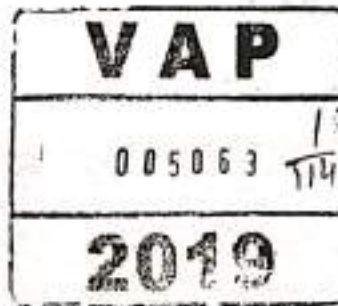




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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

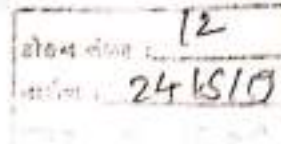
Certificate No.	IN-GJ05958817821036R
Certificate Issued Date	18-May-2019 04:19 PM
Account Reference	IMPACC (FI)/ gjelimp10/ VAPI/ GJ-VL
Unique Doc. Reference	SUBIN-GJGJELIMP1056664205189773R
Purchased by	LEVELUP REALTY
Description of Document	Article 20(a) Conveyance - Immovable Property
Property Description	AT:VAPI, PLOT NO.001, SURVEY NO.4941, VILLAGE:VAPI
Consideration Price (Rs.)	2,35,44,525 (Two Crore Thirty Five Lakh Forty Four Thousand Five Hundred And Twenty Five only)
First Party	LEVELUP REALTY
Second Party	VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP
Stamp Duty Paid By	LEVELUP REALTY
Stamp Duty Amount(Rs.)	11,53,780 (Eleven Lakh Fifty Three Thousand Seven Hundred And Eighty only)



TQ 0006857975

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.indianstampcert.com. Any discrepancy in the details on the Certificate and/or available on the website renders it invalid.
2. The onus of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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CONSIDERATION AMOUNT RS. 2,35,44,525/-
IN WORDS RUPEES TWO CRORE THIRTY FIVE LACS FORTY FOUR
THOUSAND FIVE HUNDRED TWENTY FIVE ONLY

SALE DEED/INDENTURE OF IMMOVEABLE PROPERTY

THIS INDENTURE of sale is made at Vapi on this 24 day of MAY of the
Christian Year Two Thousand Nineteen.



IN FAVOUR OF

LEVELUP REALTY, a partnership firm constituted under the provisions of the
Indian Partnership Act, 1932 having its office at : Plot 98, Vibrant Business Park,
Survey No. 846/98, Vapi, Gujarat-396195 (PAN NO. AAHFL7304D) through its
partners MR. SATISH LAXMIDAS JOISAR, aged about 44 years, doing
Business, residing at A-102, Aavkar Co. Op. Hsg. Soc. Asopalav Complex,
Chharwada Road, Vapi, Tal. Vapi, Dist. Valsad AND MR. DEEPAK
PRAKASHBHAI NANDA, aged about 31 years, doing Business, residing at : 103,
Sai Odhav Co. Op. Hsg. Soc., Opp. Swaminarayan School, Dehali, Bhilad,
Umbergaon, Tal. Umbergaon, Dist. Valsad hereinafter called "the PURCHASER"
(which expression shall unless it be repugnant to the context or meaning thereof
be deemed to mean and include its successors and assigns (their/his/her heirs,
successors, executors, assigns, etc.)) of the FIRST PART.

1

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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VAP005063 ³ 714**2019**

BY

M/s. Vapi Infrastructure and Industrial Township LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008, having its (Registration No. AAA-7503 dated 3rd January 2012) registered office at Reg. Off. 301, Simran Plaza, 3rd & 4th Road Corner, Khar (W), Mumbai-400052 (PAN NO. AAJFV3755C) through its designated partners MR. RAJEEV AMRITLAL MUNDRA SON OF MR. AMRITLAL MUNDRA aged about 41 years, doing business, residing at 39, Vrundavan Society, Tokharkhada Road, Silvassa AND MR. AMIT KUMAR AGARWAL SON OF PREM KUMAR AGARWAL, aged about 41 years doing business, residing at : Hamlet Park City, Kilvani Road, Silvassa-396230 hereinafter called the "VENDOR" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include the above said partners and their heirs, legal representatives, executors, assigns, administrators etc.) of the SECOND PART.



THE PURCHASER AND THE VENDOR HEREINAFTER SHALL BE REFERRED JOINTLY AS PARTIES.

WHEREAS:

1. The Vendor is the owner & absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcels of the old N.A land bearing Block/Survey No. 846 admeasuring about 30 Hec. 06 Are. 28 Sq. Mtrs. and after promulgation land bearing Block/Survey No. 4941 TO Block/Survey No. 4987 and the land bearing Block/Survey No. 4989 TO Block/Survey No. 5163 and the land bearing Block/Survey No. 5165 TO Block/Survey No. 5172 situated within the limits of Village Vapi,

2

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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2019

Tal. Vapi & Dist. Valsad and the old land bearing Block/Survey No. 236/P1/1 to Block/Survey No. 236/P1/16 (According to K.J.P.) admeasuring about 01 Hec. 47 Are. 73 Sq. Mtrs. and after promulgation land bearing Block/Survey No. 605 to Block/Survey No. 620 situated within the limits of Village Namdha, Tal. Vapi, Dist. Valsad, which are more particularly described under the Schedule-I below herein after referred to as the "Project Property".

2. The Vendor is entitled to develop the Project Property by selling industrial/Commercial Plots and other structures as permitted by law thereon in accordance with plans sanctioned by Notified Area Authority, GIDC Vapi vide sanction letter no. GIDC/XEN/WPI/PB/2968 dated 05/03/2016 (hereinafter referred to as "the Scheme of Development of the Property") and has floated Industrial Township Project known as "Vibrant Business Park" on the said property more particularly described in schedule I.

That the purchaser intends to purchase property which is more particularly described under the schedule-II.

4. On the request of the Purchaser, the Vendor has given inspection to the Purchaser of all documents of title relating to the Project Property, plans designs and specifications relating to the Project Property such other documents relating to the Project Property as well as the purchaser has also inspected and satisfied himself physical condition of the said property.

5. The Copy of certificate of Title Dated the 20-07-2016 issued by Shri Vipulbhai S. Kapadia having Enrolment No. G/77/1991 with the Bar

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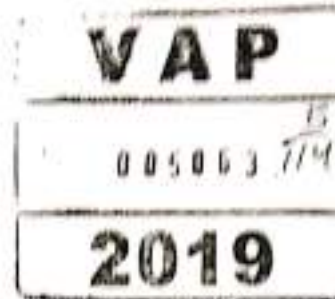
TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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Council of Gujarat for the Vendor in respect of the Project Property has been verified by the Purchaser;

6. Thereafter, by virtue of the Order No. CB/NA/REGI.87/2017-18/VASHI-2651-60/2017 dated 16/10/2017 passed by Collector, Valsad the N.A. Plot No. 846/1 to Plot No. 846/22 admeasuring about 06 Hec. 38 Are. 47 Sq.Mtrs. of the N.A land bearing Block/Survey No. 846 admeasuring about 30 Hec. 06 Are. 28 Sq. Mtrs.situated within the limits of Village Vapi, Tal. Vapi & Dist. Valsad converted into Commercial N.A. use and the land bearing Block/Survey No. 846/23 to Plot No. 846/100 and Plot No. 846/101/1 to Block/Survey No. 846/101/132 ALL situated within the limits of Village Vapi, Tal. Vapi & Dist. Valsad and the land bearing Block/Survey No. 236/P1/1 to Block/Survey No. 236/P1/16 (According to K.J.P.) admeasuring about 01 Hec. 47 Are. 73 Sq. Mtrs.ALL situated within the limits of Village Namdha, Tal. Vapi, Dist. Valsad converted into Industrial N.A. use.



The Purchaser after verifying and satisfying himself/herself/ itself/themselves about clear and marketable title of the Project Property and after verifying the N.A. permission and Order No. GIDC/XEN/VPI/PB/2968 dated 05/03/2016 passed by Executive Engineer GIDC/NOTIFIED AREA VAPI AND after verifying the rights, title, obligations of the Vendor and the Purchaser/s under the said project, as are specified under the Real Estate (Regulation Development) Act, 2016 (RERA) and the rules made thereunder and the Purchaser is satisfied with the same and has also noted the terms and conditions including inter alia those governing the user of diverse areas comprised in the said Premises, the Purchaser desires to purchase plot/plots of land as described herein the Schedule-II here below (herein after referred to as the "Property");

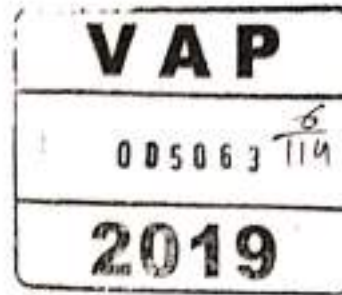
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,15,44,325/-	VAPI	N.A. LAND	01	4341	3557

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8. The Vendor is entering into similar separate Deeds with several other persons for the sale of plot/plots in the Project Property;
9. Now, considering all the present and future rights of the Vendor, the Purchaser had agreed to purchase the Plot No. 01 admeasuring about 3557 Sq.Mtrs. which is more particularly described under the schedule-II below of the land which is more particularly described under the schedule-I on the following terms and conditions :
10. WHEREAS, the Vendor has registered the said project under the provisions of the Act with the Real Estate Regulatory Authority at No. PR/GJ/VALSAD/PARDI/Others/PAA00862/291117 dated 29.11.2017.

NOW THIS DEED/INDENTURE WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:



Consideration of the Purchaser paying to the Vendor an aggregate sum of Rs. 2,35,44,525/- (Rupees Two Crore Thirty Five Lacs Forty Four Thousand Five Hundred Twenty Five only), payment details whereof are stated here below, being the full and final consideration payable by the Purchaser to the Vendor (the payment and receipt whereof the Vendor doth hereby admit and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser forever) the Vendor hereby grants, sells, conveys, transfer and assures to the Purchaser, free from all encumbrances, the Vendor's entire right, title and interest into and upon the Property being free hold industrial/commercial plot which more particularly described under the schedule-II hereunder

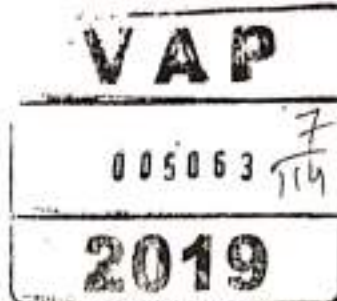
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4943	3557

Amit Kumar

Deepak K. K.

Sanjay K. K.
Deepak K. K.



written (hereinafter called "the Property") and delineated by red colour boundary on the Plan attached with this Deed/indenture.

Payment Details:

Sr. No.	DRAWN IN	CHEQUE NO.	DATE	AMOUNT
1	OBC	008444	06-07-2017	1,00,000/-
2	OBC	008446	02-08-2017	6,00,000/-
3	BOB	000043	01-09-2017	5,00,000/-
4	BOB	000045	07-12-2017	15,00,000/-
5	INDUSIND	127614	06-03-2018	25,00,000/-
6	OBC	061807	07-03-2018	10,00,000/-
7	HDFC	000001	09-08-2018	50,00,000/-
8	HDFC	000002	14-09-2018	50,00,000/-
9	HDFC	000003	26-10-2018	25,00,000/-
10	HDFC	000011	09.05.2019	27,64,554/-
11	HDFC	000006	28.03.2019	18,44,525/-
12			TDS	2,35,446/-
				2,35,44,525/-



Therefore the Vendor acknowledges the receipt of Rs. 2,35,44,525/- (Rupees Two Crore Thirty Five Lacs Forty Four Thousand Five Hundred Twenty Five only).

- The Purchaser after verifying the rights, title, interest and plans accepted the peaceful vacant possession of the Property from the Vendor and the vendor has handed over the vacant & peaceful possession to the purchaser.

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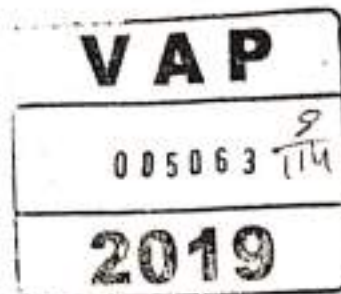
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SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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AND given that the purchaser has conduct a due diligence in relation to title of the Vendor to the said property and the state and the nature of the said property and has satisfied himself in relation to the same and given that the Purchaser is acquiring the said property on an "as is where is" basis, the purchaser shall, for himself and his successors in title or any person lawfully or equitably claiming or to claim by, from, through, under on in trust for them, hereby covenants with the Vendor that the Vendor shall on and from the execution of this sale deed, not be held liable or responsible to the Purchaser in relation to any matters arising any time after the execution of this sale deed, not be held liable or responsible by the purchaser in relation to any matters arising any time after the execution of the sale deed. The Vendor doth hereby COVENANT with the Purchaser that the Vendor has not done or omitted to do or been party or privy to any act, deed or thing where by the Vendor is in any way prevented from granting, transferring and conveying the Property hereby granted, transferred and conveyed in favour of the Purchaser in the manner aforesaid.



The Purchaser shall carry out the constructions on the said Property strictly as per the plan that may be sanctioned by the competent authority and not do any work in the Property which would jeopardize the soundness or safety of the Project Property, reduce the value thereof or impair any easement nor shall the Purchasers add any material structure or excavate any additional structure or cellar without, in every such case, the unanimous written consent of the owner of the adjoining land, which the part of the land described under the schedule-I first obtained. The purchaser shall not cause any damage, risk to the stability of adjoining

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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

Amal Kumar

Rajesh K. K.

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structure, property during the course of construction by way of excavation for foundations, cellars etc.

4. The Purchaser shall not stack building material in common area/adjoining land without any written permission from the vendor or the owner of the adjoining land.
5. THE PURCHASER AND THE VENDOR COVENANT WITH EACH OTHER AS UNDER:-
 - a. That, the Vendor is the absolute owner of the Property and they have a clear and marketable title free from any charge, mortgage or any other encumbrances or doubts and no other party has any right, claim or demand in respect of the Property and the Vendor has not created any third party interest in any manner in the Property.
 - b. That, there are no tenants, unauthorized occupants or trespassers nor any encroachment on any part of the Property.
 - c. That, the Property or any part thereof are/is not subject to any attachment or any process issued by any court or authority.
 - d. That, there has been no injunction or any other order from any Court, Collector, Revenue Authority, for any taxation or any other dues disentitling or restraining the Vendor from dealing with the Property.
 - e. That, all rates, taxes, assessments, duties, outgoing etc. payable by the Vendor in respect of the Property has been duly paid upto date.

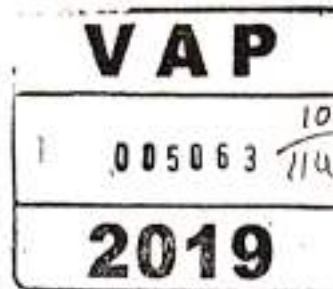


TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	R/A LAND	01	4941	3557

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6. That the land which is more particularly described under the schedule-II has been marked in boundaries, which has being measured and the purchaser has satisfied himself for the correctness of the same & has taken possession of the same.
7. The Purchaser has taken the possession of the Property after the understanding of all present and future rights and the Purchaser has no objection whatsoever with regard to the Property and fully satisfied and the Purchaser has no complaint in regard to any aspect of the Property.
8. The Parties hereto specifically declare and confirm that-
- (a) The Purchaser has inspected the Property and has ascertained for itself that the Property is sold on 'as is where is basis';
- (b) The Purchaser shall not occupy any construction on the Property unless Occupation Certificate evidencing completion of the Building/s has/have been issued as required by law and consequently under the provisions of the applicable Act. The Purchaser further declares that he/she/it shall not commence any production activity in the Industry/commercial proposed to be constructed till all permissions, approvals, consent not limited to environmental consents /permissions are obtained and also undertake that till the operation of the Industry/commercial all necessary permission shall be maintained and all laws required to be observed for running the industry/commercial shall be observed and complied. The purchaser and/or his/her/its/their transferee, representative, heirs, etc. shall not stack and/or dump any building



TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

For and on behalf of

Deputy Commissioner

Sub-Registrar

Notary



material in common area/adjoining land without any written permission from the vendor or the owner of the adjoining land.

- (c) Save and except in respect of the Project Property, a proportionate share in the common areas and facilities, the Purchaser shall have no claim in respect of all or any open spaces or un-allotted parking spaces etc. in the Project Property or any other part of the Development, which will remain the property of the Vendor until the entire Property is transferred to the Society/Company/Association upon the Scheme of Development of the Property being declared as fully completed by the Vendor, and also subject to the rights, reservations and covenants herein provided approximately before 31st December 2020.

- (d) The purchaser also hereby admits and confirms that, the Purchaser and/or his/her/its/their representative, heirs, transferee, occupants, employee, etc. shall not have access to the Plot described under the schedule-II from the 18 Meter wide road to maintain the aesthetic view of the 18 Meter and maintain the uniform design as proposed by the Architect. The boundary wall of the Plot shall not have height of more than six Feet and the design of the said boundary wall shall be as directed/designed by the architect M/s. Shilpam.

9. The Purchaser himself/herself/themselves/itself, with the intention to bind himself/herself/themselves/itself and all persons into whomsoever's hands the Property come and its successors-in-title, doth hereby covenant with the Vendor as follows:-

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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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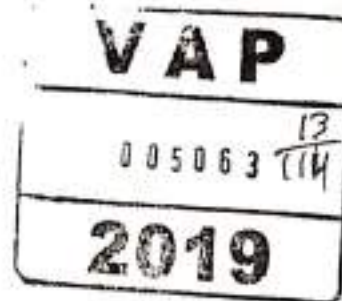
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- (a) To maintain the Property at Purchaser's cost in good and tenantable repair and condition from the date of handing over possession of the Property, and shall not do or allow or suffer to be done anything in any passage or compound wall of the Project Property or any part of the Building constructed thereon, which may be against the rules, regulations, or bye-laws of the society/association/company or the concerned local or any other authority or change, alter or make addition in and/ or to the Building constructed on the Property without all approvals as may be required under all applicable rules and regulations are obtained and observed;
- (b) Not to do or permit to be done any act, deed or thing which may increase the premium payable in respect of or render void or voidable any Insurance in respect of the Project Property or any part thereof;
- (c) To carry out at its own cost, all internal repairs to the Property and maintain the Property in the good condition, state and order and in tenantable and shall not do or allow or suffer to be done anything in the Property or to the Building/sconstructed thereon, or carry out repairs and changes in the Building which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority which may endanger the Project Property. In the event of the Purchaser committing any act in contravention of the above provisions the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority;

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557



- (d) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Property in the compound or any portion of the Project Property;
- (e) Not to endanger or damage the garden fencing, saplings, shrubs, trees, etc. on the Project Property;
- (f) Not to damage the electricity arrangement, cables, wiring, telephone cables, sewage line, water line, gate or any other common facility provided in the Project Property;
- (g) Shall not take the overhead electricity light to the property described under the schedule-II.
- (h) Shall not discharge the effluent to the sewerage and/or storm network but if at all the effluent is treated as per the norms of GPCP under such circumstances only the purchaser shall have liberty to discharge the same to the sewer line only at the cost and consequences of the Purchaser.
- (i) Not to obstruct or cause any obstruction in any manner whatsoever in the common areas, road etc. of the Project Property;
- (j) Not to park any vehicles in any place other than parking spaces so allotted or designated and the vehicle shall be in the area of loading and unloading area of the Plot which is more particularly described under the schedule-II;
- (k) Shall not use the hydrant line for water for any domestic or

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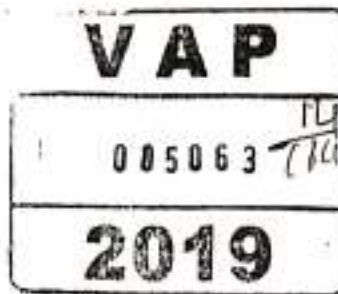
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SALE - DEED	2,35,44,525/-	VARI	N.A. LAND	01	4941	3557

Amr Kumar

Deepa K. K.

Sanjay K. J.

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industrial/commercial purpose.

- (l) Pay to the Vendor within fifteen (15) days of demand by the Vendor, its share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity, gas or any other service connection to the Project Property in which the Property is situate;
- (m) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of change of user of the Premises by the Purchaser or otherwise;
- (n) The Purchaser shall not let, sublet, transfer, assign or part with the Purchaser's interest or benefit of this Deed or of the Property or any part thereof, or part with possession of the Property or any part thereof until all the dues payable by the Purchaser to the Vendor and the society under this Deed are fully paid up, and only if the Purchaser has not been guilty of breach or non-observance of any of the terms and conditions of this Deed and until the Purchaser has obtained specific permission in writing of the Vendor and the society for the purpose. Such transfer shall be only in favour of the as may be approved by the Vendor and not otherwise;
- (o) The Purchaser hereby undertakes that the Purchaser will not carry on any illegal business/profession in the Property agreed to be purchased and further agrees and undertakes that the Purchaser itself or through its nominee/tenant/occupier shall not carry on any



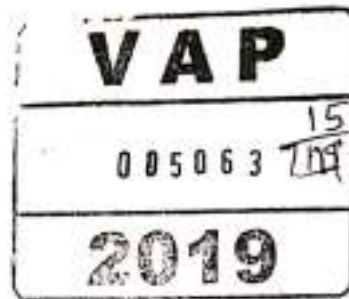
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SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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such business/profession which may be illegal/antisocial/anti-national etc., and which may tarnish the reputation of the Vendor and cause nuisance to neighbors. Till the entire Property sold and till the common facilities are transferred to the Society/ Company/Association as hereinafter provided upon the Scheme of Development of the Property being declared fully completed by the Vendor, the Purchaser shall permit the Vendor and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Property or any part thereof and the portion of the Property or the Building constructed thereon to view and examine the state and condition thereof or to repair and remove any disrepair;



(p) The Purchaser shall observe and perform all the rules and regulations which the Society/Company/Association may adopt at its inception and the additions, alterations or amendments thereof that may be made, from time to time, for the protection and maintenance of the Project Property and the Property and for the observance and performance of the rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the Society/Company/Association regarding the occupation and use of the Property in the Project Property and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by the Purchaser in accordance with the terms of this Deed.

(q) The Purchaser shall pay the transfer charges of Rs. 2.50/- in words

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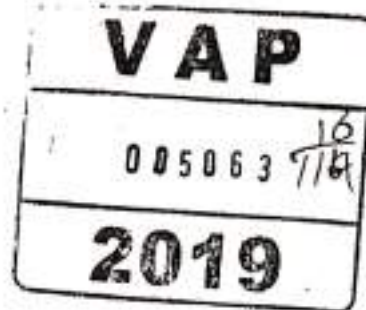
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SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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rupees two and fifty paise per Sq. Ft. to the Vendor till the society/company/association is formed and after the formation of the society/company/association the same shall be handed over by the Vendor to the said society/company/association without interest after deducting the expenses on completion of the project.

- (r) The community centre shall be provided by the Vendor in the Plot No.192 and the Same shall be maintained by the society/company/association and the purchaser shall pay the maintenance charges of Rs. 00.20/- in words rupees twenty paise only per Sq. Fts. AND Rs. 10/- in words rupees ten only per Sq. Fts. shall be deposited by the Purchaser to the Vendor and the Vendor shall handover the same to the said society/company/association without interest, after deducting the expenses if any on completion of the project.



The Purchaser doth hereby accepts and agrees that, the Vendor at it's sole discretion will form association, company or a co-operative Society of the acquires of co-ownership rights in the Project Property in which the Purchaser shall be the member/shareholders of the association/society or Limited Company to be formed at the discretion of the Vendor and also agrees to sign and execute the application for registration and other papers and documents necessary for formation and registration of the Association or Co-operative Society or Limited Company including the Bye-laws. No objection shall be raised by the Purchaser if changes or modifications are made in the Bye-laws as may be necessary or required by the Registrar of Co-operative Societies or other competent authority. The Purchaser shall be bound from time to time, to sign all papers and documents and to do all such acts and deeds as may be necessary for

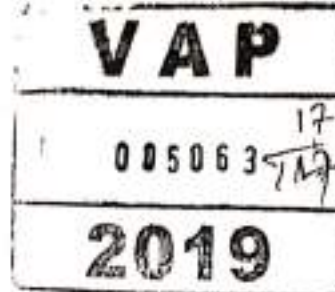
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	6941	3557

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safe-guarding the interest of the Vendor and of other purchasers interest in the Project Property.

11. All costs, charges and expenses in connection with the formation of association or the co-operative society or Limited Company as well as the costs of preparing, engrossing, stamping and registering all kinds of agreements, conveyances, transfer-deeds or any other documents or document required to be executed in favour of the Purchaser, under this deed as well as the entire professional costs of the Attorney of the Vendor in preparing and approving all such documents shall be proportionately borne by the Purchaser. The Vendor shall not contribute anything towards such expenses, such costs, charges and expenses and all such costs, charges and expenses payable by the Purchaser shall be paid by him/her/they immediately on demand. The Purchaser shall take the necessary shares in the co-operative society or Limited Company or in association to be formed and this deed shall be treated as an application and an irrevocable consent by the Purchaser to become Member and for allotment of shares of the said Society or a Limited Company to him/her/they.



12. The Purchaser shall be liable and pay regularly (a) the proportionate share of the Purchaser of the Gram Panchayat/Municipal Assessment Tax, notified area tax, etc of the said land as also of entire lay out and complex, all rates and taxes whether any or all tenements of the building shall have been actually assessed or not or even if the assessment may not have been finally determined; (b) the share of the Purchaser in all other dues, duties, impositions, outgoings and burden of any nature at any time hereafter assessed or imposed upon the said property or upon the owners or occupiers thereof including of the entire project by any authority

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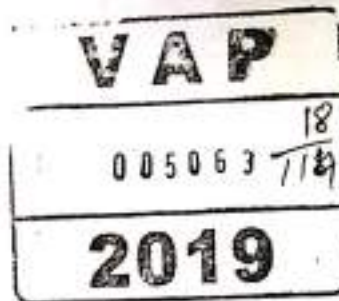
TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,535/-	VAPI	N.A. LAND	01	4341	3557

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including the Gram Panchayat, Municipality, Government Revenue Authority in respect of the entire construction/land or the user thereof and payable either by the Owners or occupiers and (c) the proportionate share of all other outgoings in respect of the said Property and the layout or complex including other taxes, insurance, common lights, sanitation, additions and repairs, water charges in the event of water being charged on the basis of meter by the Gram Panchayat, Municipality, Salaries and charges of Bill Collector, Clerks, Watchman, Sweepers, etc. and (d) all other expenses necessary and incidental to the said entire project including the said management and maintenance, until the society/association/company is formed and the said management handed over to the society/association/company as provided herein, the Purchaser shall pay to the Vendor such proportionate share of outgoings as may be determined by the Vendor.



3. In the event any premises remains unsold at anytime even after formation and registration of society/association/company or after the conveyance is executed such unsold premises will continue to belong to the Vendor and the Vendor alone shall be entitled to deal with and/ or sell the same and the Purchaser and/or Common organization of the purchaser of premises in the said land/lands shall have no right, title, interest, claim or demand of any nature whatsoever into or upon the same and as and when the Vendor sell the same such Purchaser of such Premises shall be admitted as member of the such society/association/company.

14. The maintenance amount which has been deposited to the Vendor towards maintenance/deposit funds shall be refunded without interest after deduction of the amount spent towards the maintenance of the project known as "Vibrant Business Park" till the complete sale of the project

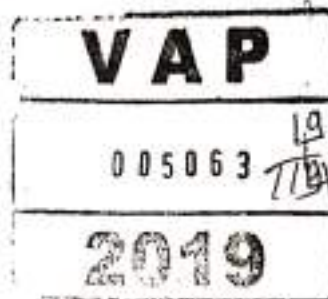
TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VNPI	N/A LAND	01	4941	3557

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known as "Vibrant Business Park" and the Purchaser also declares that the Purchaser shall not raise any dispute with regard to the account/accounts which may be maintained by the Vendor with regard to the maintenance of the project known as "Vibrant Business Park".

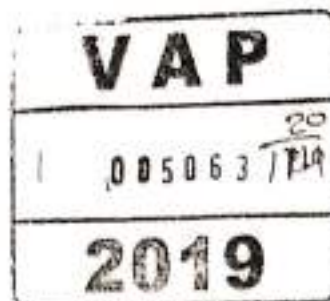
15. The purchaser shall construct the septic tank as well as soak pit in the plot described under the Schedule-II and terminate the same to the sewerage line only.
16. The Purchaser hereby grants it's/his/her/their irrecoverable power, authority and consent to the Vendor and agrees:-
- (a) That such further development may be by way of additions, alterations, variations and/or modification of the plans, designs, and specifications.
 - (b) To execute, if any further or otherwise writing, documents, consents, etc. as required by the Vendor for carrying out the terms hereof and intentions of the parties hereto;
 - (c) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, etc. at the costs and expenses of the Purchaser which the Vendor in its' absolute discretion deem fit for putting into complete effect the provisions of this Deed.



The provisions and covenants (which shall be so framed that the burden thereof shall run with and be binding upon the said premises hereby sold in to whose hands whomsoever the same may come) as may be

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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557



necessary for giving effect to the stipulations and restrictions mentioned or referred to herein above.

17. The Purchaser hereby indemnifies and keep indemnified the Vendor against all actions, costs, proceedings claims and demands in respect of the due observance and performance of such stipulations and restrictions.
18. The Purchaser declares that, the Purchaser shall not be entitled to any easement or right of light or air which would restrict or interfere with the free use of any neighboring or adjoining premises and a declaration that the access and user of light and air to and for the premises purchased by the Purchaser for any structure, erections for building for any time being erected and standing therein from and over the neighboring.

REGISTRAR

19. That by virtue of this deed the purchaser is entitled to transfer and mutated the Property in its/his/her/their own name in the records of Municipal Corporation, Gram Panchayat, Electric Supply Undertaking or any other concerned revenue authority and vendor shall grant N.O.C for the same after recovering all his dues if any.

The purchaser hereby accepts, declares, agrees and confirms that the all the right with regard to the common plot/plots and road/roads in the Project Property are reserved and vested with the Vendor only and the Purchaser shall not take any objections if the rights with regard to the common plot/plots and road/roads may be transferred by the Vendor to any for better management and any Income accrued out of such act shall be handed over to the society. The Purchaser hereby accepts, declares, agrees and confirms that the Vendor has right to apply for the change of use i.e. industrial & commercial of the project property without any prejudice

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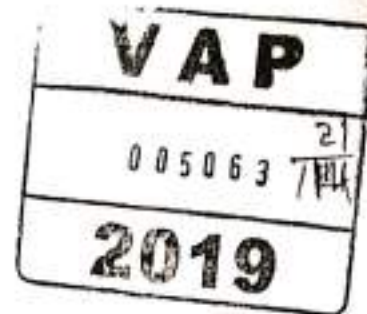
TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. METRS.
SALE - DEED	2,35,44,525/-	VAPR	N.A. LAND	01	4961	2557

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to the area of the plot sold by this deed and the purchaser shall not object if any change/changes in the area and length and the width of the internal road as well as the common plot/plots. The purchaser and his/her/it's transferee, successors, representative etc. has given the consent for the same and the Purchaser and his/her/it's transferee, successors, representative, heirs etc. shall not object and/or obstruct for the same.

The Purchaser hereby accepts, declares, agrees and confirms that whatever the rights with regard to the Common Plot/Plots and Road/Roads created in favour of the Purchaser by virtue of the N. A. order are hereby released, relinquished and extinguished in favour of the Vendor Purchaser by virtue of this Deed.



The Purchaser hereby accepts, declares, agrees and confirms that the Vendor is not directly and/or indirectly liable for the maintenance of the Common Plot/Plots, Road/Roads, Drainage Line, Electricity Line and/or arrangement for the Water etc. and the revenue of the same shall be paid by the purchaser along with the other Purchaser.

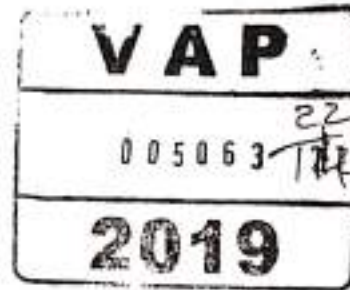
21. The Purchaser hereby accepts, declares, agrees and confirms that, the Purchaser shall use the Property and/or its/her/his heirs, successors, legal representative, assignees, transferee, etc. for the Industrial/Commercial purpose only or any other use as permitted by the competent authority.
22. The Purchaser shall not transfer his/her/it's/their rights to use the road with regard to the common road/roads to any Third Party for ingress and/or outgress to the land/lands adjoining to the Project Property.

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

Amrinder

Deepak K. Le

Sumit Singh
Sub



23. The Purchaser doth hereby accepts, declares, agrees and confirms that, the Purchaser will use the common road in the Project Property with clear condition that he/she/it/they shall not obstruct the other purchaser/s of the plot / plots in the Project Property. The Purchaser doth hereby accept and agree that, he/she/it/they shall not have any rights to utilize other than for transport the common road/roads for the land/lands adjoining to the land described in the Project Property.
24. The Purchaser doth hereby accepts, declares, agrees and confirms that, the Vendor has got full right to change the length and width of the road/roads designed and provided in present area modify he Layout and get approved from the competent authority without Prejudice to the interest of purchaser and it is clearly understood that the right to use the road/roads in the Project Property is not transferable by any purchaser/s and/or Lessee/s and/or Occupant/s to any third party in any manner what so ever.
25. The Purchaser also agrees to contribute and pay his/her/its/their proportionate share towards taxes and other payments and outgoing towards the common road & the common plots in the Project Property as may be determined by the Vendor from time to time.
26. It is also hereby accepted, declared and confirmed by the Purchaser that, the Vendor has right to Purchase the land adjoining to the Project Property and the Vendor has right to transfer the right to use the Road/Roads in the Project Property to the future Purchaser/Purchasers and/or his/her/its transferee, assignees, representative, etc. of the said land/lands adjoining to the Project Property and shall have also right to use the Road/Roads for the loaded and/or unloaded heavy and light vehicle/vehicles and also for

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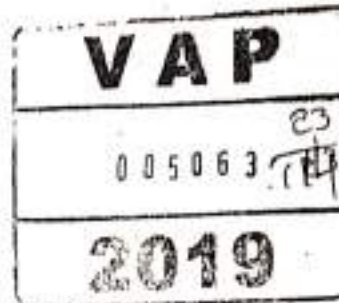
TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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the purpose of ingress and outgress of the Electricity, Water, Telephone, Cable, Drainage etc. line/lines on and/or under the Road/Roads in the Project Property and for which the Purchaser and/or his/her/its assignees, representatives, heirs, successors etc. shall not obstruct directly and/or indirectly.

27. After the Scheme of Development of the Property being declared fully completed by the Vendor and after the Vendor has received the purchase price in respect of all the premises and all other amounts payable by the purchasers thereof under the respective Deeds in respect of the entire Scheme of Development of the Property, the Vendor shall, unless it is otherwise agreed to by and between the parties hereto, within 24 months of such full completion, cause to be transferred to a Society/Apex Company or jointly in favour of the Societies/Companies/Associations formed by the Vendor along with the purchasers of Plot/Plots in the Project Property, all the rights, title and interest of the Vendor in the Property together with the common buildings if any, thereon by executing the necessary Deed of Conveyance or Deed of Assignment in respect of the Property (or to the extent as may be permitted by the authorities) in favour of the society/association/company or jointly in favour of the societies/companies/associations as the case may be, and such Deed of Conveyance or Deed of Assignment shall be in accordance with the terms and provisions of this Deed/indenture.

28. The Purchaser is aware that the Vendor is developing the Project Property in a phased manner pursuant to the Scheme of Development of the Property, and the Purchaser has no right of any nature whatsoever, in the remaining portion of the Project Property belonging to the Vendor. The Purchaser shall not raise any objection to the development activity to be

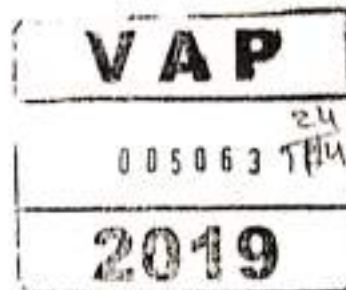
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4342	3557

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carried out in the remaining portion of the Project Property. The Purchaser is aware that the Vendor is proposing to construct residential buildings and/or commercial buildings and other structures as permitted by law on the remaining portion of the Project Property. The Purchaser is also aware that the Vendor would be undertaking construction on the remaining portion of the Project Property at different points of time. The Purchaser has No Objection of any nature whatsoever to the delay in execution of the conveyance contemplated under Clause 33 above. The Purchaser is aware that the conveyance will be executed with the society/association/apex Company or jointly to the societies/companies/associations, some of which will be formed at a later point of time.



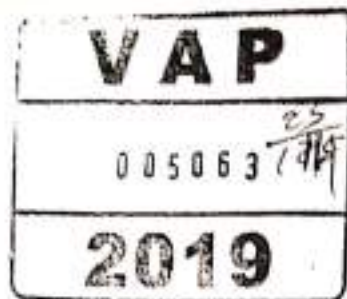
Nothing contained in this Deed/indenture is intended to be nor shall be construed as a grant, demise or assignment in law of the Property or Project Property or any part of thereof. The Purchaser shall have no claim, save and except in respect of the Property. All other unsold plot/plots, common areas, open spaces, terraces of common building/s, recreation spaces, etc. shall be the property of the Vendor until the entire Property with common buildings constructed thereon is transferred to a society/association/company or jointly to the societies/ companies/ associations as mentioned herein.

30. Save and except as provided in Clause 19 and Clause hereinabove, the Purchaser agrees, undertakes and covenants with the Vendor that neither it nor the Society/Company/Association that may be formed shall hereafter in any manner whatsoever limit, curtail, revoke, cancel, or terminate any of the powers, rights, benefits, privileges, or authorities reserved by or granted to the Vendor under this Deed/indenture or any other deed,

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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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2. *Regar...*
3. *...*
4. *...*



document or writing entered into or executed by and between the Parties hereto or referred to in Deed/indenture. The Purchaser and the Society/Company/association shall render all assistance and co-operation at all times to the Vendor to enable it to exercise and avail of the same.

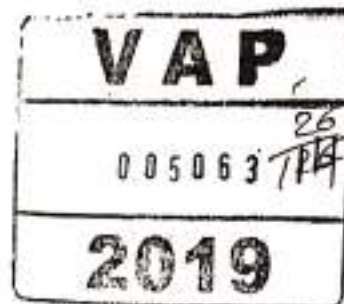
31. Any delay tolerated or indulgence shown by the Vendor in enforcing the terms of this Deed/indenture or any forbearance or giving of time to the Purchaser by the Vendor shall not be construed as a waiver or acquiescence on the part of the Vendor of any breach or non-compliance of any of the terms and conditions of this Deed/indenture by the Purchaser and shall not in any manner prejudice the rights of the Vendor.
32. The Vendor at its risk and responsibility may avail from banks/financial institutions, loan/financial assistance for development of the Scheme of Development of the Project Property in which the said Property is situated (but without encumbering the said Property) and as a security for payment thereof may create security of the Project Property. The Purchaser hereby grants his/her/its/their consents to the Vendor for availing such loan and/or financial assistance on such terms and conditions as the Vendor may deem fit and proper subject to the repayment thereof by the Vendor. The Vendor shall not mortgage the Property sold to the Purchaser herein.
33. The Purchaser and/or the Vendor shall present this Deed/indenture at the proper registration office for registration within 4 months from the date of executing of this Deed/indenture as prescribed by the Registration Act and the Parties hereto shall attend such office and admit execution thereof.
34. All notices to be served on the Purchaser as contemplated by this Deed/indenture shall be deemed to have been duly served if sent to the



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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,39,44,525/-	VAPI	R.A. LAND	01	4941	3557

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Purchaser by pre-paid post at its addresses specified against its name above.

35. The necessary permission i.e. to say that, no objection certificate dated 24.04.2017 with regard to this sale - transaction has been issued by SIDBI, therefore there is no barred to this transaction.
36. All out of pocket costs, charges and expenses including the stamp duty, registration charges of and incidental to this Deed/indenture shall be borne and paid by the Purchaser alone. If due to any changes in Government Policy any additional stamp duty, registration charges are levied the same shall also be borne and paid by the Purchaser alone.
37. All taxes, rates and other government levies, including but not limited to service tax, VAT and/or any other taxes/rates/levies that may hereafter be levied by the Government in respect of this Deed/indenture or the transaction contemplated by this Deed/indenture shall be borne and paid by the Purchaser alone.
38. The Purchaser hereby declares that he has gone through this Deed/indenture and all the documents related to the Property and the Premises, and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this Deed/indenture.
39. In the event of any disputes or differences arising out of or in any manner touching, concerning or relating to this Deed/indenture including its construction, interpretation, execution hereto or validity of the terms of this Deed/indenture, and the rights and obligations of the Parties hereto shall

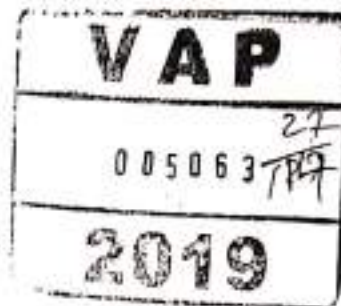
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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be referred to arbitration of the Sole Arbitrator, Mr. Manish Shah, Shilpam, 3rd Floor, Garnet, Seven Jewel Apartment, Vapi Daman Road, Vapi, Tal. Vapi, Dist. Valsad. The arbitration shall be in English. The venue of the arbitration shall be at Vapi only. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any amendments thereto or any re-enactments thereof. Subject to the above, the Courts in Vapi alone shall have jurisdiction.

40. SEVERABILITY :

If any provision of this Sale Deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Sale Deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Sale Deed shall remain valid and enforceable as applicable at the time of execution of this Sale Deed.

41. DISCLAIMER:

The Purchaser expressly acknowledges that, on the request of the Vendor he has given inspection to all the documents, plans, designs and specifications and satisfied with the detail and manner the specification provided and has not relied upon any other representation made by the Vendor in regard to the said Project, and after being satisfied of the same has agreed to purchase the Apartment. The Purchaser further agrees that advertisements, Project Broachers etc. are only Schematic

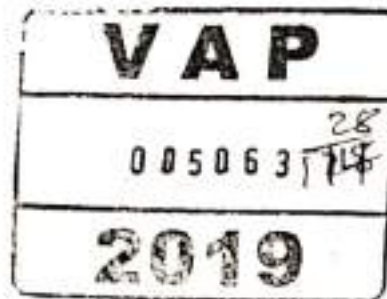
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,75,44,525/-	VAPI	N.A. LAND	01	4941	3557

Manish Shah

Rajesh Shah

Manish Shah
Rajesh Shah



representations. The pictures used in advertisement and brochure are artist's imagination and must not be construed as real example or offer.

42. For the purpose of registration of this Sale Deed the Income Tax Permanent Account Numbers of the Parties hereto are as follows: -

- a. PAN No. of the Vendor : AAJFV3755C
b. PAN No. of the Purchaser : Levelup Realty
AAHFL7304D
Mr. Satish L. Joisar
ABJPJ5239Q
Mr. Deepak P. Nanda
ANAPN1836A

This sale deed shall always be subject to the provisions of the RERA. Any dispute between the Parties shall be settled amicably as provided hereinabove. In case of failure to settle the dispute amicably, the same shall be referred to the authority as per the provisions of RERA. Subject to the foregoing, only the courts in Vapi, Taluka Vapi, District Valsad shall have jurisdiction to entertain and try any dispute between the Parties.

44. The Property hereby sold, is sold at the market value of Rs.2,35,44,525/- in word Rupees Two Crore Thirty Five Lacs Forty Four Thousand Five Hundred Twenty Five only. Therefore, this Deed of Conveyance has been engrossed on Rs.11,53,780/- in words rupees Eleven Lacs Fifty Three Thousand Seven Hundred Eighty Judicial Stamp Paper.

45. For this document the Purchaser alone has paid the stamp as well as

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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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registration charges as per the Gujarat Stamp Act applicable to Gujarat State and all other incidental expenses.

46. The Purchaser declares to the Vendor that in the event of any claim of additional stamp duty charges demanded by the authorities concerned, the Purchaser will contest the same before the competent authority. And inspite of that any recovery that may be levied by the authorities the same will be paid by the purchaser alone and keep the Vendors indemnified for such demand.

SCHEDULE-I

The old N.A land bearing Block/Survey No. 846 admeasuring about 30 Hec. 06 Are. 28 Sq. Mtrs. and after promulgation the land bearing Block/Survey No. 4941 TO Block/Survey No. 4987 and the land bearing Block/Survey No. 4989 TO Block/Survey No. 5163 and the land bearing Block/Survey No. 5165 TO Block/Survey No. 5172 situated within the limits of Village Vapi, Tal. Vapi & Dist Valsad AND the old land bearing Block/Survey No. 236/P1/1 to Block/Survey No. 236/P1/16 (According to K.J.P.) admeasuring about 01 Hec. 47 Are. 73 Sq. Mtrs. and after promulgation land bearing Block/Survey No. 605 to Block/Survey No. 620 in total admeasuring about 31 Hec. 54 Are. 01 Sq. Mtrs. situated within the limits of Village Namdha, Tal. Vapi, Dist. Valsad.

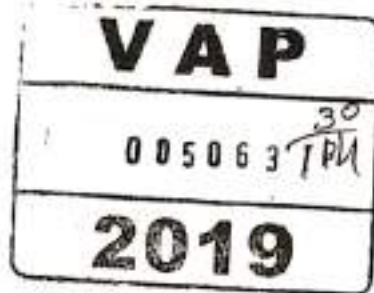
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TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

Amish Kumar

Rajesh K. K.

Sanjay K. K.
Sanjay K. K.



SCHEDULE-II

The Following Commercial plot situated within the limits of Village Vapi, Tal. Vapi, Dist. Valsad.

Plot No.	Computerized 7x12 extract No.	Area			Sq.Mtrs.
		Hec	Are	Sq.Mtrs.	
01	4941	00	35	57	3557

BOUNDARIES OF THE ABOVE PLOT ARE AS UNDER:



Which bounded in North : Project Boundary Wall.
Which bounded in South : Plot No. 02 Survey No. 5119.
Which bounded in East : Project Boundary Wall.
Which bounded in West : Road Survey No. 4981.

AND

The undivided share in the following common plots situated within the limits of Village Vapi, Tal. Vapi, Dist. Valsad is as under:-

COP- No.	Computerized 7x12 extract No.	Area			Undivided share transferred by this deed/indenture in Sq.Mtrs.
		Hec	Are	Sq.Mtrs.	
COP-1.	(Old 846/101/127 after	00	07	50	

29

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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	promulgation Block/Survey No. 4974				162.59
COP-2.	(Old 846/101/128 after promulgation Block/Survey No. 4975	00	17	67.61	
COP-3.	(Old 846/101/129 after promulgation Block/Survey No. 4976	00	07	21.12	
COP-4.	(Old 846/101/130 after promulgation Block/Survey No. 4979	00	24	04.73	
COP-5.	(Old 846/101/131 after promulgation Block/Survey No. 4980	00	58	86.27	
TOTAL					

30

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

*Amiruddin**Regis H. L.**Amiruddin*
Amiruddin

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AND

The undivided share in the Internal Road situated within the limits of Village Vapi, Tal. Vapi, Dist. Valsad.

No.	Computerized 7x12 extract No.	Area			Undivided share transferred by this deed/indenture in Sq.Mtrs.
		Hec	Are	Sq.Mtrs.	
1.	(Old 846/101/132 after promulgation Block/Survey No. 4981	04	52	97.95	638.77

The undivided share in the common plots situated within the limits of Village Namdha, Tal. Vapi, Dist. Valsad.

COP- No.	Computerized 7x12 extract No.	Area			Undivided share transferred by this deed/indenture in Sq.Mtrs.
		Hec	Are	Sq.Mtrs.	
COP-2.	(old 236P/1/14) after promulgation	00	20	92.39	

31

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

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	Block/Survey No. 610				68.27
COP-3.	236P/1/15 after promulgation Block/Survey No. 612	00	27	48.88	
TOTAL					

AND

The undivided share in the Internal Road situated within the limits of Village Namdha, Tal. Vapi, Dist. Valsad.

No.	Computerized 7x12 extract No.	Area			Undivided share transferred by this deed/indenture in Sq.Mtrs.
		Hec	Are	Sq.Mtrs.	
1.	236P/1/16 after promulgation Block/Survey No. 611	00	14	88.57	20.99

32

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4841	3557

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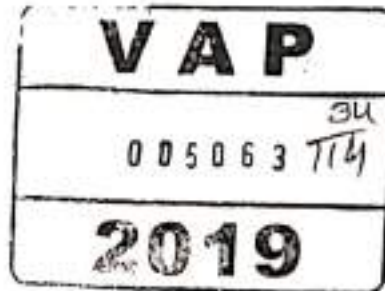
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IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands the day and year first here in above written.

Rajiv K. da

SIGNED, SEALED AND DELIVERED by the withinnamed "Vapi Infrastructure and Industrial Township LLP" through its designated Partner MR. RAJEEV AMRITLAL MUNDRA SON OF MR. AMRITLAL MUNDRA THE VENDOR in the presence of...



Amit Kumar

SIGNED, SEALED AND DELIVERED by the withinnamed "Vapi Infrastructure and Industrial Township LLP" through its designated Partner MR. AMIT KUMAR AGARWAL SON OF PREM KUMAR AGARWAL THE VENDOR in the presence of...

33

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

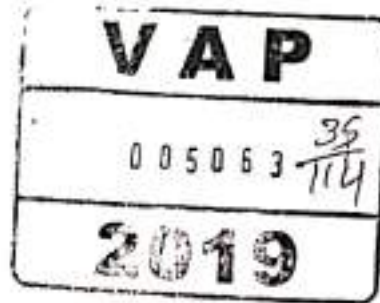
Amit Kumar

Rajiv K. da

Amit Kumar
Deep

WITNESS :

1. *[Signature]*
2. *[Signature]*



34

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4941	3557

[Signature]

[Signature]

[Signature]
[Signature]

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2019SCHEDULE

[Signature]
 SIGNED, SEALED AND DELIVERED
 by the withinnamed LEVELUP REALTY,
 a partnership firm through it's partner
 MR. SATISH LAXMIDAS JOISAR THE
 PUCHASER in the presence of...



[Signature]
 SIGNED, SEALED AND DELIVERED
 by the withinnamed LEVELUP
 REALTY, a partnership firm through it's
 partner MR. DEEPAK PRAKASHBHAI
 NANDA THE PUCHASER in the
 presence of...



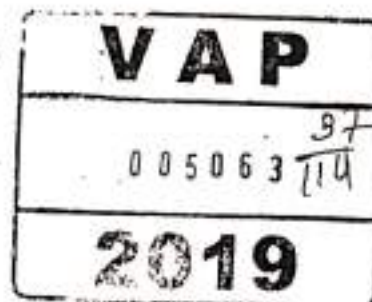
[Signature]
 SIGNED, SEALED AND DELIVERED
 by the withinnamed "Vapi Infrastructure
 and Industrial Township LLP" through its
 designated Partner MR. RAJEEV



35

TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	R.A. LAND	01	4941	3557

AMRITLAL MUNDRA SON OF MR.
AMRITLAL MUNDRA THE VENDOR in
the presence of...



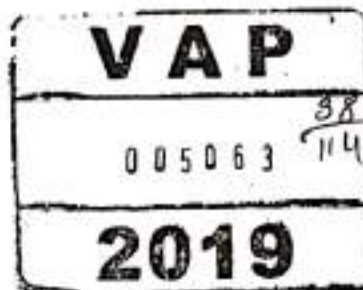
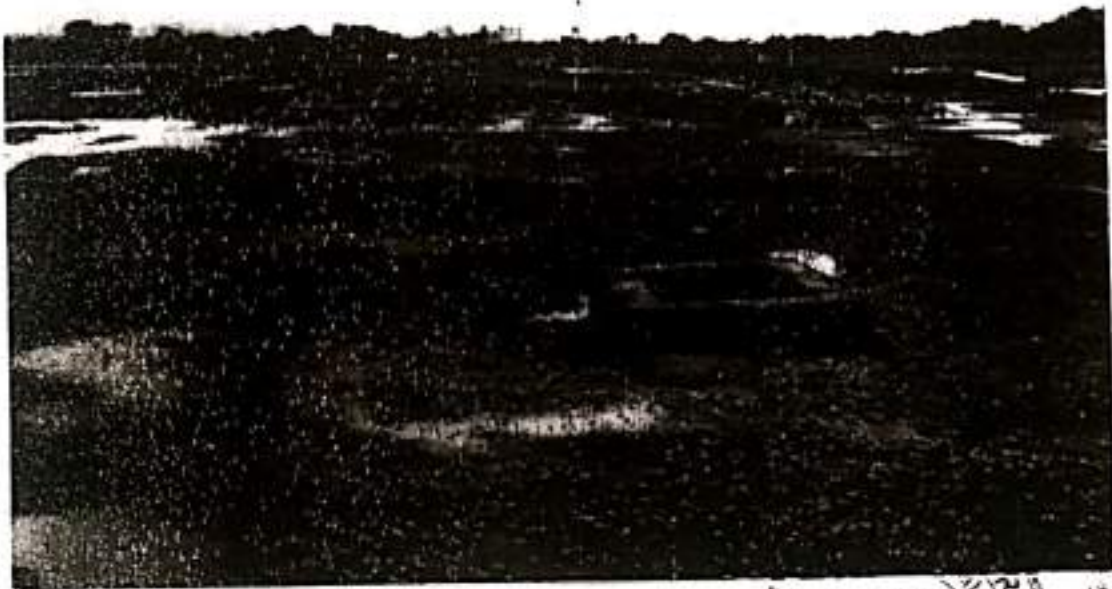
Amit Kumar

SIGNED, SEALED AND DELIVERED
by the withinnamed "Vapi Infrastructure
and Industrial Township LLP" through its
designated Partner MR. AMIT KUMAR
AGARWAL SON OF PREM KUMAR
AGARWAL THE VENDOR in the
presence of...



TYPE OF DEED	CONSIDERATION AMOUNT RS.	NAME OF VILLAGE	TYPE OF LAND	PLOT NO.	BLOCK/SURVEY NO.	AREA IN SQ. MTRS.
SALE - DEED	2,35,44,525/-	VAPI	N.A. LAND	01	4943	3557

PHOTOGRAPH OF PROPERTY



Postal Address of Property :

Signature of Vendor :

Handwritten signature of the Vendor

Signature of Purchaser :

Handwritten signature of the Purchaser

हस्तावेज नं. 5063/19

DL 24 MAY 2019
104/2016

પરીશીષ્ટ
નોંધણી અધિનિયમ - ૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું

14.204



Amir and Rajat Kumar

Augustine
A

સબ રજિસ્ટ્રાર :



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प्ररूप 16

(अधिनियम की धारा 12(1)(ब) देखें)
निगमन प्रमाण पत्र

VAP
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2019

एनएलपी पहचान संख्या : AAA-7503

2012

यह प्रमाणित करता हूँ कि सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 12(1) के अंतर्गत आज

VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP

निगमित किया गया है।

मेरे हस्ताक्षर से आज 3rd day of January, Two Thousand Twelve को दिया गया।

Form 16

[Refer Section 12(1) (b) of the Act]

Certificate of Incorporation

LLP Identity Number : AAA-7503

2012

I hereby certify that VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP is incorporated, pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Delhi this 3rd day of January, Two Thousand Twelve.

(B. Srikumar)
Asst. Registrar

Address:-
VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP
301 SIMRAN PLAZA, 3RD & 4TH ROAD CORNER
KHAR W
MUMBAI



Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

Website: guirera.gujarat.gov.in, Email: inforena@gujarat.gov.in

FORM - C
REGISTRATION CERTIFICATE OF PROJECT

[See Rule 6(f)]

1. This registration is granted under section 5 to the following project under project registration number:

PRGJVALSADIPARD/Other/PAA00552/291117

Project Name & Address :-

vibrant business park

Survey no 846, Adjoining Themis company, NH 8, Vapi, Pardi, Valsad, Gujarat

Remarks: TPI/Revenue Village: Moje > Vapi & Namdha, Ta.: Vapi, Dist.: Valsad, FPI/Survey No: Moje > Vapi
R.S.No.: 848/1 + 848 + 847 + 848 + 849 + 924 + 940 + 952/1,2,3 + 952/4 + 953 + 954/1 + 954/2 + 954/3 + 954/4
960/p-1 + 960/p2 + 962/p1 + 962/p2 & Moje > Namdha, R.S.No.: 236, Sub Plot No: Plot No.: 1 To 229

Promoter Name & Address :-

Yasai Infrastructure and Industrial township llp Limited Liability Partnership

simran plaza, 3rd-4th road corner,, khar (west), Mumbai, Mumbai City, Maharashtra-400052

2. This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.

17. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.

(iii) The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4.

(iv) The registration shall be valid for a period of 3 Years, 7 Months, 0 Days commencing from Dt 2018-01-01 and ending with Dt 2019-07-31 unless renewed by the Real Estate Regulatory Authority in accordance with section 5 read with rule 7 of the Act: rules made thereunder.

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

(iv) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 2017-11-29

Place: Garchinagar



Validity unknown

Digitally Signed By:  CHANDRANATHAN S
Reason: Digitally Signed Certificate
Location: Gandhinagar
Signed Date: 2/11/2011 11:50:22 PM

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority



કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, વલસાડ,
જિલ્લા સેવા સદન - ૩, પહેલા માળે, વલસાડ - ૩૯૬ ૦૦૧
E-MAIL: Collector-maj@nagar.gov.in

ફોન નંબર :- ૦૨૬૩૨-૨૪૪૨૭૪, ૨૪૪૨૭૯, ૨૪૩૭૩૧, ૨૪૩૬૧૩, ૨૪૪૩૮૬,
ફેક્સ નંબર :- ૨૪૮૩૩૫, ૨૪૩૭૩૭ કમ્પોઝિટ રૂમ :- ૨૪૩૨૩૮

નં.સી/બી/નં.એ/રજી. ૮૭/૨૦૧૭-૧૮/વસી- ૨૬૫૧-૬૦ /૨૦૧૭ તા.૧૩/૧૦/૨૦૧૭
વાંચનમાં લીધું :-

- (૧.) અરજદારશ્રી વાપી ઈન્ડસ્ટ્રીયલ અને ઈન્વેસ્ટમેન્ટ ટાઉનશીપ એલ.એલ.પી., રહે. પ્લોટ નં. ૬, શેઠીસ કંપનીની બાજુમાં, મુખીએલની સામે. ને. જા. નં. ૮ વાપી તા. વાપી જિ. વલસાડ ની તા.૨૪/૦૪/૨૦૧૭ ની અરજી,
- (૨.) નામક કલેક્ટરશ્રી પારડી નો પત્ર નં. એન.એ./એન.ઓ.સી/રજી ૧૧૨/૧૭ વસી ૧૧૨૭/૧૭ તા.૦૮/૦૮/૨૦૧૭.
- (૩.) મામલતદારશ્રી વાપી નો સેરાપત્ર નં. એલ.એન.ડી/૬૫-મ/વસી ૧૧૨૭/૨૦૧૭, તા.૦૧/૦૮/૨૦૧૭.
- (૪.) જલ્લા ઉદ્યોગ કેન્દ્ર વલસાડ ના પત્ર નં. જી/ઉદ્યોગ/૬૫-મ/૨૦૧૭-૨૦૧૮ તા.૨૬/૦૮/૨૦૧૭.
- (૫.) પ્રાદેશીક અધિકારી શ્રી જીઆઈડીસી વાપી નો પત્ર જાવક નં. જીઆઈડીસી/વિપ/વાપી ૧૭૮૭, તા. ૦૧/૦૮/૨૦૧૭
- (૬.) કાર્ય પાલક ઈજનેરીશ્રી જીઆઈડીસી વાપીનો પત્ર ક્રમાંક-GIDC/XE/VPL/PB/2968, તા.૦૫/૦૩/૨૦૧૬
- (૭.) સરકારશ્રીના મ.વિ.સંકલિત કરાવ નં.૧૦૮૦/૬૭૬/૬ તા.૨૫/૪/૦૦ તથા ક્રમાંક/ખમખ/૧૦૮૧/૬૧૨/૬ તા.૨૫/૩/૮૧ તથા મ.વિ.ના કરાવ કરાવ તા.૨૦/૮/૮૪
- (૮.) સરકારશ્રીના મ.વિ.કરાવ ક્રમાંક/ખમખ/૧૦૦૬/૪૨૫/૬, તા.૦૧/૦૭/૨૦૦૮
- (૯.) સરકારશ્રીના મહેસુલ તપાસણી કમિશનર, ગુજરાત રાજ્યની કચેરી ગાંધીનગરના પરિપત્ર ક્રમાંક-મતક-૩૫૫૨-ઈ-૪૨૧-૭૩૭-૨૦૧૧, તા.૦૮-૦૮-૨૦૧૧ તથા પત્ર ક્રમાંક-મતક-૪૪૮-વસી-૧૩૮૪/૨૦૧૧, તા.૧૨-૦૮-૨૦૧૧.
- (૧૦.) સને-૧૮૭૯ ના મુખર્દી જમીન મહેસુલ અધિનિયમની કલમ-૬૫.
- (૧૧.) અરેની કચેરીના હુકમ નં.સી/બી/એ.એ/વસી/૭૩૬/૧૭ તા. ૨૭/૦૩/૨૦૧૦.

હુકમ :-

મોજે: વાપી, તા. વાપી ના સ.નં. ૮૪૬/૧ થી ૮૪૬/૨૨ સે. ૬-૩૮-૪૭ ચો.મી. જમીન ઔદ્યોગિક તથા વાણિજ્ય હેતુસર, ૮૪૬/૨૩ થી ૮૪૬/૧૦૦ સે. ૬-૩૦-૭૨.૭૬ ચો.મી., ૮૪૬/૧૦૧/૧ થી ૮૪૬/૧૦૧/૧૩૨ સે. ૧૭-૭૭-૦૮.૨૪ ચો.મી. મોજે: નામધા, તા. વાપી ના સ.નં. ૨૩૬ ૧૧/૧ થી ૨૩૬ ૧૧/૧૬ સે. ૧-૪૭-૭૩ મળી કુલ સે. ૭૨-૫૫-૫૪ ચો.મી. જમીન ઔદ્યોગિક હેતુસર અને મળી એકંદર કુલ સે. ૭૧-૫૪-૦૧ ચો.મી. પૈકી સે. ૬-૩૮-૪૭ ચો.મી. વાણી જગ્યામાં જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળ " ઔદ્યોગિક તથા વાણિજ્ય " હેતુસર બિનખેતિની પરવાનગી મળવા માંગણી કરેલ છે. સદર કેસમાં મોજે: વાપી, તા. વાપી ના સ.નં. ૮૪૬/૧ થી ૮૪૬/૨૨ સે. ૬-૩૮-૪૭ ચો.મી. ઔદ્યોગિક તથા વાણિજ્ય " હેતુસર માટે પ્રતિ ચો.મી.ના રૂ.૩૦/- (ત્રીસ) પ્રમાણે રૂ. ૧૮૧૫૩૧૦/- (એકે રૂપિયા ઔદ્યોગિક લાભ પૈદર હજાર ચારસો દસ પૂરા) વસુલ લઈ જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળ " ઔદ્યોગિક તથા વાણિજ્ય " હેતુસર બિનખેતિની પરવાનગી અરજદારશ્રી વાપી ઈન્ડસ્ટ્રીયલ અને ઈન્વેસ્ટમેન્ટ ટાઉનશીપ એલ.એલ.પી., રહે. પ્લોટ નં. ૬, શેઠીસ કંપનીની બાજુમાં, મુખીએલની સામે. ને. જા. નં. ૮ વાપી તા. વાપી જિ. વલસાડને તા.૦૧/૦૮/૨૦૧૮ થી આ હુકમ સાથે સામેલ રાખેલ પત્રક મુજબ બીનખેતિનાં ધારાની રકમ ઉપર મુજબનું લોકલર્ડ તથા વિશ્લેષ ઉપકર મુજબ બીજો કેરકારનો હુકમ ન થાય ત્યાં મુખી સદરહુ પરવાનગી નીચે જણાવેલ સંબંધિત શરતોને આધીન રહીને જમીન મહેસુલ કાયદાની કલમ-૬૫ હેઠળ આપવામાં આવે છે.

VAP

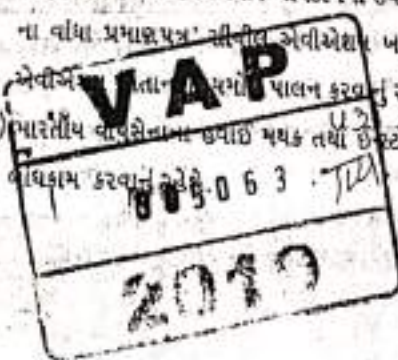
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2019

બિનખેતી પરવાનગી મેળવનાર અરજદારે પાલન કરવાની શરતો:

- (૧.) કાર્યપાલક ઈજનેરથી જીઆઈડીસી વાપી એ મંજૂર કરેલ પ્લાન તથા મુજબ બાંધકામ કરવાનું રહેશે.
- (૨.) બાંધકામ શરૂ કરતાં પહેલાં સમગ્ર અધિકારી પાસે બાંધકામની રજા ચીઠ્ઠી મેળવવાની રહેશે.
- (૩.) નોટીફાઈડ એરીયાના નિયમો અનુસાર બાંધકામ કરવાનું રહેશે.
- (૪.) મંજૂર થયેલ નકશા મુજબ આરોગ્ય અને સ્વાસ્થ્યની દ્રષ્ટિએ ગંદા પાણીના નિકાલની જોગવાઈ કરવાની રહેશે.
- (૫.) અરજદારે રીબન ડેવલપમેન્ટ રૂલ્સ નીચે જે તે રસ્તાનો પ્રકાર ધ્યાને લઈ રસ્તાના મધ્યભિંદુથી બાંધકામ વચ્ચે અંતર જાળવવાનું રહેશે અન્યથા અરજદારની જવાબદારી થશે.
- (૬.) ઓલોગીક હેતુ માટે મંજૂરી માંગેલ હોય તો ઉભોગ શરૂ કરતાં પહેલાં જિલ્લા ઉલોગ અધિકારીની જરૂરી મંજૂરી મેળવવા બાદ જ આગળની કાર્યવાહી કરવાની રહેશે.
- (૭.) કલોર 'મીલ', સીનેમા/ટીવી સીનેમા/થીયેટર માટે બિનખેતી પરવાનગીના કામે જિલ્લા મેજસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૮.) પેટ્રોલ, ડીઝલ, કેરોસીન, સી.એન.જી, એલ.પી.જી. વગેરે માંગવા માટે બિનખેતી પરવાનગીના કામે બાંધકામ શરૂ કરતાં પહેલાં જિલ્લા મેજસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૯.) ઈન્ડિયન એસપ્લોઝીવ એક્ટ અન્વયે મેગેનીઝ, ફાયરવર્ક્સ, દારૂખાના માટે બિનખેતીની કાર્યવાહી કરતાં જિલ્લા મેજસ્ટ્રેટની જરૂરી મંજૂરી મેળવી આગળની કાર્યવાહી કરવાની રહેશે.
- (૧૦.) સવાલવાળી જમીન જો જેલથી નજીક હોય તો ૧૮૪ મીટરનું અંતર છોડી બાંધકામ કરવાનું રહેશે.
- (૧૧.) સવાલવાળી જમીન જો રેલ્વે હદની નજીક હોય તો રેલ્વેની હદથી ૩૦ મીટર જગ્યા છોડી બાંધકામ કરવાનું રહેશે.
- (૧૨.) સવાલવાળી જમીન ઉપરથી અથવા બાજુમાંથી વિજળી સીડના તાર/કાઈટેન્શન પાવર અગર થાંભલા આવેલ હોય ત્યારે તે અન્વયે લાગુ પડતા નિયમોનું પાલન કરવા અને તે મુજબ બાંધકામ કરવાનું રહેશે.
- (૧૩.) બિનખેતી માંગવામાં આવી હોય તેવી જમીન જો એરોડ્રામ આસપાસના ૨૦ કી.મી.ની ત્રિજ્યામાં આવતી હોય ત્યારે બાંધકામની ઉચાઈ તથા એરોડ્રામની દ્રષ્ટિએ જરૂરી એવું ના વાંધા પ્રમાણપત્ર સીવીલ એવીએસ પાતા પાસેથી મેળવવાનું રહેશે અને સીવીલ એવીએસ પાતાના કામમાં પાલન કરવાનું રહેશે.
- (૧૪.) પારતીય વાપરેના હવાઈ મથક તથા ઈસ્ટોલેશનથી ૬૦૦ મીટરની ત્રિજ્યા અંદાર બાંધકામ કરવાનું રહેશે.



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- (૧૩.) ઓ. એન. જી. સીના કુવા નજીકમાં આવેલ જમીનના કિસ્સામાં અરજદારે સંબંધિત નિયમોનું પાલન કરવાનું રહેશે.
- (૧૪.) નર્મકા કેનાલ/અન્ય સિંચાઈ કેનાલની નજીકમાં આવેલ જમીનની બાબતમાં અરજદારે સંબંધિત સુચિત બાંધકામ માટે જાળવવાના થતાં અંતર અંગેના નિયમોનું પાલન કરવાનું રહેશે.

(૧૫.) અરજદારે/જ્યાં જરૂરી હોય ત્યાં કેન્દ્ર સરકાર કે રાજ્ય સરકારના કાયદા નીચે રક્ષિત સ્મારક (PROTECTED MONUMENTS) તરીકે જાહેર કરેલ પ્રાચીન સ્મારકથી ૧૦૦ મીટર સુધીનું અંતર જાળવવાની પ્રવર્તમાન જોગવાઈઓનું પાલન કરવાનું રહેશે.

(૧૬.) અરજદારે/જ્યાં જરૂરી હોય ત્યાં ભારતીય વન અધિનિયમ હેઠળ અનામત વન જમીન કે રક્ષિત વન તરીકે જાહેર કરેલ વન/જમીનથી જાળવવાના થતાં અંતર બાબતની જોગવાઈઓનું પાલન કરવાનું રહેશે.

(૧૭.) અરજદારે/જ્યાં જરૂરી હોય ત્યાં વન્ય જીવન સંરક્ષણ અધિનિયમ-૧૯૭૨ અન્વયે અભયારણ્ય અથવા રાષ્ટ્રીય ઉપવન તરીકે જાહેર કરેલ કોઈપણ વિસ્તારની હદથી જાળવવાના થતાં અંતર બાબતની જોગવાઈઓનું પાલન કરવાનું રહેશે.

(૧૮.) રસ્તાની જમીન હરાજથી, બકીસથી કે અન્ય કોઈ રીતે વેચાણ કે તબદીલ થઈ શકશે નહીં.

(૧૯.) રસ્તા સહિતની સમગ્ર જમીનનો બીનખેતી આકાર, પ્લોટ વેચાણ કરવામાં આવે, ત્યાં સુધી હોદ્દા રે પ્રમાણસર ભરવાનો રહેશે.

(૨૦.) રસ્તાની જમીનનું રાજીનામું આપે ત્યારે બીનખેતી આકાર કમી કરવાનો થાય છે. તેમ છતાં રસ્તાનો ઉપયોગ તો જાહેર રીતે જ કરવાનો રહેશે.

(૨૧.) કલેક્ટરશ્રીની અગાઉથી પરવાનગી મેળવ્યા સિવાય બીજા હેતુનો ઉપયોગ કરવાનો રહેશે નહીં.

(૨૨.) લેન્ડ રેવન્યુ કોડની કલમ-૪૮(જ) હેઠળ કલેક્ટરશ્રીની અગાઉથી લેખિત પરવાનગી મેળવ્યા સિવાય મંજૂર જમીનની તથા બાંધકામની માન્ય પ્રવર્તમાન રહેણાંક સિવાયના હેતુ માટેના ઉપયોગ સાથે મનાઈ કરાવવામાં આવે છે.

(૨૩.) આ હુકમ થયાની તારીખથી છ માસમાં ખેતી સિવાયનું કૃત્ય કરવું પડશે અને જો તેમ કરવામાં કસુર થશે તો ખેતીનો વિશેષધારો તથા દંડ જે કંઈ નક્કી થાય તે ભરવા પડશે.

(૨૪.) કબજેદાર ખેતી સિવાયનું કૃત્ય શરૂ કર્યાની તારીખથી બે માસમાં પરંતુ આ હુકમની તારીખથી ૪ માસથી મોડું નહિ તેટલી મુદતમાં તથા અપીલનો સમય પુરો થયા બાદ નમુના 'એમ' માં આ હુકમમાં જણાવેલી તમામ શરતો સહિતની સનંદ મુદતમાં કરાવી લેવી પડશે અને આ પરવાનગી સનંદમાં જણાવેલ શરતોને આધીન રહેશે. જો સદર મુદતમાં સનંદ કરી આપવામાં કસુર થશે તો આ બીનખેતીની મંજૂરીનો હુકમ રદ થવાને પાત્ર રહેશે.

(૨૫.) આજ કુવા નિયમિત સાફ કરાવવા માટે ગોકવણ કરવાની રહેશે.

(૨૮.) આ હુકમની તારીખથી ત્રણ વર્ષમાં બાંધકામ પુરૂ કરવાનું રહેશે. અને બાંધકામ પુરૂ પાછી ૩ માસમાં જાણ કરવાની રહેશે.

(૨૯.) નોટીફાઈડ એરીયા એ નેશનલ બિલ્ડીંગ કોડ અનુસાર બાંધકામ સ્ટેન્ડીર્ડ્સ અંગેના નિયમોનો ચુસ્ત પક્ષે અમલ કરાવવાનો રહેશે..

(૩૦.) એન.એ. કરવામાં આવેલી જમીનના સર્વે નંબર ઉપર બાંધકામ કરતા પહેલા સરકાર માન્ય સંસ્થા પાસે સોઈલ ટેસ્ટ કરાવવામાં કરાવવાનું રહેશે. અને આ સોઈલ ટેસ્ટની નકલ બાંધકામના રેકર્ડ ઉપર રાખવાની રહેશે. એટલું જ નહીં પરંતુ સોઈલ ટેસ્ટ કરાવ્યા બદલની પ્રમાણિત નકલો બાંધકામ જમીનની મંજૂરી સાથે સંકળાયેલ તમામ સરકારી, અર્ધસરકારી એજન્સીઓને ફરજિયાત પક્ષે આપવાની રહેશે. અને આ પ્રમાણપત્ર અને મંજૂરીની નકલ મકાન ખાતેદાર વ્યક્તિએ બાંધકામ કરનાર વ્યક્તિને પુરૂ પાડ્યા બદલનો દાખલો પણ નોટીફાઈડ એરીયા એ રેકર્ડ ઉપર રાખવાનો રહેશે.

(૩૧.) ઉપરોક્ત બીનપેલી ચનાર જમીન પર જે કંઈ બાંધકામ કરવામાં આવે તે બાંધકામ કરનાર કોન્ટ્રાક્ટરની સંપૂર્ણ વિગતો તમામ સંબંધિત સરકારી બિનસરકારી એજન્સીઓએ બાંધકામ ખાતેદાર વ્યક્તિએ પુરી પાડવાની રહેશે. અને મંકાન ખરીદનાર તમામ મકાન ધારકોને પણ આ બાંધકામ કંઈ વ્યક્તિએ અથવા કોન્ટ્રાક્ટરે હાથ પડેલ છે. તેના નામ સરનામા સાથેની સંપૂર્ણ વિગતો પણ પ્રમાણિત નકલો સાથે પુરી પાડવાની રહેશે. સરકારશ્રીની જુદી જુદી એજન્સીઓ બારા રજીસ્ટ્રેશન અને કોન્ટ્રાક્ટર રજી. માટે જે કંઈ ધોરણો, સુચનાઓ બહાર પાડવામાં આવે તે પ્રમાણે બીલ્ડરનું રજી. ફરજિયાત કરાવી તમામ સંબંધિતોની તેની લેખિતમાં જાણ કરવાની રહેશે. તે મુજબ નોટીફાઈડ એરીયા એ અમલ કરાવવાનો રહેશે.

(૩૨.) ભુકર્મજીવાલોડા, પુરસબેળી ઝોન અનુરૂપ અદ્યતન સુધારેલ શરત નં. ૧૯ ની જોગવાઈ અનુસાર મકાનોની ડીઝાઈનને ઉપયોગ થાય તે ખાસ જોવાની સુચના આપવામાં આવે છે. એ મુજબ નોટીફાઈડ એરીયા એ અમલ કરાવવાનો રહેશે.

(૩૩.) વરસાદી માંસીના ભુગર્ભવલન/સંચય માટે દર મકાન/ખુમ્બાળી મકાન ટીક એકના દરે બરફોલોડિંગ બોરવેલની વ્યવસ્થા કરવાની રહેશે. નોટીફાઈડ એરીયાએ કાર્યવાહી કરાવવાની રહેશે.

(૩૪.) પ્રકરણ રજુ થયેલ પુરાવા સિવાય અન્ય જરૂરી પુરાવા રજૂ કરવામાં આવેલ ન હોય અને પાછળથી લેન્ડ ટાઈટલ બાબતે કોઈ વિવાદ ઉભો થશે તો સમગ્ર જવાબદારી અરજદારની રહેશે.

(૩૫.) આ પરવાનગી અરજદારે રજૂ કરેલ વિગતોને આધારે આપવામાં આવેલ છે. રજુ થયેલ કોઈ વિગત ખોટી હોવાનું જાહેર થયેથી કે ઉપરની કોઈપણ શરતોનો ભંગ થયેથી અથવા પરવાનગી આપોઆપ રદ થયેથી ગણાશે. તથા જમીન મહેસુલ કાપદા કલમ-૭૯/એ હેઠળ પગલાં લેવાને પાત્ર રહેશે. અને તત્કાલિન અમલમાં હોય તેવા બીજા કોઈપણ કાપદાની

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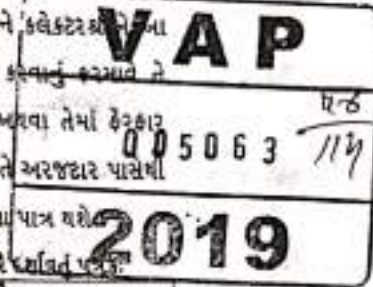
જોગવાઈઓના બાધ વિના ઈન્દીયન પીનલ કોડ હેઠળ કમિશનરો કોજદારી નુસા માટે શિક્ષાત્મક પગલા લેવાને પાત્ર બનશે તથા જમીન મહેસુલ કાયદાની કલમ-૬૬ તથા નિયમોના નિયમ-૧૦૦ અનુસાર યોગ્ય તે દંડાત્મક કાર્યવાહી કરવામાં આવશે અને બાંધકામ દુર કરાવવા સહિતના એક કે વધુ પગલા લેવામાં આવશે.

૩૬. શિક્ષાત્મક કલમ

અ. અરજદાર કોઈપણ શરતનો ભંગ કરે તો કલેક્ટરશ્રી સદરજુ કાયદાના ઠરાવો અન્વયે અરજદાર જે કોઈપણ બીજી શિલાને પાત્ર હોય તેને બાધ આવ્યા સિવાય તેને કરમાવવા યોગ્ય લાગે તો તે પ્રમાણે દંડ અથવા આકાર વસુલ લઈ શકશે.

બ. ઉપરની પેટા કલમ 'અ' માં ગમે તે મજદુર હોય તો તેમ છતાં કલેક્ટરશ્રીએ આ સદરજુ પરવાનગી વિરૂધ્ધ બાંધેલા અથવા વપરાતા કોઈપણ મકાન અથવા ઈમલાને કલેક્ટરશ્રીની સાથે મુદત ઠરાવી હોય તો તે મુદત દરમ્યાન ખસેડવા અથવા ફેરફાર કરવાનું કરવાનું ન કરાવે તથા કાયદેસરનું ગણાશે અને ઠરાવેલી મુદત દરમ્યાન તેવી રીતે ખસેડવામાં અથવા તેમાં ફેરફાર કરવામાં ન આવે તો કલેક્ટરશ્રી તેમ કરવાને અને તેમ કરવામાં જે દંડ થાય તે અરજદાર પાસેથી જમીન મહેસુલની બાકી તરીકે વસુલ કરવાને મુખત્યાર છે. તથા જમીન ખાલસા પાત્ર થશે.

અરવાપાત્ર બીનખેતીનો આકાર તથા નિયમ મુજબ લોકલ દંડ, શિક્ષણ વિગેરે લેવાનું પદ્ધતિ.



અ.નં	વિગત	રકમ રૂ. પૈસા
૧.	બીનખેતીની પરવાનગી આપેલ જમીનનો સર્વે નંબર કમિશનરનું નામ	મોજે વાપી, તા. વાપી ના સ.નં. ૮૪૬/૧ થી ૮૪૬/૨૨ સે. ૬-૩૮-૪૭ ચો.મી. જમીન ઔદ્યોગિક તથા વાણિજ્ય હેતુસર, ૮૪૬/૨૩ થી ૮૪૬/૧૦૦ સે. ૬-૩૦-૭૨.૭૬ ચો.મી., ૮૪૬/૧૦૧/૧ થી ૮૪૬/૧૦૧/૧૩૨ સે. ૧૦-૩૭-૦૮.૨૪ ચો.મી. મોજે નામથી, તા. વાપી ના સ.નં. ૨૩૬ પે/૧/૧ થી ૨૩૬ પે/૧/૧૬ સે. ૧-૪૭-૭૩ મળી કુલ સે. ૬-૨૪-૧૫-૫૪ ચો.મી. જમીન ઔદ્યોગિક હેતુસર અને મળી એકદર કુલ સે. ૩૧-૫૪-૦૧ ચો.મી. પૈકી સે. ૬-૩૮-૪૭ ચો.મી. વાળી બીનખેતીની પરવાનગી અરજદારશ્રી વાપી ઈન્ડસ્ટ્રીઅર અને ઈન્ડસ્ટ્રીયલ ટાઉનશીપ એલ.એલ.પી., રહે. પ્લોટ નં. ૬, સેપ્ટેસ કંપનીની બાજુમાં, પુષ્પીએલની સામે. ને. ડા. નં. ૮ વાપી તા. વાપી જિ. વલસાડ
૨.	બીનખેતી પરવાનગી આપેલ જમીનનું ક્ષેત્રફળ	કુલ: સે. ૦૬-૩૮-૪૭ ચો.મી.
૩.	નિયમ મુજબ લેવાના બીનખેતીના આકાર દર તથા કેવા પ્રકારની બીનખેતીના ઉપયોગ છે.	"ઔદ્યોગિક તથા વાણિજ્ય" હેતુ માટે રૂ. ૦.૩૦ પૈસા
૪.	રૂપાંતર વેરા લેવાનો દત્તો હોય તો તેની રકમ	રૂપાંતર કરેલી રકમ રૂ. ૧૯૧૫૪૧૦/- (અંકે રૂપિયા ઓગણીસ લાખ પંદર હજાર ચારસો દસ પુરા) સરકારશ્રીમાં ચલણ નં. ૩૯ /૨૦૧૭, તા. ૦૯/૧૦/૨૦૧૭ ના રોજ જમા કરવામાં આવેલ છે.
૫.	વસુલ કરવાના બીનખેતી આકારની કુલ રકમ	રૂ. ૧૯૧૫૪૧/- (અંકે રૂપિયા ઓગણીસ હજાર એકસા ચોપન પુરા)
૬.	અન્ય કોઈ વેરા વસુલ કરવાના હોય તો તેની રકમ (લોકલ દંડ)	રૂ. ૩૮૭૦૮/- (અંકે રૂપિયા આઠત્રીસ હજાર ત્રણસો આઠ પુરા)
૭.	શિક્ષણવેરો લેવાનો હોય તો તેની રકમ	રૂ. ૯૫૦૭/- (અંકે રૂપિયા નવ હજાર પાંચસા સીતોત્તર પુરા)
૮.	કાલમ નં. ૫, ૬, ૭ ના વેરા તથા સરત ભંગ એજે દંડની રકમ.	રૂ. ૬૯૧૬૬/- (અંકે રૂપિયા એઠગણીસ હજાર એકસા છાસેઠ પુરા) પાલોન નં. ૭૧ અને ૫૧, તા. ૩/૧૦/૨૦૧૭

૯.	કોલમ નં. ૫, ૬, ૭ના વેરા કઈ તારીખથી	નારોજ જમા કરાવેલ છે. તા. ૦૧/૦૮/૨૦૧૮ થી લેવાના છે.
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(૩૭.) સરકારનીના મહેસૂલ તપાસણી કમિશનર, ગુજરાત રાજ્યની કચેરી ગાંધીનગરના ક્રમાંક-મતક-ડાયરી-ઈ-ધરા-૭૩૭-૨૦૧૧, તા. ૦૮-૦૮-૨૦૧૧ તથા પત્ર ક્રમાંક-મતક-વહટ-વશી-૧૩૯૪/૨૦૧૧, તા. ૧૨-૦૮-૨૦૧૧ અનુસાર ગા.ન.નં. ૬માં નોંધ કરવાની રહેશે.

જમીનનાં સંબંધી વિવરણ દર્શાવતું પત્રક:-

ઔદ્યોગિક તથા વાણિજ્ય

ક્રમ	ગામ	સર્વે નં.	ક્ષેત્રફળ	ક્રમ	ગામ	સર્વે નં.	ક્ષેત્રફળ
૧	વાપી	૮૪૬/૧	૩૫૫૭	૧૨	વાપી	૮૪૬/૧૨	૨૯૧૦
૨	વાપી	૮૪૬/૨	૨૮૪૧	૧૩	વાપી	૮૪૬/૧૩	૨૮૮૭
૩	વાપી	૮૪૬/૩	૨૮૧૬	૧૪	વાપી	૮૪૬/૧૪	૨૯૨૪
૪	વાપી	૮૪૬/૪	૨૮૨૫	૧૫	વાપી	૮૪૬/૧૫	૨૯૫૮
૫	વાપી	૮૪૬/૫	૨૮૦૯	૧૬	વાપી	૮૪૬/૧૬	૩૦૦૨
૬	વાપી	૮૪૬/૬	૨૮૩૭	૧૭	વાપી	૮૪૬/૧૭	૨૮૫૮
૭	વાપી	૮૪૬/૭	૨૮૬૭	૧૮	વાપી	૮૪૬/૧૮	૩૦૫૪
૮	વાપી	૮૪૬/૮	૨૮૭૮	૧૯	વાપી	૮૪૬/૧૯	૩૦૬૩
૯	વાપી	૮૪૬/૯	૨૮૮૯	૨૦	વાપી	૮૪૬/૨૦	૨૮૫૦
૧૦	વાપી	૮૪૬/૧૦	૨૯૦૦	૨૧	વાપી	૮૪૬/૨૧	૨૯૫૫
૧૧	વાપી	૮૪૬/૧૧	૨૯૦૭	૨૨	વાપી	૮૪૬/૨૨	૨૯૫૫

ઔદ્યોગિક

ક્રમ	ગામ	સર્વે નં.	ક્ષેત્રફળ	ક્રમ	ગામ	સર્વે નં.	ક્ષેત્રફળ
૧	વાપી	૮૪૬/૨૩	૧૦૦૦.૧૭	૨૦	વાપી	૮૪૬/૪૨	૫૦૦
૨	વાપી	૮૪૬/૨૪	૯૧૦.૧૦	૨૧	વાપી	૮૪૬/૪૩	૫૦૦
૩	વાપી	૮૪૬/૨૫	૭૧૧.૨૨	૨૨	વાપી	૮૪૬/૪૪	૫૦૦
૪	વાપી	૮૪૬/૨૬	૭૯૯.૬૮	૨૩	વાપી	૮૪૬/૪૫	૫૦૦
૫	વાપી	૮૪૬/૨૭	૭૨૦.૨૪	૨૪	વાપી	૮૪૬/૪૬	૫૦૦
૬	વાપી	૮૪૬/૨૮	૬૪૦.૮૦	૨૫	વાપી	૮૪૬/૪૭	૭૨૪.૨૭
૭	વાપી	૮૪૬/૨૯	૫૬૧.૩૫	૨૬	વાપી	૮૪૬/૪૮	૭૨૪.૨૭
૮	વાપી	૮૪૬/૩૦	૫૬૮.૯૨	૨૭	વાપી	૮૪૬/૪૯	૫૦૦
૯	વાપી	૮૪૬/૩૧	૮૩૯.૪૭	૨૮	વાપી	૮૪૬/૫૦	૫૦૦
૧૦	વાપી	૮૪૬/૩૨	૭૦૦.૮૦	૨૯	વાપી	૮૪૬/૫૧	૫૦૦
૧૧	વાપી	૮૪૬/૩૩	૭૦૦.૮૦	૩૦	વાપી	૮૪૬/૫૨	૫૦૦
૧૨	વાપી	૮૪૬/૩૪	૭૦૦.૮૦	૩૧	વાપી	૮૪૬/૫૩	૫૦૦
૧૩	વાપી	૮૪૬/૩૫	૭૦૦	૩૨	વાપી	૮૪૬/૫૪	૫૦૦
૧૪	વાપી	૮૪૬/૩૬	૮૬૭.૯૦	૩૩	વાપી	૮૪૬/૫૫	૫૦૦
૧૫	વાપી	૮૪૬/૩૭	૯૯૧.૮૯	૩૪	વાપી	૮૪૬/૫૬	૫૦૦
૧૬	વાપી	૮૪૬/૩૮	૯૮૪.૧૬	૩૫	વાપી	૮૪૬/૫૭	૭૮૦.૬૭
૧૭	વાપી	૮૪૬/૩૯	૫૦૦	૩૬	વાપી	૮૪૬/૫૮	૭૮૮.૪૦
૧૮	વાપી	૮૪૬/૪૦	૫૦૦	૩૭	વાપી	૮૪૬/૫૯	૭૮૮.૪૦
૧૯	વાપી	૮૪૬/૪૧	૫૦૦	૩૮	વાપી	૮૪૬/૬૦	૭૮૮.૪૦

88	वापी	८४६/६१	७८८.४०	८७	वापी	८४६/१०१/७	७८८.४०
89	वापी	८४६/६२	७८८.४०	८८	वापी	८४६/१०१/८	७८८.४०
90	वापी	८४६/६३	१२०५.६०	८९	वापी	८४६/१०१/९	७८८.४०
91	वापी	८४६/६४	१२०५.६०	९०	वापी	८४६/१०१/१०	७८८.४०
92	वापी	८४६/६५	७८८.४०	९१	वापी	८४६/१०१/११	७८८.४०
93	वापी	८४६/६६	७८८.४०	९२	वापी	८४६/१०१/१२	७८८.४०
94	वापी	८४६/६७	७८८.४०	९३	वापी	८४६/१०१/१३	७८८.४०
95	वापी	८४६/६८	७८८.४०	९४	वापी	८४६/१०१/१४	७८८.४०
96	वापी	८४६/६९	७८८.४०	९५	वापी	८४६/१०१/१५	७८८.४०
97	वापी	८४६/७०	७८०.६७	९६	वापी	८४६/१०१/१६	७८८.४०
98	वापी	८४६/७१	६००	९७	वापी	८४६/१०१/१७	७८८.४०
99	वापी	८४६/७२	६००	९८	वापी	८४६/१०१/१८	७८८.४०
100	वापी	८४६/७३	६००	९९	वापी	८४६/१०१/१९	७८८.४०
101	वापी	८४६/७४	६००	१००	वापी	८४६/१०१/२०	७८८.४०
102	वापी	८४६/७५	६००	१०१	वापी	८४६/१०१/२१	७८८.४०
103	वापी	८४६/७६	६००	१०२	वापी	८४६/१०१/२२	७८८.४०
104	वापी	८४६/७७	६००	१०३	वापी	८४६/१०१/२३	७८८.४०
105	वापी	८४६/७८	६००	१०४	वापी	८४६/१०१/२४	७८८.४०
106	वापी	८४६/७९	६००	१०५	वापी	८४६/१०१/२५	७८८.४०
107	वापी	८४६/८०	६००	१०६	वापी	८४६/१०१/२६	७८८.४०
108	वापी	८४६/८१	६००	१०७	वापी	८४६/१०१/२७	७८८.४०
109	वापी	८४६/८२	६००	१०८	वापी	८४६/१०१/२८	७८८.४०
110	वापी	८४६/८३	६००	१०९	वापी	८४६/१०१/२९	७८८.४०
111	वापी	८४६/८४	६००	११०	वापी	८४६/१०१/३०	७८८.४०
112	वापी	८४६/८५	६२२.२८	१११	वापी	८४६/१०१/३१	७८८.४०
113	वापी	८४६/८६	६००	११२	वापी	८४६/१०१/३२	७८८.४०
114	वापी	८४६/८७	६००	११३	वापी	८४६/१०१/३३	७८८.४०
115	वापी	८४६/८८	६००	११४	वापी	८४६/१०१/३४	७८८.४०
116	वापी	८४६/८९	६००	११५	वापी	८४६/१०१/३५	७८८.४०
117	वापी	८४६/९०	१४३६.४८	११६	वापी	८४६/१०१/३६	७८८.४०
118	वापी	८४६/९१	१०७२.४३	११७	वापी	८४६/१०१/३७	७८८.४०
119	वापी	८४६/९२	६००	११८	वापी	८४६/१०१/३८	७८८.४०
120	वापी	८४६/९३	६००	११९	वापी	८४६/१०१/३९	७८८.४०
121	वापी	८४६/९४	६००	१२०	वापी	८४६/१०१/४०	७८८.४०
122	वापी	८४६/९५	६००	१२१	वापी	८४६/१०१/४१	७८८.४०
123	वापी	८४६/९६	६२२.२८	१२२	वापी	८४६/१०१/४२	७८८.४०
124	वापी	८४६/९७	१०३६	१२३	वापी	८४६/१०१/४३	७८८.४०
125	वापी	८४६/९८	१५८३	१२४	वापी	८४६/१०१/४४	७८८.४०
126	वापी	८४६/९९	१०७४.१७	१२५	वापी	८४६/१०१/४५	७८८.४०
127	वापी	८४६/१००	८८०.२०	१२६	वापी	८४६/१०१/४६	७८८.४०
128	वापी	८४६/१०१/१	८८०.२०	१२७	वापी	८४६/१०१/४७	७८८.४०
129	वापी	८४६/१०१/२	१५६.४३	१२८	वापी	८४६/१०१/४८	७८८.४०
130	वापी	८४६/१०१/३	७६६.८७	१२९	वापी	८४६/१०१/४९	७८८.४०
131	वापी	८४६/१०१/४	८२४.०४	१३०	वापी	८४६/१०१/५०	७८८.४०
132	वापी	८४६/१०१/५	१०००	१३१	वापी	८४६/१०१/५१	७८८.४०
133	वापी	८४६/१०१/६	१२७७.४८	१३२	वापी	८४६/१०१/५२	७८८.४०
134	वापी	८४६/१०१/७	१२४०.७७	१३३	वापी	८४६/१०१/५३	७८८.४०
135	वापी	८४६/१०१/८	४८३.२५	१३४	वापी	८४६/१०१/५४	७८८.४०



134	वापी	८४६/१०१/५७	७५०	१६०	वापी	८४६/१०१/१०१	१०००
१३६	वापी	८४६/१०१/५८	८६६.०६	१००	वापी	८४६/१०१/१०२	१३३३.३१
१३७	वापी	८४६/१०१/५९	७२३.३१	१०१	वापी	८४६/१०१/१०३	१०००
१३८	वापी	८४६/१०१/६०	५००	१०२	वापी	८४६/१०१/१०४	१०००
१३९	वापी	८४६/१०१/६१	५००	१०३	वापी	८४६/१०१/१०५	१०००
१४०	वापी	८४६/१०१/६२	५००	१०४	वापी	८४६/१०१/१०६	१०००
१४१	वापी	८४६/१०१/६३	५००	१०५	वापी	८४६/१०१/१०७	८६२.२८
१४२	वापी	८४६/१०१/६४	५००	१०६	वापी	८४६/१०१/१०८	१३४३.४३
१४३	वापी	८४६/१०१/६५	५००	१०७	वापी	८४६/१०१/१०९	१५०८.७५
१४४	वापी	८४६/१०१/६६	५००	१०८	वापी	८४६/१०१/११०	१५८४.७५
१४५	वापी	८४६/१०१/६७	५००	१०९	वापी	८४६/१०१/१११	१५८४.७५
१४६	वापी	८४६/१०१/६८	५००	११०	वापी	८४६/१०१/११२	१५८४.७५
१४७	वापी	८४६/१०१/६९	५००	१११	वापी	८४६/१०१/११३	१५८४.७५
१४८	वापी	८४६/१०१/७०	५००	११२	वापी	८४६/१०१/११४	१५८४.७५
१४९	वापी	८४६/१०१/७१	५००	११३	वापी	८४६/१०१/११५	१६०१.७०
१५०	वापी	८४६/१०१/७२	५००	११४	वापी	८४६/१०१/११६	१६०१.७०
१५१	वापी	८४६/१०१/७३	७२३.३१	११५	वापी	८४६/१०१/११७	१६०१.७०
१५२	वापी	८४६/१०१/७४	७२३.३१	११६	वापी	८४६/१०१/११८	१६०१.७०
१५३	वापी	८४६/१०१/७५	५००	११७	वापी	८४६/१०१/११९	१६०१.७०
१५४	वापी	८४६/१०१/७६	५००	११८	वापी	८४६/१०१/१२०	१६०१.७०
१५५	वापी	८४६/१०१/७७	५००	११९	वापी	८४६/१०१/१२१	२८६५.५४
१५६	वापी	८४६/१०१/७८	५००	१२०	वापी	८४६/१०१/१२२	२५५०.२८
१५७	वापी	८४६/१०१/७९	५००	१२१	वापी	८४६/१०१/१२३	२१६६
१५८	वापी	८४६/१०१/८०	५००	१२२	वापी	८४६/१०१/१२४	१८४२.२५
१५९	वापी	८४६/१०१/८१	५००	१२३	वापी	८४६/१०१/१२५	१३०३
१६०	वापी	८४६/१०१/८२	५००	१२४	वापी	८४६/१०१/१२६	८६२.२८
१६१	वापी	८४६/१०१/८३	५००	१२५	वापी	८४६/१०१/१२७	८६२.२८
१६२	वापी	८४६/१०१/८४	५००	१२६	वापी	८४६/१०१/१२८	१६०१.७०
१६३	वापी	८४६/१०१/८५	५००	१२७	वापी	८४६/१०१/१२९	७२३.३१
१६४	वापी	८४६/१०१/८६	५००	१२८	वापी	८४६/१०१/१३०	२४०१.७०
१६५	वापी	८४६/१०१/८७	५००	१२९	वापी	८४६/१०१/१३१	५८८६.७५
१६६	वापी	८४६/१०१/८८	७२३.३१	१३०	नामधा	२३६५/१/१	४५२८.८५
१६७	वापी	८४६/१०१/८९	५००.२२	१३१	नामधा	२३६५/१/२	८६२.२८
१६८	वापी	८४६/१०१/९०	५००	१३२	नामधा	२३६५/१/३	१०००
१६९	वापी	८४६/१०१/९१	५००	१३३	नामधा	२३६५/१/४	८४३.५७
१७०	वापी	८४६/१०१/९२	७७६.७८	१३४	नामधा	२३६५/१/५	२२२.४०
१७१	वापी	८४६/१०१/९३	८८०.३०	१३५	नामधा	२३६५/१/६	१७५.८६
१७२	वापी	८४६/१०१/९४	५००	१३६	नामधा	२३६५/१/७	७५५.५१
१७३	वापी	८४६/१०१/९५	५००	१३७	नामधा	२३६५/१/८	७०६.२५
१७४	वापी	८४६/१०१/९६	५००	१३८	नामधा	२३६५/१/९	१२१७.३१
१७५	वापी	८४६/१०१/९७	५००	१३९	नामधा	२३६५/१/१०	१४५४.१६
१७६	वापी	८४६/१०१/९८	५००	१४०	नामधा	२३६५/१/११	१०८.५५
१७७	वापी	८४६/१०१/९९	२४७०.७३	१४१	नामधा	२३६५/१/१२	४०३.८४
१७८	वापी	८४६/१०१/१००	२२५०.७३	१४२	नामधा	२३६५/१/१३	१८६.१८
१७९	वापी	८४६/१०१/१०१	२०१७	१४३	नामधा	२३६५/१/१४	२०८२.३८
१८०	वापी	८४६/१०१/१०२	१७८३.५०	१४४	नामधा	२३६५/१/१५	२७४८.८८
				१४५	नामधा	२३६५/१/१६	१४८८.५७

VAP

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નગરજવારે ઉપરોક્ત સૂચનાઓનું ચુસ્તપણે પાલન કરવાનું રહેશે. જો તેમાં નિષ્ફળ જાય તો
પ્રશ્નચિન્હ નહીં સક્ષમ અધિકારી કાર્યદેસરની કાર્યવાહી કરશે.



18/10/17
(સી આર ખરસાણા)
કલેક્ટર વલસાડ

રજી.પો.એ.પી.

પ્રતિ,

મે.વાપી ઈન્કાસ્ટ્રક્ચર અને ઈન્ડસ્ટ્રીયલ ટાઉનશીપ એલ.એલ.પી.,
રહે: પ્લોટ નં. ૬, વેમીસ કંપનીની માલખાં,
કુશીએલની સામે. ને. ઇ. નં. ૮
વાપી તા. વાપી જિ.વલસાડ.

નકલ રવાના :- નાયબ કલેક્ટરશ્રી પારડી તરફ.....

૨/- જાણ તથા મામલતદારશ્રી પાસે અમલવારી કરાવી રીપોર્ટ કરવા સારું.

નકલ રવાના :- મામલતદારશ્રી વાપી તરફ.....

૨/- ઈ-ધરા કેન્દ્ર ઉપર નોંધ પડાવી નોંધની નકલ તથા ૭/૧૨ ની નકલ અને મોકલવા
તથા હુકમની શરત નં.૨૭ મુજબ નમૂના "એમ"માં સનદ તૈયાર કરી અને કરવાનું રહેશે. તેમજ અનુસાર
અમલવારી કરી રીપોર્ટ કરવા સારું.

નકલ રવાના :- ચીફ ઓફિસરશ્રી, વાપી નગરપાલિકા તરફ ..

૨/- જાણ તથા જરૂરી કાર્યવાહી કરવા સારું.....

નકલ રવાના :- ડી.ઈ.લે.રે.શી, વલસાડ તરફ

૨/- જાણ તથા રેકર્ડ ઉપર અમલવારી કરી તેની અને જાણ કરવા સારું.

નકલ રવાના :- સીટી સર્વે સુપ્રિન્ટેન્ડન્ટશ્રી, વાપી તરફ ..

૨/- જાણ તથા અમલવારી કરી રીપોર્ટ કરવા સારું.

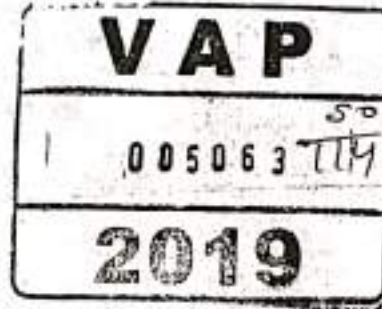
નકલ રવાના :- કાર્ય પાલક ઈજનેરીશ્રી જીઆઈડીસી વાપી તરફ ..

નકલ રવાના :- ચીફ ઓફિસરશ્રી, નોટીફાઈડ એરીયા જીઆઈડીસી વાપી તરફ ..

૨/- આગળની કાર્યવાહી કરવા સારું.....

નકલ રવાના :- તલાટી કમ મંત્રીશ્રી વાપી/નામધા, તા.વાપી તરફ જાણ સારું.

નકલ :- સીલેક્ટ ફાઈલે.



लायकर विभाग
INCOME TAX DEPARTMENT

VAPI INFRASTRUCTURE AND
INDUSTRIAL TOWNSHIP LLP

03/04/2012

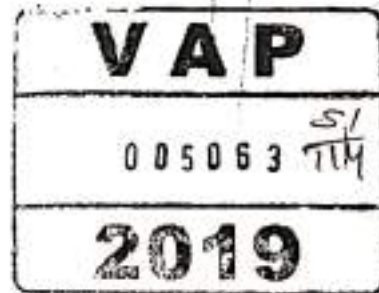
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GOVT. OF INDIA



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VIJAYKUMAR R. SHAH
ADVOCATE & NOTARY
NTR. REG. No.: 1006/10



2019

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

**FIVE HUNDRED
RUPEES**

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

ગુજરાત ગુજરાત GUJARAT

E 681367

નં. ૧૨૩૩ તારાખ. ૦૨.૦૩/૨૦૨૦ રૂ. ૪૦૦/-
 અંકે રૂપિયા..... ૪૦૦ માત્ર ૩૧
 નો રકમ જે સાંચાઈ સાથે રૂ.....
 અંકે રૂપિયા..... તે સાચ રોગ
 શ્રી Level up Realty
 નં. ૯૫૫ ને પેચાઈ સાથે
 રૂ. ૨૧,૬૫૦ લેનારની સહી. Rekha

મુકેશ જે. ઝાંઝાલા

स्टेम्प पेन्डर ला.नं. ०६/२००३
१२७, ओबिटा रोम्बलेस,
आर दस्ता. पापी.

DEED OF PARTNERSHIP

This **DEED OF PARTNERSHIP** made at **VAPI** on this 1st Day of June, 2018
between:

- 1) **SHRI SATISH LAXMIDAS JOISAR**, age about 43 years residing at A-102, Aavkar co op Housing Society, Ashopalav Complex, Chharwada Road, Vapi, Gujarat- 396191. PAN no. **ABJPJ5239Q**, Indian inhabitant hereinafter referred to as "**Party of the First part**" (Which expressions shall unless the context requires otherwise mean and include his heirs, executors, administrators and assigns).

Cont...2.....



- 2) **SHRI DEEPAK PRAKASHIBHAI NANDA**, aged about 31 years, Residing at Plot No.9, Gurudev Nagar, Bhilad West, Near Chitrakut Appartment, Bhilad, Valsad, Gujarat-396105 PAN no. ANAPN1836A, Indian inhabitant hereinafter referred to as "**Party of the Second part**" (Which expressions shall unless the context requires otherwise mean and include his heirs, executors, administrators and assigns).
- 3) **SHRI KETAN NARANBHAI NANDA**, aged about 22 years, Residing at Plot No.9, Gurudev Nagar, Bhilad West, Near Chitrakut Appartment, Bhilad, Valsad, Gujarat-396105 PAN No. AXMPN1377Q, Indian inhabitant hereinafter referred to as "**Party of the Third part**" (Which expressions shall unless the context requires otherwise mean and include his heirs, executors, administrators and assigns).
- 4) **SHRI NISHANT DINESH BHANUSHALI**, aged about 24 years, Residing at A-5/703, Vikas Complex, LBS Marg, Castle Mill Compound, Thane West, Thane, Maharashtra-400601, PAN No. BMOPB7810C, Indian inhabitant hereinafter referred to as "**Party of the Fourth part**" (Which expressions shall unless the context requires otherwise mean and include his heirs, executors, administrators and assigns).

WHEREAS the parties referred to herein above agreed to start a business under the partnership firm Name and style **M/s. LEVELUP REALTY** and WHEREAS the parties hereto are desirous of recording the terms and conditions as follows:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1) **NAME OF THE FIRM :**

The name of the partnership business shall be **M/s. LEVELUP REALTY** and WHEREAS and such other name or names as the partners may mutually decide from time to time.

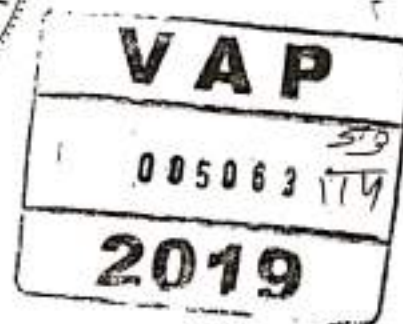
2) **COMMENCEMENT OF BUSINESS :**

The partnership and its business commenced from the **1st June, 2018**.

3) **PRINCIPAL PLACE OF BUSINESS :**

The firm shall have its principal place of business at Plot No. 98, Vibrant Business Park, Survey No. 846/98, Vapi-396195. or such other place or places as the partners may mutually decide from time to time.

Cont.... 3



4) NATURE OF BUSINESS :

The partnership business shall be that of carrying business of Construction of Residential Building, Houses, Complex, construction of Commercial Project, Industrial Gala, Development of land in Joint Venture etc., and/ or such other business which may mutually be agreed upon by the parties hereto from time to time.

5) ACCOUNTING YEAR :

The Books of Accounts of the firm shall be closed on the 31st day of March, of each Year.

6) BOOKS OF ACCOUNTS :

The firm shall maintain proper books of account which can be inspected by any partner Personally or through an authorized representative in writing.

7) BANK ACCOUNT(S) :

A Bank Account (s) shall be opened in any scheduled bank, Nationalized Bank or Co-Operative bank and shall be operated by any Two party out of Four above mentioned name of the firm.



INTEREST ON CAPITAL:

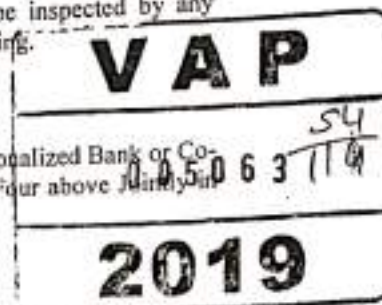
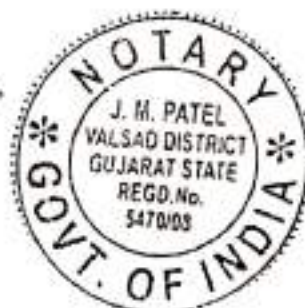
Simple interest at the rate of 12% (Twelve Percent) per annum or such lower/higher rate as may be prescribed under the provisions of the Income Tax Act 1961, or any other applicable provisions as may be in force for the income tax assessment of the partnership firm for the relevant accounting period shall be payable by the partnership firm on the amount standing to the credit of the current or loan account of the partners. If there is any debit balance in the account of the partners interest at above rate shall be payable by it. The partners shall be at liberty to increase or reduce the aforesaid rate of interest from time to time. Partners may agree by mutual consent to reduce/ or waive interest payable to them/firm on capital and reserves standing to their debit/credit.

9) REMUNERATION TO PARTNERS:

It is hereby mutually agreed by the parties that in consideration of their actively devoting time and attention to the business of the partnership they shall be entitled to receive remuneration or salary, bonus, commission or other benefit either on monthly or yearly basis as permitted under provisions of law or any statutory modification or re-enactment thereof for the time being in force.

It is agreed by mutual consent of the partners that the total remuneration payable to working partner(s) by the firm shall be worked out as per limit laid down by section 40(b) of the Income Tax Act, 1961.

Cont...4



The partners shall be entitled to increase or reduce the above remuneration payable to partners and may agree to pay remuneration to other partners. The partners may also agree to revise the mode of calculating the above remuneration.

In consideration of the same, the partners shall be entitled to draw remuneration from the firm in accordance with and subject to the provisions of the Income Tax Act, 1961 or any other applicable provisions as may be in force for the income tax assessment of the partnership firm.

10) All the partners shall devote their time and attention to the partnership business.

11) SHARES IN PROFIT / LOSSES :

The profit and losses of the partnership shall be determined and divided by the partners in the following ratio:

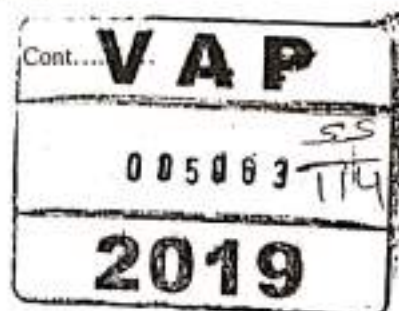
NAME OF THE PARTNERS	PROFIT /LOSSES
SHRI SATISH LAXMIDAS JOISAR	25.00 %
SHRI DEEPAK PRAKASHBHAI NANDA	25.00 %
SHRI KETAN NARANBHAI NANDA	25.00 %
SHRI NISHANT DINESHBHAI BHANUSHALI	25.00 %
	100.00 %

12) RETIREMENT OR DEATH OF A PARTNER :

The death, retirement or insolvency of a partner shall not cause the dissolution of the firm. In the event of the death or insolvency of a partner his legal heir or nominee shall be given an option to join the partnership on the same terms and conditions.

13) EACH PARTNER SHALL:

- Diligently attend to the business and devotes his full time and energy and also give complete attention to the partnership business.
- Forthwith pay all monies, cheques and other negotiable instrument received by him on account of the partnership with the bank.
- Regularly pay his separate debts and indemnify the other partner and assets of the firm against the same and of all costs charges, expenses and losses suffered on account thereof.



d. Be just faithful to the each one of them and at all times gives to the others partners, full information and truthful explanation of all the matters relating to the firm.

14) NO PARTNER WITHOUT CONSENT OF THE OTHER:

- a. Either directly or indirectly engages in any other business which might be comparing or conflicting with the business of the firm.
- b. Mortgage or charge his share in the assets or profits of the firm.
- c. Lend monies of the partnership firm, draw, accept, endorse any bill of exchange and/or promissory note on account of the firm.

15) ARBITRATION:

Any disputes arising out of this deed or the interpretation of the terms and conditions thereof shall be subject to arbitration under the Indian arbitration act or any other law relating to arbitration in India and binding upon all partners. unless otherwise provided the provision of the Indian Partnership Act 1993 and the rules relating thereto shall apply.

The partnership business shall be "at will"

AUTHORITY TO PARTNERS CLAUSE

All the above parties hereby mutually decided to authorize SHRI SATISH LAXMIDAS JOISAR a party of FIRST part and SHRI DEEPAK PRAKASHIBHAI NANDA a party of SECOND part shall be authorized to act on behalf of firm to present before sub registrar, Registrar, collector of Stampduty and or any other Government or Semi Government agency to act and sign on Allotment Letter, Possession Letter, possession Receipts, Money or Payment Receipts, Agreement for sale, Draft Sale Deed, Sale Deed, Development agreement, Alteration or correction in any of above documents etc. and their act shall be binding to all the partners of the firm. Further to mention, both the partners named above shall be authorized for Purchase or Sale of any property, building materials or any such requirements on behalf of the company. Also Bank related works such as procuring loans, maintain bank accounts, payments to suppliers & contractors and any such transactions, shall be undertaken by them.



18) AMENDMENTS:

That any of the above terms may be varied or altered by mutual agreement or the parties hereto.

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IN WITNESS WHEREOF THE PARTIES hereto have set and subscribed Their respective hands on the day and year first herein above written.

SIGNED SEALED and DELIVERED by the within named **SHRI SATISH LAXMIDAS JOISAR**

In the presence of
Shri

SIGNED SEALED and DELIVERED by the within named **SHRI DEEPAK PRAKASHIBHAI NANDA**

In the presence of
Shri

SIGNED SEALED and DELIVERED by the within named **SHRI KETAN NARANBHAI NANDA**

In the presence of
Shri

SIGNED SEALED and DELIVERED by the within named **SHRI NISHANT DINESHBHAI BHANUSHALI**

In the presence of
Shri



SIGNED BEFORE ME
JAYANTILAL M. PATEL
NOTARY
VALSAD DISTRICT
GOVT. OF INDIA

Book No. 05
Page No. 01
Serial No. 2224
Date: 5 JUL 2018

K. U. Nanda

N. S. BHANUSHALI

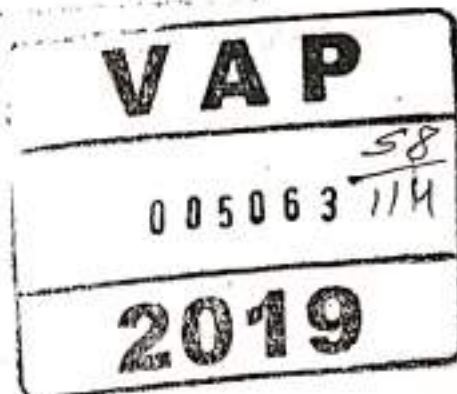


NOTARY



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VIJAYKUMAR R. SHAH
ADVOCATE & NOTARY
NTR. REG. No.: 1006/10



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2019

विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SH. LAXMIDAS JOISAR

LAXMIDAS JOISAR

1974

Account Number

PJ5239Q

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VIJAYKUMAR R. SHAH
ADVOCATE & NOTARY
NTR. REG. No.: 1006/10



INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)

5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,
Near Deep Bungalow Chowk, Pune - 411 016.

आयकर विभाग
INCOME TAX DEPT.



भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

AAHFL7304D

LEVELUP REALTY

The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is:

AAHFL7304D

and the PAN card is enclosed herewith. For filing the return of income, please contact:

WARD 5, VAPI

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

You may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139 A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN** being allotted, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against the law and may attract penalty of upto Rs. 10,000/-**.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website - www.incometaxindia.gov.in and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

V A P

Income Tax Department

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VIJAYKUMAR R. SHAH
ADVOCATE & NOTARY
NTB REG. No.: 1006/10
(This being a computer-generated letter, no signature is required)

PKG ID: PRC36314901 / 55 / 1-33 / 193 / 17072018 / VLX



GUJARAT 411/5582970000247461C1/160718239767

LEVELUP REALTY

LEVELUP REALTY

PLOT NO 98 VIBRATN BUSINESS PARK

SURVEY NO 846/98 VAPI

GUJARAT-395195

TEL No. 91-9562925207

(This being a computer-generated letter, no signature is required)

आयकर विभाग
INCOME TAX DEPARTMENT
सिपाई कुमार कुशवाहा
KASHINATH SAHODAR KUSHWAHA
10/05/1984
Permanent Account Number
CQQPK1125A
Signature
Sahodar

भारत सरकार
GOVT. OF INDIA



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ADVOCATE & NOTARY
NTR. REG. No.: 1006/10

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2019

Rajeev Mundra

स्थायी सेवा संख्या /

PERMANENT ACCOUNT NUMBER

ABWPM0729R

नाम / NAME

RAJEEV AMRITLAL MUNDRA



पिता का नाम / FATHER'S NAME

AMRITLAL KALURAM MUNDRA

जन्म तिथि / DATE OF BIRTH

24-12-1974

हस्ताक्षर / SIGNATURE

Rajeev Mundra

सहायक आयुक्त, बुराट

COMMISSIONER OF INCOME-TAX, BURAT

Rajeev Mundra

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Zero & TRUE COPY

[Signature]
VIJAYKUMAR R. SHAH
ADVOCATE & NOTARY
NTR. REG. No.: 1006/10

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMITKUMAR AGARWAL

PREMKUMAR AGARWAL

26/09/1974

Assessment Account Number

AATPA8437G

[Signature]

[Signature]

CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

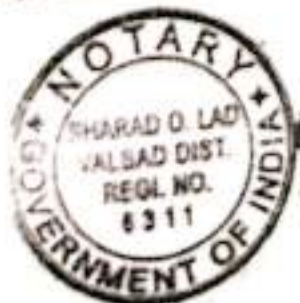
[Signature]

SHARAD O. LAD
NOTARY

(Regl. No. 6311)
Vapi, Valsad District
Govt. of India

20 JUL 2016

[Signature]



બીજા હકો અને બીજાની વિગતો

૧૩૯૧૭,

જી.આઈ.ડી.સી.<૦>

જમીન નો ઉપયોગ બિન ખેતી નાં કામે ઈન્ડસ્ટ્રીયલ માટે<૦>

જમીન નો ઉપયોગ બિન ખેતી નાં કામે ઈન્ડસ્ટ્રીયલ માટે<૦>

જમીન નો ઉપયોગ બિન ખેતી નાં કામે કરવા નો છે.<૩૫૯૯>

જમીન નો ઉપયોગ બિન ખેતી નાં કામે કરવા નો છે.<૩૫૯૯>

જમીન નો ઉપયોગ બિન ખેતી નાં કામે કરવા નો છે.<૩૫૯૯>

મે.નાયબ કલેક્ટર સાહેબ વાપીના હુકમ નં.જમન/એક્ટ્રીકરણ/ વશી-૨૫૦૩/૨૦૧૪, તા.૩૧-૦૭-૨૦૧૪ થી<૧૩૨૨૨>

મામલતદારશ્રી પારડીનો હુકમ નં.જમન / એક્ટ્રીકરણ/ રજી.નં.૪૧/વશી.૧૫૮૫/૧૩, તા.૨૯-૦૬-૨૦૧૩ રદ કરવામાં આવેલ છે.<૧૩૨૨૨>

મે.કલેક્ટર સાહેબ વલસાડના હુકમ નં.સીબી/ આરટીએસ/ સીવી/ ૧૩૩/ ૨૦૧૪, તા. ૧૬/૦૧/૨૦૧૫ થી મામલતદારશ્રી પારડીના હુકમ નં.જમન/ એક્ટ્રીકરણ/ રજી.૪૧/ વશી.૧૫૮૫/ ૧૩<૧૩૨૨૨>

તા.૨૯-૦૬-૧૩ ને રદ કરતો નાયબ કલેક્ટરશ્રી પારડીનો હુકમ નં. જમન/ એક્ટ્રીકરણ રદ / વશી- ૨૫૦૩/૧૪, તા.૩૧-૦૭-૨૦૧૪ રદ કરવા હુકમ કરવામાં આવેલ છે.<૧૩૨૨૨>

નાયબ કલેક્ટર સાહેબ પારડીના હુકમ નં.જમન/રેકર્ડસુધારા/વશી૨૫૦૧/૧૪

તા.૩૧/૦૭/૨૦૧૪ થી મામલતદારશ્રી પારડીનો<૧૩૨૨૩>

હુકમ નં. એલએનડી/આરટીએસ/રજી. નં. ૬૨૩/વશી ૨૨૫૬/૨૦૧૩, તા. ૨૭/૦૯/૨૦૧૩ ને શરતોને આધિન રદ કરવામાં આવેલ છે.<૧૩૨૨૩>

મે.કલેક્ટર સાહેબ વલસાડના હુકમ નં. સીબી / આરટીએસ / સીવી / ૧૩૧/૨૦૧૪, તા.૧૬-૦૧-૨૦૧૫ થી મામલતદારશ્રી વાપીના હુકમ નં.એલએનડી/આરટીએસ/ રજી નં.૬૨૩/ વશી.૨૨૫૬/૧૩,<૧૩૨૨૩>

તા.૨૭/૦૯/૨૦૧૩ ને રદ કરતો નાયબ કલેક્ટરશ્રી પારડીનો હુકમ નં.જમન/ રેકર્ડસુધારા/ વશી-૨૫૦૧ /૧૪ તા.૩૧-૦૭-૨૦૧૪ રદ કરવા હુકમ કરવામાં આવેલ છે.<૧૩૨૨૩>

નાયબ કલેક્ટર સાહેબ પારડીના હુકમ નં.જમન/રેકર્ડસુધારા/વશી૨૫૦૧/૧૪

તા.૩૧/૦૭/૨૦૧૪ થી મામલતદારશ્રી પારડીનો<૧૩૨૨૩>

હુકમ નં. એલએનડી/આરટીએસ/રજી. નં. ૬૨૩/વશી ૨૨૫૬/૨૦૧૩, તા. ૨૭/૦૯/૨૦૧૩ ને શરતોને આધિન રદ કરવામાં આવેલ છે.<૧૩૨૨૩>

મે.કલેક્ટર સાહેબ વલસાડના હુકમ નં. સીબી / આરટીએસ / સીવી / ૧૩૧/૨૦૧૪, તા.૧૬-૦૧-૨૦૧૫ થી મામલતદારશ્રી વાપીના હુકમ નં.એલએનડી/આરટીએસ/ રજી નં.૬૨૩/ વશી.૨૨૫૬/૧૩,<૧૩૨૨૩>

તા.૨૭/૦૯/૨૦૧૩ ને રદ કરતો નાયબ કલેક્ટરશ્રી પારડીનો હુકમ નં.જમન/ રેકર્ડસુધારા/ વશી-૨૫૦૧ /૧૪ તા.૩૧-૦૭-૨૦૧૪ રદ કરવા હુકમ કરવામાં આવેલ છે.<૧૩૨૨૩>

નાયબ કલેક્ટર સાહેબ પારડીના હુકમ નં.જમન/રેકર્ડસુધારા/વશી૨૫૦૧/૧૪

તા.૩૧/૦૭/૨૦૧૪ થી મામલતદારશ્રી પારડીનો<૧૩૨૨૩>

હુકમ નં. એલએનડી/આરટીએસ/રજી. નં. ૬૨૩/વશી ૨૨૫૬/૨૦૧૩, તા. ૨૭/૦૯/૨૦૧૩ ને શરતોને આધિન રદ કરવામાં આવેલ છે.<૧૩૨૨૩>

મે.કલેક્ટર સાહેબ વલસાડના હુકમ નં. સીબી / આરટીએસ / સીવી / ૧૩૧/૨૦૧૪, તા.૧૬-૦૧-૨૦૧૫ થી મામલતદારશ્રી વાપીના હુકમ નં.એલએનડી/આરટીએસ/ રજી નં.૬૨૩/ વશી.૨૨૫૬/૧૩,<૧૩૨૨૩>

તા.૨૭/૦૯/૨૦૧૩ ને રદ કરતો નાયબ કલેક્ટરશ્રી પારડીનો હુકમ નં.જમન/ રેકર્ડસુધારા/ વશી-૨૫૦૧ /૧૪ તા.૩૧-૦૭-૨૦૧૪ રદ કરવા હુકમ કરવામાં આવેલ છે.<૧૩૨૨૩>

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તા.૩૧/૦૭/૨૦૧૪ થી મામલતદારશ્રી પારડીનો<૧૩૨૨૩>

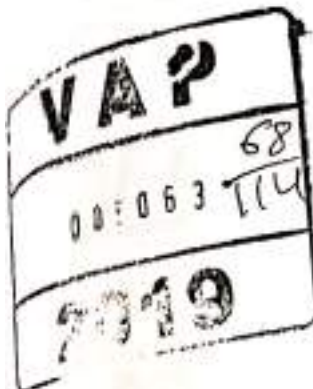


જી.આઈ.ડી.સી. <૦>
મે.કલેક્ટર સાહેબ, વાપી

નામ નં. ૬-૧૩૯૧૭
તા.૩૧/૦૭/૨૦૧૪ નો સિદ્ધિપત્ર

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જામ : રાષ્ટ્રીય સુખ-વિશાલ કેન્દ્ર ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી વાપી

ગામ નમુની નંબર ૭

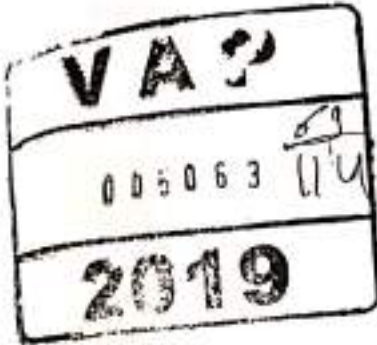


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મે.મામલતદારશ્રી વાપીના હુકમ નં. જમન/એકત્રીકરણ/૨૭ નં. ૩૦/વશી/૨૦૧૫ તા. ૧૬/૦૯/૨૦૧૫ થી એકત્રીકરણ કરવામાં આવેલ છે.<૧૩૪૨૯>
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 મે.મામલતદારશ્રી વાપીના હુકમ નં. જમન/એકત્રીકરણ/૨૭ નં. ૩૦/વશી/૨૦૧૫ તા. ૧૬/૦૯/૨૦૧૫ થી એકત્રીકરણ કરવામાં આવેલ છે.<૧૩૪૨૯>
 નાયબ કલેક્ટર સાહેબ પારડીના હુકમ નં. જમન/૨૬૬ મુબારા/વશી ૨૫૦૧/૧૪<૧૩૪૩૬> તા. ૩૧/૦૩/૨૦૧૪ થી મામલતદારશ્રી પારડીનો (૧૩૨૨૩)<૧૩૪૩૬> હુકમ નં. એલએનડી/આરટીએસ/૨૭ નં. ૬૨૩/વશી ૨૨૫૬/૨૦૧૩ તા. ૨૩/૦૬/૨૦૧૩ નં.<૧૩૪૩૬> શરતોને આધિન રદ કરવામાં આવેલ છે. (૧૩૨૨૩)<૧૩૪૩૬>
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 તા. ૨૩/૦૯/૨૦૧૩ ને રદ કરતો નાયબ કલેક્ટરશ્રી પારડીનો હુકમ નં. જમન/૨૬૬મુબારા/<૧૩૪૩૬> વશી-૨૫૦૧/૧૪, તા.૩૧/૦૩/૨૦૧૪ રદ કરવા હુકમ કરવામાં આવેલ છે. (૧૩૨૨૩)<૧૩૪૩૬>
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 ૬૬૨/પેટી ૧ માંથી ૧૩૦.૦૦ ચો.મી. જમીન વેસ્ટન ૨૯૯ કેડીકેડે કુલ ગ્રીડોર કોર્પોરેશન<૧૩૪૩૬> શરતોને આધિન રદ કરવામાં આવેલ છે. (૧૩૨૨૩)<૧૩૪૩૬>
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પાનું : ૬ / ૬

આ કોપી નંબર ૧-૨૬
 આ કોપી નંબર ૧-૨૬
 Complete Copy મોકલે છે મા- (વાપીના પાંચ પુરા) મહેલ છે, આભાર સહી પીટ તા. 16/02/2019 15:34:35
 નકલ આપનાર કચેરી, મામલતદાર કચેરી વાપી



૯૫૨/૧૫૩ ૨ પાસા ૧૨૮૦.૦૦ ચો.મી. જમીન વેસ્ટર્ન રેલ્વે ડીડીકેડેડ ફોટ સેરીઝ
રેકૉર્ડિંગનું<૧૩૪૭૬>
લી. નવી દિલ્હીને રેલ પરિવોજનાના કામે સંપાદન કરવામાં આવેલ છે.
(૧૩૪૧૬)<૧૩૪૭૬>
લી. નવી દિલ્હીને રેલ પરિવોજનાના કામે સંપાદન કરવામાં આવેલ છે.
(૧૩૪૧૬)<૧૩૪૭૬>
મે.મામલતદારશ્રી વાપીના કુકમ નં. જમન/એક્ટીકરણ/રજી.નં. ૩૦/વશીર૦૧૫
તા.૧૬/૦૬/૨૦૧૫ થી એક્ટીકરણ કરવામાં આવેલ છે. (૧૩૪૨૦)<૧૩૪૭૬>
નાયબ કલેક્ટર સહાય પારડીના કુકમ નં. જમન/રેકૉર્ડ સુધારા/વશી ૨૫૦૧/૧૪<૧૩૪૭૬>
તા. ૩૧/૦૭/૨૦૧૪ થી મામલતદારશ્રી પારડીનો (૧૩૨૨૩)<૧૩૪૭૬>
કુકમ નં. એલએનડી/આરટીએસ/રજી. નં. ૬૨૩/વશી ૨૨૫૬/૨૦૧૩, તા. ૨૩/૦૬/૨૦૧૩
ને<૧૩૪૭૬>
તા. ૩૧/૦૭/૨૦૧૪ થી મામલતદારશ્રી પારડીનો (૧૩૨૨૩)<૧૩૪૭૬>
કુકમ નં. એલએનડી/આરટીએસ/રજી. નં. ૬૨૩/વશી ૨૨૫૬/૨૦૧૩, તા. ૨૩/૦૬/૨૦૧૩
ને<૧૩૪૭૬>
શરતોને આધિન રદ કરવામાં આવેલ છે. (૧૩૨૨૩)<૧૩૪૭૬>
મે.કલેક્ટર સહાય વલસાડના કુકમ નં. શીબી/આરટીએસ/ટીવી/૧૩૧/૨૦૧૪.<૧૩૪૭૬>
તા. ૧૬-૦૧-૨૦૧૫ થી મામલતદારશ્રી વાપીના કુકમ નં. એલએનડી/આરટીએસ/રજી
નં.<૧૩૪૭૬>
૬૨૩/વશી.૨૨૫૬/૧૩. (૧૩૨૨૩)<૧૩૪૭૬>
તા. ૨૩/૦૬/૨૦૧૩ ને રદ કરતો નાયબ કલેક્ટરશ્રી પારડીનો કુકમ નં.
જમન/રેકૉર્ડસુધારા/<૧૩૪૭૬>
વશી-૨૫૦૧/૧૪, તા.૩૧/૦૭/૨૦૧૪ રદ કરવા કુકમ કરવામાં આવેલ છે.
(૧૩૨૨૩)<૧૩૪૭૬>
જમીન સંપાદન અધિકારીશ્રી/સહાય સત્તાધિકારી અને નાયબ કલેક્ટરશ્રી વલસાડના કુકમ
નં.<૧૩૪૭૬>
એલએક્યુ/રેલ્વે/શુધ્ધીકુકમ/વાપી ૧-૨/૧૩ તારીખ ૧૦/૦૨/૨૦૧૩ ના એવોર્ડ નંબરથી
સ.નં.<૧૩૪૭૬>
૯૪૦ માંથી ૨૮૩.૦૦ ચો.મી. જમીન વેસ્ટર્ન રેલ્વે ડીડીકેડેડ ફોટ સેરીઝ
રેકૉર્ડિંગનું<૧૩૪૭૬>
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(૧૩૪૧૬)<૧૩૪૭૬>
મે.મામલતદારશ્રી વાપીના કુકમ નં. જમન/એક્ટીકરણ/રજી.નં. ૩૦/વશીર૦૧૫
તા.૧૬/૦૬/૨૦૧૫ થી એક્ટીકરણ કરવામાં આવેલ છે. (૧૩૪૨૦)<૧૩૪૭૬>
જમીનનો ઉપયોગ બીનએલીના કામે કરવાનો છે. (૩૫૦૦)<૧૩૪૭૬>
નાયબ કલેક્ટર સહાય પારડીના કુકમ નં. જમન/રેકૉર્ડ સુધારા/વશી ૨૫૦૧/૧૪<૧૩૪૭૬>
મે.મામલતદારશ્રી વાપીના કુકમ નં. જમન/એક્ટીકરણ/રજી.નં. ૩૦/વશીર૦૧૫
તા.૧૬/૦૬/૨૦૧૫ થી એક્ટીકરણ કરવામાં આવેલ છે. (૧૩૪૨૦)<૧૩૪૭૬>
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/૨૦૧૫<૧૩૫૦૩>
તા. ૧૬/૦૬/૨૦૧૫ થી એક્ટીકરણ કરવામાં આવેલ છે.<૧૩૫૦૩>

ઈ-ઇસ્ટ સીપરેટર,
જનસેવા કેન્દ્ર, વાપી



પાનું : ૬ / ૬

જા. કનકસરી -૨૬
૦૫/૦૭/૨૦૧૩ ની સ્થિતિએ

1. Not Chargeable Copy બંધે રૂ. ૬/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પીટ તા. 16/02/2019 15:54:35
2. નાયબ મુખ્ય-વિશાલ કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી વાપી

વાપી
૪૩૬૬

કુલલો: વલસાડ
તાલુકો: વાપી

ગુજરાત સરકાર એલ ઇન્ફોર્મેશન ટેકનોલોજી એલ એલ પી નામની સાગીટરી પેલીના બોયોસાઇટ્સ સીએટરી લિનીતક્રમ મુલ<૧૩૫૨૫>

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ઇ-ઇ સોપરેટર,
જનસેવા કેન્દ્ર, વાપી





ગુજરાત GUJARAT

BK 991286

અનુ.નં. ૬૧૪૮ તા. ૧૦/૮/૨૦૧૮ રૂ. ૧૦૦/-
અંકે રૂપિયા એકસો પુરાનો સ્ટેમ્પ જે સાંપડ્ય સાથે
રૂ. તે આજરોજ
શ્રી વાપી ઈન્ફ્રાસ્ટ્રક્ચર એન્ડ ઈન્ડીયલ ટાઉનશીપ એલ.એલ.પી.
રૂ. વાપી તા. વાપી ને વેચાણ માટે

લેનારની સહી

સ્ટેમ્પ વેન્ડરનું નામ અને સહી ધા.નં. ૧/૨૦૦૨
હીરેન જે. પટેલ, રતનવાડી, પારડી.

રોકન નંબર : 31
તારીખ : 20-9-2018
સમ રજુઆત, કુલેરી, વાપી

for & on behalf of



SPECIAL POWER OF ATTORNEY

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TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **VAP INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP**,
Limited Liability Partnership registered under the Limited Liability
Partnership Act of 2008, having its (Registration No. AAA-7503

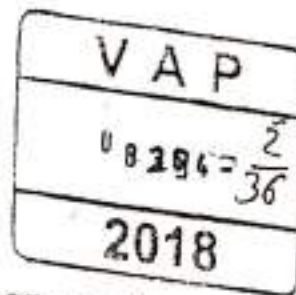
for & on behalf of

for & on behalf of

for & on behalf of

for & on behalf of

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dated 3rd January 2012) registered office at Reg. Off. 301, Simran Plaza, 3rd & 4th Road Corner, Khar (W), Mumbai-400052 through its designated partner MR. AJIT KHODHBHAYA SON OF MR. HARDASHBHAI KHODHBHAYA age about 46 years, doing business, residing at flat no.4, House 255/24-38, 2nd floor, Deep Complex, B Building, Silvassa-396230 AND MR. RAJEEV AMIRTLAL MUNDRA SON OF MR. AMRITLAL MUNDRA aged about 42 years, doing business, residing at 40, Vrundavan Society, Tokharkhada Road, Silvassa AND MR. AMIT KUMAR AGARWAL SON OF PREM KUMAR AGARWAL, aged about 42 years doing business, residing at : Hamlet Park City, Kilvani Road, Silvassa-396230 SEND GREETINGS:-

WHEREAS

1. M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 is the sole owner and the holder and well sufficiently entitled to the N.A old N.A land bearing Block/Survey No. 846 admeasuring about 30 Hec. 06 Are. 28 Sq. Mtrs. and after promulgation the land bearing Block/Survey No. 4941 TO Block/Survey No. 4987 and the land bearing Block/Survey No. 4989 TO Block/Survey No. 5163 and the land bearing Block/Survey No. 5165 TO Block/Survey No. 5172 situated within the limits of Village Vapi, Tal. Vapi & Dist Valsad AND the old land bearing Block/Survey No. 236/P1/1 to Block/Survey No. 236/P1/16 (According to



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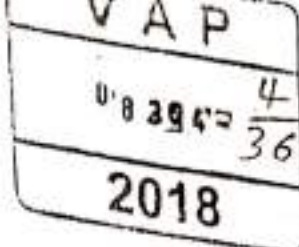
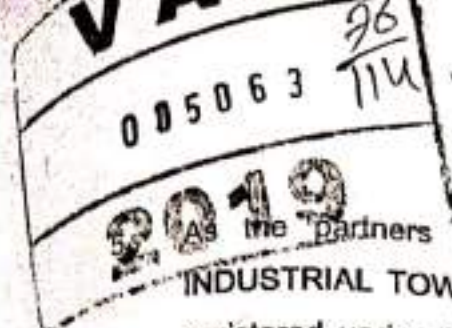


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K.J.P.) admeasuring about 01 Hec. 47 Are. 73 Sq.Mtrs. and after promulgation land bearing Block/Survey No. 605 to Block/Survey No. 620 in total admeasuring about 31 Hec. 54 Are. 01 Sq. Mtrs. situated within the limits of Village Nāmdha, Tal. Vapi, Dist. Valsad (Hereinafter referred to as said land)

2. M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 floated the project known as "Vibrant Business Park". (Herein referred to as said project)
3. M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 is entitled to Sale/Lease or to give on Leave and License the Plot/Plots in the said project.
4. M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 is required to execute Agreement to Sale/s, Sale Deed/s and Lease Deed/s and Leave and License Agreement/s and declaration and mortgage and confirmation in favour of Purchaser/Lessee/Licensee, etc. of the Plot/Plots and registered the same with Sub Registrar of assurance.

[Handwritten signatures and stamps]



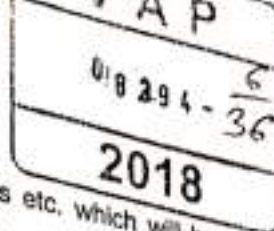
As the partners of M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 are not able to attend the office of Sub Registrar for admitting the execution of the Agreement/s to Sale, the Sale Deed/s and Lease Deed/s, Leave and License Agreement/s, rectification deed/s and cancellation deed/s and declaration and mortgage and confirmation etc. before the concern Sub Registrar for registration of the Agreement/s to Sale, the Sale Deed/s and Lease Deed/s, Leave and License Agreement/s, rectification deed/s and cancellation deed/s and declaration and mortgage and confirmation etc. signed and executed by M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008.

6. M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 desirous to appoint fit and proper person to represent M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 and to do acts, deed and thing on behalf of the M/S. VAPI INFRASTRUCTURE AND



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- *Signature*

rectification deed/s and cancellation deed/s etc. which will be signed and executed and which is/are signed and executed by M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 before the execution of this present and/or after the execution of this present.



2. To collect documents after execution from registration authorities.

3. To make marketable title of the said Plot/Plots in project and to give marketable title of the said Plot/Plots, etc. in favour of the prospective purchaser/Lessee/Licensee.



4. And generally to do acts, deeds and things necessary for implementation of the aforestated purpose.

5. Attorney/Attorneys should operate strictly within the authorities delegated under this presents, said attorney would be personally liable for any of his/their acts, deed and things done beyond the scope of this documents.

M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008 hereby agreed and undertake to ratify and

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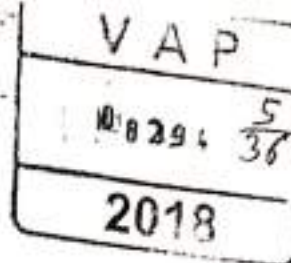
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INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008.

NOW KNOW YE ALL TO WHOM THESE PRESENTS WITNESSETH THAT:

M/S. VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act of 2008, having its (Registration No. AAA-7503 dated 3rd January 2012) registered office at Reg. Off. 301, Simran Plaza, 3rd & 4th Road Corner, Khar (W), Mumbai-400052 do hereby nominate, constitute and appoint MR. SIPAHI KUMAR KUSHWAHA aged about 34 years, doing Service, residing at : F-205, Akashar Apartment, Ranchhod Nagar, Chhirl, Tal. Vapi, Dist. Valsad and MR. BALAPPA ANNARAO PUJARI age about 26 years, occupation Service, residing at Flat No. 102, Maruti Dham-3, Koparli Road, Behind Xavieris School, Hira Nagar, Vapi, Tal. Vapi, Dist. Valsad to be true and lawful attorney/attorney to do all or any of the following acts, deeds or things jointly and severally.



To attend the concern sub registrar's Office for registration and admit execution of the Agreement/s to Sale, the Sale Deed/s and Lease Deed/s, Leave and License Agreement/s, rectification deed/s and cancellation deed/s etc. of the Plot/Plots in the said project, the Agreement/s to Sale, the Sale Deed/s and Lease Deed/s, Leave and License Agreement/s,

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Attest

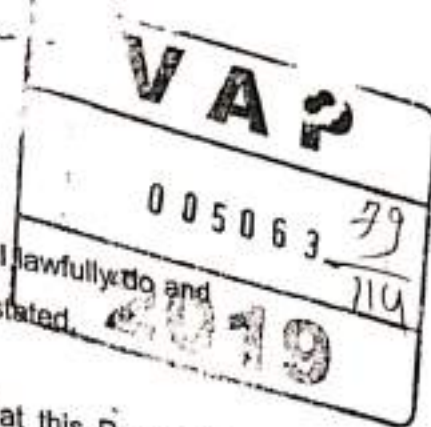
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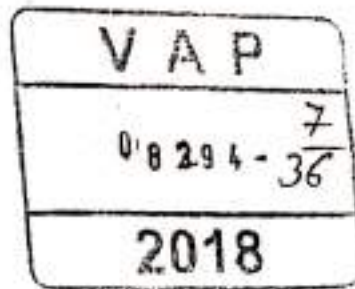
confirm all the acts that said attorney/attorneys shall lawfully do and
cause to be done in and about to the premises aforesaid.



It is hereby confirmed by the attorney/attorneys that this Power of
Attorney/Attorneys shall be revoke at any time hereinafter at my will
and Attorney/Attorneys shall have no objection right or any interest of
any nature whatsoever for the same.

In witness whereof M/S. VAPI INFRASTRUCTURE AND
INDUSTRIAL TOWNSHIP LLP, a Limited Liability Partnership
registered under the Limited Liability Partnership Act of 2008, have
hereunto set my hands on this 10TH day of September, 2018.

SIGNED, SEALED AND
DELIVERED by the with in named
"VAPI INFRASTRUCTURE AND
INDUSTRIAL TOWNSHIP LLP"
THROUGH ITS DESIGNATED
PARTNER MR. AJIT
KHODBHAYA SON OF MR.
THARDASHBHAI KHODHBHAYA
presence of...



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SIGNED, SEALED AND
 DELIVERED by the with in named
 "VAPI INFRASTRUCTURE AND
 INDUSTRIAL TOWNSHIP LLP"
 THROUGH ITS DESIGNATED
 PARTNER MR. RAJEEV
 AMRITLAL MUNDRA SON OF
 MR. AMRITLAL MUNDRA in the
 presence of...

Rajeev Mundra



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SIGNED, SEALED AND
 DELIVERED by the with in named
 "VAPI INFRASTRUCTURE AND
 INDUSTRIAL TOWNSHIP LLP"
 THROUGH ITS DESIGNATED
 PARTNER MR. AMIT KUMAR
 AGARWAL SON OF PREM
 AGARWAL in the
 presence of...

Amit Kumar Agarwal



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SIGNED, SEALED AND
 DELIVERED by the with in named
 MR. SIPAHI KUMAR KUSHWAHA
 in the presence of...

[Signature]



SIGNED, SEALED AND
 DELIVERED by the with in named
 MR. BALAPPA ANNARAO
 PUJARI in the presence of...

[Signature]



WITNESS :

[Signature]

[Signature]

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Certified that this is a
Zerox TRUE COPY


VIJAYKUMAR R. SHAH
ADVOCATE & NOTARY
NTR. REG. No.: 1006/10

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प्ररूप 16

(अधिनियम की धारा 12(1)(ब) देखें)
निगमन प्रमाण पत्र

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एनएलपी पहचान संख्या : AAA-7503

2012

मैं, यह प्रमाणित करता हूँ कि सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 12(1) के अंतर्गत आज

VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP

को निगमित किया गया है।

मेरे हस्ताक्षर से आज 3rd day of January, Two Thousand Twelve को दिया गया।

Form 16

[Refer Section 12(1) (b) of the Act]

Certificate of Incorporation

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20182012

LLP Identity Number : AAA-7503

I hereby certify that VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP is incorporated, pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

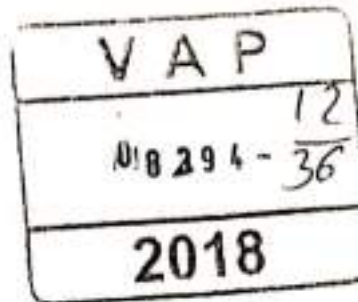
Given under my hand at Delhi this 3rd day of January, Two Thousand Twelve.

B. Srikumar
Asst. Registrar

(B. Srikumar)
Asst. Registrar

Address:-
VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP
301 SIMRAN PLAZA, 3RD & 4TH ROAD CORNER
KHAR W
MUMBAI
Maharashtra-400052

For Vapi Infrastructure and Industrial Township LLP



SUPPLEMENTARY AGREEMENT TO THE LLP AGREEMENT

This Supplementary Agreement is made on this ____th day of August, 2018 between

1. M/s KAM INFRASTRUCTURE PVT. LTD., having its registered office at 301, Simran Plaza, 3rd & 4th Road Corner, Khar (West) Mumbai - 400052, represented by its Director SHREE RAJEEV AMRITLAL MUNDRA, hereinafter called "the party of the FIRST PART".

2. Mr. AMIT KUMAR AGARWAL, Indian Inhabitant, having his permanent usual residential address at E-7 Hamlet, Park City, Kilmari Road, Silvassa - 396231 hereinafter called "the party of the SECOND PART".

3. Mr. SUMIT KUMAR AGARWAL, Indian Inhabitant, having his permanent usual residential address at E-7 Hamlet, Park City, Kilmari Road, Silvassa - 396231 hereinafter called "the party of the THIRD PART".

4. Mr. ALPESH RASIKLAL KACHHADIYA, Indian Inhabitant, having his permanent usual residential address at House No. 522 Nr. Pipariya Bridge, Lavachha, Tal pardi, Dist Valsad - 396191 hereinafter called "the party of the FOURTH PART".

THE KARNAL CO-OP. BANK LTD.
PORT BRANCH
1/1/2018



INDIA
R. 0060306-085506
12-13
AUG 16 2018
MARASHITIA

For Kam Infrastructure Pvt. Ltd.

Director
02/08/18

For Mr. Amit Kumar Agarwal
For Mr. Sumit Kumar Agarwal
For Mr. Alpesh Rasiklal Kachhadiya

Sumit

5. Mr. AJITBHAI HARDASBHAI KHODBHAYA, Indian Inhabitant, having his permanent usual residential address at Flat No. 4, House 255/24-38 2nd Floor, Deep complex, B Building, Silvassa - 396 230, hereinafter called "the party of the FIFTH PART."

6. Mr. DEVSHIBHAI LAXMANBHAI BHATU, Indian Inhabitant, having his permanent usual residential address at Pramukh Vihar IV, S 14, Silvassa - 396230, hereinafter called "the party of the SIXTH PART."

7. Mr. RAKESH DUNGARMAL TAINWALA, Indian Inhabitant, having his permanent usual residential address at 71, Kalptaru Nutan Laxmi Co-op. Hsg. Society, JVPD, Juhu vile parle (w), Mumbai - 400049, hereinafter called "the party of the SEVENTH PART."

8. Mr. DAYABHAI NARANBHAI GUDRASIA, Indian Inhabitant, having his permanent usual residential address at Flat No. 201,204, Bldg. No. B-4, Sai Shantidham, Umerkui Road Silvassa - 396 230 hereinafter called "the party of the EIGHTH PART."

9. Mr. DINESH DAYABHAI GUDRASIA, Indian Inhabitant, having his permanent usual residential address at Flat No. 201,204, Bldg. No. B-4, Sai Shantidham, Umerkui Road Silvassa - 396 230 hereinafter called "the party of the NINTH PART."

10. Mr. SANJAY DAYABHAI GUDRASIA, Indian Inhabitant, having his permanent usual residential address at Flat No. 201,204, Bldg. No. B-4, Sai Shantidham, Umerkui Road Silvassa - 396 230 hereinafter called "the party of the TENTH PART." and

11. Mr. PARTH HAMIRBHAI GOJIYA, Indian Inhabitant, having his permanent usual residential address at 201, Nirmal Jyoti Building, Jalaram Society, Near Haria Hospital, Vapi, - 396191 hereinafter called "the party of the ELEVENTH PART."

(All The above expressions shall be individually referred to as a "Partner and collectively as Partners")

02/01/2017
Signature of Part 11
Page 2

Signature of Part 10
Signature of Part 9
Signature of Part 8

WHEREAS:
The parties of the First Part along with Mr. Vikas Mundra were carrying on business to
lands, land development, real estate, construction and to do business of general
builders, developers, engineers, architects, designers in all the respective branches
of all description on immovable properties of all sorts and kinds, from the 4th
day of January, 2012 under the name and style of M/s "VAPI INFRASTRUCTURE
AND INDUSTRIAL TOWNSHIP LLP" on the terms and conditions contained in
the Deed of Partnership dated 4th January, 2012 made by and between them;

b) Mr. VIKAS MUNDRA, expressed his desire to retire from the said partnership
voluntarily and the purpose of additional manpower and financial requirement of the
firm, the parties of the Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth Ninth,
Tenth, and Eleventh parts along with Mr Hamir Naran Gojiya joined the firm as
partner with effect from the beginning of 7th day of February, 2012.

c) The parties amended the clause relating loan, guarantee etc. by the deed of
partnership dated 26th March, 2014.

d) The party of First Part expressed their desire to change their nominee designated
partner Mr. Jagdishlal Mundra and proposed Mr. Rajeev Mundra as the nominee
designated partner to which all other partners agreed and Mr. Rajeev Mundra have
become designated partner w.e.f. 17th June, 2016 on the terms and conditions
contained in the deed of partnership dated 17th June, 2016 made between the partners.

e) The parties of First to Tenth Parts along with Mr. Hamir Naran Gojiya, who died on
31st day of July, 2018, were carrying on the partnership business under the name and
style of M/s "VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP" as
per the deed of partnership dated 17th July 2016.

f) For the purpose of additional manpower and financial requirement of the firm and
reconstitution due to the death of Mr Hamir Naran Gojiya, the parties of First to Tenth
Parts have approached the Party of Eleventh part to join the partnership as partner on
and with effect from 1st day of August, 2018.

g) The party of the Eleventh part has agreed to join the partnership as partner on and with
effect from early hours of 1st day of August, 2018 to which the parties of first to tenth
parts have consented.

- h) The said LLP Agreement requires parties to reduce in writing to Supplement Agreement for any changes in the said LLP Agreement.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

It is hereby agreed among the above Parties to the agreement:

- (a) Reconstitution of the partnership, due to death of Mr. Hamir Narnin Gojiya who died on 31st day of July, 2018, the party of Eleventh Part i.e. Mr. Parth Hamirbhai Gojiya, to join the partnership as partner on and with effect from 1st day of August 2018.

- (b) The profit and loss of the LLP shall be shared between the above partners in the ratio as provided below:

S. No.	Name of Partner	Profit (Loss) Sharing Ratio
1.	M/s KAM INFRASTRUCTURE PVT. LTD.	25.00%
2.	Mr. AMIT KUMAR AGARWAL	10.00%
3.	Mr. SUMIT KUMAR AGARWAL	8.75%
4.	Mr. ALPESH RASIKLAL KACHHIADIYA	6.25%
5.	Mr. AJITBHAI HARDASBHAI KHODBHAYA	10.00%
6.	Mr. DEVSHIBHAI LAXMANBHAI BHATU	10.00%
7.	Mr. RAKESH DUNGARMAL TAINWALA	5.00%
8.	Mr. DAYABHAI NARANBHAI GUDRASIA	10.00%
9.	Mr. DINESH DAYABHAI GUDRASIA	5.00%
10.	Mr. SANJAY DAYABHAI GUDRASIA	5.00%
11.	Mr. PARTH HAMIRBHAI GOJIYA	5.00%

- (c) This Agreement constitutes as Supplementarily Agreement to the LLP Agreement entered into by and between the partners on 17th June, 2016 and forms part of the said LLP Agreement and shall be read in conjunction to the said LLP Agreement and not in isolation or derogation.

Kam Infrastructure Pvt. Ltd.

[Signature]

Director

[Signature] *[Signature]* *[Signature]*

Page 4

(d) Except as modified by the supplementary deed, the said partnership deed dated 17th June, 2016 shall hereafter be read and constructed as if the same had been executed by the partners and new partner hereto.

(e) This Agreement shall remain in full force and in effect until the validity of the said LLP Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Signed and Delivered by the party of First Part
M/S KAM INFRASTRUCTURE PVT. LTD.
through its Director Mr. RAJEEV MUNDRA
In the presence of

For Kam Infrastructure (P) Ltd.

Rajeev Mundra
Director

Signed and Delivered by the party of Second Part
Mr. AMIT KUMAR AGARWAL
In the presence of



Signed and Delivered by the party of Third Part
Mr. SUMIT KUMAR AGARWAL
In the presence of

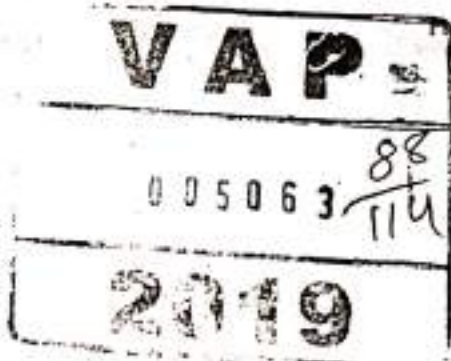


Signed and Delivered by the party of Fourth Part
Mr. ALPESH RASIKLAL KACHHADIYA
In the presence of



Signed and Delivered by the party of Fifth Part
Mr. AJITBHAI HARDASBHAI KHODBHAYA
In the presence of

Ajit



Signed and Delivered by the party of Sixth Part)
Mr. DEVSHIBHAI LAXMANBHAI BHATU)
In the presence of)

D. L. Bhatu

Signed and Delivered by the party of Seventh Part)
Mr. RAKESH DUNGARMAL TAINWALA)
In the presence of)

Rakesh D. Tainwala

Signed and Delivered by the party of Eighth Part)
Mr. DAYABHAI NARANBHAI GUDRASIA)
In the presence of)

D. N. Gudrasia

Signed and Delivered by the party of Ninth Part)
Mr. DINESH DAYABHAI GUDRASIA)
In the presence of)

D. Gudrasia

Signed and Delivered by the party of Tenth Part)
Mr. SANJAY DAYABHAI GUDRASIA)
In the presence of)

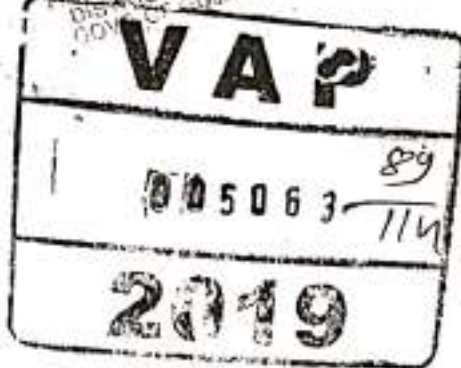


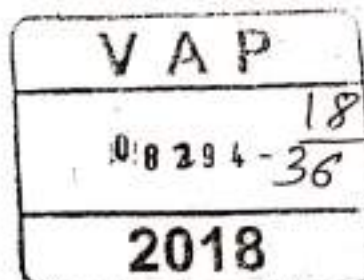
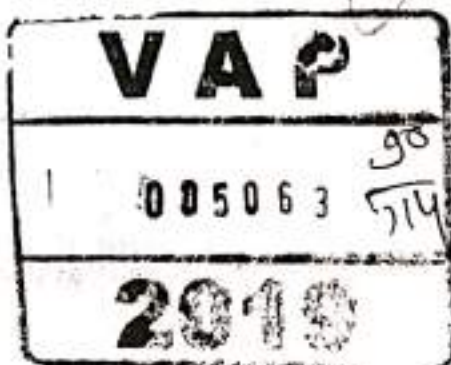
Signed and Delivered by the party of Eleventh Part)
Mr. PARTH HAMIR GOJIYA)
In the presence of)

Parth



Certified that This is a
Zerox True Copy
B. D. Chauhan
ROTARY
WARD TALUKA PARDI
DISTRICT VALSAD
GOV. GUJARAT





LLP AGREEMENT

THIS LIMITED LIABILITY PARTNERSHIP AGREEMENT ("LLP Agreement") is made at Mumbai and entered into as on the 12th day of June, 2016 between

1. M/s KAM INFRASTRUCTURE PVT. LTD., having its registered office at 301 Simran Plaza, 3rd & 4th Road Corner, Khar (W), Mumbai - 400 052, represented by its Director SHRI RAJEEV MUNDRA, hereinafter called "the Party of the FIRST PART";

2. Mr. AMIT KUMAR AGARWAL, Indian Inhabitant, having his permanent usual residential address at E-7, Hamlet, Park City, Kilyani Road, Silvassa - 396 230, hereinafter called "the Party of the SECOND PART";

3. Mr. SUMIT KUMAR AGARWAL, Indian Inhabitant, having his permanent usual residential address at E-7, Hamlet, Park City, Kilyani Road, Silvassa - 396 230, hereinafter called "the Party of the THIRD PART";

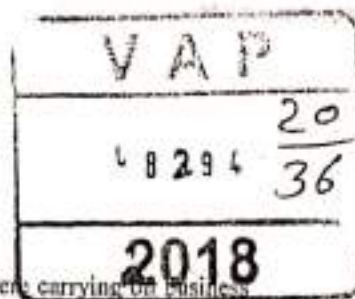
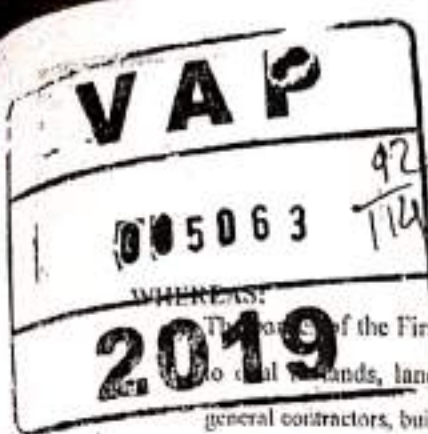




4. Mr. ALPESH RASIKAL KACHHADAV, Indian Inhabitant, having his permanent usual residential address at Flat No. 222, Nr. Pipariya Bridge, At Post Lavachha, Tal Pardi, Dist Valsad - 396 191, hereinafter called "the Party of the FOURTH PART";
5. Mr. AJITBHAI HARDASBHAI KHODBHAYA, Indian Inhabitant, having his permanent usual residential address at Flat No. 4, House 255/24-38, 2nd Floor, Deep Complex, B Building, Silvassa - 396 230, hereinafter called "the Party of the FIFTH PART";
6. Mr. DEVSHIBHAI LAXMANBHAI BHATU, Indian Inhabitant, having his permanent usual residential address at Pramukh Vihar IV, S 14, Silvassa - 396 230, hereinafter called "the Party of the SIXTH PART";
7. Mr. HAMIR NARAN GOJIYA, Indian Inhabitant, having his permanent usual residential address at G-201, Raj Residency, Dalitha, Haria Hospital Road, Vapi - 396 191, hereinafter called "the Party of the SEVENTH PART";
8. Mr. RAKESH DUNGARMAL TAINWALA, Indian Inhabitant, having his permanent usual residential address at 71, Kalptaru Nutan Laxmi Co-op. Hsg. Society, JVPD, Juhu, Vile Parle (W), Mumbai - 400 046, hereinafter called "the Party of the EIGHTH PART";
9. Mr. DAYABHAI NARANBHAI GUDRASIA, Indian Inhabitant, having his permanent usual residential address at Flat No. 201, 204, Bldg. No. B-4, Sai Shantidham, Umerkui Road, Silvassa - 396 230, hereinafter called "the Party of the NINTH PART";
10. Mr. DINESH DAYABHAI GUDRASIA, Indian Inhabitant, having his permanent usual residential address at Flat No. 201, 204, Bldg. No. B-4, Sai Shantidham, Umerkui Road, Silvassa - 396 230, hereinafter called "the Party of the TENTH PART"; and
11. Mr. SANJAY DAYABHAI GUDRASIA, Indian Inhabitant, having his permanent usual residential address at Flat No. 201, 204, Bldg. No. B-4, Sai Shantidham, Umerkui Road, Silvassa - 396 230, hereinafter called "the Party of the ELEVENTH PART";

(All the above expression shall unless it be repugnant to the context or meaning thereof means and includes each of them, their heirs, executors, assignees, administrators, successors and/or legal representatives, etc. whenever the context so required.)





- WHEREAS:
- 2019
- The parties of the First Part along with Mr. Vikas Mundra were carrying on business in the name of VAP Infrastructure and Industrial Township LLP, a Limited Liability Partnership (LLP) for the purpose of land development, real estate, construction and to do business of general contractors, builders, developers, engineers, architects, designers in all the respective branches and to works of all description on immovable properties of all sorts and kinds, from the 4th day of January, 2012 under the name and style of M/s "VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP" on the terms and conditions contained in the Deed of Partnership dated 4th January, 2012 made by and between them;
- b) Mr. VIKAS MUNDRA, expressed his desire to retire from the said partnership voluntarily and the purpose of additional manpower and financial requirement of the firm, the parties of the Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth Ninth, Tenth, and Eleventh parts joined the firm as partner with effect from the beginning of 7th day of February, 2012.
- c) The parties amended the clause relating loan, guarantees etc. by the deed of partnership dated 26th March, 2014.
- d) The party of First Part informed that they wish to change their nominee designated partner Mr. Jagdishlal Mundra and propose Mr. Rajeev Mundra as their nominee designated partner to which all other partners agreed.
- e) The parties hereto have already agreed to certain terms and conditions of partnership and hereby desirous of reducing the same into writing as stated hereinafter:

IT IS HEREBY AGREED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS UNDER -



NAME

The business of the partnership shall be conducted under the name of "VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP"

The LLP may, subject to approval of the Registrar, change its name with the written consent of all the partners by filing a notice of such change in the requisite form along with the payment of the prescribed fees with the Registrar.

APPLICABLE LAW

The present LLP shall be governed by the Limited Liability Partnership Act, 2008 and the Rules made there under (hereinafter referred to as "the said Act")

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

3. NATURE OF THE BUSINESS

The business of the LLP shall be that of to deal in lands, land development, real estate, construction and to do business of general contractors, builders, developers, engineers, architects, designers in all the respective branches and to works of all description on immovable properties of all sorts and kinds or to do any other business as may be mutually decided by all the partners from time to time.

It is hereby agreed that no change can be made in the nature of business of the LLP without the written Consent of all the partners.

4. REGISTERED OFFICE

The registered office of the LLP shall be at 301, Simran Plaza, 3rd & 4th Road Corner, Khar (W), Mumbai - 400 052.

The LLP may change the place of its registered office with the written consent of all the partners and file the notice of such change with the Registrar in the prescribed form and manner.

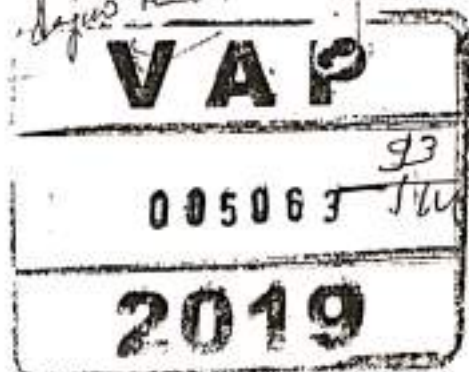
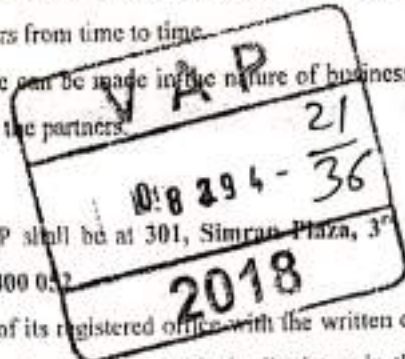
The LLP shall receive all communications and notices addressed to the LLP at the above registered office as also at any other address as may be mutually agreed upon.

PLACE OF BUSINESS

The LLP business shall be carried out at the premises referred to in this Agreement and/or such place as may be mutually decided by all the partners from time to time.

CAPITAL CONTRIBUTION

- The capital of the LLP shall be Rs. 5,00,000/- (Rupees Five Lacs Only) which shall be contributed by the partners as may be mutually decided. The same be termed as "Fixed Capital" which shall not bear any interest. However, the partners may, by mutual agreement, vary the amount of said Fixed Capital.
- If any partner shall advance any sum of money to the LLP over and above his due fixed contribution to capital, the same shall be a debt due to partner and will be treated as loan to LLP. The said additional amount will be credited into loan account of the partner and same shall carry simple interest rate as may be mutually decided.
- The partners hereto shall be allowed to withdraw against their current and loan account from time to time, to the extent mutually agreed upon by and between the partners thereto.



VAP

005063

2019

7. DESIGNATED PARTNER

- The particulars of the partners who are to be the "Designated Partners" of the LLP on its incorporation are:
 - Mr. Rajeev Mundra
 - Mr. Amit Kumar Agarwal
 - Mr. Ajithbhai Hirdasbhai Khodhbhaya
- The above partners have already given their prior written consent to act as the "Designated Partner" of the LLP.
- Any Partner may become a Designated Partner with the consent of majority of the Partners and on his giving written consent thereto.
- The LLP may appoint a Designated Partner within thirty (30) days of vacancy arising for any reason. It is agreed and clarified that if at any time there is only one designated partner, each partner shall be deemed to be a designated partner.
- The LLP shall file the particulars of every individual who has consented to act as a designated partner with the Registrar in the prescribed form and the manner within the period of thirty (30) days of such appointment and shall from time to time intimate changes in the designated partners in the prescribed form to the Registrar.

8. BANKING

All funds of the LLP shall be deposited in its name in such current account or accounts as shall be decided by the partners. All withdrawals up to Rs. 2,00,000/- (Rupees Two Lacs) are to be made upon cheques signed by any one designated partner and all withdrawals above Rs. 2,00,000/- (Rupees Two Lacs) are to be made upon cheques signed by any two designated partners.

BORROWING

The LLP may borrow from time to time with the mutual consent of all the partners from persons, companies or banks such monies as may be required for the purpose of the business as deposits or loans at an agreed rate of interest.

10. **MAJORITY OF PARTNERS**

The majority of the Partners shall mean the Partners majority in proportion for their profit sharing ratio.

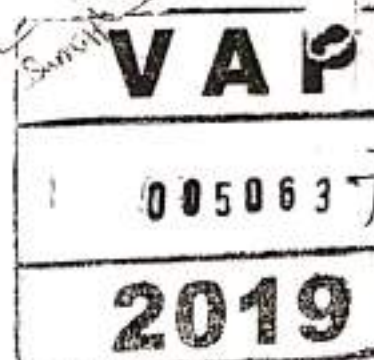
11. **FINANCIAL YEAR, BOOKS OF ACCOUNTS, OTHER RECORDS, AUDIT AND ANNUAL RETURN**

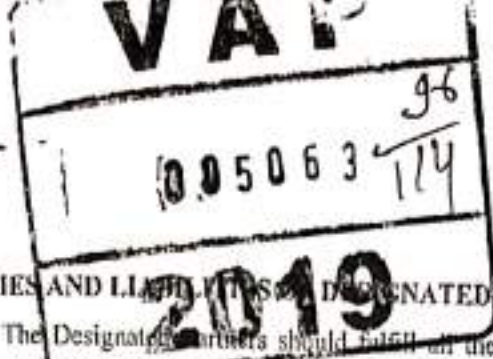
- The financial year of the LLP shall commence from 1st Day of April and shall end on 31st day of March of the next year.
- The LLP shall maintain such proper books of accounts as may be prescribed relating to its affairs for each year of its existence and shall maintain the same at its registered office or at any other place as may be mutually decided by all the partners for such period as may be prescribed by the relevant law.
- LLP shall prepare and file with the Registrar, a Statement of Account and Solvency, within a period as may be prescribed under the act from the end of each financial year and an Annual Return with the Registrar within sixty days of closure of its financial year.
- The Accounts of the LLP shall be audited in accordance with the prescribed rules.

12. **SHARING OF PROFITS AND LOSSES**

Net profits or losses of business of LLP including loss of capital, if any, shall be decided between the Partners as under:

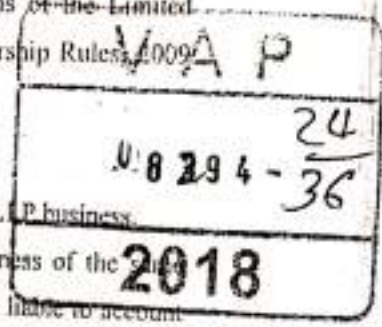
S.No.	Name of Partner	Profit (Loss) Sharing Ratio
1	M/s KAM Infrastructure Private Limited	25.00%
2	Mr. Amit Kumar Agarwal	10.00%
3	Mr. Sumit Kumar Agarwal	8.75%
4	Mr. Alpesh Rasiklal Kachhadiya	6.25%
5	Mr. Ajithbai Haridasbhai Khodbhaya	10.00%
6	Mr. Devshibhai Laxmanbhai Bhatu	10.00%
7	Mr. Hanir Naran Gojiya	5.00%
8	Mr. Rakesh Dungarmal Tainwala	5.00%
9	Mr. Dayabhai Naranbhai Gudrasia	10.00%
10	Mr. Dinesh Dayabhai Gudrasia	5.00%
11	Mr. Sanjay Dayabhai Gudrasia	5.00%
	Total	100.00%





13. DUTIES AND LIABILITIES OF DESIGNATED PARTNER

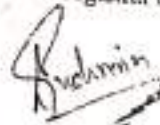
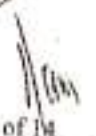
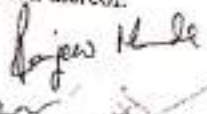
- The Designated Partners should fulfil all the conditions and requirements as prescribed under the Limited Liability Partnership Act, 2008 and notifications issued under the Act.
- The Designated Partners shall be responsible for filing all returns, statements, documents etc. as required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009
- The Designated Partners shall be liable to all penalties imposed on the Limited Liability Partnership for any contravention of the provisions of the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 and notifications issued under the Act.



14. POWERS, DUTIES AND OBLIGATIONS OF PARTNERS

- The partners shall have equal rights in the management of the LLP business.
- Every partner of the LLP will be free to carry on any business of the same nature as and competing with the LLP. The said partner is not liable to account for and pay over to the LLP any profits made by him in such business (es).
- No partner has a right to be expelled by majority of the partner.
- Any matter or issue relating to the LLP shall be decided by a resolution passed by majority of the partners and for this purpose each partner shall have voting right in proportion for their profit sharing ratio.
- Each partner shall render true accounts and full information of all the deeds, matters, things and acts affecting the LLP or any Partner or his legal representatives.
- All the partners shall have free access to the books of accounts of the Limited Liability Partnership at all times and shall be at liberty to make such copies or extract there from as he may think fit.
- Any two of the designated partners shall execute, sign, represent and execute on behalf of the LLP all the documents including Memorandum of Understanding, Sale Deed, Mortgage Deed, Cancellation Deed or any other deed, Declarations, Affidavits, Letters, Indemnities and all other incidental writings to be entered into for sale of land and to admit execution of such documents before the concerned sub-registrar of Assurances for the purpose of registration thereof.



viii. No partner shall without previous consent of other partner :

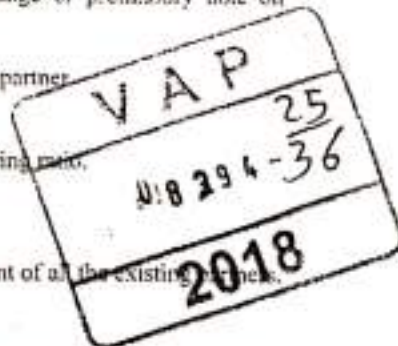
- a. Engage or except for gross misconduct, dismiss any employee of the partnership;
- b. Employ any of the moneys, goods or effects of the limited liability partnership or pledge the credit thereof, except, in the ordinary course of business and upon the account or for the benefit of the partnership.
- c. Give any security guarantee or promise for payment of money on account of the LLP, except in the ordinary course of business;
- d. Enter into any bond or become bail or surety for any person or knowingly cause or suffer to be done anything whereby the LLP property may be endangered;
- e. Forgo the whole or any part of any debt or sum due to the LLP;
- f. Draw, accept or endorse any bill of exchange or promissory note on account of the partnership;
- g. Appoint or remove any partner or designated partner;
- h. Appoint or remove auditor of the LLP
- i. Change in capital contribution and profit sharing ratio.

15. **ADMISSION OF NEW PARTNER**

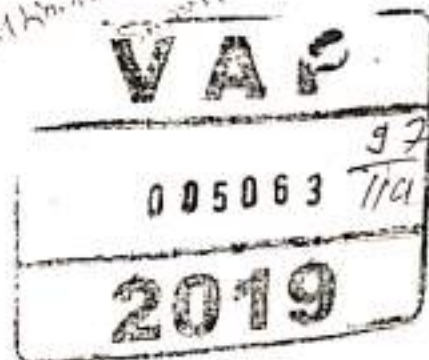
A new partner may be introduced with the written consent of all the existing partners.

16. **RETIREMENT, CESSATION OF A PARTNER**

- i. A person may retire / cease to be a partner of a limited liability partnership by giving a notice in writing of not less than thirty days to the other partners of his intention to resign as partner. The outgoing partner shall be paid the amount lying to the credit of his capital/current account including the share of profit/loss upto the date of retirement after adjusting amounts payable by him to the firm. The outgoing partner shall not be entitled to any right of the goodwill of the firm.
- ii. A person shall cease to be a partner of a limited liability partnership -
 - a. On his death or dissolution of the limited liability partnership; or
 - b. If he is declared to be of unsound mind by a competent court; or
 - c. If he has applied to be adjudged as an insolvent or declared as an insolvent



Prudhvi
[Signature]
Page 8 of 14



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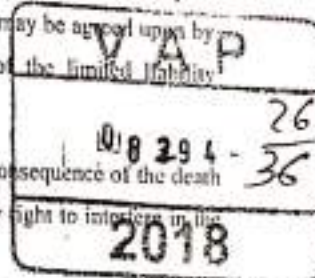
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- iii. The cessation of a partner from the partnership does not by itself discharge the partner's obligation to the limited liability partnership or to the other partners or to any other person which he incurred while being a partner.

In that event the remaining partner has option to induct more partners & in that event the limited liability partnership shall not come to an end & same may not be terminated or dissolved. The limited liability partnership shall prepare the accounts up to the retirement and the retiring partner shall be entitled / liable to his share of profit / loss up to that period together with amount lying to his credit in the books of the limited liability partnership. The amount lying due to or due from the retiring partner if any, shall be paid to him or recovered from him within such period as may be agreed upon by the retiring partner and the remaining partners of the limited liability partnership.

- iv. A former partner or a person entitled to his share in consequence of the death or insolvency of the former partner shall not have any right to interfere in the management of the limited liability partnership.



17. EXPULSION OF A PARTNER

If any partner shall assign, charge or encumber his share in the LLP without the consent other partners or shall become bankrupt or a lunatic or otherwise permanently incapable of attending to the partnership business or shall absent himself from the partnership business for more than 30 (Thirty) days, in any period of the twelve months without the consent of the other partners, or commit any breach of any of the provisions of this agreement or commits any criminal offence or do or suffer any act which would be a ground for the dissolution of the partnership by the Court/Tribunal and in any such case it shall be lawful for the other partners by notice in writing to the offending or incapacitated partner or his trustee or official assignee to determine the partnership whereupon the partnership so far as it concerns such partner shall get determined and the other partner shall have the option to purchase his share and pay the purchase price to the offending partner or his trustee or official assignee as may be decided by the Auditors of LLP or any other person appointed for the purpose by mutual agreement.



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If a partner retires or becomes insolvent, then the partnership will not be dissolved, and the remaining partner, shall have the option to purchase the share of such partner and the purchase price shall be calculated as per mutual agreement and if such agreement is not reached, as may be decided by the Auditors or any other person appointed for the purpose by mutual agreement.

If a partner commits a breach, which justifies expulsion, the other partners do not have to give notice to expel the partner in default. They nevertheless have the right to do so.

18. NOTICES

Any notice to be given under this Agreement shall be in writing and shall be deemed given when received and may be sent by mail, express courier or facsimile to the Registered address of LLP or in case to a partner, to the address as recorded by the LLP.

19. MEETINGS

- a. Periodic meetings shall be held as determined by the partners of LLP. Meetings of the partners for any specific purpose may be called at any time by any partner.
- b. Notice of the time and place of the meetings shall be delivered by the designated partner of the LLP either personally or by telephone to each partner, or sent by electronic mail or facsimile transmission addressed to him or her at his or her address as it appears upon the records of the LLP.
- c. Notice of the meeting of the partners shall be given at least three days prior to the time of the holding of the meeting. However, said period can be waived by mutual consent.
- d. There shall be quorum of at least 2/3 of the total partners of the LLP and decision shall be taken with the approval of the members available in the meeting.
- e. The Designated Partners shall ensure that the minutes of all the meetings of Designated Partner as also of Partners and the decisions taken thereat are properly recorded within fifteen days of the meeting and the same are signed by the Partners who attend the said meeting. The said minutes shall be kept and maintained at the place mutually decided by all the partners.

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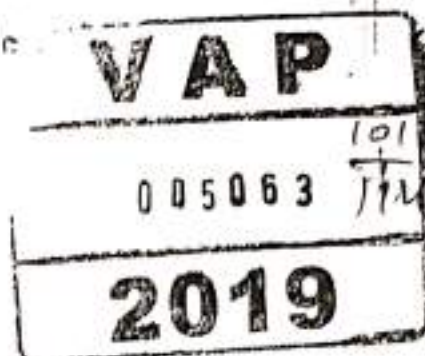
24. **GOVERNING LAW**

This Agreement shall be governed by and construed under the substantive laws of the State of Maharashtra

25. **DISPUTES**

All disputes arising between the partners, partners and legal representative of the partners or with the limited liability partnership shall be settled by arbitration and provided under the Arbitration and Conciliation Act, 1996 as if the parties to the dispute have consented in writing for resolution of the dispute by arbitration and application of the provisions of the Arbitration and Conciliation Act, 1996.

26. No alteration to or amendment in this limited liability partnership shall be valid unless it is in writing as a Supplement to this Agreement and duly signed by every partner of the limited liability partner as on the date of alteration or amendment.



Page 17 of 14

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

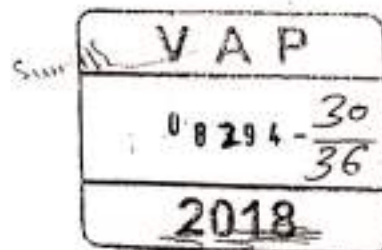
Signed and Delivered by the party of First Part)
M/S KAM INFRASTRUCTURE PVT. LTD.)
through its Director Mr. RAJEEV MUNDRA)
In the presence of)

Rajeev Mundra

Signed and Delivered by the party of Second Part)
Mr. AMIT KUMAR AGARWAL)
In the presence of)

Amit Kumar Agarwal

Signed and Delivered by the party of Third Part)
Mr. SUMIT KUMAR AGARWAL)
In the presence of)



Signed and Delivered by the party of Fourth Part)
Mr. ALPESH RASIKLAL KACHHADIYA)
In the presence of)

Alpesh Rasiklal Kachhadiya

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Signed and Delivered by the party of Fifth Part)
Mr. JITBHAI HARDASBHAI KHODBHAYA)
In the presence of)

Jitbhai Hardasbhai Khodbhaya

Signed and Delivered by the party of Sixth Part)
Mr. DEVSHIBHAI LAXMANBHAI BHATU)
In the presence of)



Page 13 of 14



Signed and Delivered by the party of Seventh Part)
Mr. HAMIR NARAN GOJIYA)
In the presence of)

H. Naran Gojiya

Signed and Delivered by the party of Eighth Part)
Mr. RAKESH DUNGARMAL TAINWALA)
In the presence of)

Rakesh Dungarmal Tainwala

Signed and Delivered by the party of Ninth Part)
Mr. DAYABHAI NARANBHAI GUDRASIA)
In the presence of)

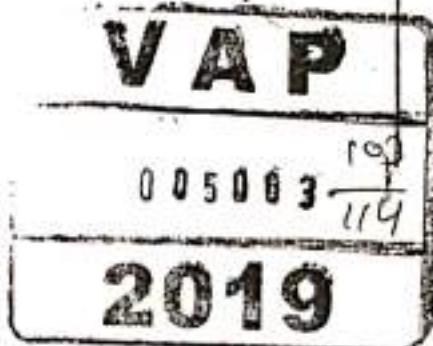
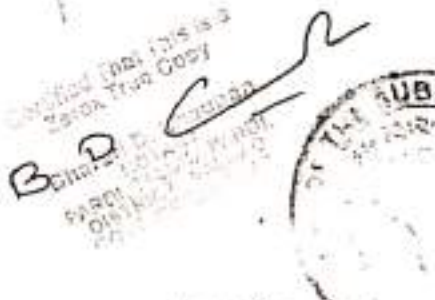
Dayabhai Naranbhai Gudrasia

Signed and Delivered by the party of Tenth Part)
Mr. DINESH DAYABHAI GUDRASIA)
In the presence of)

Dinesh Dayabhai Gudrasia

Signed and Delivered by the party of Eleventh Part)
Mr. SANJAY DAYABHAI GUDRASIA)
In the presence of)

Sanjay Dayabhai Gudrasia



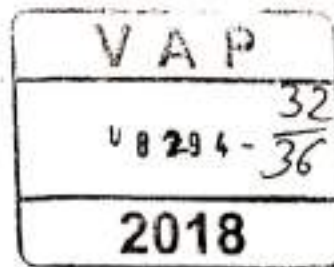
Date: 04/07/2016

CERTIFIED COPY OF THE BOARD RESOLUTIONS PASSED AT THE
DIRECTORS MEETING OF KAM INFRASTRUCTURE PVT LTD AT THIS
REGISTERED OFFICE ON 04/07/2016.

RESOLVED THAT the company shall sell the properties of the firm VAPI
INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP located at Vapi, Gujarat.

FURTHER RESOLVED THAT ONE OF THE DIRECTOR MR. RAJESH
MUNDRA is hereby authorized to negotiate, to execute, to execute, to represent
and complete all the formalities required for execution of agreement and registration
of above said property.

KAM INFRASTRUCTURE PVT. LTD.
For KAM INFRASTRUCTURE PVT. LTD.
A 31
DIRECTOR
Director



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Serial No. 8294

Presented of the office of the Sub-Registrar of
S.R.O.-VAPI Between the hour of
15 to 18 on Date 20/09/2018

Receipt No :- 2018400016466

Received Fees as following	Rs.
Registration	30
Side Copy Fee (60)	600
Postage	70
Other Fees	0
TOTAL :-	700



[Signature]

M/s Vapi Infrastructure and Industrial Township
LLP Partnership Through its Designated
Partners(3) Mr. Amit Kumar Agarwal Son Of
Prem Kumar Agarwal

(Sunilbhai A Devit)

Sub Registrar
S.R.O.-VAPI

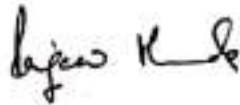
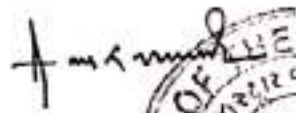
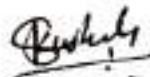
(Sunilbhai A Devit)

Sub Registrar
S.R.O.-VAPI

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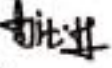
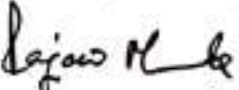
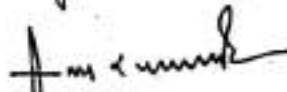
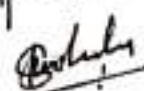
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S.No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing 1.000	M/s Vapi Infrastructure and Industrial Township LLP Partnership Through its Designated Partners(1) Mr. Ajit Khodhbhaya S/o Mr. Hardashbhai Khodhbhaya Flat no. 4, House no. 255/24-38, Deep Complex, B Building, Silvassa	46			
Executing 2.000	M/s Vapi Infrastructure and Industrial Township LLP Partnership Through its Designated Partners (2) Mr. Rajeevbal Amritlal Mundra 39, Vrundavan Soc, Tokharkhada Rd., Silvassa	39			
Executing 3.000	M/s Vapi Infrastructure and Industrial Township LLP Partnership Through its Designated Partners(3) Mr. Amit Kumar Agarwal Son Of Prem Kumar Agarwal E-7, Hamlet Park City, Kilvani Naka, Silvassa	41			
Claiming 1.000	Mr. Sipahi Kumar Kushwaha F-205, Akashar Apartment, Ranchhod Nagar, Chhirdi, Vapi	34			
Claiming 2.000	Mr. Balappa Annarao Pujari Flat no. 102, Maruti Dham-3, Koparli Rd., Hira Nagar, Vapi	26			



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Executing Party admits execution



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20/09/18 3:48:07 pm Version: 1.1.2018.7
 Akshesh V. Dingavkar
 C/o. Vipul S. Kapardin - Advocate
 Vapi



Known to the under signed
 Sub-Registrar state that the
 personally known the above
 executant and identifies him/them.

1. _____

Date 20 Month September - 2018


 Sunilbhai A. Gavli
 Sub Registrar
 S.R.O. - VAPI

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

Date 20/09/2018


 (Sunilbhai A. Gavli)
 Sub Registrar
 S.R.O. - VAPI

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24/09/18 10:50:30 am

Version:1.1.2018.7

4	Book No.	8294	Registered No.
Date: 24/09/2018			

(Sunilbhai A Gavli)
Sub Registrar
S.R.O.-VAPI





ગાંધી મોડલનારે લરવાનું

ખાતાના અમલદાર કે નિયંત્રીએ લરવાનું

સરકારી નાણાં લરવામાં આવ્યા હોય તે
વ્યક્તિનું નામ (પ્રમાણ હોય) અને સરનામું

સબ-રજીસ્ટ્રાર કચેરી
એસ.આર.ઓ. VAP

સમ સ્ટુડન્ટ, વાપી

વિસ્તારનું સદર

મુન્દ સદર- 0030 મેડમ અને નોંધણી ફી

પેટા મુખ્ય સદર - 03 નોંધણી ફી

ગોળ સદર - 104 દસ્તાવેજની નોંધણી કરવા અંગેની

મંજૂર કરી ફી

વિસ્તારની રકમ નં. 0030-03-104003

મંજૂર કરનાર અધિકારીની સહી

મોકલેલા લરણાની પૂરે પૂરી વિગત અને અંગેના

કુકમ (લોક હોય તો)	અ.નં.	દસ્તાવેજ નં. / તારીખ	સેક નં.	તારીખ	રકમ	બેંકનું નામ	રકમ
નોંધણી ફી	1	5063/2019 24-05-2019	016700	22-05-2019	2,35,650	HDFC BANK	2,35,650
અપેલ નકલો	2						
માટેની ફી	3						
	4						
સહાય ફી	કુલ			કુલ			2,35,650

સહ-રજીસ્ટ્રાર-
Vandana K. Joshi

તારીખ : 27/05/2019

સમ સ્ટુડન્ટ, વાપી

નાણાં લરવાનો રકમ કરનાર અધિકારીની

સહી તાબા પૂરે પૂરી હોય

સબ-રજીસ્ટ્રારે લખેલ ઉપરના હક સો પચાસ પુરા

તારીખ :

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2019

005063

VAP

30 MAY 2019

તારીખ :

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(W) 24/05/2019 12:24 PM

VAP		
5063	110	114
2019		

Serial No. 5063 Presented of the office of the
Sub-Registrar of S.R.O.-VAPI
Between the hour of 11 To 12 on Date
24/05/2019

Receipt No :- 2019400009712

Received Fees as following

Rs.

Registration

235450.00

Side Copy Fee (120)

1200.00

Other Fees

0.00

TOTAL :-

236650.00

HDFC Bank D D No 016700



Sipahi Kumar Kushwaha

V.K. JAYSWAL
Sub Registrar
S.R.O.-VAPI

V.K. JAYSWAL
Sub Registrar
S.R.O.-VAPI

Sipahi Kumar Kushwaha, Business, F-205, Akashar Appt., Ranchhod Nagar, Chhiri, Vapi
જેઓ દસ્તાવેજ કરી આપનાર M/s Vapi Infrastructure And Industrial Township LLP Through its
Designated Partners (1) Mr. Amit Kumar Premkumar (2) Mr. Rajeev Amritlal
Mundra, Business ઉમેશ/વર્ષ 45ના કુલમુખ્યત્વાર છે.
તેઓ એ દસ્તાવેજ કરી આપવાનું સ્વીકારે છે.

V.K. JAYSWAL
Sub Registrar
S.R.O.-VAPI

(W) 24/05/2019 12:24 PM

VAP		
5063	111	114
2019		

Sl.no Party Name and Address

Age

Photograph

Thumb Impression

Signature

Executing

58



Bulky

1 Sipahi Kumar Kushwaha
Power Of Attorney Holder Of
M/s Vapi Infrastructure And Industrial
Township LLP Through its
Designated Partners (1) Mr. Amit
Kumar Premkumar (2F
Mr. Rajeevbhai Amritlal
Mundra.....
F-205, Akashar Appt., Ranchhod
Nagar, Chhiri, Vapi
PANNO:AAJFV3755C

Executing Party
admits execution

Bulky

REGISTRAR

20/05/2019 12:24 PM

VAP		
5063	112	M4
2019		

1 Kaushik Ghosh
Vapi, Ta Vapi, Dist Valsad,

2 Akshay V Dingavkar
Valsad Tal. Dist. Valsad



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

1. 
2. 

Date: 24 Month: May -2019



V.K.JAYSWAL
Sub Registrar
S.R.O.-VAPI

Produced Form No.1
for finalise the Marketvalue.

Date: 24/05/2019



V.K.JAYSWAL
Sub Registrar
S.R.O.-VAPI

Verified PAN No/GIR No as per
IncomeTax Rules 1962.

Executant No 1

Claimant No 1

Confirmer No

Date: 24/05/2019



V.K.JAYSWAL
Sub Registrar
S.R.O.-VAPI

(W) 24/05/2019 12:24 PM

VAP		
5063	113	114
2019		

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

Date: 24/05/2019



V.K.JAYSWAL
Sub Registrar
S.R.O.-VAPI

True copy of the power of Attorney is Presented

Date: 24/05/2019



V.K.JAYSWAL
Sub Registrar
S.R.O.-VAPI

Circular No.: EJRV/VAHAT/347/2014/13001 to 13364

That explained about details of document to party no. (1)
..... as per circular no. :
EJRV/VAHAT/347/2014/13001 to 13364 and circular no.
EJRV/VAHAT/347/2014/32392 to 32757, dated: 11/11/2016 of
Inspector general of registration, gujarat state, gandhinagar, and
confirmed their identity by identifiers and completed the procedure
as per section - 34,35,58 and 59 of registration act., 1908.



V.K.JAYSWAL
Sub Registrar
S.R.O.-VAPI

(W) 03/06/2019 5:02 PM

VAP		
5063	114	114
2019		

1	Book No.	5063	Registered No.
Date: 03-06-2019			



V.K. JAYSWAL
Sub Registrar
S.R.O.-VAPI



Google Maps 20°21'21.1"N 72°54'44.0"E



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20°21'21.1"N 72°54'44.0"E

20.355857, 72.912219



Directions



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phone

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Phase 1, GIDC, Vapi, Gujarat 396191



9W46+8V Vapi, Gujarat

Photos

