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2012

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



सत्यमेव जयते

Certificate No. : IN-GJ27024101138692K

Certificate Issued Date : 07-Feb-2012 04:01 PM

Account Reference : NONACC (FI)/ gjevlp10/ DHARAMPUR/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJEVLPL1035309022299040K

Purchased by : M S SARASWATI GLOBAL LIMITED

Description of Document : Article 30(a) Lease - (Immovable Property) - Rent

Property Description : KH NO. 278, BLOCK NO. 02, P1(PLOT NO./SURVEY NO./KHASRA NO.), KHATA NO. 122, BLOCK NO. 02

Consideration Price (Rs.) : 57,37,524
(Fifty Seven Lakh Thirty Seven Thousand Five Hundred And Twenty Four only)

First Party : M S SARASWATI GLOBAL LIMITED

Second Party : SHRI BHANI RAM THELASARIYA CHARITABLE TRUST

Stamp Duty Paid By : M S SARASWATI GLOBAL LIMITED

Stamp Duty Amount(Rs.) : 18,743
(Eighteen Thousand Seven Hundred And Forty Three only)



9/02/12

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PRINCIPAL

B. R. INTERNATIONAL SCHOOL

KHARVEL, DHARAMPUR,

DIST. VALSAD (GUJ.)

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

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LEASE AGREEMENT

This agreement of lease made at Dharampur this Tuesday at 7th Feb.; 2012 between M/s Saraswati Global Limited, a company incorporated under the companies Act, 1956 and having its registered office at 3, GANESH COLONY, BEHIND GOLIMAR GARDEN, AMER ROAD, JAIPUR – 302002 through its director (hereinafter referred to as “the Lessor”) of the FIRST PART.

And

Shri Mahesh Choudhary s/o Late Shree Bhani Ram Choudhary resident of A – 9, Shiv Shyam Nagar, Jaipur (hereinafter referred to as “the Lessor”) of SECOND PART

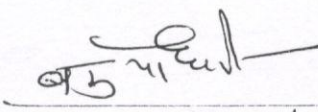
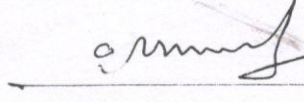
And


Shri Bhani Ram Thelasariya Charitable trust, a trust register u/s 12A(A) of the Income Tax Act, 1961 having head office at 3, GANESH COLONY, BEHIND GOLIMAR GARDEN, AMER ROAD; JAIPUR – 302002 through its trustee Smt. Basu Devi Choudhary w/o Mahesh Kumar Choudhary (Herein referred as “Lessee”) of the THIRD PART.

WHEREAS the Lessor of the first part is owner of Building situated at **KH No. 278, BL No. 02, P1(Plot No. / Survey No. / Khasra No.), Khata No. 122, Block No. – 02 at Village - Kharvel, Tahsil – Dharampur, Distt. - Valsad.** The Lessor is carrying out its carpet business form this premises however due to recession the entire space is not utilized by the Lessor and one part of building is vacant.

AND WHEREAS the Lessor of the second part is the owner of 18847.00 Sq. Meter of land situated at **KH No. 278, BL No. 02, P1(Plot No. / Survey No. / Khasra No.), Khata No. 122, Block No. – 02 at Village - Kharvel, Tahsil – Dharampur, Distt. - Valsad.**

AND WHEREAS the Lessee is in the process of setting up of senior Higher Secondary School naming B. R. International School land is in need of approx. 16500 Sq. Meter. Area Accordingly lessee has approached to Lessor of the first and second part foe letting out its part of the premises on lease basis for running educational institution and both the Lessors has agreed to


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lease out their part of the premises to Lessee for running the educational institution on the following terms and conditions:

1. That the Lessor of the building constructed in around 2654.13 sq Meter Area.
2. That the Lessor of the second part is hereby agreed to let out land measuring 13878.87 sq. Meter.
3. That the monthly rent of premises payable to the lessee of first part shall be Rs. 3000/- (Three thousand only). The rental charges shall be increased by 10 % at the interval of every 3 year. The monthly rent shall be payable 15th of each month.
4. That the monthly rent for the use of land payable to the lessee of second part shall be Rs. 7000/- (Seven thousand only). The rental charges shall be increased by 10% at the interval of every of 3 year. The monthly rent shall be payable 15th of each month
5. That the lessee is hereby agreed to take the aforesaid portion of land, building & roof for its educational activities.
That Lessor shall make the necessary correction / modification in the building at its own cost as desired by the lessee.
7. That the lessee can use the said land & building only for its educational activities and shall not sub let or utilize the property in any other manner without the written consent of Lessor of the first and second part.
8. That the term of agreement shall be 30 years which can be extended from time to time with the mutual consent of both the parties. The lease period can be further renewed with the mutual consent of both the parties.
9. That this agreement shall be cancelled on violation of terms & conditions of this agreement relating to utilization of property or default in payment of rent. On cancellation of agreement, the lessee shall vacant the premises and within 2 months. That all the expenses relating to maintenance of property, taxes levied by local authority / government relating to property, etc. shall be borne by the lessee and responsibility of lessee. However the receipt of payment of such taxes shall be handed over to Lessor.
10. That in case of any dispute or differences the matter shall be referred to arbitrator whose decision shall be final & binding on all the parties.



[Signature] 09/02/12
[Signature] 09/02/12

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DIST. VALSAD (GUJ.)

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IN WITNESS WHEREOF THE SAID PARTIES here unto set and subscribe their respective hands on the day, month and year first above written.

SIGNATURES



Lessor of First part:
 For M/s. Saraswati Global Limited
 x *[Signature]* 09/02/12
 (SHRI MAHESH KUMAR CHOUDHARY)
 DIRECTOR



....
 Lessor of Second part:
 x *[Signature]* 09/02/12
 (SHRI MAHESH KUMAR CHOUDHARY)



....
 Lessee: Third Part
 Shri Bhani Ram, TheLasariya Charitable trust
 x *[Signature]* 9/02/12
 (SMT. BASU DEVI CHOUDHARY)
 TRUSTEE

Witness

[Signature] (AMIT YADAV)
[Signature]

[Signature]
 PRINCIPAL
 B. R. INTERNATIONAL SCHOOL,
 KHARVEL, DHARAMPUR,
 DIST. VALSAD (G.U.)

DHARAMPUR

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Serial No. 39
 Presented of the office of the Sub-Registrar of
S.R.O - DHARAMPUR Between the hour of
 11 to 12 on Date 09/02/2012

Receipt No :- **2012206000083**

| | |
|----------------------------|-------------|
| Received Fees as following | Rs. |
| Registration | 3825 |
| Side Copy Fee (10) : | 100 |
| Postage | 75 |
| Other Fees | 0 |
| TOTAL :- | 4000 |



Signature

Shri Bhani Ram Thelasariya Charitable trust, trustee Smt. Basu Devi Choudhary

Signature
 Sub Registrar
 S.R.O - DHARAMPUR

Signature
 Sub Registrar
 S.R.O - DHARAMPUR



| | Party Name and Address | Age | Photograph | Thumb Impression | Signature |
|-----------|---|-----|------------|------------------|------------------|
| Executing | M/s Saraswati Global Limited, Director Shri Mahesh Kumar Choudhary Ganesh Colony, Jaipur-302002 | 50 | | | <i>Signature</i> |
| Executing | Shri Mahesh Kumar Choudhary Ganesh Colony, Jaipur-302002 | 50 | | | <i>Signature</i> |
| Claiming | Shri Bhani Ram Thelasariya Charitable trust, trustee Smt. Basu Devi Choudhary Ganesh Colony, Jaipur-302002 | 30 | | | <i>Signature</i> |

PRINCIPAL

B. R. INTERNATIONAL SCHOOL,
 KHARVEL, DHARAMPUR,
 DIST. VAHAD (GUJ.)

Signature

Executing Party admits execution

DHARAMPUR

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1 Pragnesh K. Vasani (Advocate)
DHARAMPUR



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

1. Pragnesh K. Vasani
Advocate

2. _____

Date 9 Month February -2012

Sub Registrar
S.R.O - DHARAMPUR

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

Date 09/02/2012

Sub Registrar
S.R.O - DHARAMPUR

PRINCIPAL
G. R. INTERNATIONAL SCHOOL
KHARVEL, DHARAMPUR,
INST. VALAD (G.W.)

DHARAMPUR

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| 1 | Book No. | 39 | Registered No. |
| Date : 09/02/2012 | | | |

[Signature]

DALPATBHAI CHHOTUBHAI BRAHMANKACHCHH
Sub Registrar
S.R.O - DHARAMPUR



[Signature]

PRINCIPAL
G. R. INTERNATIONAL SCHOOL
KHARVEL, DHARAMPUR,
TQST. VALSAD (G.U.)