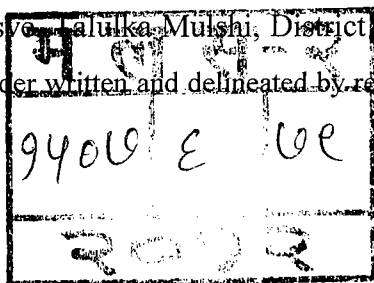
(xi) By Notification No. TPS-1808/449/CR-93/08/UD-13 dated 12th June, 2008, the Government of Maharashtra has appointed LESSOR as Special Planning Authority (SPA) for the area owned by the LESSOR within the said Hill Station under sub section (1-B) of Section 40 of the Maharashtra Regional & Town Planning Act, 1966.

(xii) There are various Writ Petitions filed by the LESSOR and various PILs are pending in the Hon'ble Bombay High Court regarding the development of the Hill Station. On 20.10.2012²⁰¹¹ Additional Solicitor General on behalf of Ministry of Environment and Forests (MoEF) made a statement that final order on the application of the LESSOR for environmental clearance shall be made within three weeks. Accordingly, by order dated 9th November, 2011 bearing No. F.No. 21-9/2011-IA. III, the MoEF has granted environmental clearance for 1st Phase of the Lavasa Hill Station Township comprising 2000 Hectors which includes the land being subject matter of this Deed. The LESSOR represents that the conditions for commencing work are complied with and other conditions shall be complied with during the implementation of the said Phase I and there are no restrictions of whatsoever manner to grant lease of the said Land and/or to develop it by construction as envisaged by the LESSEE in the following

Para ~~XIII~~ XIII & XV

(xiii) Under its Township Development Scheme, LESSOR proposes to grant on lease the aforesaid notionally divided pieces of land for a period of 999 years.

(xiv) After perusing the aforesaid Regulations, Notifications, Permissions, the Title Certificate and the 7/12 extract/s in respect of the relevant Survey Nos. of which the notionally divided piece/s of the land to be granted on lease as aforesaid forms a part and on satisfying itself about LESSOR's title to the said lands and right to develop the Hill Station and also after understanding and appreciating the said Township Development Scheme, the LESSEE has requested the LESSOR to grant a lease for the term of 999 years of the land admeasuring 1.316 acres equivalent to 5327 sq. mtrs. or thereabout (hereinafter referred to as the "said Land") being part of Survey No.12 Hissa No.2/1A and Survey No. 12 Hissa No. 2/2 and Survey No. 12 Hissa No.2, Hill View Street, Village Dasve, Taluka Mulshi, District Pune and more particularly described in the Schedule hereunder written and delineated by red colour boundary lines on the plan thereof



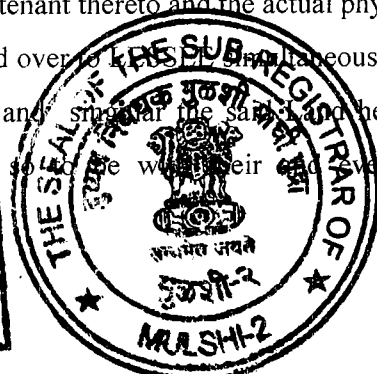
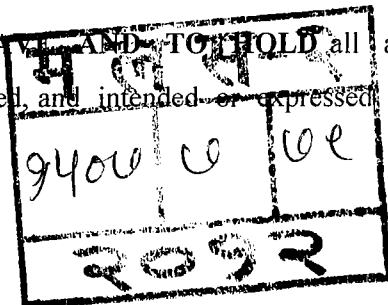
(xv) The LESSEE has informed the LESSOR that it proposes to set up Branch premises, Branch Manager's Residence, Holiday Home, VIP Rooms, ATMs etc in the Hill Station (hereinafter referred to as the said "Business") and for the same would construct a structure / building accordingly aggregating to 10764 sq ft Built Up area on the said Land (hereinafter referred to as the said "Building").

(xvi) Upon the request of the LESSEE, the LESSOR agreed to grant a lease for the period of 999 years in respect of the said Land in favour of the LESSEE for the total lease Premium of Rs.1,61,46,000/- (Rupees One Crore Sixty One Lakh forty Six thousand only) and on the terms and conditions appearing hereinafter.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. **GRANT OF LEASE:**

In consideration of the payment of lease premium of Rs.1,61,46,000/- (Rupees One Crore Sixty One Lakh Forty Six Thousand Only) paid by the LESSEE to the LESSOR, the LESSOR hereby demises and leases to LESSEE all those pieces or parcels of land admeasuring 1.316 acres equivalent to 5327 sq. mtrs. or thereabout being part of Survey No.12 Hissa No.2/1A and Survey No.12 Hissa No.2/2 and Survey No.19 Hissa No.2, Hill View Street, Village Dasve, Talulka Mulshi, District Pune, Maharashtra, (hereinafter referred to as the "said Land") and more particularly described in the Schedule hereunder written and delineated by a RED colour boundary line on the plan hereto annexed and marked as "**Annexure A**", **TO HOLD UNTO** the LESSEE for a term of 999 years commencing from the date of execution hereof and renewable and determinable as mentioned hereinafter the said Land or any part thereof for setting up Branch premises, Branch Manager's Residence, Holiday Home, VIP Rooms ATMs etc. (hereafter collectively referred to as business) in the Hill Station as recited hereinabove, the said Land belonging to the LESSOR or in anyways appertaining to or with the same or any part thereof now or at any time usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto and the actual physical and the vacant possession of the said Land has been handed over to LESSEE and simultaneously on execution hereof. **TO HAVE AND TO HOLD** all and singular the said Land hereby leased, granted, and demised, and intended or expressed to be with their heirs and assigns forever of



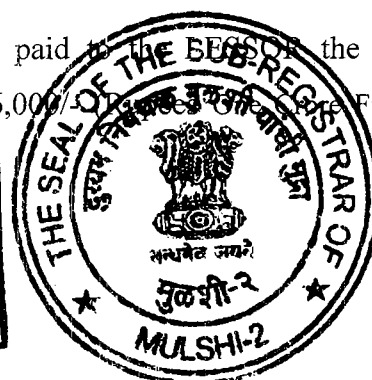
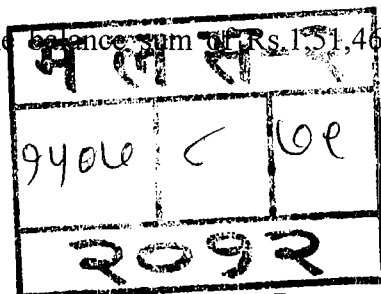
payable to the Government of Maharashtra or to the Collector, Pune or any other Government Authority in respect thereof **AND ALSO SUBJECT TO** the covenants and conditions hereinafter stated and to be observed, performed and discharged by LESSEE as covenants running with the Land **AND LESSOR** doth hereby for itself, its successors and assigns covenant with LESSEE that notwithstanding any act, deed, matter or thing whatsoever by LESSOR or by any person/s lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or willingly suffered to the contrary, LESSOR save and except the mortgage in favour of the consortium of its banks as provided hereinafter hath in itself good right, full power and absolute authority to lease, grant, and demise the said Land hereby leased, granted, demised or intended so to be unto and to the use of LESSEE in the manner aforesaid **AND** that it shall be lawful for LESSEE from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Land hereby granted with its appurtenances for its own use without any suit, lawful eviction, interruption, claim and demand whatsoever from or by LESSOR or their successors or assigns or by any person/s lawfully or equitably claiming or to claim by, from, under or in trust for or any of them **AND** that free and clear, freely and clearly and absolutely, acquitted, exonerated, released and forever discharged or otherwise by LESSOR well and sufficiently saved, defended, kept harmless and indemnified of from, against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by LESSOR or by any other person/s lawfully or equitably claiming or to claim, by from, under or in trust for them or any of them.

2. **RENT:**

In addition to the lease premium for the said Land as aforesaid, the LESSEE shall pay a yearly rent of Rs.1/- (Rupee One only) per annum per sq. mtrs for the lease of the said Land. Such payments shall be made by the LESSEE to LESSOR on or before the 31st day of January each year.

3. **LEASE PREMIUM FOR THE LAND:**

On or before execution hereof the LESSEE has paid to the LESSOR the sum of Rs.10,00,000/- and the balance sum of Rs.1,51,46,000/- Fifty One



LESSOR doth hereby admit and acknowledge).

4. ACCESS TO LAND:

The LESSEE has visited the site and has, as shown in the layout plan annexed hereto, noted the access to the said Land from the main entrance gate of the Hill Station being developed by the LESSOR.

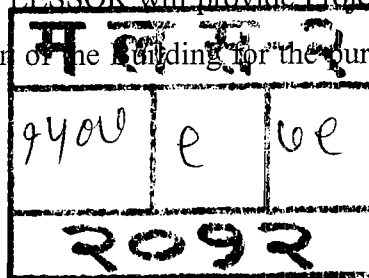
5. SPECIAL REGULATIONS & GUIDELINES:

LESSEE is fully aware and hereby admits and acknowledges that the LESSOR is developing an integrated Hill Station Township on the basis of certain conceptual and design plans having regard, inter alia, to the Special Regulations 1996 for development of Tourism Resort / Holiday Homes / Townships as in force and also on the basis of design, rules, guidelines as framed by LESSOR in line with the Special Regulations, such development being absolutely essential and necessary for undertaking and maintaining orderly, sustainable, eco-friendly and architectural cohesive development and such special regulations and guidelines are to be followed and adhered to while developing / constructing any structure/s within the Hill Station. LESSEE further admits and acknowledges the absolute need and necessity to adhere to and comply with and to ensure that all the Special Regulations and the Guidelines including the related elements such as built-up area, height, set-back, elevations, designs, roofing styles, materials, colour schemes etc are followed and maintained as required by LESSOR.

6. CONSTRUCTION OF the Structure / Building :

6.1. The LESSEE shall be entitled to build, construct, put up, erect and construct the structure / building for the said Business having total Built Up Area of 10764 sq. ft. in the aggregate on the said Land and strictly in accordance with the design, plans and specifications to be mutually agreed between both the parties hereto and duly approved by the concerned Planning Authority. It is clarified that basement to the permissible extent for permissible use shall be free of FSI.

6.2 If desired by LESSEE, LESSOR will provide Project Management consultancy with respect to the construction of the Building for the purpose of the said Business.



providing such Project management Consultancy.

6.3 After the designs, plans and specifications of the said Building is mutually agreed between the parties hereto, and irrespective of whether the LESSOR provides the consultancy as aforesaid in 6.2, the same shall be tendered to Lessee's contractor/s.

6.4 The LESSEE shall pay and bear all charges, costs, expenses of the contractors, consultants etc that are engaged for the construction of the structures / building for the said Business. The LESSEE shall also bear and pay all costs and charges including out of pocket expenses that may be incurred for obtaining the approval/s of plans for the construction of the structure / building for the said Business.

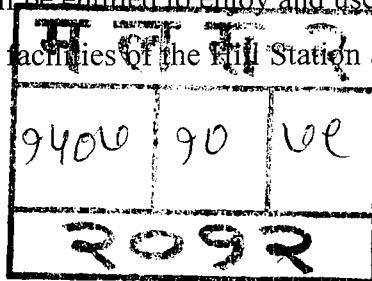
6.5 It shall be the sole responsibility and liability of the LESSEE to ensure that the development and construction of the structure / building for the said Business is in conformity with the plans, specifications, guidelines, designs and details previously in writing approved by LESSOR and/or by the concerned planning authority.

6.6 The LESSEE is aware that no modification or alteration in the external scheme or design of the structure / building is or shall be allowed, so as to enable LESSOR to maintain an orderly and architecturally cohesive development of the Hill Station.

6.7 Subject to force majeure events and any agreement by LESSOR to the contrary, the LESSEE agrees to commence the construction of the structure / building for the said Business within reasonable period but not later than 180 days from the date hereof.

6.8 For the purpose of this Agreement the expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government Authority/ies or any acts, events, restrictions beyond the reasonable control of the LESSEE or LESSOR.

6.9 Subject to the payment of the entire lease premium amount as mentioned hereinabove, the LESSEE shall be entitled to enjoy and use the common, chargeable and non-chargeable amenities and facilities of the Hill Station as referred hereinafter and

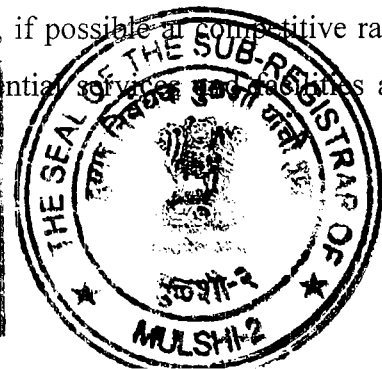
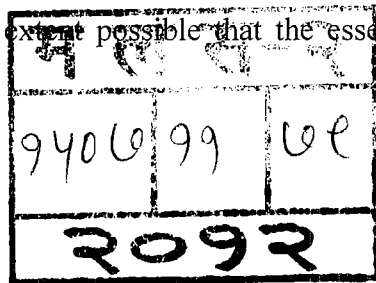


7. **COMMON AMENITIES AND FACILITIES: OUTSIDE THE PLOT**

Subject to the entire payment of the lease premium amount as mentioned hereinabove and also subject to LESSEE observing other terms and conditions of this Lease Deed, the LESSEE shall be entitled to usage of common chargeable and non-chargeable amenities and facilities in the Hill Station that will be made available as and when developed by LESSOR or its nominee/s. It is agreed and understood that non-chargeable common amenities and facilities means those common amenities and facilities for which there would be no access / entry fee, but cost of maintenance, repair, replacement, up-gradation of (wherever applicable) and usage of service/s offered by these non-chargeable common amenities and facilities would be payable by all the customers of the Hill Station on pro-rata basis or any other reasonable basis to LESSOR and/or its nominee/s as determined by LESSOR and/or its nominee/s from time to time. Utilization of the chargeable common amenities and facilities by the LESSEE shall be subject to such payments and observance of such terms and conditions as may be determined by LESSOR or its nominee/s from time to time and intimated to the LESSEE. An illustrative list of likely common chargeable and non-chargeable amenities and facilities to be provided by LESSOR and/or its nominee/s are mentioned in the annexure hereto annexed and marked as "ANNEXURE - C". As the development of the Hill Station progresses, LESSOR shall be entitled to alter the presently planned amenities and facilities but no such alterations will adversely and/or materially affect the use of the said Land by the LESSEE. The expression "nominee/s" shall include third party agency/ies and/or maintenance company/ies and/or service company/ies referred to hereinafter.

8. **MAINTENANCE:**

The LESSEE acknowledges the need and necessity of LESSOR having the overall control of the Hill Station including maintenance and management of all common areas, amenities, facilities and services to retain and maintain the overall atmosphere of the Hill Station as envisaged by LESSOR in the interest of all customers of the Hill Station and to also maintain uniformity of management, maintenance, servicing and supervision of the common areas, amenities, facilities and services, if possible at competitive rates and also to ensure to the extent possible that the essential services and facilities are

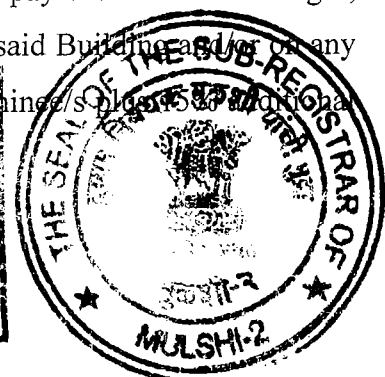
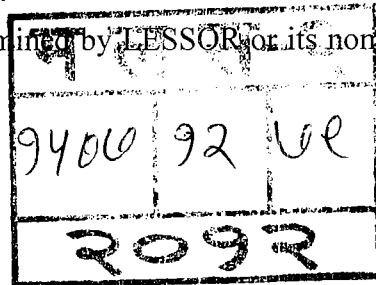


the Hill Station. The LESSEE agrees not to object at any time to the appointment of such nominee/s appointed for the maintenance, management, servicing and supervision and overall control as aforesaid. If appointed, the said nominee/s shall be authorized with the responsibility of looking after the common areas, amenities, facilities and services of the Hill Station or any part(s) or portion(s) thereof and correspondingly it/they shall be empowered and entitled to charge, receive and collect the contributions for the maintenance, management, servicing and supervision from each customer. The contributions of each customer towards the cost of maintenance, management, servicing and supervision as aforesaid of the Hill Station shall be determined by LESSOR or its nominee/s from time to time. LESSOR or its nominee/s shall be entitled to frame such terms and conditions for regulating and governing the use of the common areas, amenities and facilities in the Hill Station. The LESSEE agrees that it shall be bound by all such terms and conditions.

9. **CHARGES AND CONTRIBUTIONS TOWARDS COMMON AMENITIES AND FACILITIES:**

9.1. The LESSEE shall from time to time pay to LESSOR or its nominee/s such charges / contributions / subscriptions / fees as may be prescribed by LESSOR or its nominee/s in respect of the maintenance, management, supervision, and servicing of common amenities and facilities and other outgoings payable by the LESSEE. Provided however, such charges / contributions shall be determined as stated herein and notified from time to time by LESSOR or by its nominee/s. The LESSEE shall also in addition to above pay charges including but not limited to common utilities like electricity connection, water connection, security deposit, charges for utilizing/ consuming the same, landscaping charges and any other incidental charges payable. However, in default of such payment within thirty (30) days from the date of service on the LESSEE of a notice in that behalf, such payment shall be recovered from the LESSEE together with interest thereon at the rate of 12% per annum OR 2% over the State Bank of India Cash Credit rate at the relevant time, whichever is higher from the date of default to the date of actual payment.

9.2. It is clarified that the LESSEE shall be required to pay the aforesaid charges, contributions etc proportionately on the basis of area of the said Building and/or on any other reasonable basis as determined by LESSOR or its nominee/s plus 5% interest per annum.

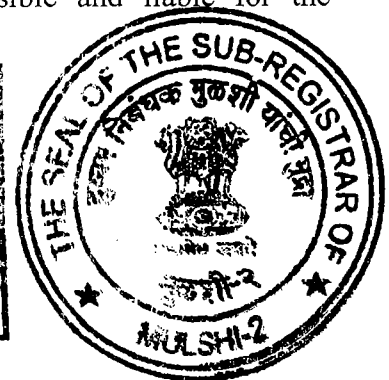
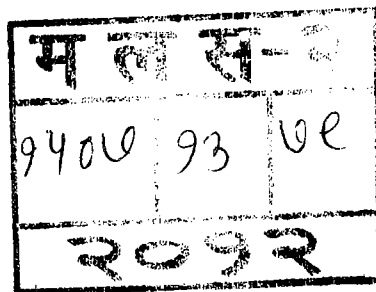


inflation at the relevant time at the discretion of LESSOR and/or its nominee/s.

9.3 It is expressly agreed by the LESSEE herein that on execution of this Deed of Lease, the LESSEE shall deposit with LESSOR a sum of Rs.1,00,000/- (Rupees One Lac only) to be adjusted and appropriated by LESSOR and/or its nominee/s towards the monthly charges / contributions / subscriptions / fees etc for maintenance and management of the common amenities and facilities as aforesaid. The said amount shall be adjusted and appropriated on proportionate basis of ^{area of} the said Building built on the said Land. The LESSEE further agrees that in future as and when demanded by LESSOR and/or its nominee/s, it shall from time to time deposit such further amounts as demanded by LESSOR and/or its nominee/s. LESSOR and/or its nominee/s will forward to the LESSEE the monthly / quarterly bills against the maintenance, management, supervision and servicing of the common amenities and facilities.

9.4. As explained by LESSOR and appreciated by the LESSEE, the LESSEE admits and acknowledges that it is in the interest of all the customers concerned including the LESSEE herein that all payments in respect of all the common amenities and facilities particularly water and electricity are paid in time by all the customers concerned and any defaulting customer/s should not be entitled to have the benefit of any common amenities or facilities or services concerned in order to inter alia maintain a disciplined and peaceful living environment and atmosphere. The LESSEE agrees and acknowledges that it would be lawful, just, fair and equitable that in case of defaulting customer/s, including LESSEE herein the availability or supply of the amenities and facilities including water and electricity should be disconnected, so that those customers who are complying with their obligations regarding payment etc do not suffer on account of defaulting customers and the continuance of the amenities and facilities to the non-defaulting customers in general is not unnecessarily disrupted.

9.5. In any event, the LESSEE further agrees that any default in payment of any of the aforesaid charges / contributions / subscriptions / fees etc shall amount to committing a breach of the terms and conditions of the lease in respect of the said Land and the said Building and the LESSEE shall be responsible and liable for the consequences thereof.



amenities and facilities as provided above, the LESSEE shall not hold LESSOR and/or its nominee/s responsible or liable in any manner for the inadequate and/or absence of proper maintenance, management, supervision and servicing of the common amenities and facilities concerned and LESSOR or its nominee/s shall be free to take such steps that it or its nominee/s may deem fit and proper in regard to such default on the part of the LESSEE and the LESSEE shall not raise any dispute with respect to such steps taken by LESSOR or its nominee/s or the consequences that may arise due to initiation and conclusion of such steps.

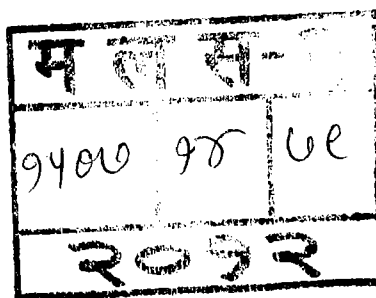
10. STATUTORY PAYMENTS:

10.1. Notwithstanding anything contained herein from the date hereof, the LESSEE shall be responsible and liable to pay and shall pay proportionately and/or on any other reasonable basis any and/or all land revenue, rates, taxes, cesses, charges, claims and other statutory payments, charges, outgoings under any statute, rules or regulations having force of law in respect of the said Land and the said Building as demanded by any statutory authority/ies and/or the LESSOR. It is clarified that some taxes may be collected directly from LESSOR which will in turn be demanded and collected from the Lessees by the LESSOR on pro rata basis, ~~and the LESSEE shall be liable to reimburse the same to the LESSOR.~~

10.2. The LESSEE shall also be liable to pay and shall pay the service tax and any other taxes or statutory levies as applicable (save and except the income tax payable by LESSOR) on account of this transaction.

11. INSURANCE:

11.1. It will be the sole obligation of the LESSEE to insure the said Land and the said Building to be constructed thereon against all available insurance risks for an amount equal to the market / replacement value of the said Land and said Building, to pay every insurance premium regularly and to produce the insurance policy/ies as well as the receipts for the paid insurance premiums to LESSOR from time to time as requested by LESSOR.



of the said Building as aforesaid be liable to pay the insurance premium for such insurance proportionately or in any other reasonable manner as may be decided by LESSOR or its nominee/s.

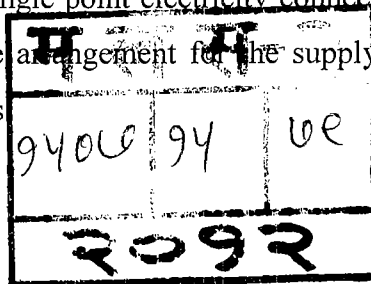
11.3. In the event, the LESSEE at any time defaults in paying any insurance premium under Clause 11.2, LESSOR may but without being obliged to do so, pay such premium on behalf of the LESSEE and the LESSEE shall repay to LESSOR such premium amount with interest thereon at the rate of 12 % per annum or 2 % over the State Bank of India cash credit rate, whichever is higher at the relevant time from the date of default to the date of actual payment. In case LESSOR does not pay such defaulted premium or discontinues to pay such defaulted premium at its sole discretion, the LESSEE shall not in any manner hold LESSOR responsible or liable thereof and the LESSEE shall alone be responsible for the resulting consequences including non availability of insurance cover to the LESSEE's said Land and/or the said Building.

11.5. In the event, the said Land and/or the said Building is/are destroyed and/or damaged at any time hereafter, the insurance monies that may be available to LESSOR and/or to the LESSEE as the case may be in respect of the said Land and/or the said Building shall be first utilized by the LESSEE towards rebuilding and reinstating the destroyed and/or damaged portions of the said Land and ~~hereafter for the~~ said Building. Any taxes or statutory dues, if any, payable for re-building and reinstating the destroyed or damaged portions as aforesaid shall also be borne and paid by the LESSEE alone.

11.6. The expression "Insurance" in this article means, the risks of loss or damage by fire, storm, tempest, earthquake, lightning, explosion, riot, civil commotion, malicious damage, terrorism, impact by vehicles and by aircraft and articles dropped from aircraft – other than war risks, flood and bursting and overflowing of water pipes and tanks, and such other risks, whether or not in the nature of the foregoing, as the LESSOR acting reasonably from time to time decides to insure against.

12. ELECTRICITY SUPPLY:

12.1 LESSOR will arrange for single point electricity connection upto the said Land and/or the said Building and make arrangement for the supply of electricity with the electricity supplying bodies



nominee/s.

13. WATER SUPPLY:

13.1. LESSOR will make adequate connection for the supply of water till entrance of the said Land and/or the said Building.

13.2 LESSOR shall not be responsible in case of non supply of water for any reasons beyond the control of LESSOR or its nominee/s.

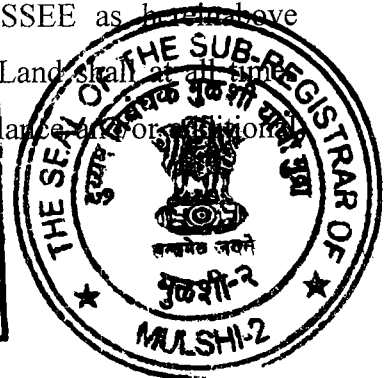
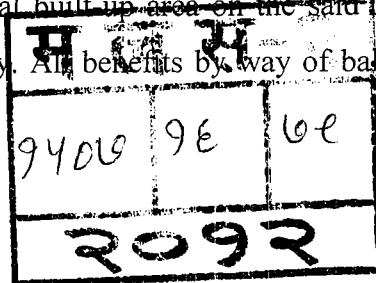
14. ASSIGNMENT OF RIGHTS:

14.1. The LESSEE shall be entitled to assign its rights and/or interest in the said Land and the said Building and under this deed of Lease but subject to the terms, conditions and covenants herein contained in favour of any third person or party provided the LESSEE shall have procured a prior written approval of LESSOR for any such assignment as stated hereinabove. In the event of LESSOR granting such approval, the LESSEE shall be obliged to make an advance payment to LESSOR of 2% of the total value mentioned in the Agreement executed between the LESSEE and the proposed assignee or 2% of the market value of the said Land and the said Building as mentioned in the ready reckoner rates as prescribed by the relevant Stamp Duty Authorities, whichever is higher as assignment fees and the proposed assignee shall duly perform and discharge all the covenants, conditions and stipulations under this Lease Deed. The above conditions shall be an essence of this contract.

15. CONSUMPTION OF BALANCE OR ADDITIONAL F.S.I.:

15.1. The LESSEE acknowledges and agrees that it is and shall be entitled to the said Land and the said Building to be constructed thereon only as herein provided.

15.2. The LESSEE shall not have any other right or benefit in respect of the balance and/or additional F.S.I. that can be consumed and/or utilized on the said Land as clarified to, accepted, acknowledged and agreed by the LESSEE as hereinabove provided. To clarify further the total built up area on the said Land shall at all times continue to remain 10764 sq ft only. All benefits by way of balance and/or additional F.S.I.

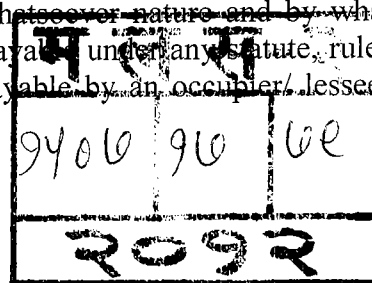


same as it deems fit and proper without any reference or recourse to the LESSEE. The Lessee will co-operate with the LESSOR in all respects in this regards. However, LESSEE shall be entitled to purchase from the LESSOR additional FSI to the permissible extent (subject to availability) at the rate prevailing on the date of such purchase and thereafter LESSEE shall be entitled to consume the same for additional construction on the said Land.

16. LESSEE'S COVENANTS:

This Agreement is subject to and conditional upon due and punctual payment of the amounts herein reserved and due performance of all the covenants and conditions on the part of the LESSEE herein contained and the LESSEE hereby for itself and for its executors, successors, administrators, and permitted assigns with the intent that the obligations herein contained shall bind all persons and parties into whosoever hands the said Land and the said Building may come hereby covenants with LESSOR as follows:-

- a. to pay a yearly rent of Rs.1/- (Rupees One Only) per sq mtrs per annum for the lease of the said Land which is to be paid in advance on or before the 31st day of January each year.
- b. to observe and conform to all rules and regulations of the LESSOR and/or any other statutory regulations relating to public health and sanitation in force for the time being or in future and to keep the said Land, the said Building and its surroundings at all times neat, clean and in orderly condition to the reasonable satisfaction of the LESSOR.
- c. to obtain all requisite permissions/ permits/ approvals/ licenses from the concerned authority/ies for operation of the said Business and keep all such permissions/ permits/ approvals/ Licenses valid and subsisting during the period of lease granted under this Lease Deed and to keep the LESSOR indemnified about the same from time to time.
- d. not to interfere or object to the construction of neighboring villas, buildings, premises etc constructed and/or to be constructed by the LESSOR and/or any other customers in accordance with the sanctioned plans on any grounds including but not limited to obstruction of outside view, light, air, ventilation, noise pollution, any easementary rights or for any other reason whatsoever.
- e. from the date of execution hereof, to pay proportionately or on any other reasonable basis all land revenue, rates, taxes, cesses, charges, claims and outgoings of whatsoever nature and by whatever name called and chargeable and/or payable under any statute, rules or regulations in force of law and payable by an occupier/ lessee in respect of the said



charges for consumption / usage of common electricity, water, telephone, telecommunications and other utilities on pro rata basis as intimated by the LESSOR and/or its nominee/s in respect of any of the services / facilities undertaken by it / them from the date of expiry of 7 (seven) days from the date of receipt of intimation from the LESSOR or its nominees as the case may be.

g. not to make any excavation upon any part of the said Land nor remove any stone, earth or other material there from unless written approval of LESSOR is obtained.

h. keep the LESSOR and/or its nominee/s indemnified and harmless at all times against any act, losses, damages, costs, expenses and/or consequences that may be incurred by the LESSOR and/or its nominee/s and/or may arise due to breach of the terms and conditions of this Lease Deed by the LESSEE and also against all payment/s whatsoever or which that may become payable or be demanded by the Village Gram Panchayat and/or the Collector, Pune or any local authority in respect of the said Land and the said Building.

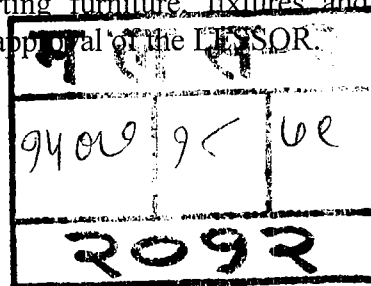
M i. ~~not~~ to affix or display or permit to be affixed or displayed on the said Land and the said Building any painted or illuminated signboards, sky-signs, neon signs or advertisements or otherwise ~~save and except~~ as per the guidelines issued by the LESSOR in this respect which are read and understood by the LESSEE. Specifications thereof may be submitted along with the building Plan or thereafter and got approved from the Special Planning Authority and other concerned authorities. In the event the painted or illuminated signboards, sky-signs, neon signs or advertisements or otherwise put up by the LESSEE are found to be in violation of such guidelines, the same shall immediately be removed by the LESSEE on receiving intimation to that effect and if not removed, the LESSOR shall be entitled to remove the same at the cost of the LESSEE. *me*

j. to keep the survey boundary marks demarcating the boundaries of the said Land properly preserved and in good repair during the period of lease.

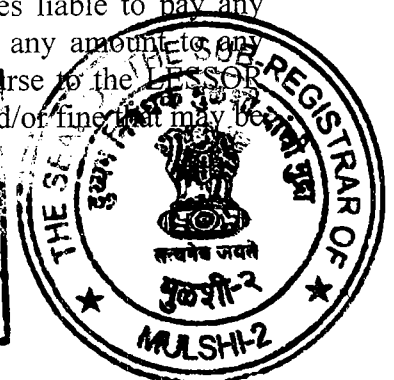
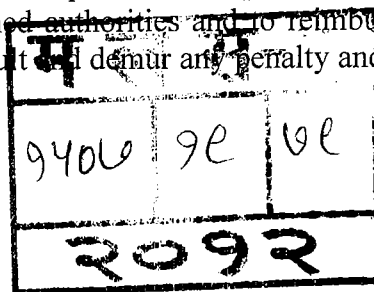
k. not to do or omit to be done anything so as to contravene Landscape, Plantings, Design Standards that may be prescribed by the LESSOR for the Hill Station, and shall at all times comply with the directions of the LESSOR issued in the interest of ensuring preferred / promised uses to the residents and visitors of the Hill Station.

l. not at anytime sub-divide the said Land unless prior approval of the LESSOR is obtained in writing.

m. not to bring or allow to bring heavy motor vehicles / heavy transportation beyond the designated hubs / limits save and except for the limited purpose of transporting furniture, fixtures and other items and after taking prior written approval of the LESSOR.

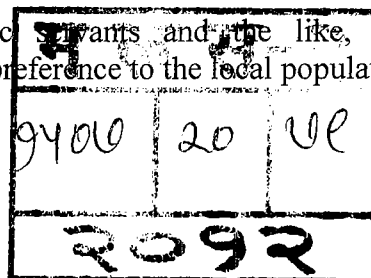


- o. to repair and keep the said Land and every part thereof including all the pipe line utilities, facilities, amenities, fittings, accessories, installations, electric, plumbing and water supply, sewerage and drainage systems passing through the said Land in proper usable condition. If any damage is caused, the LESSEE shall either repair the same on its own or request the LESSOR to repair the same and in such an event shall make good forthwith the costs of such repairs as may be intimated by the LESSOR or its nominee/s. While repairing the pipe line utilities etc as mentioned hereinabove, the LESSEE shall ensure that no damage and/or hardship or inconvenience is caused to any other residents and/or occupants of the adjoining plots / lots and/or to the visitors of the Hill Station.
- p. not to do or permit to do or suffer to be done by itself, its employees, its guests and/or any other person/s related to the LESSEE anything in or upon the said Land or any part thereof or in the said Building, which may become a nuisance, annoyance or cause damage or inconvenience to the LESSOR or the neighborhood or other public in the Hill Station.
- q. to paint with two coats of good paint or paint of suitable quality in a workmanlike manner all the external parts of the said Building including wood, iron and other parts in every third year as per the colours and designs stipulated by the LESSOR so as to maintain uniformity and brand image of the Hill Station.
- r. to abide by, observe and comply with the said Special Regulations and the said Guidelines framed by the LESSOR or any amendments thereto.
- s. to abide by, observe and comply with rules and regulations made applicable by the LESSOR or its nominee/s or any concerned authority or under any relevant laws made applicable to the LESSEE with relation to the user, occupation, enjoyment, improvement, alterations, maintenance of the said Land (or any part thereof) including utilities, services, amenities and facilities attached thereto.
- t. not by itself or through its employees / servants and/or guest / visitors cause or permit to cause damage or injury to the common pathways, roads, access ways, amenities, utilities and things erected, provided or installed at the various locations near or around the said Land forming part of the Layout sanctioned by the planning authority or in the common areas.
- u. not by itself or through its employees / servants and/or guest / visitors fell, cut down, destroy, imperil, damage, injure or replace any trees, shrubs, plants unless permitted to do so by the concerned authorities and by the LESSOR in writing.
- v. not at any time do omit or suffer to be done in, on or about the said Land and in the said Building, anything in respect of which the LESSOR incurs or the LESSOR is imposed upon or becomes liable to pay any fines, penalty, damage, compensation, expenses or any amount to any person/s or the concerned authorities and to reimburse to the LESSOR without any delay, default and demur any penalty and/or fine that may be



bring or store or caused to be brought or stored on the said Land and in the said Building any article/s of dangerous, inflammable, combustible, hazardous or explosive nature.

- x. to keep the said land and the said Building free from all rubbish, litter, garbage, empty bottles, tins, cartons, paper, glass and make proper arrangement for the disposal and removal of the same.
- y. the LESSOR has reserved unto itself and its successors-in-interest or assigns at all times hereafter in respect of the said Land the right of passage, laying of cables, telephone cables, gas pipes, electrical cables and running of water and soil from the adjoining and neighboring plots of said Land and to lay sewer drain pipes and channels in or under the said Land and to make the connection with such cables, pipes, sewer drain pipes and channels or any of them for the purpose of exercising the said right of running of water and soil and other rights hereinabove reserved. The LESSEE shall be bound to extend requisite co-operation to the LESSOR to enable the LESSOR to carry out any such work and shall not cause any hindrance with respect to the same. Such work must be carried out by the LESSOR without affecting in any manner the structures constructed or to be constructed by the LESSEE in the said Land.
- z. to pay the electricity charges and water charges and any other charges to the concerned authorities as per the bills raised by them for the units consumed by the LESSEE in the said Land and in the said Building.
- aa. the LESSEE shall permit the LESSOR and/or its nominee/s and their surveyors and/or agents with or without workmen and others at all reasonable times to enter into and upon the said Land for providing, repairing, maintaining, rebuilding, cleaning, fire fighting, testing and keeping in order and good condition all services, drains, gas, water and other pipe lines, electricity and other wires and for similar conveniences or purposes connected with inter alia the development of the Hill Station.
- bb. the LESSEE has examined the Special Regulations and the Guidelines, their intent and content and has understood their significance for a well planned, systematic and orderly development of the Hill Station. The LESSEE acknowledges the Special Regulations and the Guidelines of LESSOR and accepts and appreciates the need for strict compliance of the Special Regulations and the Guidelines both as may be modified in future for the development and maintenance of the Hill Station as meticulously planned by the LESSOR.
- cc. the LESSEES its employees, guests and other visitors shall park vehicles in the open area of the said Land and ensure that parking in public areas is done in the designated parking spaces only. Under no circumstances vehicles will be allowed to be parked in the common areas or elsewhere in the Hill Station.
- dd. in employing domestic servants and the like, the LESSEE shall endeavour to give first preference to the local population.

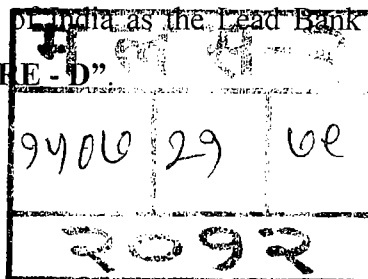


said Land and the said Building only for the purpose hereinabove mentioned. The LESSEE shall use and enjoy the same in a manner so as not to interfere or conflict with the use and enjoyment by any other resident or visitor of the Hill Station. Save and except the said Land and the said Building specifically hereby agreed to be leased / demised to the LESSEE, the LESSOR in its absolute discretion shall be at liberty to attract and offer all the other Lands and facilities to others at separate rates and charges and this Lease Deed does not create any right in respect of any other Land other than the said Land in favour of the LESSEE. The LESSEE hereby specifically confirms that the LESSOR shall have the right to commercially exploit the infrastructure facilities and open spaces outside the said Land including as a tourist attraction or otherwise in such manner as may be decided by the LESSOR at its sole and absolute discretion but without adversely affecting the use and enjoyment of the said Land by the LESSEE.

17. LESSOR'S COVENANTS:

LESSOR hereby, inter alia, expressly declares and represents as follows:-

17.1. The LESSOR is the sole and absolute owner of the said Land and has a clear and marketable title free from any other encumbrance, claim or demand save and except the mortgage in favour of the Consortium of its Bankers, which shall stand discharged against payment of amounts agreed with the consortium banks from and out of the deposits towards the lease premium for the lease of the said Land received from the LESSEE under clause 3 hereinabove. In this behalf LESSOR has informed the LESSEE and the LESSEE has duly noted that LESSOR has mortgaged all its movable and part of immovable assets to the Consortium of its Bankers led by Union Bank of India as security for the loans availed of by LESSOR from them for the development of the Hill Station. However, the Banks concerned have agreed that upon LESSOR depositing the agreed amount out of the lease premium amount in the Trust and Retention Account maintained by LESSOR with the Union Bank of India acting for itself and as the Lenders Agent for the other Banks, their mortgage and charge over the Land concerned shall be released. Accordingly, LESSOR agrees and assures the LESSEE that it shall deposit the agreed amount in the Trust and Retention Account maintained with the said Union Bank of India and to have the mortgage and charge over the said Land released and discharged within one hundred eighty (180) days from the date of receipt of the entire lease premium amount from the LESSEE. A copy of the letter dated 24th October, 2007 issued by Union Bank of India as the Lead Bank granting the general NOC is annexed hereto as "ANNEXURE - D".



17.3. There are no proceedings instituted by or against LESSOR in respect of the said Land before any Forum and/or Tribunal and the said Land is not subject to lispendens.

17.4. No notice from any Government / Statutory Authorities under any law has been served upon LESSOR in respect of the said Land or any part thereof that restricts or affects or may restrict or affect in any manner the right of LESSOR in the said Land.

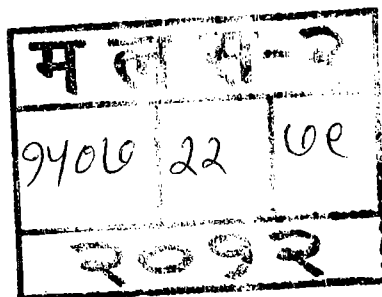
17.5. LESSOR has save and except with the LESSEE herein, not entered into any agreement or arrangement, oral or written, or otherwise concluded any negotiations whatsoever for lease or otherwise with regard to the said Land and the said Building or any part thereof or accepted any token or earnest money or deposit in respect of the said Land and the said Premises. The LESSOR covenants that the LESSEE shall be entitled to use and occupy the said Land and the said Building subject to the terms and conditions as mentioned herein.

17.6. There is no injunction or any other order from any Court or Collector for any rates, taxes, assessments, duties or other dues disentitling or restraining LESSOR from dealing with the said Land or entering into and implementing this agreement.

17.7. All normal rates, taxes, assessments, duties etc payable in respect of the said Land have been paid up to date by LESSOR.

17.8. The name of LESSOR is reflected as the owner of the Survey number of the land of which the said Land is a part in the revenue records.

17.9. Upon payment of full and final lease premium as mentioned hereinabove (i) LESSOR shall provide the LESSEE up to the entrance of the said Land the Common Road providing access to the said Land, (ii) LESSOR shall also provide water, electricity and drainage(s) connections to said Land and may at LESSOR's discretion also provide additional connections as per the LESSEE's requirements subject to payment of additional charges, costs and expenses by the LESSEE as determined by LESSOR, and (iii) LESSOR will at the costs and expenses of the LESSEE execute and register these presents.



18.1 The LESSEE shall use the said Land and the said Building only for the purpose of setting up Branch premises, Branch Manager's Residence, Holiday Home, VIP Rooms and ATMs. In no event the said Land and the said Building shall be used for any other purpose.

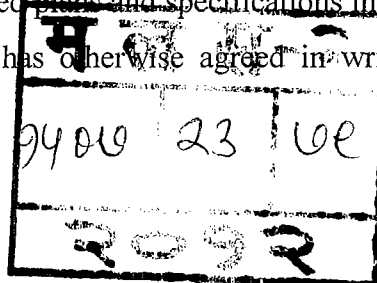
18.2 The LESSEE's right is specifically restricted to the use and enjoyment of the said Land and the said Building only. The LESSEE shall use and enjoy the same in a manner so as not to interfere or conflict with the use and enjoyment by any other resident/s or visitor/s of the Hill Station.

18.3 The LESSEE confirms that save and except the said Land specifically agreed to be leased / demised to the LESSEE herein, LESSOR in its absolute discretion shall be at liberty to deal with the other Lands as LESSOR may deem fit and proper.

18.4 Further LESSOR shall also advertise and offer all other Lands, Villas, other buildings, amenities and facilities in the Hill Station to other customers at separate rates and/or charges. The LESSEE hereby specifically confirms and agrees that LESSOR shall have right to commercially exploit the common infrastructure, open spaces and other amenities and facilities including but not limited to as a tourist attraction or otherwise in such manner as may be decided by LESSOR at its sole discretion, but without adversely and materially affecting the use and enjoyment of the said Land and the said Building by the LESSEE.

19. Repairs and Reconstruction of the said Building

19.1 Having agreed and understood that the said Building shall at all times have the built-up area of 10764 sq. ft or such increased built up area as are approved by the Special PLanning Authority due to purchase of additional FSI by the LESSEE as aforesaid and that alterations and amendments in building plans are and shall always be subject to the prior written consent of LESSOR and the concerned planning authority, which, as far as LESSOR is concerned, shall not be unreasonably withheld. The LESSEE will not be entitled to ask for any repairs and/or reconstruction of any part of the said Building contrary to the approved plans and specifications initially agreed by the LESSEE and unless LESSOR has otherwise agreed in writing to the



that any such repairs, demolition or reconstruction is/are in accordance with the said Special Regulations and the Guidelines as may be in force at the relevant time and also in accordance with the sanctioned building plans.

19.2 LESSOR has planned the development of Hill Station having regard inter alia to the said Special Regulations and the Guidelines, which the LESSEE agrees to strictly follow. The LESSEE shall adhere to and ensure that all the said Special Regulations and the Guidelines including elements i.e. built-up area, height, set back, elevations, design, roofing style, material, colour scheme etc are as per the said Special Regulations and/or the Guidelines and/or the sanctioned building plans as in force at the relevant time.

19.3 As expressly agreed by the LESSEE, even in case of any redevelopment or reconstruction at any time in future, the LESSEE shall not be entitled to use more than 10764 sq. ft FSI or to such increased FSI as was approved by the Special Planning Authority due to purchase of additional FSI by the LESSEE for the said Building.

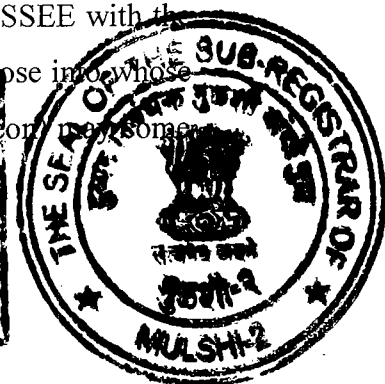
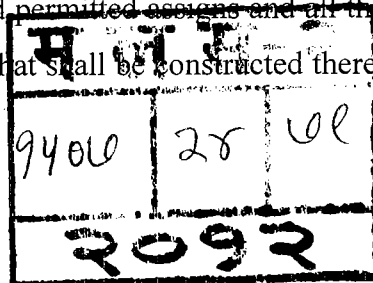
19.4 Any taxes and/or statutory dues / levies payable on LESSOR undertaking any repairs and/or reconstruction or any other works shall also constitute a part of the costs to be borne by the LESSEE and the same shall be paid and/or reimbursed by the LESSEE to LESSOR.

20. RENEWAL OF LEASE:

Subject to the LESSEE making all payments regularly and subject to the LESSEE having complied with all the terms and conditions governing the lease as provided herein, the LESSEE shall be entitled for the renewal of the lease for a further term of 999 years on such terms and conditions as may be agreed between the parties ~~then~~ ^{then} and LESSOR will in that event execute a fresh Lease Deed at the costs and expenses of the LESSEE.

21. LAND & BUILDING AS ONE PARCEL:

For the reasons explained to and acknowledged by the LESSEE, the LESSEE with the intent to bind itself and all its successors and permitted assigns and all those in whose hands the said Land and the said Building (that shall be constructed thereon) ~~and~~ ^{and} some



or try to dispose of them separately.

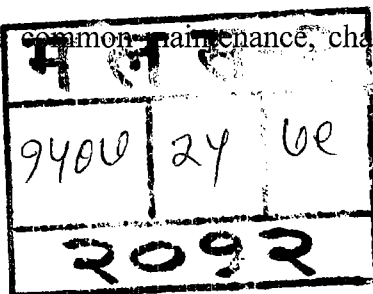
22. TERMINATION:

22.1. Notwithstanding anything to the contrary herein contained, in the event the LESSEE defaults in performance of any of its obligation, covenants herein and/or the terms and conditions under this Agreement and fails to cure such default within a period of sixty (60) days from the date of receipt of a notice issued by LESSOR requiring such cure, LESSOR shall without prejudice to the other rights and remedies available to it hereunder or under any law for the time being in force, be entitled to terminate this Agreement. Provided that, upon cure of the default by the LESSEE within the specified time of sixty (60) days or within the extended time, the right of termination shall stand extinguished.

22.2. In addition to what is stated hereinabove, the LESSEE hereby expressly admits and acknowledges that all the covenants, terms and conditions on its part to be observed, performed and discharged are of the essence and constitute the integral part and basis of this agreement and further that all of them shall to the fullest extent applicable run as covenants running with the land and they shall thus at all times govern the use and enjoyment of the said Land and the said Building (that will be constructed thereon) and any default of the same shall trigger the aforesaid clause.

22.3. Even after the LESSEE has paid the entire lease premium amount and the LESSEE having complied with all the terms and conditions herein contained and having taken the possession of the said Land and commenced the Business as mentioned aforesaid on the said Land, LESSOR shall notwithstanding the aforesaid be entitled to terminate this Lease Deed if any of the following defaults in the sole discretion of LESSOR or its nominee/s has been committed by the LESSEE:

- (i) the LESSEE its employees and/or guests and or its visitors have become a regular nuisance or a continuous source of annoyance to the other occupants and/or visitors in the Hill Station;
- (ii) the LESSEE has been a defaulter on more than two (02) occasions making payments particularly the common maintenance, charges, etc.



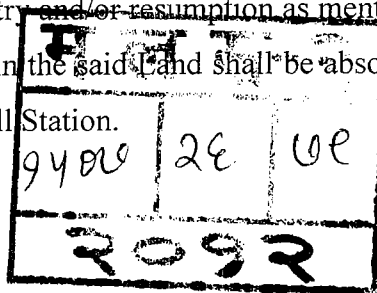
conditions intended for peaceful co-existence in the Hill Station;

(iv) a reasonable number of complaints against the LESSEE have been received by LESSOR and LESSOR is satisfied about the genuineness of such complaints.

22.4. PROVIDED always that the power of re-entry and/or resumption as aforesaid shall not be exercised unless and until LESSOR or its authorized signatory on behalf of LESSOR shall have given to the LESSEE a notice in writing of its intention to re-enter and/or resume for the breaches in respect of which the re-entry and/or resumption is intended to be made and LESSOR is not satisfied with the explanation, if any, given by the LESSEE.

22.5. It is further clarified that LESSOR shall exercise its right of termination and re-entry and/or resumption in a reasonable manner and as a last resort if the LESSEE is a persistent defaulter and has been regularly committing breaches in the nature of (i) to (iv) abovementioned under this clause and not otherwise. Notwithstanding anything contained herein, LESSOR at its sole discretion prior to such termination and re-entry and/or resumption shall be entitled to absolutely restrict the ingress and egress of the LESSEE into the Hill Station and/or usage of any and/or all amenities and facilities provided in the Hill Station.

22.6. Upon such termination and re-entry and/or resumption as mentioned in Clause hereinabove, the LESSEE shall remove from the said Land and the said Building all the movable items and things belonging to the LESSEE and shall handover the vacant and peaceful possession of the said Land to LESSOR at no cost to the LESSOR. As far as the said Building is concerned the LESSEE agrees that it shall surrender the same to LESSOR at a 25 % discounted price of the said Building excluding the cost of the said Land as determined by an Architect / Valuer appointed by LESSOR and the same shall be binding on the LESSEE. Provided however, the LESSOR shall be under no obligation to purchase the same and in that event the LESSEE shall hand over the peaceful and vacant possession of the said Building to the LESSOR. Moreover, it is agreed between the parties hereto that, on LESSOR or its nominee/s exercising its or their option of termination and/or re-entry and/or resumption as mentioned hereinabove the ingress and egress of the LESSEE in the said Land shall be absolutely restricted to LESSOR including its entry into the Hill Station.



No waiver of any term/s, condition/s or provision/s of this Agreement shall be effective unless made in writing and no waiver of any particular term/s, condition/s or provision/s shall be deemed to be waiver of any other term, condition or provision.

24. MODIFICATION:

No modification of or addition to these presents shall be valid unless the same is in writing and signed by the parties herein.

25. SURVIVAL CLAUSE:

If any term, condition or provision of these presents or the application thereof shall, to any extent, be invalid or unenforceable, the remainder of these presents and/or the application of such terms, conditions and provisions shall not be affected thereby, and each term, condition and provision shall be valid and enforceable to the fullest extent permitted by law.

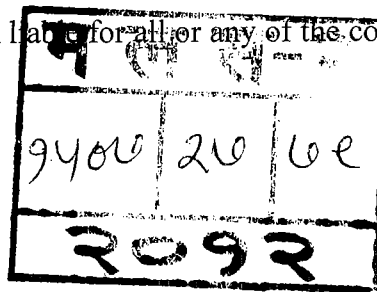
26. ADDITIONAL DOCUMENTATION:

Each party hereto shall from time to time upon the reasonable request of the other party execute any additional documents and do any other acts or things which may be reasonably required to give effect to the terms hereof.

27. CHANGES / CONDITIONS / RESTRICTIONS IN LAW:

27.1. The LESSEE agrees to adhere to any changes in law or existing rules and regulations as regard development of the Hill Station and/or the sanctioned Layout Plan approved by the Collector, Pune or any other Planning Authority, so appointed by the Government of Maharashtra.

27.2. The LESSEE agrees to adhere to conditions / restrictions which may be imposed by the authority/ies whilst granting any permission / sanction / consent or grant or otherwise and shall not hold LESSOR liable for all or any of the consequences that may arise due to the same.



writing and shall unless otherwise provided herein be signed by any Authorized Signatory of either party and any notice to be given by either party to the other party shall be considered as duly served if the same shall have been delivered to, left or posted to the other party at the address provided hereinabove by Registered Post A.D. Any change in the address of either party shall be notified in writing by the either party to the other party.

29. ARBITRATION:

Any and/or all disputes and differences between the parties herein in any way arising out of or relating to this Agreement and/or any subsequent writing shall be referred to arbitration of a sole Arbitrator to be appointed by LESSOR. The LESSEE expressly agrees to accept such reference and shall not challenge the same on any ground. The arbitration shall take place in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 or any statutory modification thereof. The Arbitration shall be held at Mumbai only. The arbitration proceedings shall be conducted in English language only.

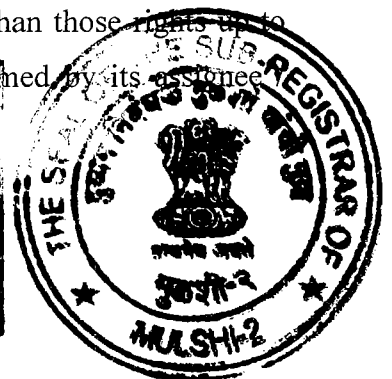
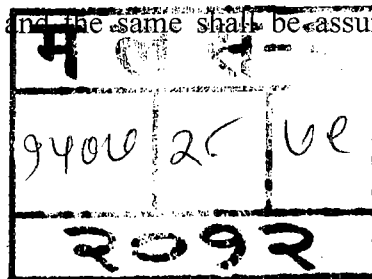
30. JURISDICTION AND GOVERNING LAW:

30.1. Courts at Mumbai alone shall have jurisdiction to adjudicate any disputes arising out of this Agreement between the parties hereto.

30.2. This Agreement shall be governed by the laws in force in India as on date and from time to time.

31. ASSIGNMENT BY LESSOR:

LESSOR at its sole discretion shall assign or transfer all its rights and obligations or part thereof under this Agreement to any person or party. In the event of assignment or transfer as aforesaid, LESSOR's liability and rights under this Agreement shall stand terminated from the date of such assignment or transfer (other than those rights up to the date of assignment or transfer) and the same shall be assumed by its assignee/transferee expressly.



this Deed, and/or any other incidental documentation with respect to the said Land shall be borne and paid by the LESSEE alone.

Schedule of the said Land

All that piece and parcel of the Land admeasuring 1.316 acres equivalent to 5327 sq. mtrs or thereabout situated at Hill View Street, being part of following Survey Nos and Hissa Nos of Village Dasve, Talula Mulshi, District Pune, Maharashtra,

Sr No.	Village	Survey No.	Hissa No.	Area in Sq Mtrs
1.	Dasve	12	2/1A	2175 mtrs
2.	Dasve	12	2/2	3009 mtrs
3.	Dasve	19	2	142 mtrs
				Total 5327 <i>Mtrs</i>

IN WITNESSES WHEREOF THE PARTIES HERETO have executed on this Deed of Lease and set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED)

By the within named)

LAVASA CORPORATION LIMITED)

by the hands of its Authorized Signatory)

Mr./Ms. **ANURADHA PARASKAR**)

in the presence of :-)

1.)

Mr. Shrihari S. Gutte
118, Warje, Pune - 58

SIGNED AND DELIVERED)

by the within named LESSEE)

THE STATE BANK OF INDIA)

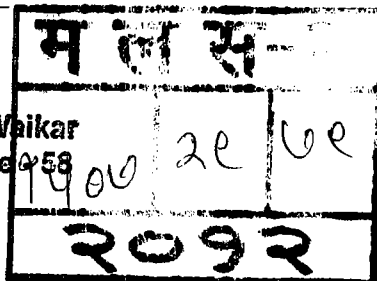
by the hand of its Authorized Signatory)

Mr./Mrs/Ms. **RATESH KUMAR**)

In the presence of -)

1.)

Mr. Umesh M. Waikar
118, Warje, Pune - 58

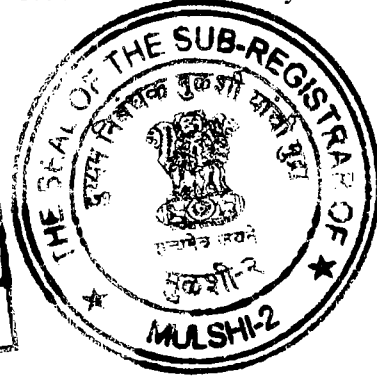
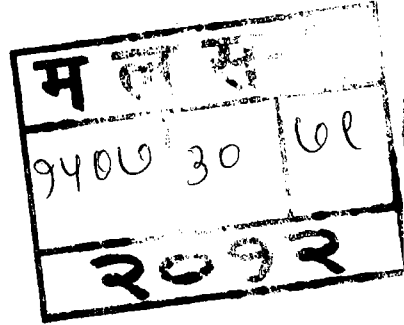


Rs.1,51,46,000/- (Rupees One Crores Fifty One Lakhs)
Forty Six Thousand only) by Pay Order bearing No.)
425987 dated 24.3.2012 drawn on State Bank of India)
Bank Bandra Kurla Complex branch, Mumbai)
towards the Lease Premium to be payable by the)
within named LESSEE as mentioned herein above.)
The Pay Order is received subject to realization.) Rs.1,51,46,000/-

WE SAY RECEIVED

For Lavasa Corporation Ltd.

Authorized Signatory

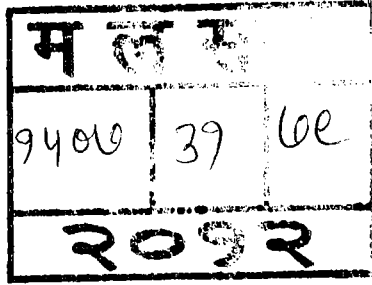


Rs.1,00,000/- (Rupees One Lakh only) by Pay Order)
bearing No. 425985 dated 24.3.2012 drawn on State Bank)
of India Bank Bandra Kurla Complex branch, Mumbai)
towards the CAM to be payable by the within named)
LESSEE as per clause 9.3 herein above.)
The Pay Order is received subject to realization.) Rs.1,00,000/-

WE SAY RECEIVED

For Lavasa Corporation Ltd.

Anuradha Arashe
Authorized Signatory

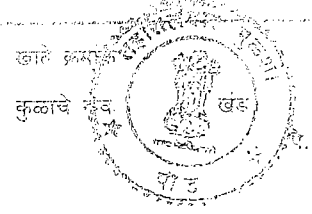


[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील तरतुदी व अटी व शर्तीचा अन्वये]

गाव दासवे तालुका मुल्शी

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
१२	फा.न. २१७अ	
पोताचे स्थानिक नाव <u>केळमाळाचाकाढा</u>		
लागवडीयोग्य क्षेत्र		हेक्टर आर
<u>विजेशी</u>		१-२८
<u>५५८</u>		
<u>एकूण</u>		१-२८
पोटाखराब (लागवडीयोग्य नसलेले)-		०-३०
वर्ग (अ) ..		
वर्ग (ब) ..		
एकूण ..		१-५८
आकारणी		रुपये पैसे
जुडी किंवा विशेष आकारणी:		०-५२

३२५ ६८० भोगवटादाराचे नाव ६६२
लवासा कॉ. लि. तर्फे संयुक्त
अनिरुद्ध त्र्युम्भ देगर्जा
 १-१६
 ०-३६
१-५२



इतर अधिकार

गाव नमुना बारा (पिकांची नोंदवह्या)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील तरतुदी व अटी व शर्तीचा अन्वये]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		अजल पिकांचे क्षेत्र	अजल पिकांचा क्षेत्र
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकांचे नाव	जल सिंचित			अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
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नोंदवह्या तारीख २६/११/२०११

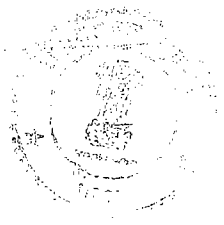
गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ अन्वयेत (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ अन्वयेत] तालुका मुंशी

गाव **दासव**

भूमापन क्रमांक १२	भूमापन क्रमांकाचा उपविभाग फा. नं. २१२	भूमापन पडती ३०१/अ
शेताचे व्यापक नाव बिजशेली		
लागवडीयोग्य क्षेत्र		
हेक्टर	आर	३५०
१	२९	
१	२९	
०	२९	
वर्ग (अ)		
वर्ग (ब)		
एकूण	१	५६
आकारणी	इयत्ते	पैसे
बुडो किंवा विशेष आकारणी	०	५२

भोगवट्यादाराचे नाव **६६३ ६६०**
लवासा कॉ.सि. तर्फे संचालक
अनिरुद्ध प्रद्युम्न देशपांडे
 हे. १-५६ **६६४ ६६६**



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ अन्वयेत]

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	वर्ग	पैसे												
		मिश्र पिकांखालील क्षेत्र					निर्गळ पिकांखालील क्षेत्र																			
		मिश्रापनाचा संकेत	सिंचित	असिंचित	धटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	सिंचित	असिंचित	सिंचित	असिंचित	सिंचित				असिंचित											
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			हे. आ.	हे. आ.																						

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गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७२ नवीन दिनांक १३-१०-४० अन्वये]

तालुका मुळशी

गाव नमुना मुळशी

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूखारणा पद्धती
१९	२	क्रॉस
शेताचे स्थानिक नाव <u>धर्मावरील खरव</u>		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
<u>विनोदीकडे</u>	३.८०	
<u>२.५८</u>		
<u>४४६</u> <u>१७७०</u>	३.८०	
पोटखराज (लागवडीयोग्य नसलेले)-		
वर्ग (अ)		
वर्ग (ब)		
एकूण	३.६८	
आकारणी	रुपये	पैसे
शुडी किंवा विशेष आकारणी		
	१	१२

१४ ३९ १७३
 २९ ३६८
 लवाशा. कॉ. लि. तर्फे संचालित
 अनिच्छे प्रद्युम्न देशपांडे
 ३६९ ३०४ ५६८ ५५२ ६८४ ६९०
 जिल्हा गोरसनाथ धाडप
 विजय गोरसनाथ धाडप
 अत्र १६२० आर ६६६



गाव नमुना दारा (पिकांची नोंदवहा)

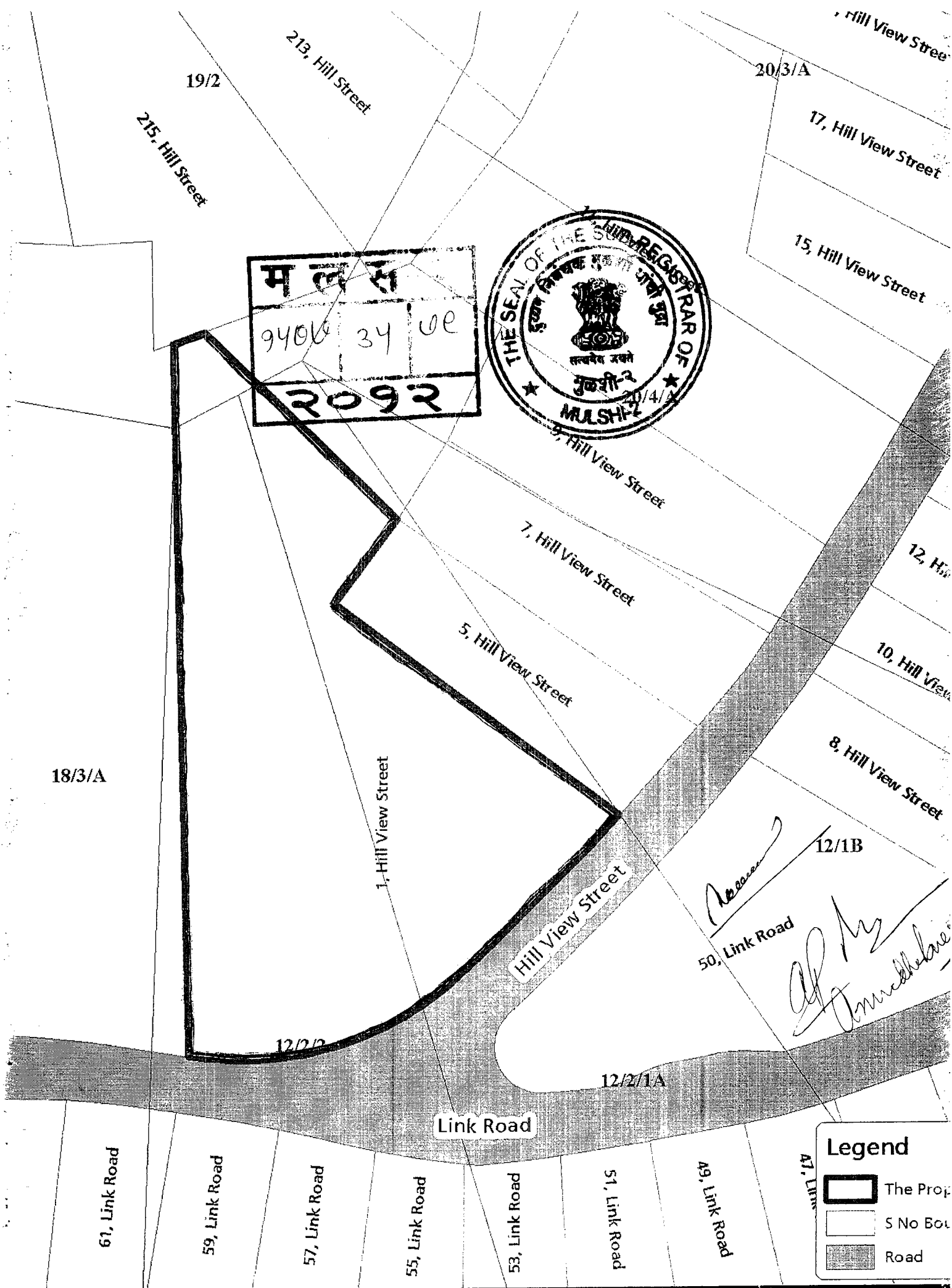
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७२ नवीन दिनांक १३-१०-४० अन्वये

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	एकूण लागवडीयोग्य क्षेत्र	
		स्त्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र					
		पिकांचा प्रकार	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	एकूण	क्षेत्र			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.
गवस													

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 २०१२





**Dimension Plan for SP-29
1, Hill View Street, Dasve Sector**

Remarks :

Dept. : Special Planning Authority
Prepared By : Anubandh
Date: 1/31/2012

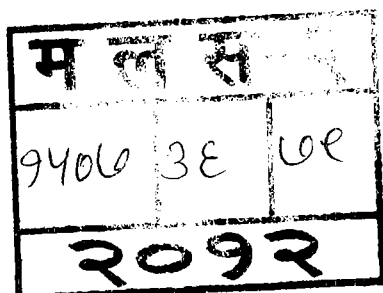
Copyright LAVASA

SCALE
5 0

Streets
Open spaces
Footpaths
Bus stops and bus shelters
Lake and promenade
Town Center promenade
Public Parks and Gardens
Play grounds
Temple complex
Town Hall
Public toilets

Illustrative likely list of paid Amenities & Facilities

Schools
Hospitals
Family Entertainment Center
Clubs
Golf course
Post Office
Theme parks
Heliport
Town Center with shops, restaurants, convention center
Hotels
Petrol Pump
Transportation hub
Parking Lands
Electricity supply
Water supply
Street lighting
Fire Brigade, emergency response and rescue system and township security
Sewerage
Drainage



यूनियन बैंक भवन,
239, विधान भवन मार्ग,
नरिमन पॉइंट, मुंबई - 400 021.
टेलिफोन : 2202 4033, 2289 2056, 2289 2000
फॅक्स : 2283 1594



Union Bank Bhavan,
239, Vidhan Bhavan Marg,
Nariman Point, Mumbai - 400 021.
Tel. : 2202 4033, 2289 2056, 2289 2000
Fax : 2283 1594
Website : <http://www.unionbankofindia.com>
E-mail : cbmmmo@unionbankofindia.com

ADV: VVN: 1496

Dated: 24.10.2007

To

Lavasa Corporation Ltd
Hincon House,
L.B.S. Marg,
Vikhroli (West),
Mumbai - 400 083

Sir/Madam,

SUB: Lenders No Objection

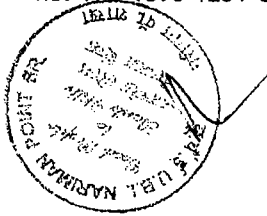
1. PREAMBLE:

WHEREAS:

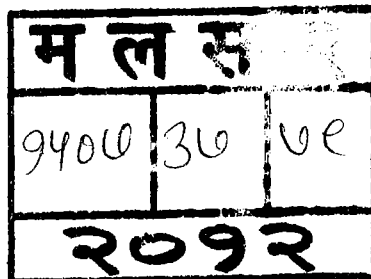
1.1 Lenders have agreed to grant/granted Loans upon the terms and conditions and for the purposes more particularly set out in the Common Loan Agreement dated 08.12.2004 further modified by Second Common Loan Agreement dated 29.06.2006 to M/s. LAVASA Corporation Ltd., the Borrower (LAVASA for short).

1.2 In terms of and pursuant to clause 10.1 of Common Loan Agreement dated 08.12.2004 and Second Common Loan Agreement dated 29.06.2006, LAVASA has by way of mortgage deeds dated 08.12.2004, 01.02.2005, 10.08.2005, 12.04.2006, 29.06.2006, 03.07.2006, 16.10.2006, 29.12.2006, 13.04.2007, and 31.05.2007 respectively created an English mortgage over and upon the lands more particularly described in Schedules annexed to the said mortgage deeds (mortgage lands for short).

1.3 According to the representations made by LAVASA to lenders, the mortgaged lands comprising of 7696 acres is being developed as a Hill station in accordance with the Hill Station Regulations, 1996 issued by the Government of Maharashtra vide its notification no. TPS-1896-1231-CR-123-96-UD-13 dated 26.11.1996 (Hill Regulations for short).



प्रधान कार्यालय : यूनियन बैंक भवन, २३९, विधान भवन मार्ग, मुंबई - ४०० ०२९.
HEAD OFFICE : UNION BANK BHAVAN, 239, VIDHAN BHAVAN MARG, MUMBAI - 400 021.





1.4 LAVASA has approached the Lenders with a request that it proposes to undertake marketing for the purpose of lease/sale of the properties comprising of plots, villas, tenements, condominiums, apartments, flats and such structures being planned, developed and constructed on the mortgaged lands (LAVASA properties for short) in terms of the approvals granted/being granted under Hill Regulations and such other planning laws for the time being in force and applicable to LAVASA's Integrated Township and for the said purpose, LAVASA desires to have a lenders no objection to consummate agreements to lease/for sale or licence with respect to LAVASA's properties with the prospective vendees.

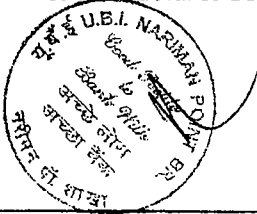
1.5 In terms of provisions of the inter-creditor agreements dated 08.12.2004 and supplemental lender's agent agreement dated 29.06.2006, Union Bank is authorized to consider request of LAVASA for Lenders No objection for the purposes set out in para 1.4 above and issue lenders' no objection for itself and on behalf of lenders to LAVASA, upon such terms and conditions as the Union Bank deems fit and proper.

1.6 In terms hereof, Union Bank is pleased to issue Lenders No objection to LAVASA as under.

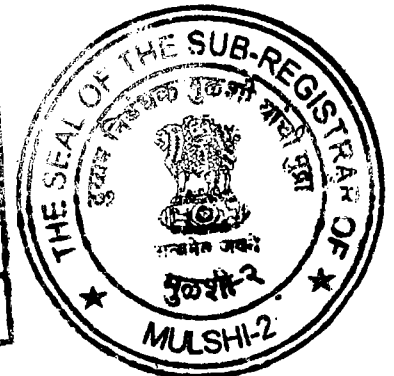
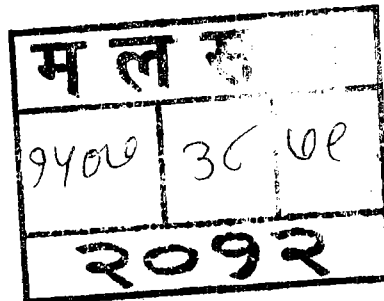
2. SCOPE AND EXTENT

Subject to LAVASA complying with all the terms and conditions of Financing Documents and LAVASA not being at default of the terms, conditions, covenants, representations and warranties under Financing Documents at any time during the currency of loan that the lenders have agreed to grant or/and granted, lenders have no objection: -

(a) For LAVASA to undertake marketing for the purpose of lease/sale of the LAVASA properties comprising of plots, villas, tenements, condominiums apartments, flats and such structures being planned, developed and constructed on the mortgaged lands in



प्रधान कार्यालय : युनियन बँक भवन, २३९, विधान भवन मार्ग, मुंबई - ४०० ०२१.
HEAD OFFICE : UNION BANK BHAVAN, 239, VIDHAN BHAVAN MARG, MUMBAI - 400 021.



239, विधान भवन मार्ग,
नरिमान पॉईंट, मुंबई - 400 021.
टेलिफोन : 2202 4033, 2289 2056, 2289 2000
फॅक्स : 2283 1594



Nariman Point, Mumbai - 400 021.
Tel. : 2202 4033, 2289 2056, 2289 2000
Fax : 2283 1594
Website : <http://www.unionbankofindia.com>
E-mail : cbsmmo@unionbankofindia.com

terms of the approvals granted/being granted under Hill Regulation and such other planning laws for the time being in force and applicable to LAVASA Integrated Township.

(b) For LAVASA to consummate agreements to lease/for sale or License Agreement with the prospective vendees with respect to LAVASA properties.

(c) For LAVASA to give representation and warranties as may be required with respect to the said agreements to lease/agreements for sale or license agreement to the prospective vendees.

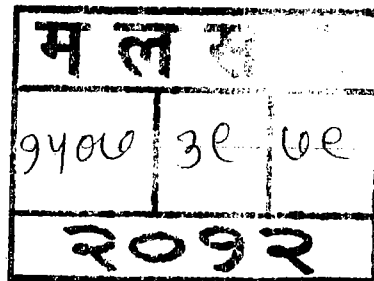
3. LIMITATION

3.1 Mere consummation of agreement to lease/agreement for sale or License Agreement between LAVASA and prospective vendees is not intended per-se to result in transfer of title and release of security interest of Lenders over and upon LAVASA properties, which form part of mortgaged properties covered by said agreements. It is clarified that same shall stand released only if the agreed amounts between LAVASA and Lenders with respect to the lease premium/sale consideration in case of plot or proportionate part of consideration for the transaction in other cases is deposited by LAVASA in Trust and Retention Account in terms of Finance documents and upon lenders or the security trustee with the consent of Lenders execute a deed of release with respect to the plots and/or proportionate share of land in other cases, in the form acceptable to Lenders, releasing security interest in favour of LAVASA or its nominee with respect to such LAVASA property.

3.2 Lenders No objection given under this letter does not constitute waiver of the rights and interest of lenders over the security interest created under the Finance documents by LAVASA and is not intended to be construed as either displacement or dilution of security interest over LAVASA properties.



प्रधान कार्यालय : युनियन बँक भवन, २३९, विधान भवन मार्ग, मुंबई - ४०० ०२१.
HEAD OFFICE : UNION BANK BHAVAN, 239, VIDHAN BHAVAN MARG, MUMBAI - 400 021.



नरिमन पॉइंट, मुंबई - 400 021.
टेलिफोन : 2202 4033, 2289 2056, 2289 2000
फॅक्स : 2283 1594



Tel. : 2202 4033, 2289 2056, 2289 2000
Fax : 2283 1594
Website : <http://www.unionbankofindia.com>
E-mail : cbsmmo@unionbankofindia.com


3.3 This no objection of Lenders' shall not entitle the prospective vendees to set up pleas of estoppel, waiver, and acquiescence to title against Lenders on any grounds either under equity or law, till the release of LAVASA properties takes place through proper and valid deed of release.

4. DISCLAIMER:

4.1 This Lenders' No Objection is given at the request of LAVASA and the Lenders shall not be responsible for any consequences that may arise due to consummation or otherwise of transactions between LAVASA and the prospective vendee.

5. DEFINITIONS:

5.1 For the purpose of this Lenders' No objection, the terms namely "Lenders" and "Finance documents " shall have the same meaning assigned to them in the aforesaid Common Loan Agreements.

यूनिऑन बँक ऑफ इंडिया,
For Union Bank of India
For UNION BANK OF INDIA

मुख्य प्रबंधक / Chief Manager
Authorized Signatory
मुंबई मुख्य कार्यालय / Mumbai Main Office

प्रधान कार्यालय : यूनियन बँक भवन, २३९, विधान भवन मार्ग, मुंबई - ४०० ०२९.
HEAD OFFICE : UNION BANK BHAVAN, 239, VIDHAN BHAVAN MARG, MUMBAI - 400 021.

म ल स
१५०७ ७० ७९
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- २) मा.विभागीय आयुक्त, पुणे विभाग, पुणे यांचेकडील परिपत्रक क्र.मह-२/जमान/जनरल आरआर/१७२१२२
दिनांक २२.०९.२००३
- ३) सहाय्यक संचालक नगररचना, पुणे ३० यांचेकडील क्र.एनएबीपी/मौजे दासवे, पडळघर, ता.मुळशी/
गिरिस्थान विकास/संसपु/१५२७, दिनांक १३.०५.२००८
- ४) या कार्यालयाकडील अकृषिक व बांधकाम परवानगी आदेश क्र. पमअ/एनएसआर/६०/२००६,
दि. ३०/८/२००६

जिल्हाधिकारी कार्यालय, पुणे
सहसूल शाखा,
क्र.पमअ/एनएसआर/२६२/२००७
पुणे -दिनांक ०७/०६/२००८



विषय :- मौजे दासवे व पडळघर, ता.मुळशी,
येथील जमिनीवर गिरिस्थान विकास परवानगीबाबत.

आ दे श

मेलवासा कॉर्पोरेशन लि. तर्फे श्री.सुरेशकुमार प्रभाकर पेंढारकर, स.नं.११८, क्लायोला विझिनेस सेंटर, डी बिल्डिंग, कात्रज-देहू रोड बायपास, वारजे, पुणे, रोजी अर्ज करून मौजे दासवे व पडळघर, ता.मुळशी, सर्व्हे नंबर (सोबतचे तक्त्याप्रमाणे ७/१२ नुसार एकूण क्षेत्र ६६७.४७४५ हेक्टर) क्षेत्रावर वाढीव क्षेत्र समाविष्ट करून तयार केलेल्या सुधारित रेखांकनास मंजूरी मिळणेची विनंती केली आहे. यापूर्वी अर्जदार यांस ५९५.४८.३० हेक्टर क्षेत्रावर मंजूर लेआउट प्रमाणे मॅटेरी ओपन स्पेस व इतर क्षेत्र वगळून ३८७.३० हेक्टर क्षेत्रावर गिरिस्थान विकास वापरासाठी अकृषिक परवानगी या कार्यालयाकडील आदेश क्रमांक क्र.पमअ/एनएसआर/२६०/२००६, दिनांक ३१.०८.२००६ अन्वये देण्यात आलेली आहे. आता अर्जदार यांनी सदर क्षेत्रात सोबतचे तक्त्यानुसार ४९.५७६३ हेक्टर क्षेत्र समाविष्ट करून सुधारित रेखांकन व बांधकाम नकाशे सादर केलेले आहेत. त्यानुसार एकूण क्षेत्रातून आवश्यक क्षेत्र वजा जाता ३३२१३३२-०० चौ.मी. निवासी, ३६५२९५-०० चौ.मी. वाणिज्य व ४१४४११-०० चौ.मी. इतर अकृषिक वापरासाठी ४१०१०३८-०० चौ.मी. क्षेत्रावर सुधारित बांधकाम नकाशे, सुधारित आराखडा प्रस्तावित केला आहे. त्यानुसार सदरचे क्षेत्रावर उक्त वापरासाठी वाढीव क्षेत्रावरील अकृषिक आकारणी फी व मौजणी फी वसूल करून घेऊन सुधारित रेखांकनास मंजूरी देणेचे आहे.

सदर क्षेत्र नगरपालिका हद्दीबाहेर असलेले अर्जदार यांनी प्रस्तावित केलेले आराखडे सहाय्यक संचालक नगररचना, पुणे ३० यांचेकडे छाननीसाठी पाठविण्यात आले होते. सहाय्यक संचालक नगररचना, पुणे ३० यांनी त्यांचेकडील क्र.एनएबीपी/मौजे दासवे व पडळघर ता.मुळशी/गिरिस्थान विकास/संसपु/१५२७ दिनांक १३.०५.२००८ अन्वये छाननी करून कळविले आहे की, प्रस्तावित जागा मंजूर पुणे जिल्हा प्रादेशिक योजनेमध्ये शासन निर्णय क्र. टीपीएस-१८९६/१२३१/प्र.क्र.१२३/९६/नवि-१३ दि.२६.११.९६ अन्वये गिरिस्थान सद्यक्षेत्रातील टूरिस्ट/रिसॉर्ट/हॉलीडेहोम/टाऊन शिप्स अशा प्रकारच्या विकासासाठी विशेष नियमावली मंजूर करण्यात आलेली आहे. तसेच शासन निर्णय क्र.टीपीएस-१८९९/१५९४/सीआर-१/२०००/नवि-१३ दि.३०.८.२००० अन्वये उपरोक्त नियमावलीमध्ये काही सुधारणा करून महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम २०(४) अन्वये नियमात फेरबदल मंजूर केलेले आहेत.

गिरिस्थान क्षेत्राच्या विकासासंदर्भात दि.२६.११.९६ रोजीच्या शासन निर्णयातील व विशेष विकास नियंत्रण नियमावलीतील नियम क्र.१ च्या तरतुदीस अनुलक्षण शासन नगर विकास विभाग अधिसूचना क्र.टीपीएस-१८००/१००४/प्र.क्र.१०६/एक/२०००/नवि-१३, दिनांक १.६.२००१ अन्वये पुणे जिल्हातील मुळशी तालुक्यातील मौजे भांडे, पाथरशेत, बॅबटमाळ, पळसो, यांनी या क्षेत्रावर वाढ घेतली आहे. याबाबतचे पत्राचार पुणे जिल्हा कार्यालय, मुळशी येथे झालेला आहे.

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१५००	०९	७६
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कॉर्पोरेशन लि. या कंपनीस शासन नगरविकास विभागाचे पत्र दि.२७.०६.२००१ अन्वये गिरिस्थान विकासाच्या विशेष नियमावलीतील नियम क्र.२१ नुसार खालील अटीस अधिन राहून मंजुरी दिलेली आहे.

- १) १०००.० मी किंवा त्यापेक्षा जास्त उंचीच्या क्षेत्रात विकास अनुज्ञेय रहाणार नाही.
- २) सदरचे प्रकल्पाचा पर्यावरण आघात मुल्यांकन अहवाल (Environment Impact Assessment Report) हा केंद्रीय पर्यावरण व वन विभागाने निश्चित केलेल्या निकषाप्रमाणे तयार करून त्यास पर्यावरण विभागाची मान्यता घेणे.
- ३) या प्रकल्पास सिंचन विभाग व इतर संबंधित विभागाकडून मान्यता घेणे.
- ४) सन १९९६ साली शासनाने मंजूर केलेल्या गिरिस्थान विकास नियमावलीतील आवश्यक त्या परवानग्या संबंधित विभागाकडून घेणे बंधनकारक आहे.
- ५) वर नमूद केलेल्या नियमावलीतील सर्व नियमांची तसेच मा. उच्च न्यायालयातील याचिका क्र. २७७३/९७, ३०४२/९७ व २२४७/९७ मध्ये मा. उच्च न्यायालयाने दिलेल्या आदेशाचे पालन (जसे की ऑमिनीटीज, नॉनपेड ऑपेनिटीज इ.) तसेच या संदर्भात असलेल्या इतर कायद्यांचे व नियमांच्या तरतुदींचे पालन करणे.

अर्जदार यांनी कंपनीचे मौजे दासवे येथील आणखी काही क्षेत्राचा समावेश प्रस्तावामध्ये करून (प्रस्तावामध्ये समाविष्ट क्षेत्राचे स.नं.निहाय सविस्तर तपशिल सोबत नकाशावर नमूद केलेनुसार) शासनाचे दि. २१/११/९६ चे शासन निर्णयाचे अधिसूचनेमधील परिशिष्टमध्ये नमूद केलेनुसार विविध विभाग प्रस्तावित करून मा. दासवे हे संपूर्ण क्षेत्राचा एकच सेक्टर विचारात घेऊन त्यामधील रहिवास विभागामध्ये प्रस्तावित केलेल्या क्षेत्रावर निवासी वापराच्या इमारती प्रस्तावित करून संपूर्ण सेक्टर चे रेखांकन नकाशांना व त्यामधील निवासी वापराचे बांधकाम नकाशांना मंजूरी मिळणेची धिन्ती केलेली आहे.

शासनाने दिनांक २७.०६.२००१ चे पत्रान्वये सुचित केलेनुसार अर्जदार कंपनीने यापूर्वीचे या कार्यालयाकडील अकृषिक पर्यारगी आदेश दिनांक ३१.०८.२००६ चे वेळी व आताचे प्रस्तावासोबतही सहाय्यक संचालक, नगररचना पुणे यांचे शिफारस पत्रामध्ये नमूद केलेली अनुक्रमांक १ ते ८ बाबतची कागदपत्रे सादर केलेली आहेत.

शासन निर्णयान्वये (दि.१.६.२००१) गिरिस्थान क्षेत्र घोषित केलेल्या गावापैकी मौजे दासवे हे महसूली गाव तर मौजे पडळघर येथील दोन सव्हे नंबर मधील जमीनीचा अंतर्भाव रेखांकनात केलेला असून उर्वरित गावांचा समावेश न करता केवळ दासवे सेक्टर मर्यादित क्षेत्राचा रेखांकन नकाशा मंजूरीसाठी सादर केलेला आहे. शासनाने वेळोवेळी गिरिस्थान विकाससंदर्भात निर्गमित केलेल्या शासन निर्णयातील नियमावलीतील तरतुदीनुसार, पत्रानुसार व पुणे जिल्ह्याच्या मंजूर प्रादेशिक योजनेतील तरतुदीनुसार अर्जदार कंपनीने त्यांचे मालकीचे व महाराष्ट्र खारे विकास महामंडळ यांनी ३० वर्षांच्या करारावर दिलेल्या जमिनी विचारात घेऊन (वनक्षेत्र वगळून) गिरिस्थान क्षेत्रातगत विविध वापराकरिता प्रस्थापित केलेल्या रेखांकनास मंजूरीची शिफारस केली आहे.

अर्जदार यांनी विहित नमुन्यात प्रतिज्ञापत्र व क्षतीपत्र दाखल केलेले आहे. तसेच सहा संचालक नगररचना पुणे ३० यांनीही विषयोकीत आराखडे मंजूर करणेची शिफारस केलेली आहे. मा.विकास आयुक्त (औद्योगिक) यांनी कंपनीस सन २००२ साली ख.न्या.ख.न्या औद्योगिक वापरासाठी त्यांचे दिनांक ५.१०.२००२ चे आदेशान्वये मंजूरी दिलेली असल्याने त्या तारखेपासून अकृषिक वापर सुरू झाल्याने गिरिस्थान विकास वापरातगत मागणी केलेल्या ३८७.३.३० आर क्षेत्रावर प्रति चौ.मी. ०.०२ दराने बीनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रु.७७४६०/-, जिल्हा परिषद कर रु.५,४२,२२०/- व ग्रामपंचायत कर रु.७७,४६०/- व २% नजराणा रक्कम रु.९८,५५३/- अशी एकूण रक्कम रु.७,९५,६९३/- इतकी चलन क्र.४९१/०६ नुसार दि.११.८.२००७ रोजी शासकीय कोषागारात जमा केलेली आहे. आता अर्जदार यांनी जादा क्षेत्राची (२२८०३८-०० चौ.मी.) प्रति चौ.मी. ०.०२ दराने बीनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रु.४५६१/-, रूपांतरित कराची रक्कम रु.२२८०५/- जिल्हा परिषद कर रु.३१,९२०/- व ग्रामपंचायत कर रु.४५६१/- व २% नजराणा रक्कम रु.१२,६००/- अशी एकूण रक्कम रु.७६,४५४/- इतकी चलन क्र.१७६/०८ नुसार

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पुणे, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अ. विशेष गिरिस्थान विकास नियमावलीतील विनियम २८ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १८ अन्वये प्राप्त अधिकारांचा वापर करून अर्जदार यांना मौजे दासवे व पडळघर, ता. मुळशी येथील जमीनीवर गिरिस्थान विकास प्रयोजनासाठी स.नं. (सोबतचे तक्त्याप्रमाणे) चे ७/१२ नुसार एकूण क्षेत्र ६३६.८१९५ हेक्टर, मंजूर लेआऊट प्रमाणे ६१३.९४२२ हेक्टर पंकी मॅन्डेटरी ओपन स्पेस २०२.६००६ हेक्टर वगळून ४२१.३४०६ हेक्टर क्षेत्रावर गिरिस्थान विकास वापरांतर्गत सांबतचे रेखांकन/बांधकाम आराखड्यास खालील अटी व शर्तीवर अकृषिक परवानगी देत आहे.

अटी व शर्ती

- सदरची परवानगी महाराष्ट्र जमीन अधिनियम १९६६ व त्याखालील नियमान्वये देणेत येत आहे.
 - अर्जदार यांनी जमीनीचा वापर न्यावरील इमारतीसह ज्या कारणासाठी दिला आहे त्या कारणासाठीच करावा. जमीनीचा इमारतीसह वापर अन्य कारणासाठी जिल्हाधिकारी यांचे परवानगी शिवाय करू नये.
 - अर्जदार यांनी इमारतीचे बांधकाम सोबतचे मंजूर केलेल्या रेखांकन/इमारत नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणत्याही प्रकारचा फेरबदल इकडील परवानगीशिवाय करू नये.
 - प्रतिप्रहृता रक्कम रू.०.०२ पै. प्र.चौ.मी.मंजूर क्षेत्रावरील अकृषिक आकारणी दरवर्षी भरेल, सदर आकारणी तात्पुरत्या स्वरूपाची असून दिनांक १.८.२००६ ते ३१.७.२०११ या कालावधीसाठी अकृषिक प्रमाणदर आमलात आणल्यानंतर फरकाची रक्कम असलेस ती शासन जमा करणे बंधनकारक राहिल.
 - प्रस्तावाखालील जागा मौजे दासवे व पडळघर येथील असून मौजे दासवे मधील रनविभागाच्या अखत्यान्यातील, इतर जिल्हा मार्गाखालील व अर्जदार संस्थेच्या ताब्यात नसलेल्या जमीनी, अर्जदार कंपनीच्या ताब्यातील तथापि पुर्वस्थापितांना दिलेल्या जमीनी व १००० मी. उंचीवरील जमीनी वगळता कंपनीचे मालकीचे मौजे दासवे येथील ६०१.०२०३ हेक्टर व व मौजे पडळघर येथील १२.६५४२ हेक्टर इतके क्षेत्र असे एकूण ६१३.६७४५ हेक्टर जागेचा समावेश प्रस्तावात केलेला असून विशेष विकास नियंत्रण नियमावलीतील तरतुदी व १:३ तीव्र उताराचे क्षेत्र वगळता गिरिस्थान क्षेत्रांतर्गत टाऊनशिपचा विकास करणेकरिता भूखंडास पोहोच रस्ता विकसीत करणेची जबाबदारी अर्जदार कंपनीची राहिल.
 - रेखांकनातील भूखंडाचे किमान क्षेत्र ५००.० चौ.मी. पेक्षा कमी असता कामा नये.
 - रेखांकनातील विविध वापराकरीता प्रस्तावित भूखंडावरील बांधकाम परवानगी दि.२६.११.९९ च्या शासन निर्णयातील विशेष विकास नियंत्रण नियमावलीतील अर्पेन्डीक्स ए मधील तरतुदीनुसार व शासनाने वेळोवेळी निश्चित केलेल्या धोरणानुसार व सुचनानुसार अनुज्ञेय होईल.
 - रेखांकनातील रस्ते, गटारे, पावसाच्या पाण्याचा निचरा करणेकरीता व जलनिःसारण करणेकरीता उपाययोजना, इलेक्ट्रीक लाईन, पिण्याच्या पाण्याची जलवाहिनी, एफ्ल्युएंट ट्रीटमेंट प्लांट, जलशुद्धीकरण केंद्र इत्यादी पायाभूत सुविधा पुरवणेची सर्वस्वी जबाबदारी अर्जदार कंपनीची राहिल.
 - पिण्याचे पाणी १४० लिटर दरडोई पुरवणे व सर्व वापरासाठी लागणारे पाणी साठविणेची क्षमता १:५ पटीची राहण्याच्या दृष्टीने उपाययोजना करणे अर्जदार कंपनीस बंधनकारक राहिल.
- अर्जदार कंपनीने नोटरीज्वड प्रतिज्ञापत्र सादर केलेले आहे. त्या अनुषंगाने सार्वजनिक सुविधा पुरवणेच्या दृष्टीने त्या इतर सेक्टरमध्ये प्रस्तावित करून विकसित करणे आवश्यक राहिल.
- गिरिस्थानचा विकास करताना पुनर्स्थापित वा बाधित झालेल्या लोकाना रोजगार उपलब्ध करून देणे वा दुकान गिरिस्थानातील दुकाने उपलब्ध करून देणेची जबाबदारी अर्जदार कंपनीची राहिल.
- गिरिस्थान विकासाच्या जागेवर ५०० झाडे प्रति हेक्टरी वृक्ष लागवड करणे अर्जदार कंपनीस बंधनकारक राहिल.
- गिरिस्थान विकास तेथील सौंदर्याची जपणूक करून तेथील पर्यावरणाच्या दृष्टीने विकास करणे बंधनकारक राहिल.
- जलाशयाचे पाणी दुषित न होणेचे दृष्टीने उपाययोजना करणे आवश्यक राहिल. मुख्य वरसगाव जलाशय या अर्जदार कंपनीला लीजने दिलेल्या जलाशयाचे पाणी प्रदुषित न होणेकरिता त्यात सांडपाणी निचरा, जलनिःसारण व मलनिःसारण करता कामा नये याची संपूर्णतः जबाबदारी अर्जदार कंपनीची राहिल. महाराष्ट्र प्रदुषण



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१६. पाटबंधारे विभागाने नमूद केलेल्या अटीचे पालन करणे बंधनकारक राहिल.
१७. मा.उच्च न्यायालयाने याचिका क्र.२७७३/१७, ३०४१/१७ व २२४७/१७ मध्ये दिलेल्या आदेशाचे पालन करणे बंधनकारक राहिल.
१८. महाराष्ट्र खाजगी वन(संपादन) अधिनियम १९७५ व मा.सर्वोच्च न्यायालयाचे निर्देशानुसार वन सदृश्य जमिनीवर वनत्तर कामे करण्यात येऊ नये. त्याबाबत निर्देशांचे पालन करणे बंधनकारक राहिल.
१९. अर्जदार कंपनीने प्रस्तावासोबत सादर केलेल्या कंटूर नकाशास अनुसरून परवानगीची शिफारस करण्यात येत आहे.
२०. मुख्य जलाशयाचे उच्चतम पूरपातळीपासून १००.० मी. अंतरामध्ये व अर्जदार कंपनीने विकसित केलेल्या जलाशयापासून १५.० मी. अंतराचे आत कोणताही विकास अनुज्ञेय होणार नाही.
२१. विषयांकीत जागेतून उच्चदाबाची विद्युतवाहिनी जात असल्याने त्याखालील जागा खुली म्हणून सोडण्यात यावी व लागतच्या भूखंडावरील बांधकाम परवानगीवेळी संबंधित विभागाचे ना-हरकत दाखला घेणे आवश्यक राहिल.
२२. निवासी शाळेकरीता प्रस्तावित जागेतून विद्युतवाहिनी जात असून १:३ तीव्र उताराचे क्षेत्र आहे. निवासी शाळेच्या जागेमधून १:३ तीव्र उताराचे क्षेत्र वगळून उच्च दाबाच्या विद्युतवाहिनीपासून समास अंतराबाबत संबंधित विभागाने दिलेल्या ना-हरकत दाखल्यास अनुसरून बांधकाम परवानगी अनुज्ञेय राहिल.
२३. प्रस्तावित रेखांकनातील सर्व रस्ते सर्वांच्या वहिवाटीसाठी कायम खुले ठेवणे बंधनकारक राहिल. प्रस्तावातील जग जमिनी अद्याप कंपनीच्या मालकीच्या नाहीत त्या जमिनीस पोहोच रस्ते विकसित करून देणेची जबाबदारी अर्जदार कंपनीची राहिल.
२४. महाराष्ट्र शासनाच्या पर्यावरण विभागाने दिनांक १३.१२.२००२ रोजी दिलेल्या ना-हरकत दाखल्यातील अटीच्या अधिन राहून मंजूरीची शिफारस करण्यात येत आहे.
२५. प्रस्तावित रेखांकनातील भूखंडांचे अनधिकृत उपविभागणी करता येणार नाही व परस्पर विल्हेवाट लावता येणार नाही.
२६. विषयांकीत जागेवर विकासकार्य सुरू करणेपूर्वी हे रेखांकन जागेवर आखून भूमीअभिलेख खात्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर कोणत्याही भूखंडाचे किमान क्षेत्रफळ, रस्त्याची रुंदी सुविधा जागा, खुली जागा इत्यादीचे क्षेत्र मंजूर रेखांकनात दर्शविलयापेक्षा कमी भरता उपयोगी नाही. यामध्ये फेरफार इत्यादी झाल्यास अभिन्यासास फेर मंजूरी घेतल्याशिवाय कोणताही विकास करणेत येऊ नये.
२७. मंजूरीची शिफारस केलेल्या रेखांकनाव्यतिरिक्त जागेवरील विकासास सर्व्हो अर्जदार/संबंधित वास्तुशिल्पी जबाबदार राहिल.
२८. विषयांकीत जागेवरील वरील परवानगीची शिफारस प्रादेशिक योजनेतील तरतुदी, विशेष विकास नियंत्रण नियमावलीतील तरतुदी, महाराष्ट्र प्रदूषण नियंत्रक मंडळ, मा. सर्वोच्च न्यायालयाचे, मा. उच्च न्यायालयाने दिलेल्या आदेशांचे, वनसंवर्धन कायद्याच्या तरतुदी, पर्यावरण विभाग, महाराष्ट्र कृष्ण खोरे विकास प्राधिकरण व शासनाने वेळोवेळी दिलेल्या निर्देशांचे अधिन राहून केलेली असल्याने उपरोक्त निर्णयातील अटीचे पालन करणे अर्जदारास बंधनकारक राहिल.
२९. उक्त प्रकल्पाचा पर्यावरण आघात मूल्यांकन अहवाल (Environment impact Assessment Report) हा केंद्रीय पर्यावरण व वनविभागाचे निश्चित केलेल्या निकषानुसार तयार करून त्यास पर्यावरण विभागाची मान्यता घेणेच्या अटीस अधिन राहून शिफारस करण्यात येत आहे.
३०. अभिन्यासातील रस्ते, सुविधा जागा व खुली जागा याची देखभाल करावयास हवी. अन्यथा ते देखभाल करणेसाठी सुयोग्य प्राधिकरणाच्या ताब्यात द्यावेत, या जागा व रस्ते सर्व जातेच्या वापरासाठी खुले असतील तसेच रस्ते शेजारच्या जमीन मालकास वापरावयास खुले ठेवले पाहिजे.
३१. पाणी पुरवठा व सांडपाणी निचरा व्यवस्था अर्जदारांनी स्वखर्चाने व समाधानकारकरित्या करणे आवश्यक राहिल.
३२. जमिनीची मालकी, हद्दी, वहिवाट इत्यादी बाबत खात्री करून घेणेत यावी व त्याबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.

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१५०७	४४	७६
२०१२		



३५. नियोजित बांधकामाचे भूखंडातील अस्तित्वातील अन्य बांधकाम धरून एकूण क्षेत्र भूखंड क्षेत्राचे ३० टक्के चटई क्षेत्र मर्यादित बांधकाम करण्याचे आहे.
३६. नियोजित बांधकामातील मजल्याची संख्या नकाशावर दर्शविल्यापेक्षा जास्त असू नये.
३७. नियोजित इमारतीसाठी आवश्यक असणाऱ्या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.
३८. प्रकाश व वायुव्यजन यासाठी ठेवलेल्या पिंडक्यांचे क्षेत्र हे संबंधित खोलीच्या क्षेत्राच्या १/८ पेक्षा कमी असू नये.
३९. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्कांचा भंग होणार नाही याची जबाबदारी अर्जदार यांनी घेतली पाहिजे.
४०. अर्जदार कंपनी यांनी सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.
४१. प्रस्तुत परवानगी मिळणेकामी अर्जदार यांनी सादर केलेली कागदपत्रे व माहिती दिशाभूल करणारी अगर चुकीची आढळून आलेस त्यास परवानगी धारकास जबाबदार धरून भारतीय दंडा विधान संहितेच्या तरतुदीनुसार फौजदारी कारवाईस पात्र धरणेत येईल.
४२. या कार्यालयाकडील आदेश क्र. पमअ/एनएस/आर/६०/०६, दि. ३१/८/२००६ रद्द करणेत येवून, सदरचे आदेशातील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.
४३. वरील अटी व शर्ती पैकी कोणत्याही अटीचा अगर शर्तीचा भंग केल्यास सदरचा आदेश रद्द समजणेत येईल.

प्रति,

म. लवासा कॉर्पोरेशन तर्फे,
श्री. सुरेशकुमार प्रभाकर पेंढारकर,
स.नं.११८, व्हायला बिझिनेस सेंटर, डी बिल्डिंग,
कात्रज-देहू रोड बायपास, वारजे, पुणे.



जिल्हाधिकारी, पुणे.

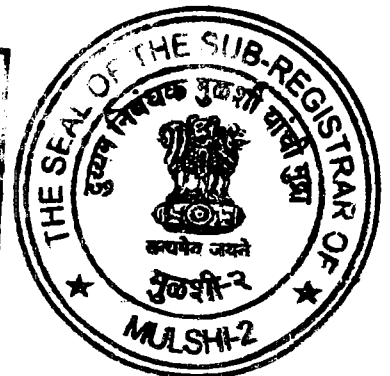
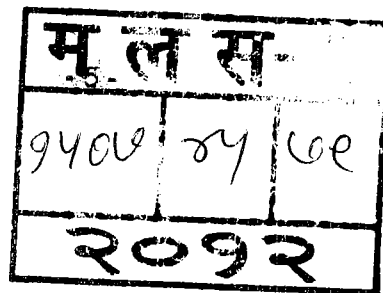
प्रत:- तहसिलदार, मुळशी यांचेकडे, चौकशी कागदपत्र एके संचिकेसह पुढील कार्यवाहीसाठी

२/- प्रस्तुतचे आदेशाची नोंद गा.नं.२ व ता.नं.२ मध्ये घेणेत येवून दरवर्षी अर्जदार यांचेकडून अकृषिक सा-याची रक्कम वसूल करावी. अर्जदार यांनी अकृषिक वापर या आदेशाच्या दिनांकापूर्वी सुरु केलेचे निदर्शनास आल्यास महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४५ अन्वये सत्वर अहवाल सादर करावा.

प्रत:- सहाय्यक संचालक, नगर रचना, पुणे यांचेकडे, माहितीसाठी.

प्रत:- तालुका निरीक्षक भूमी अभिलेख, मुळशी, यांचेकडे पुढील कार्यवाहीसाठी रवाना.

जिल्हाधिकारी, पुणे करिता.



अ.क्र.	सर्व्हे नंबर	७/९२ प्रमाणे एकूण क्षेत्र	प्रस्तावातील एकूण क्षेत्र	शिल्लक क्षेत्र
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
१	१२/१ ब	१.७९००	२.०७७० <	०.७१३०
२	१२/२/१/अ	१.५८००	१.५८०० <	
३	१२/२/२	१.५८००	१.५८०० <	
४	१८/१/अ	३.१८००	३.१८०० <	
५	१८/२/अ	१.६३००	१.६३०० <	
६	१९/१/१	४.११००	४.११०० <	
७	१९/२	२.७८००	२.५८०० <	१.२०००
८	२०/२	१.०१००	१.०१०० <	
९	२०/३/अ	३.९७००	२.०००० <	१.९७००
१०	२०/४/अ	१.००००	१.०००० <	
११	२१/१	०.२०००	०.२००० <	
१२	२१/३+४	२.२५००	०.२३०० <	२.०२००
१३	२१/५	२.९२००	०.३००० <	२.६२००
१४	२१/६अ	०.०४००	०.०४०० <	
१५	२१/७अ	०.११००	०.११०० <	
१६	२३/१	०.८६००	०.८६०० <	
१७	२६/५/७/अ	०.३३२०	०.३३२० <	
१८	२७/१/१	०.२५३०	०.२५३० <	
१९	२८/१	१.८०००	१.८००० <	
२०	२९/१	१.०६००	१.०६०० <	
२१	३०/१	०.८३००	०.८३०० <	
२२	३०/२	१.१०००	०.८००० <	०.३०००
२३	३०/३	१.७६००	०.१८०० <	१.५८००
२४	३०/४+५	३.८१००	१.०२०० <	२.७९००

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१५०० ४६ ७६
२०१२



अ.क्र.	सर्वे नंबर	७/१२ प्रमाणे एकूण क्षेत्र	प्रस्तावित एकूण क्षेत्र	शिल्लक क्षेत्र
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
२५	३०/६	१.१०००	१.१००० <	
२६	३१/१/४	२.५९००	२.५९०० <	
२७	३१/२/३	२.०९००	२.०९०० <	
२८	३१/५	२.५७००	२.५७०० <	
२९	३२/१	३.४४००	३.४४०० <	
३०	३२/२	५.४७००	५.४७०० <	
३१	३२/३	१.११००	१.११०० <	
३२	३२/१	१.५४००	१.५४०० <	
३३	३३/२	३.६२००	३.६२०० <	
३४	३३/३	२.८१००	२.८१०० <	
३५	३४/१/६अ	०.१५००	०.१५०० <	
३६	३४/३/१	०.०२००	०.०२०० <	
३७	३४/५/५	०.०८४०	०.०७४० <	०.०१००
३८	३५/१/अ	३.३९००	३.३९०० <	
३९	३५/२	२.९५००	२.९५०० <	
४०	३५/३	०.०३००	०.०३०० <	
४१	३६/२	१.७७००	१.७७०० <	
४२	३६/३	१.६२००	१.६२०० <	
४३	३६/४	३.००००	३.०००० <	
४४	३७/१	०.३०००	०.३००० <	
४५	३७/२	०.८५००	०.८५०० <	
४६	३७/३+५	४.२२००	४.२२०० <	
४७	३७/४	३.८५००	३.८५०० <	
४८	३८/१	४.३५००	४.३५०० <	
४९	३८/२	२.९३००	२.९३०० <	

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 १५०० २० ७६
 २०१२



अ.क्र.	सद्वे नंबर	हेक्टर-आर	रकम	
५०	३८/३	०.२४००	०.२४०० <	
५१	३८/४	०.६७००	०.६७०० <	
५२	३८/५	०.११००	०.११०० <	
५३	३९/१	४.४५००	४.४५०० <	
५४	३९/२	२.८७००	२.८७०० <	
५५	४०/१	२.३३००	२.३२६० <	०.००४०
५६	४०/२	१.०१००	१.०१०० <	
५७	४०/३	०.१५००	०.१५०० <	
५८	४०/४	१.५४००	१.५४०० <	
५९	४०/५+६+७	३.८२००	३.८२०० <	
६०	४१/३/१+२	०.२०७०	०.२०७० <	
६१	४२/१/१+७+८	०.३०६०	०.३०६० <	
६२	४२/३/४+५	०.२२००	०.२२०० <	
६३	४२/४/२	०.१४४०	०.१४४० <	
६४	४३/१	०.४०००	०.४००० <	
६५	४४/१/१+२	०.२६३०	०.२६३० <	
६६	४५/१+२/१	२.०७६०	२.०७६० <	
६७	४५/२+२/२	२.०७६०	२.०७६० <	
६८	४५/१+२/३	२.०७४०	२.०७४० <	
६९	४५/१+२/४	२.०७४०	२.०७४० <	
७०	४६/३	०.१३९०	०.०६९५ <	०.०६९५
७१	४६/३/५+६	०.०५८०	०.०५८० <	
७२	४६/४/१	०.०६८०	०.०३४० <	०.०३४०
७३	४६/५	०.२३२०	०.२३२० <	
७४	४६/६/२	०.१२३०	०.१२३० <	

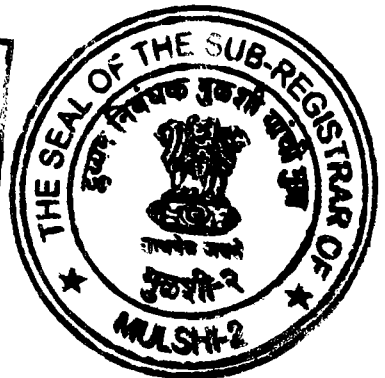
Page 3

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२०१२	



अ.क्र.	सर्वे नंबर	७/१२ प्रमाणे एकूण क्षेत्र	प्रस्तावनातील एकूण क्षेत्र	शिल्लक क्षेत्र
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
७५	४६/७	०.०३५०	०.०३५० <	
७६	४७/१	१.०१००	१.०१०० <	
७७	४७/२	१.१८००	१.१८०० <	
७८	४७/३	१.०७००	१.०७०० <	
७९	४७/४	०.२०००	०.२००० <	
८०	४७/५	१.०३००	१.०३०० <	
८१	४७/६	१.४२००	०.७१०० <	०.७१००
८२	४७/७	१.०५००	१.०५०० <	
८३	४७/८	०.६५००	०.३२५० <	०.३२५०
८४	४८/१	०.१८००	०.१८०० <	
८५	४८/३	०.३८००	०.३८०० <	
८६	४८/४	३.१४००	३.१४०० <	
८७	४८/५	१.६५००	१.६५०० <	
८८	४८/६	०.४०००	०.४००० <	
८९	४८/७	०.१२००	०.१२०० <	
९०	४८/८	१.३०००	१.३००० <	
९१	४९/१	०.३०००	०.३००० <	
९२	४९/२	०.१६००	०.१६०० <	
९३	४९/३	०.१४००	०.१४०० <	
९४	४९/४	०.२२००	०.२२०० <	०.२२००
९५	४९/५	५.९८००	५.९८०० <	
९६	४९/६	४.०१००	४.०१०० <	
९७	४९/७	०.३४००	०.३४०० <	
९८	५०/१	०.५३००	०.५३०० <	
९९	५०/२	२.५९००	२.५९०० <	

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 १५०८६७९
 २०१२



अ.क्र.	सर्वे नंबर	७/१२ प्रमाण एकूणाचात		
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
१००	५०/३	०.१४००	०.१४०० <	
१०१	५०/४	१.५७००	१.५७०० <	
१०२	५०/५	०.७७००	०.७७०० <	
१०३	५०/६	०.५९००	०.५९०० <	
१०४	५०/७	०.९९००	०.९९०० <	
१०५	५०/८	१.४२००	१.४२०० <	
१०६	५०/९	०.३४००	०.३४०० <	
१०७	५१/१	२.०८००	२.०८०० <	
१०८	५१/२	०.३२००	०.३२०० <	
१०९	५१/३	०.५९००	०.५९०० <	
११०	५१/४	०.४९००	०.४९०० <	
१११	५१/५	०.५३००	०.५३०० <	
११२	५१/६अ	२.३०००	२.३००० <	
११३	५१/६ब	३.९६००	३.९६०० <	
११४	५१/७	१.०२००	१.०२०० <	
११५	५२/१	३.१०००	३.१००० <	
११६	५२/२	२.५३००	२.५३०० <	
११७	५२/३अ/१	०.७४००	०.७४०० <	
११८	५२/३ब/२	१.७५००	१.७५०० <	
११९	५२/४	०.२१००	०.२१०० <	
१२०	५३/१+३	३.०४००	३.०४०० <	
१२१	५३/२अ	०.७०००	०.७००० <	
१२२	५३/५	०.३०००	०.३००० <	
१२३	५४/२	१.०५००	१.०५०० <	
१२४	५४/३	०.२८००	०.२८०० <	

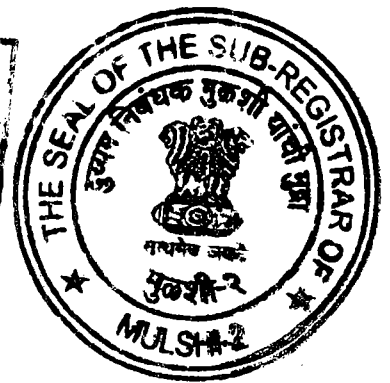


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अ.क्र.	सर्वे नंबर	हेक्टर-आर		
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
१२५	६३/१	१०.३२००	१०.३२०० <	
१२६	६४/१	७.८९००	७.८९०० <	
१२७	६५/१	६.६८००	६.६८०० <	
१२८	६६/१/१	३.००००	३.०००० <	
१२९	६७/१	६.३७००	६.३७०० <	
१३०	७३/१	०.५६००	०.५६०० <	
१३१	७३/२	३.१७००	३.१७०० <	
१३२	७३/३	३.१४००	३.१४०० <	
१३३	७३/४	२.३९००	२.३९०० <	
१३४	७४/१	२.६१००	२.६१०० <	
१३५	७४/२	३.४०००	३.४००० <	
१३६	७४/३/१	१.६४००	१.६४०० <	
१३७	७५/१	०.१२९०	०.१२९० <	
१३८	७६/१	०.३०००	०.३००० <	
१३९	७६/२	०.१६००	०.१६०० <	
१४०	७६/३	०.१६००	०.१६०० <	
१४१	७६/४	०.१६००	०.१६०० <	
१४२	७६/५	१.५८००	१.५८०० <	
१४३	७६/६	१.४२००	१.४२०० <	
१४४	७६/७	०.३०००	०.३००० <	
१४५	७६/८	२.८०००	२.८००० <	
१४६	७६/९	२.६९००	२.६९०० <	
१४७	७६/१०	०.७९००	०.७९०० <	
१४८	७६/११	०.१२००	०.१२०० <	
१४९	७७/१/४	०.०७३०	०.०७३० <	

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 १५०० ५१ ७७
 २०१२



अ.क्र.	सर्वे नंबर	७/१२ प्रमाण एतूपा वान		
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
१५०	७७/२/१+२+३	०.११०९	०.०८१३ <	०.०२१६
१५१	७८/१	०.७९००	०.७९०० <	
१५२	७८/२	०.१२००	०.१२०० <	
१५३	७८/३	०.१६००	०.०८०० <	०.०८००
१५४	७९/१/१+२+५+६	०.६३००	०.६३०० <	
१५५	७९/२/४/१	०.०७१०	०.०७१० <	
१५६	७९/२/४/२	०.०७००	०.०७०० <	
१५७	७९/३/१	०.०६१०	०.०६१० <	
१५८	७९/३/२	०.०५८०	०.०५८० <	
१५९	७९/३/३	०.०६१०	०.०६०५ <	
१६०	८०/१	१.३७००	१.३००० <	०.०७००
१६१	८१/१/१	२.३८००	२.३८०० <	
१६२	८१/१/२	२.३७००	२.३७०० <	
१६३	८१/१/३	४.८६००	४.८६०० <	
१६४	८२/१/१	४.७३००	४.७३०० <	
१६५	८२/१/२	४.८४००	४.८४०० <	
१६६	८३/१	१.२१००	१.२१०० <	
१६७	८४/१/१	२.६५००	२.६५०० <	
१६८	८४/१/२	२.६४००	२.६४०० <	
१६९	८४/१/३	२.६४००	२.६४०० <	
१७०	८५/१/१	३.३८००	३.३८०० <	
१७१	८५/१/२	३.३८००	३.३८०० <	
१७२	८६/१अ	६.८७००	६.८७०० <	
१७३	८६/१/ब१	१.७५००	१.७५०० <	
१७४	८६/१/ब२	१.७०००	१.७००० <	

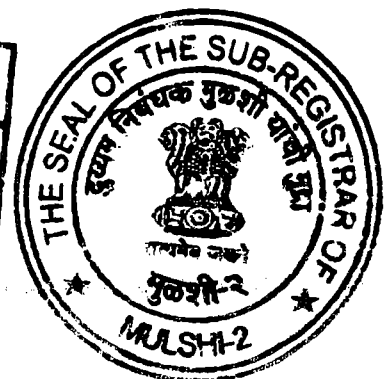
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२०१२



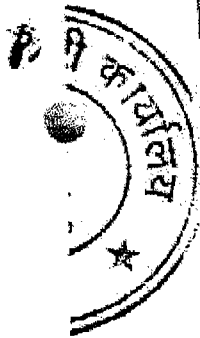
अ.क्र.	सर्वे नंबर	हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
१७५	८७/१	११.९८००	११.६८२० <	०.२९८०
१७६	८८/१/१	५.४२९०	५.४२९० <	
१७७	८८/१+२	१.८१९०	१.८१९० <	
१७८	८९/१/१	२.०७५०	२.०७५० <	
१७९	८९/१/२	२.०७५०	२.०७५० <	
१८०	८९/१/३	२.०७५०	२.०७५० <	
१८१	८९/१/४	२.०७५०	२.०७५० <	
१८२	९०/१/१	३.९१००	३.९१०० <	
१८३	९०/१+२	३.९०००	३.९००० <	
१८४	९१/१/१	३.५०००	३.५००० <	
१८५	९१/१+२	३.५०००	३.५००० <	
१८६	९१/१+३	३.६०००	३.६००० <	
१८७	९३/१+१	३.००००	३.०००० <	
१८८	९३/१+२	२.८१००	२.८१०० <	
१८९	९३/१+३	३.००००	३.०००० <	
१९०	९४/१	६.३७००	६.३७०० <	
१९१	९५/१	८.७०००	८.७००० <	
१९२	९६/१	८.८४००	६.४४०० <	२.४०००
१९३	९७/१	८.१३००	८.१३०० <	
१९४	९९/१/१	४.२५७०	४.२५७० <	
१९५	१००/१/१	३.०८००	३.०८०० <	
१९६	१००/१+२	३.०८००	३.०८०० <	
१९७	१००/१/३	३.०७००	३.०७०० <	
१९८	१०१/१	३.९२००	३.९२०० <	
१९९	१०१/१/२	३.९३००	३.९३०० <	

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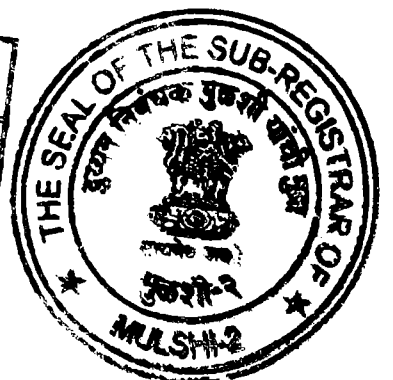
म ल स
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२०१२



अ.क्र.	सर्वे नंबर	७/१२ प्रमाणी एकुण क्षेत्र		
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
२००	१०२/१/२	४.१२५०	४.१२५० <	
२०१	१०२/१+२	०.५६०३	०.५६०३ <	
२०२	१०२/१+३	३.५६०२	३.५६०२ <	
२०३	१०३/१	१०.८५००	१०.८५०० <	
२०४	१०४/१	१.२९००	१.२९०० <	
२०५	१०५/१/१	६.०३००	६.०३०० <	
२०६	१०५/१+२	३.०२००	३.०२०० <	
२०७	१०५/१+३	३.०१००	३.०१०० <	
२०८	१०६/१	१०.२८००	१०.२८०० <	
२०९	१०७/१+२	३.१९००	३.१९०० <	२.०२००
२१०	१०८/१	७.७७००	७.७७०० <	
२११	१०९/१/१	३.७६००	३.७६०० <	
२१२	१०९/१+२	३.७७००	३.७७०० <	
२१३	११०/१/१	३.५८००	३.५८०० <	
२१४	११०/१+२	३.५८००	३.५८०० <	
२१५	१११/१/१	४.०१००	४.०१०० <	
२१६	१११/१+२	४.००००	४.०००० <	
२१७	१११/१+३	४.००००	४.०००० <	
२१८	११२/१/१	४.३१००	४.३१०० <	
२१९	११२/१/२	४.३१००	४.३१०० <	
२२०	११३/१/१	१०.२४००	१०.२४०० <	
२२१	११४/१	७.५०८०	७.५०८० <	
२२२	११५/१	८.३२००	८.३२०० <	
२२३	११६/१	७.७३००	७.७३०० <	
२२४	११९/१	१.३०००	०.६५०० <	०.६५००



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२०९२



अ.क्र.	सर्वे नंबर	७/१२ प्रमाण १९५५-५६		
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
२२५	१२०/२+३/१/१	०.४००२	०.२०२०	०.१९९२
२२६	१२३/१अ	२.०५००	२.०५००	
२२७	१२४/१	२.००००	२.००००	
२२८	१२४/१/२	३.११००	३.११००	
२२९	१२४/१/ब	२.०५७५	२.०५७५	
२३०	१२५/१/१	४.८६७०	४.८६७०	
२३१	१२५/१/२	२.००००	२.००००	
२३२	१२५/१+२	१.९९३०	१.९९३०	
२३३	१२६/१/२	४.२०००	४.२०००	
२३४	१२६/१/१+२	०.५२००	०.५२००	
२३५	१२६/१/१/४	३.६८००	३.६८००	
२३६	१२७/२	११.०२००	११.०२००	
२३७	१२८/१	१०.६१००	१०.६१००	
२३८	१२९/१	१०.७२००	१०.७२००	
२३९	१३०/१अ	९.९८००	९.९८००	२.४०००
२४०	१३१/१	९.०९००	९.०९००	
२४१	१३२/१अ	८.६९००	८.६९००	
२४२	१३३/१अ	०.८७००	०.८७००	
२४३	१३४/१	१.९१००	१.९१००	
२४४	१३६/१ ते ५	२.२९४०	२.२९४०	
२४५	१३९/१/अ	२.०३३०	२.०३३०	
२४६	१३९/१/२	२.८५३०	२.८५३०	
२४७	१३९/१/३	२.९५४०	२.९५४०	
२४८	१४४/१/१	१.३६००	१.३६००	
२४९	१४४/२	१.३७००	१.३७००	



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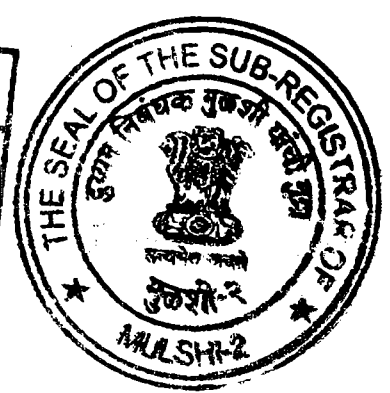
अ.क्र.	सर्वे नंबर	७/१२ प्रमाण एकूण क्षेत्र	प्रस्तावित एकूण क्षेत्र	हेक्टर-आर
		हेक्टर-आर	हेक्टर-आर	हेक्टर-आर
	एकूण क्षेत्र	६४६.७६०९	६२२.३६५३	२२.५९४३
	मोजे पडळघर			
१	७/१	६.५०००		०.००००
२	८/१	६.३५००		०.२९५८
	एकूण	६५९.६१०९	६२६.३६१५	२२.७९०९

महाराष्ट्र कृषिा खरि विकास महामंडळ, भांडेपहा क्षेत्र	४९.३२३०
गावठाण व महारवाडा	२.५०००
एकूण ल-आऊट क्षेत्र	६७२.८४२५
१) समुद्र सपाटीपासून १००० मीटर उंचीवरील क्षेत्र	५३.५३३३
२) म.क.खो.वि.म. कडील क्षेत्रांपैकी त्यायश्र्वित क्षेत्र	१२.३६८०
३) रखांकनाखालील निव्वळ क्षेत्र	२१३.९४२२
४) आवश्यक खुले क्षेत्र	१०२.६००६
५) प्रस्तावित अकृषिक परवानगीखालील क्षेत्र	४१२.३४०६



(Handwritten signature)
जिल्हाधिकारी, पुणे

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9400 4E 0E
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Dharmaveer Sambhaji Urban Co-Operative Bank Ltd.,
 Survey No. 10/1, Hinjwadi, Shop No. 25 to 30, S. No. 99/3,
 Wakad Hinjwadi Road, Near (S. No. 10) of Pump, Hinjwadi,
 Tal - Mulshi, Dist. Pune - 411 007.

Govt. of Mah. General Stamp Office Licence No.
 D-S/STP(V.C.R. 1056/02/09/1867-70/09 dt 19/11/2009.
 Date: 17/8/2011
 Franking Value Rs. ₹ 500/-
 (Stamp Duty)
 Service charge Rs. ₹ 10/-
 (Incl. Tax)
 Total Rs. 510/-

Name of stamp duty paying party :
Lavasa Corporation Ltd.

धर्मवीर रामभाजी अंबेज का-आप. बक लि. (शाखा - 18जनवा)
 दस्तावेज प्रकृत: (Nature of Document) P.O.A
 दस्त नोंदणीचा लक्षणीत Registrable / Non Registrable
 (Regist. Non Deftis)
 If Registrable Name of S.R.O. _____
 दस्तावेज शुल्क क्रमांक (Fraking Unique No.) 12342/199059
 मालकानीचे विवरण (Property Description in brief) _____
 मोबदला रक्कम (Consideration Amount) _____
 मुद्रांक खरेदीकाराचे नाव, पत्ताकार-9 वाक (Stamp Purchaser's Name) Lavasa Corporation Ltd.
 दस्तावेज शुल्क खरेदीकाराचे नाव (Name of the person who paid stamp duty) _____
 हस्ते अस्तव्यस्त जोडा व फाटा (If through Name of Advtg) MORE Ramesh
 मुद्रांक शुल्कानी रक्कम प्रकृत (Stamp Duty Amt. in words) 500/-
 प्राधिकृत अधिकाऱ्याची मुद्रा स्वाक्षरी व शिक्का (Authorised Person's Signature & Seal) For Dharmaveer Sambhaji Urban Co-Operative Bank Ltd., Pirapri-Chinchwad (Hinjwadi Branch)

Authorized Signatory

Cash /DD/PO/Respond No., if any _____
 Drawn on Bank _____
 Branch _____
 Cheq. No. _____

CASH RECEIVED
 Signature of franking officer
 17 AUG 2011
 Dharmaveer Sambhaji Urban Co-Op Bank Ltd. (Hinjwadi Br.)

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I MRS. ANURADHA PARASKAR an adult Indian Inhabitant and Senior Vice President, Marketing Dept. of Lavasa Corporation Ltd. having its registered office at Hincon House, L B S Marg, Vikhroli (West), Mumbai - 400 083, DO SEND GREETINGS:

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THE SEAL OF THE SUB-REGISTRAR OF MULSHI-2

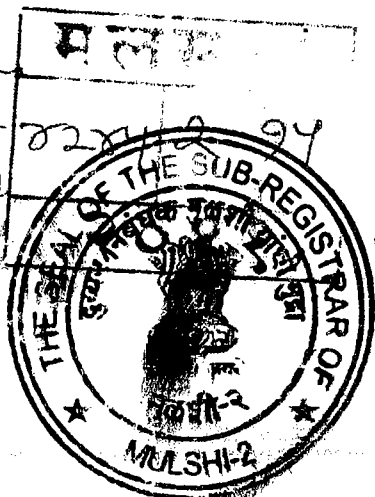
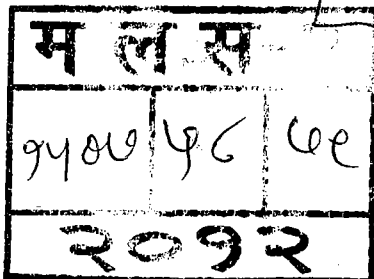
THE SUB-REGISTRAR OF MULSHI-2

WHEREAS for and behalf of Lavasa Corporation Ltd. (hereinafter referred to as the "Company") I am required to execute Agreements, Deed or Deeds and/or transfer documents, declaration, agreements and other documents and writings for sale / lease of Lots, Villas, Apartments and other land/s [hereinafter referred to as "the said Property"] situated in the Hill Station being developed by the Company in 18 villages situated in Taluka Mulshi & Velhe, District Pune, Maharashtra, declared as the Hill Station by the Government of Maharashtra vide its Notification No. TPS 1800/1004/CR-106/1/2000/UD-13 dated 1st June, 2001.

AND WHEREAS due to my busy work schedule, I am unable to attend the office of the Sub Registrar of Assurances to admit the execution of the necessary Deed or Deeds and/or transfer documents, declaration, agreements and other documents and writings for sale / lease of Lots, Villas, Apartments and other lands as aforesaid. I am therefore desirous of appointing some fit and proper persons to be my Constituted Attorney/s.

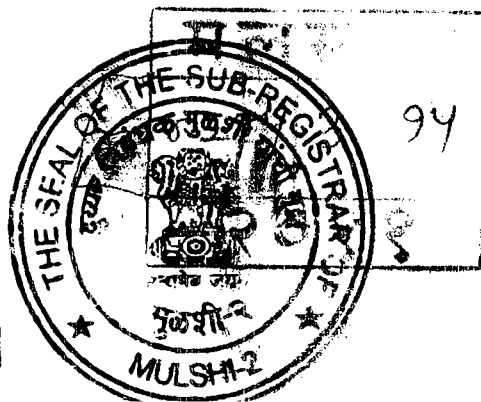
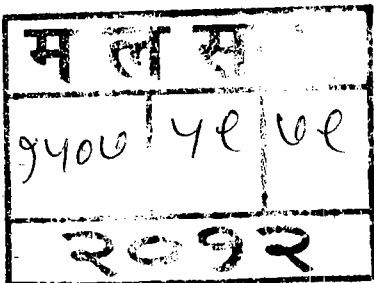
AND WHEREAS accordingly I am desirous of appointing [1] MR. PRAVIN DESHMUKH, [2] MR. AMIT KULKARNI and [3] MR. RAMESH MORE to be my true and lawful Attorney/s.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS THAT I MRS ANURADHA PARASKAR do hereby nominate, constitute and appoint [1] MR. PRAVIN DESHMUKH, [2] MR. AMIT KULKARNI and [3] MR. RAMESH MORE severally as my true and lawful Attorney/s by any one of them to do all or any of the following acts, deeds and things viz:



- a) To submit the Deed or Deeds and/or transfer documents, declaration, agreements and other documents and writings for sale / lease of Lots, Villas, Apartments and other lands as aforesaid executed by me on behalf of the Company for registration to the concerned Sub Registrar of Assurances and to admit the execution thereof and have the same registered on behalf of the Company.
- b) To present the said Deed or Deeds and/or transfer documents, declaration, agreements and other documents and writings for registration before the Sub Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds, matters and things which my said Attorney/s may consider necessary for the Registration of the said Deed or Deeds and/or transfer documents, declaration, agreements and other documents and writings as fully and effectually in all respects as I could do the same myself.
- c) AND GENERALLY to do all other acts, deeds and things which my said Attorney/s may require or deem expedient to be done or performed in order to carry out the intents of this Power of Attorney/s.

This Power of Attorneys shall be valid upto 3rd July, 2013 or upto the date of separation of services of the individual Attorney/s to that extent from the Company whichever is earlier, unless the Company expressly in writing extends the validity of this Power of Attorney. Such separation of the individual Attorney/s shall not affect the authority of the remaining Attorney/s under this Power of Attorney.



I BE WITNESS WHEREOF I have hereto set and subscribed hand and seal at Pune on this 26th day of August, 2011.



SIGNED AND DELIVERED by the within named)

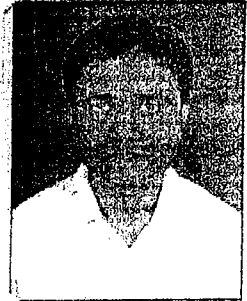
MRS. ANURADHA PARASKAR)

Anuradha Paraskar

The specimen signatures of the said Attorney/s)

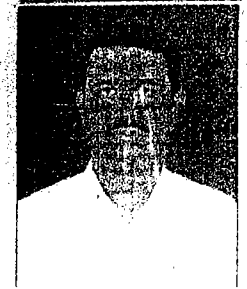
[1] MR. PRAVIN DESHMUKH)

Pravin Deshmukh



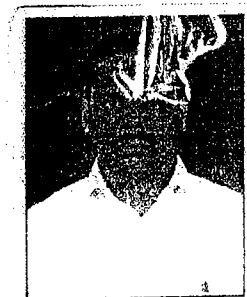
[2] MR. AMIT KULKARNI)

Amit Kulkarni



[3] MR. RAMESH MORE)

Ramesh More



Witnesses

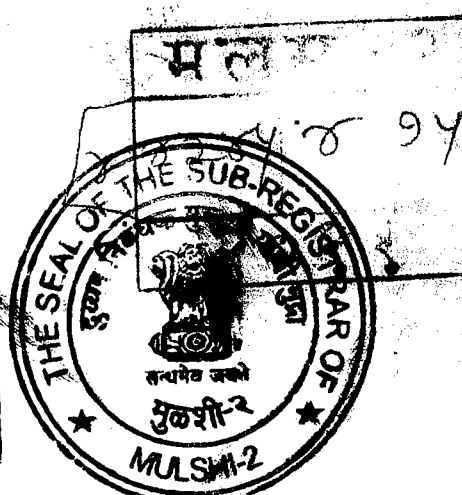
1. *[Signature]*

Mr. Shrihari S. Gutte
118, Warje, Pune - 58

2. *[Signature]*

Mr. Umesh M. Walkar
118, Warje, Pune - 58

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Customer Copy

AXIS BANK LTD., THANE FRANKING DEPOSIT SLIP

Deposit Br. THANE Date: 27/6/11

Pay to: AXIS Bank A/c Stamp Duty

Franking Value	Rs.	100=00
Service Charges	Rs.	10=00
Total	Rs.	110=00

Name of Stamp duty paying party:
Laxosa Corporation Ltd
Hiran House
Mang. Vikar
Mumb. **AXIS BANK LTD.**
Thane (S). Maharashtra

27 JUN 2011
CASH RECEIVED

DD / Cheque No.
Drawn on Bank
Per POA of Mrs
Anandha Parasakar

Tran ID
Franking Sr. No.
Officer

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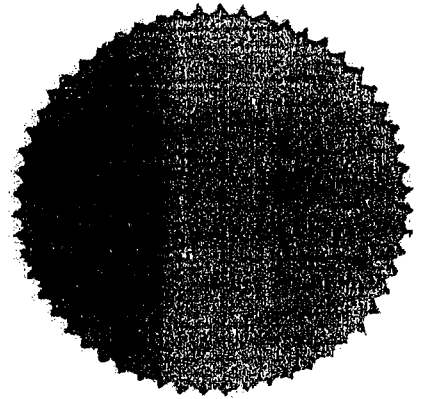


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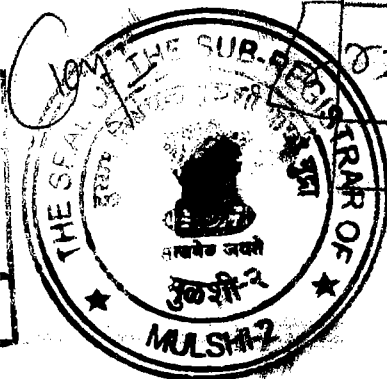
NATURE OF DOCUMENT	Sale Agreement Lease & License / Other If Others pls specify: P.O.A
REGISTRATION DETAILS	REGISTRABLE / NON REGISTRABLE
FRANKING UNIQUE NUMBER	NAME OF SRC: 48023
PROPERTY DESCRIPTION IN BRIEF	-
CONSIDERATION AMOUNT	-
STAMP PURCHASERS NAME (Party 1)	Lavasa Corporation Ltd
NAME OF OTHER PARTY (Party 2)	Lavasa Corporation Ltd
IF THROUGH NAME & ADDRESS	-
STAMP DUTY AMOUNT	Rs. 100/-
AUTHORISED PERSONS SIGNATURE	<i>[Signature]</i>



POWER OF ATTORNEY

KNOW ALL YE MEN BY THESE PRESENTS that we, LAVASA CORPORATION LIMITED, a Company incorporated under the Companies Act, 1956, and having its Registered Office at Hincon House, Lal Bahadur Shastri Marg, Vikhroli (West), Mumbai – 400 083, (hereinafter referred to as the "Said Company") do hereby nominate, constitute and appoint Mrs. Anuradha Paraskar, Indian Inhabitant, being the Sr. Vice President – Marketing of the Company (hereinafter referred to as "the said Attorney") to be our Attorney for us and on our behalf and in our name to do any or all of the following acts, matters and things on behalf of the Company.

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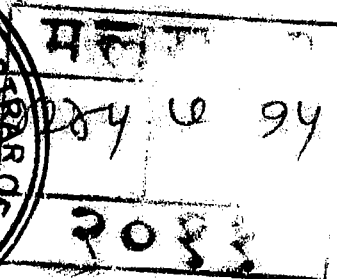
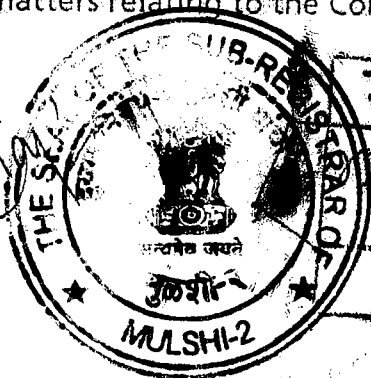
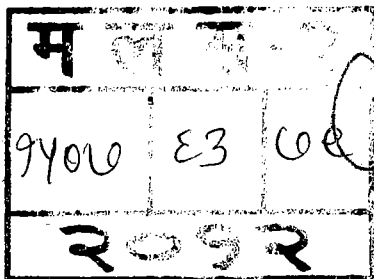
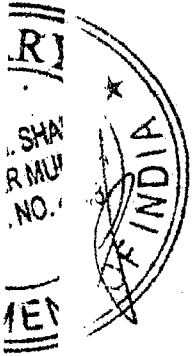


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declaration, agreements, lease deeds and other documents and writings relating to the Company as may be required to be executed by the said Attorney and/or her nominee/s and to lodge the same for registration with the appropriate Sub-Registrar offices and to admit execution thereof before the relevant Sub-Registrar of Assurances or any other concerned authorities;

2. To sign and execute all other documents, deeds, writings, forms and declarations that may be required to be made, signed or executed before or submitted to the Collector, Commissioner, Tahsildar, Talathi, or any other Revenue Officer and/or before the Sub-Registrar of Assurances and/or the Municipal Corporation of Greater Mumbai or any other concerned Authorities.
3. To present Deed or Deeds and/or transfer, declaration, agreements, lease deeds and other documents and writings executed by the said Attorney on behalf of the Company for registration in the Office of the Sub Registrar of Assurances at Mulshi and/or Paud and/or at Velhe and/or at Hinjewadi, District Pune, Maharashtra or at any other place as may be permissible in Law, and to have it registered according to law and to do all other acts, deeds, matters and things which said Attorney may consider necessary for the Registration.
4. To correspond with all bodies corporate or otherwise, including Government, Semi-Government bodies and other concerned Authorities for the matters relating to the Company and if required to file affidavit with all the bodies corporate or otherwise including Government, Semi Government bodies and other concerned authorities for the matters relating to the Company.



acts, deeds, matters and things in or about the premises as may requisite or expedient to be done for rendering these presents valid and effectual for all intents and purposes in the interest of the Company as fully and effectually as the Company itself could have done.

AND IT IS HEREBY expressly clarified that nothing herein contained shall empower or authorise the Attorney to do any thing or act contrary to or in violation or breach of the provisions of any Act, Rules, Regulations, Notifications or Orders or directions of any authority or public servant.

This Power of Attorney shall be valid for a period of two (2) years from the date hereof or upto the date of separation of the services of the said Attorney holder whichever is earlier, unless the Company expressly in writing extends the validity of this Power of Attorney.

IN WITNESS WHEREOF the Common Seal of Lavasa Corporation Limited has been hereunto affixed on this _____ day of _____, 2011.

4 JUL 2011

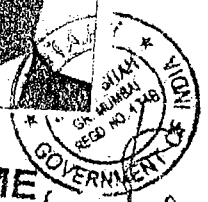
The Common Seal of Lavasa Corporation Limited)
 is affixed hereto pursuant to the Resolution)
 passed by the Management Committee of the)
 Board of Directors of the Company at its meeting)
 held on 24th day of June, 2011 in the presence of)
 Mr. Rajgopal Nogja, Group President – Development)
 Companies, who has signed these present.)

[Handwritten signature]



[Handwritten signature]

Before me



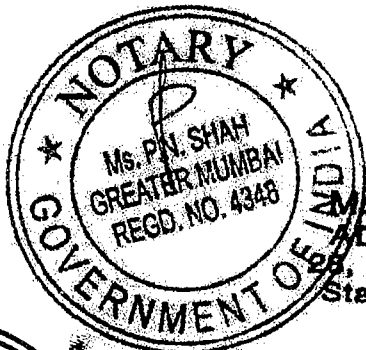
BEFORE ME

Anuradha Paraskar

SPECIMEN SIGNATURE OF ATTORNEY:



Mrs. Anuradha Paraskar
 Sr. Vice President - Marketing



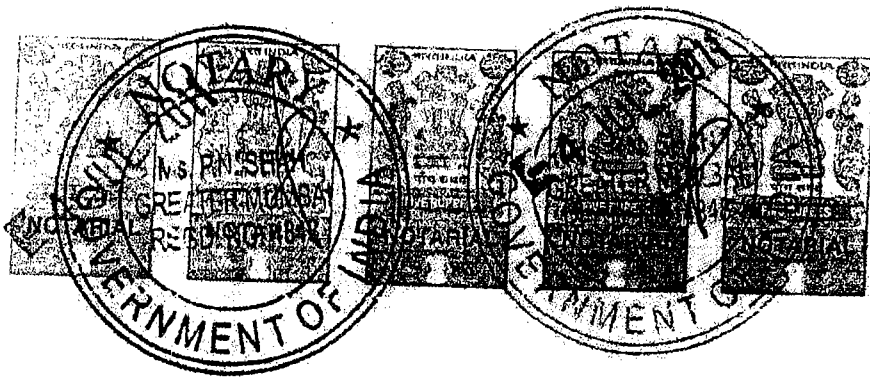
Ms. PRACHI N. SHAH
 ADVOCATE & NOTARY
 205, Kumar Co-op. Hsg. Soc.,
 Station Road, Vikhroli (W),
 Mumbai- 400 079.
 Mob.: 93240 87166

4 JUL 2011

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NOTED & REGISTERED
 Sr. No. 112/11 Page No. 19
 Date 4/7/11



4 JUL 2011

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF LAVASA CORPORATION LIMITED AT THEIR MEETING HELD ON FRIDAY, JUNE 24, 2011

"RESOLVED THAT the Company do issue a Power of Attorney, as per the draft placed before the meeting, in favour of Mrs. Anuradha Paraskar, Senior Vice President - Marketing of the Company to do certain acts, deeds and things relating to the various matters as more particularly specified therein.

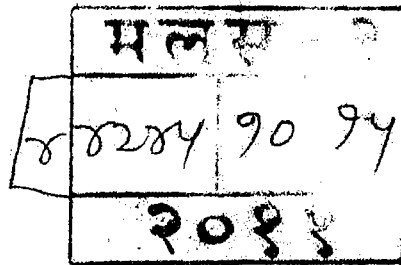
RESOLVED FURTHER THAT the said Power of Attorney after being engrossed be issued under the Common Seal of the Company in the presence of Mr. Ajit Gulabchand, Chairman or Ms. Shalaka Gulabchand Dhawan, Director or Mr. Rajgopal Nogja, Group President - Development Companies, who do sign the same in token thereof.

RESOLVED FURTHER THAT any one of the Director or the Company Secretary be and is hereby severally authorized to issue certified true copy of this resolution."

Certified True Copy
For Lavasa Corporation Limited

Venkatesan

A.Venkatesan
Company Secretary

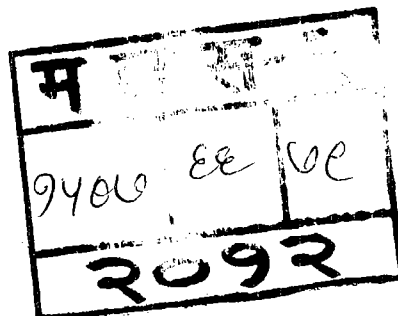


Lavasa Corporation Limited

Registered Office : Hincon House, Lal Bahadur Shastri Marg, Vikhroli (West), Mumbai 400 083, India Tel: +91 22 4025 6000 Fax: +91 22 4025 6889

Site Office : Town Hall, At Village Dasve, Post Patharshet, Taluka : Mulshi, Pune - 412 107, India Tel: +91 20 66759009

www.lavasa.com



Anuradha Paraskar

Employee Code :
500066

Blood Group : O+ve

LAVASA

Amit Kulkarni

Employee Code :
500421

Blood Group : A+ve

LAVASA

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH12 20110014333 DOB: 11-12-1995
 Valid Till: 10-12-2015 (NT) AEO: 05-02-2011
 AUTHORITY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOJ
 LMV 03-02-2011
 MCWG 11-12-1996
 DOB : 01-06-1967 BG :

Name : RAMESH MORE
 S/DW of DAGDU
 Add : A/P-DASAVE
 TAL-MULSHI
 DIST-PUNE
 PIN :
 Signature & ID of
 Issuing Authority: MH12 2011219

FORM 7
 RULE 18 (2)

Signature/Thumb
 Impression of Holder

Driving Licence

Driving Licence No. 3088719

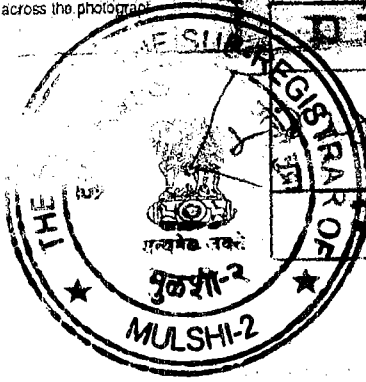
Date of Issue 20111119

Name of the Licence Holder
 RAMESH MORE

Signature of Holder

Name to be written across the photograph

म
 9400 ए 00
 २०१२



499 94
 2011



Unit : LAVASA CORPORATION LTD., Dasve,
Tal. Mulshi, Dist. Pune.



Handwritten signature/initials

SHRIHARI SAMBHAJI GUTTE

Designation : Jr. Office Assistant
Dept. : Land
Date of Birth : 02/07/1972
Date of Joining : 01/04/2005

Issuing Authority



AL Management & HR Services Private Limited

Office : Eastern Towers, Opp. K.S.B. Pumps Ltd.,
Mumbai Pune Road, Pimpri, Pune - 18.

Unit : LAVASA CORPORATION LTD., Dasve,
Tal. Mulshi, Dist. Pune.

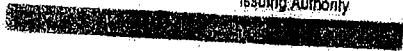


Handwritten signature/initials

UMESH MOHAN WAIKAE

Designation : Office Boy
Dept. : CMS
Date of Birth : 04/07/1982
Date of Joining : 01/04/2005

Issuing Authority



म
४ २२४५.९२ ९५

म त स-
९४०० ए के वे
२०९२





Elmore

मालिक/शाय नाम : एकनाथ दागडू मोरे
 Director's Name : Eknath Dagdu More
 बडिओके नाथ : दागडू मोरे
 Father's Name : Dagdu More
 लिंग/ Sex : पुरुष / MALE
 जन्म तारीख/Date of Birth : XX/XX/1972

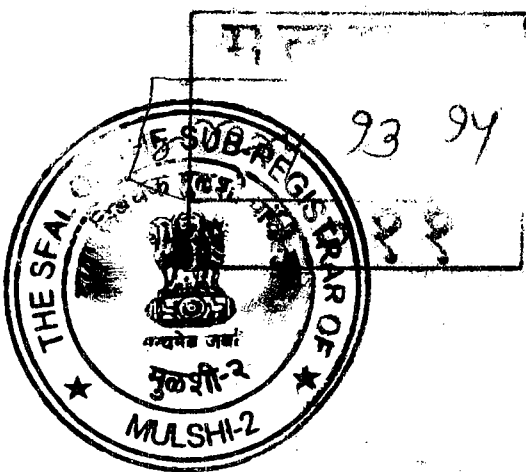


मालिक/शाय नाम : एकनाथ दागडू मोरे
 Director's Name : Eknath Dagdu More
 बडिओके नाथ : दागडू मोरे
 Father's Name : Dagdu More

B.S.



म ल स -
 9400 ६६ ७६
२०९२



दुय्यम निबंधक मुळशी क्र. 2

दस्त घोषवारा भाग - 1

मलस : 2

दस्त क्र :- 2284/2019

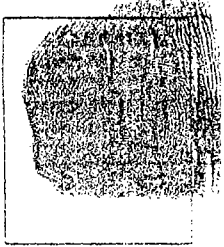
दस्त क्र :- 2284/2019

दस्ताचा प्रकार : विशेष कुळी घुवल्याकडील

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
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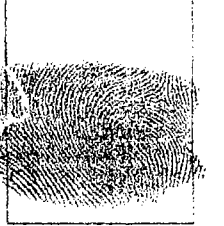
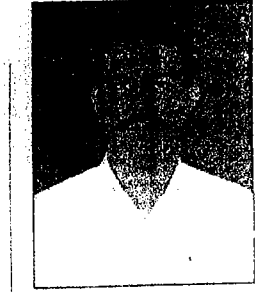
1 सविता देसाय
वय 34
व. नवासा, 99C, वारजे,
पुणे.

लिहुन देगार
सही Ameli



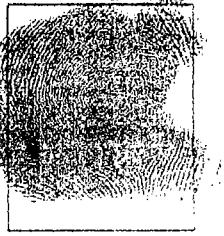
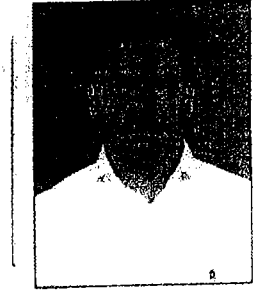
2 समिता कुळकर्णी
वय - 33
वा - वरील पत्ता

लिहुन देगार
सही Ameli



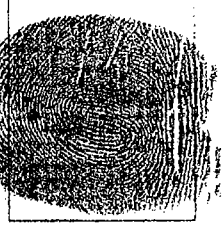
3 रमेश मोरे
वय - 29
वा - वरील पत्ता

लिहुन देगार
सही Ramare



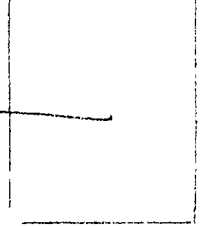
4 नवासा कार्पेटि. लॅ. कॅ.
सा. शंभुराधा पारसका
वय - 24
वा - विक्रेता (पक्षीय)
मुंबई - 400013.

लिहुन देगार
सही Annedhakaran

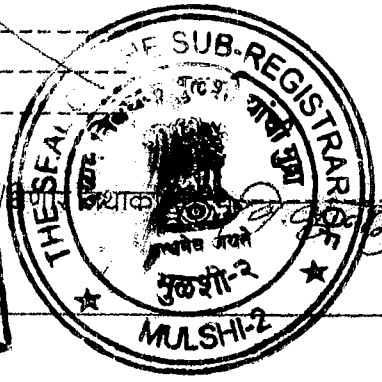


5

लिहुन
सही



म ल स
वरील दस्तावेज करून देणारा
कबूल करतात.
9400 00 00
2019



दस्तावेज करून दिल्याचे

दस्त घोषवारा भाग - 2

मलस : 2

दस्त क्र :- ४२४५/२०१९

दस्तऐवज अनुक्रमांक :- ४२४५/२०१९

सन २०१९ चे - ३६ दिनांकास १२ वा ९ चे

दुय्यम निबंधक मुळशी क्र. २ यांचे दरम्यान कार्यालयात समक्ष आणून दिला.

फी घेतली ती रु. पै.
नोंदणी फी १०० २००
पाने फी (१५) ३०० २००
अ.मु.शु. ५

४०० २००

दुय्यम निबंधक मुळशी क्र. २

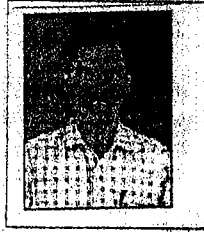
दुय्यम निबंधक मुळशी क्र. २

ओळख देणार

१. एकनाथ मोरे

रा. वारजे पुणे

सही -



प्रमाणित करण्यात येते की, दस्तामध्ये एकूण - १५ - पाने आहेत.

दुय्यम निबंधक मुळशी क्र. २

२. रोहीत पुरंदरे

रा. वारजे पुणे

सही -



पहिले नंबरचे बुकात ४२४५ नंबरची नोंदविला आहे.

दिनांक ६ माहे ऑक्टोबर २०१९.

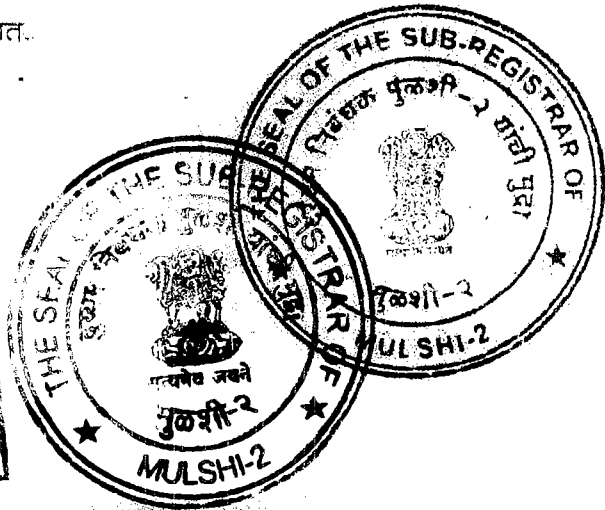
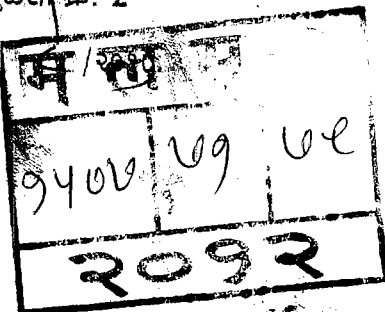
दुय्यम निबंधक मुळशी क्र. २

हे वरील दस्तऐवज करून देणाऱ्यास स्वतः

ओळखत असल्याचे सांगतात व त्यांची ओळख देतात.

दुय्यम निबंधक मुळशी क्र. २

दिनांक :- १६





भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

परिसर विभाग, प्रशासकीय कार्यालय, शारदा चेंबर्स, 7 वा मजला,
386/2, शंकरशेठ रोड, पुणे-411 037
परिसर अनुभाग, प्रशासनिक कार्यालय, शारदा चेंबर्स, 7 वा तल,
386/2, शंकरशेठ रोड, पुणे - 411 037
Premises Section, Administrative Office, Sharda Chambers,
7 th floor, 386/2, Shankarsheth Road, Pune - 411 037

Phone: 020 - 26404785 / 86 | Fax: (020) 26404789

The Joint Sub Registrar,
Registration Office,
Hinjewadi,
Pune

DGM(B&O)/PREM/11-12/785

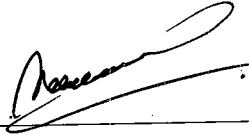
DATE: 28.03.2012

Dear Sir,

LEASE
REGISTRATION OF ~~SALE~~ DEED OF PLOT AT LAVASA

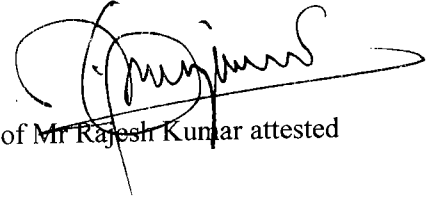
With reference to above, we authorise herewith Mr Rajesh Kumar, RM, RBO - I, Pune to sign the documents on behalf of State Bank of India. His signature is attested below.

2. Mr. Rajesh Kumar signs as under;

eg 

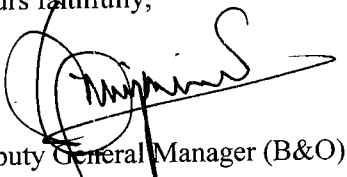
(Mr Rajesh Kumar)

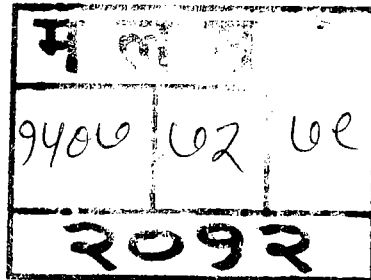
eg



Signature of Mr Rajesh Kumar attested



Yours faithfully,



Deputy General Manager (B&O)





नाम : राजेश कुमार
Name : Rajesh Kumar
पद : क्षेत्रिय व्यवस्थापक
Post : Regional Manager

 
Employee's Sign Deputy General Manager



PF INDEX No. : 3799803.

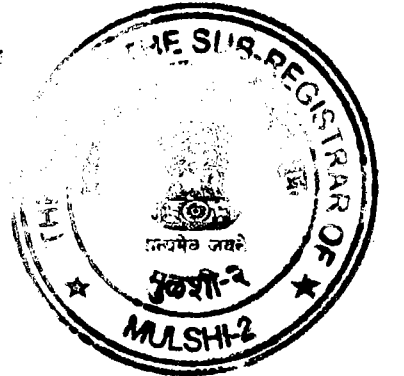
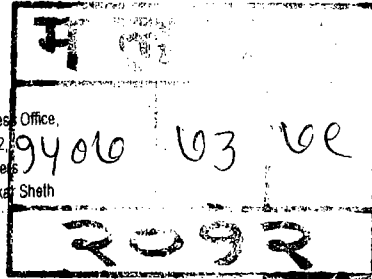
घर का पत्ता :
RES. ADD. : C-703
Eisha Loreal's
Off. NIBM Road,
Kondhwa,
Pune - 411048

दूरभाष नं. :
CONTACT No. : 020 - 26805359
MOBILE : 7875559100

रक्त समुह : B + ve
BLOOD GROUP :

Branch Address : Regional Business Office,
Region - I, 386/2,
Sharda Chambers
7th Floor, Shankar Sheth
Pune - 411037

Branch Code : 14188





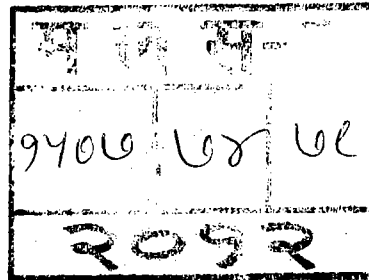
New e-filing call center has started working from 16th March 2012. For any query relating to online filing of inc

Welcome Guest

TAN Results	
TAN Number	PNES10118D
Category of Deductor	Statutory/ Autonomous Bodies/Local Authorities
Name	STATE BANK OF INDIA
Address	2420,GULMOHOR BUILDING EAST STREET,CAMP,PUNE MAHARASHTRA
Pan	AAACS8577K
Status	ACTIVE TAN
Email ID1	
Email ID2	
AO Code	Area Code PNE Range Code 65 AO Number 3

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**AL Management & HR
Services Private Limited**

Office : Esteem Towers, Opp. K.S.B. Pumps Ltd.,
Mumbai Pune Road, Pimpri, Pune - 18.

Unit : LAVASA CORPORATION LTD., Dasve,
Tal. Mulshi, Dist. Pune.



[Handwritten signature]

SHREEMATI SAMPARNAJI WADGE

Designation : Jr. Office Assistant
Dept. : Land
Date of Birth : 02/07/1972
Date of Joining : 01/04/2005

[Handwritten signature]
Issuing Authority

**SHREE SAI MANAGEMENT
SERVICES PVT. LTD.**

UNIT - Lavasa Corporation Limited
Viola Business Centre, 'D' Building, S.No. 118
Katraj-Dehu Road By Pass (N.H. 4),
Near Cipla Foundation, Warje, Pune - 411 052
Tel.: 25234460 Fax : 25234468 / 69

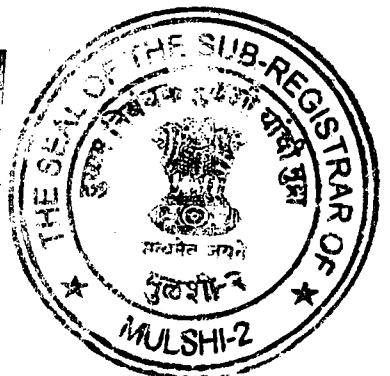
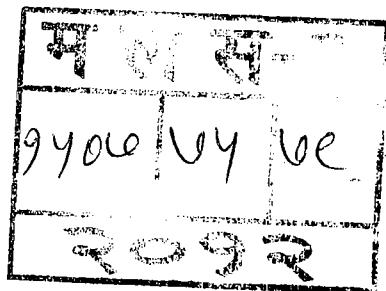


[Handwritten signature]

Mr. Umesh Mohan Waikar

[Handwritten signature]
Issuing Authority

Akshay, Pune Tel.: 020-25425954





भारत नियुक्त आयोग
 ओळखपत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ZBR3531506



पानशाचे नाव : एकनाथ दगडु मोरे
 Voter's Name : Eknath Dagdu More
 पिता/प्राय नाव : दगडु मोरे
 Father's Name : Dagdu More
 लिंग / Sex : पुरुष / MALE
 जन्म तारीख / Date of Birth : XXXX/1972

INCOME TAX DEPARTMENT
 RAMESH DAGADU MORE
 DAGADU TUKARAM MORE
 01/09/1972
 PAN CARD ACCOUNT NUMBER
 A J F M 4 7 7 6 M
 Signature

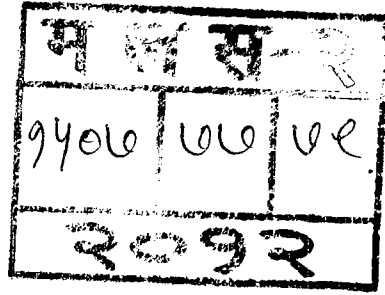
म स
 94000666
 2092



मी श्री.अमित विजय कुलकर्णी याद्वारे घोषित करतो की, दुय्यम नबधक मुळशी (पौड) यांचे कार्यालयात भाडेपट्टा या शिर्षकाचा दस्त सादर करण्यात आला आहे. लवासा कॉर्पोरेशन लि. करिता अनुराधा पारसकर यांनी सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन, याची मला जाणीव आहे.

दिनांक : २९/३/१२

अमित विजय
अमित विजय कुलकर्णी
(कुलमुखत्यारधारक)



२०१२



सह दुय्यम निबंधक मुळशी क्र. २

दस्त घोषवारा भाग - १

मलस : २

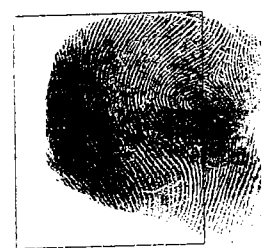
दस्त क्र :- १५०० / २०१२

दस्त क्र :- १५०० / २०१२ दस्तावा प्रकार :- गोपदा

अ.क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

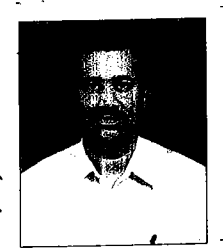
१ भारतीय स्टेट बँक
तर्फे - शंभुनाथ कुमारे
व्य. पत्ता
श. - वांझ (वेस्ट),
मुंबई.

लिहुन देणार
सही



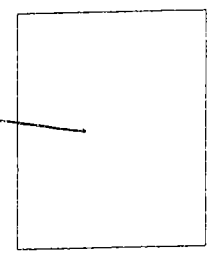
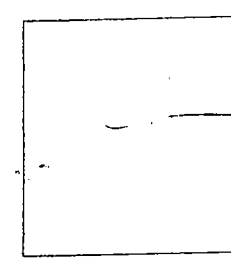
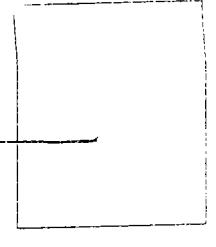
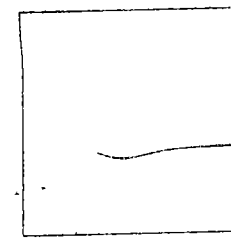
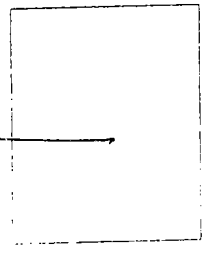
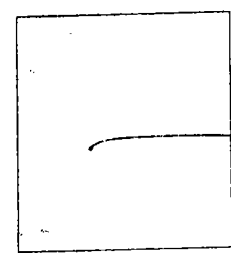
२ लवासा कार्पो. लि.
तर्फे अशिक्षित श्रवणीकर
अपुतधा चालकर
तर्फे क. ज. शाही वि. क्र. ३
समिा कृतपुर्णा
व्य ३९ / गोफरी
३ श. - वांझ, मुंबई.

लिहुन देणार
सही



4
5

लिहुन
सही



वरील दस्तऐवज करून देणार/घेणार तथाकथित कबूल करतात.

शंभुनाथ कुमारे

दस्तऐवज करून दिल्याचे

२०१२



दस्त घोषवारा भाग-२

मलस : २

दस्त क्र :- १५०० / २०१२

दस्तऐवज अनुक्रमांक :- १५००/२०१२

सन २०१२ चे मार्च चे
- २९ दिनांकास ५ ते ६ चे दरम्यान
सह दुय्यम निबंधक मुळशी क्र. २ यांचे
कार्यालयात समक्ष आणून दिला.

फी घेतली ती रु. पै.
नोंदणी फी ३०,००० २००
पाने फी (०९) १,५०० २००
अ.मु.शु. ९

(Handwritten signature)

३१,५०० २००

(Handwritten signature)
सह दुय्यम निबंधक मुळशी क्र. २

(Handwritten signature)
सह दुय्यम निबंधक मुळशी क्र. २

ओळख देणार

१. रुकमाथ गोरे
लवला
वारण, पुणे.

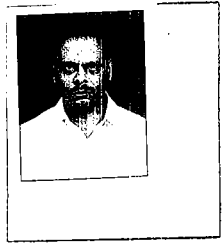


प्रमाणित करण्यात येते की, दस्तामध्ये
एकुण -- ६६ -- पाने आहेत.

सही *(Signature)*

(Handwritten signature)
सह दुय्यम निबंधक मुळशी क्र. २

२. रमेश गोरे
लवला
वारण, पुणे.



पहीले नंबरचे बुकात
१५०० - नंबरी नोंदविला आहे.

सही *(Signature)*

दिनांक २९ माहे मार्च सन २०१२.

(Handwritten signature)
सह दुय्यम निबंधक मुळशी क्र. २

हे वरील दस्तऐवज करून देणाऱ्यास स्वतः
ओळखत असल्याचे सांगतात व त्यांची ओळख देतात.

(Handwritten signature)
सह दुय्यम निबंधक मुळशी क्र. २

दिनांक :- २९ / ३ / २०१२.

