

Symbol of
National
Emblem
Lion Mundra

INDIA NON JUDICIAL
Government of Gujarat

SRT / 2 / UDN
No.2037 | 1/30
2016

Certificate of Stamp Duty

Certificate No. : **IN-GJ085573082014190**
Certificate Issued Date : 18-Feb-2016 10:10 AM
Account Reference : SHCIL(FI)/sh-sur01/NANPURA/GJ-SU
Unique Doc. Reference : SUBIN-GJSH-SUR01767774275975000
Purchased by : GYAN SADAN EDUCATION TRUST
Description of Document : Article 30(a) Lease – (Immovable Property)-Rent
Property Description : AS PER SCHEDULE
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYESHBHAI ISHWARLAL DESAI AND OTHERS
Second Party : GYAN SADAN EDUCATION TRUST
Stamp Duty Paid By : GYAN SADAN EDUCATION TRUST
Stamp Duty Amount(Rs.) : 12,70,000
(Twelve Lakh Seventy Thousand Only)

BARCODE
IMPRESSION

Round seal
of SHCIL,
Nanpura
Surat

WN 0003343380

Statutory Alert :

1. The authenticity of the Stamp Certificate should be verified at www.schilestamp.com. Any discrepancy in the details on this certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





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Photograph

Round seal of
Sub Registrar,
Surat-2
(Udhna)

SRT / 2 / UDN
Token No. 3
Date : 18-2-16

LEASE DEED
Original
For a period of 30 years

On Samvant 2072, Maha Sud Dasham, Day : Wednesday,
English Dt.17th, Month : February, Year 2016....

PARTIES OF THE FIRST PART :

(1) Savitaben Ishvarlal Naik,

By Caste : Hindu, Age : 83 years, Occupation : Household / Farming,
Residing at : 68, Vatsalya Bungalows, Desai Street, Udhnam, Udhna,
Surat.



(2) Ushaben Jayeshbhai Desai,

By Caste : Hindu, Age : 52 years, Occupation : Household / Business /
Farming, Residing at : 68, Vatsalya Bungalows, Desai Street,
Udhnam, Udhna, Surat.



(3) Karna Jayeshbhai Desai,

By Caste : Hindu, Age : 29 years, Occupation : Business / Farming,
Residing at : 68, Vatsalya Bungalows, Desai Street, Udhnam, Udhna,
Surat.

(4) Ms. Nidhi Jayeshbhai Desai,

By Caste : Hindu, Age : 26 years, Occupation : Study,
Residing at : 68, Vatsalya Bungalows, Desai Street, Udhnam, Udhna,
Surat.

(5) Jayeshbhai Ishvarlal Desai,

By Caste : Hindu, Age : 59 years, Occupation : Business / Farming,
Residing at : 68, Vatsalya Bungalows, Desai Street, Udhnam, Udhna,
Surat **himself and as a power of attorney holder for no.1 to 4.**

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PARTIES OF THE SECOND PART :

GYAN SADAN EDUCATION TRUST,

Reg. No.E/7659/Surat Dtd.29/12/2014

Address : 242-242/A, 243/A, Swaminarayan Nagar Society-2,
Puna Bombay Market Road, Surat, registered under Mumbai Public
Trust Act, having and through its trustees :

(1) Mukeshbhai Dahyabhai Patel

Age : Adult, Occupation : Business,

Residing at : 242-242/A, 243/A, Swaminarayan Nagar Society-2,
Puna Bombay Market Road, Surat.

(2) Ghanshyambhai Punabhai Kachhadiya

Age : Adult, Occupation : Business,

Residing at : 58-59, Swaminarayan Nagar Society-2,
Puna Bombay Market Road, Surat.

(3) Maheshbhai Hirabhai Patel

Age : Adult, Occupation : Business,

Residing at : 79, Laxminagar Society, L.H. Road, Surat.

(4) Jagdishkumar Ramanlal Trivedi

Age : Adult, Occupation : Business,

Residing at : 101, Mahavir Darshan Apartment, Sagrampura,
Surat.

(5) Rajubhai Kalubhai Kachhadiya

Age : Adult, Occupation : Business,

Residing at : 63, Maruti Nagar Society, Puna-Bombay Market
Road, Surat.

Whereas the party of the second part is executing this lease deed
today in favour of party of the first part and declare that :-





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That the parties of the first part own land bearing **PLOT NO.65/2** as per assessment on site admeasuring **6000 sq.yds.** towards North-East-South direction forming part of Final Plot No.65 out of three different final plot nos.59, 60 & 65 allotted under T.P. Scheme No.1 (Udhna-Majura) to land bearing R.S. No.273 of Udhna in Surat City. This party of the first part is absolute owner of the said plot.

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Party of the second part is a public education trust and engaged with educational activities. Party of the second part wants to establish a school as a part of education activities carried out by the second part. It is named as Shree Gurukrupa Vidhya Sankul. Therefore, the second part is in need of place for such motive, hence contacted to the parties of the first part and demanded such particular property/land for a period of 30 years to start educational institute & fulfill such good motive of education. Thus to accomplish motives of institute for complete development of children & students of the society, party of the first part agrees and allows the second part to use land/property as stated hereunder in schedule subject to following conditions on lease basis, hence this lease deed is executed between the parties, conditions are as under.

CONDITIONS

(1) Parties of the first part are co-owners / occupiers of below mentioned property and have complete right and power to give permission to the second part to use below mentioned property on lease basis.

(2) Party of the second part has taken below mentioned schedule property from parties of the first part for a period of **30 years** i.e. from **01/04/2016 to 31/03/2046** on lease basis and it will be last day of



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this lease. Thereafter, party of the second part shall hand over an actual possession of the said property to parties of the first part or the landlords of that particular period without any type of dispute, otherwise on completion of lease period, it will be assumed that possession is handed over.

Party of the second part shall use land/property given by this lease deed only for a period **30 years means upto 31/03/2046** and thereafter hand over possession of said property alongwith existing construction thereon without any type of charge to the first part. Thus, duration of lease/rent cannot be extended and it is an important condition.

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The second part shall use said land/property only for running school / college and not to allow others to use / occupy said property by anyway and not to sublease, sublet and not to raise any type of rights of anybody on the said property. Even then if done so, then such act will be treated as breach of condition of this lease deed.

(3) Party of the second part shall pay monthly lease rent amount of **Rs.3,00,000/- Rupees Three lacs only** to party of the first part in advance in lieu of using said land / property within first to tenth date of each month by cash / cheque and get legal receipt of the same.

If this amount of lease will not be paid continuously for two months, then the second part shall pay interest to the first part at the rate of two percentage thereon. And if such mistake will happen continuously for four months, then it will be treated as breach of condition and party of the first part can stop the second part using said property, in which no dispute of the second part will be entertained and



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responsibility of education of the students of school will be of solely of the second part and it is duty of the second part to do other arrangement immediately. The second part shall vacant said land / property with empty hand leaving whole construction constructed on said leased land alongwith furniture, fixtures, boring, pump, motor, lights, wiring, transformer and power therein in as it is condition and given deposit will not be returned. It is an important condition of this lease deed.

Party of the first part has given said below mentioned schedule property to the second part only for using on lease basis and the second part shall pay six times more of monthly rent i.e. **Rs.18,00,000/- (Rupees Eighteen lacs only)** to the first part towards deposit. The first part shall return such amount without any interest to the second part after completion of lease period & after adjusting amounts payable by the second part to the first part.

Party of the first part has given below mentioned schedule property to the second part to use only and monthly lease fee of **Rs.3,00,000/- (Rupees Three lacs only)** is decided and this amount will be increased by 25% after every 3 years and such increment will be considered on last paid lease fee/rent and it will be increased after completion of each three years till the end of this agreement and it is admitted by the second part, hence rent should be paid as under.

Lease Year	Monthly Rent	Rent for total 36 months
01/04/2016 to 31/03/2019	Rs.3,00,000/-	Rs.1,08,00,000/-
01/04/2019 to 31/03/2022	Rs.3,75,000/-	Rs.1,35,00,000/-
01/04/2022 to 31/03/2025	Rs.4,68,800/-	Rs.1,68,76,800/-
01/04/2025 to 31/03/2028	Rs.5,86,000/-	Rs.2,10,96,000/-
01/04/2028 to 31/03/2031	Rs.7,32,500/-	Rs.2,63,70,000/-



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01/04/2031 to 31/03/2034	Rs.9,15,700/-	Rs.3,29,65,200/-
01/04/2034 to 31/03/2037	Rs.11,44,700/-	Rs.4,12,09,200/-
01/04/2037 to 31/03/2040	Rs.14,30,900/-	Rs.5,15,12,400/-
01/04/2040 to 31/03/2043	Rs.17,88,700/-	Rs.6,43,93,200/-
01/04/2043 to 31/03/2046	Rs.22,35,900/-	Rs.8,04,92,400/-
Total period of 30 years	Total Rent	Rs.35,92,15,200/-

Further more, any of the landlords of said property sell, gift, release or transfer his/her right to other owner during this lease agreement, then the second part shall pay lease fee / rent for such share to the new landlord.

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(4) In case, party of the second part does not want to continue using said property, then the second part can hand over possession of the said property to the first part and shall also pay amount of current 36 months to the second part. The second part is liable to pay such amount to the first part and the first part is entitled to get it.

(5) The first part has allowed the second part to run school and college of Gujarati, Hindi, English, Marathi medium for aims of **Gyan Sadan Education Trust**. Not to do any other activities. If any other activity will be carried out without permission of the first part, then it will be treated as breach of condition and the first part will be entitled to stop the second part using said property and deposit given by the second part will be forfeited and also entitled to take back possession of the said property.



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In school / college run by the second part, admission to total five students / children suggested by the first part in any medium will not be given by second part with donation or development charge or any other charge. But can take education fee of the school from such students and it is an important condition.

(6) The second part can do construction on the said leased land as per plan sanctioned by the Surat Municipal Corporation and can obtain all necessary permission to run school / college. It is important condition. But all these permissions or procedure to run school / college will be done subject to this agreement.

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Whatever construction will be done over the said leased land, responsible for such construction will be of the second part only. The first part will not be responsible for construction, light connection etc.

The second part shall obtain necessary permission of construction on the said land from Surat Municipal Corporation and shall do construction as per plan sanctioned by the Surat Municipal Corporation. Even then due to negligence or illegality in construction, any accident or question will arise, then all responsibility for the same will be of the second part.

Thus, whenever this agreement will terminate or stop using said land or stop by the first part using said land, then the second part shall hand over actual possession of the said land alongwith existing construction to the first part without any disputes. At this time, ownership of construction will be of the first part and the second part



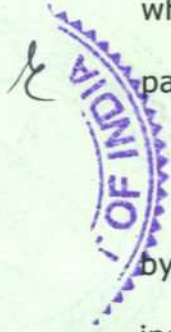
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will not be entitled to demand cost of construction separately from the first part and the first part will not be responsible, in which the second part will not entertain any dispute.

(7) Compound wall of 12 feet height surrounding said leased land will be constructed by the second part and will install C.C.T.V. cameras surrounding whole property and approach roads of this whole property and will maintain record of the same for minimum 15 days.

(8) That non-agriculture permission in respect of land taken on lease by the second part is obtained by the first part. However, electric connection, water connection, drainage connection and other essential services and permissions will be obtained by the second part and whatever expenditure incur in doing so, will be borne by the second part and it will be complete responsibility of the second part.

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The second part will strictly obey all rules and regulations decided by District Education Officer, Police Department and other Government institutes, Semi government departments to run school / college and in case if any rule will be breached by the second part in any case, then it will be complete responsibility of the second part and there will be no responsibility of the first part.

Further more, whatever permissions or approvals obtained by the second part, true copies of all will be handed over to the first part.

(9) In respect of land/property taken by the second part on lease, whatever municipal taxes, service taxes, service charges, special cess



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or amounts payable to other government, semi government department and electricity bills, water bills etc. all taxes, service tax, all types of cess will be responsibility of the second part. And the second part shall give receipt of paying the same to the first part. Due to fault of the second part, if the first part will pay any amount, then the second part shall reimburse the same to the first part and the first part will be entitled to recover all from the second part. If the second part will entertain any dispute, then it will be treated as cancel. All these matters will be treated as breach of condition and due to such reason the first part will be entitled to stop using said property and can take back possession of the said property in as it is condition. In which the second part will not entertain any dispute and if done so, then it will be treated as null and void.

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GOVERNMENT OF INDIA

(10) All responsibilities regarding educational staff, non-educational staff for school / college run by the second part will be of the second part. The first part will not be responsible legally, financially or anyway for the same.

(11) If any conditions of this agreement from above will be breached by the second part, and the first part wants to stop the second part using said property, then the first part will be entitled to stop using said property and there will be no need of separate notice for the same and the second part has to pay lease fee/ rent for current 36 months to the first part. And deposit paid by the second part will be forfeited means will not be returned. And building constructed by the second part and all furniture therein will be considered of the first part and the first part will



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be the owner of all properties. In which the second part will not entertain any dispute or objection, but handover possession peacefully and come out from said property. This is an important condition.

(12) On completion of 30 years as decided under this agreement, the second part will stop use of said property with immediate effect. Hence, no need of separate notice for the same. But this agreement will be treated as such notice. And on completion of decided time period, the second part has to take away all movable goods, items from said property. But immovable property cannot be take back by breakages like school building, boring, power supply, transformer, water lines, wiring etc. Thus, the second part has to hand over possession carefully. The second part will not raise quarrel at that time and not to raise any court litigations and binding for the same by this deed. If do so, then it will be treated as illegal and Court will reject complaint or application of the second part and the second part is binding for the same.

(13) The second part will not do any prohibited activities in this leased land or not to store any prohibited items or goods and not to store explosive or liquid in this property. If do so, then the first part will not be responsible for the same.

(14) The first part or their reprehensive can come for inspection in this leased premise. In which the second part will not interfere or object.

(15) The second part shall use said leased property only for Gyan Sadan Education Trust. The second part cannot sub-lease or transfer or assign said premise to other in any case and if do so, then it will be

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treated as cancel and the first part will be entitled to get back possession of the said premise and the first part is not bound to give any notice.

(16) The second part will stop usage of said leased premise with effect from 31/03/2046. But the first part or landlords of said property can extend this agreement if deem fit and whatever terms & conditions fix by them, the second part will get permission using said premise subject to such terms and conditions. But the first part or the landlords of that time does not want to extend this agreement, then the second part shall hand over peaceful, vacant and actual possession of the said property and no dispute for the same will be entertained and if do so, then it will be treated as null and void.

(17) If any question will arise regarding this lease deed, then it will be solved with the help of arbitration and the arbitrator will be appointed as the first part will decide. The second part will not entertain any dispute regarding appointment of arbitrator. Even then if the first part deems fit, then can solve such question/dispute through the Court.

(18) This lease deed is executed in duplicate. One original will remain with the second part and duplicate will be with the first part. These both deeds will be treated as original.

SCHEDULE

(Description of property/land leased)

All that piece and parcel of non-agriculture land bearing **PLOT NO.65/2** as per assessment on site admeasuring **6000 sq.yds.**

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of three different final plot nos.59, 60 & 65 allotted under T.P. Scheme No.1 (Udhna-Majura) to land bearing R.S. No.273 of Udhna in Surat City.

The second part has executed this lease deed willingly, after read, read over, understand, think, in sound state of body and mind, with cleverness and without any body's any type of pressure in favour of the first part, which is accepted, admitted and bound to the second part and their legal heirs, designators, successors etc. from time to time and will be accepted, admitted and bound in future.

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Signature _____ **Witness** _____

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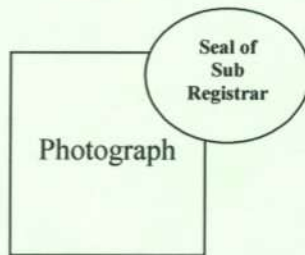


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List of photograph & thumb impression of the parties to be submitted compulsorily as per Section-32(A) of Registration Act

PARTY OF THE FIRST PART :

- (1) Savitaben Ishvarlal Naik,
 - (2) Ushaben Jayeshbhai Desai,
 - (3) Karna Jayeshbhai Desai,
 - (4) Ms. Nidhi Jayeshbhai Desai,
 - (5) Jayeshbhai Ishvarlal Desai,
- himself and as a power of attorney holder for no.1 to 4.



Sd/- Illegible

Signature

(Thumb impression)

Left hand thumb impression

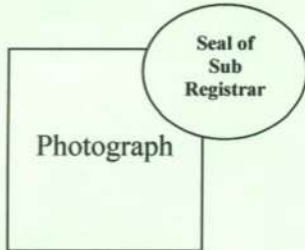


PARTY OF THE SECOND PART :

GYANSADAN EDUCATION TRUST

Through its trustees

- (1) Mukeshbhai Dahyabhai Patel



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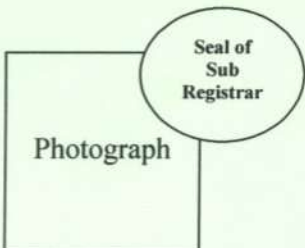
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- (2) Ghanshyambhai Punabhai Kachhadiya



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Signature

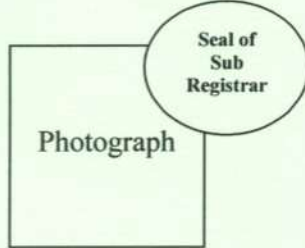
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Left hand thumb impression



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(3) Maheshbhai Hirabhai Patel



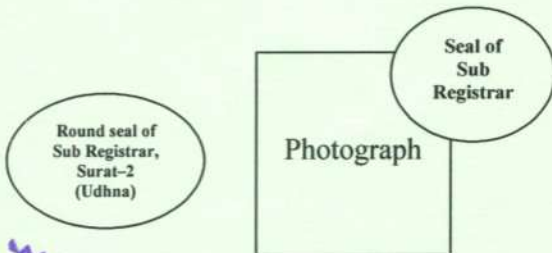
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Signature

(Thumb impression)

Left hand thumb impression

(4) Jagdishkumar Ramanlal Trivedi



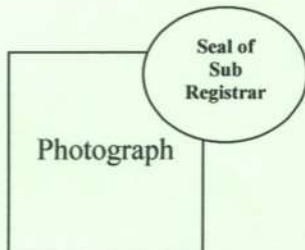
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Signature

(Thumb impression)

Left hand thumb impression

(5) Rajubhai Kalubhai Kachhadiya



Sd/- Illegible

Signature

(Thumb impression)

Left hand thumb impression



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2016

G.P. Rjt., Sr.No.-11 Std.-09 06-2006 20,00,000 A4 Blue -I
G.R., R.D. No. R.A.M. 102006-1223-L.I. Dated 3-8-2006

R.V. 24G. (Revised)

VILLAGE FORM NO. 7 & 12

No. L 0220160

1220267945

Page No. 1 of 1

Block / Survey Number : 273
Type of Right : Non-Agriculture
Name of Farm : Karabo
Other details : Area 2.20.55 sq.mtr.

VILLAGE : UDHNA

TALUKA : UDHNA

DISTRICT: SURAT

Eligible Land	Area Ha. Are. Sq.mt.	Account Number	Area Ha. Are. Sq.mt.	Assess ment	Entry Number & Name of Occupier
Jarayati P.K.H.A.	2-02-34 0-18-21				38, 576, 537, 5665, 5728, 8501, 9592, 10131, 10291, 10419,
Total area Assessment Rs. Judi & special act Water Part	2-20-55 885.75 0.00 0.00	50	1-67-71	885.75	Savitaben Ishvarlal (10131) Jayeshbhai Ishvarlal (10131) Ushaben Jayeshbhai (10131) Karna Jayeshbhai (10131) Nidhiben Jayeshbhai Ishvarlal (10131)
Details of Tenant		Other rights & details of burden.			
		692, 3643, The Collector, Surat issued Non Agriculture Order No.(J)BKH/TPS/ REG. No.6/13-14 on 19/08/2013 in respect of land bearing Survey No.273 admeasuring 22055 sq.mtr., having Final T.P. Scheme No.1 (Udhna- Majura), Final Plot No.65 admeasuring 9105.00 sq.mtr. for commercial purpose, hence entry. <10291>			

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Sub Registrar,
Surat-2
(Udhna)

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Deputy Mamlatdar
E-Dhara, City Taluka, Surat

- Not approved, & - Disputable, * - Cancel

POSITION AS ON 09/02/2015 02:01 pm

Chargable Copy Rs.5/- (Rupees Five only) Received with thanks. Print Dt.17/02/2016 11:47:36

Courtesy : National Information-Science Centre, Gujarat State Copy issued by: Mamlatdar Office, Surat City

Mamlatdar Office, Gujarat Government



SRT/2/UDN	
No - 2037	17 30
2016	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAPPD7043M



नाम / NAME
JAYESHKUMAR ISHWARLAL DESAI

पिता का नाम / FATHER'S NAME
ISHWARLAL MAGANLAL NAIK

जन्म तिथि / DATE OF BIRTH
10-11-1956

हस्ताक्षर / SIGNATURE

[Signature]

अध्यक्ष आयुक्त, सुरत

COMMISSIONER OF INCOME-TAX, SURAT



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VISHAL JAGDISH TRIVEDI

JAGDISHBHAI TRIVEDI

18/09/1992

Permanent Account Number
AOXPT6266J

[Signature]



ATTESTED COPY

[Signature]
PANKAJ N. DESAI
NOTARY



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INDIA NON JUDICIAL STAMP PAPER

Rs.100

Rs.100

ONE HUNDRED RUPEES

GUJARAT

W 847720

Reg. No.266 Dt.24/1/2012
Kamleshbhai Harkishanbhai Vesuwala
Nalvala Street, Chidiyakui,
Begampura, Surat.
Stamp Lic. No.12/03 C.F. Lic. No.8/03

KARNA JAYESH DESAI
Vatsalya Bungalow, Desai Street,
Udhna, Surat.
By hand of : Self
Signature : Sd/- Illegible

Sd/- Illegible

Round seal of
Sub Registrar,
Surat-2
(Udhna)

Regd. Sr. No.165/12
Date : 27 JAN 2012

**Notarial
Stamps with
Seal of Notary
Ashok R. Vyas**

Round seal
of Notary
Ashok P.
Vyas



General Power of Attorney

2068 Maha Sud Choth, Friday, Date : 27th, Month : January,
Year : 2012 English day...



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We the executants of power of attorney **(1) Savitaben Ishvarlal Naik**, By Caste : Hindu, Age : 77 years, Occupation : Household / Farming, Residing at : 68, Vatsalya Bungalows, Desai Street, Udhmagam, Udhna, Surat, **(2) Ushaben Jayeshbhai Desai**, By Caste : Hindu, Age : 47 years, Occupation : Household / Business / Farming, Residing at : 68, Vatsalya Bungalows, Desai Street, Udhmagam, Udhna, Surat, **(3) Karna Jayeshbhai Desai**, By Caste : Hindu, Age : 24 years, Occupation : Business / Farming, Residing at : 68, Vatsalya Bungalows, Desai Street, Udhmagam, Udhna, Surat **(4) Ms. Nidhi Jayeshbhai Desai**, By Caste : Hindu, Age : 21 years, Occupation : Study, Residing at : 68, Vatsalya Bungalows, Desai Street, Udhmagam, Udhna, Surat do hereby executing this power of attorney & declare that:-

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Sub Registrar,
Surat-2
(Udhna)



We the executants of power and other co-owners are owners / occupiers of an agriculture land bearing Final Plot No.65 admeasuring 9105 square meter of T.P. Scheme No.1 (Udhna-Majura) having Survey No.273 situated at Village-Udhna in the limit of City Surat, Sub District Taluka-Choryasi, District-Surat and accordingly we have complete rights and powers to administer and manage the said land. But as we are engaged in other works, hence unable to do necessary acts relating this land on time. Therefore, it is necessary to appoint power of attorney holder for us, hence we are appointing to our trustworthy MR. **JAYESHBHAI ISHVARLAL DESAI**, aged about adult, Occupation : Farming/Business, residing at Vatsalya, 68, Desai Street, Udhmagam, Udhna, Surat as our lawful power of attorney holder on behalf us and for us to do all necessary acts require to be done and to do all necessary documents, writings, statement, affidavit, undertaking, agreements, sale deeds regarding this land and to present such deeds before the Sub Registrar office and give confirmation and do all procedures of registration.

Our attorney can do all acts before the concern government department, collector office, courts or offices thereto, taluka Panchayat / district panchayat in respect of our own said land and can sign, give consent, writing, application, statement, affidavit on behalf of us.

Our attorney get plan for development of the said land prepared, to do procedure for sanctioning the same, to give necessary signature, consent, undertaking, affidavit on behalf of us and to appoint architect, engineer and get such plan revised and can appoint necessary person for all such acts.



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Our attorney can do all acts relating above stated land before government, semi government departments like any courts, civil, criminal, sessions court, lower court, appellate court, district court, high court or supreme court etc. judicial courts or executive courts, collector, prant office, mamlatdar, circle officer, talati or an other revenue authority, suda, district Panchayat, taluka Panchayat, village panchayat offices, and other authority, government tribunals, special secretary, etc. officers, income tax, sales tax, wealth tax, property tax, gain tax or other central or state government departments, courts, suda, Surat Municipal Corporation, to file application, suit, appeal, revision, review, writ against any act or litigation arise against us, or if any application, suit, appeal, revision, review, writ filed against us, then to be present for us, to give written or oral statements, to appoint advocate, to sign application, suit, revision, review, writ and give reply, statement, submit documentary evidence and do all acts which are require to be done as we can do and our attorney has rights and powers to do all acts, procedures on behalf of us.

Round seal of
Sub Registrar,
Surat-2
(Udhna)

Our attorney can accept 135-D notice before Village Panchayat / Talati in respect of said property and can give sign/consent/undertaking to transfer said land and can give submission before the competent authority and execute writings and file application and do all necessary acts, execute affidavit of sell and present before the competent authority and also file declaration that we are not having surplus land than the ceiling limit.

Our attorney can develop this land and can give signature, consent and undertaking for the same, to do plotting etc. to sell, lease, rent, leave & license in more than one piece and execute necessary deeds in favour of such person or persons on behalf of us. More over our attorney can also administer & manage such developed land, plots or construction.

Our attorney can applied for getting non-agriculture permission or change of purpose permission in respect of said land and to apply before the Collector office, Prant Officer, Circle Officer, Mamlatdar, Talati or Taluka Panchayat, District Panchayat, to sign and do all necessary acts and be present before such authority and do all acts.

Our attorney can do procedures of sell/purchase under section-63 of Land Revenue Code if necessary for this land.

Our attorney can do all legal acts, procedures, deeds regarding our said property on behalf of us and for us which are not mentioned

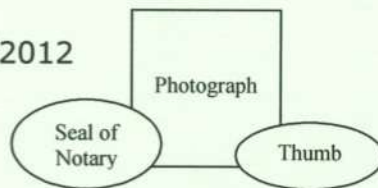


SRT / 2 / UDN
No.2037 | 21/30
2016

hereinabove and we authorize our attorney to do all such acts on behalf of us.

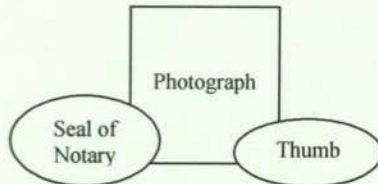
Our attorney can do all acts, procedures on behalf of us and for us and whatever acts done by our attorney will be treated as done by us personally and it will be construed, accepted and bound to us as done by us.

Dt. /1/2012
Surat.



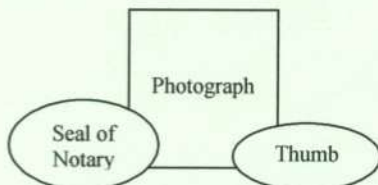
Sd/- Illegible

Power given by no.1



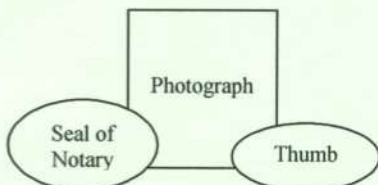
Sd/- Illegible

Power given by no.2



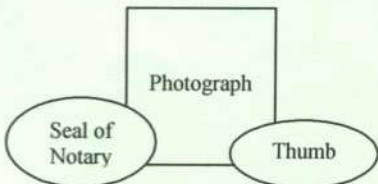
Sd/- Illegible

Power given by no.3



Sd/- Illegible

Power given by no.4



Sd/- Illegible

Power accepted by

Witness :

- (1) Sd/- Illegible
- (2) Sd/- Illegible

(Seal)

BEFORE ME
ASHOK P. VYAS
NOTARY
SURAT DIST.
GOVT. OF INDIA

My Commission
Expires on
30/05/2013

**I know the signatory &
identified him as the
same person who has
Signed in my presence.**

Regd. Sr. No.165/12
Date : 27 JAN 2012





आयकर विभाग
INCOME TAX DEPARTMENT
MAHESHKUMAR HIRABHAI PATEL
HIRABHAI BECHARBHAI PATEL
01/06/1989
Permanent Account Number
CGFPP7950R
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
GYANSADAN EDUCATION TRUST
16/12/2013
Permanent Account Number
AACTG1801C
SRT/2/U
No. 2037
22
30

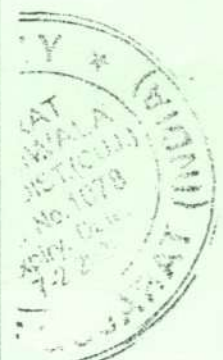
आयकर विभाग
INCOME TAX DEPARTMENT
SUBHAI KACHHADIA
KACHHADIA
26/07/1978
Permanent Account Number
CGPK6385A
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
SUBHAI KACHHADIA
KACHHADIA
26/07/1978
Permanent Account Number
CGPK6385A
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
GHANSHYAMBHAI P KACHHADIYA
PUNABHAI KANUBHAI KACHHADIYA
09/03/1963
Permanent Account Number
BQJPK6674A
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
GHANSHYAMBHAI P KACHHADIYA
PUNABHAI KANUBHAI KACHHADIYA
09/03/1963
Permanent Account Number
BQJPK6674A
Signature

/PERMANENT ACCOUNT NUMBER
AAJPT9944M
नाम /NAME
JAGDISKUMAR RAMANLAL TRIVEDI
पिता का नाम /FATHER'S NAME
RAMANLAL NARANDAS TRIVEDI
जन्म तिथि /DATE OF BIRTH
31-03-1965
आयकर आयुक्त, सुरत
COMMISSIONER OF INCOME-TAX, SURAT





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No.2037 | 23/30
2016

STAMP PAPER
Rs. 20
TWENTY RUPEES

INDIA NON JUDICIAL

GUJARAT

50AA 615053

Reg.No.30904
Date : 18/02/16
By hands of : Ankit
Yashvantlal Dahyabhai Desai
Nanpura, Kharwawad, Surat's
Stamp Vendor. Lic. No.12-02

Jayeshbhai Ishvarlal Desai
Udhna, Surat

Sd/- Illegible

Round seal of
Sub Registrar,
Surat-2
(Udhna)



**Notarial
Stamps with
Seal of Notary
Pankaj N.
Desai**

Register Service 4/35/16
Date : 18 FEB 2016
My commission expires
On 31st July, 2017
Book No. 6

Round seal of
Notary
Pankaj N. Desai
Surat Dist. Reg.
No.4378

AFFIDAVIT



SRT/2/UDN
24
No - 2037 30
2016



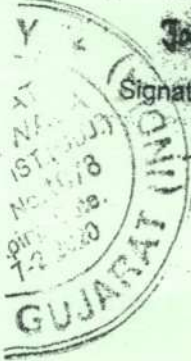
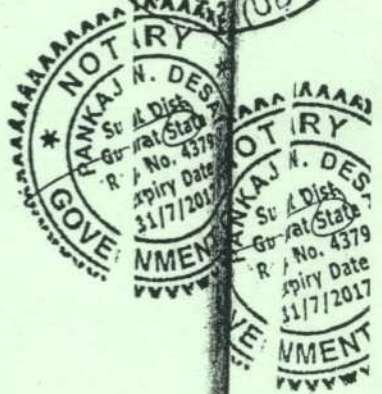
જાવક વિભાગ
JAYESHKUMAR DESAI
ISHWARLAL MAGANLAL NAIK

10/11/1956

Permanent Account Number

AAPPD7043M

Signature





AFFIDAVIT

SRT / 2 / UDN
No.2037 | 25/30
2016

I the **Jayeshbhai Ishvarlal Desai**, By Caste : Hindu, Age : 59 years, Occupation : Business / Farming, Residing at : 68, Vatsalya Bungalows, Desai Street, Udhna, Surat do hereby solemnly affirm on oath and declare that :

That the landlords Savitaben Ishvarlal Naik, Ushaben Jayeshbhai Desai, Karna Jayeshbhai Desai, Ms. Nidhi Jayeshbhai Naik of land bearing Final Plot No.65 out of Final Plot Nos.59, 60 and 65 under T.P. Scheme No.1 (Udhna-Majura) having R.S. No.273 of Village-Udhna in Surat City have given one power of attorney on 27/01/2012 for administration of said property, which is notarized before Notary Ashok P. Vyas on 27/01/2012 vide Register Sr. No.165/2.

That the power givers are alive as on date of affidavit and they have signed in this power of attorney themselves.

Round seal of
Sub Registrar,
Surat-2
(Udhna)

The said power of attorney is not cancelled and in force till date.

Above stated all facts are true and correct and to execute a false affidavit is an offense that I know very well.

Place : Surat
Dt.18/02/2016

Identified by
Sd/- Illegible
Ankitraj R. Surana (Adv)

Sd/- Illegible

Photograph

Seal of
Notary

Thumb

I know the signatory & Identified
him as the same person
Who has signed in my presence.

Round seal of
Notary
Pankaj N. Desai
Surat Dist. Reg.
No.4378

BEFORE ME
Sd/- Illegible
(Pankaj N. Desai)
NOTARY
SURAT DISTRICT
Govt. of India



SRT / 2 / UDN
No.2037 | 27/30
2016

18/02/2016 11:41:56 am Version : 1.0.2015.26

Sr. No. **2037**

Submitted in the office of the
Sub-Registrar Office, SURAT
between **11 to 12** hour
on dt. **18th**, Month **FEBRUARY**
Year **2016**.

Receipt No. **2016019006074**

Fee is received	Rs. Ps.
Registration Fee	258980
Photo Fee Pages (47)	470
Postal :-	0

Approx. Total 259450

Sd/- Illegible

Photograph & Thumb impression
of Jayeshbhai Ishvarlal Desai himself &
as a P.O.A. holder for No.1 to 4.

Round seal of
Sub Registrar,
Surat-2
(Udhna)

Sd/- Illegible

(Bharatkumar Haribhai Patel)

Sub Registrar
SURAT

Sd/- Illegible

(Bharatkumar Haribhai Patel)

Sub Registrar
SURAT





SRT / 2 / UDN
No.2037 | 28/30
2016

18/02/2016 11:41:56 am Version : 1.0.2015.26

Sr.No.	Name and Address of Party	Age	Photograph	L.H.T. Impression	Signature
GIVER :					
5.000	Jayeshbhai Ishvarlal Desai himself And as a P.O.A.holder for no1. to 4. 1. Savitaben Ishvarlal Naik 2. Ushaben Jayeshbhai Desai 3. Karna Jayeshbhai Desai 4. Ms. Nidhi Jayeshbhai Desai 68, Vatsalya, Desai Street, Udhna, Surat.	56	Photograph	Thumb impression	Sd/- Illegible
RECEIVER :					
1.000	Gyansadan Education Trust having its trustees, 1. Mukeshbhai Dahyabhai Patel 242-242-A, 243-A, Swaminarayan Nagar Soc-2, Puna Bombay Market Road, Surat.	33	Photograph	Thumb impression	Sd/- Illegible
2.000	Ghanshyambhai Punabhai Kachhadiya 58-59, Swaminarayan Nagar Soc-2, Puna Bombay Market Road, Surat.	51	Photograph	Thumb impression	Sd/- Illegible
3.000	Maheshbhai Hirabhai Patel 79, Laxminagar Soc. L.H.Road, Surat.	25	Photograph	Thumb impression	Sd/- Illegible
4.000	Jagdishkumar Ramanlal Trivedi 101, Mahavir Darshan Market, Sagrampura, Surat.	49	Photograph	Thumb impression	Sd/- Illegible
5.000	Rajubhai Kalubhai Kachhadiya 63, Marutinagar Soc. Puna Bombay Market, Surat.	36	Photograph	Thumb impression	Sd/- Illegible

Round seal of
Sub Registrar,
Surat-2
(Udhna)

**Executant of this deed
admitting of executing of
this deed.**

Sd/- Illegible
Sd/- Illegible
Sd/- Illegible
Sd/- Illegible
Sd/- Illegible
Sd/- Illegible



SRT / 2 / UDN
No.2037 | 29/30
2016

18/02/2016 11:41:56 am Version : 1.0.2015.26

1. Jitendra Dahyabhai Patel
C/401, Sagun Residency,
Punagam, Surat.

Photograph

Thumb
impression

2. Vishal Jagdish Trivedi
101, Mahavir Darshan Apt.,
Sagrampura, Surat.

Photograph

Thumb
impression

To whom Sub Registrar knows, he says he knows
the executants himself and give their identification.

Round seal of
Sub Registrar,
Surat-2
(Udhna)

1. Sd/- Illegible
2. Sd/- Illegible

Date : 18 Month : FEBRUARY - 2016

SD/- Illegible

Bharatkumar Haribhai Patel
Sub Registrar
SURAT

Certified Copy of Power of Attorney is submitted.
Dt. 18/02/2016

SD/- Illegible

Bharatkumar Haribhai Patel
Sub Registrar
SURAT



SRT / 2 / UDN
No.2037 | 30/30
2016

18/02/2016

5:06:53 pm Version : 1.0.2015.26

Certified documentary evidences of purchaser, seller and identifiers are submitted.

Date : 18/02/2016

SD/- Illegible

Bharatkumar Haribhai Patel
Sub Registrar
SURAT

Second Copy alongwith this deed is presented
for registration vide Sr. No.2038

Round seal of
Sub Registrar,
Surat-2
(Udhna)

SD/- Illegible

Sub-Registrar
S.R.O. - Udhana

Registered at Sr. No.2037 of Book No.1
Dt. 18/02/2016

SD/- Illegible

Bharatkumar Haribhai Patel
Sub Registrar
SURAT



The Contents of this Lease deed.
have been translated by Shri J. A. Patel
who appeared and admitted before me that this
document is the true and correct translation of
the original.
I have attested on 23 FEB 2016 day of
_____ year

Place : SURAT.

Serial No. 171 of 2016

NITINCHANDRA K. PATEL
NOTARY
GOVT. OF INDIA