



Tuesday, October 27, 2009
4:46:57 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

दस्तऐवजाचा अनुक्रमांक नगन7-7204-2009 पावती क्र. : 853
गावाचे नाव जामला दिनांक 27/10/2009
अर्जाचा अनुक्रमांक नगन7 - 05372
दस्ता एजाचा प्रकार भाडेपट्टा



सादर करणाराचे नाव: ज्ञानपथ बहुदेशीय शिक्षण प्रसारक मंडळ तर्फे व्हाईस प्रेसिडेंट श्री
विदुमाधव किष्णराव देव
न्युन आकारित फीची वसुली :- 14250.00

DELIVERED
रु. 14250.00

दुय्यम निबंधक
नागपूर 7



नितीन रायपल वाडीवले
विशेष कार्यकारी अधिकारी
अनु. क्र. 2880 (नागपूर)

Union Bank of India,
District Bar Association
Extension Counter, Behind
District Court, Civil Lines,
Nagpur

D-5/STP(V)/C.R.1008/05/05/
1218-1221

भारत 62006
180219

SPECIAL
ADHESIVE
महाराष्ट्र
OCT 27 2009

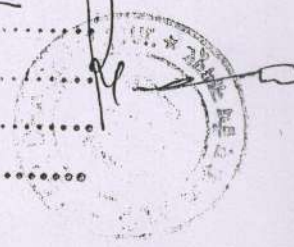


भारत 62006 180219 14:40

R.0047250/-PB5304

INDIA STAMP DUTY MAHARASHTRA

नाम Dyampeta Bahubalaji
पता Shikhar, P. Banerjee, Nagpur
.....
हस्ताक्षर [Signature]
पावती/वस 170269
मही



LEASE DEED

VALUED Rs. 15,75,000/-

THIS LEASE DEED IS EXECUTED AT NAGPUR ON 27th
DAY OF OCTOBER, 2009 BETWEEN :

SURETECH HOSPITAL AND RESEARCH CENTER LTD., a company incorporated and registered in India under the Companies Act, 1956 and having its registered office at 13-A, Banerjee Marg, Dhantoli, Nagpur-440012 (M.S.) hereinafter called "LESSOR"; the Party at FIRST PART, (which expression shall unless it be repugnant to the context or meaning thereof mean and include its respective heirs, executors, administrators and assigns) through its Chairman and Managing Director **Mr. Rejendra Ganpatrao Deshmukh**, Aged about 66 years, Occupation - Cultivator & Doctor, R/o 13-A, Banerjee Marg, Dhantoli, Nagpur-440012.

AND



[Signature]
नितीन राजनान काडीनले
विशेष कार्यकारी अधिकारी
अनु. क्र. 2880 (नागपूर)

Contd....2

DNYANPATH BAHUUDDESHIYA SHIKSHAN PRASARAK MANDAL (D.B.S.P.M.), a society registered under the societies Act, 1860 having its office at Plot No. 13-A, Banerjee Marg, Dhantoli, Nagpur- 440 012, through its Vice President : **Mr. Bindumadhao Krishnarao Deo**, aged about 51 years, R/o Near Fattar Fod Akhada, Mukund Raj Lane, Ruikar Road, Mahal, Nagpur-440 002, hereinafter called "LESSEE", the Party at Second Part (which expression shall unless repugnant to the context or meaning thereof always mean and include its trustees, member, legal representatives, executors, administrators, successors and assignees).

WHEREAS LESSOR is owner of Open Land admeasuring approximately 25000 Sq. Ft. (2322 Sq. Mtrs.) on extreme North-East being the portion of land located at Survey No. 120/2-K admeasuring 0.81 H.R. at Mouza - Jamtha, P. H. No. 42, Tahsil Nagpur (Rural), District Nagpur.

WHEREAS, the LESSEE runs an educational institution engaged in providing nursing education and possess necessary permission from Nursing Council of India and State Government.

AND WHEREAS the LESSEE does not have necessary land and building for conducting the classes and providing hostel accommodation to the nursing student. Therefore, Party at Second Part has approached to the LESSOR for making available premises on lease at above mentioned location owned by LESSOR. The LESSEE has also agreed to name said nursing college in name of the Late Shri Ganpatrao Deshumkh.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That, the LESSOR will provide around 2322 Sq. Mtrs. (25000 Sq. Ft.) area of land located at Survey No. 120/2-K admeasuring 0.81 H.R. at Mouza - Jamtha, P. H. No. 42, Tahsil Nagpur (Rural), District Nagpur.

2. That, this lease will be valid for a period of 30 years commencing from 26th day of October, 2009 upto to 30 years.

3. That, this LESSEE shall pay Rs. 21,200/- (Rupees Twenty One Thousand Two Hundred only) per month for the first year to the LESSOR towards lease rent and rent will be payable on 10th day of succeeding month for the rent of previous month.

4. That, the LESSOR will build on their cost a Building on same Plot. The LESSOR will constructing of an area approx. 5575 Sq. Mrs. (60000 Sq. Ft.). The Building will be built within a stipulated period of 2 years from the date of this Lease.

5. That, the monthly lease rent shall be increased by 5% over the previous year rent.

6. That, the Leased Premises is given for Education purpose only to the LESSEE and the LESSEE shall not do any other business in the Leased Premises.

7. That, it shall be the liability of the LESSEE to keep the Leased Premises well maintained, neat, tidy and clean.

8. That, the period of lease shall be of 30 years from this date of lease and LESSOR may terminate this lease and take back possession of leased property subject to giving three months notice and shall provide alternate accommodation at the cost of LESSEE.

9. That, normal repairs and up-keep cost will be borne by LESSEE.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Open Land of **Mouza - Jamtha**, P. H. No. 42, Tahsil Nagpur (Rural), District Nagpur as under :-

Bhumapan No.	Araji	Jama Rs.	Right
120/2K	0.81 H.R.	1 = 75	Class-I

Out of this on extreme North-East portion of land admeasuring approximately 25000 Sq. Ft. (2322 Sq. Mtrs.) only.

IN WITNESS WHEREOF, the partgies hereto have set their hands on the day and year mentioned hereinabove.

Drafted by: Jalam. Mirakhangrao

WITNESSES :-

1) *Dr. D. Deshmukh*
Dr. D. Deshmukh

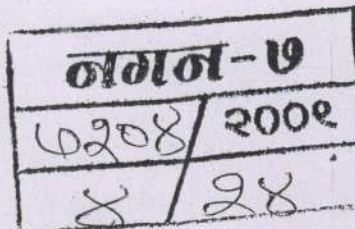
2) *Suapnil Pande*
Suapnil Pande

LESSOR

Rajendra Ganpatrao Deshmukh
(Mr. Rajendra Ganpatrao Deshmukh)
Chairman & Managing Director
SURETECH HOSPITAL & RESEARCH CENTER LTD.

LESSEE

Bindumadhao Krishnarao Deo
(Mr. Bindumadhao Krishnarao Deo)
Vice President
DNYANPATH BAHUJDESHIYA SHIKSHAN
PRASARAK MANDAL (D.B.S.P.M.)



सुपुंरुगी के लिए कार्टर फॉइल
युनियन बैंक ऑफ इंडिया
डीबीए शाखा, नागपुर

COUNTER FOL FOR DELIVERY
UNION BANK OF INDIA
DBA BR., NAGPUR

NO.

दिनांक/Date 27/10/09

स्टैम्प ड्युटी Stamp Duty	रु./Rs. 47,250/-
सेवा प्रभार/ Service Charges	रु./Rs. 12/-
कुल/ Total	रु./Rs. 47,262/-

स्टैम्प ड्युटी भुगतान करनेवाली पार्टी का नाम
Name of stamp duty paying party Dyanpeth
Bahuradeshiya Shikshan
Prasarak Mandal

काउन्टर पार्टी का नाम /Name of Counter Party

self

लेन देन का उद्देश / Purpose of transaction

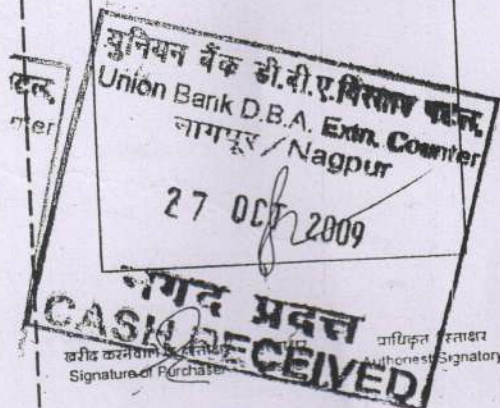
Lease Deed

डीडी/पीओ/चेक नंबर यदि कोई है /
DD/PO/Cheque No. If any

किस बैंक पर आहरित / Drawn on Bank

शाखा / Branch

बैंक कि मोहर के लिए स्थान
SPACE FOR BANK SEAL



नागपुर-७



Union Bank of India,
District Bar Association
Examination Center, Behind
District Court, Civil Lines,
Nagpur

0-5/STP(V)/C.R.1008/05/05/
1220-1221

भारत 62007
116212
SPECIAL
ADHESIVE
OCT 27 2009
14:41
R.0103680/-PB5304
INDIA STAMP DUTY MAHARASHTRA

Sri. S. S. Chitambar
12, ...
14-9-09
170870



नितीन रावण वाडीमले
विशेष कार्यकारी अधिकारी
अनु. क्र. 2880 (नागपूर)

नाम-७	
6208	2002
६	२४



Stamps Rs. 1,03,680/-

MARKET VALUE Rs. 25,92,000/-
SUB-REGISTRAR OFFICE, NAGPUR (RURAL)

SALE DEED

VALUED AT Rs. 25,00,000/-
(Rupees Twenty Five Lac only)

THIS DEED OF SALE is made on this 27th day of October,
2009 BETWEEN :

Contd....2

Dr. Shri Rajendra Ganpatrao Deshmukh, aged about 66 years, Occupation - Cultivator & Doctor, R/o Plot No. 13-A, Banerjee Marg, Dhantoli, Nagpur-440 012 [PAN No. ABCPD5549A], (hereinafter referred to as "VENDOR"), which expression shall unless repugnant to the context or meaning thereof always mean and include his heirs, legal representatives, executors, successors and assignees of the FIRST PART.

AND

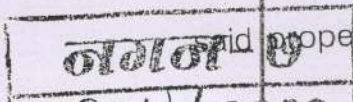
SURETECH HOSPITAL AND RESEARCH CENTER LTD., a company incorporated and registered in India under the Companies Act, 1956 and having its registered office at 13-A, Banerjee Marg, Dhantoli, Nagpur-440012 (M.S.), [PAN No. AACCS5295A], through its Chairman and Managing Director **Dr. Shri Rajendra Ganpatrao Deshmukh**, aged about 66 years, Occupation - Cultivator & Doctor, (hereinafter called "PURCHASER"), which expression shall unless it be repugnant to the context or meaning thereof mean and include its respective heirs, executors, administrators and assignees of the SECOND PART.

WHEREAS the Vendor is the absolute owner & in possession of the immovable property i.e. Agricultural Land situated at **Mouza - Jamtha**, P. H. No. 42, Tahsil Nagpur (Rural), District Nagpur as under :-

Bhumapan No.	Araji	Jama Rs.	Right
120/2K	0.81 H.R.	1 = 75	Class-I

WHEREAS, the Vendor has mutated his name as absolute and exclusive owner in 7/12 extract and all other relevant Govt. and Semi Government records and the property is lying in his possession today at the time of execution of Sale Deed; AND

WHEREAS, the Vendor has become the absolute owner of the



of the Vendor to the said property is clear,

नगन7

दस्त क्र 7203/2009

१४१५

दस्त गोषवारा भाग-1

7/10/2009

दुय्यम निबंधकः

4:33:19 pm*

नागपूर 7

दस्त क्रमांक : 7203/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: श्युअरटेक हॉस्पिटल अॅन्ड रिसर्च सेक्टर लि. तर्फे
चेअरमन व मॅनेजिंग डायरेक्टर डॉ. राजेंद्र गणपतराव
देशमुख - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: 13

लिहून देणार

वय 66

सही

Rese



2 नाव: डॉ राजेंद्र गणपतराव देशमुख
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: बॅनर्जी मार्ग धंतोली
शहर/गाव: नागपूर
तालुका: -
पिन: -
पॅन नम्बर: ABCPD5549A

लिहून देणार

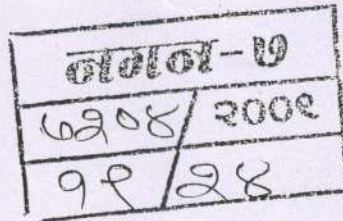
वय 66

सही

Rese



सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्रागिण क्र.७.





दस्त गोषवारा भाग - 2

नगन7

दस्त क्रमांक (7203/2009)

94194

दस्त क्र. [नगन7-7203-2009] चा गोषवारा
बाजार मूल्य :2592000 गोषदला 2500000 भरलेले मुद्रांक शुल्क : 103680

दस्त हजर केल्याचा दिनांक :27/10/2009 04:28 PM
निष्पादनाचा दिनांक : 27/10/2009
दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार :25) अग्निहस्तांतरणपत्र
शिक्का क्र. 1 ची वेळ : सादरीकरण) 27/10/2009 04:28 PM
शिक्का क्र. 2 ची वेळ : (फी) 27/10/2009 04:32 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 27/10/2009 04:33 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 27/10/2009 04:33 PM

दस्त नोंद केल्याचा दिनांक : 27/10/2009 04:33 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताएवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) डॉ. दिपक राजेंद्र देशमुख , घर/प्लॉट नं: - *[Signature]*

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: धंतोली
शहर/गाव: नागपूर
तालुका: -
पिन: -

2) स्वप्नील सुरेश पांडे , घर/प्लॉट नं: - *[Signature]*

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: शंकरनगर
शहर/गाव: नागपूर
तालुका: -
पिन: -

पावती क्र.:7507 दिनांक:27/10/2009
पावतीचे वर्णन
नाव: श्युअरटेक हॉस्पिटल अॅन्ड रिसर्च सेंटर लि.
तर्फे चेअरमन व मॅनेजिंग डायरेक्टर डॉ. राजेंद्र
गणपतराव देशमुख - -

20000 :नोंदणी फी
300 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20300: एकूण

[Handwritten notes and signatures]

डा. दिपक राजेंद्र देशमुख
नागपूर ग्रामिण क्र. ७



सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७.

१ मन्बराय बुकाधे
अंबरी नोंदला
6203

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७
दि. २६ माहे १० सन २००९

प्रमाणित करण्यांत येते कि, या दस्ताएवजात
एकूण ५५ पाने आहे.

सह दुय्यम निबंधक क्र. ७
नागपूर ग्रामिण



DSHIMRY-042983SR270 Prepared on: 27/10/2009 16:33:20

७२०३-७
७२०४/२००९



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABMPD6910F



नाम /NAME

DEEPAK RAJENDRA DESHMUKH

पिता का नाम /FATHER'S NAME

RAJENDRA GANPAT DESHMUKH

जन्म तिथि /DATE OF BIRTH

28-09-1974

हस्ताक्षर /SIGNATURE

Deepak Deshmukh

Arise

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX, VIDARBH.

MH31/8167/95



Sign

(1)

S Pande

Name to be written across the photograph

FORM 6
[See Rule 16(1)]

Driving Licence

MH31/8167/95

Driving Licence No.

Date of issue 28/3/95

Name of the Licence Holder

Shri Swapnil Pande

Son/wife/daughter of

Shri Suresh

नमन-19
08/2008
28/28



इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त, विदर्भ,
 आयकर भवन, पहला माला,
 तेलंगेडी रोड, सिविल लाईन्स,
 नागपुर-४४० ००९.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Commissioner of Income-tax (Vidarbha),
 Aayakar Bhawan, First Floor,
 Telanghedi Road, Civil Lines,
 Nagpur - 440 001.

2
 Temporary address/ Official address (if any)

 Permanent Address
 S. S. Patil, 332
 Shankar Nagar, Nagpur
 Date of birth 17-8-76
 Educational qualifications
 Blood group with RH factor (Optional)

Imur Khairkar
 2813 3

The holder of this licence is licensed to drive throughout India the vehicles of the following description :-
 2526L 759919/15199/51
MOTOR CYCLE
 (With Gear)
 2813 995 + 0273-2015

The licence to drive a motor vehicle other than transport vehicle is valid From to

(Signature)
 Signature and Designation of the Licensing Authority
 Licensing & Registering Authority
 NAGPUR

नामन-७
 ०२०४/२००९
 २२/२४



27/10/2009

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

नगन7

दस्त क्र 7204/2009

4:45:54 pm

नागपूर 7

23128

दस्त क्रमांक : 7204/2009

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: श्युअरटेक हॉस्पिटल अँड रिसर्च सेंटर लि. तर्फे
चेअरमन व मॅनेजिंग डायरेक्टर डॉ. रमेश गणपतराव
देशमुख - -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: 13-

लिहून देणार

वय 66

सही



2

नाव: ज्ञानपथ बहुदेशीय शिक्षण प्रसारक मंडल तर्फे
व्हाईस प्रेसिडेंट श्री बिंदुमाधव क्रिष्णराव देव - -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: रुईकर रोड, महा

लिहून घेणार

वय 51

सही



सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र.७.



दस्तऐवज करून देणार तथाकथीत [भाडेपट्टा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

नगन7

दस्त क्रमांक (7204/2009)

28/28

दस्त क्र. [नगन7-7204-2009] चा गोषवारा
बाजार मुल्य :1575000 मोबदला 0 भरलेले मुद्रांक शुल्क : 47250

दस्त हजर केल्याचा दिनांक : 27/10/2009 04:39 PM
निष्पादनाचा दिनांक : 27/10/2009
दस्त हजर करणाऱ्याची सही :

Handwritten signature

दस्ताचा प्रकार :36 भाडेपट्टे
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/10/2009 04:39 PM
शिकका क्र. 2 ची वेळ : (फी) 27/10/2009 04:43 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/10/2009 04:44 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/10/2009 04:45 PM

दस्त नोंद केल्याचा दिनांक : 27/10/2009 04:45 PM

ओळख :

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

1) डॉ. दिपक राजेंद्र देशमुख ,घर/फ्लॅट नं:

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: धंतोली
शहर/गाव: नागपूर
तालुका: -
पिन: -



2) स्वप्नील सुरेश पांडे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: शंकरनगर
शहर/गाव: नागपूर
तालुका: -
पिन: -



नितीन विठ्ठल काळीकर
विरोध कार्यकारी अधिकारी
अनु. क्र. 2880 (नागपूर)

Handwritten signature
सह दुय्यमनिबंधक, वर्ग-२,
नागपूर 7
नागपूर ग्रामिण क्र.७.

9/ नचराच बुकाचे
जंबरी नोंदला
6208

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७
दि. 26 माहे. 10 सन 2009

प्रमाणित करण्यात येते कि, या दस्ताएवजा.
एकूण 28 पाने आहे.

Handwritten signature
सह दुय्यम निबंधक क्र.७
नागपूर ग्रामिण