

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

W 492787

ज. एच. गांधी ४८५, सेंटर स्ट्रीट पुणे-२.

27 AUG 2007

र. नं. ६८५ किंमत १८४२७५ ता.

नांव प्रिंसिपल प्रोपर्टीज प्रा. लि.

पत्ता वेङ्कट. र.

B. R. N. H. हस्ते

ला. नं. HAV/II/109

संप. कर

21 AUG 2007

अ. को. शासन अधिकारी
कोषागार, पुणे जिल्हा



म ल स
६८५/२००६
१/२



LEASE DEED

THIS LEASE DEED is made and executed here at Pune on this 28 day of August Two Thousand And Seven.

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gm

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

ज. एच. गांधी ४८५, सेंटर स्ट्रीट पुणे-१.

र. नं. ५२८९ किंवा १७७२-१७ ता. १७ AUG २००७

गोवा मिडीस्य प्रॉपर्टीज प्राईवेट

वस्ता केसल

ला. नं. HAV/11/109

स्टंप वॉल

W 492788



१७ AUG २००७
SUB-REGISTRAR
DISTRICT OF PUNE

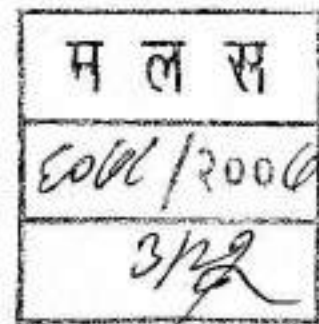


म ल स
६००६/२००६
२५२

LEASE DEED

THIS LEASE DEED is made and executed here at Pune on this 30th day of August Two Thousand And Seven.

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH.III of 1962) having its Office at Orient House, Adi Merzban Path, Ballard Estate, Bombay 400038 hereinafter called "**the Lessor**" (which expression shall unless the context does not so admit, include its successors and assigns) of the First Part;

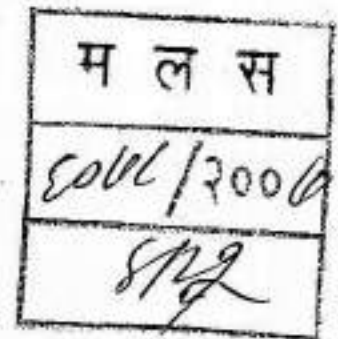
AND

PEGASUS PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having their place of office at, 2413, East Street, 1st Floor, Pune-411001, Maharashtra, India hereinafter called "**the Lessee**" (which expression shall unless the context does not so admit include their survivors or survivors/its successor or succors in business and permitted assigns and the heirs, executors, administrators, and permitted assigns of such last survivor) or the **OTHER PART**.

Recitals :-

WHEREAS by an agreement to lease dated the **8th March 2007** and made between the Lessor of the One Part and the Lessee of the other part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement to Lease of the piece of land and premises hereinafter particularly described in First Schedule.

AND WHEREAS the Lessee represented to the Lessor that although the specifications, plans, elevations, sections and details of the "Integrated Residential and Commercial Township" agreed to be constructed by the Lessee on the said land have been approved by the Executive Engineer, Maharashtra Industrial Development Corporation in charge of the said Industrial Area (hereinafter called "**the Executive Engineer**" which expression shall include any other officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned) the Lessee have before the commencement of the construction of the said residential building and other structures requested the Lessor to grant to the Lessee a Lease of the said land on the ground that the Lessee have applied to **Housing Development Finance Corporation Limited** to advance to the Lessee certain loans which the said lending institution is willing to do against the security, inter alia, of the said plot provided the Lessee obtain a lease thereof from the Lessor even before commencement of such construction and also the Lessor's consent for the execution of the required mortgage documents.



AND WHEREAS the Lessor has agreed to grant the said request of the Lessee on the Lessee undertaking to commence the construction of the said residential building/buildings and other structures and complete the residential buildings and other structures in all respects to the satisfaction of the said Executive Engineer within such time as the Lessor may specify in that behalf.

AND WHEREAS the Lessee has paid the Stamp duty on the said Agreement to Lease of dated 8th March 2007 amounting to Rs.7,39,20,000/-on 8th March 2007 as Certificated by the Collector of Stamps.

WHEREAS by Agreement dated the 8th March 2007 and made between the Lessor of the One Part and the Lessee of the Other Part and lodged for Registration on duplicate in the Office of the Sub Registrar of Assurances at Pune under Serial No. 1648 on the 8/3/2007 the Lessor agreed to grant the Lease on payment of premium of Rs.184,80,00,000/- (Rs. One Hundred Eighty Four Crores Eighty Lakhs Only) upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

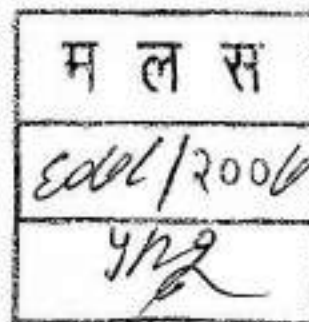
AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue the Lessor's share of cesses and the owner's share of Municipal or village panchayat rates and taxes, which the Lessee have agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. Rs.1,84,80,000/- approximately per annum.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. Description of Land:

In consideration of the premises and of the sum of Rs.184,80,00,000/- (Rs. One Hundred Eighty Four Crores Eighty Lakhs Only) paid by the Lessee to the Lessor as premium on or before the execution of the Agreement to Lease, and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee ALL that piece of land known as Plot No.R-1/1, R-1/2, R-1/3 and R-1/4 in the **Rajiv Gandhi Infotech Park**, Hinjawadi and within the Village limits of **Man** and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka and Registration Sub-District **Mulshi**, District and Registration District **Pune**, containing by admeasurement 5,60,000 Sq. Mtrs. Or thereabouts and more particularly described in the **First Schedule** hereunder written and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER

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with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "**the demised premises**") unto the Lessees for the term of 95 (ninety five) years computed from the First day of **March 2007** subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "**the Chief Executive Officer**") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of Rupee one; the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

2. **Covenants by the Lessee:**

The Lessee with intent to bind all persons into whomsoever it hands over the demised premises doth hereby co with the Lessor as follows.

a) **To Pay rent :**

During the said term hereby created to pay unto the Lessor the Said rent of Rupee one per annum, at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

b) **To pay rates and taxes :**

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

c) **To pay fees or Service Charges :**

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

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



(d) **Completion of construction "Integrated Residential and Commercial Township"**

That the Lessee shall on or before 08/03/2012 commence & complete the construction at its own expenses and in substantial and workman like manner and in strict accordance with the plans, elevations details and specifications granted consent by the Executive Engineer, in-charge of the said Infotech Park and the Building Regulations set out in the Second Schedule hereunder written build and completely finish fit to the satisfaction of the Executive Engineer the said building and other structures thereon faction of the Executive Engineer the said building and other structure at least 89,284.48 square meters of the plot area for the use as "Integrated Residential and Commercial Township" with all requisite drains and proper conveniences thereto and shall obtain from the Executive Engineer a building completion certificate to that effect.

e) **Not to excavate :**

Not to make any excavation upon part of the said land hereby demised nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundation of building or for the purpose of executing any work pursuant to the terms of this lease and/or the Agreement to Lease.

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f) **Not to erect beyond building line :**

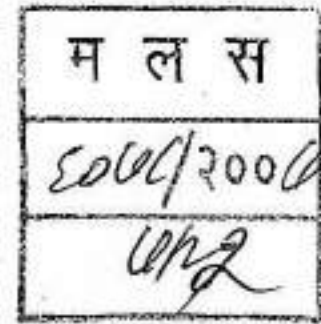
Not to erect any building, erection or structure except compound wall and step and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

g) **Access Road :**

The Lessee having at its own expense constructed an access road Leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and condition to the reasonable satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation, in charge of the said Industrial Area (hereinafter referred to as "Executive Engineer" which expression shall include any other Officer to whom the duties or function of the said Special Planning Authority/Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned).

h) **To build as per Agreement .**

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



i) **Plans to be submitted before building .**

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

j) **To build according to rules :**

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

k) **Sanitation :**

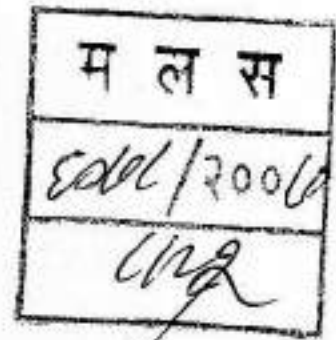
To observe and confirm to all rules , regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine facilities accommodation and other sanitary arrangements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

l) **Alterations :**

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

m) **To Repair :**

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



n) **To enter and Inspect :**

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

o) **Nuisance :**

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

p) **User :**

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



The Lessee will obtain and maintain such insurance as is the standard industry practice in relation to the execution of the project.

q) **Delivery of Possession after expiration :**

Subject to the renewal of lease as contemplated herein, at the expiration or sooner determination of the said term to deliver up to the Lessor, the demised premises and all erections and building then standing or being thereon in as is where is condition PROVIDED always that the Lessee shall be at liberty if they shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term be entitled to remove and appropriate to themselves all buildings, erections and structures and materials from the said land but so nevertheless that in



the event of removal of a building, erection or a structure, the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

r) Not to assign :

Notwithstanding any provision to the contrary, the Lessee may transfer by way of sub-lease and/or sub-license the constructed or developed units (including any part thereof), together with the appurtenant land and/or the benefits and interest of the Lessee under the Agreement to Lease or under the Lease Deed, in favour of the customers/clients of the proposed "Integrated Residential and Commercial Township" at any time after execution of this Agreement, provided that such customers/clients are the industrial units and/or the employees working in the industrial areas of MIDC in Maharashtra. The Lessee may transfer its rights, benefits, obligations and liabilities under the Agreement to Lease and/or under the Lease Deed in favour of any association or society constituted by such customers/clients, without any restrictions/permissions whatsoever. Subject as aforesaid, prior to completion of the Project, the Lessee will not directly or indirectly transfer, assign, sell, encumber or part with the interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous of consent in writing of the Chief Executive Officer. Every such first transfer from the Lessee to its customers/clients shall be exempted from any transfer charges otherwise payable to the Lessor. However any further transfer by such customers/clients shall be permitted subject to payment of applicable Transfer Charges to the Lessor and this covenant shall be reflected and made a part of every such transfer document including the first transfer document contemplated hereinabove.

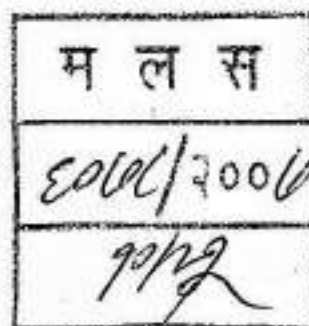


s) Assignment to be registered with the Lessor :

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

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

If and whenever any part of the rent hereby reserved or recurring fees or Service charges payable by the Lessees hereunder shall be in arrears the same may be recovered from the Lessees as an arrears of



land revenue under the provisions of the Maharashtra of Land Revenue Code, 1966 (XLI of 1966).

Rent Fees etc. in arrears :

If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days and the same shall have been legally demanded or if and whenever there shall be an intentional breach of any of the covenants by the Lessees hereinbefore contained the lessor may re-enter upon any part of the demised premises on which the Lessee does not have any improvements until such time that the Lessee remedies the breach, however under no circumstances shall the Lessor interfere with the operations of the Lessee PROVIDED ALWAYS that except for non-payment of as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

Lessor's Covenant for peaceful enjoyment:

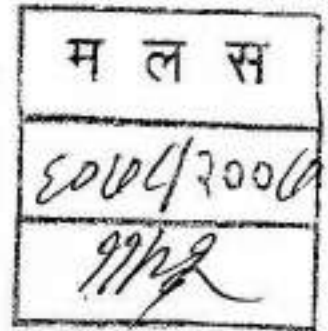
The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or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

- 4A. The Lessor hereby acknowledges that the Lessee shall be permitted to develop the Project in phases covering a minimum of 20% of the Project Land and agrees that in the event the Lessee is not in a position to develop the residential-cum-commercial units in the remaining phases of the Project, the Lessor shall permit the Lessee to develop the remaining Project Land for IT purposes with FSI of 2 with no refund of consideration by the Lessor. However, in case the rates for IT purposes are increased prior to the Lessee making its decision known to the Lessor in writing, the Lessee shall be required to pay the proportionate difference of increase in rates to the Lessor.

5. Renewal of Lease :

If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessees hereinbefore contained and shall at the end of the said term hereby granted be desirous of

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receiving a new Lease, then the parties herein may renew the Lease for such period and on such terms and conditions to be then mutually decided by the Parties hereto.

6. **Representations, warranties and covenants of the Lessor:** The Lessor hereby represents, warrants, covenants and declares to the Lessee that:

- (a) The title of the Lessor to the demised premises is good, marketable and subsisting and that the Lessor is entitled to lease the same and that there is no impediment for this perpetual lease under any law, order, decree or contract;
- (b) The demised premises and every part and portion thereof is free from any and all encumbrances, attachments, claims, liens, charges, mortgages, clogs, hindrances, demands, *lis pendens* etc., and other charges or impediments of any nature whatsoever and howsoever and that there is no latent defect in the title of the Lessor to the demised premises;

7. **Marginal Notes :**

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

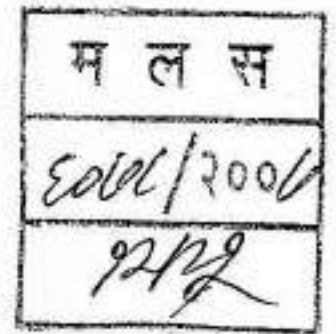
IN WITNESS WHEREOF Shri. _____,

the **Regional Officer**, Pune Region of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee have set their respective hands hereto the day and year first above written.

FIRST SCHEDULE
(DESCRIPTION OF LAND)

Firstly :

All the piece or parcel of land known as Plot No. R-1/I in the **Rajiv Gandhi Infotech Park Hinjawadi**, within the village limit of **Man** and outside the limits of **Pimpri Chinchwad Municipal Corporation**, Taluka **Mulshi**, District Pune containing by admeasurement **196862.71 m²** or



thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by	:	Plot No. 2 & 3
On or towards the South by	:	MIDC 45.00 Mtr. Road,
On or towards the East by	:	MIDC 60.00 Mtr. Road,
On or towards the West by	:	MIDC 45.00 Mtr. Road,

Secondly :

All the piece or parcel of land known as Plot No. R-1/2 in the **Rajiv Gandhi Infotech Park Hinjawadi**, within the village limit of **Man** and outside the limits of **Pimpri Chinchwad Municipal Corporation**, Taluka **Mulshi**, District Pune containing by admeasurement **292830 m2** or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

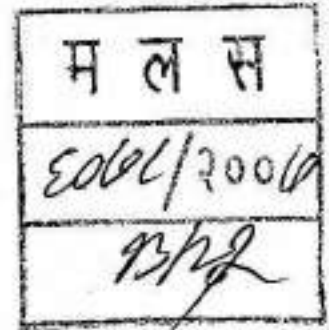


On or towards the North by	:	MIDC 45.00 Mtr. Road,
On or towards the South by	:	MIDC Boundary,
On or towards the East by	:	MIDC Boundary and 60 Mtr. Road,
On or towards the West by	:	MIDC Road & HSR

Thirdly :

All the piece or parcel of land known as Plot No. R-1/3 in the **Rajiv Gandhi Infotech Park Hinjawadi**, within the village limit of **Man** and outside the limits of **Pimpri Chinchwad Municipal Corporation**, Taluka **Mulshi**, District Pune containing by admeasurement **51845.77 m2** or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by	:	MIDC Boundary,
On or towards the South by	:	Plot No. R-1/2 & Road,
On or towards the East by	:	MIDC 45 Mtr. Road,
On or towards the West by	:	MIDC Boundary,



Fourthly :

All the piece or parcel of land known as Plot No. R-1/4 in the **Rajiv Gandhi Infotech Park Hinjawadi**, within the village limit of **Man** and outside the limits of **Pimpri Chinchwad Municipal Corporation**, Taluka **Mulshi**, District Pune containing by admeasurement **18462 m²** or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : Man Road,
On or towards the South by : MIDC Land,
On or towards the East by : MIDC Land
On or towards the West by : MIDC Boundary,

SECOND SCHEDULE
(BUILDING REGULATIONS)

1. The maximum number of tenements that would be permitted in the plot shall be as per the density for which the plot is allotted.
2. The Minimum marginal distances from the Boundaries of the plot, the maximum permissible ground coverage in a plot the maximum number of storey for the various sizes of plots, shall be as indicated in the table below. The maximum permissible ground coverage shall be subject to fulfilling the conditions of minimum marginal distances.

TABLE
(Minimum Marginal Spaces)

Plot Sizes	Front Margin Mtrs.	Side Margin Mtrs.	Rear Margin Mtrs.	Max permissible Gr. coverage	Max No. of storey.
200 to 500 m ²	3.00	3.00	2.00	1/2	Gr. + 1 up
501 to 800 m ²	4.5	3.00	3.00	1/3 rd	Gr. + 2 up
801 and above	5.00	4.00	4.00	1/3 rd	Gr. + 2 up

3. In case of plots of 501 m² or more in areas where more than on building proposed to be constructed or where building higher the Gr. + 2 upper the storey are proposed to be constructed, subject to maximum of Gr. + 4 upper the marginal distances on all sides to be maintained shall be increase by one mtr. Per addl. floor over and above what is indicated in the table above.



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4. The marginal distances as indicated above shall be separate or distance for each building has two or more wings each wing shall have separate or distance open spaces according to the rules for the purpose of light and ventilation of the wings. Subject to the fulfillment of regulations in respect of marginal distances and shall utilise the said open space for the purpose of planting trees and for no other purpose whatsoever, (one tree per 200 m² and one tree per 15 mtr. Frontage of road or part thereof.)
5. MAXIMUM NUMBER OF TENEMENTS and maximum permissible ground coverage as also the height of buildings, maximum permissible FSI be one.
6. The Lessee shall use the said land only for the purpose of constructing for the use permitted and not for nay other purpose whatsoever.
7. Every building shall be constructed in accordance with the Applicable Bye-laws and regulations in force from time to time as well as any other laws, rules, regulations in force relating to the construction and use of the premises and in accordance with the plant and elevations approved by the Officer authorized by the Licensor.
8. No construction work shall be commenced unless the plans, elevations and section have been approved by the officer authorized by the Licensor and no addition or alteration to building, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
9. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings, where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Licensor shall allocate this obligation suitable.
10. No temporary or semi permanent structure shall be built on the plot, except during the period of construction.
11. The final working drawing to be submitted for the approval of the Licensor shall include.
 1. Plans, elevations and sections drawn to a scale of 1 cm. to 1 meter.
 2. 4 CMS. To meters details when required.

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3. Blank plans drawn to a scale of 1 cm to 5 meters showing the layout with the proposed building shown coloured red therein.
4. Any other details or particulars required by the Grantor. The above mentioned drawings and specifications shall be submitted in triplicate.

SIGNED, SEALED & DELIVERED
by Shri. Purushottam Jadhav, the
Regional Officer, of the withinnamed
Maharashtra Industrial Development
Corporation in the presence of



1 V-D JOSTHI *rojothi*
A.M.

- Jadhav -

2 A.P. Jadhav *A.P. Jadhav*

Purushottam Jadhav
Regional Officer
M.I.D.C., Pune-03.

SIGNED, SEALED AND DELIVERED
On behalf of the Lessee
Pegasus Properties Private Limited.
Through its Authorized Signatory,
Mr. Manish Vimalkumar Jain,

In Presence of

1. *Jadhav*
Mrs. Zakiya Khan
Rasool Manzil, Gondhale
Nagarwadapoor, Pune-28

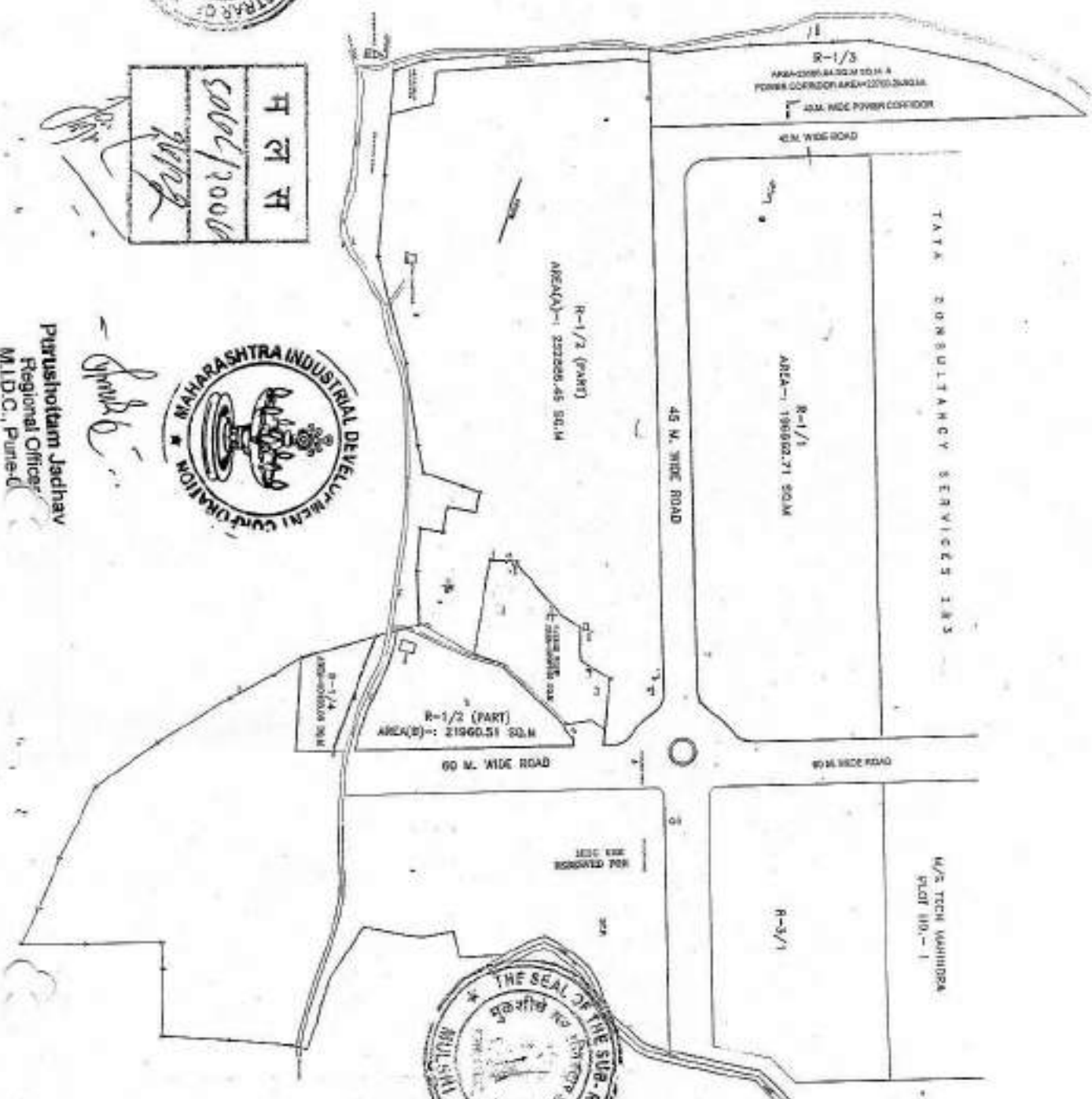
2. *Gangurde*
MS. APARNA GANGURDE
2054, San Mond. Street,
Camp, PUNE-411 001.



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Purushottam Jadhav
Regional Officer
MIDC, Pune-6



म त स
5006/2006
9/1/92

(Signature)

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BY R.P.D.

No. MIDC / ROPI 8014

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

30 AUG 2007

To
✓ Mk. Pegasus Properties Pvt. Ltd.
Kumar Capital, 1st floor 24/3
East Street Camp Pune-411001

Sub: Rajiv Gandhi Infotech Park Industrial Area.
Execution of Lease in respect of Plot No. R-11, 1/2, 1/3 & 1/4

Sir,

The lease in respect of the above has been executed on the 30/8/2007. The lease has to be present to the sub-Registrar of Assurance for the propose of registration within a specific time limit prescribed by the law (viz. within 4 month from the date of execution of the documents) We would request you to arrange to lodge both copies of the Lease for registration making: -

- 1) The original returnable to you and
- 2) The duplicate to the Regional Office, MIDC, Jog Center, 2nd Floor, Wakadewadi Pune-Mumbai Road, Pune-411 003.

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

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

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

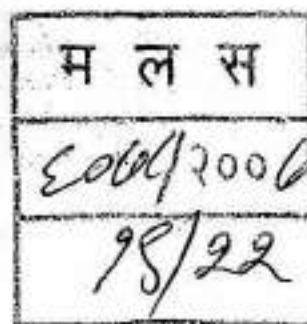
We inform you that the Income-Tax authorities have already granted us exemption from producing the Income-Tax certificate as request under Se. 230-A O of the Income Tax Act, 1961 (vide their letter No. B.6/H.O./GF/COORD/81-81 dated the 19th February 1981. You may also bring this fact to the notice of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

Encl. As above

Yours faithfully


Regional Officer
MIDC, Pune-3.

Copy fwcs to the Legal Advisor, MIDC, Pune-5 with a copy of lease deed for record.




THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH12 2807/07/1310 DOB: 01-03-1968
 Valid till: 28-02-2019 (NT) DLR: 27-08-2007

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOV
 LMV 01-03-1968
 SW-TR 01-03-1968

FORM 7
 RULE 19 (2)

Name: NITIN SADHE
 S/O of: VISHNU
 Add: 108, WANDWADI GAOH
 PUNE

DOB: 02-06-1979 BG:

PIN: 411003
 Signature & ID of
 Issuing Authority: MH12 2807/142

Signature/Thumb
 Impression of Holder



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६००६/२००६
२८/२२



दस्त गोषवारा भाग - 2

मलस

दस्त क्रमांक (6078/2007)

22/22

दस्त क्र. [मलस-6078-2007] चा गोषवारा
बाजार मुल्य : 0 सोयदला 0 मरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 01/09/2007 05:20 PM
निष्पादनाचा दिनांक : 30/08/2007
दस्त हजर करण-याची सही :

[Signature]

दस्ताचा प्रकार : (36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सावरीकरण) 01/09/2007 05:20 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 01/09/2007 05:24 PM
शिक्का क्र. 3 ची वेळ : (फ्युली) 01/09/2007 05:24 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 01/09/2007 05:25 PM

दस्त नोंद केल्याचा दिनांक : 01/09/2007 05:25 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याच्या ओळखतात,
व त्यांची ओळख पटवितात,
1) नितीन विष्णू बघे, घर/फ्लॅट नं. :

गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेठ/वसाहत : वानवडी
शहर/गाव : पुणे
तालुका :
पिन : 40

2) सुनिल खंडू वाळमकर, घर/फ्लॅट नं. :
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेठ/वसाहत : वाकड
शहर/गाव : पुणे
तालुका : मुळशी
पिन : 0

[Signature]

पावती क्र.: 6134 दिनांक: 01/09/2007
पावतीचे वर्णन
नाम: धीरेंद्रस प्रॉपर्टीज प्रा.लि. तर्फे संचालक श्री
मनिष व्ही जैन यांचे तर्फे दस्त नोंदणी व कपुली
जबाबासाठी कु. मृ. म्हाणून नितीन बंधूकांत तेलंग

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

520: एकूण

[Signature]
दु. निबंधकाची सही, मुळशी

न्यायिक करणाऱ्या नोंदणी या दस्तऐवजात
हस्तक्षेप करून घेतले जाऊ नये
22 जाने आक्ट
[Signature]
मुलम निबंधक, मुळशी, पोस्ट

[Signature]
दु. निबंधकाची सही
मुळशी

शहरी नगरपालिका मुख्यालय
महाराष्ट्र सरकार
5006 *[Signature]*
मुलम निबंधक मुळशी
दिनांक 09/09/2007

