

DEED OF CONVEYANCE

MOJE- MANJALPUR

F.P.NO-245, 246 & 322

T.P.-18

Reg. No.-16963

Date :- 16/10/17

Purchaser :-

M/s RED ORGANISERS PVT. LTD.

Dwarkesh Document Consultant

**FF-5-6, Shrushti Avenue, Opp.Amrपाल Complex, Nr
Muktanand Circle, Karelilbaug, Vadodara.**

Stamp Vendor- Paresh Shah

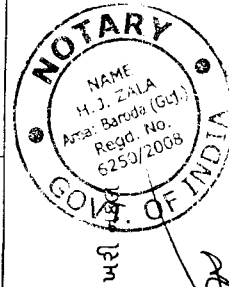
Mob.- 9998973826, 9898611731

E-mail- dwarkesh_consultant@yahoo.com, dwarkeshconsultant16@gmail.com

દસ્તાવેજનો પ્રકાર અને અવરોજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આવે છે તે જણાવવું)	સલ નંબર પેટા વિભાગ નંબર અને ઘર નંબર કોટરફળ આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રી. ૧૮૦૦૦૦૦૦=૦૪	TP-18 F.P. NO. 245, 246, 322. TOTAL LAND 10042 SQ.MTR OUT OF THE LAND FOR PARCEL-B FREEHOLD LAND ADM 7898.63 SQ.MTR	VADODARA MUNICIPAL CORPORATION THROUGH ITS MUNICIPAL COMMISSIONER REPRESENTED BY AUTHORIZED OFFICER MR. NAVENDU G. PARIKH	M/S RED ORGANISERS PVT.LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY MR. JAYESH K SHAH	૧૭/૧૦/૨૦૧૭ ૨૩/૧૧/૨૦૧૭	૧૭૮૬૩	



મુકાબલ કરનાર



ખરી

MB PATEL 2049/2001-10290/2000,3541/99 ઇ નકલ ની તારીખ : ૨૩/૧૧/૨૦૧૭ ના રોજની

અરજી નંબર : ૧૫૭૨૮

પહોંચ નંબર : ૨૦૧૭૦૧૬૦૩૬૧૨૬

તારીખ : ૨૩/૧૧/૨૦૧૭

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - Akota

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - Akota

2

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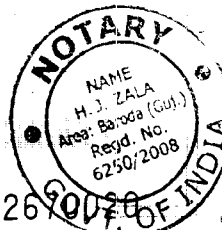


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

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Certificate No. : IN-GJ56125376064498P
Certificate Issued Date : 16-Oct-2017 03:22 PM
Account Reference : SHCIL (FI)/ gjshcil01/ AKOTA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHCIL0162700851994588P
Purchased by : JAYESH SHAH
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : MOJE MANJALPUR TP NO-18 FP NO-245,246,322
Consideration Price (Rs.) : 18,90,00,000
(Eighteen Crore Ninety Lakh only)
First Party : VADODARA MUNICIPAL CORPORATION
Second Party : RED ORGANISERS PRIVATE LIMITED
Stamp Duty Paid By : RED ORGANISERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 92,61,000
(Ninety Two Lakh Sixty One Thousand only)



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

(2)

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DEED OF CONVEYANCE

FOR RS. 18,90,00,000/-

FOR THE FREE HOLD LAND OF PARCEL-B

(T.P. No.18 (Manjalpur) F.P. No. 245, 246 & 322,, Vadodara in

Registration District and Sub-District of Vadodara. Remaining

from total land 10042 Sq.Mtrs out of that said land for Parcel-B

freehold land admeasuring 7898.63 Sq.Mtrs. land remained open

after construction for In-Situ Slum Rehabilitation houses/flats.)

conveyance

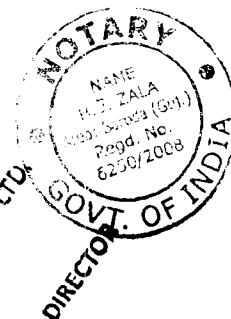
This — DEED (the "DEED") is executed at Vadodara, on this

17 day of oct , 2017.

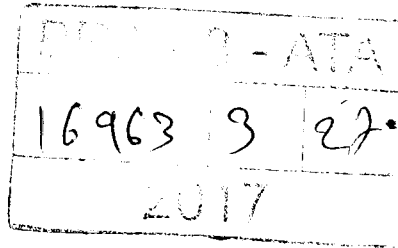
BY AND BETWEEN.

FIRST PARTY :

Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation



RED ORGANISERS 217 LTD.



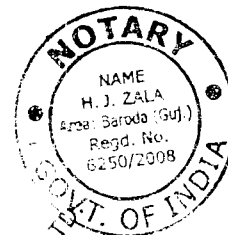
VADODARA MUNICIPAL CORPORATION (also known as Vadodara Mahanagar Seva sadan) of the city of Vadodara, a body constituted under the Gujarat Provincial Municipal Corporation Act, 1949, having the registered office at Khanderao Market Building, Rajmahal Road, Vadodara – 390001, Gujarat, through its Municipal Commissioner, represented by authorized officer Mr. Navendu G. Parikh (Designation Executive Engineer, MGY Cell, Vadodara Municipal Corporation) pursuant to authorized letter dated 23/08/2017 issued by Municipal Commissioner (hereinafter called the **"THE FIRST PART/SELLER"** which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor(s), administrators, Municipal Commissioners and all other officers from time to time of the first part :

AND

THE SECOND PARTY

M/S RED ORGANISERS PVT. LTD., 508, 5th floor Ivory terrace, R.C.Dutt road, Alkapuri, Vadodara, a company incorporated as per the provisions of the Indian Companies Act, 1956, having its registered office addressed at 508, 5th floor Ivory terrace, R.C.Dutt road, Alkapuri, Vadodara, represented by its authorized Signatory Mr. Jayesh K. Shah pursuant to resolutions from the partners/directors of M/s. Red Organisers Pvt. Ltd. Vadodara called **"SECOND PARTY/PURCHASER"** which expressions shall unless it be repugnant to the context or meaning thereof be deemed to included its successor or successors and assigns of the Second Part.

Navendu G. Parikh
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation



Jayesh K. Shah
RED ORGANISERS PVT. LTD.
DIRECTOR

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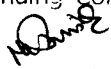
Whereas the FIRST PART is seized or otherwise well and sufficiently entitled to the land described in the schedule hereinafter referred to as **"THE SAID LAND"**.

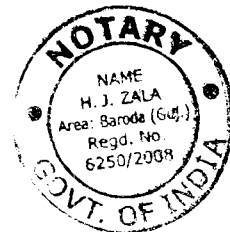
And whereas, which has been vested absolutely in the appropriate authority free from all encumbrances:

And whereas, the FIRST PART is a statutory body constituted under the Gujarat Provincial Municipal Corporation Act, 1949, holding the Said Land for the purpose as mentioned above which purpose the FIRST PART assures, includes the use of said land for construction as per approved development permission by VMC TDO from time to time (including of office building, residential Flats scheme, commercial shops and office scheme. etc.;

Whereas the FIRST PART invited a public Tender for the execution of the work of "Development of Group Housing Facility over land at T.P. No.18 (Manjalpur) F.P. No. 245, 246 & 322, for Phase-II, Package No. 2 at Manjalpur, Vadodara on PPP/ Turn Key Basis" under Mukhya Mantri GRUH Yojana, Affordable Housing Gujarat Slum Rehabilitation Policy (PPP-2013) hereinafter called 'WORK' or the scheme.

And Whereas the VMC after evaluating all the proposals received from various short listed applicants accepted the proposal of the Developer (whose net Premium is highest lumpsum amount). The same being approved by the Standing Committee of the VMC vide its Resolution No.


Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation



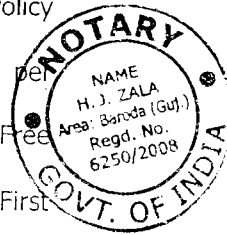
RED ORGANISMS PVT. LTD.
7-4-2017
DIRECTOR

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76 dated 13/06/2014 and communicated to the SECOND PARTY by MGY
Letter of Acceptance No. 365 dated 10-07-14.(The LOA)

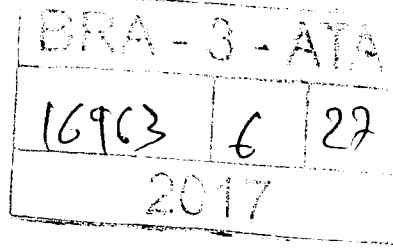
AND also SECOND PARTY i.e. The Developer and Builder has made
available Development Agreement with Vadodara Municipal Corporation
Handwritten: 15/02/2016 dated 15/02/2016 AND also by
Letter of Acceptance issued by Affordance Housing and MGY Cell by O.No.
365/Dt.10/7/2014 for developing a said land under Mukhyamantri Gruh
Yojna "PPP-2013" for Rehabilitation and Redevelopment of Slums of
Gujarat and on the basis of this agreement & LOI, and the said land
converted into non agriculture use by order no.jamin /k/ vashi /2547/2012
dtd.12/8/2012 & no.jamin/ k/ vashi/ 1615/ 2014 dtd.12/8/2012 &
no.jamin/k/ vashi/1622 /2014 dtd.15/9/2012 respectively.

Moreover, Vadodara Municipal Corporation Sanctioned and VUDA
sanctioned and granted building permission for the project. Vadodara
Municipal Corporation given, Concession cum Development Agreement for
the scheme of Mukhya Mantri Gruh Yojana, Gujarat Slub Rehabilitation
Policy (PPP-2013) for the development of land at T.P. No.18 (Manjalpur)
F.P. No. 245, 246 & 322, for Phase-II, Package No.2 at Manjalpur,
Vadodara on PPP/Turn Key Basis Affordable Housing under Mukhya Mantri
GRUH Yojana, Affordable Housing , Gujarat Slub Rehabilitation Policy
(PPP-2013) with the rules and regulation mentioned therein and as per
the clause 3.2 also give rights to Second part i.e. Developer to have Free
Sale Rights over free hold land by virtue of Sale Deed Executed by First
Part with developer over the land left unutilized after rehabilitation and
also mentioned in clause 3.3 the unutilized land shall sold as free hold



Handwritten: 15/02/2016
Engineer
Affordance Housing & MGY Cell
Vadodara Municipal Corporation

VED ORGANIC PVT. LTD.
Handwritten: 15/02/2016
DIRECTOR



land to first part/ developer for free sale Real Estate Development therein and As per Gujarat Government, Revenue Dept. Resolution No. JMN/392016/U.O.R.1/G Dated 25/1/2017 recommended that land used for slum rehabilitation is called parcel-A (2143.37 Sq.Mtr) and remaining unutilized land for private developer is called Parcel-B that is (7898.63 Sq.Mtr). After rehabilitation work private developer shall convey the commercial/residential units to prospect buyers and therefore it is necessary to transfer such land in favour of private developers. So that the developer have full rights to enter into any agreement with prospect buyer and receive booking amount and sale consideration and issue receipt of it and handing over the possession at the final stage.

And Whereas on receipt of the client's offer by the Developer for the execution of the work, the Developer has agreed to undertake the assignment of the work based on the tender conditions, specifications provided by the client in the tender document, pursuant to which both the parties have agreed to enter into an agreement dated. 15/02/2016, on the terms and conditions mentioned in the agreement.

Now both the parties agreed to enter into a sale deed.

NOW, THIS AGREEMENT WITNESS AS FOLLOWS.

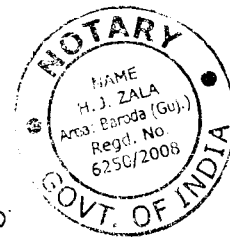
A. Following documents shall form integral part of the Contract Agreement between the Client and the Developer

1. Tender Document Consisting of

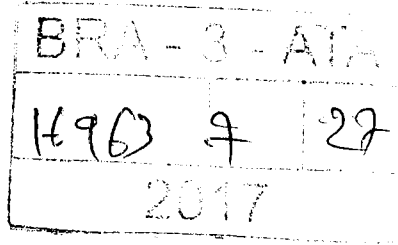
(i) Volume 1 -- Pre-qualification Bid and Technical Bid

(ii) Volume 2 -- Price Bid

Signature
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

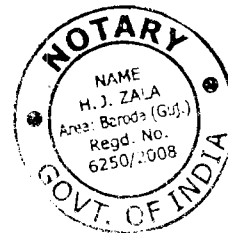


Signature
DIRECTOR
ORGANISERS PVT. LTD.



2. Advertisement Published on Client's web site i.e. www.n-procure.com and also in local daily newspaper of Vadodara
Dated: 5/5/2014. PRO No. 5/2014-15.
3. Price Bid opening documents Dated : 19-05-2014
4. MGY Dept. letter for Negotiation No. 202, Dated : 22-05-2014
5. Developer's Letters: Rebate Related letter Dated MGY Inward No. 327 Dated : 23-05-14.
6. Project Management Consultant M/s. WAPCOS Ltd.
 - (i) Letter of evaluation of tender documents letter No. WAPCOS/Vadodara/GRUH/PPP/2014/726, Dated : 16/5/2014.
 - (ii) Letter of evaluation of Price Bid letter No. WAPCOS/Vadodara/GRUH/PPP/2014 /727, Dated : 16/5/2014.
7. Proposal Approved in Prescribed Authority at City Level Dated : 29-5-2014
8. Proposal of Municipal Commissioner to Standing Committee
Dated: 4/6/2014 muk/sankalan/Affordable Housing/S.55/14-15.
9. Vadodara Municipal Corporation Standing Committee Resolution
No. 76/13-06-2014.
10. Client's Letter of Acceptance MGY No. 365 Dated: 10/7/2014.
11. Bank Guarantee for EMD bearing DD No. 806284, Dated: 22-07-14
(Given by SBI Bank of Rs. 12,88,000/-)
12. Agreement Dated 15/02/2016 between Vadodara Municipal Corporation and M/s Red Organisers Pvt. Ltd.
13. Approved Price/ Contract Value:
Cost of SRS Rs. 6,29,99,248/-
Land Premium Rs. 25,19,99,248/-

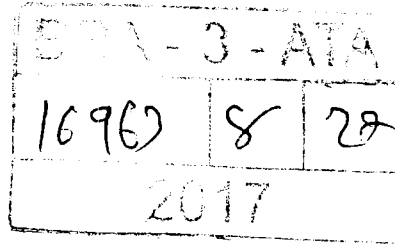
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation



RED ORGANISERS PVT. LTD.
DIRECTOR

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Net Premium Rs. 18,90,00,000/-

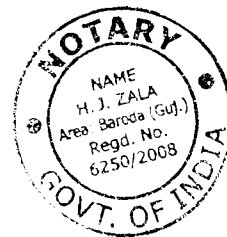
14. Land allotment order from Dist. Collector Vadodara NO: Jamin/K/Vashi/1614/2014. Dt. 12/08/2014 Collector Office, Chitnish Branch, Vadodara of R.S. No. 90 of Village Manjalpur, Vadodara, TP Scheme No. 18 FP 246: 3862 Sq.Mtrs.
15. Land of Vadodara Municipal Corporation, Final TP Scheme No. 18 FP 245: 500 Sq.Mtrs.
16. Land of Vadodara Municipal Corporation, Final TP Scheme No. 18 FP 322: 5680 Sq.Mtrs.
17. Concession cum Development Agreement Dated 15/02/2016 between Vadodara Municipal Corporation and M/s Red Organisers Pvt. Ltd. Signed and approved by Vadodara Municipal Corporation.
18. The Gujarat Government Gazette Notification no. GH/170/2013/PRC/10-2013/783(1) dtd.27.1.2014 and Gazette Notification no. GH/177/2013/PRC/10-2013/783(1) dtd.09.12.2014

And whereas, the FIRST PART of the said land has agreed to grant to the **SECOND PARTY** M/S RED ORGANISERS PVT. LTD., by conveying/ transferring the schedule land in the manner hereinafter appearing.

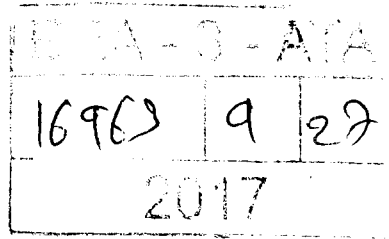
Now this deed of conveyance witnesseth as follows :

1. In pursuance of the terms and conditions of the proposal and in consideration of the yearly rent hereby reserved and also


Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation



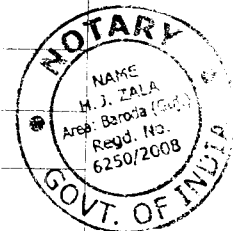
RED ORGANISERS PVT. LTD.
DIRECTOR



inconsideration of Rs. **18,90,00,000/- (Rupees Eighteen Crore Ninty Lacs only)** towards transfer fees paid by the SECOND PARTY **M/S RED ORGANISERS PVT. LTD.,** over and above Rs. **18,90,00,000/- (Rupees Eighteen Crore Ninty Lacs only)** already paid, "AS PER DETAIL ATTACHED IN ANEXURE-A"

ANEXURE-A

SRNO.	PLACE	chq./dd no.	DATE	BANK NAME	AMOUNT(IN RS.)	TOTAL RS.
1		91901	23-12-2014	SBI	5000000	
2		337273	23-12-2014	SBI	3225000	
3		337274	02-06-2015	SBI	3225000	
4		337275	29-06-2015	SBI	3225000	
5		337276	12-08-2015	SBI	3225000	
6		381309	10-09-2015	SYNDICATE BANK	3225000	
7		381340	09-10-2015	SYNDICATE BANK	3225000	
8	(MANJALPUR)	381391	07-11-2015	SYNDICATE BANK	3225000	189000000
9		95829	11-12-2015	SYNDICATE BANK	3225000	
10		96108	06-02-2016	SYNDICATE BANK	3225000	
11		96113	16-02-2016	SYNDICATE BANK	3225000	
12		359179	10-03-2016	SYNDICATE BANK	3225000	
13		359222	13-04-2016	SYNDICATE BANK	3225000	
14		359268	10-06-2016	SYNDICATE BANK	19300000	
15		441090	16-02-2017	SYNDICATE BANK	10000000	
16		707065	15-02-2017	SYNDICATE BANK	5000000	
17		915506	18-07-2017	SYNDICATE BANK	48000000	
18		916792	19-07-2017	SYNDICATE BANK	63000000	



Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

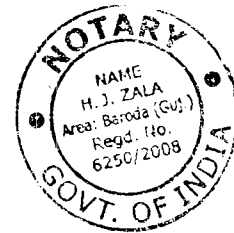
RED ORGANISERS PVT. LTD.
DIRECTOR

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Moreover the second party already constructed 140 houses/flats on the land of Parcel-A at the cost of Rs. 6,29,99,248/- and till the possession of dwelling units handed over to beneficiaries the SECOND PARTY shall continue to pay monthly rent to beneficiaries as per earlier terms and conditions of tender, policy guideline, covenants and agreement herein contained, the FIRST PART both hereby the SECOND PARTY all that the said Land Situated at T.P. No.18 (Manjalpur) F.P. No. 245, 246 & 322, Vadodara and more particularly described in the schedule hereunder written to hold the land unto the SECOND PARTY **M/S RED ORGANISERS PVT. LTD.**, their executors, Administrators, assigns, etc for infinite time with ownership rights.

2. The SECOND PARTY hereby enters into the following covenants with the FIRST PART :

- a. That the SECOND PARTY will be sole and absolute owner of the property with the possession, referred to in the schedule given hereunder.
- b. That the SECOND PARTY will pay all rates, taxes, charges, fees etc, of every description to Vadodara Municipal Corporation, State Government and Central Government now payable or hereinafter to become payable in respect of the scheduled land and / or the constructions of the buildings, which may be Erected thereon or by the landlord.

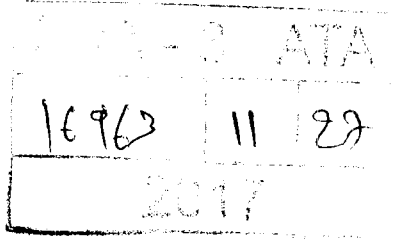


M. M. M.
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

RED ORGANISERS PVT. LTD.
7/1/2017

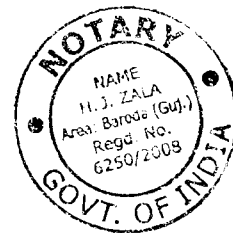
DIRECTOR

(22)



c. That the SECOND PARTY will at its own cost and risk, erect or construct upon the scheduled land buildings for the purposes hereinbefore described in a workman like manner and in accordance with the building plans, as may be approved or reapproved by the Municipal Corporation as per the Bye-laws prevailing from time to time and mentioned in the regulations and guidelines of the scheme, regulations formed by State Government Prescribed Authority of slum Rehabilitation (SRS) projects shall be applicable constituted under section 58(2) (D) of Gujarat Slum Areas (Improvement, Clearance and Rehabilitation) Act 1973. And as per GDCR mentioned in the policy and as per the use permissive as per Zone of the Land being Neighborhood area, for the building permission to be granted for fulfillment of this obligation and the SECOND PARTY shall complete the same in all respects fit for occupation and use in a period of two years from the date hereof unless prevented by accident or unavoidable cause in which case, as soon as after the said period as practicable.

d. The SECOND PARTY shall preserve and protect if necessary by construction at its own costs boundary wall or fencing, the property unto it and shall cause no damage to the land or change its nature except for the purpose of building and or for any other purpose the SECOND PARTY is entitled under this

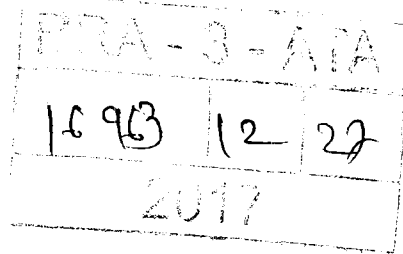


Deed

Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

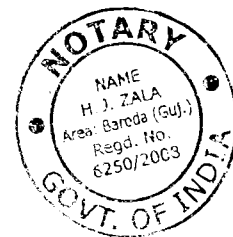
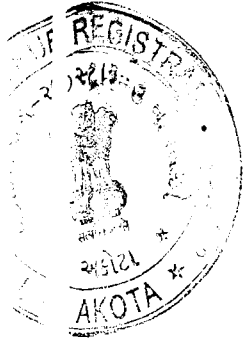
RED ORANGE
7-1-2017

DIRECTOR



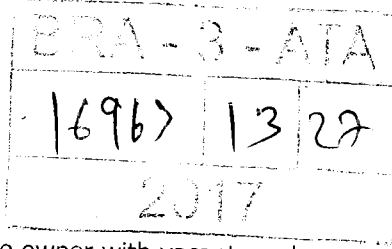
e. The SECOND PARTY may employ a contractor or sub-contractor and any other agency to make construction and completion of the contract on the land hereby, as per this Deed.

f. It is specifically agreed by and between the Parties that the SECOND PARTY shall have a building erected on the Said Land of its choice and the entire cost of construction shall be borne by the SECOND PARTY itself. The SECOND PARTY shall be and is hereby entitled to enter into necessary agreements and also execute the necessary deeds of allotment, agreement to sale, conveyance, assignment deed, writings etc. in respect of grant unto them necessary rights, or occupation, enjoyment and ownership or create all legal right, title and interest in the said building or part thereof in favour of any of its members, prospective buyer/s, and the SECOND PARTY shall be entitled to receive appropriate to itself all kinds of considerations and/or the price it may receive in consideration of such transfer, conveyance, agreement deeds of creation or extinguishment of right, title or interest in the building or any part thereof constructed by the SECOND PARTY. The FIRST PART shall have no claim or such realizations of the price or the considerations and shall not object to the allotment, agreement to sale, conveyance, assignment deed, writings etc. transfer of the building or part, unit thereof to one or more or all the member of the SECOND PARTY.



Signature
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

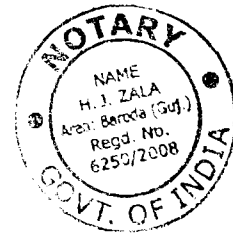
RED ORANGE
Signature
DIRECTOR



- g. Second party is at liberty as an absolute owner with vacant and with full possession, along with every rights of easement to get the property transferred on their name as an owner in the revenue record and other related govt. offices records.
- h. This Land T.P. No.18 (Manjalpur) F.P. No. 245, 246 & 322, Vadodara are handed over to Vadodara Municipal Corporation by Government of Gujarat for In-Situ Rehabilitation of existing slum dwellers under the scheme of Mukhyamantri Gruh Yojana Gujarat Slum Rehabilitation Policy PPP-2013, Regulation for the Rehabilitation and Redevelopment of the Slums 2010.
- i. Mukhyamantri Gruh Yojana Gujarat Slum Rehabilitation Policy PPP-2013, Regulation for the Rehabilitation and Redevelopment of the Slums 2010 shall have overriding effect of all terms and conditions of this deed.

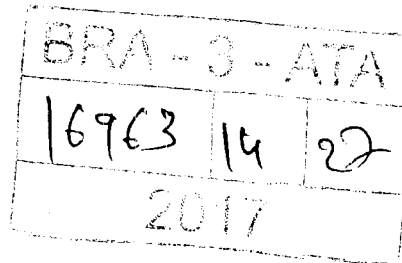
3. The FIRST PART hereby enters into the following covenants with the SECOND PARTY:

- a. That the FIRST PART now has in itself good and absolute, full power and absolute authority to unto the SECOND PARTY the land in the manner herein appearing.
- b. The FIRST PART shall allow or permit the Said Land to be used by the SECOND PARTY for constructing one or more building or structure for all purposes mentioned herein above. As per building permission obtained by second party by sanctioning authority TDO, VMC.



Signature
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

RED ORGANISER PVT. LTD.
Signature
DIRECTOR



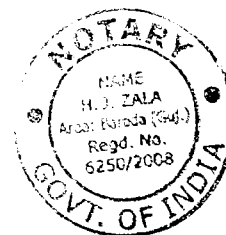
c. The FIRST PART shall not obstruct or object to the excavation or digging of the land for the purposes of construction of building and/or any other structures. The FIRST PART shall not object to the SECOND PARTY making construction by itself or through its agents, or contractors including sub-contractors, and shall not object to the SECOND PARTY entering into premises for the purposes of such constructions to be made.

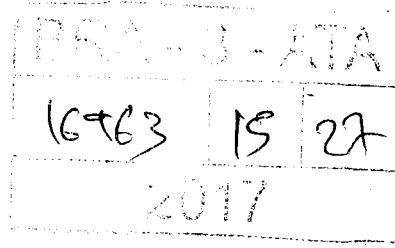
d. The FIRST PART or any other person shall cause no obstruction or interruption in the peaceful enjoyment of the land by the SECOND PARTY so long as the SECOND PARTY.

4. The SECOND PARTY is granted the right to use full FSI available from time to time on Said Land.

5. The FIRST PART has hereby granted to the SECOND PARTY right to make construction upon the land and therefore in order that the SECOND PARTY can be conveniently and speedily as possible make constructions and enjoy the premises for all purposes, the SECOND PARTY hereby undertakes to obtain necessary NOC permission, sanctions, consents, approvals required for making constructions on the land.

The SECOND PARTY shall obtain building permission at its own cost. The FIRST PART as being the owner shall make it convenient





in all respects to granting of such permissions and shall give required consents / NOCs if any required.

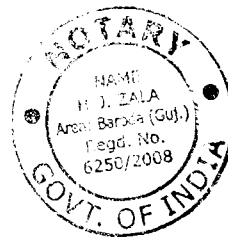
7. The necessary amenities or facilities like drainage, water supply etc., required for the building constructed there on shall be provided by the Municipal Corporation as per G.P.M.C. Act and Rules. However, the SECOND PARTY shall be liable to pay all the charges, costs and fees to the FIRST PART, for the necessary services like drainage, water supply etc. (being service provider) for the services utilised by the SECOND PARTY on the Land and also for any other similar services and when billed for the same.

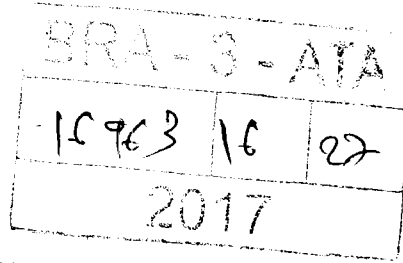
8. All disputed arising out or in connection with or pertaining to this Deed shall be submitted to single arbitrator to be appointed by mutual agreement of both the Parties i.e. FIRST PART and SECOND PARTY and in the event of there being no such agreement arrived at between the Parties, like arbitrator shall be appointed as per the provisions of Indian Arbitration Conciliation Act, 1966 and the decision of such arbitrator shall be binding upon the Parties.

9. That the FIRST PART is not liable to pay income tax and hence, income tax clearance certificate is not necessary. However, if the registrar desires it, the same shall be complied with by the FIRST PART.

Signature
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

VED ORGANISERS PVT. LTD.
Signature
DIRECTOR





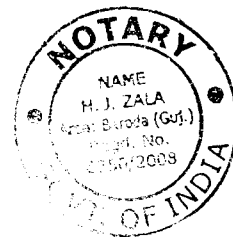
10. The stamp duty, registration charges and other expenses incurred or to be incurred hereafter for such purposes shall be borne by the SECOND PARTY.

: SCHEDULE OF THE PROPERTY :

All that piece or parcel of land together with all easements and appurtenances whatever belonging to or parting thereto and also free hold right of passage at all times for all purposes, to and from the land over the land adjoining the premises for the purposes of going to and coming from the public road bearing, **T.P. No.18 (Manjalpur) F.P. No. 245, 246 & 322, Vadodara in Registration District and Sub-District of Vadodara. From the total land 10042 Sq.Mtrs. out of that the said land for Parcel-B freehold land admeasuring 7898.63 Sq.Mtrs., land remained open after construction for In-Situ Slum Rehabilitation houses/flats. As per following table**

Signature
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

VED CHENAI PVT. LTD.
Signature
DIRECTOR



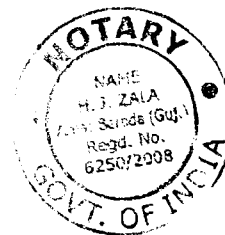
ETA-3-ATA		
16963	17	22
2017		

Moje	TP Scheme No.	FP No.	Admeasuring area as per Bform	Land used admeasuring for Parcel "A"	Land remaining admeasuring for Parcel "B" Dastavej
Manjalpur	18	245	500 sq.mt.	No land used	500 sq.mt.
Manjalpur	18	246	3862 sq.mt.	No land used	3862 sq.mt.
Manjalpur	18	322	5680 sq.mt.	2143.37 sq.mt.	3536.63 sq.mt.
			10042 sq.mt.	2143.37 sq.mt.	7898.63 sq.mt.

Said property situated in the limits of Vadodara Municipal Corporation.

[Signature]
Executive Engineer
Affordable Housing & MGY Cell
Vadodara Municipal Corporation

[Signature]
RED ORGANISERS PVT. LTD.
DIRECTOR



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2017		

The said property is bounded on all sides as follows :

Direction	Final Plot no. 246 & 322	Final Plot No. 245
On or towards East	FP 321	FP 323 & Cycle Track
On or towards West	FP 247, Pranav Society	13.50 Mtr. TP Road
On or towards North	36 Mtr. TP Road	FP 244
On or towards South	FP 318	36 Mtr. TP Road

This deed has been performed, signed and executed by the parties with full knowledge, understanding of contents without sort of any obligation thereof in presence of witness at Vadodara on **Dated :**

Signed and delivered within Name Photo Thumb Impression

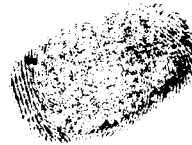
FIRST PART :

Vadodara Municipal Corporation

On behalf of Municipal Corporation

Mr. Navendu G. Parikh

Executive Engineer (MGY Cell)



Executive Engineer

Affordable Housing & MGY Cell

Vadodara Municipal Corporation

Signed and Delivered within Name

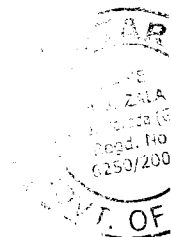
SECOND PARTY :

M/S RED ORGANISERS PVT. LTD.

through its Authorised Signatory

Mr. ORGANISERS PVT. LTD.

GAYESH SHANKAR

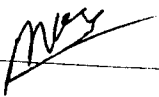


96

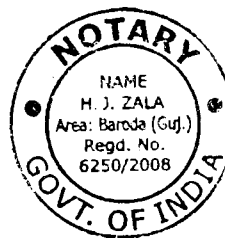
18

In presence of witness :

1. 

2. 

DPA-2 ATA	
H 963 19	27
2017	



(૨૦)

દસ્તાવેજ નંબર :- ૧૬૬૩ / ૨૦૧૭

તારીખ :- ૧૭ / ૧૦ / ૨૦૧૭

નોંધણી અધિનિયમ-૧૯૦૮ની કમલ-૩૪ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ

અનુક્રમ નંબર	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :-		
૧	લેખમાં દર્શાવ્યા મુજબ મોજે-માંજલપુર, ગામની ટી.પી.નં-૧૮, એફ.પી.-૨૪૫, ૨૪૬, ૩૨૨ વાળી બિનખેતીની મિલકતનો વેચાણ લેખ કરી આપેલ છે?	હા
૨	લેખમાં દર્શાવ્યા મુજબ ૨૧.૬.૬૩ (ચો.મી.) બિનખેતીની મિલકત માટે લેખ કરી આપેલ છે?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે?	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો?	હા
૫	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	લાગુ નથી
૬	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ એ સહી/અંગુઠાનું નિશાન કરેલ છે?	લાગુ નથી
૭	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	લાગુ નથી
૮	ઓળખાણ આપવા સાફ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :-		
૧	લેખ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો?	હા
૨	લેખમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીએ કબુલાત આપી નથી એવી તમે ખાતરી આપો છો?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી :-

[Signature]

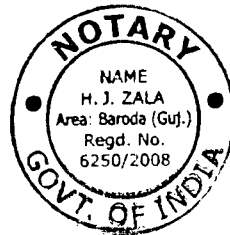
ઓળખાણ આપનારની સહી:-

[Signature]

[Signature]

સબ રજીસ્ટ્રાર,

પટોદર (ગાંધી)



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16963 2c 27

2017

રજીસ્ટ્રેશન એક્ટ ૧૯૦૮ ની કલમ ૩૨(ઓ) મુજબનું સીડયુલ

વેચાણ દસ્તાવેજ લખી લેનારની સહી :-

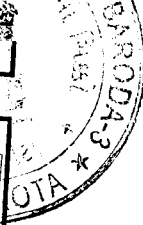
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M/S RED ORGANISERS PVT. LTD.

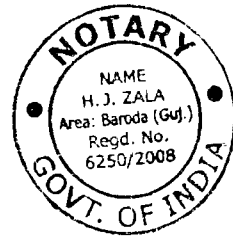
વેચાણ દસ્તાવેજ લખી આપનારની સહી :-

[Signature]

VADODARA MUNICIPAL
CORPORATION



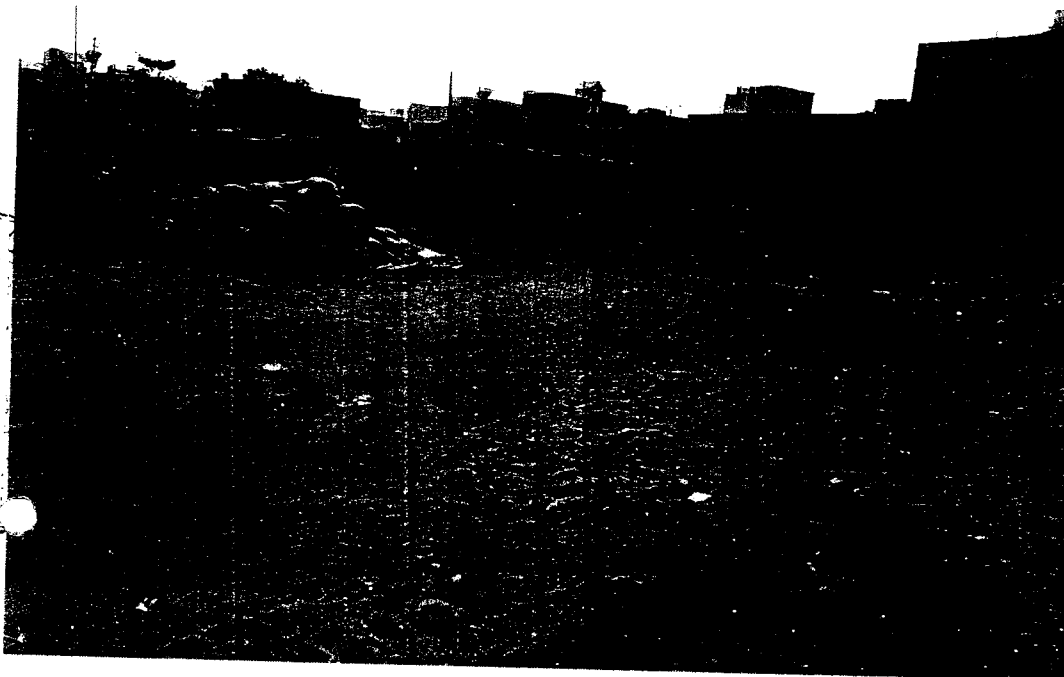
BRA-0-ATA		
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2017		



નામ :- મોજે ગામ -

વેચાણ મીલકતનો ફોટોગ્રાફ

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2017		



લખી આપનારની સહી

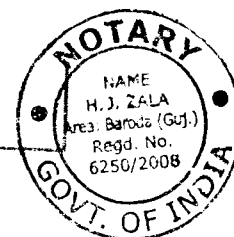
[Signature]
કા. ઈ.

અકોર્ડબલ હા. સેલ

વ. મ્યુ. કો.

લખી લેનારની સહી

[Signature]



(22)

BRA - 3 - ATA		
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2017		

17/10/17 11:21:17 am Version:1.1.2017.5

Serial No. 16963
Presented of the office of the Sub-Registrar of
S.R.O - Akota Between the hour of
11 to 12 on Date 17/10/2017

Receipt No :- 2017016032875	
Received Fees as following	
Registration	Rs. 1890000
Side Copy Fee (25) :	250
Other Fees	0
TOTAL :- 1890250	

M/S RED ORGANISERS PVT.LTD.
REPRESENTED BY ITS AUTHORIZED
SIGNATORY MR. JAYESH K SHAH


(R.M.RATHOD)
Sub Registrar
S.R.O - Akota


(R.M.RATHOD)
Sub Registrar
S.R.O - Akota

Party Name and Address	Age	Photograph	Thumb Impression	Signature
------------------------	-----	------------	------------------	-----------

VADODARA MUNICIPAL
CORPORATION THROUGH ITS
MUNICIPAL COMMISSIONER
REPRESENTED BY
AUTHORIZED OFFICER MR.
NAVENDU G PARIKH
VADODARA
PANNO:AAALV0111B

38

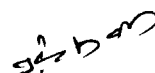


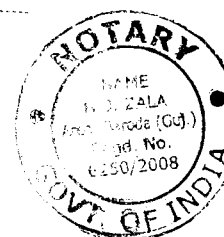


M/S RED ORGANISERS
PVT.LTD. REPRESENTED BY
ITS AUTHORIZED SIGNATORY
MR. JAYESH K SHAH
ALKAPURI
VADODARA
PANNO:AAECR4973Q

48







Executing Party
admits execution

22

BRA - 3 - ATA		
16963	24	22
2017		

7/10/17 11:21:17 am Version:1.1.2017.5

1 NIRAV PARIKH
MANDVI
VADODARA



2 MARMIK OZA
AKOTA
VADODARA



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

1.

2.

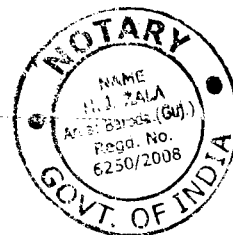
Date 17 Month October-2017



R.M.RATHOD
Sub Registrar
S.R.O - Akota

Produced Form No.1
for finalise the
Marketvalue.
Date : 17-10-17

Sub Registrar



23

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2017		

17/10/17 11:21:17 am

Version:1.1.2017.5

Verified PAN No/GIR No as per
Income Tax Rules 1962.

Executant No. ☒

Claimant No. ☒

Conformer No. ☒

Date: 17-10-17

[Signature]
Sub Registrar

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

Date 17-10-17

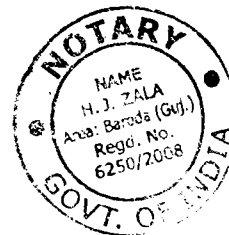
[Signature]
Sub Registrar

નોંધણી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨૧૦૫૧૨૦૧૫ ના પરિપત્ર
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧૧૧૧૨૦૧૬
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૮૨ થી ૩૨૭૫૭ મુજબ લખી
આપનાર નં
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

[Signature]
R.M.RATHOD

"સબ રજીસ્ટ્રાર"

S.R.O - Akota



BRA - 3 - ATA

16963

2017

17/10/2017 6:37:49 pm Version 1.1.2017.5

મુંબઈ સ્ટેમ્પ એક્ટ 1958 ની કલમ 32-ક(1) ની કાર્યવાહી માટે મુલતવી.

তারিখ : ১৯/১০/২০১৯

सब रजिस्टार

부채: 2,214억

સ્ટેમ્પ ડ્યુટી મત્ત્યાંકવા તંત્ર વહોદરા-૧ની કચેરી

સત્યાગ્રહ વંદના અને માં ૧૬/૫/૩૧૭ | આજના પુર

১৫-০০০০০০

କର୍ମୀ ନମ୍ବର: ୯୬୪୪୮୯୧୦୦

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આથી બંધી કરી ૧૪૪૨ દિવસ અંગત હાજરી કરેલા

SAFETY NO. 395042

(ਸਫ਼. ੨੭੭) ਮਾਯਾ ਜਗਤ ੨੪/੩/੨੦੨੨ ਟੀ. ੮੬

રૂા. ૨૫૦ (અંદે રૂા. ૧૦૦૦ પચાસ) મળેલ છે.

સામગ્રી આ લેખ સુંબસામાં લેખક દ્વારા ઉપલબ્ધ

31. 649 60 98 ਅਤੇ 31. 749 60 98

૬૬ રૂ. ૨૫૦ (અંદાજા. જસો પચાસ) મુંબઈ જાવ રમ

સ્ટેમ્પ અધિનિયમની - ૧૯૫૮ ની કલમ ૩૨-૭

મુજબ ભરપાઈ કરેલ છે.

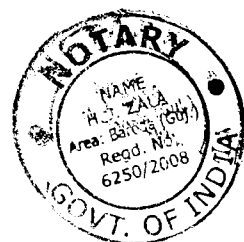
અવધ / રસીદ નંબર : ૧૨૭

દાખલ : ૨૧/૧૧/૧૭

જાણક સંસ્કર

स्टेम्प ड्युटी मुल्यांकन तंत्र

વિભાગ - ૧, પડોદરા.



ગુણધર્મોના દોષો ધરાવતા બીજા સમૂહ = 32 (ક) લોકોની કારિયાલક્ષણિકતા
 એકસ લોક દર્શાવેલ નક્કર માત્રામાં

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સેબ - રજીસ્ટ્રાર
પડોદરા-૩, (અકોટા)

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H. J. J. J. J.
NOTARY (Gov. of India)