

Maharashtra University of Health Sciences, Nashik

**Trust Deed / Bylaws/ Registration Certificate  
(Trust / Hospital (Bombay Nursing Act))**

Faculty: Nursing

Name of College/Institute: Vishwaraj Institute of Nursing

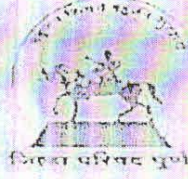
Name of Trust / Society	Maharashtra Academy of Engineering & Educational Research Pune
Registration Certificate	Trust / Society Society :- Maharashtra/1394/pune/1983 Date: 21 <sup>st</sup> June.  Hospital (Bombay Nursing Act) :- 312 Date : 29.12.2018
Name of the College / Institute (As per First Affiliation letter)	: Maharashtra Academy of Engineering & Educational Research, <b>Vishwaraj Institute of Nursing</b>
Address	: Gate No. 499, Pune- Solapur Highway, Near Loni Railway Station, Kadamwak Vasti, Loni Kalbhor, Tal-Haveli Dist- Pune- 412201.
Email ID	: vin@vrhpune.com
Telephone / Mobile No.(s)	: 020 - 67606060 Mob. No.8446907070
Website	: www.vinpune.com
College Code	: <b>B.Sc. Nursing : 152135</b>



  
**Principal**  
**PRINCIPAL**  
 MAEER MIT's VishwaRaj Institute of Nursing  
 Loni-Kalbhor Pune Pin- 412201

**BOMBAY NURSING ACT**

१९४९ च्या दि बॉम्बे नर्सिंग होम रजिस्ट्रेशन अॅक्टच्या कलम ५ अन्वये दिलेले रजिस्ट्रेशन सर्टिफिकेट नियम ५ अन्वये



क्रमांक:- ३१२

दि बॉम्बे नर्सिंग होम रजिस्ट्रेशन अॅक्ट १९४९ अन्वये

श्री/श्रीमती -डॉ. अदिती राहूळ कराड

माईर्स, विश्वराज हॉस्पिटल

कदमवाकवस्ती, लोणीकाळभोर

तालुका- हवेली, जिल्हा-पुणे ४१२२०१

येथील नर्सिंग होम/भॅटर्निटी होम रजिस्टर केले असून सदरचे नर्सिंग होम व भॅटर्निटी होम चालविण्यास परवाना देण्यात येत आहे.

रजिस्ट्रेशन क्रमांक :- ३१२

प्रसूतीसाठी :- २५

रजिस्ट्रेशन दिनांक :- २०/०४/२०२१

इतर रुग्णांसाठी :- २२५

सर्टिफिकेट दिल्याचा दिनांक :- २०/०४/२०२१

सदरचे सर्टिफिकेट ३१ मार्च २०२४ पर्यंत कार्यवाहीत राहील.

जुना रजि.क्रमांक:- ३१२ दि. २९/१२/२०१८

स्थळ :- पुणे

दिनांक :- २०/०४/२०२१



जिल्हा आरोग्य अधिकारी

जिल्हा परिषद पुणे

PRINCIPAL

MAEER MIT's VishwaRaj Institute of Nursing

Gen. Talabhoj Pune Pin: 412201

## FIRST AFFILIATION



MUHS

महाराष्ट्र आरोग्य विज्ञान विद्यापीठ, नाशिक

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

दिंडोरी रोड, म्हसळ, नाशिक-४२२००४ Dindori Road, Mhasrul, Nashik - 422004

Tel : (0253) 2539244/241/242, 6659244/241/242,

Website : www.muhs.ac.in. E-mail : planning@muhs.ac.in

डॉ. कलिदास द. चव्हाण

एम.बी.बी.एस., एम.डी. (न्यायवैद्यकशास्त्र)

कुलसचिव

Dr. Kalidas D. Chavan

M.B.B.S., M.D. (Forensic Medicine)

Registrar

No. MUHS/PB/UG/Nursing P-5/694/2020

Date: 23/12/2020

To,

The President / Secretary,

Maharashtra Academy of

Engineering & Educational Research,

Sr.No.124, Ex.Servicemen Colony,

Paud Road, Kothrud,

Pune – 411 038.

Phone No. - (020) 30273400, Mobile No. – 8446907070, 8412871981

Email – vin@vrhpune.com

Sub: Grant of First Time Affiliation for the Academic Year 2020 – 21.

Sir,

As per the provision of section 65 (4) of Maharashtra University of Health Sciences Act 1998, I am directed to inform you that, on the basis of Inspection Committee report and the power conferred on Hon'ble Vice Chancellor by the Academic Council vide Resolution No. 68/2018 in its meeting held on 18/06/2018, the Hon'ble Vice Chancellor is pleased to grant First Time Affiliation to your College, viz. "Vishwaraj Institute of Nursing, Gat No.499, Pune-Solapur Highway, Near Loni Railway Station, Kadamwak Vasti, Loni Kalbhor, Tal. Haveli, Pune – 412 201." for B.Sc Nursing Course for the academic year 2020-21. However, this affiliation is subject to the following conditions:-

- 1) The intake capacity shall be 40 students for B.Sc Nursing Course.
- 2) Rules and Regulations made by Indian Nursing Council, New Delhi, Govt. of Maharashtra and the University, as amended from time to time, will be binding on the College.
- 3) The college should obtain approval for teachers from Maharashtra University of Health Sciences, Nashik.

(P.T.O.)

PB-4\E:\2020\Nursing & PTH\2020\First Affiliation\Nursing.doc

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Loni-Kalbhor Pune Pin- 412201

- 4) This First Time Affiliation is Valid for Academic year 2020-21 only.
- 5) The next batch of students shall not be admitted unless continuation of affiliation from the University is obtained by the college.



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**Registrar**

**Copy to :-**

- 1) The Secretary, Indian Nursing Council, 8th Floor, NBCC Center, Okhla Phase-I, New Delhi – 110020.
- 2) The Secretary, Medical Education & Drugs Department, Mumbai
- 3) The Director, Directorate Medical Education & Research, Mumbai.
- 4) The Secretary, Maharashtra Nursing Council, Mumbai
- 5) The Commissionerate, CET Cell, 8<sup>th</sup> Floor, New Excelsior Building, A. K. Nayak Marg, Fort, Mumbai - 400 001.
- 6) The Chairman, Admission Regulating Authority, 8<sup>th</sup> Floor, New Excelsior Building, A. K. Nayak Marg, Fort, Mumbai - 400 001.
- 7) The Chairman, Fees Regulating Authority, 3<sup>rd</sup> Floor, 49, Kherwadi, Ali Yawar Jung Marg, Bandra (E), Mumbai – 400 051.
- 8) The P.S. to Hon'ble Vice Chancellor, MUHS, Nashik.
- 9) The P.S. to Pro Vice Chancellor, MUHS, Nashik
- 10) The Registrar, MUHS, Nashik.
- 11) The Controller of Examinations, MUHS, Nashik.
- 12) The Finance and Accounts Officer, MUHS, Nashik
- 13) HOD, Academic Section – 2, MUHS, Nashik.
- 14) HOD, Eligibility Section, MUHS, Nashik.
- 15) HOD, Computer Section, MUHS, Nashik.
- 16) HOD, Student Welfare Section, MUHS, Nashik
- 17) HOD, Special Cell, MUHS, Nashik

**PRINCIPAL**  
MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhori Pune Pin- 412201



सं. १८९०/२०१९/२९

**नादणी प्रमाणपत्र**

संख्या नादणी अधिनियम, १८९०

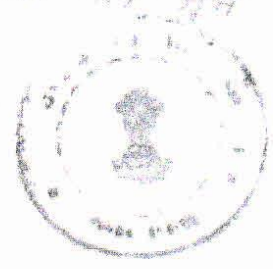
(१९१८ चा अधिनियम २९)

नादणी क्रमांक  
१८९०/२०१९/२९

वाढारे जसे प्रमाणीत करण्यात येत आहे. श्री. राजेश चंद्र शिंदे  
श्री. जयदेव शिंदे

खालील नारखेस सध्या नादणी अधिनियम, १८९० (सन् १९१८ चा अधिनियम २९) अन्वये योग्य रीत्या  
नादणी करण्यात आली.

तारीख १२/०५/२०१९ रोजी सादर सहायक निदेशक



**TRUE COPY**

सहायक निदेशक

*[Signature]*

**PRINCIPAL**  
MAEER MIT's VishwaRaj Institute of Nursi  
Loni-Kalbhori Pune. Pin- 412201

**BY LAWS**

१९४९ च्या दि बांम्बे नर्सिंग होम रजिस्ट्रेशन अक्ट १९४९ अन्वये  
अन्वये दिलेले रजिस्ट्रेशन सर्टिफिकेट नियम ५ अन्वये



क्रमांक:- ३१२

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श्री/श्रीमती -डॉ. अदिती राहुल कराड

माईर्स, विश्वराज हॉस्पिटल

कदमवाकवस्ती, लोणीकाळभोर

तालुका- हवेली, जिल्हा-पुणे ४१२२०१

येथील नर्सिंग होम/मॅटर्निटी होम रजिस्टर केले असून सदरचे  
नर्सिंग होम व मॅटर्निटी होम चालविण्यास परवाना देण्यात येत  
आहे.

रजिस्ट्रेशन क्रमांक :- ३१२

प्रसूतीसाठी :- २५

रजिस्ट्रेशन दिनांक :- २०/०४/२०२१

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जुना रजि. क्रमांक:- ३१२ दि. २९/१२/२०१८



स्थळ :- पुणे

दिनांक :- २०/०४/२०२१

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जिल्हा आरोग्य अधिकारी

जिल्हा परिषद पुणे

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MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhor Pune Pin- 412201

# CONSTITUTIONS

2175/11 (Scheme for Management & Administration) RESEARCH, PUNE.

24/15  
23/10/1992 (Updated upto 31/10/1992)

परी. नं. 26

1) Name:

The name of the Trust shall be Maharashtra Academy of Engineering and Educational Research.



2) Registered Office:

The office of the Trust shall be situated at 983/2, Sidhivinayak Society, Saras Nagar, Flat No. A-11, Opp. Nehru Stadium, Poona, -411 002. or at any other place in Poona as may be decided by the Managing Committee.

AIMS AND OBJECTIVES:

The aims and objectives of the Trust are:

- 1) To promote and develop engineering education in the State of Maharashtra in particular and in the country i.e. India at large.
- 2) To render advice, guidance and consultation in the field of engineering and sciences education.
- 3) To render advice and guidance for the development of rural industries in the Maharashtra State.
- 4) To start an international educational centre for establishing facilities for engineering education for the benefit of student coming from different undeveloped countries in Asia and Africa.
- 5) To start an Engineering Educational Institute in Poona which will provide nucleus for carrying out the above mentioned objectives.
- 6) To do any other activity which will be in the interest of development of engineering education, in science education and educational research in general.

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Dr. L. K. Kshirsagar  
PRINCIPAL  
Maharashtra Institute of Technology  
Pune - 411 038.

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Loni-Kalbhori Pune Pin- 412201



5) VESTING OF PROPERTIES OF THE TRUST:

The properties of the trust shall vest in the name of board of Trustees and shall be administered and managed by the members of the board of trustees subject to and in conformity with the rules and regulations of the trust.

6) MEMBERSHIP:

There will be three categories of members:

1. Ordinary Member: Any person whose application is accepted by the board of trustees, shall be entitled to become the ordinary member of the trust on payment of Rs.1,000/- in one lump sum. Ordinary member should renew his membership after every three years. Failing to pay the membership fee of Rs.1,000/- within one month after the term of membership is over will automatically cancel his membership.
2. Life Member: A person who applies in writing and whose application is accepted by the board of trustees is entitled to become the life member of the trust on payment of Rs.10,000/- as membership fee in one lump sum to the trust and shall be called the life member of the trust.
- Patrons: A person who applies in writing and whose application is accepted by the board of trustees shall be called as the patron of the trust if he donates Rs.50,000/- or more in one lumpsum to the trust with a charitable view.



Any person desirous of becoming either life member or ordinary member of the society or trust shall apply in writing to the board of trustees. The decision regarding the acceptability of his membership shall be taken by the board of trustees and the decision of the board of trustees, shall be final.

7) BODIES OF THE TRUST: The trust shall have the following bodies:

- a) Trustees.
- b) Managing Committee.
- c) Advisory Council.
- d) General Body.

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*[Signature]*  
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MAEER MIT's VishwaRaj Institute of Nursing  
Lodh Kalbhoj, Pune Pin- 412201

8) CONSTITUTION, POWERS & DUTIES, FUNCTIONS OF THE BODIES OF TRUST:

A) TRUSTEES:

The number of trustees for the society or trust shall not be less than seven and may not be more than 11 as may be decided from the permanent trustees

f this trust:

1. Dr. Suresh G. Chaisas.
2. Shri. Bhaskarrao E. Avhad.
3. Prof. H. M. Ganesh Rao.
4. Prof. Vishwanath D. Karad. - Managing Trustee (Permanent)
5. Shri. Prataprao R. Borde.
6. Prof. Prakash B. Joshi - Jt. Managing Trustee (Permanent)
7. Dr. Jagannath D. Avhad.
8. Prof. Shrikrishna J. Bhide

This body of trustees shall be the final and supreme body of the trust.

Retirement, Resignation and filling in of vacancy of a Trustee;

- a) Any member of the body of trustees desiring to retire or resign may do so by sending a letter to that effect to the Managing Trustee.
- b) Any member of the body of trustees shall cease to be a member if he is absent from India for one year without leave of absence or adjudicated or insolvent or be convicted of a criminal offence involving moral turpitude. Such a vacancy shall be filled in or new appointment shall be made by the remaining members of the body of trustees only with the consent of Managing Trustee by co-opting a person.
- c) The powers and functions of the body of trustees shall be as mentioned in clause (14)-(A).

5. MANAGING COMMITTEE:

- i) The number of the members of the Managing Committee shall not be less than 7 and may not be more than 11 as may be decided by the Managing Committee.
- ii) The members of the Managing Committee shall consist as under:-
  - a) Two representatives from the members of the society referred to in clause 6, to be elected by the General Body.
  - b) One representative to be elected by the Advisory Council either from themselves, or from the members of the society.
  - c) Managing Trustee and Jt. Managing Trustee shall be the permanent member of the Managing Committee.
  - d) Four more trustees shall be nominated to the committee by the body of trustees.
  - e) The remaining to be co-opted, if necessary, by the Managing Committee for the time being.
- iii) The Powers and functions of the Managing Committee shall be as mentioned in clause 14: (B).



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Loni-Kalghor Pune Pin- 412201

The Managing Committee:

The following persons shall continue to be the members of the Managing Committee for a period of six years.

- 1) Dr. Suresh G. Chaisas - President.
- 2) Adv. Bhaskarrao E. Avhad - Vice-President.
- 3) Prof. H. M. Ganesh Rao - Vice-President.
- 4) Prof. Vishwanath D. Karad - Executive President.
- 5) Prof. Prakash B. Joshi
- 6) Shri S. M. Garge
- 7) Dr. Surendra Barlingay
- 8) Prof. Shrikrishna J. Bhide. - Secretary.



Office Bearers:

The members of the Managing Committee shall elect a President (1) Two Vice Presidents, (2) Secretary and Joint Secretary from amongst themselves.

The Managing Trustee shall be the permanent Executive-President of the Managing Committee.

10) ADVISORY COUNCIL:

- i) The Advisory Council of the trust shall be nominated by the Managing Committee of the society.
- ii) The number of the members and the duration of the Advisory Council shall be determined from time to time by the Managing Committee.
- iii) The Advisory Council shall advise and submit its report if any, to the Managing Committee of the Trust.

11) GENERAL BODY:

- i) It shall comprise of the members of the society mentioned in clause (6) and the members of the Advisory Council.
- ii) It shall meet at least once at year.
- iii) It may discuss the Annual Report of the society of trust.

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*[Signature]*  
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MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhori Pune Pin 412201

- 8-
- m) On behalf of the Society, to file and to defend any civil or criminal proceedings and to compromise, withdraw, give up or abandon any claims on behalf of the Society and for such purposes, to incur necessary expenses from the funds of the Society.
  - n) To defend, to institute any legal proceedings for the defence of office bearers or employees or members of any Committee of the Society, if such legal action has arisen during the course of their acting for the interest of the Society and to compromise or abandon any such claims and to incur necessary expenditure from the funds of the Society.
  - o) To execute on behalf of the Society all contracts, conveyances or all sorts of documents and also to receive or accept the same.
  - p) To pass valid receipts or to delegate; power of passing receipts for the moneys received by the Society.
  - q) To prepare and sanction annual budget and estimated of the income and expenditure of the Society.
  - r) To appoint auditors for the Society and fix their remuneration.



P. a

(14)B) FUNCTIONS OF THE MANAGING COMMITTEE:

- a) On reference by the board of trustees to advise in the day to day management of the trust.
- b) To recommend measures for the supervision of the employees of the trust.
- a) To aid and assist the body of trustees as and when required by the body of trustees.
- d) To deliberate and draw plans for development in fulfillment of the objectives of the trust under advise from the board of trustees.
- e) To prepare research plans for the purpose of bringing up research and development activity.
- f) To interact with industries and like minded national research institutions to bring out workable plans for infusion of technological infrastructure in to rural areas with a view to bring out rural development through rural industrialisation.
- g) To work out plans for building and bringing out...

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MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalthor Pune Pin- 412205

(15) MANAGING TRUSTEES.

- i) Managing Trusttce shall be the executive Officer and in charge of the day to day functions of the trust.
- ii) The managing Trusttce shall carry out all such duties and exercise all such powers as an executive officer in the name of the body of trustees;
- iii) The managing trusttce shall carry out the management of the property of the trust;
- iv) The mahaging trusttce shall submit to the Board of Trustees reports on the work done and statement of accounts for its sanction.
- v) Managing Trusttce shall get the accounts audited before placing the same before the Body of Trustees at the end of the year;
- vi) Managing trusttce shall make suitable arrangements for holding elections of different bodies of the Society;
- vii) The managing trusttce of this trust may be on the faculty of the institute, in a position appropriate with his qualifications and experience. He shall be on the faculty of the Institutes till he attains age of the superannuation;
- viii) Managing Trusttce shall be designated as Director of that institute and he shall be remunerated suitably.



(16) SECRETARY.

- i) The Secretary of Managing Committee shall look after day to day work coming within the perview of the managing committee in consultation with the Managing Trusttce;
- ii) The Secretary shall call the meetings and write the minutes of the meetings;
- iii) The Secretary shall do such other duties as the Managing Committee may decide from time to time.

(17) TREASURER.

- i) The Treasurer who shall be necessarily a member of the body of trustees and shall supervise the accounts of the trust and financial matters of the trust;
- ii) The treasurer shall submit his reports to the body of trustees;

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MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhori Pune Pin- 412201

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(18) QUORUM :

For a meeting of the Board of trustees or Managing Committee there shall be a quorum when at least six members or at least 50% of the total number of the existing body whichever is lesser, are present. When a meeting cannot be held for want of quorum, the same shall be recorded with due notice and four members present shall form a quorum for such adjourned meeting. While voting on any issue in any meeting the Chairman shall not have a vote, however, in case of equal division of votes on any particular question, the Chairman shall have a casting vote.

(19) CIRCULAR MEETINGS.

Any matter or business of an urgent or formal or routine nature may be determined by a circular without a meeting of the Managing Committee provided that, it is agreed to unanimously by all the members. In case of difference of opinion, such questions shall be dealt with at the next meeting of the Managing Committee.

(20) MINUTES BOOK.

- i) A minute book shall be kept in which shall appear;
  - a) a clear report of the proceedings at each of the meetings of the Managing Committee;
  - b) A copy of each notice convening the meeting and of a circular on which a decision has been arrived at.

The minutes shall be read over to the member at the next meeting and when confirmed, shall be signed by the Chairman of such meeting.

- ii) In case of difference of opinion at the time of confirmation of proceedings of a previous meeting, the minutes shall be confirmed according to the sense of the majority of the members present.

(21) NOTICE OF MEETING:

Notice in writing of every meeting of the body of trustees and Managing Committee shall be delivered or sent through the post under Certificate of Posting to each member at his address on record, at least five clear days before the date of the meeting.

The Managing Trustees, in consultation with the Secretary shall call an emergency meeting of the Managing Committee for which notice of two clear days before the date of the meeting shall be deemed sufficient.

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Loni-Kalbhori Pune Pin- 412201

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The notice of the meeting of the general body shall be sent by post on the address registered with the trust and such posting shall deemed to be sufficient service of notice. Such notice shall be given 7(seven) clear days before the day of meeting.

(22) REQUISITIONED MEETINGS.

The Secretary, in consultations with the managing trustee on a requisition made to him in writing by any six of the members specifying the purpose for which such meeting is desired to be hold.

In the event of no meeting being called and held by the managing trustee and Secretary within two weeks from the receipt of such requisition, the requisitioners may themselves call a meeting at the office of the Society.

(23) ACCOUNTS TO BE KEPT.

The managing trustee shall keep and maintain regular accounts of the Trust's or Society's properties and income and shall get the accounts audited and filed with the Assistant Charity Commissioner, Poona, Division, in accordance with the provisions of Bombay Public Trusts Act'1950.

The funds and monies of the trust shall be invested in accordance with the provisions of Section 35 of the Bombay Public Trusts Act'1950.

All accounts in the bank shall be maintained in the name of the Trust or Society. Such accounts shall be operated jointly by the Managing Trustee and Treasurer of the Society or in their absence by any two members of the body of

(24) TRUSTEES ACCOUNTING PERIOD.

The financial year of the society shall be ending 31st March of every year.

(25) FRAMING OF RULES

The body of trustees shall have the power to make from time to time such rules and regulations as they may think fit and proper for the administration and carrying in to effect the provisions of this Scheme and

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*M. K. K.*  
PRINCIPAL

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Loni-Kalbhori Pune Pin- 412201

provide for the management of the Society and its properties and also from time to time, alter any such rules and regulations or to repeal any of them and substitute others in their place, provided always that no such rules or regulations as framed or subsequently amended, shall in any manner will be inconsistent with any of the provisions of this Scheme of the Bombay Public Trust Act, 1950, or the rules made thereunder.

(17) LIABILITY.

i) The members of the Board of Trustees shall be respectively chargeable only for such moneys and securities as they shall respectively actually receive not with standing their respectively signing any receipt, cheque for the sake of conformity and shall not be answerable or responsible for the acts, receipts, omissions, neglects and defaults of any banker, broker, auctioneer or other person with whom or into whose hands any moneys or securities shall be deposited or any other loss, unless the same has happened through their own negligence, default or omissions, breach of trust, misapplication or misconduct.


ii) The members of the Advisory Council shall not be liable in any way for the working or acts of the Society or its office Bearers.

(18) EMPLOYEES.

The Body of Trustees shall have power to appoint members of teaching faculty, Manager, Accountant, Clerks, Agents, Bhaiyas and other servants or employees as they may require for the management of the trust on such terms and conditions as to salary, usages, D.A. etc. as the body of trustees Committee may consider proper, for the purpose of carrying on the working of Society and shall have full power to dismiss with due notice, any such, employee, as they think fit and proper in their discretion. They may delegate this power to the Managing Trustees.

We, the members of the Body of Trustees and Managing Committee of Maharashtra Academy of Engineering and Educational Research, Poona, hereby certify that this is the true

TRUE COPY

  
PRINCIPAL  
MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhori Pune Pin- 412201



103

Copy of the scheme for Management and Administration  
of this society.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

TRUE COPY

Dr. L. K. Kshirsagar  
PRINCIPAL  
Maharashtra Institute of Technology  
Pune - 411 038.



TRUE COPY

PRINCIPAL

MAEER MIT's VishwaRa Institute of Nursing  
Loni-Kalbhor Pune Pin- 412201

## EXTRACT OF THE RESOLUTION



### MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE

(Trust Regn. No. F-2555)

S. No. 124, Ex-Servicemen Colony Post Office,  
Paud Road, Kothrud, Pune - 411 038, India.

Phones : (91-20) 30273400 / 30273459 Fax : (91-20) 25442770

### EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF "BODY OF TRUSTEES", MAEER, PUNE, HELD ON 03<sup>rd</sup> July 2018

Subject No. 28/2018

any other item with the permission of the Chair.

Subject No. 28 (j)/2018

opening of New Health Sciences College in the Faculty of Nursing from  
the academic year 2019 - 2020 under the aegis of Vishwaraj Hospital at  
Kadamwakvasti, Loni Kalbhor, Pune.

After in-depth discussion following resolution is passed.

Resolution No. 28 (j)/2018

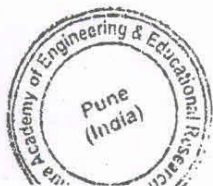
"In view of the above subject the Management of "MAHARASHTRA  
INSTITUTE OF ENGINEERING & EDUCATIONAL RESEARCH, PUNE" in its  
meeting held On 03<sup>rd</sup> July 2018 resolved unanimously that the Health  
Sciences College in the Faculty of Nursing be started under the banner of  
Vishwaraj Institute of Nursing, Gat No. 499, Pune - Solapur Highway, Near  
Loni Railway station, Kadamwak Vasti, Loni Kalbhor, Pune - 412201 from  
the academic year 2019 - 2020.

Further also resolved that all the necessary infrastructure be  
provided immediately for this new faculty."

Proposed by Prof. Rahul V. Karad

Seconded by Dr. Suchitra U. Nagare

Carried unanimously



// True Copy //

Prof. Dr. Visiwanath D. Karad

**TRUE COPY**

  
PRINCIPAL

MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhor Pune Pin- 412201

# MAHARASHTRA ACADEMY OF ENGINEERING



## MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE

(Trust Regn. No. F-2555)

S. No. 124, Ex-Servicemen Colony Post Office,  
Paud Road, Kothrud, Pune - 411 038, India.

Phones : (91-20) 30273400 / 30273459 Fax : (91-20) 25442770

### Latur Campus

- 31 MIMSR Medical College & YCR Hospital
- 32 Maharashtra Institute of Nursing Sciences
- 33 MIT Jansanwad College
- 34 Maharashtra Institute of Physiotherapy
- 35 Maharashtra Institute of Dental Sciences & Research

### Ambejogai Campus

- 36 New English School, Guruwar peth
- 37 Sri Saraswati Public School
- 38 Late Dadarao Karad Vidyalaya
- 39 Sri Saraswati Teachers Education B Ed College

### Rameshwar Campus

- 40 Shri Saraswati Vidyalaya
- 41 Mahatma Gandhi Gramsurajya training centre
- 42 Shri Saraswati Higher Secondary School
- 43 Shri Sant Gopal Maharaj Hostel
- 44 Kai Dadarao Karad Hostel

### Aurangabad

- 45 Swami Vivekanand Academy

### Alandi Campus

- 46 MIT Academy of Engineering
- 47 MIT Arts, Commerce & Science College
- 48 Sri Sant Dnyaneshwar B Ed College
- 49 MIT Arts Commerce & Sci Jr College

### Rajbaug Campus MIT - ADT University

- 50 Maharashtra Academy of Naval Education & Training
- 51 MIT Vishwashanti Gurukul
- 52 MIT institute of Design
- 53 MIT College of Food Technology
- 54 Vishwashanti Gurukul Teachers Training Academy
- 55 MIT International School of Broadcasting & Journalism
- 56 Vishwashanti Sangeet & kala Academy
- 57 Vishwashanti Gurukul CBSC School
- 58 MIT School of Film & Television
- 59 Vishwaraj Hospital
- 60 Vishwashanti Gurukul Higher Secondary School

### Barshi Campus

- 61 Smt Prayag karad English medium School

**TRUE COPY**

*[Signature]*  
PRINCIPAL  
MAEER MIT's VishwaRay Institute of Nursing  
Loni-Kalbhori Pune Pin- 412201



# MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE

(Trust Regn. No. F-2555)

S. No. 124, Ex-Servicemen Colony Post Office,  
Paud Road, Kothrud, Pune - 411 038, India.

Phones : (91-20) 30273400 / 30273459 Fax : (91-20) 25442770

- 
- Nandgaon Campus**  
63 Mukundraj Madhyamik Vidyalaya  
64 Mukundraj Higher Secondary School  
65 Vishwashanti Gurukul Arvi
- Nanded**  
66 Sri mata Ratneshwari Devi Vidyaniketan, Nanded
- Pandharpur Campus**  
67 Vishwashanti Gurukul (CBSE School)  
68 Vishwashanti Gurukul Higher Secondary School
- Solapur Campus**  
69 Vishwashanti Gurukul (CBSE School)  
70 Vishwashanti Gurukul Higher Secondary School
- Chichondi Campus**  
71 Vishwashanti Gurukul School
-

**STAMP PAPER**



महाराष्ट्र MAHARASHTRA

2022

20AA 563146

अनु. क्र. 2022 दि. 16 SEP 2022 मु. शु. रकम 100/-

दस्ताचा प्रकार फक्त प्रतिज्ञापत्र

दस्ता नोंदणी करणार कोहित का हाथी

मुद्रांक विकत घेणाऱ्याचे नांव डॉ. आदिती राहुल कासिस

पत्ती लोणी कॉम्प्लेक्स फ्लोर

दस्ता प्रकाशनाचे नांव हस्ते व्यक्तीचे नांव व पत्ता अ.स.का. को.स.

श्रीमती उज्वला अशोक चावत परवाना क्र. 2204029 कदमनाचरपती, ता. हवेली जि. पल्ले

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात यापुढे बंधनकारक आहे.



To whomsoever it may concern

I, Dr. Aditi Karad of Maharashtra Academy of Engineering and Education Research (MAEER) hereby allot the following premises for the purpose of setting of Vishwaraj Institute of Nursing and the nursing students hostel.

**TRUE COPY**

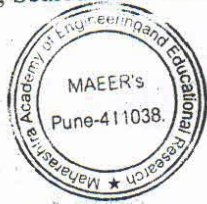
The 7<sup>th</sup> and 8<sup>th</sup> floor of Vishwaraj Hospital building measuring 24000 sq. ft area shall be allotted for the upcoming Vishwaraj Institute of Nursing and 2<sup>nd</sup>

for Principal  
PRINCIPAL  
MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhara Pune Pin- 412201

3<sup>rd</sup> and 4<sup>th</sup> floor of the same building measuring 33000 sq. ft area will be allotted for hostel premises of nursing students of Vishwaraj Institute of Nursing.

*Dr. S. S. Kulkarni*

Signed, Sealed and Delivered by



# MUTUAL CONSENT & AGREEMENT



**VishwaRaj**  
INSTITUTE OF NURSING PUNE

MAEER'S MIT PUNE Initiative

**VISHWARAJ INSTITUTE OF NURSING**  
(Affiliated by MUHS)

● Pune-Solapur Road, Near Loni Railway Station, Loni Kalbhor,  
Kadamvakwasti, Pune - 412201

● vin@vrhpune.com ● 020 6760 6060 / 84469 07070

OUT / NUR / VIN / 2021

Date: / / 20

## Mutual Consent and Agreement

**MAEER'S Vishwaraj Institute of Nursing, Loni Kalbhor, Pune**

With

**MAEER'S VishwaRaj Hospital, Loni Kalbhor, Pune**

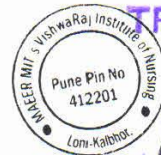
This is mutual consent and agreement, hereinafter called as mutual consent and agreement, for association of MAEER'S Vishwaraj Institute of Nursing, Loni Kalbhor, Pune with MAEER'S VishwaRaj Hospital Loni Kalbhor, Pune.

Whereas the MAEER'S Vishwaraj Institute of Nursing and MAEER'S VishwaRaj Hospital is a part of MAEER'S MIT Group of Institutions, Pune.

And whereas the offer of "The MAEER'S Vishwaraj Institute of Nursing" has been accepted by the "MAEER'S VishwaRaj Hospital, Loni Kalbhor, Pune." under certain terms and conditions which are mutually understood and agreed between the parties and which the parties here to desire to put in to writing.

Therefore, this mutual consent and agreement witnessed as under...

1. This mutual consent and agreement is executed on 01<sup>st</sup> April 2021 as to revise further changes or communication.
2. The parties of the first part i.e. "MAEER'S Vishwaraj Institute of Nursing" shall send its requirements regarding all services to MAEER'S VishwaRaj Hospital.
3. MAEER'S Vishwaraj Institute of Nursing will pay the charges for services provided by MAEER'S VishwaRaj Hospital.



**TRUE COPY**

*[Signature]*  
**PRINCIPAL**

MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhor Pune Pin-412201

4. In case of any dispute the parties, the same will be subject to MAEER'S Vishwaraj Hospital Management.
5. Both the parties shall maintain the proper communication from their own sides.
6. MAEER'S Vishwaraj Institute of Nursing (VIN) agrees to avail the following services of MAEER'S VishwaRaj Hospital.

The services are avail by VIN are as follows:

1. Electricity Services
2. Internet Services
3. IT Services
4. Maintenance Services
5. Facility Services
6. Fire Services
7. Laundry Services
8. Pharmacy Services
9. Canteen Services
10. Hostel Services
11. Transport Services
12. Social Media & Branding
13. Sport
14. Linen
15. Gymkhana
16. Parking Services
17. Nursing Services
18. Quality Services
19. Finance
20. Gardening Services
21. Legal Services
22. Billing Services
23. Account Services



**TRUE COPY**

*[Signature]*  
**PRINCIPAL**  
MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhori Pune Pin- 412201



It is assumed that the parties have to sign this mutual consent and agreement on the day and year mentioned above in lieu of acceptance of terms or contract.

1. Name : Mr. Shivcharan Singh Gandhar  
Designation : Principal  
Address : Loni Kalbhor, Pune 412201.

Sign :



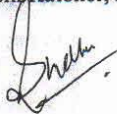
**PRINCIPAL**

MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhor Pune Pin- 412201




2. Name : *Sudhi Chandra uttam*  
Designation : *General Manager*  
Address : Loni Kalbhor, Pune 412201.

Sign :



**TRUE COPY**

  
For **PRINCIPAL**  
MAEER MIT's VishwaRaj Institute of Nursing  
Loni-Kalbhor Pune Pin- 412201

**SALE DEED**

OFFICE OF THE  
JOINT DISTRICT REGISTRAR  
PUNE, MAHARASHTRA  
MAH/CCRA/DIST/007



STAMP DUTY

MAHARASHTRA  
SPECIAL ADHESIVE

₹1784800/-

- 1.8.02

277635

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INDIA

MAHARASHTRA

# 1107202284

सुनारा (नगर) जोर्यादेरी (वडा) (का) 162/फा



गाव M.A.E.E.R. Pune  
पत्ता Pune - 39  
हस्ते श्री S.V. Kulkarni  
पावती क्र. 9032230

*[Signature]*  
सह बटमग निबंधक  
रु. हवेली क्र. २.

हवेती क्र  
९०३२२३०  
२००२

**SALE DEED**

ENTURE made and executed on 2 day of August in the  
102

**BETWEEN**

- SHNA RANBIRRAJ KAPOOR, Age - 72 years - Adult,  
- Business, residing at Deonar Cottage, Deonar Farm Road,  
Mumbai - 400 088
- DHIRRAJ RANBIRRAJ KAPOOR, Age - 55 years - Adult,  
- Business, residing at Deonar Cottage, Deonar Farm Road,  
Mumbai - 400 088
- HIRAJ RANBIRRAJ KAPOOR, Age - 49 years - Adult,  
- Business, residing at 27, Krishna Raj, Pali Hill, Bandra  
Mumbai - 400 050
- IRAJ RANBIRRAJ KAPOOR, Age - 39 years - Adult,  
- Business, residing at Deonar Cottage, Deonar Farm Road,  
Mumbai - 400 088
- NANDA, Age - 53 years - Adult, Occupation - Business,  
Friend's Colony (West), New Delhi - 110 063

*[Handwritten notes and signatures on the right side]*

*[Handwritten signatures and initials at the bottom]*



(6) Miss. RIMA RANBIRRAJ KAPOOR since married MRS. RIMA JAIN, Age - 45 years - Adult, Occupation - Business, residing at Mehar Apartments Flat No. 104, 10th Floor, Alhambra Road, Mumbai - 400 025

all Indian Inhabitants hereinafter called "the VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the One Part

AND

हवेत ९  
१९९१/२/२३  
२००२

MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE (Trust Registration No. F-2555 and Society Registration No. MAH/Poona/1983) - a Public Trust having its Registered Office at Survey No. 124, Kothrud, Pune - 411038 acting through DR. VISHWANATH DADARAO KARAD, Executive President & Managing Trustee, Age - 62 years, residing at Plot No. 19, Rajpath Housing Society, Ramkrishna Paramhansanagar, Paud Road, Kothrud, Pune-411 038 and ADV. BHASKARRAO EKNATHRAO AVHAD, President & Trustee, Age - 58 years, Occupation - Advocate, residing at "Dnyandeep", Kothrud, Pune-411 038 hereinafter called "the PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective Trustees, Executors, Administrators, Successors and Assigns) of the Other Part :

WHEREAS HIS HIGHNESS MAHARAJA DHIRAJ MAHARAJ SHRI DALITSINGHJI HIMMATSINGHJI BAHADUR OF IDAR in his capacity as the Ruler of the State of Idar (hereinafter referred to as "the said Ruler of the State of Idar") being absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of agricultural lands along with some non-agricultural land with a very old building structures standing on the same situate, lying and being at Village Loni Kalbhor, Taluka Haveli, District Pune more particularly described in the Schedule hereunder written sold, conveyed and transferred the same to the LATE SHRI RANBIR RAJ KAPOOR by and under the Conveyance dated 21st day of September, 1966 and registered with the Sub-Registrar of Assurances at Bombay under no. 101/67 of Book No. 1 on 12th August, 1968 and made between the said Ruler of the State of Idar of the One Part and the said RANBIR RAJ KAPOOR of the Other Part for the consideration therein mentioned.

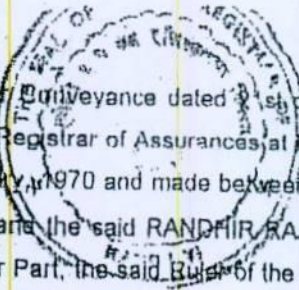
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AND WHEREAS by another Conveyance dated 21st day of September 1966 and registered with the Sub-Registrar of Assurances at Bombay under no. 100/67 of Book No. 1 on 6th January, 1970 and made between the said Ruler of the State of Idar of the One Part and the said RANDHIR RAJ KAPOOR of the Vendors above named of the Other Part, the said Ruler of the State of Idar sold, conveyed and transferred to the said RANDHIR RAJ KAPOOR all those pieces or parcels of agricultural as well as non-agricultural land situate lying and being at Village Loni Kalbhor, and Kadamvak Wasli, Taluka Haveli, Dist Pune and more particularly described in the Schedule thereunder written which included the pieces or parcels of land more particularly secondly described in the Schedule hereunder written for the consideration therein mentioned.

AND WHEREAS on a portion of land admeasuring 12,000 Sq. feet or thereabouts of the land bearing Survey No. 58A, Hissa No. 2 being part of the said land more particularly described in the Schedule hereunder written a Petrol Pump of Bharat Petroleum Corporation Limited, a Government of India Undertaking exists pursuant to the Indenture of Lease dated 7th November, 1957 between HIS HIGHNESS SHRI HIMMATSINGH THE MAHARAJA OF IDAR of the One Part and Burmah-Shell Oil Storage And Distributing Company of India Limited which was subsequently taken over by Government of India and thereupon the assets thereof vested in the said Bharat Petroleum Corporation Limited of the Other Part.

AND WHEREAS in or about the year 1987 the said piece of land together with the structures standing thereon and more particularly secondly described in the Schedule hereunder written out of the several pieces of land sold, conveyed and transferred by the said Ruler of the State of Idar to the said RANDHIR RAJ KAPOOR under the said Conveyance dated 21st September, 1966 stood transferred to and vested in the said RANBIR RAJ KAPOOR by Virtue of Gift and as a result thereof the SAID RANBIR RAJ KAPOOR became the legal owner of and/or otherwise well and sufficiently entitled to all those pieces or parcels of agricultural and non-agricultural land with the structures thereon and more particularly described in the Schedule hereunder written.

AND WHEREAS the said RANBIR RAJ KAPOOR died intestate on 2nd day of June, 1988 leaving him surviving the Vendors abovenamed as his only heirs and legal representatives in accordance with the provisions of Hindu Succession Act, 1956 by which he was governed at the time of his death and thereupon all his assets, estates and properties including all those pieces or

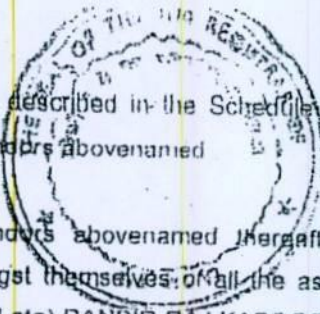


3117  
हवेली ५  
1312  
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*[Handwritten signatures and initials]*

4/17

parcels of land more particularly described in the Schedule hereunder written devolved on and vested in the Vendors abovenamed



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AND WHEREAS the Vendors abovenamed hereafter arrived at an arrangement of distribution amongst themselves of all the assets, estates and properties left behind by the said (Late) RANBIR RAJ KAPOOR on his death and the said arrangement has been recorded in the Deed of Family Arrangement dated 1st April 2000 made between the Vendors abovenamed.

AND WHEREAS even according to the said Family Arrangement the said pieces or parcels of the land more particularly described in the Schedule hereunder written continued to be owned jointly by the Vendors abovenamed, each of them having undivided 1/6th share therein.

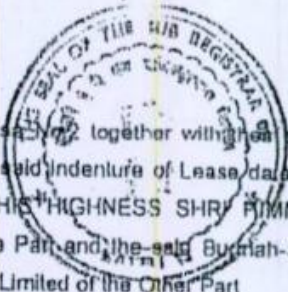
AND WHEREAS the purchasers have approached the Vendors with a proposal to purchase from the Vendors the said land more particularly described in the Schedule hereunder written.

AND WHEREAS the Vendors herein for the purposes of their joint family interest and for the legal necessity and for the benefit of estate have agreed and decided to convey, transfer, and sell the said properties to the Purchasers.

AND WHEREAS the Purchasers viz. MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE have authorized (1) DR.VISHWANATH DADARAO KARAD, their Executive President & Managing Trustee AND (2) ADV. BHASKARRAO EKNATHRAO AVHAD, their President & Trustee by the Resolution No. 71/2002 passed in the meeting of their Board of Trustees/Committee's meeting held on 25<sup>th</sup> March 2002 to purchase and procure the said land and to represent and act for and on behalf of the said MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE, the Purchasers abovenamed for that purpose and to execute the necessary legal documents in connection therewith.

AND WHEREAS the Vendors have informed the Purchasers and the Purchasers are aware that on a portion of the land bearing Survey No. 58A, Hissá No.2 out of the said land more particularly described in the Schedule hereunder written the Petrol Pump of the said Bharat Petroleum Corporation Limited exists and the said Bharat Petroleum Corporation Limited are in use and occupation of a portion admeasuring 12,000 sq.feet or thereabouts of the said

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5/17

land bearing Survey No.58A, Hissa No.2 together with the said Petrol Pump standing thereon by virtue of the said Indenture of Lease dated 7th November, 1957 made between the said HIS HIGHNESS SHRI HIMMATSINGH THE MAHARAJA OF IDAR of the One Part and the said Burmah-Shell Oil Storage And Distributing company of India Limited of the Other Part

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26/4/03  
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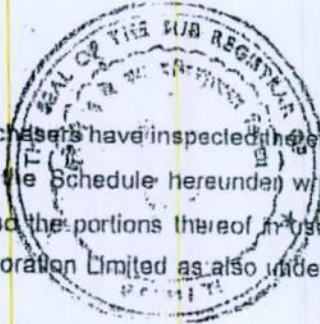
AND WHEREAS the Vendors have further informed the Purchasers that the lease granted under the said Indenture of Lease dated 7th November, 1957 has expired by efflux of time on 9th September, 1986 and the said Bharat Petroleum Corporation Limited have no right to continue thereafter the possession of the said portion of land admeasuring 12,000 Sq.feet or any part thereof pursuant to the said Indenture of Lease dated 7th November, 1957 or otherwise howsoever.

AND WHEREAS the Vendors have further informed the Purchasers that by Order and Decree dated 29th day of September, 1998 passed by the 6th Additional Judge, Small Cause Court, Pune in the Civil Court Suit No. 469/97 in which the Vendors are the Plaintiffs in their capacity as the legal representatives of the said late RANBIR RAJ KAPOOR and the said Bharat Petroleum Corporation Limited are the Defendants the said Bharat Petroleum Corporation Limited were ordered and decreed to deliver the possession of the said portion of land admeasuring 12,000 Sq. feet or thereabouts of the said land bearing Survey No., 58A, Hissa No.2 now described as Gut No. 499 out of the land more particularly described in the Schedule hereunder written to the Vendors and that the Appeal filed by the said Bharat Petroleum Corporation Limited against the said Order and Decree dated 29th September, 1998 in the Court of the District Judge at Pune being Civil Appeal No. 596/2000 has been dismissed by the District Judge at Pune vide order dated 3rd April, 2002.

AND WHEREAS the Vendors have informed the Purchasers that on some portion of land lying between the Pune Solapur Highway No.9 and the Railway Track the said Late SHRI RANBIR RAJ KAPOOR/the Vendors had allowed some poor people to stay temporarily and thus there are nearly 27 licensees holding small hutments covering about 15 Area ex gratis.

AND WHEREAS on a portion of the said land more particularly described in the Schedule hereunder written two SAMADHIS one being of the late SHRI PRITHVIRAJ KAPOOR and the other being of the said late SHRI RANBIR RAJ KAPOOR exist.

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AND WHEREAS the Purchasers have inspected the entire of the said land more particularly described in the Schedule hereunder written and noted the present condition thereof as also the portions thereof in use and occupation of the said Bharat Petroleum Corporation Limited as also under encroachments as aforesaid.

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AND WHEREAS the Vendors have informed the Purchasers that no Notice of Acquisition or Requisition or set back by Government of Maharashtra or Central Government or any local or public body or authority or under any statute in respect of the said land more particularly described in the Schedule hereunder written or any part thereof or regarding any restrictions on construction thereon or on any part thereof has been received by or served upon the Vendors or anyone on their behalf and that the said land more particularly described in the Schedule hereunder written or any part thereof is not to the knowledge of the Vendors under any reservation for public purpose nor is it affected by any scheme of Improvement.

AND WHEREAS the Purchasers have investigated and verified the title of the Vendors to the said land more particularly described in the Schedule hereunder written and have accepted the same as clear and marketable.

AND WHEREAS as a result of discussions and negotiations held between the Vendors on the One hand and the Purchasers on the Other hand, the Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said land more particularly described in the Schedule hereunder written in its present state and conditions on as is where is basis with portions thereof in use and occupation of the said Bharat Petroleum Corporation Limited as also under encroachment as aforesaid and with the benefit of the said Order and decree dated 29th day September, 1998 passed by the 6th Additional Judge, Small Causes Court, Pune in the Civil Court Suit No. 469/97 in which the Vendors are the Plaintiffs in their capacity as the legal representatives of the said late RANBIR RAJ KAPOOR and the said Bharat Petroleum Corporation Limited are the Defendants as also with benefit of the said Order dated 3rd April, 2002 passed by the District Judge, Pune dismissing the Civil Appeal No. 596 of 2000 filed by the said Bharat Petroleum Corporation Limited against the said judgement and Decree dated 29th September, 1998 and with right and authority to represent the Vendors and/or substitute themselves in place and stead of the Vendors without any reference to the Vendors in all further

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Handwritten initials: 'KK' and a signature.

Handwritten initials: 'DA' and a signature.

or other proceedings if any arising in the said Suit No. 460/97 entirely at the cost and consequences of the Purchasers herein in all respects. The total consideration of the property described in the schedule hereunder written is fixed at mutually negotiated lump sum price calculated @ Rs.29,00,000/- per acre in respect of approximate 5 acres of land along side the main road considered prime and @ Rs.4,80,000/- per acre in respect of remaining 52 Acres and 30 Gunthas of land both aggregating to Rs.4,46,20,000/- (Rupees Four Crores Forty Six Lakhs Twenty Thousand only) is to be paid to the Vendors hereinabove mentioned by six equal amounts (fraction rounded off) being their respective share as detailed below :

1. SMT. KRISHNA RANBIR RAJ KAPOOR	1/6	RS.74,36,667/-
2. SHRI RANDHIR RAJ RANBIR RAJKAPOOR	1/6	RS.74,36,667/-
3. SHRI RISHI RAJ RANBIR RAJ KAPOOR	1/6	RS.74,36,667/-
4. SHRI RAJIV RAJ RANBIR RAJ KAPOOR	1/6	RS.74,36,667/-
5. MRS. RITU NANDA	1/6	RS.74,36,666/-
6. MRS. RIMA JAIN	1/6	RS.74,36,666/-
TOTAL		Rs.4,46,20,000/-

AND WHEREAS it is agreed that if the said land more particularly described in the schedule hereunder written or any part thereof is found to be under acquisition or requisition or affected by the set back or any restrictions and construction thereon or any reservation for public purpose or by any scheme of improvement no responsibility or liability will be incurred by the Vendors hereinabove on that ground and the sale of the said land more particularly described in the Schedule hereunder written by the Vendors to the Purchasers and the purchase price agreed to be paid by the Purchasers to the Vendors shall remain unaffected and absolute.

AND WHEREAS the Purchasers have offered to pay the consideration in respect of the property described hereunder and the Vendors herein are fully satisfied with the offer given by the Purchasers which is fixed at Rs.4,46,20,000/- (Rupees Four Crores Forty Six Lakhs Twenty Thousand only) and have requested the Vendors to execute in favor of the Purchasers a Deed of Conveyance of the said land more particularly described in the Schedule

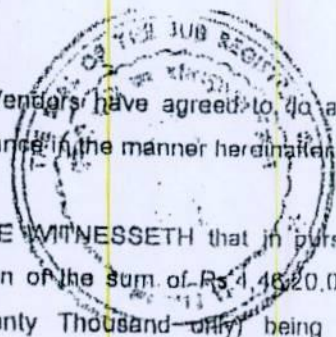
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hereunder written which the Vendors have agreed to do and are accordingly executing this Deed of Conveyance in the manner hereinafter appearing.



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एवे 1023  
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NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 4,62,00,000/- (Rupees Four Crores Forty Six Lakhs Twenty Thousand only) being the full purchase consideration agreed to be paid by the Purchasers to the Vendors as aforesaid paid by the Purchasers to the Vendors at the time of execution of these presents by six Demand Drafts all drawn on Bank of India, payable at Mumbai <sup>NEW DRAFT</sup> as follows

Sr.No.	Name of the Vendor	D.D. Nos. /Dated	Amount
1.	SMT. KRISHNA RANBIR RAJ KAPOOR	31591 TO 31598 30 <sup>TH</sup> JULY 2002	Rs.74,36,667/-
2.	SHRI RANDHIR RAJ RANBIR RAJ KAPOOR	31600 TO 31607 30 <sup>TH</sup> JULY 2002	Rs.74,36,667/-
3.	SHRI RISHI RAJ RANBIR RAJ KAPOOR	31622 TO 31629 30 <sup>TH</sup> JULY 2002	Rs.74,36,667/-
4.	SHRI RAJIV RAJ RANBIR RAJ KAPOOR	31630 TO 31637 30 <sup>TH</sup> JULY 2002	Rs.74,36,667/-
5.	MRS. RITU NANDA	31660 TO 31667 30 <sup>TH</sup> JULY 2002	Rs.74,36,666/-
6.	MRS. RIMA JAIN	31646 TO 31651 & 31653 TO 31654 30 <sup>TH</sup> JULY 2002	Rs.74,36,666/-

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(payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchasers) and in further consideration of the covenant on the part of the Purchasers regarding the said two SAMADHIS, one of the Late SHRI PRITHVI RAJ KAPOOR and the other of the said Late SHRI RANBIR RAJ KAPOOR herein after contained. They the Vendors do and each of them doth hereby grant, convey, sell, transfer and assure unto the Purchasers all those pieces on parcels of agricultural land or ground situate lying and being at Village Loni Kalbhor and Kadamwak Wasti within the limits of Gram Panchayat of Village Loni Kalbhor and Kadamwak Wasti, Taluka Haveli, District Pune and within the jurisdiction of the Zilla Parishad, Pune in the Registration Sub - District Haveli, District Pune and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by red colour boundary line in their present state and condition on as is where is basis as tabulated herein below.

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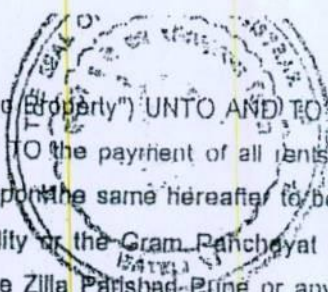
According to title Deeds

According to Land Records

According to title Deeds				According to Land Records				
Survey No.	Hissa No.	Area	Area	Description	Area			
		Acres	Gunthas		Gut No.	Hectares	Ares	Pratis
i) 60	5	07	26	}				
60	6	04	21					
87	A	19	39					
59	A	25	11		140	24	12	91
59	B	00	20					
59	C	01	25					
ii) 87	B	01	32		141	0	73	15
iii) 58A	02	02	28					
58A	1B	00	01					
58A	1A&1C	00	14					
					499	2	10	06
58E	-	00	16					
58B	-	02	08					
388	-	00	29					

TOGETHER WITH all and singular the farm house, outhouses, edifices buildings, court yards, areas compounds, sewers, drains, ditches, fences, trees, plants shrubs, ways, paths, passage, common gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground or any part thereof belonging or in any way wise appurtenant to or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed or known as part of member thereof and to belong or to be appurtenant thereto and also together with all the deeds, documents, writings, vouchers, and other evidences of title relating to the said land or ground hereditaments or any part thereof AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD absolutely and forever all and singular the said land hereditaments and premises hereby granted conveyed transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (all of which

*(Signature)*  
 R. S. ...  
 K.K.



10/17  
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22

are hereinafter called "the said Property") UNTO AND TO THE USE and benefit of the Purchasers SUBJECT TO the payment of all rents, rates, assessments, taxes and dues chargeable upon the same hereafter to become payable to the Government or the Municipality or the Gram Panchayat of Village Kadamwak Wasti and Loni Kalbhor or the Zilla Parishad Pune or any other local or public body or authority in respect thereof AND ALSO SUBJECT TO the portions of the said property in use and occupation of the said Bharat Petroleum Corporation Limited as also under encroachment and all proceedings arising in the said Civil Suit No. 469 of 1997 in the Small Causes Court Pune in which the Vendors are the Plaintiffs In their capacity as the legal representatives of the said late RANBIR RAJ KAPOOR and the said Bharat Petroleum Corporation Limited are the Defendants provided however the benefit of the said Order and Decree dated 29th day of September, 1998 passed in the said Civil Suit No. 469/97 and also the benefit of the said Order dated 3rd April, 2002 passed by the District Judge, Pune dismissing the Civil Appeal No. 596 of 2000 filed by the said Bharat Petroleum Corporation Limited against the said judgement and decree dated 29th September, 1998 shall inure for the benefit of the Purchasers hereinabove together with the right and authority to represent the Vendors and/or to substitute themselves in place and stead of the Vendors without any reference to the Vendors in all further and other proceeding if any arising in the said Civil Suit No. 469 of 1997 at the cost and consequences in all respects of the Purchasers AND the Vendors doth hereby for themselves and their heirs, executors administrators and assigns covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary THEY the Vendors now have in themselves good right, full power, and absolute authority to grant, convey, sell, transfer and assure the said property hereby granted, conveyed, sold, transferred and assured or intended so to be unto and the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, posses and enjoy the said property hereby granted, conveyed, sold, transferred and assured with their appurtenances and receive the rent issues and profits thereof and of every part thereof to and for their own use and benefit and save and except encroachments specified in hereinabove, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their heirs, executors, administrators and assigns or any of them or claim by from under or in trust for them AND THAT save as aforesaid free and clear and freely and clearly and absolutely acquitted, exonerated.

*(Signature)*

*(Signature)*

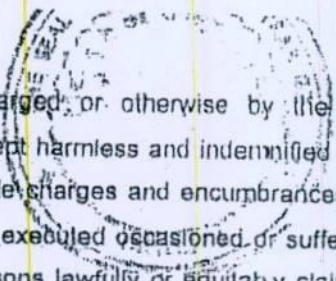
*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*



₹ 100000  
₹ 100000  
₹ 200000

released and for ever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate right, title, interest at law or in equity in the said property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for them they the Vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds matters things conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchasers their successors or assigns or their Counsel in law for assuring the said property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers in manner aforesaid.

AND IT IS HEREBY AGREED DECLARED AND PROVIDED THAT the sale of the said property hereby granted, conveyed, transferred and assured by the Vendors to the Purchasers shall always be subject to the permanent right to the Vendors, the members of their respective families and their respective heirs and legal representatives to visit and pay respect to the said SAMADHIS of the said late SHRI PRITHVI RAJ KAPOOR and the said late SHRI RANBIR RAJ KAPOOR existing on a portion of the said property and shown on the plan thereof herelo annexed and marked by word "SAMADHI" and the Purchasers shall provide sufficient motorable access/road for the purpose of visits of the family members of the Vendor and their respective heirs and legal representatives to pass and re-pass with proper passage on the said property so as to enable them to visit and pay their respects to these SAMADHIS, which is hereby granted, conveyed, transferred and assured and leading from the public road known as Pune-Sholapur Highway No. 9 to the said two SAMADHIS by night and day and that all covenants on the part of the Vendors hereinabove contained shall be subject to such right of the Vendors and their respective heirs and legal representatives AND THE PURCHASERS DO so as to bind their respective heirs, executors, administrators, successors and assigns hereby covenant with the Vendors their respective heirs and legal representatives that the Purchasers shall for all times hereafter properly look after, maintain guard and protect at their own costs and expenses the said SAMADHIS of the said late

*(Signature)*

*(Signature)*  
*(Signature)*  
*(Signature)*

12/17

SHRI PRITHVI RAJ KAPOOR and the said late SHRI RANJEER RAJ KAPOOR  
and that the said passage providing access to the said SAMADHIS from the said  
public road known as Pune-Solapur Highway No.9 shall be kept open and  
unbuilt-up upon and without any obstruction by the Purchasers and their  
successors and assigns.

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2

IN WITNESS WHEREOF the Vendors and the Purchasers have hereunto  
set and subscribed their respective hands the day and year first hereinabove  
written.

*Prithvi*  
*RK*  
*KK*  
*[Signature]*  
*[Signature]*

*[Large diagonal scribbles]*



13/17

THE SCHEDULE ABOVE REFERRED TO

हविटी १  
६७०/१३/२३  
२

FIRSTLY :

ALL those pieces or parcels of land situate at the Dist. Pune, Sub-Dist. Tal. Haveli within the jurisdiction of Sub-Registrar Haveli and Zilla Parishad Pune within the local limits of Gram Panchayat Kadamwak Wasli bearing Survey No. Gut No and area shown as follows-

Description				Area				Description				Area			
Survey No.	Hissa No.	Acres	Gunthas		New Gut No.	Hectares	Ares		Pratis						
60	5	07	26	}											
60	6	04	21												
87	A	19	39	}											
59	A	25	11	}	140	24	12		91						
59	B	0	20	}											
59	C	1	25	}											

and bounded by as follows -

- on or towards East - Nala and Gut No. 39 of village Loni Kalbhori
- on or towards South - Central Railway line
- on or towards West - Old S. No. 60, 383-1A
- on or towards North - Old S. No. 87, Mula - Mutha River.

87	B	01	32	}	141	0	73		15
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and bounded by as follows -

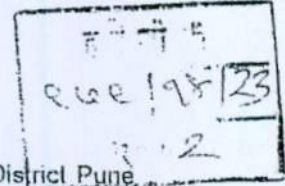
- on or towards East - Gut No. 140
- on or towards South - Gut No. 140, Private Road
- on or towards West - Gut No. 140
- on or towards North - Gut No. 140

*[Handwritten signature]*

*[Handwritten initials and marks]*



14/17



**SECONDLY**

ALL those pieces or parcels of land situated at Tal. Haveli, District Pune and within the jurisdiction of Sub-Registrar Haveli and Zilla Parishad Pune within the local limits of Gram Panchayat Kadanwak Wasti bearing Survey No. Gutt No and area shown as follows-

Description		Area		Description		Area	
Survey No.	Hissa No.	Acres	Gunthas	New Gut No.	Hectar es	Ares	Pratis
58A	2	2	28	}			
58A	1B	0	01	}			
58A	1A&1C	0	14	}			
58E	-	0	16	}	499	2	10 86
58B	-	2	08	}			
388	-	0	29	}			

and bounded by as follows -

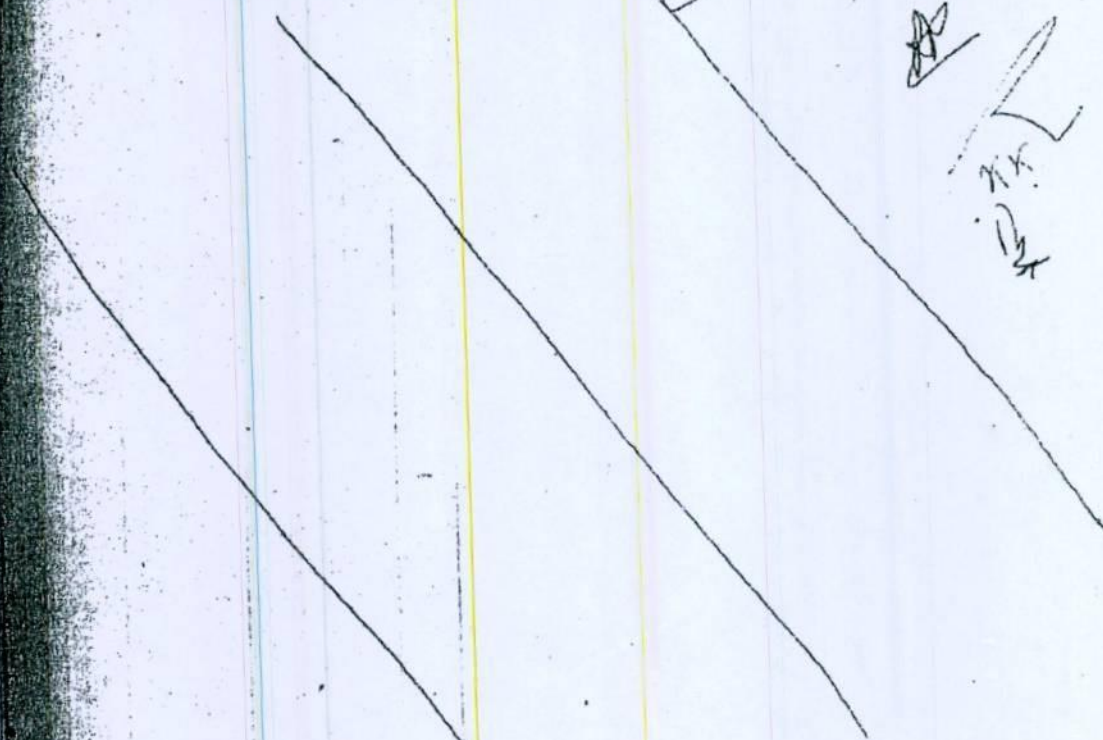
on or towards East - Khole Wasti

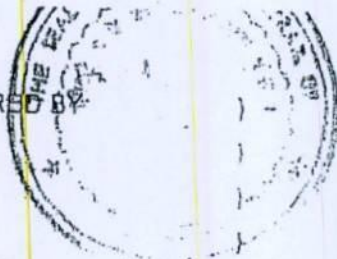
on or towards South - Pune-Solapur National Highway

on or towards West - Road.

on or towards North - Central Railway Line

*Handwritten signatures and initials:*  
Ry...  
R...  
A...  
B...  
S...  
K...





15/17

15/17  
2021/4/23  
2

SIGNED SEALED AND DELIVERED BY

the withinamed "VENDORS"

SMT. KRISHNA RANBIRRAJ KAPOOR

1 Krishna Kapoor,

SHRI RANDBHIRRAJ RANBIRRAJ KAPOOR

1 Randhir Kapoor,

SHRI RISHI RAJ RANBIRRAJ KAPOOR

1 Rishi Raj

SHRI RAJIVRAJ RANBIRRAJ KAPOOR

1 Rajiv Kapoor

MRS. RITU NANDA

1 Ritu Nanda

MRS. RIMA JAIN

1 Rima Jain

In the presence of

Shri. Sopanrao Namdeo Hodge

*[Signature]*

Shri. Sudhakar V. Kulkarni

*[Signature]*

SIGNED SEALED AND DELIVERED BY

Withinamed "PURCHASERS"

MAHARASHTRA ACADEMY OF ENGINEERING  
AND EDUCATIONAL RESEARCH, PUNE

by the hands of

DR. VISHWANATH DADARAO KARAD

Executive President and Managing Trustee  
AND

ADV. BHASKARRAO EKNATHRAO AVHAD

President and Trusee

In the presence of

*[Signature]*

*[Signature]*



16/17

RECEIVED the day and year first  
 Hereinabove written of and from  
 the withinamed "PURCHASERS" the  
 sum of Rs. 4,46,20,000/- (Rupees Four  
 Crores Forty Six Lakhs Twenty  
 Thousand only)  
 Being the full purchase consideration  
 as within expressed to be by them  
 paid to us by Demand Draft all drawn on the  
 Bank of India, Mumbai/New Delhi  
 in the manner follows

Krishna Kapoor.

Krishna Kapoor

Ranbir

1-1-4-

Rite Narda

[Signature]

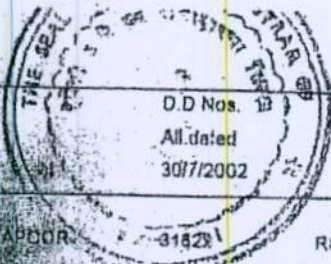
१३/११/०२
13/11/02
502

WE SAY RECEIVED

Sr No.	Name of the Vendor	D.D Nos./Dated	Amount	Sign
		All dated 30/7/2002		
	SMT. KRISHNA RANBIR RAJ KAPOOR	31591	RS. 9,90,000/-	
		31592	RS. 9,90,000/-	
		31593	RS. 9,90,000/-	
		31604	RS. 9,90,000/-	
		31595	RS. 9,90,000/-	
		31596	RS. 9,90,000/-	
		31597	RS. 9,90,000/-	
		31598	RS. 5,06,667/-	
		TOTAL	RS. 74,36,667/-	
	SHRI RANHIR RAJ RANBIR RAJKAPOOR	31600	RS. 9,90,000/-	
		31601	RS. 9,90,000/-	
		31602	RS. 9,90,000/-	
		31603	RS. 9,90,000/-	
		31604	RS. 9,90,000/-	
		31605	RS. 9,90,000/-	
		31606	RS. 9,90,000/-	
		31607	RS. 5,06,667/-	
		TOTAL	RS. 74,36,667/-	

[Signatures]

17/17



Name of the Vendor

D.D. Nos. 13  
All dated  
30/7/2002

Amount

Sign

SRI HIRI RAI RANBIR RAI KAPOOR

31621	RS. 9,90,000/-
31623	RS. 9,90,000/-
31624	RS. 9,90,000/-
31625	RS. 9,90,000/-
31626	RS. 9,90,000/-
31627	RS. 9,90,000/-
31628	RS. 9,90,000/-
31629	RS. 5,06,667/-
TOTAL	RS. 74,36,667/-

₹ 74,36,667/-  
 74,36,667  
 2

SRI HIRI RAI RANBIR RAI KAPOOR

31630	RS. 9,90,000/-
31631	RS. 9,90,000/-
31632	RS. 9,90,000/-
31633	RS. 9,90,000/-
31634	RS. 9,90,000/-
31635	RS. 9,90,000/-
31636	RS. 9,90,000/-
31637	RS. 5,06,667/-
TOTAL	RS. 74,36,667/-

All dated, 31st July 02

MRS. DIVA BANQA

31660	RS. 9,90,000/-
31661	RS. 9,90,000/-
31662	RS. 9,90,000/-
31663	RS. 9,90,000/-
31664	RS. 9,90,000/-
31665	RS. 9,90,000/-
31666	RS. 9,90,000/-
31667	RS. 5,06,667/-
TOTAL	RS. 74,36,667/-

All dated 30th July 02

MRS. RIMA JAIN

31646	RS. 9,90,000/-
31647	RS. 9,90,000/-
31648	RS. 9,90,000/-
31649	RS. 9,90,000/-
31650	RS. 9,90,000/-
31651	RS. 9,90,000/-
31653	RS. 9,90,000/-
31654	RS. 5,06,667/-
TOTAL	RS. 74,36,667/-

*Signature*

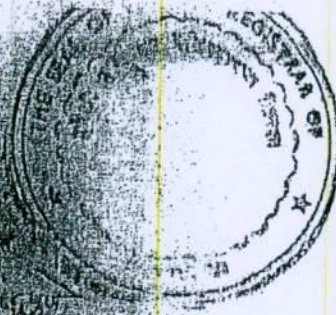
₹ 74,36,667/-  
 74,36,667  
 2











संख्या १०२  
दिनांक २२/१२/२३

*(Handwritten signature)*

हुवेजी ४  
२०२३  
२

प्रथम विवरण, हुवेजी ४, १

ती पेटली ।  
संख्या फी । २०००० /-  
वसुधा पार्स (२३) । ४६० /-  
फे फी ।  
सुजात फी ।  
समाप्ति फी ।  
पल्क फी ।

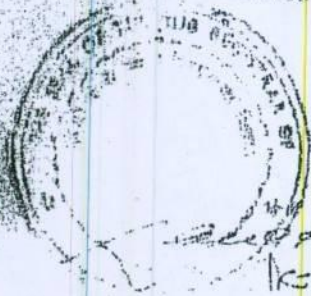
पक्का २००६०

*(Handwritten signature)*  
प्रथम विवरण, हुवेजी ४, १

- १) श्री. राजेश राजेंद्र कपूर  
१०२ रा. देवनागर रोड कुंभार
- २) श्री. राजेंद्र राजेंद्र कपूर  
१०५ रा. देवनागर रोड कुंभार
- ३) श्री. रिकेश राजेंद्र कपूर  
१०६ रा. देवनागर रोड कुंभार
- ४) श्री. राजेंद्र राजेंद्र कपूर  
१०७ रा. देवनागर रोड कुंभार
- ५) श्री. विठ्ठल राजेंद्र कपूर  
१०८ रा. देवनागर रोड कुंभार
- ६) श्री. राजेंद्र राजेंद्र कपूर  
१०९ रा. देवनागर रोड कुंभार
- ७) श्री. राजेंद्र राजेंद्र कपूर  
११० रा. देवनागर रोड कुंभार
- ८) श्री. राजेंद्र राजेंद्र कपूर  
१११ रा. देवनागर रोड कुंभार
- ९) श्री. राजेंद्र राजेंद्र कपूर  
११२ रा. देवनागर रोड कुंभार
- १०) श्री. राजेंद्र राजेंद्र कपूर  
११३ रा. देवनागर रोड कुंभार
- ११) श्री. राजेंद्र राजेंद्र कपूर  
११४ रा. देवनागर रोड कुंभार
- १२) श्री. राजेंद्र राजेंद्र कपूर  
११५ रा. देवनागर रोड कुंभार
- १३) श्री. राजेंद्र राजेंद्र कपूर  
११६ रा. देवनागर रोड कुंभार
- १४) श्री. राजेंद्र राजेंद्र कपूर  
११७ रा. देवनागर रोड कुंभार
- १५) श्री. राजेंद्र राजेंद्र कपूर  
११८ रा. देवनागर रोड कुंभार
- १६) श्री. राजेंद्र राजेंद्र कपूर  
११९ रा. देवनागर रोड कुंभार
- १७) श्री. राजेंद्र राजेंद्र कपूर  
१२० रा. देवनागर रोड कुंभार



Krishna Kapoor.



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Mr. Vivek Achary

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Memorandum of Understanding (MOU)

- 1. Maharashtra Academy of Engineering Education and Research (MAEER's) Trust  
Pune, Dr Prof Vishwanath Karad
- &
- 2. MAEER's VishwaRaj Hospital

This Memorandum of Understanding is made on 12.04.2016 between Maharashtra Academy of Engineering Education and Research Dr Prof Vishwanath D Karad Executive President & Managing Trustee Pune, India & MAEER's VishwaRaj Hospital