

13

NOTARY PUBLIC (Name) _____ (Address) _____ (City) _____ (State) _____ (Zip) _____

On _____ at _____

I, _____

do hereby certify that

_____ is/are _____



Notary Public

Notary Public (Name) _____ (Address) _____ (City) _____ (State) _____ (Zip) _____

On _____

at _____

I, _____

do hereby certify that

_____ is/are _____

NOTARY PUBLIC





INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.	IN-GJ40336321115568P
Certificate Issued Date	29-Jun-2017 11:20 AM
Account Reference	SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference	SUBIN.GJSH-VDD0148012551050075P
Notarised by	BHAVIN SONI
Description of Document	Article 20(a) Conveyance - Immovable Property
Property Description	MOJE KASBA TA DIST VADODARA
Consideration Price (Rs.)	10,50,00,000 (Ten Crore Fifty Lakh only)
First Party	WINDWARD BUILDERS LLP
Second Party	THREE GIRIRAJ DEVELOPERS
Stamp Duty Paid By	THREE GIRIRAJ DEVELOPERS
Stamp Duty Amount(Rs.)	51,45,000 (Fifty One Lakh Forty Five Thousand only)





DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE (hereinafter referred to as the "Conveyance Deed") is made at Vadodra on this day of June 2017.

BETWEEN

WINDWARD BUILDERS LLP, (PAN: AACFWS4213F) a limited liability partnership, incorporated under the provisions of the Limited Liability Partnership Act and having its registered office at Flat No.101-102, First Floor, Aquamarine Tagmarish Co-Op Housing Soc. Ltd., Carter Road, Bandra West, Mumbai 400050 represented through its authorized signatory **Mr. Aakash Vaghela**, residing at Aarav Bungalow, Opp. Kable Farm, Sevsa Main Road, Vadodra 391101 hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time, representative, administrators, successors, assigns) of the First Part;

AND

SIDDHIVINAYAK ENTERPRISE a firm incorporated under provisions of Partnership act 1932, having its registered office at 8, Dyanesh building, Shilpa Sahas Society, Kalamagar, Bandra East, Mumbai 400051 having PAN: ADI1304451 represented by its Partner **Mr. Hirenkhai Shashikant Patel** aged 48 years of Indian Inhabitant Occupation Business presently residing at Manuvriti, B-52/53, Swaminarayan Nagar - 4, Harni Road, Vadodra - 390018 hereinafter referred to as the "**Confirming Party**" (which expression shall unless it be repugnant to the context, be deemed to include its agent, successors, attorney, executors and administrators) of the SECOND PART;

AND

(1) **Shree Geeta Developers** a partnership firm through its partner, **Madhukar Dhirajlal Sheth**, Aged : Adult, Occupation : Business (PAN : ADI1577054), residing at 101, Shree Radhe Residency, 3, Prakash Colony, Jetapur Road, Vadodra - 390007 hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, legal representatives, executors, successors and permitted assigns) of the Second Part,

For the sake of convenience, the Vendor, the Confirming Party and the Purchaser shall be hereinafter collectively referred to as the Parties and individually as Party.

J. Patel

Sanjay



**WHEREAS:**

A. The Vendor is seized and possessed of or otherwise well and sufficiently entitled to all that non agricultural land admeasuring 28130 square meters of land bearing city survey no.1537A (allotted in lieu of revenue survey nos.494/2 part, 500 part, 501/A/1 part, 501/A/2/1 & 502) of Mouje Vadodara Kasba, Taluka & District Vadodara (hereinafter referred to as the "Larger Land") and as more particularly described in **Schedule-I** hereunder written.

B. The Vadodara Municipal Commissioner, Vadodara Mahanagarpalika had approved the proposed development plans of the Said Project on January 11, 2017 and also issued rajachuthi bearing no. L167/2016-17 Ward-6 on January 11, 2017 subject to the terms and conditions set out therein. Thereafter, the directors of Vendor by Resolution had unanimously resolved that the Vendor shall not start and continue any developmental work in accordance with aforesaid rajachuthi and will try to dispose of the said larger land on as is where is basis.

C. Thereafter, the Confirming Party had approached the Vendor for the larger land and consequently by virtue of an Agreement to Sell dated 20.04.2017, the Vendor had agreed to sell the Larger Land to the Confirming Party in accordance with the terms and conditions set out therein. The said Agreement to Sell dated 20.04.2017 was registered with the Notary Public on 20/4/2017 vide serial no.2120. The said Agreement entitles the Confirming Party to assign its rights under the said Agreement in favor of any other person it may deem fit.

The Purchaser, with a view to purchase a plot out of the Larger Land, had approached the Confirming Party and in pursuance to the negotiations and discussions held between them, the Confirming Party had agreed to sell unto the Purchaser commercial property being Plot No. 23, 24 & 25 as shown under.

PLOT NO	AREA SQMT	AREA SQFT	UNDIVIDED LAND SHARE (SQMT)
23	701.20	7569.24	91.32
24	721.37	7764.83	93.67
25	653.88	7038.36	84.91
TOTAL	2078.45	22372.43	

Hereinafter referred to as the ("said Plot") together with the undivided proportionate of the Larger Land (hereinafter referred to as the "Undivided Proportionate Share") (as more particularly described in **Schedule-II** herein under written) and together with the entitlement to use the Common Roads at or

J.S. Patel

20.04.2017





PLOT NO	AREA SQMT	AREA SQFT	UNDIVIDED LAND SHARE (SQMT)
23	703.20	7569.24	91.32
24	721.37	7764.83	93.67
25	653.88	7038.36	84.91
TOTAL	2078.45	22372.43	

together with the undivided proportionate share of 28130 square meters of land bearing city survey no.1537A (allotted in lieu of revenue survey nos.494/2 part, 500 part, 501/A/1 part, 501/A/2/1 & 502) of Mouje Vadodara Kasha, Taluka & District Vadodara (as more particularly described in the Schedule-II hereunder written) along with rights to use the common road, area and Internal Approach Road and that the Purchaser and his/her/their/its successors in title and assigns at all times hereafter at will and pleasure for all permitted purposes shall be entitled to free ingress to and egress from the Said Unit AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendor and/or Confirming Party in to out of or upon the Said Unit or any part thereof and TO HAVE AND TO HOLD all and singular the said Unit hereby sold, conveyed, transferred, assigned, granted and assured or intended or expressed so to be with their and every of their rights and appurtenances UNTO AND TO THE USE and benefit of the Purchaser, their successors in title and assigns forever however SUBJECT TO the terms and/or representations made hereinabove contained including the payment (if any) AND THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for it made, done, committed, omitted or knowingly or willingly suffered to the contrary the Vendor now hath in itself good right full power and absolute authority to grant convey transfer and assure the said Unit hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold enter upon, use, occupy, possess and enjoy the said Plot hereby granted conveyed transferred and assured with their appurtenances without any hindrance, lien, charge, interest, denial, demand, interruption, eviction and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit AND THAT the Vendor had handed over the copies of all the relevant documents, abstracts and extracts in relation to the said Plot.

3. The Vendor has handed over the vacant and peaceful possession of the said Plot unto the Purchaser simultaneous to the execution hereof subject to the terms and/or representations stipulated in this Conveyance Deed and the Purchaser shall hereinafter be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said Plot without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Vendor or any person or persons claiming through, under or in trust for the Vendor.

J.S. Patel

5/11/2017





4. The Purchaser represents, undertakes and warrants that:-

- i. The Purchaser shall at all times and from time to time duly and properly abide by, observe and perform the rules, regulations and decisions as regards general administration and management of affairs and matters relating to common plot, road & internal approach road, services, infrastructures and conveniences of the said Project and generally of common interest and benefit of all the holders of the other plots of the Larger Land;
- ii. The Purchaser has taken over the vacant and peaceful possession of the said Plot simultaneously upon execution hereof after having adequately verifying and acquainting themselves with the physical condition thereof and after having adequately satisfied;
- iii. The Purchaser shall be entitled to construct the building on the said Plot as legally permissible and shall get prior approval for the proposed development plans in respect of the same. The Purchaser shall be entitled to appoint its independent architect for the designing of the building to be constructed on the said Plot however the said designs must be duly approved by the Confirming Party prior to the commencement of the construction with a view to maintain the uniformity with the design and lay out of the said Project. The Purchaser shall construct the building on the said Plot as per the plans duly approved by the competent authority and the Purchaser shall be entitled to revise the plans however the Purchaser shall be solely responsible for any/all consequences arising out of any negligence on part of the Purchaser in complying with the applicable regulations, rules and laws;
- iv. The Purchaser shall ensure that all the building materials during the time of the construction are loaded and unloaded and parked within the said Plot and shall in no manner create any obstruction or hindrance in usage or otherwise to any other plot holder in the Larger Land and that the laborers of the contractor of the Purchaser will not stay overnight in the plot or any part of the Larger Land and that the construction contractor will have to manage their accommodation elsewhere only and no fabricated houses allowed in any part of the Larger Land;
- v. The Purchaser shall be responsible for applying and obtaining its own separate temporary GSI meter and use that temporary meter for its own construction;



J.S. Patel

Sanjay





- vi. Any/all development/amenity charges to be paid to the Vidodara Municipal Corporation or any other Body for approval or revision of the plan of its building to be built on the said Plot shall borne by the Purchaser only and that the Vendor or the Confirming Party shall in no manner be responsible for the same;
- vii. Over and above the terms and conditions set out in this Conveyance Deed the Purchaser shall comply with, perform and observe all the conditions, provisions, obligations, stipulations, covenants and restrictions set out in *Annexure-A* hereto and the same shall be covenants running with the sale of the said Unit in favor of the Purchaser and their successors from time to time;
- viii. The stamp duty, registration charges and legal fees and all other out of pocket expenses in respect of these presents are borne by the Purchaser. The Purchaser has also deducted TDS (if applicable) in respect of the payment made to the Vendor and/or the Confirming Party as per the provision of the Income Tax Act 1961.
- ix. The Larger Land does not fall under the Disturbed Area and is not subject to The Gujarat Prohibition of Transfer of Immovable Property & Provision for Protection of Tenants from Eviction from Premises in Distributed Areas Act, 1991.



5. By virtue of resolution dated 01.05.2017 passed by the Vendor Mr. Aakash Vaghela, Partner of the Vendor is appointed herein to execute, lodge, register all such deeds, documents, conveyance pertaining to the transfer of the plots/units of the said Land and to do all other necessary works in relation to the Said Land and in pursuance to the same Mr. Aakash Vaghela has executed this Sale Deed as a designated partner of the Vendor.
6. By virtue of resolution dated _____ passed by Siddhi Vinayak Enterprise partner of the Confirming Party firm Mr. Hirenbbhai Shashikant Patel is appointed herein to execute, lodge, register all such deeds, documents, conveyance pertaining to the transfer of the plots/units of the said Land and to do all other necessary works in relation to the Said Land and in pursuance to the same Mr. Hirenbbhai Shashikant Patel has executed this Sale Deed as a designated partner of the Confirming Party.
7. By virtue of certificate of registration on conversion of Windward Builder PVT. LTD. To Windward Builders LLP Dated 5th April, 2017, Mr. Aakash Vaghela and Mr. Mukesh Nirmalbbhai Thakkar, are authorized to execute, lodge, register all such deeds, documents, conveyance pertaining to the transfer of the plots/units of the Said Land.

J.S. Patel

Samir

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 No 5 23 H 9/23
2017

SCHEDULE-I

All that piece of parcel of non agricultural land admeasuring 28130 square meters of land bearing city survey no.1537A (allotted in lieu of revenue survey nos.494/2 part, 500 part, 501/A/1 part, 501/A/2/1 & 502) of Mouje Vadodara Kasha, Taluka & District Vadodara and bounded as under:

On or towards East:-	Open Land Owned by Archaic Properties Pvt. Ltd.
On or towards West:-	12 Meter Wide Road
On or towards North:-	24 Meter wide Jetalpur Road
On or towards South:-	Open land Owned By Archaic Properties Pvt. Ltd.

SCHEDULE-II

All that property being Plot No. 23,24,25 as shown under:

Plot No.	Area Sqmt	Area Sqft	Undivided Land Share (Sqmt)
23	703.20	7569.24	91.32
24	721.37	7764.83	93.67
25	653.88	7038.36	84.91
TOTAL	2078.45	22372.43	

out of land mentioned in Schedule-I together with the undivided proportionate share of 28130.00 square meters of land bearing city survey no.1537A (allotted in lieu of revenue survey nos.494/2 part, 500 part, 501/A/1 part, 501/A/2/1 & 502) of Mouje Vadodara Kasha, Taluka & District Vadodara and said Plot is bounded as follows: (plot no 23) 7569.24 sqft (plot no 24) 7764.83 sqft (plot no 25) 7038.36 sqft

On or towards East:-	Open land owned by Archaic Properties pvt ltd
On or towards West:-	12 mtr wide road
On or towards North:-	Plot no. 22
On or towards South:-	Open land owned by Archaic Properties pvt ltd

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR FIRST HEREIN ABOVE MENTIONED.

J.S. Patel

Samir

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SIGNED AND DELIVERED BY THE
WITHINNAMED - VENDOR
WINDWARD BUILDERS LLP
through its Designated Partner

MR. AAKASH PURUSHOTTAM VAGHELA

SIGNED AND DELIVERED BY THE
Withinnamed CONFIRMING PARTY
SIDDHIVINAYAK ENTERPRISE
Through its partner

Mr. Hirenkhai Shashikant Patel

IN THE PRESENCE OF
WITNESS:

1) NAME: Rohan N. Soni

SIGN:

2) NAME: Jash Raj Put

SIGN:



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 No 5 224 ¹¹/₂₃
2017

RECEIPT

Received of and from the Purchaser a total Sale Consideration of **Rs 10,50,00,000/- i.e. Rupees Ten Crore Fifty Lakh only** by the Vendor after deducting the applicable Tax Deducted at Source under the provisions of the Income Tax Act, 1961 and the details whereof is set out herein under:-

Amount (Rs.)	Cheque No.	Bank & Branch
Rs. 89,50,000	62534	Commercial Co. Op. Bank
Rs. 10,50,000	TDS	
Rs. 1,06,00,000	62535	Commercial Co. Op. Bank
Rs. 94,00,000	62536	Commercial Co. Op. Bank
Rs. 94,00,000	62537	Commercial Co. Op. Bank
Rs. 94,00,000	62538	Commercial Co. Op. Bank
Rs. 93,00,000	62539	Commercial Co. Op. Bank
Rs. 93,00,000	62540	Commercial Co. Op. Bank
Rs. 95,00,000	62541	Commercial Co. Op. Bank
Rs. 93,00,000	62542	Commercial Co. Op. Bank
Rs. 93,00,000	62543	Commercial Co. Op. Bank
Rs. 95,00,000	62544	Commercial Co. Op. Bank
Rs. 10,50,00,000		

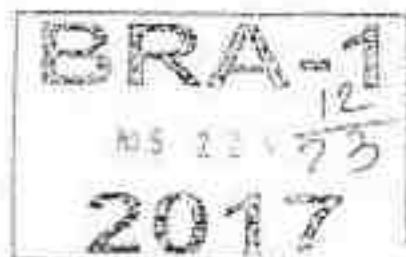


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for



**ANNEXURE - A**

The Purchaser agrees, confirms and accepts the Matters, Conditions-Restrictions-Prohibitions-Stipulations-Covenants etc. as stated hereafter:

1. The purchaser has made him self adequately aware and satisfied in relation to the details and particulars of the said Unit that the Purchaser is acquiring as well as the Larger Land in entirety. The Purchaser had also been handed over by the Vendor the copies of all the relevant documents pertaining to the title as well as design, specification, lay out of the said Unit and Larger Land.

2. (a) Any levies or taxes direct or indirect of the State Government or local authority or Central Government or any Public Authority in form of taxes or in any other form applicable, present or future, including without limitation Service Tax, Value Added Tax, Labor and Workers Welfare Tax shall be entirely borne by the Purchaser and paid extra to Confirming Party or other concerned persons or authorities, as may be applicable.

(b) The expression said Unit should mean the entitlement of the Purchaser in said Plot being area admeasuring _____ square feet equivalent to _____ square meters together with the Undivided Proportionate Share in _____ square meters out of the Land which has been kept open as road, internal approach road and common area/plot.

(c) The vacant and peaceful possession of the said Plot has been handed over to the Purchaser herein free from any encumbrance and restriction simultaneously upon execution hereof.

3. The Purchaser shall have no claim with respect to any part of the Larger Land, save and except in respect of the said Plot and joint right to use, utilize and enjoy the Common Road, Internal Approach Road of the said Larger Land as per its rules and regulations set forth for the same including payment of amounts and charges.

4. The Confirming Party shall be in control of the operation, maintenance and the management of the Common Areas and Road and Internal Approach Road of the Larger Land.

5. (a) The sub plotting in the Larger Land and all its arrangement thereof is conceptualized and marketed by the Confirming Party. Under the circumstances, the over-all administration and management of the Larger Land and its common open spaces, and conveniences shall be under the absolute control of the Confirming Party until handed over to the Society.

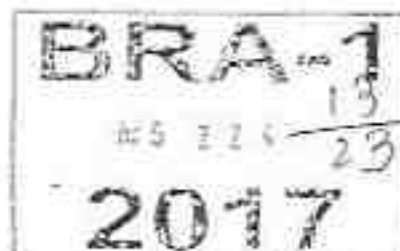
(b) The Confirming Party may manage the matters and things relating to the Common Development either directly or through any other, and

J.S. Patel

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[Signature]





may directly appoint employees on its payroll or on the payroll of the other or appoint different agencies to provide various services concerning the same. The Confirming Party may frame additional rules and regulations such management of common Plot, Road, Internal Approach Road and the Purchaser shall be abided by these rules and regulations.

(ii) The Confirming Party may appoint an Estate Manager and other supporting staff for day to day management of the Project and its Common Development on its pay role or otherwise;

(iii) The Confirming Party/Society may hire professional managers and/or management agency for supervision and management of the Common Development;

(iv) Any of the aforesaid matters and things may be changed, modified, revised, altered, added, substituted, etc. from time to time by the Confirming Party.

6. All rates charges, taxes, cesses, assessments and all other out-goings in respect of the said Unit levied, charged, or imposed by corporation/ nagarpalika, Gram Panchayat or by any local body or authority shall be borne and paid by the Purchaser.

7. If any amount becomes payable to corporation/ nagarpalika, Town Planning Authority, State Government or other public authority like betterment charges or development taxes or payment of similar and/or any other nature becoming payable from the date of execution hereof then the same shall be paid by the Purchaser.

8. (a) The Purchaser shall maintain at his cost the said Plot in the same good condition, state and order in which it is delivered to them and shall abide by all by-laws, Rules and Regulations as well as abide by the applicable laws of the Government, corporation/nagarpalika, Panchayat, District Panchayat, Electricity Company, local bodies and other authorities as may be applicable and shall attend, answer and be responsible for all actions.

9. The Purchaser shall not use the said Plot or permit the same to be used for any purposes whatsoever other than unit or its routine mode of business for the purpose which may or is likely to cause nuisance or annoyance to occupants of other units/offices in the Large Land or for any illegal or immoral purposes.

J.S. Patel

Signature

Signature





10. If anything, in or about or relating to the said Unit, is hereafter required to be carried out or observed or satisfied by the Government, Municipal Corporation/ Nagarpalika, District Panchayat, or any statutory authority, the same shall be carried out or observed or satisfied by the Purchaser at his cost and expenses or the same shall be reimbursed by the Purchaser to the Confirming Party on *pro-fata* basis as and when demanded.

11. The Purchaser shall not throw debris, dirt, garbage etc. or other refuses or permit the same to be thrown from the said Plot or for the purpose of structure, interior fit outs/fixtures or repair of any part of the construction in the Common Areas of the said Larger Land.

12. The letters, receipts and/or notices issued by the Confirming Party, dispatched by e-mail to the e-mail address of the Purchaser as known to it will be sufficient proof of receipt of the same by the Purchaser and shall completely and effectively discharge the Confirming Party.

13. The Purchaser shall at no time demand partition of the interest in the said Larger Land and it is specifically represented, undertaken, agreed and declared by the Purchaser that his interest in the Larger Land shall be impartible, but specific as regards the said Plot only.

14. The Confirming Party may make such changes, additions, omissions, modifications or alterations in the plan of Larger Land as may be required (a) be done by the Plan Sanctioning Authority viz Municipal Corporation/ Nagarpalika, Government, Urban Development Authority, Town Planning Authority or any other concerned authorities or which the Confirming Party may consider desirable in the circumstances may require and this shall operate an irrevocable consent of the Purchaser for making such changes, additions, omissions, modifications or alterations.

15. (a) The said land with all common Road, Internal Approach Road, agreed to be provided, by the Vendor is being completed, subject to other provisions herein. The Purchaser shall have no complaint or grievance for the same.

(b) The Purchaser declares that there is no obligation of any nature whatsoever outstanding on the part of the Confirming Party to be carried out or fulfilled towards the Purchaser generally as regards any matter relating to the said Unit and the said Project in general towards and referring to the said Plot.

16. The said Consideration amount of Rs. 10,50,00,000/- (Rupees Ten Crore Fifty Lakhs Only) payable/paid by the Purchaser to the Vendor and the Confirming Party as aforesaid does not include the amounts payable towards the stamp duty, registration charges, legal fees and all other out of pocket expenses in the matter.



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same



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of making available and handing over of the said Unit all of the State Government, Central Government or by any authority whatsoever under any law, including all applicable taxes *inter alia* service tax, sales tax, labor welfare, value added tax, betterment charges, etc.; amounts in any form whatsoever, and the same shall be paid by the Purchaser at the time of handing over of possession of the said Unit to the Purchaser. If any of the above charges become payable after handing over of possession, they will be paid immediately upon request by the Vendor. The amount as may be fixed by the Confirming Party for or towards the same shall be final, conclusive and binding upon the Purchaser.

17. The Purchaser shall permit the Confirming Party or its surveyors and agents with or without workmen and others at all reasonable time to enter into and upon the said Plot and for the purpose of maintaining, cleaning, fighting and keeping in order and good condition drains, pipes, cables, water covers, gutters, wires or other conveniences belonging to or used for the said Larger Land.

10. The Purchaser will not use or permit to be used any Common Areas of the Larger Land for storage or keeping any articles or things or in any manner. No member shall store in the Larger Land or any part thereof or bring in the Larger Land any goods which are hazardous, combustible or with strong smell or excessively heavy so as to affect or damage the construction or structure of the other plot holders and roads in the Larger Land.

15. The Purchaser agrees that in respect of any remittances, acquisition/transfer of the said plots, any refund, transfer of security deposit, etc. if any, made by him, attracted by the provisions of Foreign Exchange Management Act 1999 or statutory enactments or amendments thereof and rules and regulations of reserve Bank of India or any other applicable law, shall be the sole responsibility of the Purchaser, and all concerned. The Vendor and/or the Confirming Party accepts no responsibility in respect thereof.

20. The announcement of the Larger Land for Project by the Confirming Party by issuing brochure and pamphlets and also inserting advertisements in newspaper and advertising in other manners are purely conceptual in nature to explain and express the broad planning on the Larger Land. It has been agreed that in the event anything agreed upon as recorded herein is inconsistent with what has been declared or advertised as aforesaid, what is agreed upon herein shall prevail.

21. Any delay by the Confirming Party / Society in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser shall not be considered as a waiver on the part of the Confirming Party / Society of the Purchaser nor shall the same in any manner prejudice the remedies of the Confirming Party / Society.

J. E. Furel

Jan 23





22.13) In case the Purchaser is joint, consist of more than one, the permission of the usage of Common Area, Road, Internal Approach Road, by the joint Purchaser will be through the First of such joint Purchaser and shall not be independent or separate.

(b) All consents, confirmations etc., if and when required of the Purchaser, then the same shall be deemed to have been sufficiently given and received from the first of such joint Purchasers. However, it has been agreed that for the purpose of the sale, mortgage, transfer etc. the signatures of all the joint Purchaser shall be required.

(c) Further, the liabilities, responsibilities, obligations, under this Agreement shall be joint and several of the joint Purchasers. All notices by the Confirming Party to the first of the joint Purchaser may address communications etc.

(d) The joint Purchaser inter-se shall not be entitled to subdivide the said Plot, the intent being the said Plot shall stand in the names of the joint Purchaser as one single unit.



23. The "Purchaser" shall mean and include at all places herein;
- (In case of individual) his heirs, legal representatives, executors, successors, transferees and assigns;
 - (In case of HUF) its members at present and from time to time, and their respective heirs, executors, successors, transferees and assigns;
 - (In case of Trust) its Trustees, beneficiaries and office bearers as at present and from time to time, transferees and assigns;
 - (In case of Partnership Firm with or without limited liability) its partners as at present and from time to time and their heirs and legal representatives of the last surviving partner, transferees and assigns;
 - (In case of Company) its successors, transferees and assigns, and their visitors, guests, representatives and authorized persons.

24. The Purchaser hereby agree to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.

25. The Purchaser has agreed to indemnify and keep indemnified the Vendor, Confirming Party and other unit holders against any loss, damage, action, claim, suit, proceedings, cost, charges and expenses that may arise on account of any delay, default, breach or violation of any of the conditions and obligations aforesaid or for any provision of law time being in force.

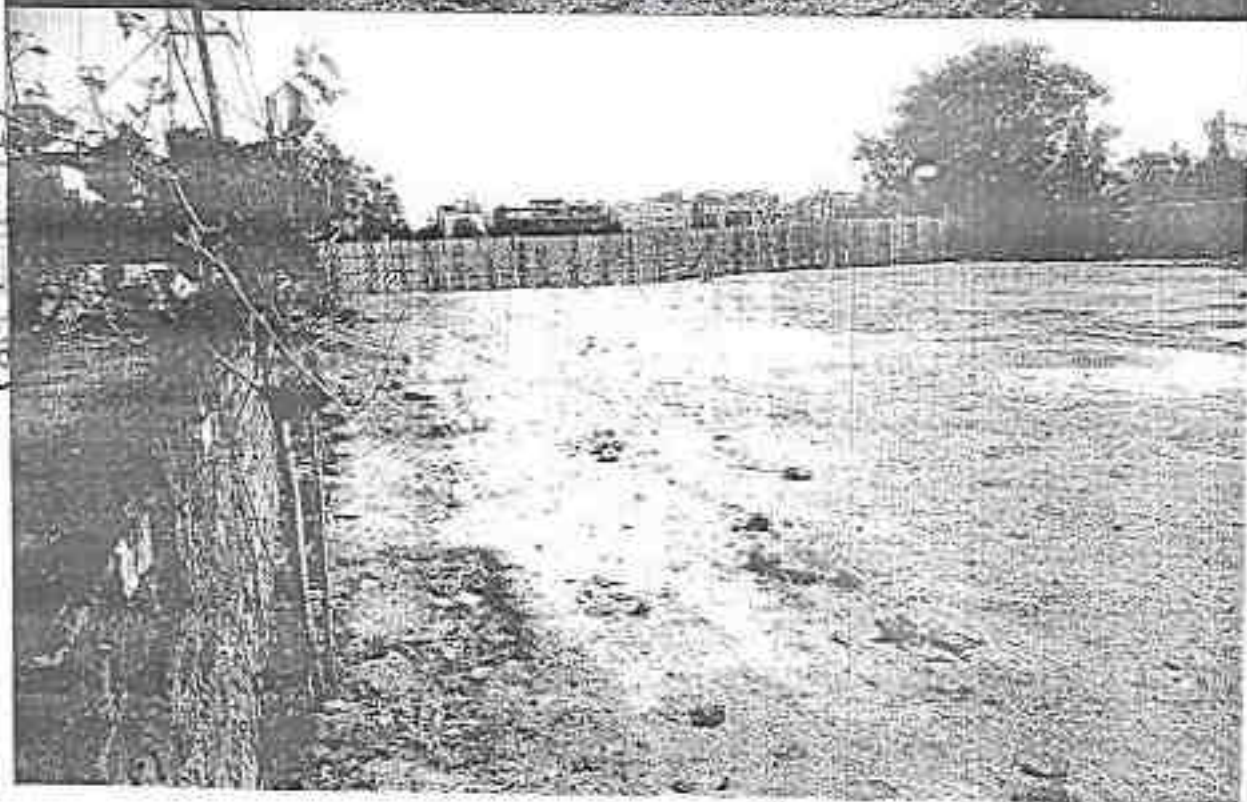
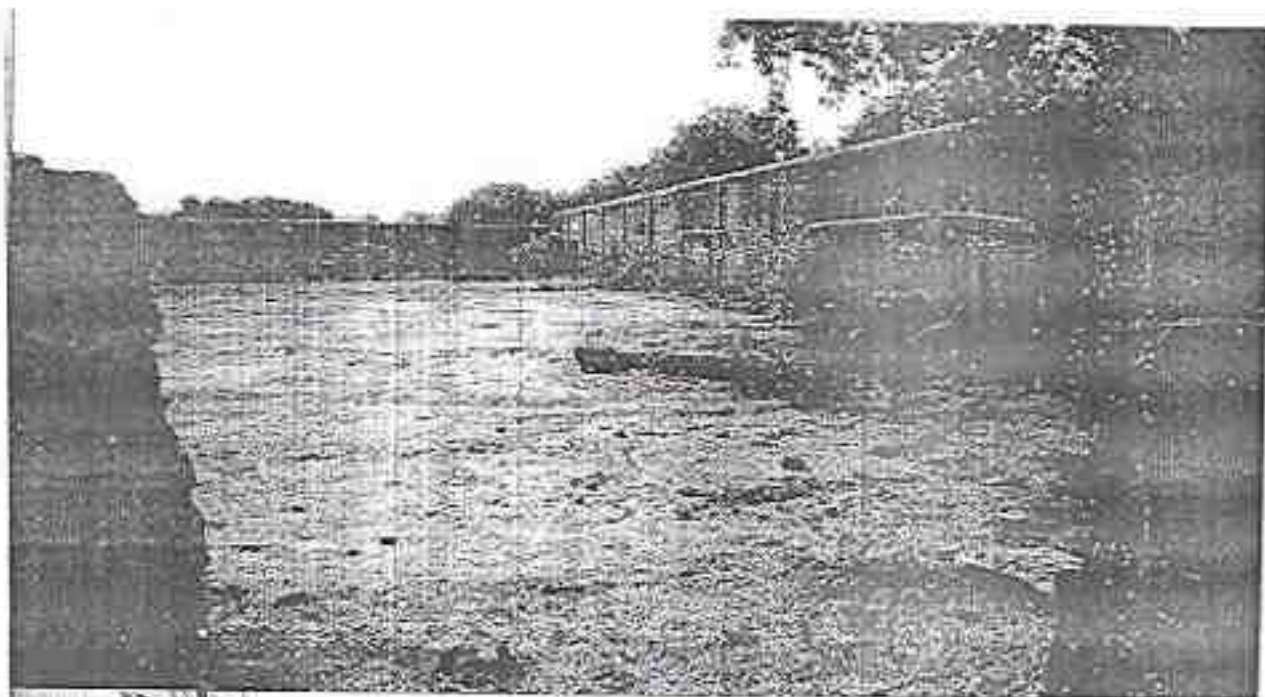
J.S. Patel

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2017

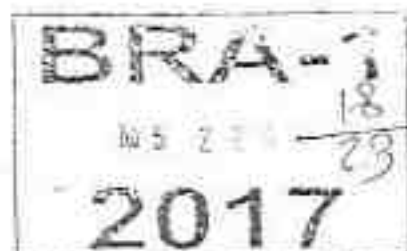
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J.S. Patel

Chauhan





SCHEDULE
UNDER THE PROVISIONS OF SECTION 32(A) OF REGISTRATION ACT

VENDOR:-

M/s. WINDWARD BUILDERS LLP
through its authorized signatory
Mr. AAKASH PURUSHOTTAM VAGHELA



CONFIRMING PARTY:-

SIDDHIVINAYAK ENTERPRISE
through its authorized signatory
Mr. Hirenkhui Shashikant Patel



PURCHASER:-



Shree Giriraj Developers
a partnership firm through its partner,
Madhukar Dhirajlal Sheth



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2017

પ્રકાશન નંબર: 470/27446, વૉલ્યુમ: 1.1.2017/4

અરજદાર નામ: સુરેશ અને સુરતી
 ના જન્મ તારીખ: 24/06/82 અને 24/06/82
 ૧૧ થી ૧૬ વર્ષની વચ્ચે પડેલો : 1
 આ પસંદગીની કોપીમાં જુઓ.



સુરેશ

1. Dinesh Garg & Developers, a partnership firm, through its partner Madhuskar Dhirajlal Shahi.

અરજદાર નામ: સુરેશ અને સુરતી

પિતા/પત્ની કે પ

કે. વર્ગ

રજીસ્ટ્રેશન ફી

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અગત્યની બી.ડી. નાઈટ રજીસ્ટ્રેશન / 25

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અન્ય ફી

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ટોલ રોકેટ ફી

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[Signature]
 (Yogesh Mahendra Joshi)
 નામ: સુરેશ
 તારીખ: 1

[Signature]
 (Yogesh Mahendra Joshi)
 નામ: સુરેશ
 તારીખ: 1



અરજદાર નામ અને સહાયક નામ: સુરેશ અને સુરતી સુરેશ સુરતી સુરેશ અને સુરતી

WINDWARD BUILDERS LLP
 represented through its authorized
 signatory Mr. Ashish Vaghela
 Ashish Vaghela- Opp. Kirti
 Park- Durgam Chauri
 Road- Vajrapada- 381 101
 PAN: AICWAGPW54214



[Signature]

SHRIMVIBHAYAR ENTERPRISE
 is incorporated under provisions
 of Partnership act 1932
 represented by its Partners Mr.
 Hirenkumar Ghoshkumar Patel
 B-141, 3-Durgam-Chauri Near M. B. Patel
 Surveer Cultural-Dr. Caka
 Road-Anand-380101
 PAN: CNDJFD034450



[Signature]

અરજદાર નામ અને સહાયક નામ: સુરેશ અને સુરતી સુરેશ અને સુરતી



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1 Bhavji Soni
Dandia Bazar
Vadodra

2 Vinod Kumar
Kumbhari
Vadodra



તેઓ કહે છે કે તેમણે કોઈ અપરાધને તેઓ જાણે જોવાને છે
અને તેઓની સહાયતા આપે છે.

જારી નં. 442

જુલો - 2017

Yojesh Mahendra Joshi

જાણકારી
જુલો - 1

જાણકારી તમારે જાણી રહ્યા છો
કોઈ નં. 4 જુલો - 2

જારી નં. 442/2017

Yojesh Mahendra Joshi

જાણકારી
જુલો - 1



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21/04/2017 4:55:37pm 11/04/2017

12/05/2017 2017-18 ની કોમ્પાઈલ મુજબ (1) 1000 MFL/2017 નંબર દરમિયાન 3 જેટલા અરજીદારોએ અરજી કરી.

બાબત/સંખ્યા: 9
 ડિપાર્ટમેન્ટ: 9
 રાજ્ય/અરજીદાર નંબર: 9

નામ: 1000 MFL/2017



(Yogesh Mahendra Joshi)
 નંબર: 1000/17
 ડિપાર્ટમેન્ટ: 1

— નીચેના નામો નોંધાયેલા નામોમાંથી કોઈકે અરજી કરી હોય તેની વિગતો આપવા
 — નામોમાંથી કોઈકે અરજી કરી હોય તેની વિગતો આપવા
 નામ: 1000/17





(Yogesh Mahendra Joshi)
 નંબર: 1000/17
 ડિપાર્ટમેન્ટ: 1

— નીચેના નામો નોંધાયેલા નામોમાંથી કોઈકે અરજી કરી હોય તેની વિગતો આપવા
 — નામોમાંથી કોઈકે અરજી કરી હોય તેની વિગતો આપવા
 નામ: 1000/17

(Yogesh Mahendra Joshi)
 નામ: 1000/17

S.H.O - Vadodra



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Version 1.1 2017-4

Doc No.	5224	Registered No
Date	29/05/2017	

(Yogesh Mahendra Joshi)
Sub Registrar
S.H.O. - Vadodra-1



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H. C. Shah Patel
NOTARY (Govt. of Gujarat)

