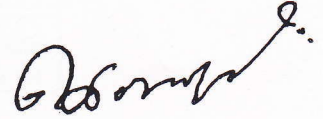


CERTIFICATE

To whom it may concern

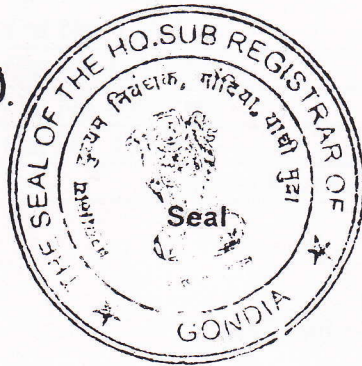
It is certified that Aquarius Public Education Society, Nagpur  
 is running the Ayurved College namely M.S. Ayurvedic  
Medical College & Hospital, Gondia is in possession of  
 Khasra No./area Cat No. 102/2 (0.45), 103/1 B (0.43), 103/1 C (0.47),  
108/1 (0.38), 154 (4.89) acre land at Kudwa and Dhakni,  
Gondia Dist- Gondia for the sole purpose of Ayurveda College.



REGISTRAR

मुख्य Land & Revenue निबन्धक  
 गोंदिया

Date: 24/12/2009.



Name G. L. Keche  
 Designation Sub. Registrar.  
Gondia.

Stamp Duty Rs. 8720/- ( 5000+1000+1000+1000+500+100+100+10+10)

Stamp No. 624 A to 624 I, dated 25/06/2001

Document No.2691/2001 dated 25/06/2001

SALE DEED

Stamp duty of Rs. 8720/- Zone No. 3, Sl. No. 3, Code No. 154

Sale deed of Agricultural Land situated at Mauza – Dhakni, Tah & District Gondia,  
T.S.No. 27, Thak No. 88 against Sale Amount Rs. 2,18,000/- (Rupees Two Lakh  
Eighteen Thousand Only)

Purchaser (Executant): Acqurious Public Education Society, Chikhli, Nagpur  
Through its Secretary Dr. Suresh S/o. Bholeswar Katre,  
aged about 45 Yrs., Occupation : Service and Cultivation,  
R/o. Post: Kudwa, Abhiyanta Nagar, Tah & Dist. Gondia.

Seller (Executor) : 1) Shri. Umarao S/o. Ethoba Meshram, aged about 45 Yrs.  
2) Shri. Girish S/o. Patiram Chouhan, aged about 29 Yrs.  
Both Occupation : Cultivation, R/o. Post : Dhakni, Tah &  
dist. Gondia

We executing this deed of sale on your name in this year 2001 as below :-

Out of the total cost of the agricultural land i.e. Rs. 2,18,000/- (Rupees Two Lakh  
Eighteen Thousand Only) we received Rs. 10000/- (Rupees Ten Thousand Only) as  
advance at our residence and received Rs. 58000/- (Rupees Fifty-eight Thousand Only) in  
cash today at our residence remaining amount of Rs. 1,50,000/-vide Account Payee  
Cheque of Bhandara Gramin Bank, Kudwa Branch bearing No. 088811 dated  
10/07/2001.

Against above said remuneration of Rs. 2,18,000/- (Rupees Two Lakh Eighteen thousand  
Only) we hereby executing the sale deed of the agricultural land in our possession and



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registered in our name which is of group-2 i.e. Bhumi Dhari Hakk, situated at Mouza - Dhakni, Tahsil and District Gondia, Gram Panchayat, Panchayat Samiti, Sub Registrar Gondia and Zilla Parishad Area Gondia T.S.No. 27, Thak No. 88 and the description of the said property is as under :-

| <u>Gat No.</u> | <u>H.R.</u> | <u>Area</u> | <u>Lagan Rs.</u> |
|----------------|-------------|-------------|------------------|
| 154            | 1.18        | 4.89        | 8.60             |

and the boundaries of the land is :-

Towards East : Land of Godhanlal Nagpure, bearing Gat No.183  
Towards West : Land of Sobhelal Nagpure, bearing Gat No. 153  
Towards North: Land of Godhanlal Nagpure, bearing Gat No.183  
Towards South: Government Road bearing Gat No. 155

Through this deed of sale we have transferred and handed over the above described agricultural land after demarcation at site in your presence to you for life time and for current and further generation.

After execution of this deed of sale, you are the sole owner of the said property and you are having powers to use or distribute this property according to your own willingness and there will be no claim of our or our dependents including our relatives on this property.

We have neither executed any deed of sale, gift, mortgage nor given power to any person to do such as before execution of this deed of sale. If any document found except this deed of sale and any claim arosed in future then we and only we will be responsible to comply the same at our own cost and consequences.

You will registered your name in all government records and pay all the taxes, rents and other revenue charges inspiring on the property from today in future after execution of this deed of sale.

We are in need of money to purchase some other agricultural land, hence this property was sold to you against the aforesaid remuneration.

Hence this deed of sale was executed on this 25<sup>th</sup> day of June 2001 at Gondia and the document is prepared by Babulal S/o. Ramkrushna Dahare, Document Writer, Gondia Khurd.

Sd/-

Executor

Witnesses

1) Sewakram Budhram

2) Satyajeet Hiralal Ukey.



Stamp Duty Rs. 10800/- ( 5000+5000+500+100+100+50+50)

Stamp No. 9630 A & 9630B dated 18/09/2001 and 2041 A to 2041 E, dated 12/09/2001

Document No.3532/2001 dated 18/09/2001

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SALE DEED

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Stamp duty of Rs. 10800/- Zone No. 6,

Sale deed of Agricultural Land situated at Mauza - ~~Dhakni~~ <sup>Kudwa</sup> Tah & District Gondia, T.S.No. 26, Thak No. 80 against Sale Amount Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)

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Purchaser (Executant): Acqurious Public Education Society, Chikhli, Nagpur  
Through its Secretary Dr. Suresh S/o. Bholeswar Katre,  
aged about 45 Yrs., Occupation : Service and Cultivation,  
R/o. Post: Kudwa, Abhiyanta Nagar, Tah & Dist. Gondia.

Seller (Executor) : 1) Shri. Pradeep S/o. Parasram Thakre, aged about 37 Yrs.  
Occupation : Cultivation, R/o. Kudwa, Tah & dist. Gondia  
  
2) Shri. Manoj S/o Harishankar Dixit, aged about 37 Yrs.  
Occupation : Cultivation, R/o. Ramnagar, Gondia, Tah &  
dist. Gondia.

We executing this deed of sale on your name in this year 2001 as below :-

\* Out of the total cost of the agricultural land i.e. Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) we received the entire sale amount i.e. Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) in cash today at our residence and against above said remuneration of Rs. 2,70,000/- (Rupees Two Lakh Seventy thousand Only) we hereby executing the sale deed of the agricultural land in our possession and registered in our name which is our self earned property purchased from Adku S/o. Fagu Patle vide Registered Sale Deed dated 28/03/2001, situated at Mouza - Dhakni, Tahsil and District

Gondia, Gram Panchayat, Panchayat Samiti, Sub Registrar Gondia and Zilla Parishad Area Gondia T.S.No. 26, Thak No. 80, Khata No. 3837, and the description of the said property is as under :-

| <u>Gat No.</u> | <u>H.R.</u> | <u>Area</u> | <u>Lagan Rs.</u> |
|----------------|-------------|-------------|------------------|
| 102/2          | 0.18        | 0.45        | 0.90             |
| 103/1 C        | 0.19        | 0.47        | 0.95             |
| <hr/>          |             |             |                  |
| 2              | 0.37        | 0.92        | 1.85             |
| <hr/>          |             |             |                  |

and the boundaries of the land is :-

Towards East : Land of Chandan Dhanlal Patle, bearing Gat No.103  
Towards West : Land of Shri Khandelwal, bearing Gat No. 102  
Towards North: Road left by Bhupendranath Bisen  
Towards South: Your land gat No.103 previously purchased from Chandan Patle & Others.

Through this deed of sale we have transferred and handed over the above described agricultural land after demarcation at site in your presence to you for life time and for current and further generation.

After execution of this deed of sale, you are the sole owner of the said property and you are having powers to use or distribute this property according to your own willingness and there will be no claim of our or our dependents including our relatives on this property.

We have neither executed any deed of sale, gift, mortgage nor given power to any person to do such as before execution of this deed of sale. If any document found except this



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We have neither executed any deed of sale, gift, mortgage nor given power to any person to do such as before execution of this deed of sale. If any document found except this deed of sale and any claim arosed in future then we and only we will be responsible to comply the same at our own cost and consequences.

You will registered your name in all government records and pay all the taxes, rents and other revenue charges inspiring on the property from today in future after execution of this deed of sale.

We are in need of money to purchase some other agricultural land hence this property was sold to you against the aforesaid remuneration.

Hence this deed of sale was executed on this 17<sup>th</sup> day of August 2001 at Gondia and the document is prepared by Babulal S/o. Ramkrushna Dahare, Document Writer, Gondia Khurd.

Sd/-

Executors

Witnesses

1) Satyajeet Ukey

2) S.S.Farke

Stamp Duty Rs. 7200/- ( 5000+1000+100+50+1000+50)

Stamp No. 7787 A to 7787 E dated 17/08/2001 and 1618 dated 17/08/2001

Document No.3532/2001 dated 18/09/2001

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SALE DEED

Stamp duty of Rs. 7200/- Zone No. 6,

Sale deed of Agricultural Land situated at Mauza - <sup>Kudwa</sup>~~Bhatari~~, Tah & District Gondia,  
T.S.No. 26, Thak No. 80 against Sale Amount Rs. 1,55,000/- (Rupees One Lakh Fifty-  
five Thousand Only) Market Value Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand  
Only)

Purchaser (Executant): Acqurious Public Education Society, Chikhli, Nagpur  
Through its Secretary Dr. Suresh S/o. Bholeswar Katre,  
aged about 45 Yrs., Occupation : Service and Cultivation,  
R/o. Post: Kudwa, Abhiyanta Nagar, Tah & Dist. Gondia.

Seller (Executor) : 1) Shri. Chandan S/o. Dhanlal Patle, aged about 35 Yrs.  
2) Shri. Ramu S/o Dhanlal Patle, aged about 25 Yrs.  
3) Smt. Tarabai W/o. Dhanlal Patle, aged about 60 Yrs  
4) Smt. Fulbantabai W/o. Babulal Turkar, aged about 40 Yr  
5) Smt. Pramnilabai W/o. Khusal Bisen, aged about 28 Yrs  
6) Smt. Nirmalabai W/o. Moolchand Pardhi,  
aged about 26 Yrs.  
Occupation : Cultivation, No. 1 to No.3 R/o. Kudwa, Tah  
& Dist. Gondia , No.4 R/o. Badatola, Post. Pandharabodi,  
Tah & Dist. Gondia and No.5 & 6 R/o. Fattepur, Post.  
Gangajhari, Tah & Dist. Gondia

We executing this deed of sale on your name in this year 2001 as below :-



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Out of the total cost of the agricultural land i.e. Rs. 1,55,000/- (Rupees One Lakh Fifty-five Thousand Only) we received the entire sale amount i.e. Rs. 1,55,000/- (Rupees One Lakh Fifty-five Thousand Only) in cash today at our residence and against above said remuneration of Rs. 1,55,000/- (Rupees One Lakh Fifty-five Thousand Only) we hereby executing the sale deed of the agricultural land in our possession and registered in our name which is situated at Mouza – Dhakni, Tahsil and District Gondia, Gram Panchayat, Panchayat Samiti, Sub Registrar Gondia and Zilla Parishad Area Gondia T.S.No. 26, Thak No. 80, and the description of the said property is as under :-

| <u>Gat No.</u> | <u>out of H.R.</u> | <u>H.R.</u> | <u>Area</u> | <u>Lagan Rs.</u> |
|----------------|--------------------|-------------|-------------|------------------|
| 103/1 B        | 0.61               | 0.17        | 0.43        | 0.35             |

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and the boundaries of the land is :-

Towards East : Land of Shri Vyas sold to others and narrow road  
Towards West : Land of Shri Khandelwal sold to others  
Towards North: Land of Pradeep Thakre and remaining land of this Gat No.  
Towards South: Land of Abhiyanta Colony and buildings.

Through this deed of sale we have transferred and handed over 0.17 H.R. i.e. 0.43 Desmil above described agricultural land after demarcation at site in your presence to you for life time and for current and further generation.

After execution of this deed of sale, you are the sole owner of the said property and you are having powers to use or distribute this property according to your own willingness and there will be no claim of our or our dependents including our relatives on this property.

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We have neither executed any deed of sale, gift, mortgage nor given power to any person to do such as before execution of this deed of sale. If any document found except this deed of sale and any claim arosed in future then we and only we will be responsible to comply the same at our own cost and consequences.

You will registered your name in all government records and pay all the taxes, rents and other revenue charges inspiring on the property from today in future after execution of this dced of sale.

We are in need of money to purchase some other agricultural land hence this property was sold to you against the aforesaid remuneration.

Hence this deed of sale was executed on this 17<sup>th</sup> day of August 2001 at Gondia and the document is prepared by Babulal S/o. Ramkrushna Dahare, Document Writer, Gondia Khurd.

Sd/-

Executors

Witnesses

1) Satyajeet Ukey

2) S.S.Farke



Stamp Duty Rs. 21120/- ( 5000+5000+5000+5000+1000+100+20)

Stamp No. 57/1 to 57/7 dated 18/09/2003

Document No.2918/2003 dated 31/01/2006

## SALE DEED

Stamp duty of Rs. 21120/-

Sale deed of Non Agricultural Land situated at Mauza -Kudwa, Tah & District Gondia, T.S.No. 26, Thak No. 80 against Sale Amount Rs. 5,28,000/- (Rupees Five Lakh Twenty-eight Thousand Only)

Purchaser (Executant): Acqurious Public Education Society, Chikhli, Nagpur  
Through its Secretary Dr. Suresh S/o. Bholeswar Katre,  
aged about 47 Yrs., Occupation : Service,  
R/o. Post: Kudwa, Abhiyanta Nagar, Tah & Dist. Gondia.

Seller (Executor) : 1) Shri. Manik S/o.Sravan Dihari, aged about 45 Yrs.  
2) Smt. Geetabai W/o. Kundlik Bhoier, aged about 33 Yrs.  
Both Occupation : Cultivation, R/o.Kudwa, Post., Tah &  
Dist. Gondia.

We executing this deed of sale of the Non agricultural land on your name in this year 2003 as below :-

Out of the total cost of the non agricultural land i.e. Rs. 5,28,000/- (Rupees Five Lakh Twenty-eight Thousand Only) we received the entire sale amount i.e. Rs. 5,28,000/- (Rupees Five Lakh Twenty-eight Thousand Only) in cash today at our residence and against above said remuneration of Rs. 5,28,000/- (Rupees Five Lakh Twenty-eight Thousand Only) we hereby executing the sale deed of the non agricultural land in our possession and registered in our name which is situated at Mouza -Kudwa, Tahsil and District Gondia, Gram Panchayat, Panchayat Samiti, Sub Registrar Gondia and Zilla

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Parishad Area Gondia T.S.No. 26, Thak No. 80, and the description of the said property is as under :-

| <u>Gat No.</u> | <u>H.R.</u> | <u>Area</u> | <u>Lagan Rs.</u> |
|----------------|-------------|-------------|------------------|
| 108/1          | 0.16        | 0.38        | 32.00            |

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The above land converted to Group 1 i.e. Bhumi Swami by Sub Divisional Officer, Gondia vide order no. 53/LND-38/88-89 dated 31-03-1990 and converted non agricultural by the Court of Sub Divisional Officer Gondia vide order No. R.C.No. 41, N.A.P.-36/89-90 dated 05/09/1990

and the boundaries of the non agricultural land with cottage is :-

Towards East : Land of Unusbhai Jahirali Sayad Seth  
Towards West : Land of Bhiva Khandwaye  
Towards North: Land purchased by you 0.8 R  
Towards South: Land of Dr. Amin

Through this deed of sale we have transferred and handed over the above described non agricultural land after demarcation at site in your presence to you for life time and for current and further generation.

After execution of this deed of sale, you are the sole owner of the said property and you are having powers to use or distribute this property according to your own willingness and there will be no claim of our or our dependents including our relatives on this property.

We have neither executed any deed of sale, gift, mortgage nor given power to any person to do such as before execution of this deed of sale. If any document found except this



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deed of sale and any claim arosed in future then we and only we will be responsible to comply the same at our own cost and consequences.

You will registered your name in all government records and pay all the taxes, rents and other revenue charges inspiring on the property from today in future after execution of this deed of sale.

We are in need of money to purchase some other land hence this property was sold to you against the aforesaid remuneration.

Hence this deed of sale was executed on this 19<sup>th</sup> day of September 2003 at Gondia and the document is prepared by Babulal S/o. Ramkrushna Dahare, Document Writer, Gondia Khurd.

Sd/-

Executors

Sd/-

Executant

Witnesses

1) Sravan Dashrath Dihari

2) Pannalal Ramkrushna Dahare

Stamp Duty Rs. 30150/- ( 5000+5000+5000+5000+5000+5000+100+50)

Stamp No. 18/1 to 18/8 dated 31/01/2006

Document No.307/2006 dated 31/01/2006

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SALE DEED

Stamp duty of Rs. 30150/- Zone No. 6,

Sale deed of Non Agricultural Land with constructed cottage house situated at Mauza – Kudwa, Tah & District Gondia, T.S.No. 26, Thak No. 80 against Sale Amount Rs. 3,00,000/- (Rupees Three Lakh Only) Market Value Rs. 7,53,400/- (Rupees Seven Lakh Fifty-three Thousand Four Hundred Only)

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Purchaser (Executant) : Acqurious Public Education Society, Chikhli, Nagpur  
Through its Secretary Dr. Suresh S/o. Bholeswar Katre,  
aged about 48 Yrs., Occupation : Service,  
R/o. Post: Kudwa, Abhiyanta Nagar, Tah & Dist. Gondia.

Seller (Executor) : Shri. Surendranath S/o.Ram Narayan Ozha, aged about 45  
Yrs. Occupation : Business, R/o. Gondia, T.B. Toly, Dr.  
Lohiya Ward, Post. Tah & Dist. Gondia.

We executing this deed of sale of the Non agricultural plot land and constructed cottage house on your name in this year 2006 as below :-

The Non agricultural land converted to non agricultural by the Court of Additional Tahsildar Gondia vide order No. R.C.No. 364, N.A.P.-36/87-88 dated 30/10/1987 & in our possession and registered in our name in Group 1 i.e. Bhumi Swami, which is situated at Mouza – Kudwa, Tahsil and District Gondia, Panchayat Samiti, Sub Registrar Gondia and Zilla Parishad Area Gondia, Gram Panchayat area Kudwa, T.S.No. 26, Thak No. 80, and the description of the said property is as under :-



| A/c. No. | Gat No.  | H.R.                | Area (Sq.Ft.) | N.A.Rs. |
|----------|----------|---------------------|---------------|---------|
| 1599     | 173/2 Th | H 0.04 R = A 0.09 D | 3905.00       | 7.20    |

it means 360 Square Metre

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and one 20 years old constructed cottage on 3558 Sq.Ft. i.e. on 330 Sq.Mt. constructed with bricks and soil morture, with the roof of cement sheer and tin alongwith doors, windows, roofing trusses, electric fitting with electric meter, toilet, bathroom, flooring on the floor with iron gate on the main entry of the cottage.

and the boundaries of the non agricultural land with cottage is :-

|                |                     |
|----------------|---------------------|
| Towards East : | Road of 20 Ft.      |
| Towards West : | Land of Bhola Farde |
| Towards North: | Others plot land    |
| Towards South: | Land of Jahid Seth  |

Aforesaid plot and the house constructed on the plot was registered on my name in Gram Panchayat Record bearing House No.799 and as per Gram Panchayat Record the area is 3658 Square Feet out of which the built up area is 3558 Square Feet. in my possession and sold you for life time on the lumpsum remuneration of Rs. 3,00,000/- (Rupees Three Lakh Only) and received the entire amount in cash in presence of the witnesses and we have transferred and handed over above described non agricultural land with constructed house after demarcation at site in your presence to you for life time and for current and further generation. Now you will registered your name in all government records and pay all the taxes, rents and other revenue charges inspiring on the property from today in future after execution of this deed of sale.

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If any liability of electric bill, Non agricultural Tax, Gram Panchayat Tax and any other tax dues will arise after executing this registered sale deed of above said non agricultural land and house for the period prior to the execution of this registered sale deed then we will responsible for all the dues.

After execution of this deed of sale, you are the sole owner of the said property and you are having powers to use or distribute this property according to your own willingness and there will be no claim of our or our dependents including our relatives on this property.

We have neither executed any deed of sale, gift, mortgage nor given power to any person to do such as before execution of this deed of sale. If any document found except this deed of sale and any claim arosed in future then we and only we will be responsible to comply the same at our own cost and consequences.

We are in need of money to purchase some other suitable plot of land and some other house hold expenses, hence this property was sold to you against the aforesaid remuneration.

Hence this deed of sale was executed on this 31<sup>st</sup> day of January 2006 at Gondia in presence of the witnesses and the document is prepared by V.D.Thakre, Document Writer, Gondia.

Sd/-  
Executors

Sd/-  
Executant

Witnesses

- 1) Gangadhar Dhanushyalal Katre
- 2) Pushparaj Gulabrao Pandagre