

AHMEDABAD URBAN DEVELOPMENT AUTHORITY  
Sardar Vallabhbhai Patel Bhavan, Usmanpura, Ashram Road,  
Ahmedabad 380014

Form No. 9  
(See Rule -7)

Round Seal  
Ahmedabad Urban  
Development  
Authority,  
Ahmedabad

### CERIFICATE FOR BUILDING USE

This is to certify that Shti Sumanbhai D. Patel & others have land in the revenue Survey No. 156 in the village Chandlodia, Ta. City, Dist. Ahmedabad & Town Planning Scheme No. 18 (Ghatlodia, Chandlodia, Sola) is Final Plot No. 54, Sub Plot \_\_\_\_\_ its building / flat / block \_\_\_\_\_, tenament No. \_\_\_\_\_ comes under the area of Ahmedabad Urban Development Authority. In this connection with regard to your application dt. 23.2.05 the site inspection has been carried on 1.3.05 and the factual state is as under.

The above mention construction is being carried on under the supervision of licensed Architect / Engineer Shri Prashant J Shah. This development is as per the provisions and terms & conditions of the General Development Control Regulation permission through letter No. P.R.M./95/5/04/14279/ dt. 12.8.04. This construction is for Educational purposes & have cellar + Gr und + Four storey + one cabin total one unit. This B.U. permission is given for the above referred construction for the use of Pre- Primary School.

Sr.No.	Floor	Developed useful area (Sq.mt.)	Developed for use	No. of Unit	Remarks
1.	Cellar	322.45	Parking	01 Pre Primary School	Forth Floor F.S.I. 102.42 given permission on payment
2.	Holplinth	-	-		
3.	Ground Floor	400.35	Educational		
4.	First Floor	382.35	Educational		
5.	Second Floor	382.35	Educational		
6.	Third Floor	382.35	Educational		
7.	Forth Floor	269.81 + 102.42	Educational		
8.	Store Cabin	24.52			
	Total	2266.60	Educational & Parking	01 School	

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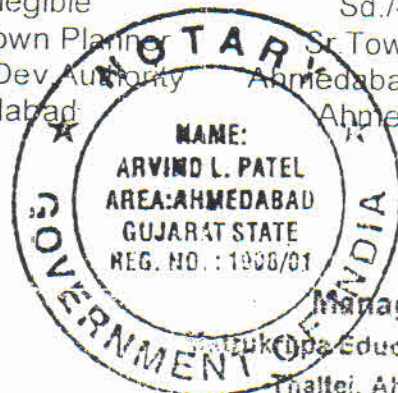
Sr.No. P.R.M./95/5/04/  
Use /1254/2/05/  
Date : 14 March 2005

Sd./- Illegible  
Seal Asst. Town Planner  
Ahmedabad Dev. Authority  
Ahmedabad

Sd./- Illegible  
Sr Town Planner  
Ahmedabad Dev. Authority  
Ahmedabad

SERIAL No. 4392 /2005

*Arvind L. Patel*  
NOTARY  
28 DEC 2005



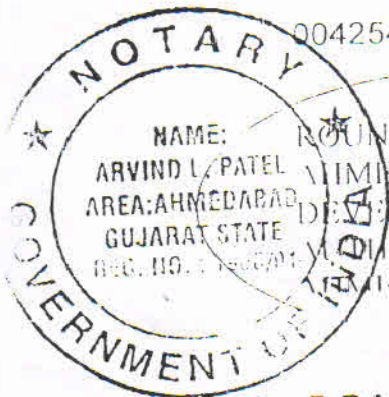
*Good*  
Managing Trustee

Trustee Education & Charitable Trust,  
Thaltej, Ahmedabad-380054

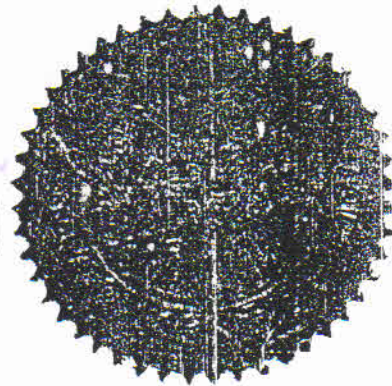
## TERMS

- (1) As per the General Development Control Regulation Sub-Rules No. 26. This building use permission granted & certificate issued that this building will be properly maintained & kept & it will be repaired from time to time.
- (2) All taxes are to be paid as per rules in force at present or may become effective from time to time.
- (3) In future all the charges net demand, drainage charges, other fees & deposits are to be paid under the provisions of Town Planning Scheme becoming effective.
- (4) Prior permission has to be obtained before any change in the use of building is contemplated.
- (5) This construction has to be used in such a way by the user that it does not damage or lead to environmental pollution. Moreover the neighbours and the residence of near by area are not leg to inconvenience.
- (6) The use of open area kept for parking cannot be changed.
- (7) All existing margins on the site, open spaces earmarked for stair case, lift, common plot etc. which are to be used commonly or constructed area has not to be changed.
- (8) The quality of the material used for the construction of the building is not certified & AUDA will not be responsible for this in any matter.
- (9) Through this certificate does not certified either structural stability or structural strength of this construction & AUDA is not / will not be responsible in this connection.
- (10) If any of the Terms are not fulfilled this B.U. Certificate will be considered as automatically cancelled.

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ROUND SEAL  
AHMEDABAD URBAN  
DEVELOPMENT  
AUTHORITY,  
AHMEDABAD



This is true and correct  
Translation of the  
Original documents from  
Gujarati in to English

*[Signature]*  
NOTARY  
28 MAR 2005

Sr.No. P.R.M./95/5/04/  
Use /1254/2/05/  
Date : 14 March 2005

Sd./- Illegible  
Seal Asst. Town Planner  
Ahmedabad Dev.Authority  
Ahmedabad

Sd./- Illegible  
Sr.Town Planner  
Ahmedabad Dev.Authority  
Ahmedabad

**ARVIND L. PATEL**  
ADVOCATE & NOTARY  
S-2, Silver Point, Nr. Kellas Tower,  
Stadium Commerce Road, Navrangpura,  
Ahmedabad 9. Ph. 26461525.

I.D.Patel College of Education,  
Run By Matrukrupa Edu & Cheritable Trust

Available infrastructure facilities

Sr.No	Instructional Space	Dimension Sq.mtr	Dimension in sq ft
1	Class room	46.45	500
2	Method room-1	36.15	389.11
3	Method room-2	34.89	376.52
4	Sport room	30.75	331.00
5	Multipurpose hall	141.71	1526
6	Library	55.74	600
7	Psychology lab	36.23	389.98
8	Science lab	50.54	544
9	Computer lab	46.45	500
10	Language lab	32.51	350
11	Principal room	22.18	337
12	Staff room	32.51	350
13	Store room	29.24	314.74
14	Boys common room	32.51	350
15	Girls common room	32.70	352
16	Office room	90.21	928
17	Art room	29.24	314.73
18	Work room-1	30.22	325.28
19	Work room-2	30.22	325.28
20	Work room-3	30.22	325.28
21	Sport room	46.45	500
22	E.T.Leb	33.16	400



I. D. Patel College of Education  
Run by Matru Krupa Edu. & Chari. Trust

  
Trustee / M. Trustee

78

1/2011

THE AHMEDABAD MERCANTILE  
CO-OP BANK LTD.  
NEAR STADIUM CIRCLE  
AHMEDABAD - 380019

STAMP DUTY  
6000/-  
SPECIAL ADVISORY  
Rs 0006000  
31.4.2006  
363100  
INDIA

Serial No. 7815 & 1508 Date 31.18.10e  
Name K.V. Patel  
&  
Address Thaltej.  
Value 6000 Six thousand + 5300  
(Words) Rs. only Total 11300  
The Assn. Co-op. Bank Ltd.  
Licence No. AH/AV/21/2005



REGISTRAR  
AHMEDABAD-2 (WADAJ)  
1998



NOTARY  
NAME: JAYRAMBHAI R. DESAI  
AHMEDABAD  
REG. NO. 1284/10  
GOVT. OF GUJARAT

Serial No. 78/2011  
JAYRAMBHAI R. DESAI  
Notary  
Govt. of Gujarat

AHD-2 V.D.J.  
100711 / 18  
2006

30 MAR 2011

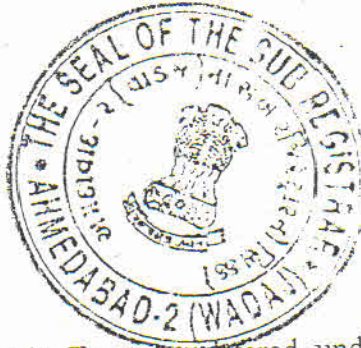
SUPPLIMENTARY LEASE DEED

THIS INDENTURE or Supplementary Lease Deed is made at Ahmedabad, on this 31<sup>st</sup> day of Aug., 2006 between (i) Smt. Kailashben Vinodbhai Patel aged about adult Residing at 14, Shukan Apartment, Near Tulip Bunglows, Thaltej, Ahmedabad : 380 054. (ii) Shri Chandrakant Ishwarbhai Patel aged about adult Residing at 15, Swastik Bunglows & Raw House, Ghatlodia, Ahmedabad : 380 061 (iii) Smt. Daxaben Chandrakantbhai Patel aged about adult Residing at 15, Swastik Bunglows & Raw House, Ghatlodia, Ahmedabad : 380 061. (iv) Shri Vinodbhai Ishwarbhai Patel aged about adult Residing at 14, Shukan Apartment, Near Tulip Bunglows, Thaltej, Ahmedabad : 380 054 Smt. Kailashben Vinodbhai Patel aged about adult Residing at 14, Shukan Apartment, Near Tulip Bunglows, Thaltej, Ahmedabad : 380 054 Hereinafter referred to as the "Lessor", which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and assign/s ) of the ONE PART OR FIRST PART.

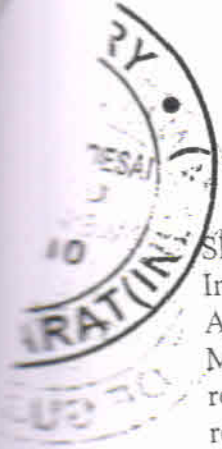
NOTARY  
NAME: JAYRAMBHAI R. DESAI  
AHMEDABAD  
REG. NO. 1284/10  
GOVT. OF GUJARAT

THE AHMEDABAD MERCANTILE CO-OP BANK LTD. NEAR STADIUM CIRCLE AHMEDABAD - 380019

AHD-2 V.D.J.  
100711 2 / 18  
2006



AND



Shri Matrukrupa Education and Charitable Trust registered under Indian Public Trust Act, having registered office at 14, Shukan Apartment, Nr. Surdhara Circle, Thaltej, Ahmedabad : 14. Through its Managing Trustee Shri Vinodbhai Ishwarbhai Patel ( Hereinafter referred to as "Lessee" WHICH EXPRESSION SHALL, unless it be repugnant to the context or meaning thereof, be deemed to include its successor/s and assign/s ) of the OTHER PART or SECOND PART.

( The Lessor and the Lessee and hereinafter individually referred to as the 'Party' and collectively referred to as the 'Parties' )

WHEREAS :

1. The Lessor are the owners of the premises more particularly described in clause 2 hereunder and is well seized and possessed of the Premises more particularly described in the schedule hereunder written.
2. For the purpose of extending and diversifying its activities and for the purpose of operating and opening college for educational purpose at I.D.Patel Education Campus, Near R. C Technical Institute, Ghatlodia, Ahmedabad. the Lessee requires the premises situated on Final Plot No. 53 and 54 total admeasuring 3042 Square Meter or thereabout allotted in lieu of Revenue Survey No.156 of Town Planning Scheme No.18 at Mouje Chandlodia, Ta : City, Dist : Ahmedabad. (hereinafter referred to as "THE SAID LAND") The building situated on said land popularly known as I.D. Patel Education Campus.
3. The building constructed total admeasuring 2266.60 Sq. Meter (as per B. U. permission from AUDA) upon the above said land is consisting of Cellar, Ground Floor, First, Second, Third and Fourth floor. The lessor are lawful owners and enjoy possession and all the right on the said building. The Lessee are desirous to take on lease to property describe as under :-

Ground Floor	400.35 Sq. Meter
First Floor	191.17 Sq. Meter
Second Floor	191.17 Sq. Meter
Third Floor	382.35 Sq. Meter
Forth Floor	372.23 Sq. Meter
Store Room	24.52 Sq. Meter

Total area of const. 1561.79 Sq. Meter

