

34

20 JAN 2022 e-Challan

Login ID PDEN	2022099000824	BARCODE		Printed On	11/01/2022 12:22:39
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Department		Superintendent of Stamps And Inspector General Of Registration		Payer Details	
Property Details		AT, DEDIYASAN TA. DI. MEHSANA BLOCK/SURVE NO.452 HE.ARE. 0-62-74 SQ.MTS.		TAX ID (If Any)	
				PAN No. (If Applicable)	AAETR2984A
				Full Name	REVABA EDUCATION CHARITABLE TRUST
Office Name		S.R.O - Mehsana		Address	
Location		MAHESANA		AHMEDABAD	
Year		2021-2022 One time			

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20220111417317524	Registration Fee (0030-03-104-00)	48800.00	48800.00	57000013551003011012258645	11/01/2022	SBIEPAY

Total Amount :- 48800.00

Total Amount in Words :- Rupees Forty Eight Thousand Eight Hundred Only

Remarks (If Any)	
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20 JAN 2022

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સહી-સુપરિન્ટેન્ડન્ટ જિ.રજીસ્ટ્રાર ૨૦

SS/MGR-GUJARAT

Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec2/c of the Gujarat stamp Act-1958.
 (2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s 23 of the Registration Act 1908

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ92230139377380U

Certificate Issued Date : 19-Jan-2022 12:36 PM

Account Reference : IMPACC (FI)/ gjelimp10/ MEHSANA/ GJ-MS

Unique Doc. Reference : SUBIN-GJGJELIMP1017544984953826U

Purchased by : REVABA EDUCATION CHERITABLE TRUST PATEL R Y ETC

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

Property Description : AT-DEDIYASAN BLOCK NO-452 HEC ARE 0-62-74 SQ MTR

Consideration Price (Rs.) : 48,00,000
(Forty Eight Lakh only)

First Party : REVABA EDUCATION CHERITABLE TRUST PATEL R Y ETC

Second Party : PATEL KANTIBHAI JESANGBHAI ETC

Stamp Duty Paid By : REVABA EDUCATION CHERITABLE TRUST PATEL R Y ETC

Stamp Duty Amount(Rs.) : 2,35,200
(Two Lakh Thirty Five Thousand Two Hundred only)



0022755187

Disclaimer Alert

- The authenticity of this Stamp Certificate should be verified at www.stampduty.gov.in or using a Stamp Mobile App of the Government of Gujarat.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The issue of this Stamp Certificate is on the account of the certificate holder.
- In case of any discrepancy, please contact the concerned authority.



11/2



Lease Agreement Deed

First Party/Lessor/Owners:

- [1] Patel Kantibhai Jesangbhai,
 Aged about: 66 years,
 Occupation: Agriculture & Business
 Residing at 23, Astha-2 Bungalows,
 Near Ratanpura Bus Stop,
 Vastral, Ahmedabad,
 Pin Code No.382418

Aadhaar Card No.3310 8345 2940
 PAN CARD NO.AMVP9435D

- [2] Patel Rajendrakumar Arvindkumar
 Aged about: 22 years,
 Occupation: Study,
 Residing at 8, Muralidhar Society,
 Kansa N.A. Vistar, Visnagar,
 Ta.Visnagar, Dist.Mehsana,
 Pin Code No.384315

Aadhaar Card No.7941 3891 2326
 PAN CARD NO.EITPP3076A

[Who shall be hereinafter referred to in
 this Lease Agreement as First Party or Owners or
 We, which expression shall repugnant to the

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context be deemed to include we ourselves and our heir, guardian, successors, executors, assignees, etc. all]

Second Party/Lessee/Tenant :

Revaba Education Charitable Trust,
[Registration No.E/22956/Ahmedabad
Date: 24/09/2020]
PAN CARD NO.AAETR2984A

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Address: Near Kaleshwari Temple,
Opp.Khodiya Temple, Dediyaan,
Ta.Dist.Mehsana, Gujarat
Pin Code No.384002

Through its

(1) Managing Trustee

Patel Rashmikaben Yogeshbhai,
Aged about: 38 years,
Occupation: Service,
Residing at 23, Astha-2 Bungalows,
Near Ratanpura Bus Stop,
Vastral, Ahmedabad,
Pin Code No.382418
Aadhaar Card No.7443 4328 3554

(2) Trustee

Patel Mitalben Jagadishbhai,
Aged about: 34 years,
Occupation: Service,
Residing at 23, Astha-2 Bungalows,
Near Ratanpura Bus Stop,
Vastral, Ahmedabad,

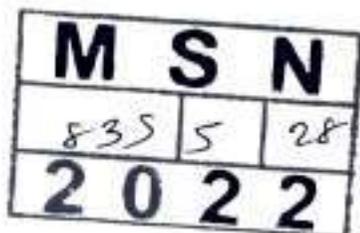
24/09/2020

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T.N.Patel





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Pin Code No. 382418

Aadhaar Card No. 7067 8358 7670

(3) Trustee

Patel Trupti Nareshbhai

Aged about: 39 years,

Occupation: Service,

Residing at B/402, Uma Sharnam, Gota,

Ahmedabad - 382481

Aadhaar Card No. 5773 6078 5338

[Who shall be hereinafter referred to in this Lease Agreement as Second Party or Tenant or Lessee-You, which expression shall repugnant to the context be deemed to include You-Trust and from time to time Trustees of the Trust selves and its representatives, agents, executors, assignees, etc. all]



That,

We-First Party and You-Second Party by agreeing together to execute this Lease Agreement as per following terms and conditions.

We First Party are owners of N.A. land admeasuring Hecter 0-62-74, Assessment 9.41 vide Account No.7225 situated on New Block/Survey No.452 [Old Block/Survey No.441, Oldest Survey

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No.329] of Dediyan Sim, Ta.Dist.Mehsana and thereon educational purpose building constructed and the remaining land is using as playground, parking, etc. and We-First Party decided to give the said total area with construction, etc. on lease to You-Second Party for 30 years from dtd.20/01/2022 to dtd.19/01/2052 on following terms and conditions.

Conditions :

- [1] The Monthly rent of said property is fixed at Rs.2,00,000/- Rupees **two** Lacs only. During the tenure, both the parties are at liberty to increase or decrease rent by mutual understanding.
- [2] The Monthly rent of the said property shall be given by Second Party to First Party within First Week Of Each Months .
- [3] The Local Tax of the said property shall be given by Second Party. The electric consumption and other amenity, etc. facilities, water facility and other to be obtained facility as per requirement.



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of advancement of education then Second Party apply for the same for its costs and expenses and to pay regularly its bills and on completing the lease period then the same shall be removed at the costs and expenses of Second Party.

[4] The Second Party shall have to maintain the property in its usable nature and on interval of every 3 years renovation and repairing to be carried out. Second Party will also construct extra construction as per requirement of education purpose.

[5] The Second Party is at liberty to take every decision for the use of said property in welfare of education purpose and for the purpose Second Party will take permission and affiliation with other concerned educational bodies.

[6] The First Party has handed over the property to the Second Party with electric connection of Three Phase and the Second Party is at liberty to

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increase or decrease the said connection as per Second Party's requirement.

- [7] The Second Party is at liberty to apply for Narmada Water connection and for the purpose to pay the deposit and its regular charges.
- [8] The Second Party shall bear the expenses of Tube-well maintenance.
- [9] The Second Party is at liberty to borrow the finance from Financial Institution or Banks on its moveable properties.
- [10] In case of any litigation in any Matter decision of second party will be considered as a final decision.

Schedule

Part and parcel of N.A. land admeasuring Hector 0-62-74, Assessment 9.41 vide Account No.7225 situated on New Block/Survey No.452 [Old Block/Survey No.441, Oldest Survey No.329] of Dediyan Sim, Ta.Dist.Mehsana, which is bounded as under:

North : Neliya then New Block/Survey No.454
 South : New Block/Survey No.442
 East : New Block/Survey No.451 and 444

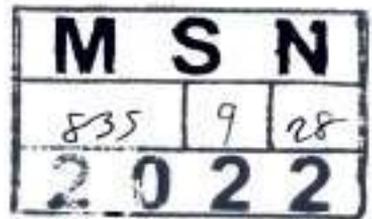
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West : New Block/Survey No.453

Thus, the above mentioned Lease Agreement Deed is executed by We-First Party and You-Second Party with our willingness, with cleverness, without intoxicant, in consciousness position, in good state of health, the said Lease Agreement Deed is and shall be binding to we both parties and the Trustees of the Trust of Second

Party and put our signatures in token thereof in the presence of below mentioned witnesses.

Place: Mehsana, Gujarat

Date: / /2022

Signature of First Party:

1) Kantibhai Jesangbhai
[Patel Kantibhai Jesangbhai]

2) P. R. A
[Patel Rajendrakumar Arvindkumar]

Signature of Second Party:

Rashmi
[Patel Rashmikaben Yogeshbhai]
Managing Trustee
Revaba Education Charitable Trust.

Mittal.
[Patel Mitalben Jagadishbhai]
Trustee
Revaba Education Charitable Trust.



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T. M. Patel.

[Patel Trupti Nareshbhai]
Trustee
Revaba Education Charitable Trust.

Witnesses :

1) 

2) 42th



Schedule under Section 32-A of Registration Act, 1908

Lessor/First Party

Signature of Lessor	Photograph	Thumb impression
<u>... ..</u>		
<u>P. R. A</u>		





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No. 1444/40234/15458

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835	13	28
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To
 પટેલ કાંતિલાલ જેસંગદાસ
 Patel Kantilal Jesangdas
 23, Aslha 2 Opp Ratanpura Bus Stand
 Vastral Road
 Vastral
 Vastral
 Daskroi Ahmedabad
 Gujarat 382418
 7567115593

23/01/2014
69102644



MD691026443FH



તમારો આધાર નંબર / Your Aadhaar No. :

3310 8345 2940

મારો આધાર, મારી ઓળખ



પટેલ કાંતિલાલ જેસંગદાસ



ભારત સરકાર

Government of India



પટેલ કાંતિલાલ જેસંગદાસ
 Patel Kantilal Jesangdas
 જન્મ તારીખ / DOB 21/04/1954
 પુરુષ / Male



3310 8345 2940

મારો આધાર, મારી ઓળખ

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMVPP9435D



नाम/ Name
KANTILAL JESANGDAS PATEL

पिता का नाम/ Father's Name
JESUNGDAS DOSMALDAS PATEL

जन्म की तारीख/ Date of Birth
21/04/1954

हस्ताक्षर/ Signature



01062017



पं. नं. - 51757/11/15-25/2018/127

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ભારત સરકાર

Government of India



પટેલ રાજેન્દ્રકુમાર અરવિન્દકુમાર
Patel Rajendrakumar Arvindkumar
જન્મ તારીખ / DOB : 09/11/1999
પુરુષ / Male



7941 3891 2326

મારો આધાર, મારી ઓળખ



* P.R.A

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ભારત સરકારના અધિકારક્ષેત્રમાં
Unique Identification Authority of India

Address

સરનામું
સી/મોરદહા સોસાયટી, કાન્ડા નેડાર
વિસ્તાર, વેનગર, વેનગર,
મહેસાણા, ગુજરાત - 384315

B/Moridhar society, kanda n a
vadar, Venagar, Venagar,
Mahesana, Gujarat, 384315

7941 3891 2326



www.ubai.gov.in

www.ubai.gov.in

* P.R.A

* P.R.A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पंजीकृत कर खाते कार्ड
 Registered Account Number Card

EITPP3076A

पंजीकृत नाम
 REGISTERED NAME
 HOTEL RAJAKHORANDEWARI AHMEDABAD

पंजीकृत पिता का नाम
 REGISTERED FATHER'S NAME
 ANANDKUMAR MANOJLAL PATEL

पंजीकृत तिथि (Date of Birth)
 09/11/1999

हस्ताक्षर
 Signature



x P.R.A



x

P.R.A

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भारतीय रिजिस्ट्रार जनसंख्या प्राधिकरण

भारत सरकार

Government of India

आधार संख्या: 7443 4328 3554

नाम:
 पता:
 जन्म तिथि:
 लिंग:
 मोबाइल नंबर:
 पिन कोड:
 राज्य:
 जिला:
 तहसील:
 पोस्टाफिस:
 आधार प्रमाणिका संख्या:
 आधार प्रमाणिका जारी तिथि:
 आधार प्रमाणिका जारी स्थान:
 आधार प्रमाणिका जारी अधिकारी:
 आधार प्रमाणिका जारी तिथि:
 आधार प्रमाणिका जारी स्थान:
 आधार प्रमाणिका जारी अधिकारी:



आधार संख्या / Your Aadhaar No.

7443 4328 3554

सामान्य माहसुली अधिकारी



भारत सरकार
Government of India



नाम:
 पता:
 जन्म तिथि:
 लिंग:
 मोबाइल नंबर:
 पिन कोड:
 राज्य:
 जिला:
 तहसील:
 पोस्टाफिस:
 आधार प्रमाणिका संख्या:
 आधार प्रमाणिका जारी तिथि:
 आधार प्रमाणिका जारी स्थान:
 आधार प्रमाणिका जारी अधिकारी:
 आधार प्रमाणिका जारी तिथि:
 आधार प्रमाणिका जारी स्थान:
 आधार प्रमाणिका जारी अधिकारी:



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सामान्य माहसुली अधिकारी

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAETR2984A



TIN Name
REVASA EDUCATION CHARITABLE
TRUST

मिशन / Mission
Date of Incorporation / TansaKa
24/02/2020

01112521

Reva



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भारत सरकार
GOVERNMENT OF INDIA



पटेल मितलबेन जगदीशकुमार
Patel Mitalben Jagadishkumar
जनम तारीख / DOB : 20/06/1987
स्त्री / FEMALE



7067 8358 7670

आधार - सामान्य माहसुली अधिष्ठाता

Mittal.



नाम: W/O जगदीशकुमार, 23, आस्था बंगलो-2, रातनपुरा बस स्टैंड रोड, वास्त्राल, 382418, अहमदाबाद, गुजरात, 382418

भारतीय विधि-संशोधन प्राधिकरण
RESEARCH FOUNDATION FOR INDIAN LAW

Address: W/O Jagadishkumar, 23, Astha bungalows-2, opp ratanpura bus stand, vastral, Vastral, Ahmedabad, Gujarat, 382418



1947 1800 307 1947

help@rafi.in

www.rafi.in P.O. Box No. 1947, Bangalore-56 001

Mittal.

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T. N. Patel.



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भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN SPECIAL IDENTIFICATION AUTHORITY

नामः : Address: 100 Riverside Plaza, USA
100 Riverside Plaza, USA CHARNAM OFFICE, Delhi
100 Riverside Plaza, USA, INDIA. Hyderabad
100 Riverside Plaza, USA
100 Riverside Plaza, USA

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5773 8975 5338

T. N. Patel.



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21/09/20


 ગુરત સરકાર
 Government of India


 પટેલ યોગેશકુમાર
 Patel Yogeshkumar
 જન્મ તારીખ/DOB: 24/09/1982
 પુલક/ MALE

Download Date: 18/09/2020
 Issue Date: 08/08/2013

9479 4301 2857
 VID : 9185 1398 0268 0133

મારી આધાર, મારી ઓળખ



Handwritten signature

Faint handwritten text, possibly '12M' and '2022'

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ભારતીય વિશિષ્ટ ઓળખાણ અધિકારક

Unique Identification Authority of India



સરનામું :
S/O: કાંતિલાલ, 23, અસ્થા 2, વસ્ત્રાલ, વસ્ત્રાલ,
અમદાવાદ,
ગુજરાત - 382418

Address:
S/O: Kantilal, 23, ASTHA 2, VASTRAL,
Vastral, Ahmedabad,
Gujarat - 382418



9479 4301 2857

VID : 9185 1398 0268 0133



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J. H. Patel

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21/5/21



भारत सरकार
Government of India


 श्री सविताशंकर मोहन
 Patel Anandshankar Mohan
 जन. तिथि/DOB: 01/06/1972
 लिंग/ GENDER: MALE

9007 9209 3020
 VID : 9133 9093 5552 8253
 मारी आधार, मारी आधार

x चरह सार्वजनिक मंडळ

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भारत सरकार
Unique Identification Authority of India

संपत्ति
 सार्वजनिक मंडळ, सार्वजनिक मंडळ,
 महाराष्ट्र
 गुजरात - 384315
Address:
 Anandshankar society, karnal n.s. Varanasi,
 Mahesana,
 Gujarat - 384315


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x चरह सार्वजनिक मंडळ

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Serial No. 835 Presented of the office of the Sub-Registrar of S.R.O - Mehsana Between the hour of 12 To 13 on Date 20/01/2022

Receipt No :- 2022099001463

Received Fees as following

	Rs.
Registration	48000.00
Side Copy Fee (40)	800.00
Other Fees	0.00
TOTAL :-	48800.00

20220111417317524



વેલો-સિમ્પલિય - ૦૧ ૨૦/૧૨/૨૧

Patel Kantibhai Jesangbhai

Ashokkumar Dhulsing Chauhan
Sub Registrar
S.R.O - Mehsana

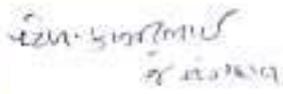
Ashokkumar Dhulsing Chauhan
Sub Registrar
S.R.O - Mehsana



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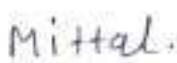
MSN		
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2022		

Sl No Party Name and Address Age Photograph Thumb Impression Signature

Executing
1 Patel Kantibhai Jesangbhai
Astha-2 Bungalows Vastral
Ahmedabad
PANNO:AMVPP9435D
66   

Executing
2 Patel Rajendrakumar Arvindkumar
Murlidhar Society Kansa N.A Vistar
Visanagar
PANNO:EITPP3076A
22   

Claiming
3 Revaba Education Charitable Trust
Through Its Managing Trustee Patel
Rashmikaben Yogeshbhai
Astha-2 Bungalows Vastral
Ahmedabad
PANNO:AAETR2984A
38   

Trustee Patel Mitalben Jagdishbhai
Astha-2 Bungalows Vastral
Ahmedabad
34   

Claiming
5 Trustee Patel Trupti Nareshbhai
Uma Saranam Gota Ahmedabad
39   

Executing Party
admits execution



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835	27	28
2022		

1 Patel Yogeshkumar Kantilal
Asta-2 Bungalows Vastral Ahmedabad



2 Patel Arvindbhai Manilal
Morlidhar Society Visnagar



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

1. Y. Patel
2. Arvindbhai Manilal Patel

Date: 20 Month: January -2022



Ashokkumar Dhusing Chauhan
Sub Registrar
S.R.O - Mehsana

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

Date: 20/01/2022

Ashokkumar Dhusing Chauhan
Sub Registrar
S.R.O - Mehsana

(W) 20/01/2022 4:10 PM

MSN		
835	28	28
2022		

1	Book No.	835	Registered No.
Date: 20-01-2022			



Ashokkumar Dhulsing Chauhan
Sub Registrar
S.R.O - Mehsana

