

AHD-3-MGR
4.7.62 ✓ 20
2022

SERIAL No. 120625 DATE: 11/4/22
NAME OF THE PURCHASER :- JANAK MADAN CHARITABLE EDUCATIONAL TRUST
ADDRESS :- Ambawadi, VASAY

VALUE Rs. :- 1656000/-
REGISTRATION No. GII/SOS/AUTH/AV/2/2005/3860
MUTUAL NAGARIK SAHAKARI BANK LTD.
K-1, Bhatta Complex, Punjra Pole,
Ahmedabad-380015.



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NUTAN NAGRIK SAHAKARI BANK LTD.
AHMEDABAD
Date: 11/4/22
GUISOS/AUTH/AV/2/2005

STAMP DUTY 0000
SPECIAL ADHESIVE
INDIA
RS. 1656000
11.4.2022
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1836 8626423

LEASE AGREEMENT

This agreement to lease is made and executed at Ahmedabad on this 12 day of April, 2022.

For, TINY TOTS SCHOOL

Proprietor / Authorised Signatory

FOR, JANAK MADAN CHARITABLE EDUCATIONAL TRUST A/C/S. KANB. SCHOOL

MANAGING TRUSTEE

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BETWEEN


Mrs. Subhrakumar Vinodkumar Tandon, Proprietor of M/s TINY TOTS SCHOOL aged adult, Occupation Business, residing at Saket-3, Near Sindhu Bhavan Road, Thaltej, Bopal, Ahmedabad-380058 referred to as "THE LESSOR" which expression shall mean and include her heirs, executors and assigns) of the one part.

AND


St. Kabir Primary School and St. Kabir High School through JANAK MADAN CHARITABLE EDUCATION TRUST through its trustee Vishesh Vinodkumar Tandon (A trust registered under Bombay trust Act. vide registered no. E-6456] Situated at 60, Kamdhenu Complex, Opp. Shajanand College, Ambawadi, Ahmedabad (hereinafter to as "The LESSEE" which expression shall mean and include its Trustees, successors in interest and assigns) of the other Part.

NOW THIS AGREEMENT WITNESS:

That in consideration of the rent and charges for amenities hereby reserved and of the terms, conditions and covenants of the lease contained and on the part of the parties observed and performed, the LESSOR hereby agrees to grant and the LESSEE has agreed to accept a lease of the schedule premises, Ground Floor & Basement, of Building known as TINY TOTS admeasuring above 18370 Sq. ft situated on land of Final Plot No.61 [Old Sub Plot No.07] of Town Planning Scheme No.20 which is included in City Survey record and allotted City Survey No.219 situate, lying and being at Mouje Changisapur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub-District Ahmedabad-3 [Memnagar].

- 1. RENT :-** The rent payable by the LESSEE for the Schedule premises shall be Rs.2,50,000/- [Rupees Two Lakh Fifty Thousand only] plus GST as applicable and all other applicable taxes per month will be paid by St. Kabir High School and Rs.9,18,500/- [Nine Lakh Eighteen Thousand Five Hundred only] plus

For, TINY TOTS SCHOOL


Proprietor / Authorized Signatory.

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST / St. KABIR SCHOOL


MANAGING TRUSTEE

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GST as applicable and all other applicable taxes per month will be paid by St. Kabir Primary School, Navrangpura, thus total rent of Rs.11,68,500/- (Rupees Eleven Lakh Sixty Eight Thousand Five Hundred Only) plus GST as applicable and all other applicable taxes per month will be paid. The LESSOR has handed over the possession of the property on 01-04-2022 and effectively, the lease period commences from 01-04-2022 for payment of rent. Payment will be made on annual basis.



2. **DURATION :-** The lease shall commence from the date of handing over the property by the LESSOR to the LESSEE i.e. from the 1st April 2022 and shall be in force for a period of Thirty (30) Years. However in the event of either party not willing to continue the Lease they may do so by giving 3 month notice period.
3. **MUNICIPAL CORPORATION TAXES :-** The LESSEE shall bear Corporation Taxes which under the statute are levy up to the LESSEE and shall keep the premises free from all encumbrances and interference in this behalf.
4. **ELECTRICITY AND MAINTENANCE CHARGES :-** The LESSOR will lease the Schedule Premises to LESSEE effectively to run their business with electric power and water facility. The LESSEE shall pay directly to the Torrent Power AEC Limited towards use of electricity and maintenance Charges.
5. **NATURE OF USE PERMITTED :-** The LESSEE shall be entitled and permitted to use the schedule premises for running school but shall not permit the use of schedule premises for any purpose opposed to the law or any purpose that may endanger the building and of the people within the area.
6. **SUB-LEASE :-** The LESSEE shall use the schedule Premises for the purpose of school and shall not misuse or sublet the Premises except the group of companies or sister concerns of the LESSEE.

For, TINY TOTS SCHOOL

Proprietor / Authorised Signatory

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST AND ST. KABIR SCHOOL

MANAGING TRUSTEE

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FOR, TINY TOTS SCHOOL
[Signature]
Proprietor / Authorised Signatory

FOR, JANAK NADAN CHARITABLE
EDUCATIONAL TRUST A/C ST. KATE'S SCHOOL
[Signature]
MANAGING TRUSTEE



7. **INTERNAL PARTITION :-** The LESSOR has permitted the LESSEE to have necessary light partitions without damaging the existing partitions and walls as may be required at the LESSEE's own cost remove the same when vacating the premises.

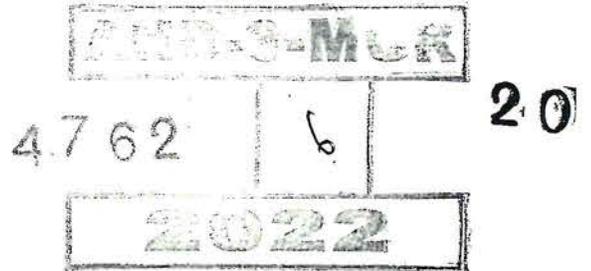
MAINTENANCE :- The LESSEE shall keep the Schedule Premises in fit and tenable and proper state subject to normal wear and tear by day to day maintenance of the premises including the fittings and fixtures etc.

9. **LEASE COVENANT :-** The LESSEE paying the rents hereby reserved and observing the terms, conditions and covenants of the lease herein contained shall be entitled to quiet possession and peaceful enjoyment of the Schedule premises without any let, hindrance, interruption or disturbance by or from the LESSOR, his heirs or assigns or any person claiming though or under trust from the LESSOR or their representatives and the LESSEE shall allow the LESSORS and/or their authorized agent to inspect the leased premises at any reasonable times in presence of the LESSEE.

10. **CHANGE IN THE OWNERSHIP:-** It is expressly agreed between the LESSOR and the LESSEE that changes in ownership of the said premises will not be an event to determine the lease and the LESSEE has a right to enjoy quiet possession of the premises till end of the Lease Term during which such change in the ownership has taken place.

11. **JURISDICTION :-** Any kind of disputes relating to his deed of lease will be subject to Ahmedabad Jurisdiction only.

12. **INABILITY TO FUNCTION FROM PREMISES :-** It is expressly agreed between the LESSOR and the LESSEE that in the event the property is rendered inhabitable by fire, flood and natural calamity specifically described



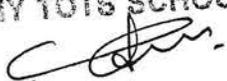
in Clause 14 of this Agreement hereinto after following no rent shall be payable by LESSEE for the same period during which property is inhabitable for the aforesaid reason.

13. **TERMINATION OF LEASE :-** The lease shall be terminable under all or any of the following circumstances:

- (a) By efflux of time.
- (b) In the event of non-payment of rent by LESSEE for a period of six months.
- (c) In the event of breach of either of the terms, conditions and covenants hereof.
- (d) In the event that the demised premises or any part is severely damaged or destroyed due to any circumstances like acts of God and these damages are not restored by the LESSOR by within a reasonable amount of time or if the demised premises are acquired compulsorily by any authority.
- (e) In the event of LESSEE vacating the premises on serving the required Three month notice to the LESSOR as per the clause (3) mentioned above.

14. All expenses of stamp duty, registration fees, miscellaneous expenses, lawyer's fees, transfer fees of the and any other expenses arising due to this transaction for the purpose of lease deed shall be borne by the lessee.

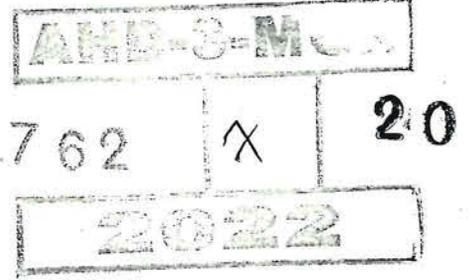
The LESEEE shall deliver vacant possession of the Schedule Premises immediately upon expiry of the lease period of any earlier termination if any, in good and tenantable condition subject to reasonable wear and tear.

FOR, TINY TOTS SCHOOL

 Proprietor / Authorized Signatory

FOR, JANAK MIDDAN CHARITABLE
 EDUCATIONAL TRUST / IC EL KABIR SCHOOL

 MANAGING TRUSTEE





15. **ADDRESS FOR COMMUNICATION :-** The LESSOR and the LESSEE agrees that the addresses stated in the preamble shall be treated as the known and acknowledge addresses of the LESSOR and LESSEE for the purpose of valid and defective service of notices and summons arranging remittances of rent of communication and to perform obligations are required to be performed under these presents.

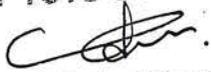
SCHEDULE

All that piece and parcel of Ground Floor & Basement, of Building known as TINY TOTS admeasuring above 18370 Sq. ft situated on land of Final Plot No.61 [Old Sub Plot No.07] of Town Planning Scheme No.20 which is included in City Survey record and allotted City Survey No.219 situate, lying and being at Mouje Changispur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub-District Ahmedabad-3 [Memnagar].

The said Building is bounded as under:

EAST: Sadam Society
WEST: Angel Divine
NORTH: Som Sundar Bldg.
SOUTH: AMC Health Centre

For, TINY TOTS SCHOOL


 Proprietor / Authorised Signatory

FOR, JANAK BHADAN CHARITABLE
 EDUCATIONAL TRUST AND ST. KAZIA SCHOOL


 MANAGING TRUSTEE

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IN WITNESS WHEREOF the parties hereto set their respective hands and seals to these presents of the day, month and year first here in above mentioned.

LESSOR:

Mrs. Subhrakumar Vinodkumar Tandon,
Proprietor of M/s TINY TOTS SCHOOL

For, TINY TOTS SCHOOL

(S)

[Signature]

Proprietor / Authorised Signatory

LESSEE:

St. Kabir Primary School and
St. Kabir High School through
JANAK MADAN CHARITABLE
EDUCATION TRUST
through its trustee Vishesh Vinodkumar Tandon

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST AND ST. KABIR SCHOOL

(S)

[Signature]

MANAGING TRUSTEE



WITNESSES:

1. *[Signature]*
2. *[Signature]*

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SCHEDULE

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SIGNATURE

PHOTO

THUMB IMPRESSION

LESSOR:

For, TINY TOTS SCHOOL

[Signature]

Proprietor / Authorised Signatory



Mrs. Subhrakumar Vinodkumar Tandon
Proprietor of M/s TINY TOTS SCHOOL

[Signature]

LESSEE:

OR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST A/C ST. KABIR SCHOOL

[Signature]
MANAGING TRUSTEE



St. Kabir Primary School and
St. Kabir High School through
JANAK MADAN CHARITABLE
EDUCATION TRUST
through its trustee Vishesh Vinodkumar Tandon

સીટી ડેપ્યુટી કલેક્ટર અને સબ ડીવીઝનલ મેજિસ્ટ્રેટ (પશ્ચિમ પ્રાંત), અમદાવાદ
મહેસુલ ભવન, એસ.જી.હાઇવે, ગ્રાહક સુરક્ષા કચેરીની બાજુમાં,
ગોતા, તા. ઘાટલોડીયા, જિ. અમદાવાદ-૩૮૦૦૬૦

નં. સીટીસી (પશ્ચિમ)/અશાંત વિસ્તાર/સ્થા. મિલકત/તબદિલીએ/એસ.આર.નં.4336/2022

તા. ૧૧/૦૪/૨૦૨૨

વંચાણમાં લીધું :

- (૧) અરજદારશ્રી, Subhrakumar Vinodkumar Tandon રહે. Saket-3, Near sindhu Bhavan Road, Thaltej, Bopal, Ahmedabad ની તા. 06/04/2022 ની અરજી.
- (૨) ગુજરાત અશાંત વિસ્તાર તબદિલી અધિનિયમ-૧૯૯૧ તથા સુધારા અધિનિયમ -૨૦૦૯ તથા ૨૦૨૦
- (૩) ગુજરાત સરકારશ્રીના મહેસુલ વિભાગનું નોટીફિકેશન નંબર જીએચએમ/૨૦૧૮/૬૭/એમ/એસટીપી/૧૧૨૦૧૮/એચ૧ તા. ૨૬/૦૬/૨૦૧૮
- (૪) જીલ્લા કલેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એટીએમ/અશાંતધારા/૦૯, તા. ૩૧/૦૩/૨૦૧૦.
- (૫) જીલ્લા કલેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એટીએમ/અશાંતધારા/૧૧, તા. ૨૦/૦૫/૨૦૧૧.

નં. હુકમ :-

આમુખ (૧)માં વંચાણે લીધેલા અરજીથી અરજદારશ્રીએ આમુખ (૩)ના નોટીફિકેશનથી જાહેર કરાયેલ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ તેઓની નીચે જણાવેલ સ્થાવર મિલકત નીચે જણાવેલ વેચાણ થી/બક્ષિસથી લેનારને તબદિલી કરવા માટે અશાંતધારાની કલમ-૫ (૧) નીચે અત્રેની પૂર્વ મંજૂરી માંગેલ છે. સબખ આમુખ (૨) થી (૫) અન્વયે મળેલ અધિકારોની રૂઠઁ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ નીચે જણાવેલ સ્થાવર મિલકત નીચે જણાવેલ વેચાણ બક્ષિસથી લેનારને તબદિલી કરવા માટે આ અધિનિયમની જોગવાઈઓના હેતુ પુરની નીચેની શરતોને આધિન પૂર્વ મંજૂરી આપવા આથી હુકમ કરવામાં આવે છે.

વિગત	નોંધ
વેચાણ થી/બક્ષિસથી આપનારનું નામ	Subhrakumar Vinodkumar Tandon
વેચાણ થી/બક્ષિસથી આપનારનું સરનામું	Saket-3, Near sindhu Bhavan Road, Thaltej, Bopal, Ahmedabad
વેચાણ/બક્ષિસથી લેનારનું નામ	JANAK MADAN CHARITABLE EDUCATION TRUST running St.Kabir Primary School through its trustee Vishesh Vinodkumar Tandon
વેચાણ/બક્ષિસથી લેનારનું સરનામું	60, Kamdhenu Complex, Opp. Shajanand College, Ambawadi, Ahmedabad
ગામનું નામ	ચંબીસપુર
સર્વે નં/બ્લોક નં./સીટી સર્વે નં.	સી.સ.નં. ૨૧૯
ટી.પી.રિકમ નંબર	૨૦
એક્.પી. નંબર	૬૧
રિકમ/સોસાયટીનું નામ	ટીની ટોટ્સ
સ્થાવર મિલકતનું વર્ણન	
બાંધકામનું કુલ ક્ષેત્રફળ (ચો.મી./ચો.વાર/ચો.ફૂટ)	૧૮૩૭૦ ચો.મી. બિનખેતી જમીનમાં આવેલ બેંગ્લેટ તથા ગ્રાઉન્ડના બાંધકામવાળી મિલકત

શરતો :-

- (૧) અશાંતધારાની જોગવાઈ અનુસાર અત્રેથી તબદિલી કરનારની મુક્ત સંમતિ અને પુરની બજાર કિંમતની ચકાસણી કરી મંજૂરી આપવામાં આવેલ છે. જમીનથી સ્થાવર મિલકત/જમીનના ટાઈટલ કે અન્ય કોઈપણ પ્રકારના હક મળતા નથી.
- (૨) અરજદારે અન્ય પ્રવર્તમાન કાયદાઓ અન્વયે લેવાની થતી મંજૂરીઓ અલગથી લેવાની રહેશે.
- (૩) સદરહુ મિલકત/જમીન અંગે કોઈપણ લીટીગેશન/મનાઈ હુકમ ચાલતા હોવા અંગેની હકીકત કે અન્ય કોઈ હકીકત છુપાવેલી હશે તો મંજૂરી આપોઆપ રદ ગણાશે.
- (૪) સદરહુ મંજૂરી દિન-૯૦ સુધી અમલમાં રહેશે.

સ્થાવર સ્થાવર પ્રમાણિત

નાયબ સામંતલકાર અશાંત

સીટી ડેપ્યુટી કલેક્ટર (પશ્ચિમ) ની કચેરી

પ્રતિ,

- (૧) વેચાણ થી/બક્ષિસથી આપનાર/લેનારશ્રી
- (૨) સંબંધિત સબ રજીસ્ટ્રારશ્રીની કચેરી, અમદાવાદ.



(જે.બી.દેસાઈ)
સીટી ડેપ્યુટી કલેક્ટર(પશ્ચિમ)
અમદાવાદ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1249/00008/94937

To,
શુભ્રા કુમાર ટંડન
Shubhra Kumar Tandon
W/O: Vinodkumar Tandon
8 Saket-3
200 Ft S P Ring Road
Sindhu Bhavan road Ambali
Shilaj
Shilaj Daskroi Ahmedabad
Gujarat 380058
9825801000

Ref: 9523 / 05F / 2109938 / 2109939 / P



SE780976873FT



તમારો આધાર નંબર / Your Aadhaar No. :

2397 3930 0729

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



શુભ્રા કુમાર ટંડન
Shubhra Kumar Tandon
જન્મ તારીખ / DOB : 05/05/1951
સ્ત્રી / Female



2397 3930 0729

આધાર - સામાન્ય માણસનો અધિકાર

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Government of India

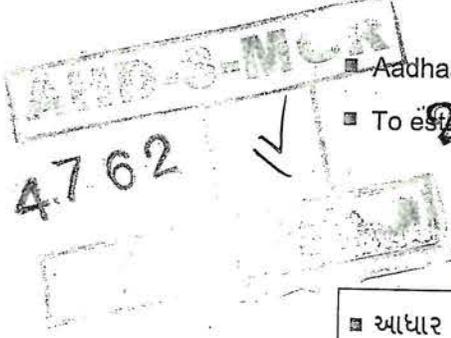


નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં .
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .



05F / 2109938

- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: ની પત્ની: વિનોદકુમાર ટંડન, 8
સાકેત-3, 200 ફૂટ એસ પી રિંગ રોડ, સિંધુ
ભવન રોડ, આંબલી, શીલાજી, અમદાવાદ,
શીલાજી, ગુજરાત, 380058

Address: W/O: Vinodkumar Tandon, 8
Saket-3, 200 Ft S P Ring Road, Sindhu
Bhavan road, Ambali, Shilaj, Ahmedabad,
Shilaj, Gujarat, 380058

2397 3930 0729

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0124/11460/01037

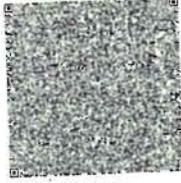
To
Tandon Vishesh

S/O: Vinodkumar,
60,
Kamdhenu Complex,
Ambawadi,
VTC: Ahmadabad City, PO: Ambawadi Vislar,
Sub District: Ahmadabad City, District: Ahmedabad,
State: Gujarat, PIN Code: 380015,
Mobile: 9825007488

75213538



KF752135387F1



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2022



आपका आधार क्रमांक / Your Aadhaar No. :

7990 7988 4036

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 19/02/2014



Tandon Vishesh
DOB: 18/08/1973
Male

7990 7988 4036

मेरा आधार, मेरी पहचान

Handwritten signature



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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- Verify identity using Secure QR Code / Offline XML / Online Authentication.

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- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
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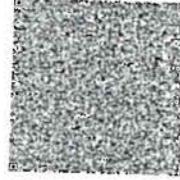


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 02/11/2021

Address: S/O: Vinodkumar, 60, kamdhenu Complex, Ambawadi, Ahmadabad City, Ahmedabad, Gujarat, 380015



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ભારત સરકાર
Government of India
પ્રજાપતિ મહેશભાઈ
Prajapati Maheshbhai



જન્મ તારીખ/DOB: 29/12/1975
પુરુષ / Male



3262 6584 3889

આધાર - સામાન્ય માણસનો અધિકાર

AMH 3889

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29/12/75



ભારતીય વિશિષ્ટ યોગબાણ-પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: મણીભાઈ, 2
સંકલ્પ રો હાઉસ, જાનતાનગર રોડ
ઘાટલોડીયા, અમદાવાદ શહેર, ઘાટલોડીયા
અમદાવાદ, ગુજરાત, 380061

Address: S/O: Manibhai, 2,
sankalp Row House,
jantanagar Road, Ghatlodia,
Ahmedabad City,
Ahmedabad, Ghatlodia,
Gujarat, 380061

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1800 300 1947

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Manibhai



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Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1308/00427/00466

To,
પટેલ રમેશભાઈ
Patel Rameshbhai
S/O: Shankardas
131
21/02/2013
new raj hans society (meghanath)
nr.navnirman school ranip
Ahmedabad City
Ranip Ahmedabad City Ahmedabad
Gujarat 382490
9426089805

476211620

16 20

Ref: 142 / 031 / 282391 / 283290 / P



SH209034792FT



તમારો આઈડી નંબર / Your Aadhaar No. :

6354 4826 7485

સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India

પટેલ રમેશભાઈ
Patel Rameshbhai
જન્મનું વર્ષ / Year of Birth : 1959
પુરુષ / Male



6354 4826 7485

સામાન્ય માણસનો અધિકાર

Rameshbhai



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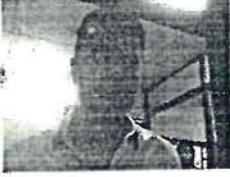
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Serial No. 4762 Presented of the office of the Sub-Registrar of S.R.O - Ahmedabad-3 Memnagar Between the hour of 13 To 14 on Date 13/04/2022

Receipt No :- 2022001011648

Received Fees as following	Rs.
Registration	337900.00
Side Copy Fee (50)	1000.00
Other Fees	0.00
TOTAL :-	338900.00

20220325128510274



B M Malavaniya

ST. KABIR PRIMARY SCHOOL AND ST. KABIR HIGH SCHOOL THROUGH JANAK MADAN CHARITABLE EDUCATION TRUST THROUGH ITS TRUSTEE VISHESH VINODKUMAR TANDON

B M Malavaniya
Sub Registrar
S.R.O - Ahmedabad-3 Memnagar

B M Malavaniya
B M Malavaniya
Sub Registrar
S.R.O - Ahmedabad-3 Memnagar

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1	MRS. SHUBHRAKUMAR VINODKUMAR TANDON PROPRIETOR OF M/S TINY TOTS SCHOOL SAKET-3, BOPAL, AHMEDABAD	40			<i>[Signature]</i>
Claiming					
2	ST. KABIR PRIMARY SCHOOL AND ST. KABIR HIGH SCHOOL THROUGH JANAK MADAN CHARITABLE EDUCATION TRUST THROUGH ITS TRUSTEE VISHESH VINODKUMAR TANDON 60, KAMDHENU COMPLEX, AMBAWADI, AHMEDABAD	40			<i>[Signature]</i>

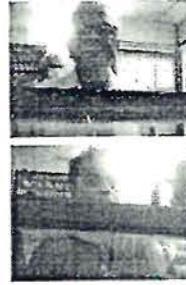


Executing Party admits execution

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1 PATEL RAMESHBHAI SHANKARDAS
131, MEGHNAD SOC. RANIP, AHMEDABAD



2 PRAJAPATI MAHESHBHAI MANIBHAI
SANKALP ROW HOUSE, GHATLODIA, AHMEDABAD

State that they personally known above named
executant and Indetifies him/them.



1. *Rameshbhai Shankardas*
2. *Maheshbhai Manibhai Prajapati*

Date: 13 Month: April -2022

B M Malvaniya
B M Malvaniya
Sub Registrar
S.R.O - Ahmedabad-3 Memnagar

District Collector Shir
Order No.P.R.O./AV/ Permission
S.R. Dated

Date: 13/04/2022

B M Malvaniya
B M Malvaniya
Sub Registrar
S.R.O - Ahmedabad-3 Memnagar

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date: 13/04/2022

B M Malvaniya
B M Malvaniya
Sub Registrar
S.R.O - Ahmedabad-3 Memnagar

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1	Book No.	4762	Registered No.
Date: 13-04-2022			

B M Malavaniya
Sub Registrar
S.R.O - Ahmedabad-3 Memnagar



Serial No. 120626 DATE: 11/4/2022
NAME OF THE PURCHASER :- JANAK MADAN CHARITABLE EDUCATIONAL TRUST
ADDRESS :- Ambawadi, ASAD

Value Rs. :- 1464500/-
Instrument No. GUJ/SOS/AUTH/AV/2/2005/3860
NUTAN NAGRIK SAHKARI BANK LTD.
Kankaria Complex, Punjra Pole,
Ahmedabad - 380015.

AHD-3-MUR
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NUTAN NAGRIK SAHKARI BANK LTD. AHMEDABAD
GUISOS/AUTH/AV/2/2005

STAMP DUTY 00000
RS. 1464500/-
13th day
11.4.2022
GUJARAT
1835 3437544
MANAGING TRUSTEE

LEASE AGREEMENT

This agreement to lease is made and executed at Ahmedabad on this
of April, 2022,

[Handwritten signatures]

FOR, JANAK MADAN CHARITABLE EDUCATIONAL TRUST
C. ST. KABIR SCHOOL
1835 3437544
MANAGING TRUSTEE

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BETWEEN

[1] Mr. Vinodkumar Madanmohanlal Tandon, Age: 79 years, Occupation: Retired residing at Saket-3, Near Sindhu Bhavan Road, Thaltej, Bopal, Ahmedabad-380058

[2] Mr. Vishesh Vinodkumar Tandon, Age: 49 years, Occupation: Business, residing at 60, Kamdhenu Complex, Ambawadi, Ahmedabad-380 015

[3] Mrs. Puja Vaibhav Tandon, Age: 43 years, Occupation: Business, residing at Bunglow No.2, Shashwat Bunglows, Behind Rajpath Club, Bodakdev, Ahmedabad-380054

[4] Mr. Vaibhav Vinodkumar Tandon, Age: 46 years, Occupation: Business, residing at Bunglow No.2, Shashwat Bunglows, Behind Rajpath Club, Bodakdev, Ahmedabad-380054

Hereinafter referred to as "THE LESSOR" (which expression shall mean and include the Lessors, their heirs, executors and assigns) of the one part.

AND

JANAK MADAN CHARITABLE EDUCATION TRUST running St.Kabir Primary School Navrangpura through its trustee Vishesh Vinodkumar Tandon (A trust registered under Bombay trust Act. vide registered no. E-6456 Situated at 60, Kamdhenu Complex, Opp. Shajanand College, Ambawadi, Ahmedabad (hereinafter referred to as "The LESSEE" which expression shall mean and include its Trustees, successors in interest and assigns) of the other Part

The Lessor herein are members of Somsundar Tower Vikas Mandal which is registered under Non-Trading Corporation Act under serial No.G 984. The Lessors have jointly

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST A/C ST. KABIR SCHOOL

MANAGING TRUSTEE

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purchased total land admeasuring 709 sq. mts. of Final Plot No.62 of Town Planning Scheme No.20 which is included in City Survey record and allotted City Survey No.218 situate, lying and being at Mouje Changispur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub-District Ahmedabad-3 [Memnagar] in the name of Somsundar Tower Vikas Mandal by two separate Sale Deeds which are registered in the office of Sub Registrar of Ahmedabad-3 [Memnagar] under serial No.22 and serial No.23 both on dated 3.1.2001/19.1.2001. The consideration amount of the said land is paid by the Lessor jointly as per their undivided share.

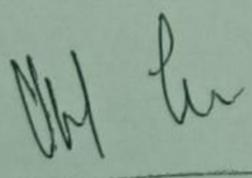


Thereafter the said Somsundar Tower Vikas Mandal obtained Construction Permission from Ahmedabad Municipal Corporation and put up construction of Building known as "Somsundar Tower" having Basement, Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor on the said land and the consideration of construction was paid by the Lessor as per their proportionate share in the construction.

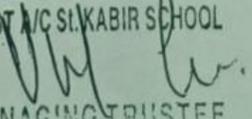
Thereafter the said building known as "Somsundar Tower" was constructed on the said land with the fund of Lessor. Thereafter Ahmedabad Municipal Corporation granted B.U. Permission by Ref. No.BLNT/WZ/070306/P/A580/R1/M1 on dated 4.5.2006.

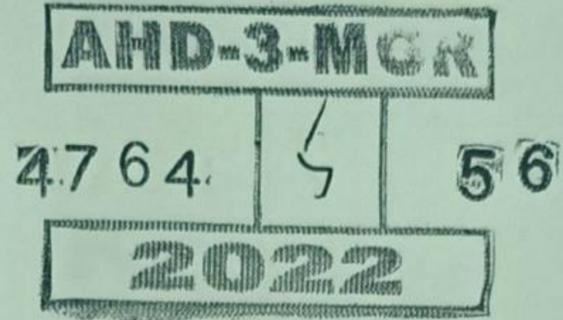
Thus in the said "Somsundar Tower" the Lessor have following right, title and interest:

1. Lessor No.1 i.e. Mr. Vinodkumar Madanmohanlal Tandon is allotted Ground Floor and Basement admeasuring 6861.33 sq. ft.
2. Lessor No.2 i.e. Mr. Vishesh Vinodkumar Tandon is allotted First Floor and Third Floor admeasuring 6861.32 sq. ft.
3. Lessor No.3 i.e. Mrs. Puja Vaibhav Tandon is allotted Second Floor admeasuring 3430.66 sq. ft.



FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST W/C ST. KABIR SCHOOL


MANAGING TRUSTEE



4. Lessor No.4 i.e. Mr. Vaibhav Vinodkumar Tandon is allotted Fourth Floor admeasuring 3430.66 sq. ft.

Thereafter Lessee herein i.e. JANAK MADAN CHARITABLE EDUCATION TRUST through its Trustee Mr. Vishesh Vinodkumar Tandon contacted the Lessor herein for obtaining on lease the said Building known as "Som Sundar Tower" having Basement, Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor along with open ground admeasuring 1200 sq. yds. to be used as play ground for the school. Thereafter the Lessor agreed to give the said property on lease to the Lessee on following terms and conditions.

NOW THIS AGREEMENT WITNESS:

That in consideration of the rent and charges for amenities hereby reserved and of the terms, conditions and covenants of the lease contained and on the part of the parties observed and performed, the LESSOR hereby agrees to grant and the LESSEE has agreed to accept a lease of the said Building known as "Somsundar Tower" having Basement, Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor along with open ground admeasuring 1200 sq. yds. to be used as a play ground for the school constructed on land admeasuring 709 sq. mts. of Final Plot No.62 of Town Planning Scheme No.20 which is included in City Survey record and allotted City Survey No.218 situate, lying and being at Mouje Changisapur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub-District Ahmedabad-3 [Memnagar] [hereinafter referred to as "said property"] and this rent includes rent for 1200 Sq. Yards of open ground used as a playground for the school.

1. RENT :- The Lessee will pay monthly rent plus GST and all other applicable taxes to the different Lessor as under:

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FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST A/C ST. KABIR SCHOOL

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MANAGING TRUSTEE

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[a] Rs.3,43,066/- [Rupees Three Lakh Forty Three Thousand Sixty Six only to Lessor No.1 for Basement and Ground Floor.

[b] Rs.3,43,066/- [Rupees Three Lakh Forty Three Thousand Sixty Six only] to Lessor No.2 for First Floor and Third Floor.

[c] Rs.1,71,533/- [Rupees One Lakh Seventy One Thousand Five Hundred Thirty Three only] to Lessor No.3 for Second Floor.

[d] Rs.1,71,533/- [Rupees One Lakh Seventy One Thousand Five Hundred Thirty Three only] to Lessor No.4 for Fourth Floor.

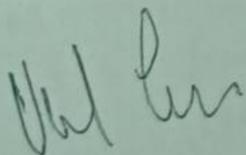


The LESSOR will handover the possession of the property on 01-04-2022 and effectively, the lease period commences from 01-04-2022 for payment of rent. Payment will be made on annual basis.

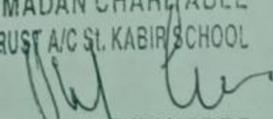
2. **DURATION :-** The lease shall commence from the date of handing over the property by the LESSOR to the LESSEE i.e. from the 1st April 2022 and shall be in force for a period of Thirty (30) years. However in the event of either party not willing to continue the Lease they may do so by giving 3 month notice period.

3. **MUNICIPAL CORPORATION TAXES :-** The LESSEE shall bear Corporation Taxes which under the statute are levy up to the LESSEE and shall keep the premises free from all encumbrances and interference in this behalf.

4. **ELECTRICITY AND MAINTENANCE CHARGES :-** The LESSOR will lease the Schedule Premises to LESSEE effectively to run their business with electric power and water facility. The LESSEE shall pay directly to the Torrent Power AEC Limited towards use of electricity and maintenance Charges.



FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST A/C ST. KABIR SCHOOL


MANAGING TRUSTEE

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5. **NATURE OF USE PERMITTED :-** The LESSEE shall be entitled and permitted to use the schedule premises for running School but shall not permit the use of schedule premises for any purpose opposed to the law or any purpose that may endanger the building and of the people within the area.



6. **SUB-LEASE :-** The LESSEE shall use the schedule Premises for the purpose of School and shall not misuse or sublet the Premises except the group of companies or sister concerns of the LESSEE.

INTERNAL PARTITION :- The LESSOR has permitted the LESSEE to have necessary light partitions without damaging the existing partitions and walls as may be required at the LESSEE's own cost and remove the same when vacating the premises.

8. **MAINTENANCE :-** The LESSEE shall keep the Schedule Premises in fit and tenable and proper state subject to normal wear and tear by day to day maintenance of the premises including the fittings and fixtures etc.

9. **LEASE COVENANT :-** The LESSEE paying the rents hereby reserved and observing the terms, conditions and covenants of the lease herein contained shall be entitled to quiet possession and peaceful enjoyment of the Schedule premises without any let, hindrance, interruption or disturbance by or from the LESSOR, their heirs or assigns or any person claiming through or under trust from the LESSOR or their representatives and the LESSEE shall allow the LESSORS and/or their authorized agent to inspect the leased premises at any reasonable times in presence of the LESSEE.

10. **CHANGE IN THE OWNERSHIP:-** It is expressly agreed between the LESSOR and the LESSEE that changes in ownership of the said premises will not be an event to determine the lease and the LESSEE has a right to

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FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST, A/CSI. KABIR SCHOOL

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MANAGING TRUSTEE

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enjoy quiet possession of the premises till end of the Lease Term during which such change in the ownership has taken place.

11. **JURISDICTION :-** Any kind of disputes relating to this deed of lease will be subject to Ahmedabad Jurisdiction only.



12. INABILITY TO FUNCTION FROM PREMISES :- It is expressly agreed between the LESSOR and the LESSEE that in the event the property is rendered inhabitable by fire, flood and natural calamity specifically described in Clause 14 of this Agreement hereinto after following no rent shall be payable by LESSEE for the same period during which property is inhabitable for the aforesaid reason.

13. **TERMINATION OF LEASE :-** The lease shall be terminable under all or any of the following circumstances:

- (a) By efflux of time.
- (b) In the event of non-payment of rent by LESSEE for a period of one Month.
- (c) In the event of breach of either of the terms, conditions and covenants hereof.
- (d) In the event that the demised premises or any part is severely damaged or destroyed due to any circumstances like acts of God and these damages are not restored by the LESSOR by within a reasonable amount of time or if the demised premises are acquired compulsorily by any authority.
- (e) In the event of LESSEE vacating the premises on serving the required Three month notice to the LESSOR as per the clause (3) mentioned above.

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST, A/C 61, KABIR SCHOOL

MANAGING TRUSTEE

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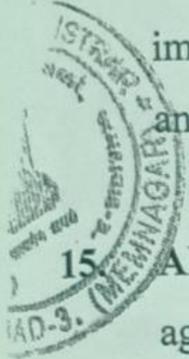
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14. All expenses of stamp duty, registration fees, miscellaneous expenses, lawyer's fees, transfer fees of the and any other expenses arising due to this transaction for the purpose of lease deed shall be borne by the lessee.

The LESEE shall deliver vacant possession of the Schedule Premises immediately upon expiry of the lease period of any earlier termination if any, in good and tenantable condition subject to reasonable wear and tear.



15. **ADDRESS FOR COMMUNICATION :-** The LESSOR and the LESSEE agrees that the addresses stated in the preamble shall be treated as the known and acknowledge addresses of the LESSOR and LESSEE for the purpose of valid and defective service of notices and summons arranging remittances of rent communication and to perform obligations are required to be performed under these presents.

SCHEDULE

All that piece and parcel of Building known as "Somsundar Tower" having Basement and Ground Floor admeasuring 6861.33 sq. ft., First Floor admeasuring 3430.66 sq. ft., Second Floor admeasuring 3430.66 sq. ft., Third Floor admeasuring 3430.66 sq. ft. and Fourth Floor admeasuring 3430.66 sq. ft. along with open ground admeasuring 1200 sq. yds. to be used as a play ground for the school constructed on land admeasuring 709 sq. mts. of Final Plot No.62 of Town Planning Scheme No.20 which is included in City Survey record and allotted City Survey No.218 situate, lying and being at Mouje Changispur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub-District Ahmedabad-3 [Memnagar].

[Handwritten signature]

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST A/C ST. KABIR SCHOOL

[Handwritten signature]
MANAGING TRUSTEE

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The said building is bounded as under:

EAST: Laxmi Flats
 WEST: Angel Divine Flats
 NORTH: Bank of India Society Common Plot
 SOUTH: St. Kabir School

IN WITNESS WHEREOF the parties hereto set their respective hands and seals to these presents of the day, month and year first here in above mentioned.

LESSOR:

[1] Mr. Vinodkumar Madanmohanlal Tandon

Vinod Kumar

[2] Mr. Vishesh Vinodkumar Tandon

Vishesh

[3] Mrs. Puja Vaibhav Tandon

Puja Tandon

[4] Mr. Vaibhav Vinodkumar Tandon

Vaibhav Tandon

LESSEE:

JANAK MADAN CHARITABLE
 EDUCATION TRUST running
 St. Kabir Primary School Navrangpura
 through its trustee Vishesh Vinodkumar Tandon

Vishesh

WITNESSES:

1. RS Bhatia

2. Mukherjee

Vishesh
 21/02/2022

FOR, JANAK MADAN CHARITABLE
 EDUCATIONAL TRUST A/C ST. KABIR SCHOOL
Vishesh
 MANAGING TRUSTEE

AHD-3-MGR

4764

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2022

SCHEDULE

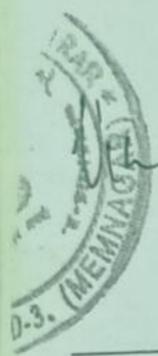
(Left)

SIGNATURE

PHOTO

THUMB IMPRESSION

LESSOR:



Handwritten signature of Vinodkumar Madanmohanlal Tandon



[1] Mr. Vinodkumar Madanmohanlal Tandon

Handwritten signature of Vishesh Vinodkumar Tandon



[2] Mr. Vishesh Vinodkumar Tandon

Handwritten signature of Mrs. Puja Vaibhav Tandon



[3] Mrs. Puja Vaibhav Tandon

Handwritten signature of Mr. Vaibhav Vinodkumar Tandon



[4] Mr. Vaibhav Vinodkumar Tandon

Handwritten signature of Managing Trustee

FOR, JANAK MADAN CHARITABLE EDUCATIONAL TRUST A/C ST. KABIR SCHOOL

MANAGING TRUSTEE

AHD-3-MGR

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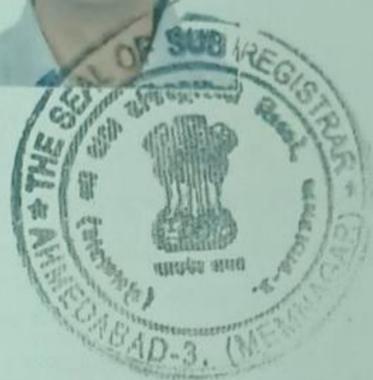
Photo

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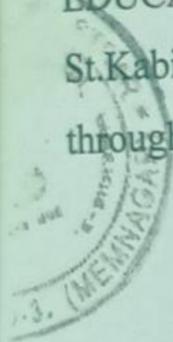
LESSEE:

FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST W/ ST. KABIR SCHOOL

[Signature]
MANAGING TRUSTEE



JANAK MADAN CHARITABLE
EDUCATION TRUST running
St. Kabir Primary School Navrangpura
through its trustee Vishesh Vinodkumar Tandon



FOR, JANAK MADAN CHARITABLE
EDUCATIONAL TRUST W/ ST. KABIR SCHOOL

[Signature]
MANAGING TRUSTEE

સીટી ડેપ્યુટી કલેક્ટર અને સબ ડીવીઝનલ મેજિસ્ટ્રેટ (પશ્ચિમ પ્રાંત) અમદાવાદ
મહેસુલ ભવન, એસ.જી. હાઇવે, ગ્રાહક સુરક્ષા કચેરી, અમદાવાદ
ગોતા, તા. ઘાટલોડીયા, જિ. અમદાવાદ-૩૮૦૦૬૦

4764
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2022

નં. સીટીસી (પશ્ચિમ)/અશાંત વિસ્તાર/સ્થા. મિલકત/તબદિલીએ/એસ આર.નં.4337/2022

વંચાણમાં લીધું :

- (૧) અરજદારશ્રી, Vinodkumar Madamohanlal Tandon ETC. રહે. Saket-3 Near sindhu Bhavan, Road, Thaltej, Bopal, Ahmedabad-ની તા.06/04/2022 ની અરજી.
- (૨) ગુજરાત અશાંત વિસ્તાર તબદિલી અધિનિયમ-૧૯૮૧ તથા સુધારા અધિનિયમ -૨૦૦૯ તથા ૨૦૨૦
- (૩) ગુજરાતસરકારશ્રીના મહેસુલ વિભાગનું નોટીફિકેશન નંબર જીએચએમ/૨૦૧૮/૬૭/એમ/એસટીપી/૧૧૨૦૧૮/એચ૧ તા.૨૬/૦૬/૨૦૧૮
- (૪) જીલ્લા કલેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એડીએમ/અશાંતધારા/૦૯, તા. ૩૧/૦૩/૨૦૧૦.
- (૫) જીલ્લા કલેક્ટરશ્રી, અમદાવાદના હુકમ નં. સીબી/એડીએમ/અશાંતધારા/૧૧, તા. ૨૦/૦૫/૨૦૧૧.

:- હુકમ :-
આમુખ (૧)માં વંચાણે લીધેલા અરજીથી અરજદારશ્રીએ આમુખ (૩)ના નોટીફિકેશનથી જાહેર કરાયેલ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ તેઓની નીચે જણાવેલ સ્થાવર મિલકત નીચે જણાવેલ વેચાણ થી/બક્ષિસથી લેનારને તબદિલી કરવા માટે અશાંતધારાની કલમ-૧ (૧) નીચે અત્રેની પૂર્વ મંજૂરી માંગેલ છે. સંબંધ આમુખ (૨) થી (૫) અન્વયે મળેલ અધિકારોની રૂઠાં અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ નીચે જણાવેલ સ્થાવર મિલકત નીચે જણાવેલ વેચાણ થી/બક્ષિસથી લેનારને તબદિલી કરવા માટે આ અધિનિયમની જોગવાઈઓના હેતુ પુરતી નીચેની શરતોને આધિન પૂર્વ મંજૂરી આપવા આથી હુકમ કરવામાં આવે છે.

અ.નં.	વિગત	નોંધ
૧	વેચાણ થી/બક્ષિસથી આપનારનું નામ	Vinodkumar Madamohanlal Tandon ETC.
૨	વેચાણ/બક્ષિસથી આપનારનું સરનામું	Saket-3, Near sindhu Bhavan Road, Thaltej, Bopal, Ahmedabad
૩	વેચાણ/બક્ષિસથી લેનારનું નામ	JANAK MADAN CHARITABLE EDUCATION TRUST running St.Kabir Primary School through its trustee Vishesh Vinodkumar Tandon
૪	વેચાણ/બક્ષિસથી લેનારનું સરનામું	60, Kamdhenu Complex, Opp. Shajanand College, Ambawadi, Ahmedabad
૫	ગામનું નામ	ચંગીસપુર
૬	સર્વે નં/બ્લોક નં/સીટી સર્વે નં.	સી.સ.નં. ૨૧૮
૭	ટી.પી. સ્કિમ નંબર	૨૦
૮	એફ.પી. નંબર	૬૨, ૬૧
૯	સ્કિમ/સોસાયટીનું નામ	સોમસુંદર ટાવર
૧૦	સ્થાવર મિલકતનું વર્ણન	
૧૧	બાંધકામનું કુલ ભેત્રફળ (ચો.મી./ચો.વાર/ચો.ફૂટ)	૬૮૬૧.૩૩ ચો.ફૂટ ગ્રાઉન્ડ ફ્લોર, ૩૪૩૦.૬૬ ચો.ફૂટ ફર્સ્ટ ફ્લોર, ૩૪૩૦.૬૬ ચો.ફૂટ સેકન્ડ ફ્લોર, ૩૪૩૦.૬૬ ચો.ફૂટ થર્ડ ફ્લોર, ૩૪૬૦.૬૬ ચો.ફૂટ ફોર્થ ફ્લોરના બાંધકામવાળી તેમજ એફ.પી. ૬૧ ની ૧૨૦૦ ચો.વાર ખુલ્લી જમીન તથા ૭૦૯ ચો.મી. ગ્રાઉન્ડ ફ્લોરના બાંધકામવાળી મિલકત

- શરતો :-
- (૧) અશાંતધારાની જોગવાઈ અનુસાર અત્રેથી તબદિલી કરનારની મુક્ત સંમતિ અને પુરતી બજાર કિંમતીની ચકાસણી કરી મંજૂરી આપવામાં આવેલ છે. જેનાથી સ્થાવર મિલકત/જમીનના ટાઇટલ કે અન્ય કોઈપણ પ્રકારના હકક મળતા નથી.
 - (૨) અરજદારે અન્ય પ્રવર્તમાન કાયદાઓ અન્વયે લેવાની થતી મંજૂરીઓ અલગથી લેવાની રહેશે.
 - (૩) સદરહુ મિલકત/જમીન અંગે કોઈપણ લીટીગેશન/મનાઈ હુકમ ચાલતા હોવા અંગેની હકીકત કે અન્ય કોઈ હકીકત છુપાવેલી હશે તો મંજૂરી આપોઆપ રદ ગણાશે.
 - (૪) સદરહુ મંજૂરી દિન-૯૦ સુધી અમલમાં રહેશે.

સ્વાગત કરવા પ્રમાણિત

નાયબ મામલતદાર અશાંત

સીટી ડેપ્યુટી કલેક્ટર (પશ્ચિમ) ની કચેરી

પ્રતિ,

- (૧) વેચાણ થી/બક્ષિસથી આપનાર/લેનારશ્રી
- (૨) સંબંધિત સબ રજીસ્ટ્રારશ્રીની કચેરી, અમદાવાદ.



(જે.બી.દેસાઈ)
સીટી ડેપ્યુટી કલેક્ટર(પશ્ચિમ)
અમદાવાદ

STAMP DUTY ON LEASE DEED – SOM SUNDAR TOWERFIXED MONTHLY RENT

Monthly Rent Rs.10,29,198/- x 12 =
 Annual Rent Rs.1,23,50,376/- x 2 years

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Two years Rent: Rs.2,47,00,752/-
 Rs.6,20,000/- [double]

Total Rs.2,53,20,752/-

3. GST @ 18% Rs. 45,57,735/-

Rs. 2,98,78,487/- i.e. to say Rs.2,98,79,000/-

Stamp Duty [4.9%] Rs.1464,071/-

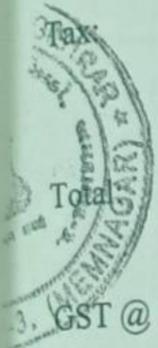
i.e. Rs.14,64,500/-

and Registration Charges [1%] Rs. 2,99,000/-

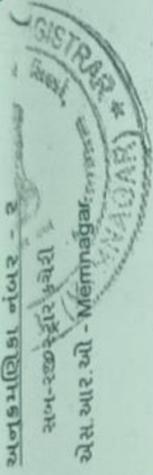
Miscellaneous Expenses Rs. /-

Professional Fees for completion of Registration formalities. Rs. /-

Rs. _____



ગામનું નામ : ચંગીસપુર



અનુક્રમણિકા નંબર - ૨
સબ-રજીસ્ટ્રાર કચેરી
એસ.આર.ઓ - Memnagar, Ahmedabad

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	જિલ્લો
માલિકી ફેરખત/વેચાણ રૂ. ૩૫૧૩૦૯=૫૦	ડી.પી. ૨૦ શ. પ્લોટ નં. ૬૨ સીટી સરવે નં. ૨૧૮ જમીન ચોમી ૭૦૯ પેકી વ.વ. ૧/૨માં હીસ્સાની એટલેકે જમીન ચોમી ૩૫૪-૫ સહિત		રણછોડજી ગાંડાજી પોતે જાતે તથા HUF નો કર્તા મેનેજર તરીકેનાં ક્રમ પર સોત્તમભાઈ મગનલાલ	સોમસુંદર ટાવર વિકાસ મંડળી	૦૩/૦૧/૨૦૦૧ ૧૯/૦૧/૨૦૦૧	૨૩	



ડકાબલ કરનાર

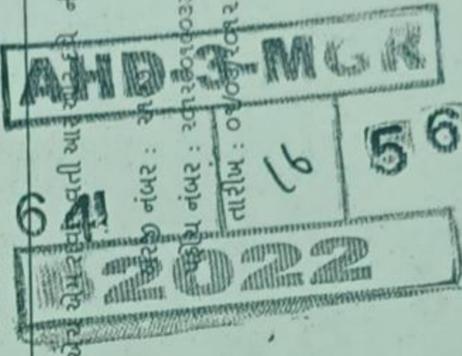
ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - Memnagar

એસ.આર.ઓ.ની તારીખ : ૨૯/૦૨/૨૦૧૨ ના રોજની

નંબર : ૨૯૧૨૦૧૦૩૩૯૦
તારીખ : ૦૪/૦૨/૨૦૧૨



સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Memnagar

2022

Registration Appointment Scheduler Receipt



Printed On : 25/03/2022 18:03:40

Appointment Scheduler No./ID **2022001006866**

Mobile Number 9723845277

Date of Timeslot 13/04/2022 Timeslot 03:00 PM

SRO Office S.R.O - Ahmedabad-3 Memnagar

Status In Progress

Consideration Amount 29879000.00

Available Sub-Registrar 2

Article 30 - Lease (પાસવુદ્દ)

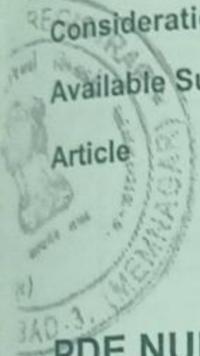
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2022



PDE NUMBER

2022001006866

X Vinod Kumar
 Vinod Kumar
 CH/ 500

X Nishan sir
 Nishan sir

X Nishan sir

X Nishan sir

X



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1308/92049/07825

To,
ટંડન વિનોદકુમાર
Tandon Vinodkumar
S/O: Madan Mohan
8
saket-3
Near sindhu Bhavan Road Thalaj
Bopal
Bopal Daskroi Ahmedabad
Gujarat 380058

Ref: 611 / 18C / 156824 / 157099 / P



SE000278205FT



તમારો આધાર નંબર / Your Aadhaar No. :

6657 8986 6066

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India

ટંડન વિનોદકુમાર
Tandon Vinodkumar
જન્મ તારીખ / DOB : 03/11/1942
પુરુષ / Male

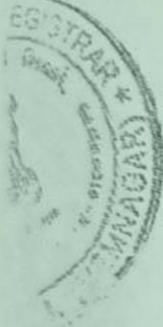


6657 8986 6066

આધાર - સામાન્ય માણસનો અધિકાર

Vinod Tandon

AHD-3-MUR
4764 14 56
2022





Government of India



AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ .
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .



18C / 158824

- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: મદન મોહન, 8, સાકેત-3,
સિંધુ ભવન રોડ પાસે, થાલેજ, બોપલ, બોપલ,
અમદાવાદ, ગુજરાત, 380058

Address: S/O: Madan Mohan, 8, saket-3,
Near sindhu Bhavan Road, Thaltej, Bopal,
Bopal, Ahmedabad, Gujarat, 380058

6657 8986 6066

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ખોળખ / Enrollment No. 1308/92049/07826

19/02/2014

To
Tandon Vaibhavkumar
ડસ વૈભવકુમાર
S/O: Vinodkumar
Bungalow no-2
shashwat Bungalows
B/H Rajpath Club
Bodakdev
Ahmedabad City
Bodakdev, Ahmedabad
Gujarat - 380054



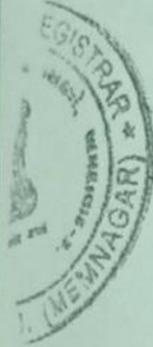
KL837175885FT
83717588



તમારો આધાર નંબર / Your Aadhaar No. :

2585 1480 4036

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India

ડસ વૈભવકુમાર
Tandon Vaibhavkumar



જન્મ તારીખ: 003 31 05 1979
લિંગ: Male

2585 1480 4036



આધાર - સામાન્ય માણસનો અધિકાર

Vaibhav Tandon

AHD-3-M
4764 2 56
2022



भारत सरकार



आधार

ભારતીય વિશિષ્ટ ઓળખારા પ્રાધિકારક

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 2141/43604/00473

AHD-3-MAR

4764

25

56

2022

To
ટેડન પૂજા
Tandon Puja
W/O: Vaibhaskumar
bungalow no-2 shashwat bungalows
behind rajpath club bodakdev
Ahmedabad City
Bodakdev
Ahmadabad City Ahmedabad
Gujarat 380054
9825905000

10/04/2016

353017378



MA530173785FT



તમારો આધાર નંબર / Your Aadhaar No. :

6246 0942 5519

મારો આધાર, મારી ઓળખ

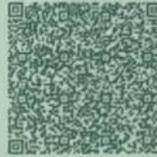


ભારત સરકાર

Government of India



ટેડન પૂજા
Tandon Puja
જન્મ તારીખ / DOB : 11/04/1978
સ્ત્રી / Female



6246 0942 5519

મારો આધાર, મારી ઓળખ

(Signature)
Puja Tandon



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AHD-3-MUR

Enrollment No. : 0124/11460/01037

4 7 6 4 2 5 6

2022

To
Tandon Vishesh

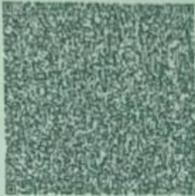
S/O: Vinodkumar,
60,
Kandhenu Complex,
Ambawadi,
VTC: Ahmadabad City, PO: Ambawadi Vistar,
Sub District: Ahmadabad City, District: Ahmedabad,
State: Gujarat, PIN Code: 380015,
Mobile: 9825007488



75213538



KF752135387FI



आपका आधार क्रमांक / Your Aadhaar No. :

7990 7988 4036

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 19/02/2014

Tandon Vishesh
DOB: 18/08/1973
Male

7990 7988 4036

मेरा आधार, मेरी पहचान

Handwritten signature



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify Identity using Secure QR Code / Offline XML / Online Authentication.

AHD-3-M
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2023

- आधार पूरे देश में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Print Date: 02/11/2021

Address: S/O: Vinodkumar, 60, kamdhenu Complex, Ambawadi, Ahmadabad City, Ahmadabad, Gujarat, 380015



7990 7988 4036

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help@uidai.gov.in

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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0124/11460/01037

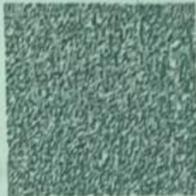
To
Tandon Vishesh

S/O: Vinodkumar,
60,
Kamdhenu Complex,
Ambawadi,
VTC: Ahmadabad City, PO: Ambawadi Vistar,
Sub District: Ahmadabad City, District: Ahmedabad,
State: Gujarat, PIN Code: 380015,
Mobile: 9825007488

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2022

आपका आधार क्रमांक / Your Aadhaar No. :

7990 7988 4036

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 19/02/2014



Tandon Vishesh
DOB: 18/08/1973
Male

7990 7988 4036

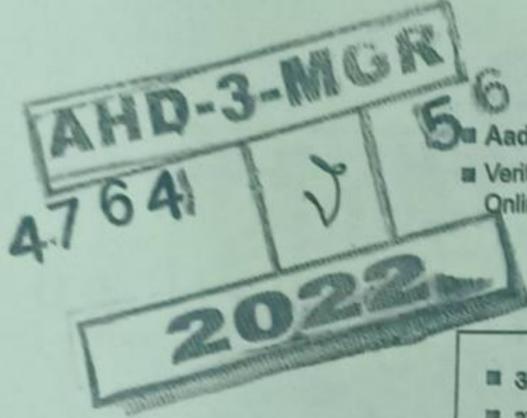
मेरा आधार, मेरी पहचान

Oct 2022



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



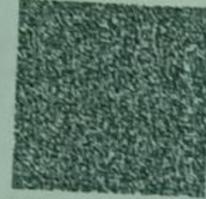
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Print Date: 02/11/2021

Address: S/O: Vinodkumar, 60, kamdhenu Complex, Ambawadi, Ahmedabad City, Ahmedabad, Gujarat, 380015



7990 7988 4036

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help@uidai.gov.in

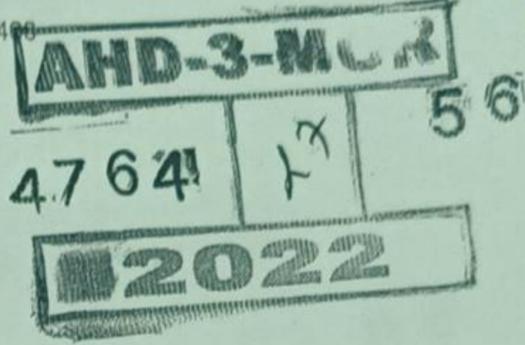
www.uidai.gov.in



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1308/00427/00400

To,
પટેલ રમેશભાઈ
Patel Rameshbhai
S/O: Shankardas
131
21/02/2013
new raj hans society (meghanath)
nr.navnirman school ranip
Ahmedabad City
Ranip Ahmadabad City Ahmedabad
Gujarat 382480
9426089805



Ref: 142 / 031 / 282391 / 283290 / P



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તમારો નંબર / Your Number No. :

6354 4826 7485

સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ રમેશભાઈ
Patel Rameshbhai
જન્મનું વર્ષ / Year of Birth : 1959
પુરુષ / Male



6354 4826 7485

સામાન્ય માણસનો અધિકાર

Patel Rameshbhai



ભારત સરકાર
Government of India

પ્રજાપતિ મહેશભાઈ
Prajapati Maheshbhai



જન્મ તારીખ/DOB: 29/12/1975
પુરુષ / Male



3262 6584 3889

આધાર - સામાન્ય માણસનો અધિકાર



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ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: મણીભાઈ, 2
સંકલ્પ રો સર્કલ, જનતાનગર રોડ
ઘાટલોડીયા, અમદાવાદ શહેર, ઘાટલોડીયા
અમદાવાદ, ગુજરાત, 380061

Address: S/O: Manibhai, 2,
sankalp Row House,
jantanagar Road, Ghatlodia,
Ahmedabad City,
Ahmedabad, Ghatlodia,
Gujarat, 380061

3262 6584 3889

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1800 300 1947

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www.uidai.gov.in

Manibhai