



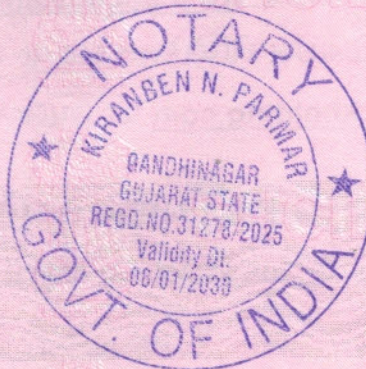
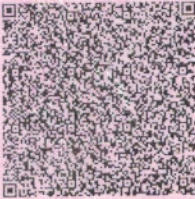
IN-GJ54741355365881X



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

Certificate No. : IN-GJ54741355365881X  
Certificate Issued Date : 05-Jul-2025 01:04 PM  
Account Reference : IMPACC (SV)/ gj13268804/ GANDHINAGAR01/ GJ-GN  
Unique Doc. Reference : SUBIN-GJGJ1326880416732760851720X  
Purchased by : CHANAKYA KELVANI TRUST  
Description of Document : Article 5(h) Agreement (not otherwise provided for)  
Description : BLOCK NO.145 T.P.S NO.6 F.P.NO.151 PAIKI 1500  
SQ.MTR N.ALAND SARGASAN GANDHINAGAR  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHAKRABHAI ATMARAM PATEL AND OTHER  
Second Party : CHANAKYA KELVANI TRUST  
Stamp Duty Paid By : CHANAKYA KELVANI TRUST  
Stamp Duty Amount(Rs.) : 500  
(Five Hundred only)



IN-GJ54741355365881X

QE 0022389485

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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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- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id [estamp.ahmedabad@stockholding.com](mailto:estamp.ahmedabad@stockholding.com) or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો [www.shcilestamp.com](http://www.shcilestamp.com) દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો [www.stockholding.com](http://www.stockholding.com) પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
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- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને [estamp.ahmedabad@stockholding.com](mailto:estamp.ahmedabad@stockholding.com) પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



## Lease Deed Document

Revenue Survey No. 145, situated within the boundary area of village Sargasan in District - Sub-District Gandhinagar, has an area of 8,562 square meters. Out of the total area of 8,562 square meters of land bearing Revenue Survey No. 145, situated within the limits of Village Sargasan, District-Sub-District Gandhinagar, Final Plot No. 151 of Town Planning Scheme No. 6 comprises 5,565 square meters of non-agricultural land. Out of this, 983 square meters is built-up area, and the total constructed area amounts to 4,876.28 square meters, which includes the following: Basement construction: 790.69 sq. m., Ground floor construction: 825.95 sq. m., First floor construction: 804.91 sq. m., Second floor construction: 814.91 sq. m., Third floor construction: 814.91 sq. m. and Fourth floor construction: 814.91 sq. m. Additionally, there is 3,486.6 square meters of open land. This entire property, including the constructed and open land, is the subject of a 15-year lease agreement (Lease Deed) executed for the purpose of use and occupation.



Assignor

(1) Shakrabhai Atmaram Patel PAN NO-

First Party

ABYPP7832L

(Landowner)

Aadhar Card :- 6868 2335 0473

Age 65 years, Religion Hindu, Occupation-

Agriculture, Residence Mukhino Madh, Kудasan,  
Gandhinagar

(2) Kanubhai Atmaram Patel PAN NO-

ACNPP3250C

Aadhar Card :- 7893 9296 5717

Age 64 years, Religion Hindu, Occupation-

Agriculture Res. 390, Mukhino Madh, Kудasan,  
Gandhinagar



- (3) Vishnubhai Atmaram Patel PAN NO -  
ATRPP8362Q  
Aadhar Card :- 2758 7415 3181  
Age 58 years, Religion Hindu,  
Occupation - Agriculture Residing at 381,  
Mukhino Madh, Kudasan, Gandhinagar
- (4) Dineshbhai Atmaram Patel PAN NO -  
BQMPP5452N  
Aadhar Card :- 7899 6451 2319  
Age 56 years, Religion Hindu,  
Occupation - Agriculture Residing at 348,  
Mukhino Madh, Kudasan, Gandhinagar

Hereinafter, in this lease agreement (Lease Deed), the term 'we, the executors of this document' shall include the landowner(s) who are party to this agreement, as well as our heirs, legal representatives, and successors in interest.

**Chanakya Kelavani Trust**

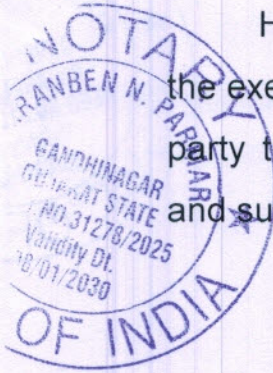
(Reg. No. -E/1634/GANDHINAGAR/Date-02/02/2011)

(PAN CARD:-AABTC2639L)

(Whose registered office is located at 8, Siddhivinayak Bungalows, Pethapur, Gandhinagar.)

On behalf of its Trustees

- |              |  |
|--------------|--|
| Assignee     | (1) Rakeshkumar Ratilal Patel PAN NO-  |
| Second Party | AJQPP0541A   |
| (Tenant)     | Age 50 years, Religion Hindu, Occupation-<br>Business, Res. 7, Devarshi Bungalows,<br>Kudasan, Gandhinagar |
|              | (2) Kanubhai Atmaram Patel PAN NO -<br>ACNPR3250C  |





Age 60 years, Religion-Hindu,

Occupation-agriculture, Residence 390, Mukhin  
Madh, Kudasan, Gandhinagar

(3) Vijaybhai Gordhandas Patel PAN NO  
ASSPP8065A

Age 42 years, Religion Hindu,

Occupation- Business Residing at Plot No-56/2,  
Kishannagar, Sector-26, Gandhinagar

Third Party

(Developer firm)

**Total Consultants Gujarat Pvt. Ltd.**

(Reg. No. U74140GJ2005PTC045776)

(PAN CARD : AACCT2169C)

(Whose registered office is located at B-101,

Solitaire Corporate Park, Next to Divyabhaskar

Press, S.G. Highway, Ahmedabad.) On behalf of

developer firm director Shakrabhai Atmaram Patel

PAN NO- ABYPP7832L

Aadhaar Number - 6868 2335 0473

Age 65 years, religion Hindu, Occupation-

Agriculture. Resi. Mukhin Madh, Kudasan,

Gandhinagar.

Hereinafter, in this lease agreement (Lease Deed), we, the executors of this document, shall be referred to as the 'Third Party' or the 'Developer Entity', and the said terms shall include us, the executors, as well as our guardians, heirs, legal representatives, and successors in interest.

Hereinafter, in this lease agreement (Lease Deed), you, the party receiving the lease, shall be referred to as the 'Second Party' or the 'Lessee', and such terms shall include you, the lessee, as well as





your guardians, heirs, legal representatives, and successors in interest.

(1) Revenue Survey No. 145, situated within the boundary area of village Sargasan in District - Sub-District Gandhinagar, has an area of 8,562 square meters. Out of the total area of 8,562 square meters of land bearing Revenue Survey No. 145, situated within the limits of Village Sargasan, District-Sub-District Gandhinagar, Final Plot No. 151 of Town Planning Scheme No. 6 comprises 5,565 square meters of non-agricultural land. Out of this, 983 square meters is built-up area, and the total constructed area amounts to 4,876.28 square meters, which includes the following: Basement construction: 790.69 sq. m., Ground floor construction: 825.95 sq. m., First floor construction: 804.91 sq. m., Second floor construction: 814.91 sq. m., Third floor construction: 814.91 sq. m. and Fourth floor construction: 814.91 sq. m. Additionally, there is 3,486.6 square meters of open land. This entire property, including the constructed and open land, is the subject of a 15-year lease agreement (Lease Deed) executed for the purpose of use and occupation. (Hereinafter, in this lease deed/document, the said property shall be referred to as 'the premises' or 'the subject property'.)

(2) The First Party is the lawful and independent owner and possessor of the said property. The First Party has purchased the said property through a registered sale deed, bearing Document Serial No. 1270, dated 05/04/1995, registered with the office of the Sub-Registrar, Gandhinagar. Since then, the name of the First Party has been entered into the revenue records, thereby making the First Party the legal owner and possessor of the said property. The said property has been recorded in the name of the First Party in all





government and revenue records. Thereafter, the said land has been assigned to the Third Party for the purpose of development. The Third Party shall, at its own cost, undertake the complete construction of the building. Accordingly, the agreed rent for the said property shall be bifurcated such that the First Party shall receive the land rent, and the rent pertaining to the construction shall be collected by the Third Party from the Second Party. In other words, as directed by the First Party, the Second Party shall pay the agreed portion of rent directly to the Third Party. Therefore, the First Party shall not raise any disputes or claims regarding the rent against the Second Party, nor shall any such dues be collected from them. The Third Party, in turn, agrees to accept the portion of rent related to construction as agreed between the First and Second Parties, and shall not demand any additional rent from the Second Party, nor raise any disputes, allegations, or litigation in this regard. Accordingly, through this lease deed, the said property is being granted to the Second Party for the purpose of educational use, and in consideration of such use, the Second Party shall, at the instruction of the First Party, pay the agreed fee/rent to the Third Party. Therefore, this lease deed is being executed this day.

- (3) The First Party has granted the said property to the Second Party for the purpose of educational use. As per the terms agreed with the Second Party, any activities related to the establishment and operation of a school, college, academic institution, or training center—along with all activities necessary for the education and development of the students—shall be carried out on the said property by the Second Party.
- (4) The said property, the full description of which is provided in Annexure-1 of this document, is deemed suitable for educational



purposes as well as commercial use. Accordingly, the Second Party approached the First Party with a request to take the said property on lease for their intended use. Considering such request, the First Party has agreed to lease the said property to the Second Party. Therefore, this lease deed is being executed by and between the First Party, the Second Party, and the Third Party (who is responsible for the construction of the building), subject to the terms and conditions mentioned herein. The property is granted for educational purposes as well as commercial use, in accordance with the following terms and conditions.

**A. Rent :-**

- a. In consideration of the use of the said property, the Second Party has agreed to pay to the First Party an annual rent of ₹19,20,000/- (Rupees Nineteen Lakhs Twenty Thousand only) towards the land. Additionally, as directed by the First Party, the Second Party shall pay an annual rent of ₹36,00,000/- (Rupees Thirty-Six Lakhs only) to the Third Party. The said rent amount payable to the Third Party shall be paid by the Second Party in equal monthly installments of ₹3,00,000/- (Rupees Three Lakhs only) in advance, on or before the 7th day of each calendar month, without any delay or excuse. The First Party and the Third Party shall be bound to accept such payments as agreed.

**B. Rent escalation :-**

- a. The above-mentioned rent amount shall be subject to a 10% annual increase with respect to the usage of the land belonging to the First Party.



- b. The rent amount payable to the Third Party for the use of the construction shall be subject to a 24% increase every three years.
- c. Furthermore, if at any time it becomes necessary to construct an additional floor or to carry out any new construction on the said property, the same shall be mutually decided by the Second Party and the Third Party through mutual discussion. Likewise, any increase in rent, or decision not to levy any increase, in respect of the use of such additional construction, shall also be mutually determined by the Second Party and the Third Party at the relevant time.

**C. Period :-**

- a. The term of the lease deed, as mutually agreed between the First Party and the Second Party for the use of the said property for educational and commercial purposes, shall be for a period of 15 years — from 01-04-2021 to 31-03-2036. The Third Party has also agreed to this lease term. After the expiry of the said period, the lease may be renewed based on mutual consent of both parties.

**D. Deposit :-**

- a. The said property has been granted by the First Party to the Second Party through this lease deed for educational and commercial use. In this regard, as directed by the First Party, the Second Party has paid an advance amount of ₹25,00,000/- (Rupees Twenty-Five Lakhs only) to the Third Party as a security deposit, the details of which are acknowledged and received by us, the Third Party, as specified below.



Sr.No.	Particular	Date	Amount of Rs.
1	Chanakya Kelavani Trust, Andhra Bank, Cheque No.000082 through RTGS: UBINR52020122302046392 Total Consultants Gujarat Pvt. Ltd.	23/12/2020	25,00,000/-

The aforesaid deposit amount shall be refunded by the Third Party to the Second Party without interest, upon the Second Party vacating the said property. However, if any electricity bills or other government dues remain unpaid by the Second Party at the time of vacating the premises, such outstanding dues shall be deducted from the said deposit. The remaining balance, after such deductions, shall be returned to the Second Party jointly by the First Party and the Third Party.

**E. Notice :-**

During the term of this lease agreement, neither the First Party nor the Third Party shall compel the Second Party to vacate the property. However, in circumstances arising due to government regulations or natural calamities (acts of God), if the Second Party desires to vacate the said property, then the First Party, Second Party, and Third Party shall mutually consult and arrive at a decision in a manner that does not cause harm to any party. In such circumstances, the Second Party shall return peaceful, vacant, undisputed, and physical possession of the said property.


**F. Electricity :-**

- For the purpose of commencing its operations on the said property, if the Second Party requires an additional electricity



connection beyond the existing one, the Second Party shall be responsible for submitting an application to Uttar Gujarat Vij Company Ltd. The First Party and the Third Party shall duly sign the said application form as required to facilitate the process.

**G. Local Authority Tax :-**

- 
- a. The Second Party shall, at its own cost and risk, obtain all necessary permissions and licenses required under applicable laws for carrying out the business for which the said property has been leased, including but not limited to registrations under the Shops and Establishments Act, GST registration, and any other licenses or approvals mandated by government or semi-government authorities or other relevant regulatory bodies. The Second Party shall also be solely responsible for complying with all terms and conditions mentioned in such permissions or licenses after obtaining them. Wherever and whenever signatures of the First Party and/or the Third Party are required for obtaining such permissions or licenses, they shall be bound to provide the same.
- b. In the event the Second Party fails to obtain the required permissions or licenses, the entire responsibility shall rest solely with the Second Party. The Second Party hereby undertakes that no liability or encumbrance of any kind shall be imposed on the said property of the First Party due to such failure. Furthermore, the Second Party shall be solely responsible for the payment of all applicable municipal taxes, revenue taxes, and any other taxes, levies, or charges pertaining to the said property.



- c. For carrying out the business for which the said property has been leased, the Second Party shall be required to obtain all necessary registrations such as Excise Number, VAT Number, EPF Number, and any other registrations applicable under the relevant laws, rules, or regulations of government or semi-government authorities. The Second Party shall also be solely responsible for timely payment of all taxes, dues, and levies as required from time to time under such laws. In the event of failure to pay such taxes or comply with legal provisions, any penalties or fines imposed under the respective laws shall be borne exclusively by the Second Party. The Second Party further undertakes that under no circumstances shall any lien, charge, or encumbrance be imposed on the property of the First Party due to such non-compliance. Additionally, upon the expiry of the lease term, the Second Party shall be responsible for applying to change the address of their business or for cancellation of any such registrations, permissions, or licenses obtained on the basis of this lease document. This obligation is accepted and agreed upon by both the First Party and the Second Party.
- d. The Second Party shall separately pay all applicable charges related to revenue, maintenance, and any other taxes or levies applicable on the rent payable for the said property. Such amounts are not included in the agreed rent. This condition is accepted and agreed upon by the First Party, the Third Party, and the Second Party.

**H. Other responsibilities and conditions :-**


- a. Items that are legally prohibited or classified as intoxicating substances shall not be stored on the said property. The



Second Party shall be personally and solely responsible for any violation of this condition.

- b. The Second Party may, if necessary, make alterations or modifications to the internal structure or layout of the said property, with the prior approval of the Third Party. The Third Party hereby grants consent for such modifications, subject to their approval.
- c. If the Second Party intends to or obtains any loan or financial assistance from any bank, financial institution, or individual for carrying out business in the said property, the Second Party shall not, under any circumstances, mortgage or create any charge over the said property in favor of any such bank, financial institution, or individual on the basis of this lease document.
- d. The Second Party shall be entitled to obtain a loan for the purpose of its educational and commercial development, including furniture, new construction, and other related requirements. The responsibility for repayment of such loan amount shall rest solely with the Second Party. The First Party shall bear no liability whatsoever in respect of the repayment of any such loan. The Second Party hereby assures and undertakes full responsibility in this regard.
- e. All responsibility for the machinery, materials, goods, and personnel used for conducting business on the said property shall rest solely with the Second Party. If it becomes necessary to obtain insurance for the protection or maintenance of the same, the responsibility to obtain such insurance shall also lie exclusively with the Second Party.



- 
- f. If the Third Party constructs any additional building within the campus, the Second Party shall have the first right of use for such building. Subject to this condition, the First Party, Second Party, and Third Party may mutually permit the Second Party to use the said building for educational and commercial purposes. However, if the Second Party declines to use the building, then the building may be allotted to another party for educational activities, in a manner that does not harm or prejudice the interests of the Second Party.
- g. The said property has been granted by the First Party to the Second Party for use and occupation. In the event of any natural calamity, pandemic, or outbreak of disease—such as COVID-19—arising during the lease period, both the owner (First Party) and the lessee (Second Party) shall mutually discuss and arrive at an understanding regarding the payment of rent for the affected period.
- h. The First Party shall, for the time being, level the portion of land that is not being used by the Second Party for the intended purpose. The entire cost of such leveling work shall be borne solely by the First Party.
- i. The said property has been taken on lease by the Second Party for educational and commercial use; however, this does not confer any ownership rights over the said property to the Second Party.
- j. For the use of the said property, the First Party, Second Party, and Third Party shall obtain insurance for the portions of the property falling under their respective ownership, such as buildings, furniture, etc. In the event of any natural calamity or damage, if a claim for compensation is made, any



compensation received shall be retained solely by the party that has obtained the respective insurance.

- k. For the purpose of using the said property, the Second Party may, at its own responsibility and within its own group, enter into an arrangement, agreement, or Memorandum of Understanding (M.O.U.) with any other entity, agency, or group of individuals. In this regard, the First Party and the Third Party shall not raise any objection or interference.
- l. The Second Party shall not carry out any anti-national, anti-social, or otherwise prohibited activities under the law on the said property.
- m. The Second Party shall not engage in any act that causes harm, nuisance, or annoyance to neighboring properties or occupants.
- n. As and when necessary, the First Party may visit the said property for inspection purposes, after giving prior notice to the Second Party, and in a manner that does not cause any disturbance or obstruction to the business activities of the Second Party. However, if any representative of the First Party needs to enter the premises for the purpose of carrying out repairs, prior permission shall be obtained from the Second Party.
- o. In the event the said property is damaged or harmed by the Second Party, and repair work becomes necessary, the Second Party shall inform the Third Party and, upon obtaining the Third Party's approval, shall carry out the required repairs at its own cost.
- p. The original copy of this lease deed shall remain with the Second Party, who may use it for obtaining new approvals or





for making amendments to existing approvals. The First Party and the Third Party shall retain photocopies of this document for their records.

- q. The Second Party shall not acquire any tenancy rights of any kind in respect of the said property.
- r. The Second Party shall be permitted to operate educational institutions in the said building, including but not limited to schools from Kindergarten (K.G.) to Standard 12 in both Gujarati and English mediums, colleges, hostels, competitive exam coaching classes, and activity schools. If, in the future, the Second Party wishes to conduct any other educational activities beyond those specified above, they may do so only after obtaining the necessary approvals, and in a manner that does not adversely affect the interests of other ongoing educational activities within the campus. In this regard, we—the First Party and the Third Party—hereby grant our consent.
- s. In the event that, in the future, a new borewell is required to be constructed within the campus, the responsibility for constructing the borewell shall lie with the Third Party. However, the responsibility for the repair and maintenance of the borewell motor shall rest with the Second Party.
- t. The responsibility for obtaining insurance for the lift and paying its premium shall lie with the Third Party. However, the responsibility for the maintenance of the lift shall rest with the Second Party.
- u. The open ground area of approximately 3486.6 square meters within the said campus may be used jointly by the Second Party along with existing or future educational



institutions within the campus solely as a playground. The Second Party shall not construct any permanent or permanent structures on the said ground; however, arrangements and facilities related to sports and games may be developed and utilized for such purposes.

- v. The maintenance and exclusive use of the office space allotted to the Company on the ground floor shall remain solely with the Company. The lessee shall have no right, claim, or interest whatsoever over this office area.
- w. The Third Party shall be responsible for installing a water harvesting system for the said building in accordance with the prevailing government regulations.
- x. As the Second Party shall be operating an educational complex within the campus, parking for vehicles belonging to their students, parents, or visitors shall be arranged either outside the campus or in the designated common parking area within the campus. The Second Party shall appoint appropriate personnel to manage the parking in such a manner that it does not cause any inconvenience or obstruction to the institutions currently operating or to be established in the future within the campus.
- y. During the term of this lease, if any dispute, difference, or disagreement arises between the First Party, Second Party, and Third Party, such dispute shall be resolved through arbitration as per the provisions of the Arbitration and Conciliation Act, 1996, and its amendments from time to time. The Second Party shall appoint one arbitrator on its behalf, and the Third Party shall appoint one arbitrator on its behalf. The two arbitrators so appointed shall, by mutual consent,



appoint a third arbitrator. The panel of three arbitrators shall conduct the arbitration proceedings at Gandhinagar and shall render an award, which shall be final and binding on the First Party, Second Party, and Third Party. None of the parties—whether the First Party, Second Party, or Third Party—shall initiate any legal proceedings before any court in relation to such dispute. If any such litigation is initiated, it shall stand void and liable to be dismissed in light of this arbitration clause.

#### **Appendix – A**

##### **Description of the Leased Property as below:**

Land bearing Revenue Survey No. 145, admeasuring 8562 sq. meters, situated in the revenue limits of Village Sargasan, Sub-District and District Gandhinagar. Out of this, under Town Planning Scheme No. 6, Final Plot No. 151 admeasures 5565 sq. meters, classified as non-agricultural land. Out of the total area of 5565 sq. meters, construction has been carried out on 983.00 sq. meters, with a total built-up area of 4876.28 sq. meters, comprising: Basement construction: 790.69 sq. meters, Ground floor construction: 825.95 sq. meters, First floor construction: 804.91 sq. meters, Second floor construction: 814.91 sq. meters, Third floor construction: 814.91 sq. meters, Fourth floor construction: 814.91 sq. meters. Additionally, 3486.6 sq. meters of open land is included in the property, making up the complete description of the premises.

##### **Boundary Description**

East : 9-meter wide road

West : Plot No. 153/2

North: Plot No. 152

South : Reserved plot of GUDA.



**Appendix-B**  
**Table Showing Rent Details**

Appendix-B					
		COMPANY		LAND	
SR. NO.	YEAR	YEARLY RENT	YEARLY RENT WITH GST	LAND RENT	TOTAL RENT WITH BUILDING
DEPOSIT  (ONE TIME REFUNDABLE)		2500000	2500000	--	--
1	01-04-2021 to 31-03-2022	3600000	4248000	1920000	6168000
2	01-04-2022 to 31-03-2023	3600000	4248000	2112000	6360000
3	01-04-2023 to 31-03-2024	3600000	4248000	2323200	6571200
4	01-04-2024 to 31-03-2025	4464000	5267520	2555520	7823040
5	01-04-2025 to 31-03-2026	4464000	5267520	2811072	8078592
6	01-04-2026 to 31-03-2027	4464000	5267520	3092179	8359699
7	01-04-2027 to 31-03-2028	5535360	6531725	3401397	9933122
8	01-04-2028 to 31-03-2029	5535360	6531725	3741537	10273262
9	01-04-2029 to 31-03-2030	5535360	6531725	4115691	10647415
10	01-04-2030 to 31-03-2031	6863846	8099339	4527260	12626598
11	01-04-2031 to 31-03-2032	6863846	8099339	4979986	13079324
12	01-04-2032 to 31-03-2033	6863846	8099339	5477984	13577323
13	01-04-2033 to 31-03-2034	8511170	10043180	6025782	16068963
14	01-04-2034 to 31-03-2035	8511170	10043180	6628361	16671541
15	01-04-2035 to 31-03-2036	8511170	10043180	7291197	17334377
TOTAL (15 YEARS)		89423128	105069291	61003165	163572456



The construction carried out by the Third Party shall not create any ownership rights over the land, nor shall it give rise to any allegations, litigation, or disputes against the Second Party. Furthermore, no act shall be undertaken that may cause harm to the business of the Second Party. This is hereby expressly declared by way of this clause.

Thus, this lease deed has been executed by and between the parties as stated above, with all the terms and conditions agreed upon. The parties declare that they have read, understood, and accepted the contents of this agreement fully and voluntarily, without any pressure, coercion, or undue influence, and in a sound state of mind. This lease deed is binding upon all three parties as well as their respective heirs, successors, and legal representatives. In witness whereof, this agreement has been signed in the presence of the two witnesses mentioned below.

Place : Gandhinagar.

Date : 04/03/2021

Here.....sign

Here.....witness



**First Party:- Land Owner**

Name

Signature

1. Shakrabhai Atmaram Patel.

S. Patel

2. Kanubhai Atmaram Patel

S. S. Patel

3. Dineshbhai Atmaram Patel

D. S. Patel

4. Vishnubhai Atmaram Patel

V. S. Patel

**Third Party:- Total Consultants Gujarat Pvt. Ltd.**

1. Shakrabhai Atmaram Patel

S. S. Patel

**Second Party:- Chanakya Kelavani Trust**

1. Rakeshkumar Ratilal Patel

R. S. Patel

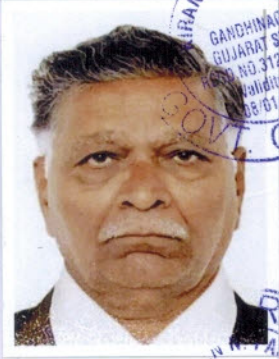
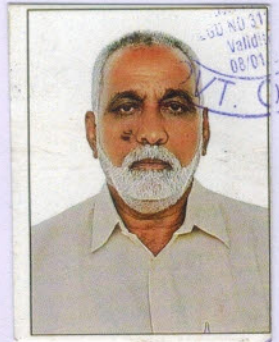
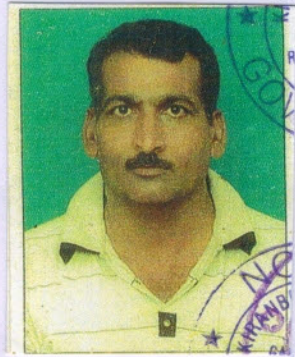

2. Kanubhai Atmaram Patel

S. S. Patel



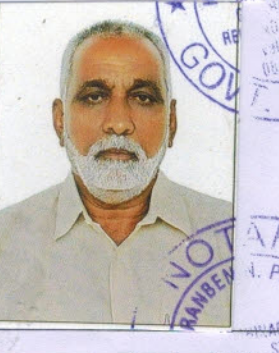

3. Vijaybhai Gordhanbhai Patel

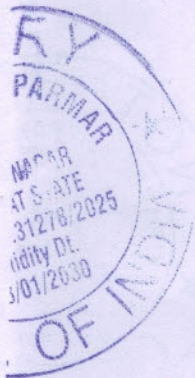
Vijay G. Patel



First Party (Land Owner)	Photo
<p><u>8 D Patel</u></p> <p>(1) Patel Shakrabhai Atmaram</p>	
<p><u>કાનુભાઈ</u></p> <p>(2) Patel Kanubhai Atmaram</p>	
<p><u>વડા દિનેશભાઈ</u></p> <p>(3) Patel Dineshbhai Atmaram</p>	
<p><u>વિશ્નુભાઈ</u></p> <p>(4) Patel Vishnubhai Atmaram</p>	



<p>Third Party</p> <p>Total Consultants Gujarat Pvt. Ltd.</p>	<p>Photo</p> 
<p><i>Patel</i></p> <p>(1) Patel Shakrabhai Atmaram</p>	
<p>Second Party</p> <p>(Chanakya Kelavani Trust)</p>	<p>Photo</p> 
<p><i>R. Patel</i></p> <p>(1) Patel Rakeshkumar Ratilal</p>	
<p><i>G. A. Atramram</i></p> <p>(2) Patel Kanubhai Atramram</p>	
<p><i>Vijay G. Patel</i></p> <p>(3) Patel Vijaybhai Gordhanbhai</p>	



RG. Sr. No. 1189  
 Book No. 5  
 Page No. 200  
 Date: 5 JUL 2025

*Kiranben N. Parmar*  
 KIRANBEN N. PARMAR  
 NOTARY  
 GOVT. OF INDIA

ATTESTED

*Kiranben N. Parmar*  
 KIRANBEN N. PARMAR  
 NOTARY  
 GOVT. OF INDIA





ભારત સરકાર

Government of India



પટેલ વિષ્ણુભાઈ

Patel Vishnubhai

જન્મ તારીખ / DOB : 01/01/1966

પુરુષ / Male



2758 7415 3181

આધાર – સામાન્ય માણસનો અધિકાર



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું:

S/O: આત્મારામ, મુખીનો માઢ,  
કુડાસણ, કુડાસણ, ગાંધીનગર,  
ગુજરાત, 382421

Address:

S/O: Atmaram, mukhino madh,  
Kudasan, Kudasan, Gandhinagar,  
Gujarat, 382421

2758 7415 3181



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1800 300 1947



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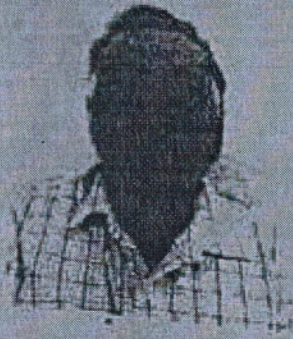
ભારત સરકાર  
Government of India

પટેલ શકરાબાઈ

Patel Shakrabhai

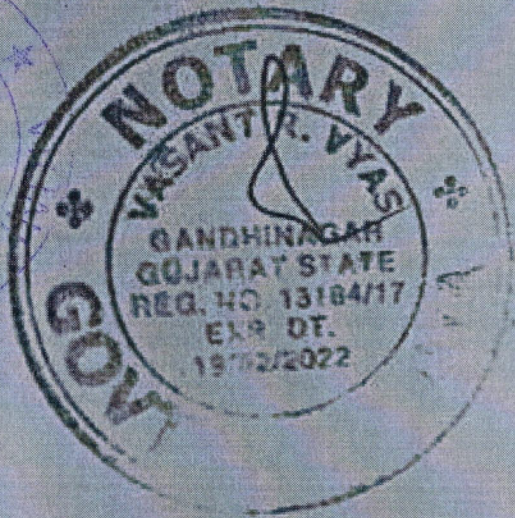
જન્મ તારીખ / DOB : 01/02/1955

પુરુષ / Male



6868 2335 0473

આધાર - સામાન્ય માણસનો અધિકાર



*[Signature]*



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું:

S/O: આત્મારામ, મુખીનો માઢ,  
કુડાસણ, ગાંધીનગર, કુડાસણ,  
ગુજરાત, 382421

Address:

S/O: Atmaram, mukhino madh,  
Kudasan, Gandhinagar, Kudasan,  
Gujarat, 382421

6868 2335 0473

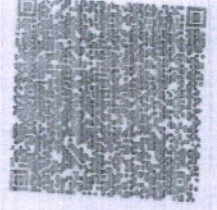




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કનુભાઈ આત્મારામ પટેલ  
Kanubhai Atmaram Patel  
જન્મનું વર્ષ / Year of Birth : 1957  
પુરુષ / Male



7893 9296 5717

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:  
S/O: આત્મારામ પટેલ, મુખીનો  
મઢ, પ્રાથમી વિદ્યાલય કુડાસણ  
સામે, કુડાસણ, કુડાસણ, ગાંધીનગર,  
કુડાસણ, ગુજરાત, 382421

Address:  
S/O: Atmaram Patel,  
Mukhino Madh, Opp. Primary  
School Kudasan, Kudasan,  
Kudasan, Gandhinagar,  
Kudasan, Gujarat, 382421



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P.O. Box No.1947,  
Bengaluru-560 001

True Copy

*(Signature)*

Under Secretary  
Chief Minister Office,  
Sachivalaya, Gandhinagar.



A circular purple ink stamp from the Ministry of Industries, Government of India. The outer ring contains the text "MINISTRY OF INDUSTRIES" at the top and "GOVERNMENT OF INDIA" at the bottom, separated by a star on the right. The inner circle contains the date "12/18/2023" and the text "INDIA" and "GOVT OF INDIA" at the bottom.

	ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ	
	Unique Identification Authority of India	
સરનામું: નો પુત્ર: આત્મારામ, 381, મુખી નો માઢ, કુડાસણ, ગાંધીનગર, ગુજરાત, 382421		
Print Date : 31/10/2020	Address: S/O: Atamaram, 381, mukhi no madh, kudasan, Kudasan, Gandhinagar, Gujarat, 382421	
7899 6451 2319		
 1947	 <a href="mailto:help@uidai.gov.in">help@uidai.gov.in</a>	 <a href="http://www.uidai.gov.in">www.uidai.gov.in</a>

ମାତ୍ର ଦିନ ୨୧ ଅକ୍ଟୋବର ୧୯୮୩





# भारतीय विशिष्ट पहचान प्राधिकरण भारत सरकार

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Government of India



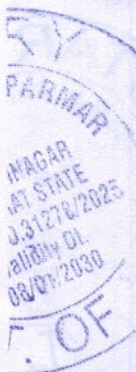
लार्मॉडल डम संख्या/Enrolment No.: 1338/32782/09410

Patel Vijaykumar Gordhanbhai (પટેલ વિજયકુમાર ગોરધનભાઈ)

S/O: Gordhanbhai, Plot No 56/2, Kishannagar, Sector 26, Gandhinagar, Gandhinagar, Gujarat - 382028

તમારી આધાર સંખ્યા/Your Aadhaar No.:

**6520 1280 0212**



મારો આધાર, મારી ઓળખ



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સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલો દસ્તાવેજ છે.

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature Not Verified  
Digitally signed by CS UJ/31278/25  
IDENTIFICATION AUTHORITY OF INDIA OI  
Date: 2017.01.31 11:40:46 IST

- આધાર આધાર દેશભરમાં માન્ય છે.
- આધાર માટે તમારે એક જ વાર નોંધણી કરાવવી પડશે.
- તમારો હાલનો મોબાઈલ નંબર અને ઈ-મેઈલ સરનામું લખાવવું વિનંતિ છે. એનાથી જુદી જુદી સવલતોનો લાભ લેવાનું સહેલું બનશે.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



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GOVERNMENT OF INDIA



ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



પટેલ વિજયકુમાર ગોરધનભાઈ  
Patel Vijaykumar Gordhanbhai  
જન્મ તારીખ/ DOB: 08/11/1979  
પુરુષ / MALE



સરનામું :

પિતાનું/માતાનું નામ:  
ગોરધનભાઈ, પ્લોટ નં 56/2,  
કિશાનનગર, સેક્ટર 26,  
ગાંધીનગર, ગાંધીનગર,  
ગુજરાત - 382028

Address:

S/O: Gordhanbhai, Plot No 56/2,  
Kishannagar, Sector 26,  
Gandhinagar, Gandhinagar,  
Gujarat - 382028

**6520 1280 0212**

મારો આધાર, મારી ઓળખ

**6520 1280 0212**

MEERA AADHAAR, MERI PEHACHAN

Date: 31/01/2017





ભારત સરકાર  
Government of India

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ  
Unique Identification Authority of India

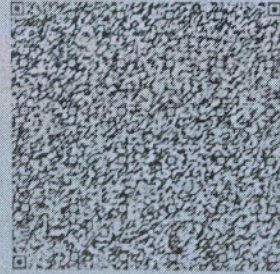
નામાંકન ક્રમ સંખ્યા / Enrollment No.: 0000/00663/97211

To  
પટેલ રાકેશકુમાર  
Patel Rakeshkumar  
C/O Ratilal Patel,  
7,  
Devarshi Society,  
VTC: Kudasan,  
PO: Kudasan,  
District: Gandhinagar,  
State: Gujarat,  
PIN Code: 382421,  
Mobile: 9909001325

34581039



MF345810390FI



આપનો આધાર નંબર / Your Aadhaar No. :

**3930 7521 4375**

મારો આધાર, મારી ઓળખ



ભારત સરકાર  
Government of India



Issue Date : 05/05/2015



પટેલ રાકેશકુમાર  
Patel Rakeshkumar  
જન્મ તારીખ / DOB : 02/12/1972  
પુરુષ / Male

**3930 7521 4375**

મારો આધાર, મારી ઓળખ





### માહિતી

- આધાર ઓળખનો પુરાવો છે, નાગરિકતાનો નથી.
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઇન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.

### INFORMATION

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

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર આપને સરકારી અને બિન સરકારી વિવિધ સેવાઓને સરળતાથી મેળવવામાં મદદરૂપ થાય છે.
- આધારમાં તમારો મોબાઇલ નંબર અને ઇમેઇલ આઈડી અદ્યતન રાખો.
- તમારા સ્માર્ટફોનમાં આધાર રાખી mAadhaar એપ્લિકેશનનો ઉપયોગ કરો.
- 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.

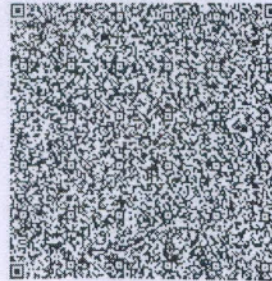


ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ  
Unique Identification Authority of India



સરનામું: રતિલાલ પટેલ, 7, દેવર્ષી સોસાયટી,  
કુડાસણ, ગાંધીનગર, ગુજરાત, 382421

Address: C/O Ratilal Patel, 7, Devarshi  
Society, Kudasan, Gandhinagar, Gujarat,  
382421



3930 7521 4375