

CHHANGS CO-OP BANK LTD.,
CHOUTA BAZAR,
ANKLESHWAR-383001

GUJARAT AUTHORITY 84 12807

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INDIA STAMP DUTY GUJARAT



શ્રી સ્વામીનારાયણ સેવા મિશન

ગેનેરેલ ટ્રસ્ટી

શ્રી સ્વામીનારાયણ સેવા મિશન

**DUPLICATE
LEASE DEED**

THIS INDENTURE OF LEASE made at Ankleshwar on the 31st day of March in the year Two Thousand Eight between the Gujarat Industrial Development Corporation, a Corporation constituted under the Gujarat Industrial Development Corporation Act, 1952 and having its registered office at Udyog Bhavan, Sector No.11, Gandhinagar(hereinafter called " the Lessor " which expression shall, unless the context does not so admit, include its successors and assigns) of the one part and The Managing Trustee, Shree Swaminarayan Seva Niketan Trust situated at Plot No.809,902/A, 508 + 508/2 G.I.D.C. Ankleshwar a firm registered under Indian proprietorship Act and having its registered office at Plot No. 902/A, New colony, GIDC Ankleshwar (hereinafter called " the Lessee " which expression shall unless the context does not so admit include his/their executors and legal representatives/its successors in business and assigns) of the other part,

... (2) ...



Whereas by an agreement dated 11-4-1997 (hereinafter referred to as "the License Agreement" made between the Lessor of the one part and the Lessee of the other part the lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligation and conditions contained in the said agreement a lease a Plot No. 809,902/A, 508 + 508/2, G.I.D.C. Ankleshwar Industrial Estate and more particularly described in the schedule thereof:-

And whereas the Lessee having paid a sum of Rs. 9,63,820/- (Rupees nine lakhs sixty three thousand eight hundred twenty only) calculated at Rs.86.25 & Rs.100/- per sq.mtrs. which is equivalent to 100% of the allotment price or of the Allotment price and has requested the Lessor to grant him a lease of the Plot No. 809,902/A, 508 + 508/2 and to execute the Lease Deed in respect of the said Plot.

...{3}...

AND WHEREAS the Lessor has decided to enter in to these presents in respect of the Plot No. 809,902/A, 508 +508/2 on the understanding that the Lessee will comply with all the terms and conditions for the construction work on the said plot as set out in the License Agreement and that he shall have to complete the construction on the said plot within such period and conforming to such plan as may be required by the Lessor and that he will comply with the terms and conditions hereinafter appearing.

And whereas the lessee has paid the documental charges in regard to these presents amounting to Rs. 4800/- (Rupees Four Eight Thousand only only).

NOW THIS WITNESSES AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1 In consideration of the sum of Rs 9,63,820/- (Rupees nine lakhs sixty three thousand eight hundred twenty only) paid in the manner aforesaid by the Lessee to Lessor as full payment of the premium price of Plot No. 809,902/A, 508 +508/2 and in consideration of the rent hereby reserved and of the covenants and agreements on the part of the lessee hereinafter contained the lessor both demise unto the lessee all that piece of land consisting of Plot No. 809,902/A, 508 +508/2 in the Ankleshwar Industrial Estate and more particularly described in the schedule hereunder written TOGETHER WITH all rights, privileges, easements, advantages and appurtenances whatsoever hereto belonging EXCEPT AND RESERVING up to the Lessor all mines and minerals in and under the land hereby demised or any part thereof TO HOLD the land hereby demised)hereinafter referred to as " the demised premises " to the Lessee for the term of 99 years computed from the 5th day of April month in the year 1997 subject nevertheless to the provisions of Bombay Land Revenue Code, 1879 and the Rules there under PAYING THERE FOR yearly on or before the 31st day of March of each year during the said term up to the Lessor at the office of Managing Director or as otherwise required the rent of Rs13=00 (Rupees Thirteen only) and also paying there for the balance of the allotment price in the manner hereinafter determined provided that at the end 99 years computed from the date as hereinbefore mentioned the Lessee shall have the right to renew this lease for the further period of 99 years.

And in the event of the lessee exercising such option in the manner hereinafter provided, the Lessor shall have the right to increase the sum of yearly rent as hereinbefore stipulated by a further sum which shall be 100% per cent of the original sum of the rent and provided further that if the lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee herein contained and at the end of said period of 99 years but before the expiry of the said period the lessee has given the lessor 3 month's previous notice in writing of his desire to have the lease of the demised premises renewed for a further period of 99 years, the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a further lease of the demised premises for a further term of 99 years with the same covenants and provisions and stipulations, terms and conditions except this clause of renewal and except as to the amount of rent which the Lessor shall be entitled to increase by 100% as stipulated above.

... (4)...

2. The Lessee hereby covenants with the Lessor as follows:-

To pay Balance Premium price:-

- a) The allotment price of the demised premises (consisting of Plot No. 808,902/A, 508 + 508/2) has been fixed at Rs. 9,63,820/- (Rupees nine lakhs sixty three thousand eight hundred twenty only) calculated at Rs. 88.25 & Rs. 100/- per sq.mtr. Out of the said price, the Lessee has already paid Rs. 9,63,820/- (Rupees nine lakhs sixty three thousand eight hundred twenty only) being an amount equal to 100% of the allotment price plus frontage charges at the rate of Rs. Nil per sq.mtrs. Rs. Nil of the said.

To pay rent Time limit for completing construction:-

- (i) The Lessee will make full and regular payment of all the installments that are required to be paid under this sub-clause. If any payment is delayed or not paid the Lessee will pay to Lessor interest at 3 percent above the normal rate of interest per annum, until the entire amount payable under this sub-clause is paid by the Lessee to the Lessor.
- (ii) The Lessee will in each year within two months from the expiry of his accounting year supply to the Lessor a copy of his profit and loss account pertaining to that accounting year and the business run by him in the demised premises.

Strike off if not applicable:-

- (b) That during the term of this Lease, the Lessee will pay to the Lessor the rent hereby reserved at the time and, in the manner aforesaid.
- (c) That under the License Agreement, the Lessee has already commenced the construction of building to be used as a School. Now the lessee will within a period of two years from the date of the License Agreement complete the construction of the said building at his expense and in a substantial and workman like manner and with new and sound materials and with all requisite drains and other conveniences as may be necessary under the Factory Act, so as to make the building fit for occupation as a factory for the aforesaid purpose.

The area of the plot allotted to the Lessee being 11039.96 sq.mtrs. It shall be permissible to the Lessee to utilize within the period and in the manner aforesaid a part of the area for the construction of a building to be used as an industrial factory and to retain the remaining area of the plot for future expansion of the project of the Lessee subject to the following conditions:-

- (i) The remaining area of the plot shall be fully utilized for the expansion of project of the Lessee within a period of ten years from the date of License Agreement.
- (ii) It shall be open to the Lessor to review the progress of the utilization at the interval of every three years and to resume the possession of unutilized portion of the plot.
- (iii) While utilizing a part of the plot for the construction of a building as aforesaid and retaining part of the plot for future expansion, the part to be utilized for the construction of the building shall be so demarcated so as to make a sub division of the remaining part feasible in the event of the Lessor deciding to resume the possession of the unutilized portion of the plot.

Conditions to be observed on erecting building etc:-

- (d) That no building or erection to be erected hereafter and no alteration or addition to any building or construction existing for the time being shall be commenced by the Lessee unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the lessee in triplicate to the Executive Engineer of the Lessor (hereinafter referred to as "the Executive Engineer" which expression shall include any other officer to whom the duties and functions of the Executive Engineer may be assigned) for his scrutiny and the same has been approved in writing by the Executive Engineer, provided that in the completion of any such building or erection or making any such alteration or an addition the lessee shall observe and conform to the building conditions of the Lessor and all bye laws, rules and regulations of the Local authority or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon provided further that no building, erection, or structure (except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.

Fencing :-

- (e) That the demised premises will be fenced by the Lessee at his expense every respect.

Effect to failure to complete construction within time:

- (f) That if the Lessee fails to complete the construction work referred to in sub-clause (c) above lease shall stand terminated unless for sufficient cause the Managing Director of the Lessor allows further time to complete the construction.

To obtain licenses etc.

- (g) That he will obtain and renew all necessary licenses and pay all license and other fees and cess and taxes in respect of the demised premises by reason of their being used for the purpose or purposes and/or any of them and to observe and perform all local police and municipal rules and regulations in connection with such use.

To pay rate taxes charges etc:

- (h) That he will pay all existing and future taxes, cess, rate assessments and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon. The present land revenue assessment of the land leased does not exceed Rs.7176-00 (Rupees seven thousand one hundred seventy six only) or as may be fixed from time to time per annum. He will also pay to the Lessor in the manner determined for the Lessor service charges of whatever description (including charges for the supply of water, Lessee's share of the expenses for maintenance of road and other common facilities and services) charged by the Lessor as regards supply of water he shall abide by the conditions laid down in that behalf by the Lessor from time to time. Provided that in the case of the tax, cess, rate or assessment as is required to be the Lessor in respect of the demised premises the Lessee shall pay to the Lessor an amount equal to such tax, cess, rate or assessment, as the case may be.

... (6) ...

The Lessee shall consume water for his unit as following rates from year to year:

YEAR	CONSUMPTION PER DAY (Litres)
1 st Year	40 mm dia water connection is required in each plot as per letter dated 9-4-1997
2 nd Year	
3 rd Year	
Onwards...	

FOR WATER SUPPLY :-

Even he fails to consume water to the extent, mentioned above, he would pay the water charges for the quantity equal to 70% of the above mentioned quantity irrespective of consumption, if demand is more than 50,000 litres/day. The payment for minimum charges for 70% of the demand quantity shall commence after the utilization period for plot is over as under from the date of allotment:

- (1) Plot: Having area up to 10,000 sq.mts - 2 years
- (2) Plot: Having area more than 10,000 sq.mts - 3 years or earlier specifically mentioned by the applicant.

For shed the utilization period is to be considered 1 year from the date of allotment. The water charges would be payable at the prevailing water rate of the Estate for the financial year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the Lessee shall be liable to the actions including termination of the Agreement and subsequent steps.

Not to excavate

That he will neither make any excavation upon any part of the demised premises nor remove any stone, gravel, clay or earth therefore except for the purpose of forming foundation of building or for the purpose of executing any work pursuant to the terms of this Lease.

Access Road

That the Lessee having his own expense constructed an access road leading from the main road to the demised premises will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer.

Sanitation :-

- (k) That he shall observe and conform to all rules, regulations and bye-laws of local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force the time being and that he shall provide sufficient latrine accommodation and other sanitary arrangements for the laborers workmen and other staff employed on the demised premises, in order to keep the demised and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer permit any laborers or workmen to reside upon the demised and in the event of such consent being given shall comply strictly with the terms thereof. As regard the industrial effluent produced in the course of the industry carried on the said land and lessee shall treat the effluent to the standards NOC/consent of Gujarat Pollution Control Board and the rules and regulations covered under (The Water Prevention and Control of Pollution Act, 1974) and (The Air prevention and Control Pollution Act, 1981) and (E.P. Act, 1986) with all latest amendments and any other laws that may be in force from time to time.

... (7)...

Failure on his part to comply with such provisions shall be entitled the Lessor/Corporation to disconnect power supply to the lessee and to resume the possession of land. The Lessee shall have to take Drainage connection as and when intimated by the Corporation and shall have to pay all the necessary amounts towards capital amount recovery and shall have the regular drainage cess. While taking drainage connection, the lessee shall have to comply all regulations covered under "Drainage Regulations 1990" of GIDC.

Nothing herein shall be deemed to absolve the Lessee from liability to comply with the provision of the water (Prevention and control of Pollution Act, 1974)) and any failure on his part to comply with such provision shall entitle the Lessor to disconnect water supply to the Lessee and to resume the possession on the demised premises.

(kk) Compliance with Laws:-

The Lessee shall comply with all laws(including acts, Rules, Regulations or orders)passed, made or issued by the Government of Gujarat or by the Government of India from time to time, relating to the business or industry carried on by the lessee or having a bearing on the same. The Lessee shall in particular, comply with observe and act according to laws on the subject of ecology and environment, like the water (Prevention and Control of Pollution) Act-1974 and 1981 the Air (Prevention and Control of Pollution)Cess Act-1977 and the Environment Protection Act 1986). The fact of Lessor assisting the Lessee in the matter of supplying or providing amenities or facilities like water, sewerage, electricity etc. shall not mean that the Lessee is thereby absolved from his responsibility or liability in respect of the same. Similarly in respect of any scheme, project or work undertaken by the Lessor on behalf of or for the benefit of the Lessee or of the Lessee and other industries or persons jointly, the lessee shall not thereby be deemed to have been absolved from liability under the relevant or concerned law. Nor shall it make the Lessor or any of its servants or agents liable for any non compliance, non observance or breach of any such law.

Provision of services, amenities, facilities:-

- (kkk) The Lessee shall be free to obtain any service amenity or facility like water drainage, electricity etc. directly from the concerned agency like, the local body Electricity board etc. In case the Lessor makes arrangements for procuring or supplying such services etc. for the benefit of and on behalf of, the Lessee, separately or jointly with others, and the Lessee avails of the same, it shall not amount to a commitment on the part of the Lessor, to provide the same. Nor shall it be construed as hiring of, or contract for supply of, such services by the Lessor to the Lessee. The Lessee shall not hold the Lessor liable in case of any delay deficiency, insufficiently or failure in supply of such amenity, facility or service, nor shall the lessee be deemed to be a consumer the Lessor in respect of the same, within the meaning of the provisions of the Consumer Protection Act-1986.

Regarding:

- (l) That throughout the said term the Lessee shall at his own expense, clean and keep in good and substantial repair and condition(including all usual and necessary internal and external painting, colour and white washing) for the satisfaction of the Executive Engineer, the buildings and premises and the drains, compound walls and fences there unto belonging and all fixtures and addition thereto.

... (8) ...

Entry and inspection

- (m) That he shall on a week's previous notice in that behalf permit the Lessor or the Managing Director of the Corporation or Executive Engineer, and the officials surveyors, workman and/or other employed by them from time to time and at all reasonable times of the day during the term hereby granted, to enter in to or upon the demised premises and to inspect the state of repairs and if upon such inspection it shall appear that any repairs are necessary they or any of them may by notice to the lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute them at the expenses in all respects of the Lessee.

Nuisance

- (n) That he shall not do or permit anything to be done on the demised premises which may be nuisance, annoyance or disturbance to the owners or residents of other premises in the vicinity. That the Lessee shall not interfere or cause damage to the properties of the Lessor whether located outside or inside the premises, such as water supply lines, drainage lines, water meters, street lights and such other properties. In case he is found interfering or causing damage to the properties of the Lessor, it would amount to breach to the breach of the conditions of the lease and he would be liable to be evicted from the premises occupied by him under provisions of Gujarat Public Premises (Eviction of unauthorized occupants) Act, 1972 or any other law for the time in force and Lessor will be entitled to recover the cost of making good such damages with penalty as it may determine and such amount would be recoverable as an arrears of land revenue.

Purpose of use

- (o) That the Lessee will use the demised premises only for the purpose School purpose and matters connected therewith and shall not use the demised premises or any part thereof for any other purpose without the permission in writing of the Managing Director provided that the demised premises shall not be used for the purpose of factory or any industry which by reason of emission of odour, liquid, effluvia, dust, smoke gas noise vibration or fire hazards is declared as obnoxious by the Lessor.

Insurance

- (p) That he will keep the buildings erected on the demised premises excluding foundations and plinth insured in the name of the Lessee against loss or damage by fire in a sum equivalent to the cost of the buildings (excluding foundation and plinth in some well established insurance company.

Delivery of possession after expiration

- (q) That at the expiration or sooner determination of the said term, the lessee will quietly deliver to the Lessor and all erections and buildings then standing or being thereon PROVIDED ALWAYS that the Lessee shall be at liberty if he shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein-contained prior to the expiration or determination, of the said term, to remove and appropriate to himself all buildings, erections and structures and materials from the demised premises but so nevertheless that the Lessee shall deliver to the Lessor all land from which such building, erections or structures may have been removed after the same is leveled and put in good order and condition to the satisfaction of the Lessor.

... (9) ...

(q-1) For POWER SUPPLY

- 1) For obtaining power supply, Lessee has to apply to the power supply authorities in prescribed form. He is also responsible for follow up for timely receipt of estimate and power. Lessor will not responsible for timely receipt of estimate for power.
- 2) Lessee has to complete formalities of signing agreement, payment of Security Deposit and complete wiring of electrical installation as per I.E Rules and submit the test report for wiring from licensed electrical contractor release of connection.
- 3) High tension consumer having power demand on excess of 500 KVA of specific requirements shall have to make separate feeder at his cost.
- 4) Full cost high tension line both and cost of feeder and sending equipment as the case may be are to be borne by the consumer. No reimbursement or cost sharing is admissible to high tension or low tension consumer. For extension of load at a future date, full cost is to be borne by the consumer.
- 5) The supply voltage and source of power supply be decided by the power authority for the customer having power demand in excess of 2400 KVA.
- 6) Lessee is liable to pay cost of land occupied by corridor for laying electric circuit for power supply, as per the site condition and the prevalent policy of the corporation.
- 7) Lessee has to pay for cost of augmentation of Sub-station on his pro-rata demand basis and the rate and policy prevalent in the Corporation.
- 8) Lessee can not seek relief different of payment towards installment for delay in availability of power.

Not to assign

- (r) That he will not transfer, assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous permission of the Lessor. For the purpose of this covenant, any change in the constitution of the Lessee shall be deemed to be a transfer by the Lessee of his interest in the demised premises in favour of another person. Provided that where the lessee is a body corporate a change in their Board of Directors - Managing Committee by whatever name called shall not be deemed to be a change in the constitution of the Lessee.

Provided further that where the lessee, for the purpose of constructing a building on the demised premises is obtain loan from a bank or other financial institution by mortgaging his leasehold interest in the demised premises in favour of such bank or institution, permission of the Lessor shall be deemed to have been subject to the conditions:-

- a) that such mortgage shall not affect the rights and powers of the lessor under this Lease Deed and
- b) that the Lessor before exercising his rights and powers of the Lessor under this Lease Deed will consult the bank or as the case may be, the financial institutions concerned.
- c) that the Lessee shall have to pay at a time an amount equal to 1%(One) per cent of the total value of land, leased at prevailing allotment price of the Estate for the period for which the leasehold rights are to be mortgaged in favour of financial institutions for securing the financial assistance/loan to be obtained by other associated units of the Lessee situated outside the GIDC Estate.

... (10) ...

Assignments to be registered with lessor and unearned increment:-

- (s) In the event of such transfer, assignment, under-letting or, parting with, there shall be delivered by the lessee at his expense a notice thereof to the Managing Director or such officer of the lessor, as the Lessor may direct within twenty days from the date on which the transfer, assignment, under-letting, or parting with becomes effective whether by registration thereof under the Indian Registration Act or otherwise, provided that in the event of such transfer, assignment, under-letting or parting with fifty percent for the unearned increment that may be accrued to the Lessee shall be paid by the Lessee to Managing Director of the Lessor, provided further that the unearned increment shall be valued by the Chief Accounts Officer of the lessor and the decision of the Chief Accounts Officer of the lessor and the decision of the Chief Accounts Officer will be binding on the Lessee.

Notice in case of death etc.

- (t) That in the event of death, insolvency or liquidation of the lessee the person in whom the title shall vest on account thereof shall cause notice thereof to be given to the lessor within one month from the date of such vesting.
3. All sums payable by the lessee to the lessor under these presents and recoverable by the lessor from the lessee under these presents or under the Gujarat Industrial Development Act, 1962 and all charges and expenses incurred by the lessor in connection therewith shall be recovered from the lessee as arrears of land revenue under section 28 B or, as the case may be, section 41 of that Act.

Breach of covenants:-

4. If the said rent hereby reserved or any instalments of allotment price shall be in arrears for more than two months whether the same shall have been legally demanded or not or if and whenever there shall be a breach by the Lessee of any of the covenants herein contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the buildings or improvements built or carried out on the demised premises or claimed by the lessee on account of such building or improvements, PROVIDED ALWAYS that the power of re-entry herein before contained shall not be exercised unless and until the Managing Director on behalf of the Lessor shall have given to the Lessee a notice in writing of his intention to enter and of the specified breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the lessee in remedying such breach or breaches within three months after the giving of such notice.

Alteration of Estate rules:-

5. The layout of the Ankleshwar Industrial Estate, the building conditions and other regulations and covenants relating thereto other than the premises hereby demised, may be altered by the Lessor from time to time as the Lessor thinks fit and Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

... (11) ...

6. Allotment letter and Marginal Notes.

The Lessor had issued in respect of the demised premises an allotment letter No. GIDC/RM/ANK/3786 dated 5-4-1997. The terms and conditions of the said allotment letter will form part of this lease and shall not be referred to for construction or interpretation thereof.

Stamp duty:-

7. The stamp duty payable in respect of this indenture shall be borne by the Lessee. Registration charges payable in respect of this indenture and the duplicate thereof shall be borne by Lessor. The Lessee shall retain the duplicate of this indenture and the original indenture shall remain with the Lessor. The Lease Deed shall be registered at a place within the state of Gujarat, where such registration is under the provision of the Indian Registration Act.
8. Lessee shall have to fill up at least 85% of posts in your industrial units by local persons and for Manager/Supervisory cadres at least 50% of posts shall have to be filled by the local person. The expression "Local person" shall mean a person domiciled in Gujarat state for the period of 15 years shall be considered as "local person".
9. Lessor has offered/allotted plot on as is where is basis and there is no any scope for reduction in future for the price fixed by the Lessor/Corporation is subsequently which may please be noted.
10. The Lessor /Corporation may provide fire fighter service in some of the estates as an amenity. In case of non-provision or any delay or non-availability of fire fighter at the time of the fire, the Lessee will not claim any losses/damages due to this.

SCHEDULE
(Description of Lend)

Plot No.	808	802/A	508+508/2
Area in sq.mtrs	1400	2460	7179.96
On or towards the North by	Plot No.808	20.00 mt.road	Plot No.508H
On or towards the South by	14.0 mt.road	Plot No.901/A	Plot No.509
On or towards the East by	Plot No.803	30.00 mt.road	30.00 mt.road
On or towards the West by	30.00 mt.road	Plot No.902/B	Plot No.503, 504 & 505

SIGNED SEALED AND DELIVERED
By Shri P. B. Sadaria, Assistant Manager
Officer of the
Gujarat Industrial Development Corporation
In the presence of,

Assistant Manager - (ALT)
GIDC, Ankleshwar

1) Am. C. Tolu
New

21 D. B. Family Tails



શ્રી રાજીવગારાધાત સેવા સંસ્થા

Name

1) पुष्पा

2)

...(13)...

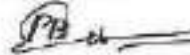
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Place : Ankleshwar

Date : 31/3/08

LESSOR

P B Sedaris
Assistant Manager
GIDC Ankleshwar



Assistant Manager - (ALT)
GIDC, Ankleshwar



Asst. Manager (ALT)
GIDC, Ankleshwar



LESSEE

The Managing Trustee
Shree Swaminarayan Seva Niketan Trust
Plot No. 508, 502/A, 508 + 508/2
GIDC Ankleshwar



શ્રી સ્વામિનારાયણ સેવા નિકેતન
ટ્રસ્ટી

શ્રી સ્વામિનારાયણ સેવા નિકેતન



Serial No. 2927

presented of the office of the
Sub-Registrar of Sub Registrar Ankleshwar
between the hour of 4 to 5
on date 31/03/2008



શ્રી સ્વામીનારાયણ સેવા નિકેતાન

Shree Swaminarayan Seva Niketan
Trust Through its Managing Trustee
Shri. Krishnaswarup Narayanswarup

(S.M.Bhatia)

Sub Registrar
Sub Registrar Ankleshwar

Receipt No. :- 2905098003884

Received Fees as following	Rs.
Registration Fees	30
Fees for photography (0)	0
Postage Fee :-	0

TOTAL :- 30

(Rupees Thirty Only)

(S.M.Bhatia)

Sub Registrar
Sub Registrar Ankleshwar

Sl.No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
	<u>Executant</u>				
1)	Mr.P.D Sadaria Asst Manager G.I.D.C Ankleshwar (Service) G.I.D.C Ankleshwar Dist. BHARUCH	56			
	<u>Claimant</u>				
1)	Shree Swaminarayan Seva Niketan Trust Through its Managing Trustee Shri. Krishnaswarup Narayanswarup Shastri (Seva) Plot No.902/A G.I.D.C Ankleshwar Dist. BHARUCH	54			



Executing Party
admits execution

શ્રી સ્વામીનારાયણ સેવા નિકેતાન

1. Kishorbhai A Pansuria (Service)
Swaminarayan Gurukul
G.L.D.C Ankleshwar Dist.BHARUCH

2. Pureshbhai Domadia (Business)
Navakar Appt 303
Plot no.24
G.L.D.C Ankleshwar Dist.BHARUCH

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

1. [Signature]

2. [Signature]

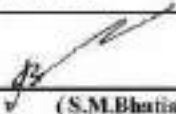
Day 31 of Month March 2008

[Signature]
(S.M.Bhatia)

Sub Registrar
Sub Registrar Ankleshwar



Registered No. 2926 Book No.1
Date : 31/03/2008


(S.M.Bhatia)
Sub Registrar
Sub Registrar Ankleshwar





**GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION**

(A GOVT. OF GUJARAT UNDERTAKING)

Office of the Regional Manager

Administrative Office Building, GIDC Plot No. 624/B, Valia Road, Ankleshwar. Pin code : 393 002.

Gram : GIDC Phone 21351, 21403 Fax. 21451

Our Ref. No. GIDC/ RM/ANK/ 3786

Date : 5 /04/1997.

To,
The Trustee,
Swaminarayan Seva Niketan,
Room No.83 Swaminarayan,
Mandir,
Junagadh.

. Sub:- Allotment of land for purpose of School.

Dear Sir,

It is pleased to inform you that Corporation has considered your request for allotment of land for School purpose on Plot No.908, 902/A and 809 admesuring 10135 Sq.mtrs. in Housing Sector is to be allotted to you subject to following terms and conditions.

After receipt of 3 copies of agreement duly executed actions will be taken for handing over possession. The copies of Licence Agreement is enclosed herewith.

1) The land is allotted as under :-

10135 Sq.mtrs. at Rs.172=50

Rs. 17,48,288/-

Terms of payment of balance Amount:- You have already paid an amount of Rs.7,36,196/-

(Rs. Seven lac thirty six thousand one hundred ninety six only) of the plot. You are required to make the payment of remaining amount of Rs.10,12,092/- (Rs.Ten lac twelve thousand ninety two) in 12 quarterly installment in three years with interest. The Annexure A is enclosed.

- 2) The land will be used for the purpose for which it is allotted.
- 3) Regional Manager and or any other atleast two representatives as may be mentioned by GILC, shall be taken up as a members of the Executive Committee of school who must have voting powers in the committee.
- 4) The Corporation will not provide any grant, loan, subsidy against thisland.
- 5) The schol will give prefernce to the children of officer/ staff of the corporation for admission.
- 6) The Trust will construct school building within a period of two years from the date of allotment.
- 7) You will have to construct shhool building after obtaining approval of the corporation and from Competent Authority.
- 8) You will have to obtain necessary permission from Education Department of Government of Gujarat that may be required as per rules of Government and to provide copy of the same.
- 9) You will have to provide us details about managemnt committee of the trust and change if any on every occassion.
- 10) The land is allotted on as is where is basis.
- 11) You will have to give us a copy of your approved Income expenditure account and balance sheet duly executed and

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Head Office : Block No. 4, 2nd Floor, Udyog Bhavan, Sector No. 11 GH. 4 Road, GANDHINAGAR.

Phone : 25811 to 25814