मुद्रांक शुल्क रु. 201/-
दिनांक 24/2/2005
सह दुय्यम निबंधक
नागपूर क्र. २

महाराष्ट्र स्टेट बँक ... शाखा ... तालुका ...
डी.डी/पे.आर्डर क्र. 001404
दिनांक 24/2/04 ... हारे नोंदणी की
रु. 201/- ... अधीन राहून सेवा केलेली आहे

Sale Register Sr. No. 25260 Date 4/4/2005
Name & Add Of Purchaser Swaminarayan Vidyapith By whom Ashok Parate
Rs. 104300/- (Rs. One Lac Four Thousand Three Hundred Only)
The Akola Urban Co.Op.Bank Ltd. Bhabuldi Br. Wardha
Receipt No -D-5/STP(V)/CR 1013/07/04/2269-71 dt. 4/4/05

Market Value : Rs. 20,86,000/-
Stamp Duty : Rs. 1,04,300/-

LEASE AGREEMENT

THIS AGREEMENT OF LEASE made at Nagpur this 5TH day of April, 2005 between :-

BOCHASANWASI SHRI AKSHARPURUSHOTTAM SWAMINARAYAN SANSTHA, a Registered Public Trust, registered under the Bombay Public Trust Act, 1950, bearing Registration No. A-2500-Ahmedabad Dt. 2nd February, 1977 through its Authorised Representative **Shri Subhash son of Hiralal Shah**, Hindu, Aged 66 years, Occupation Business, resident of 'Pugalia Mension', Dhararkar Road, Itwari, NAGPUR – 440 002. PAN No. ABIPS8955P

hereinafter called as **"THE LESSOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Trustees as at present and from time to time and the beneficiaries) of the ONE PART.

AND

SWAMINARAYAN VIDYAPITH, a Public Charitable Trust registered under the Bombay Public Trust Act, 1950 at the Trust Registration Office Ahmedavad Region, Ahmedavad in Gujrat State under No. E-15170-Ahmedabad Dt. 6th February, 2002 through its Authorised Representative **Shri Sharad son of Laxmidas Gandhi**, Hindu, Aged 63 years, Occupation Business, resident of 'Akshar Bhavan', 1430, Deshpande Layout, NAGPUR – 440 008. PAN No. ABRPG8258Q

Principal
The Swaminarayan School
Nagpur-08

नमन - २
२९६३ / २००५
९ / ०

SEAL OF THE SUB-REGISTRAR, NAGPUR

5 That, the Lessor shall have a right to re-entry on breach of any of the terms or covenants on the part of the Lessee.

6 That, All the cost of and incidental to the execution and Registration of this Lease Agreement shall be borne and paid by the Lessee.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land, herediaments and constructions bearing 1) N.I.T. Leasehold Plot. No. 245/A in M.R.R.E Extn Precinct C.R.S. III having 3527.09 Sq. Mt. Plot Area and Approx 3000 Sq. Mts. Built up area at Ground, First & Second Floor Level and about 1100 Sq. Mts. at Basement Level. and 2) Open Land of 5174.61 Sq. Mts. on Plot. No. 245/B, in M.R.R.E. Extn Precinct C.R.S. III of N.I.T. as Children's Re-Creational purpose/ Play Ground making total area of whole Plot No. 245 as 8701.70 Sq. Mts. situate at Nagpur, Tah. & Dist. Nagpur, Maharashtra and bounded as follows ;

On or towards the East by	:	Road
On or towards the West by	:	Road
On or towards the North by	:	Road
On or towards the South by	:	Road & Covered Nala

The sketch Plan showing Plot No. 245 is annexed to this Lease Agreement and shall form part of it.

IN WITNESS WHEREOF the aforesaid parties hereto have hereunto set their respective hands on the day and the year first hereinabove written.

WITNESSES.

1. _____

2. _____

S.H.Shah

Signed and delivered by the within named
Bochasanwasi Shri Akshar-Purushottam Swaminarayan Sanstha,
By Its Authorised Representative
Shri. Subhash S/o Hiralal Shah
THE LESSOR

Signed and delivered by the within named
Swaminarayan Vidyapith
By Its Authorised Representative
Shri Sharad S/o Laxmidas Gandhi
THE LESSEE

Principal
The Swaminarayan School
Nagpur-08

SUB-REGISTRAR, NAGPUR

नगर - २

hereinafter called **"THE LESSEE"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Trustees as at present and from time to time and the beneficiaries) of the OTHER PART.

WHEREAS the said **BOCHASANWASI SHRI AKSHARPUROSHOTTAM SWAMINARAYAN SANSTHA** has agreed to give and the said **SWAMINARAYAN VIDYAPITH** has agreed to take on lease a part and parcel of the land and constructions bearing 1) N.I.T. Leasehold Plot No. 245/A in M.R.R.E. Extn. Precinct, CRS III, having 3527.09 Sq. Mts. Plot Area and Approx 3000 Sq. Mts. Built up area at Ground, First & Second Floor Level and about 1100 Sq. Mts. at Basement Level. and 2) Open Land of 5174.61 Sq. Mts. on Plot No. 245/B, which is adjacent to plot No. 245/A in M.R.R.E. Extn. Precinct, C.R.S. III of N.I.T. as Children's Re-Creational purpose/ Play Ground as such the total plot area of No. 245 is 8701.70 Sq. Mts. in the Nagpur City Tah. & Dist. Nagpur, Maharashtra more particularly described in the schedule hereunder written for their unit **THE SWAMINARAYAN SCHOOL**, Nagpur on the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESS AND THE parties hereby mutually agree as follows :

1) That, **THE LESSOR** has agreed to give and **THE LESSEE** has agreed to take on lease a part and piece of the land and constructions bearing 1) N.I.T. Leasehold Plot. No. 245/A in M.R.R.E. Extn. Precinct, CRS III, having 3527.09 Sq. Mt. Plot Area and Approx 3000 Sq. Mts. Built up area at Ground, First & Second Floor Level and about 1100 Sq. Mts. at Basement Level. and 2) Open Land of 5174.61 Sq. Mts. on Plot No. 245/B, in M.R.R.E Extn Precinct C.R.S. III of N.IT. as children's Re-Creational purpose/Play Ground in the Nagpur City Tah. & Dist. Nagpur, Maharashtra (hereinafter referred to as "The said Land and Buildings") more particularly described in the Schedule hereto for 30 years at Annual Lease amount of Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) to pay to the Lessor.

2) That, **THE LESSEE** hereby agrees to the following covenants:

   a) To pay Lease amount as aforesaid in Four equal Quarterly installments and to pay all rates and taxes in respect of the said Land/ Building. Current Corporation Tax is Rs. 28,581/- per annum.

   b) not to Sub-Let or assign the said Land/ Building without the previous consent of the Lessor in writing.

   c) not to alter the boundaries and fences without the consent of the Lessor in writing.

   d) not to use the said Land/Building or any part thereof for any other purposes other than **Educational purpose.**

   e) the Lessee shall have the option to continue the Lease for a further period of 30 years, onwards, provided that they inform the Lessor of their intention to do so before the expiry of this Lease. Normally, the Lessor will continue to renew the Lease, if all conditions are fulfilled by the Lessee.

3. That the Lessor hereby agrees to the following covenants:

   a) to pay the Land Revenue and charges in respect of the said Land.

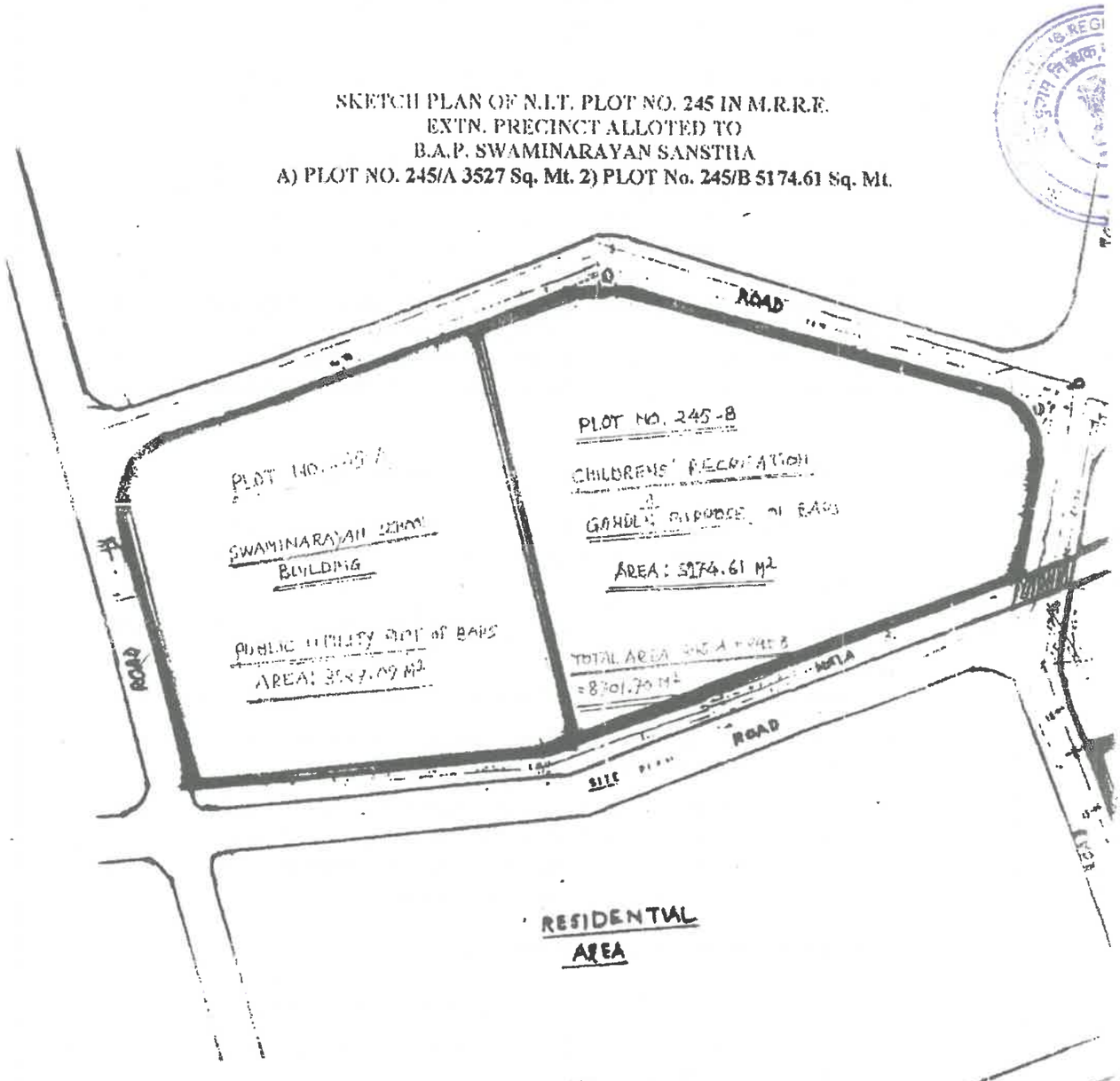
   b) not to unreasonably withhold their consent to Sub-Lease or assignment if intention to be made by the Lessee.

4. That, the lease will be terminable on three month's notice on either side.

Principal
The Swaminarayan School
Nagpur-08

9963 4

SKETCH PLAN OF N.I.T. PLOT NO. 245 IN M.R.R.E.
EXTN. PRECINCT ALLOTED TO
B.A.P. SWAMINARAYAN SANSTHA
A) PLOT NO. 245/A 3527 Sq. Mt. 2) PLOT No. 245/B 5174.61 Sq. Mt.



Principal
The Swaminarayan School
Nagpur-08

Superintending Engineer.
Nagpur Improvement Trust

२००४ - २००५

(ही रसीद १.४.२००४ पासून ३१.३.२००५ पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

कार्यालय, नागपूर महानगरपालिका, नागपूर

रसीद बुक क्र. S-1 रसीद क्र. [illegible] stamp

देयक क्र._____

घर क्र. 1201/245/A वार्ड क्र. 21

इंडेक्स क्र._____ मोहल्याचे नांव East Wardhaman Nagar

घर मालकाचे नांव N I T and B.A.P. Swaminarayan Sanstha East Wardhaman Nagar. Nagpur

वहिवाटदाराचे नांव_____

तारीख पासुन 01.01.2003 ता. 31.03.2005 पावेतो

(If payment is made by cheque, this receipt is valid subject to realization of cheque.)

Details of Taxes / कराचे नांव	Arrears / बकाया	Current / चालू	Remarks / शेरा
मलजल कर (Sewerage Tax) ..	7428=00	11826=00	01.01.03 to 05
पाणी कर (Water Tax) ..	9285=00	14783=00	New Pax Assessment
सामान्य कर (General Tax) ..	—	—	Cheque No. 048980
प्रकाश कर (Light Tax) ..	619=00	986=00	Date. 03/03/05
अग्नि सेवा कर (Fire S. Tax)	619=00	986=00	State Bank of India.
मलजल लाभ कर (Sewerage Bene. Tax)..			Rs. 46532/-
पाणी लाभ कर (Water Bene. Tax) ..			
नोटीस फी (Notice Fee) ..			
वारंट फी (Warrant Fee) ..			
किरकोळ (Misc) ..			
रा.स.शि.कर (Educn. cess.) ..			
रोजगार हमी कर (E.G.S. cess.) ..	—	—	
एकुण (Grand Total)	17951=00	28581=00	46532=00

एकूण रक्कम अक्षरी रु. in words total Rs. Fourty six thousand five hundred thirty two only.

दिनांक Date 30/03/2005

वसुल [illegible] सही
Full Sig [illegible] Official

Principal
The Swaminarayan School
Nagpur-08

न ग : २
2963/2005

SUB-REGISTRAR NAGPUR
OF THE
उपनिबंधक, नागपूर

CUSTOMER COPY

THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
(MULTISTATE SCHEDULED BANK)

Date 4 APR 2005

Deposit Br. .....

Pay to ..... Acct. Stamp Duty

Franking Value	Rs.	104301-
Service Charges	Rs.	101-
Total	Rs.	104301-

Name of Stamp duty Paying party

Sub Registrar Nagpur 2

DD / Cheque No. .....

Drawn on bank .....

(FOR BANK USE ONLY)

Item No.

Franking Sr. No. 25260

R.C. Officer

RAR, NAGPUR NO.2

वैंकर्स चैक BANKERS CHEQUE

केवल छः महीने के लिए वैध
VALID FOR SIX MONTHS ONLY

अधिकारियों द्वारा हस्ताक्षरित होने पर ही चैक है
VALID ONLY WHEN SIGNED BY TWO OFFICERS

2/C Payee Only

PAY Sub Registrar No 2 Nagpur

4/04/05

20...

को या उनके आदेश पर OR ORDER

रुपये RUPEES Twenty thousand eight hundred & Sixty only

अदा करें रु.Rs.20860/-

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

भारतीय स्टेट बैंक
STATE BANK OF INDIA
पी.वी.वी. वर्धमान नगर शाखा, नागपुर - 440 008.
PBB WARDHAMAN NAGAR BR., NAGPUR - 440 008.
MBC/94

प्राधिकृत हस्ताक्षरकर्ता/AUTHORISED SIGNATORY
(हस्ताक्षर नमूना क्र./S. S. NO.)

शाखा प्रबंधक/BRANCH MANAGER
(हस्ताक्षर नमूना क्र./S. S. NO.)

"809525" 440002029": 12

See Rule 16 (2)] **MAHARASHTRA STATE**

Driving Licence No. MH31/98/3841

Name & Address Date of Issue 06-SEP-2004

NARENDRA BORKAR
348-NEW-SHUKARWARI
NAGPUR

Son/Wife/Daughter of
PANJAB

is licensed to drive throughout India, vehicle of the fo
MV(T)

Non-Transport Vehicle
To

Transport Vehicle
09-09-1998 To 08-09-2007

Signature of the licence holder

#P 0152464 DL-152464

Date of first issue of driving licence 04-SEP-1998

Class of Vehicle Date of birth 02-MAY-1977

LMV(T)

Name and Designation of the Authority

RTO

Date on which additional vehicles were entered

Name and Designation of the Authority

Badge No. Date of authorisation

Signature

Issuing Authority

REGIONAL TRANSPORT OFFICE NAGPUR

न ग न - २

Principal
The Swaminarayan School
Nagpur-08

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABRPG8258Q

नाम /NAME

SHARAD LAXMIDAS GANDHI

पिता का नाम /FATHER'S NAME

LAXMIDAS PURUSHOTTAMDAS GANDHI

जन्म तिथि /DATE OF BIRTH

15-06-1941

हस्ताक्षर /SIGNATURE

Sharad Gandhi

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX , VIDARBH

Sharad Gandhi

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABRPG8260E

नाम /NAME

AMIT SHARAD GANDHI

पिता का नाम /FATHER'S NAME

SHARAD LAXMIDAS GANDHI

जन्म तिथि /DATE OF BIRTH

25-12-1969

हस्ताक्षर /SIGNATURE

AGandhi

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX , VIDARBH

AGandhi

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABIPS8955P

नाम /NAME

SUBHASHCHANDRA HIRALAL SHAH

पिता का नाम /FATHER'S NAME

HIRALAL TALAKCHAND SHAH

जन्म तिथि /DATE OF BIRTH

16-04-1939

हस्ताक्षर /SIGNATURE

S.H.Shah

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX , VIDARBH

S.H.Shah

नाग २

2963 /2004

Principal
The Swaminarayan School
Nagpur-09

मुख्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त क्रमांक : 2173/2005

दस्ताचा प्रकार : आर्टिकल्स

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ
1	[illegible]	लिहून घेणार वय 63 सही		
2	[illegible]	लिहून देणार वय 66 सही		

SEAL OF THE JOINT SUB REGISTRAR

Principal
The Swaminarayan School
Nagpur-08

दस्त गोषवारा भाग - 2

नगन2
दस्त क्रमांक (2173/2005)
९-९

दस्त क्र. [नगन2-2173-2005] चा गोषवारा
बाजार मुल्य :2086000 मोबदला 0 भरलेले मुद्रांक शुल्क : 104300

पावती क्र.:2225 दिनांक:06/04/2005
पावतीचे वर्णन
नांव: स्वामीनारायण विद्यापिठ तर्फे अधिकृत सहि करणार श्री शरद लक्ष्मीदास गांधी

20000 :नोंदणी फी
180 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

20180: एकूण

दस्त हजर केल्याचा दिनांक :06/04/2005 11:10 AM
निष्पादनाचा दिनांक : 05/04/2005
दस्त हजर करणा-याची सही :

दु. निबंधक नागपूर 2

दस्ताचा प्रकार :36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 06/04/2005 11:10 AM
शिक्का क्र. 2 ची वेळ : (फ़ी) 06/04/2005 11:13 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 06/04/2005 11:15 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 06/04/2005 11:15 AM

दस्त नोंद केल्याचा दिनांक : 06/04/2005 11:16 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) अमित शरद गांधी ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: देशपांडे ले आउट
शहर/गाव: नागपूर
तालुका: -
पिन: -
2) नरेश पंजाब बोरकर ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: नवी शुक्रवारी
शहर/गाव: नागपूर
तालुका:
पिन: -

प्रमाणित करण्यात येते कि या दस्तऐवजाचे एकुन.....पाने आहेत.

दुय्यम निबंधक क्र. २
नागपूर शहर

९ नंबरचे बुकाचे
२१६३ नंबरी नोंदला

दु. निबंधक नागपूर 2
दुय्यम निबंधक
नागपूर-२

दुय्यम निबंधक, नागपूर क्र. २
दि. ६ माहे ६ सन२००५

अर्ज क्र. २१६३/२६/२/२०२६
नक्कल अज दाखल तारीख २६/२/२०२६
नक्कल तयार तारीख २५/२/२०२६
नक्कल मेडसुपरलेव्ह दिली तारीख २५/२/२०२६

सह दुय्यम निबंधक
नागपूर क्रं. २

संगणक प्रत

सह दुय्यम निबंधक
नागपूर क्रं. २

SUMMARY 022026SR265 Prepared on 06/04/2026 11:16:37

Principal
The Swaminarayan School
Nagpur-09