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(74)

એકલ નં :-
ભારતીય :-
રજીસ્ટ્રાર :-
અને રજીસ્ટ્રાર, ગાંધીનગર

4/8/19

LEASE DEED
(Duplicate)

Commercial plot R-9 & R-10,
GIDC, SECTOR NO. 26,
GANDHINAGAR.

INDIA NON JUDICIAL
Government of Gujarat



सत्यमेव जयते

Rs.
100

Certificate of Stamp Duty

Certificate No.	: IN-GJ43250553824113P
Certificate Issued Date	: 01-May-2017 04:17 PM
Account Reference	: SHCIL (FI)/ g/shcil01/ GANDHINAGAR SRO/ GJ-GN
Unique Doc. Reference	: SUBIN-GJGJSHCIL0139364236848188P
Purchased by	: V FIVE PROJECTS
Description of Document	: Article 30(c) Lease - (Imm. Property) - Rent + Premium or Money Adv.
Property Description	: DUPLICATE DEED- COMMERCIAL PLOT NO-R/9 AND R/10, GIDC, SECTOR-26, GANDHINAGAR.
Consideration Price (Rs.)	: 0 (Zero)
First Party	: G I D C
Second Party	: V FIVE PROJECTS
Stamp Duty Paid By	: V FIVE PROJECTS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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Disclaimer:

- The authenticity of the Stamp Certificate should be verified at: www.stampcertificates.gov.in (Any discrepancy in the details on the Certificate will be the responsibility of the user.)
- The service of issuing the certificate is not the duty of the Government.
- In case of any discrepancy please refer to the Government's website.



LEASE DEED

(Duplicate)

(To be used when land is granted on Lease for Commercial use)

THIS INDENTURE OF LEASE made at Gandhinagar the _____ day of May in the year two thousand Seventeen between the Gujarat Industrial Development Corporation, a Corporation constituted under the Gujarat Industrial Development Act, 1962 and having its Head Office at 2nd Floor, Block No.4, Udyog Bhavan, Gandhinagar-382 011 (Gujarat State), (here in after called "the lessor" which expression shall, unless the context does not so admit, include its successors and assigns) of the one Part and V-Five Projects, Commercial plot R-9 & R-10, GIDC, Sector-26, Gandhinagar, a partnership firm having following partners: (i) Rajesh G. Patel (20%), (ii) Dipak B. Prajapati (20%), (iii) Hiren N. Thaker (20%), (iv) Nimish B. Vyas (20%) and (v) Sahil J. Shah (20%)

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(hereinafter called "the Lessee" which expression shall, unless the context does not so admit, include his/her heirs, executors and legal representatives/its successors in interest and assigns) of the Other Part.

AND WHEREAS by an agreement dated the 06/06/2016 & 25/05/2016 hereinafter referred to as "the License Agreement") made between the Lessor of the One part and the Lessee of the Other part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said agreement the lease of Commercial Plot No. R-9 & R-10 on "as it is where is" basis at Gandhinagar (Housing Zone) Electronic Estate and made particularly described in the schedule hereunder. AND WHEREAS the Lessor has agreed that the said land shall be used only for Commercial use.



AND WHEREAS the Lessee, having paid a sum of Rs. 3,72,00,000/- (Rupees three crore seventy two lakh only) which is equivalent to 100 percent of the allotment price of the said land calculated at Rs.22,684 per sq. meter has requested the lessor to grant him a lease of the said land and to execute the Lease Deed in respect of the same.



AND WHEREAS the Lessor has agreed to enter into these presents in respect of the said land on the understanding that the lessee will comply with all the terms and conditions as set out in these said Agreement, and that he shall complete the construction on the said plot within such period and conforming to such plan as may be required by the Lessor, and that he will comply with the terms and conditions hereinafter appearing.

AND WHEREAS the Lessee has paid to the Lessor the documental charges (other than stamp charges and registration charges) in regard to these presents amounting to Rs. 3,72,00,000/- (Rupees three crore seventy two lakh only).

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

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1. In consideration of the sum of Rs. 3,72,00,000/- (Rupees three crore seventy two lakh only) paid as aforesaid by the Lessee to the Lessor as full payment of the Allotment price of the said plot and in consideration of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee all that piece of land consisting of Commercial Plot No. R-9 & R-10 in Electronics Sector of the Gandhinagar Industrial Area (Estate and more particularly described in the Schedule hereunder written together with all rights, privileges, easements, advantages and appurtenances whatsoever there to belonging, except and reserving to the Lessor all Mines and minerals in and under the land hereby demised or any part thereof, TO HOLD the land hereby demised (herein referred to as "the demised premises") for the term of 99 years computed from the 28th day of April in the year two thousand sixteen subject nevertheless to the provisions of the Bombay Land Revenue Code, 1879, and the Rules thereunder, paying therefore yearly on or before the 31st day of March of each year during the said term to the Lessor at the office of the G.J.D.C. or as otherwise required the rent of Rs. 1/- (Rupees one only) and also paying therefore the balance of the premium price, if any, in the manner hereinafter determined. Provided that at the end of 99 years computed from the date 28/4/2016 as hereinbefore mentioned the Lessee shall have the right to renew this lease for a further period of 99 years, and in the event of the Lessee exercising such option in the manner hereinafter provided, the Lessor shall have the right to increase the sum of yearly rent as hereinbefore stipulated by a further sum which shall be 100 per cent of the original sum of rent; provided further that if the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee herein contained and at the end of the said period of 99 years but before the expiry of the said period the Lessee has given the Lessor (three) 3 months previous notice in writing of his desire to have the Lease of the demised premises renewed for a further period of 99 years, the Lessor shall and will at the cost and expenses in every respect of the Lessee grant the Lessee a further lease of the demised



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premises for a further term of 99 years with the same covenants and provisions and stipulations, terms and conditions except this clause of renewal and except as to the amount of rent which the Lessor shall be entitled to increase by 100 percent as stipulated above.

- (b) The demised premises are allotted by the Lessor to the Lessee and accepted by the Lessee, on "as it is where it is" basis for the purpose of Commercial use.

(c) The price of the land (demised premises) communicated is the price worked out on the basis of the agreement executed by the Lessor Corporation with the land owner. If any additional payment is required to be made to the land owners on account of Court reference or any other reason it would be borne by the Lessee, the Lessee will have to pay the compensation, if any, on account of the trees, structures, damage to crop, etc. The Lessee will have to pay the interest, additional compensation, overheads, margin etc. as may be demanded by the Government in connection with the Govt. land. If the payment will be received late from lessee, interest at the current rate will be charged on that amount.

2. The Lessor hereby covenants that the Lessee paying the rent hereby reserved and performing and observing the conditions herein contained shall peacefully hold and enjoy the said demised premises during the said term except for any lawful interruption or disturbance by the Lessor or any person lawfully claiming under it.

Provided that if the said rent or any part thereof shall at any time be in arrears and unpaid for one calendar month next after the date where on the same shall have become due, whether the same shall have been lawfully demanded or not, as also upon the breach of non-observance by the Lessee of any of the condition contained in this Deed or part thereof, the Lessor may, notwithstanding the waiver of any previous cause or right of re-entry upon the said land and repossess it as if this demise had not been made, the Lessee or its constituted members in such case being



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erected within three calendar months from the date of such re-entry to remove all buildings and fixtures which at any time during the currency of the demise shall have been erected or affixed by it upon the said land.

3. The Lessee hereby covenants with the Lessor as follows:

(a) That the allotment price of the demised premises consisting of the said land bearing Commercial Plot No. R-9 & R-10 has been fixed at Rs. 3,72,00,000/- (Rupees three crore seventy two lakh only) calculated at Rs.22,884 per sq. meter out of the said price, the Lessee has paid Rs. 3,72,00,000/- (Rupees three crore seventy two lakh only) being an amount equal to 100 percent of the allotment price. The Lessee hereby agrees that:-

(i) The interest rate would be subject to revision by the Corporation from time to time and interest would be payable at such revised rates from such dates and as may be specified by the Corporation.

(ii) In addition, if any outstanding dues come to light at a later date due to discrepancy in accounts or any other reason, the Lessee shall be responsible to make good such dues with interest on the Lessor furnishing the details of such outstanding dues, if so required by the Lessee.

(iii) The Lessee will in each year, within two months from the expiry of his accounting year, supply to the Lessor a copy of his profit and loss account pertaining to that accounting year and the business carried on by him in or upon the demised premises.

(iv) That during the term of this Lease, the Lessee will pay to the Lessor the rent hereby reserved at the time and in the manner aforesaid.

(v) That under the License Agreement the Lessee will commence the construction of a building to be use for commercial purposes. The Lessee will within a period of two years from the date of the said Agreement complete construction of the said building at his expenses and in a substantial and workman-like manner and with new and sound materials and with the requisite drains and other conveniences as may be necessary under the



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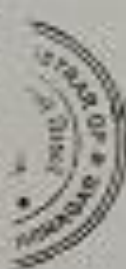
relevant laws in force at the relevant time so to make the building fit for occupation for the aforesaid Commercial purposes.

- (d) That no building or construction is to be erected hereafter and no alteration or addition to any building or construction existing for the time being shall be commenced by the Lessee unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in Gandhinagar Municipal Corporation (hereinafter referred to as "GMC" which expression shall include any other officer to whom the duties and functions of the "GMC" may be assigned) for his scrutiny and the same have been approved in writing by the "GMC"

Provided that in the completion of any such building or construction or making any such alteration or addition, the Lessee shall observe and conform to the conditions and the Building Regulations of the Lessor and all byelaws, rules and regulations of the local authority or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

Provided further that no buildings, construction or structure (except a compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.

- (e) That the construction on the demised premises shall be on the Ground Floor and the First Floor from the plinth level and, with the written permission of the Lessor, on the Second floor or as may be approved by "GMC" as per GOCR of Government.
- (f) That the demised premises will be fenced by the Lessee at his expenses in every respect.
- (g) That if the Lessee fails to complete the construction work referred to in sub-clause (a) above within the period specified in that sub-clause, this Lease shall stand terminated, unless on an application by the Lessee and for sufficient cause the Lessor allows further time to complete the construction.



- (iv) That the Lessee will obtain and renew all necessary licenses and pay all licenses and other fees and cesses and taxes in respect of the demised premises and the Building or constructions there on by reason of their being used for the purpose or purposes mentioned above and to observe and perform all local, police and municipal rules, regulations and bye-laws in connection with each and

That the Lessee will pay all existing and future taxes, cesses, rates, assessments and outgoings of every description for the time being payable either by the landlord or by the tenant or by the occupier in respect of the demised premises and anything for the time being thereon, the present land revenue assessment of the land leased does not exceed Rs. 625/-. The Lessee shall pay the same or as may be fixed from time to time per annum. The Lessee will also pay to the Lessor, in the manner determined by the Lessor, service charges of whatever description (including charges for the supply of water, lessee's share of the expenses of maintenance of roads and other common facilities and services) charged by the Lessor. As regards supply of water the Lessee shall abide by the conditions laid down in that behalf by the Lessor from time to time.

Provided that in the case of tax, cess, rate of assessment is required to be paid by the Lessor in respect of the demised premises, the Lessee shall pay to the Lessor an amount equal to such tax, cess, rate of assessment, as the case may be.

The Lessee shall consume water for the demised premises and the building thereon at the following rates from year to year:

YEAR	MAXIMUM CONSUMPTION PER DAY (LITERS)
FIRST	Normal use
SECOND	" "
THIRD	" "
ONWARDS	" "

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If the Lessee consumes less water than mentioned above, he will pay water charges proportionately for water consumed but not less than for the quantity equal to 70 % of the above agreed quantity, irrespective of consumption. The water charges would be payable at the rates as may be fixed by the Corporation from time to time, and on the Lessee's failure to pay the said charges, the lease would be terminated.

That the Lessee will not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of building or for the purpose of executing any work pursuant to the terms of this Lease.

That the Lessee will at his own expense construct an access road leading from the main road to the demised premises, and will at all times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer.

- (i) That the Lessee shall observe and conform to all rules, regulations and by-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being, and that he shall provide sufficient toilet and other sanitary arrangements for the occupants and users of the buildings or construction on the demised premises, and for the labourers, workmen and other staff employed on the same, in order to keep the demised premises and buildings and surroundings clean and in good condition to the satisfaction of the Executive Engineer, and shall not without the previous consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises, and in the event of such consent being given shall comply strictly with the terms thereof.

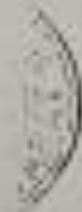
Nothing herein shall be deemed to absolve the Lessee from liability to comply with the provisions of the water (prevention and control of pollution) Act, 1974 and any rules or orders under the said Act and all other laws in force on the subjects of Environment. It shall be sole liability of the Lessee to comply with and observe the provisions of the said laws, and it shall not be the liability of the Lessor to do so. Any failure on the part of the Lessee to comply with such provisions shall, without prejudice to

other consequences or provisions, entitles the Lessor to disconnect water supply to the Lessee and to resume the possession of the demised premises and to take such action as may be deemed fit by the Lessor.

- (iv) That throughout the said term the Lessee shall at his expenses pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the buildings and structure and drains, compound walls and fences thereunto belonging and all fixtures and additions thereto and the open grounds of the demised premises.

That the Lessee shall, on a week's previous notice in that behalf permit the Lessor or the Vice-Chairman and Managing Director of the Corporation (briefly, "V.C. & M.D.") or the Executive Engineer, and any other the officials, surveyors, workmen and/or other employed by them from time to time, and duly authorised by the Lessor generally or specially, to enter into or upon the demised premises and to inspect the state of repairs thereof, and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee call upon him to execute the repairs, and upon his failure to do so within a reasonable time the Lessor may execute them at the cost expense in all respects of the Lessee.

- (v) That the Lessee shall not do or permit anything to be done on the demised premises or the buildings thereon which may be nuisance, annoyance or disturbance to the owners, occupiers or residence of other premises in the vicinity.
- (vi) That the Lessee shall not interfere with or cause damage to the properties of the Lessor, whether located outside or inside the demised premises, such as water supply lines, drainage lines, water meters, streetlights and such other properties. In case he is found interfering with or causing damage to the properties of the Lessor, it would amount to breach of the conditions of this Lease and he would be liable to be evicted from the premises occupied by him, under the provisions of the Gujarat Public Premises (Eviction of Unauthorised Occupants) Act, 1972 or any other law for the time in



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force, and the Lessor will be entitled to recover the cost of making good such damage with penalty as it may determine and such amount would be recoverable as arrears of land revenue.

- (c) That the Lessee will use demised premises and the buildings or structures thereon only for commercial purpose, as stated in clause (c) herein above, and matters connected therewith, and shall not use the same or any part thereof for any purpose without the previous permission in writing of the V.C. & M.D. and subject to any terms or conditions which may be laid down in the order granting such permission.

That the Lessee will keep the buildings and structures erected on the demised premises insured in the name of the Lessee against loss or damage by fire or by any other cause in a sum equivalent to the cost of the buildings and structures (excluding the foundation and plinth) with any nationalised Insurance Company.

- (d) That at the expiration, or sooner determination of the term of this Lease, the Lessee will quietly and peacefully deliver to the Lessor possession of the demised premises, structures and building then standing or being thereon.

Provided that the Lessee will be at liberty, if he shall have paid the rent and other dues of the Lessor and all municipal and other taxes, rates and assessments, then due and shall have performed and observed the covenants and conditions herein-contained prior to the expiration or determination of the said term, to remove and appropriate to himself all buildings, erections and structures and materials from the demised premises, but so nevertheless that the Lessee shall deliver to the Lessor all land, from which such buildings, erections or structures may have been removed, after the same is leveled and put in good order and condition to the satisfaction of the Lessor.

- (e) That the Lessee will not transfer, assign, Sub-let or part with the possession of the demised premises or any part thereof or any right or interest therein without the previous permission of the Lessor in writing. For the purpose of this covenant, any change in the constitution of the Lessee shall be deemed to be a transfer by the



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Lessee of his interest in the demised premises in favour of another person.

Provided that, where the Lessee is a body corporate, a change in its Board of directors or managing committee by whatever name call shall not be deemed to be a change in the constitution of the Lessee.

Provided further that where the Lessee for the purpose of constructing a building on the demised premises is to obtain loan from a bank or other financial institution by mortgaging his leasehold interest in the demised premises in favour of such bank or institution, permission of the Lessor shall be deemed to have been given subject to the following conditions :-

- (a) That such mortgage shall not affect the rights and owners of the Lessor under this Lease Deed and
- (b) That the Lessor before exercising his rights and powers under this Lease Deed will consult the bank or as the case may be, the financial institution concerned.

The Lessor has granted the said land on lease for the specific purpose of Commercial use. Therefore, Lessee can assign the lease hold rights of land proportionately to its customers and unit holders in accordance with the built up area of the property constructed and sold/assign by the Lessee. That, assignee/transferee of the unit shall have to pay specified premium amount as may be determined by Lessor from time to time on the proportionate undivided lease hold right in the land.

- (u) In the event of such transfer, assignment, subletting, or parting with possession there shall be delivered by the Lessee at his expenses a notice in writing thereof to V. C. & M.D. or such other Officer of the Lessor as the Lessor may direct, within twenty days from the date on which the transfer, assignment, sub-letting or parting with possession becomes effective whether by registration thereof under the Registration Act, 1908 or otherwise.

Provided that in the event of such transfer, assignment, sub-letting or parting with possession, fifty percent of the unearned increment that may be accrued to the Lessee shall be paid by the Lessee to the Lessor.

Provided further that the unearned increment shall be valued by the



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Chief Accounts Officer of the Lessor and the decision of the said officer will be binding on the Lessee.

- (x) In the event of death, insolvency or liquidation of the Lessee the person in whom the title shall vest on account thereof shall cause written notice thereof to be given to the Lessor within one month from the date of such vesting.

4. All sums payable by the Lessee to the Lessor under these presents or recoverable by the Lessor from the Lessee under these presents or under the Gujarat Industrial Development Act 1962 and all charges and expenses incurred by the Lessor in connection therewith shall without prejudice to any other remedy of the Lessor, be recoverable from the Lessee as arrears of land revenue under section 41 of the said Act.

If the rent hereby reserved or any instalment or premium price shall be in arrears for more than two months, whether the same shall have been legally demanded or not, or if and whenever there shall be a breach by the lessee of any of the covenants herein contained, the Lessor may re-enter upon the whole or any part of the demised premises and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine, and in that case no compensation shall be payable to the Lessee on account of the buildings or structures built or erected on the demised premises or claimed by the Lessee on account of such buildings or structures etc.

Provided that the power of re-entry hereinbefore contained shall not be exercised unless and until the V.C. & M.D. on behalf of the Lessor shall have given to the Lessee a notice in writing of his intention to enter and of the breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving of such notice.

Provided further that if, for reasons to be recorded in writing, the V.C. & M.D. is of the opinion that it is necessary to do so, he may reduce the period of the three months to a period of not less than seven days.



6. The lay-out of the Commercial Sector of the Gandhinagar Industrial Area/Estate, the building conditions and other regulations and covenants relating thereto (other than the premises hereby demised) may be altered by the Lessor from time to time as the Lessor thinks fit, and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.
7. The Lessor had issued in respect of the demised premises and allotment letter No. 804 & 805 dated 28/04/2010 the terms and conditions of the said allotment letter will form part of this deed. The Lessee agrees that the terms and conditions of this Deed are in addition to and not in derogation of the rights and powers of the Lessor and the duties and liabilities of the Lessee under the provision of the Transfer of Property Act, 1882 and the Gujarat Industrial Development Act, 1962 and the rules and regulations made thereunder.
8. The rights, powers and functions of the Lessor and/or the Vice Chairman and / Managing Director and or the Executive Engineer of the Lessor under these presents may be exercised by any officer or servant or agent of the Lessor duly authorised by the Lessor Corporation by a general and special order.
10. If any dispute arises between the Lessor and the Lessee regarding the interpretation of any provision of this deed or of the regulations of the Lessor Corporation, it shall be decided by the Vice Chairman and Managing Director of the Corporation. The decision of the VC & MD shall be final and binding on the Lessee, unless the lessee makes an appeal to the Lessor Corporation within Fifteen Days from the intimation to him of the said decision. In the event of such appeal the decision of the Corporation in such appeal shall be final and binding on the Lessee.
11. The Stamp duty, Registration charges and any other charges or expenses payable in respect of this Deed and the duplicate thereof shall lie borne and paid by the Lessee. The Lessee shall retain the duplicate and the Original Deed shall remain with Lessor. The deed shall be registered at a place within the State of Gujarat where such



registration is required to be done under the provisions of the Registration Act, 1906 (Act No. XVI of 1906)

12. FOR WATER SUPPLY

Even if he fails to consume water to the extent mentioned above, he shall pay the water charges for the quantity equal to 7 % of the above mentioned quantity irrespective of consumption, if demand is more than 60,000 liters per day. The payment for minimum charges for 70 % of the above agreed quantity shall commence from the date of commencement of actual consumption of water or from the date on which the utilisation period from the date of allotment, namely, 2 years for plot and 1 year for shed, is over, whichever is earlier, the water charges shall be payable at the prevailing water rate of the estate for the financial year as fixed by the Corporation from time to time and on failure to pay the minimum charges, the licensee shall be liable to action including termination of Agreement and other steps.

13. FOR POWER SUPPLY:

- (1) For obtaining power supply, concerned licensee/purchaser/lessee to the power supply authorities in prescribed application form. He is also responsible for following up for timely receipt of estimates and power. Corporation will not be responsible for timely receipt of estimates or power.
- (2) Licensee/purchaser/lessee has to complete formalities of signing Agreement, payment of Security Deposit and complete wiring of electrical installation as per I.E. rules and submit the test report for wiring from licensed electrical contractor before release of connection.
- (3) High tension consumer having power demand in excess of 500 KVA or specific requirements, shall have to make separate feeder at his cost.
- (4) Full cost of high tension or low tension line, both end cost of feeder and winding equipments, as the case may be, is to be borne by consumer. No reimbursement or cost sharing is admissible to high tension or low tension consumer. For



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extension of load at a future date, full cost is to be borne by the consumer.

- (5) The supply voltage and source of power shall be decided by the power supply authority for the consumer having power demand in excess of 2400 KVA.
- (6) Licensee/purchaser/lessee is liable to pay for cost of land occupied for corridor for laying electric circuit for power supply, as per the site condition and the prevalent policy of the Corporation.
- (7) Licensee/purchaser/lessee has pay for cost of augment tension of sub-station on his pro-rata demand basis and at be rate and policy prevalent in the Corporation.
- (8) Licensee/purchaser/lessee cannot seek relief of deferment of payment towards instalment for delay in availability of power.

Failure on the part of the Licensee/purchaser/lessee to comply with the provision of any law regarding disposal of industrial effluent shall entitle the Corporation to disconnect water supply to the Licensee/purchaser/lessee and to resume the possession of land. The Licensee/purchaser/lessee shall have to take drainage connection when intimated by the Corporation and shall have to pay all the necessary amounts towards capital amount recovery and shall have to pay regular drainage cess as fixed by the Corporation from time to time. While taking drainage connection, the Licensee/purchaser/lessee shall have to comply with all regulations contained in "Drainage Regulations 1990" of GIDC.

15. During the interim period, the Corporation or any officer/employee/staff member or any consultant retained by the Corporation at all reasonable times of the day shall be entitled to enter into or upon the allotted property and:
 - (1) To inspect the state of affairs thereof, and if upon such inspection, it shall appear to the Corporation that any repair, whether current or special, are necessary, the Corporation may direct the purchaser to execute the repairs at the expenses in all respects of the purchaser. The purchaser hereby agrees to reimburse the Corporation by paying to it



such amount as may be fixed by the Corporation in that behalf. The decision of the Corporation fixing such amount shall be binding on the purchaser.

- (2) To inspect the effluent treatment facilities or any other measures taken by the purchaser to prevent pollution, and to take sample of raw treated effluent, and, if upon such inspection it shall appear to the Corporation that the measures are inadequate or treatment facilities need repair/modification, the Corporation may direct the purchaser to take suitable necessary measures execute repairs or provide modification to render required results, and upon his failure to do so within a reasonable time given by the Corporation, the expenses in all respects of the purchaser. The purchaser hereby agrees to reimburse the Corporation by paying to it such amount as may be fixed by the Corporation in this behalf. The decision of the Corporation fixing such amount shall be binding on the purchaser.

SCHEDULE (Description of Land)

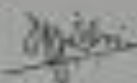
All the piece of land known as Commercial Plot No. R-9 & R-10 in the Housing zone of the Electronic estate, Gandhinagar, Sector-26, consisting of Revenue Survey Nos.— within the village limits of Gandhinagar city Taluka Gandhinagar District Gandhinagar containing by admeasurement 1639.92 sq.mt or thereabout and bounded as follows, that is to say :-

ON OR TOWARDS THE NORTH BY :	WC road & 9.0 mtr. road
ON OR TOWARDS THE SOUTH BY :	9.0 mtr. road
ON OR TOWARDS THE EAST BY :	9.0 mtr. road
ON OR TOWARDS THE WEST BY :	Plot R-8 and WC road

In witness whereof the Lessor has caused Shri H. P. Joshi, its Regional Manager an officer authorized by it, to set his hand and affix the

common seal hereto, and the Lessee has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY Shri H. P. Joshi

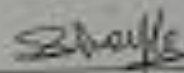


Office of the
Gujarat Industrial Development
Corporation. In the presence of

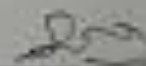
REGIONAL MANAGER
GIDC, GANDHINAGAR

Name:-

1. Signature:-
(Full Name in Block Letters)

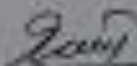


2. Signature:-
(Full Name in Block Letters)



SIGNED, SEALED AND DELIVERED
The above named Lessee
In the Presence of

V-Five Projects Partners



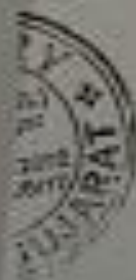
(1) Rajesh G. Patel

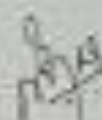


(2) Dipak B. Prajapati

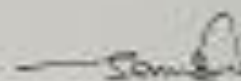


(3) Hiren K. Thakur



(4) Nimesh B. Vyasa

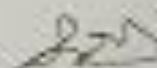
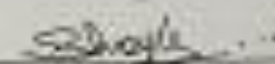


(5) Sahil J. Shah

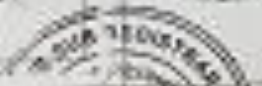
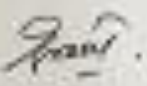
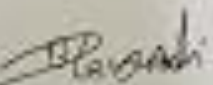
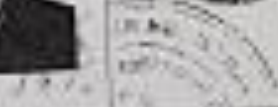
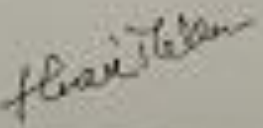


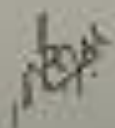
1. Signature
(Full Name in Block Letters)

2. Signature
(Full Name in Block Letters)



SCHEDULE

Smt H.P. Joshi R.M. GIDC, Gandhinagar 		 
V-Five Projects Partners - (1) Rajesh G. Patel 		 
(2) Dipak B. Prajapati 		 
(3) Hiren N. Thakur 		 



[4] Nirminth B. Vignar

12



[6] Sotil J. Shah

50



1890

9/10

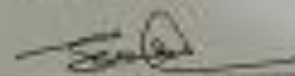
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GDR		
5845		
2017		

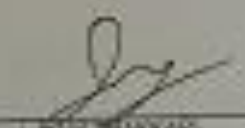
Serial No: 5845
Presented of the office of the Sub-Registrar of
S.R.O - GANDHIMAGAR. Between the hour of
16 to 17 on Date 01/06/2017

Receipt No: 2017048814533
Received from as follows
Registration 30
Postage 30
Other Fees 0
TOTAL: 60




Sub Registrar
S.R.O - GANDHIMAGAR




Sub Registrar
S.R.O - GANDHIMAGAR


Sub Registrar
S.R.O - GANDHIMAGAR

GDR

5845

2017

2017-07-08 09:13 AM Updated: 11/20/18 18

Pos	Person Name and Address	Age	Photograph	Thumbprint	Signature
-----	-------------------------	-----	------------	------------	-----------

Section

100

GDC, Gandhinagar through its
Regional Manager H.P. Joshi

GDC Gandhinagar



1000

V.P. Properties through its
Regional T. Rajesh D. Patel (2014)Plot No. 8 & 9 & 10, GDC,
Sector-25 Gandhinagar


2014-08-08 (2014)

Plot No. 8 & 9 & 10, GDC,
Sector-25 Gandhinagar

2014-08-08 (2014)

Plot No. 8 & 9 & 10, GDC,
Sector-25 Gandhinagar

1000

2014-08-08 (2014)
Plot No. 8 & 9 & 10, GDC,
Sector-25 Gandhinagar

1000

2014-08-08 (2014)
Plot No. 8 & 9 & 10, GDC,
Sector-25 Gandhinagar

 Issued by: P. H. Joshi
 Date: 11/20/18

GDR

5845

2017

01/05/17 8:08:12 am Version: 1.0.0.0

1. Subsequent to the
2017 Sector No 22 Garhwal

2. Subsequent to the
2017 Sector No 22 Garhwal



State that they personally known
above named applicant and
Indicates hereafter.



1. [Signature]

2. [Signature]

Date 1 March 2017

[Signature]
Sub Registrar
S. R. D. - GANDHINAGAR

Received Copy of Certified Evidence of Seller, Buyer and
Monitors of Document

Date 01/05/2017

[Signature]
(Sub Registrar)
S. R. D. - GANDHINAGAR

Subsequent to the

[Signature]
(Sub Registrar)
S. R. D. - GANDHINAGAR

Subsequent to the

Subsequent to the

GDR		
5845		
2017		

08/08/2017 12:02:48 pm

Version: 1.1.2015.16



I Book No.	5044	Registered No.
Date	08/08/2017	

[Signature]
 (D. G. PATEL)
 Sub Registrar
 R.D. - Gandhinagar



TRUE COPY
[Signature]
 (D. G. PATEL)
 NOTARY
 GOVT. OF GUJARAT

