



PRELIMINARY LENDER'S INDEPENDENT ENGINEER REPORT (LIE) TO VET THE PROJECT COST AND MONITOR THE STATUS OF CONSTRUCTION OF BLOCK B (7 WINGS OUT OF TOTAL 9 WINGS) OF RADHA RADHA RAMAN TEXTILE MARKET – PHASE II SITUATED BEHIND BHARAT CANCER HOSPITAL, VILLAGE: SAROLI, SURAT BY M/s. DMD DEVELOPERS PVT. LTD. AS ON 7TH SEPTEMBER, 2022

To,
Chief Manager
Canara Bank,
Mid Corporate Branch,
Surat,
Gujarat – 395002.

Dear Sir,

In accordance with your email dated 24th September 2022, we enclose our report of Lender’s Independent Engineer (LIE) of the construction of Block B (7 wings out of total 9 wings) of High-Rise Commercial Project known as Radha Radha Raman Textile Market – Phase II Situated Behind Bharat Cancer Hospital at Village: Saroli, Surat By M/s DMD Developers Pvt. Ltd.

Canara Bank(“The Client” or “Bank”) is one of India’s largest public sector banks. One of the customers of Canara Bank, M/s DMD Developers Pvt. Ltd (“Company” or “Firm”) has launched the High-Rise Commercial Project known as Radha Radha Raman Textile Market – Phase II Situated Behind Bharat Cancer Hospital at Village: Saroli, Surat(hereinafter referred to as “Project Site”), under the jurisdiction of Surat Municipal Corporation.

M/s DMD Developers Pvt. Ltd (DMD) is a Private limited company, incorporated on 25th November 2009, with its registered office at 303, Jewelers Apartment, Pedder Road, Mumbai, Maharashtra - 400026 and is a group known to deliver the highest quality of living, commercial and logistic spaces in Real Estate Sector.

We RBSA Valuation Advisors LLP, Lender’s Engineer, Chartered Engineer, and Valuer of Plant and Machinery as well as Immovable property have been appointed by Canara Bank (hereinafter referred to as ‘Client’ / ‘Bank’) as a Lender’s Independent Engineer (LIE) to vet the project cost (excluding the cost of land and other legal charges) and monitor the status of construction of Block B (7 wings out of total 9 wings) of High-Rise commercial Project known as Radha Radha Raman Textile Market – Phase II Situated Behind Bharat Cancer Hospital at Village: Saroli, Surat By M/s DMD Developers Pvt. Ltd. (hereinafter referred to as “Project Site”).

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COMPANY AND PROJECT BACKGROUND

1

1. COMPANY AND PROJECT BACKGROUND

- M/s. DMD Developers Private Limited is a private limited company incorporated on 25th November, 2009. For the Last four decades, the group is engaged in the business of land, land development, builder, developers, construction, and selling of all kinds & types of residential &/or commercial projects and Textile markets etc. It is one among the few privileged real estate companies in Gujarat that owns an in-house construction team, led by experts. With more than 50% of the workforce being engineers and with an average age of 33 years, the group boasts of a young and a technically strong team.
- It was founded in 1980 with the vision to evolve as a leading company the company was set up with an objective to conceptualize, create and deliver better space that enriches lives & lifestyles. Regardless of size or location of a project, company's core philosophy is reflected in each and every project
- The firm has completed more than 60 residential/ commercial projects and Textile markets. Four projects are ongoing. “Radha Radha Raman Textile Market – Phase II ” is one of the Four ongoing projects of the firm.
- A brief of some of the ongoing Projects (Residential cum Commercial) of the Company going in and around Surat are given as under:

Sr. No.	Project Name	Location	Saleable Area Range/Unit (In SFT)
1	DMD Cosmos	Vesu, Surat	2 655 SFT-5 310 SFT
2	DMD Market	Vesu, Surat	3 577 SFT- 4 675 SFT
3	DMD Pacific	Saroli, Surat	3 782 SFT- 4 347 SFT

- Radha Radha Raman Textile Market – Phase II is the under-construction high-rise commercial project situated behind Bharat Cancer Hospital, Saroli, Surat, Gujarat 395010. The total project is divided into two phases consisting of Building/Blocks A to D. Building/Block A is in Phase I and Building/Blocks B, C and D are in phase II. There is an Atrium between building A and building B. The total Proposed Built-up area of phase I and phase II (as per the revised approved building plan vide outward No. SUDA/VPA/8305-A-REVA-9173 dated on 9th March, 2022 and as per the development permission letter issued vide proposal no. 8305-A-REVA-9173 dated on 9th March, 2022) of the said project is around 4,03,501 SMT i.e. 43,43,285 SFT.
- The proposed project i.e. Radha Radha Raman Textile Market – Phase II will consist of Shops starting from 300 SFT to 2 500 SFT (saleable area) and showrooms & house starting from 5 000 SFT to 1 00 000 SFT (Salable Area).
- *Source : TEV Study Report issued by MITCON consultancy & Engineering*

1. COMPANY AND PROJECT BACKGROUND

Executive Summary																	
Name of the Company	M/s. DMD Developers Private Limited																
Date of Incorporation	25/11/2009																
Registered Office	303, Jewelers Apartment, Pedder Road, Mumbai, Maharashtra - 400026.																
Category of Industry	Real Estate																
Project under consideration	Commercial High-Rise scheme																
Promoters & Sponsors	M/s. Indo Overseas Construction Company (The Owners) Mr. Dharmeshbhai Padamshibhai Patel (The Owners) M/s. DMD Developers Private Limited (The Developer)																
Project Location and revenue address	<p>Radha Raman Textile Market – Phase II is located behind Bharat Cancer Hospital, Village: Saroli, Surat. The revenue address of the project is as mentioned below:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Project Details : Radha Raman Textile Market – Phase II</th> </tr> </thead> <tbody> <tr> <td>Plot No./Survey no.:</td> <td>38, 39, 133/2, 135, 136, 140 and 187</td> </tr> <tr> <td>O.P No.:</td> <td>263, 264/2, 264/3, 265, 273, 264/1, 316, 317</td> </tr> <tr> <td>T P Scheme No.:</td> <td>35 (Kumbhariya- Saroli- Sanidhya- Hemad- Devadh),</td> </tr> <tr> <td>Final Plot No.:</td> <td>263, 264, 265, 273, 316 and 317</td> </tr> <tr> <td>Mouje:</td> <td>Saroli</td> </tr> <tr> <td>Ward/Taluka:</td> <td>Surat City</td> </tr> <tr> <td>Mandal/District:</td> <td>Surat</td> </tr> </tbody> </table>	Particulars	Project Details : Radha Raman Textile Market – Phase II	Plot No./Survey no.:	38, 39, 133/2, 135, 136, 140 and 187	O.P No.:	263, 264/2, 264/3, 265, 273, 264/1, 316, 317	T P Scheme No.:	35 (Kumbhariya- Saroli- Sanidhya- Hemad- Devadh),	Final Plot No.:	263, 264, 265, 273, 316 and 317	Mouje:	Saroli	Ward/Taluka:	Surat City	Mandal/District:	Surat
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- Source : TEV Report issued by MITCON consultancy & Engineering

1. COMPANY AND PROJECT BACKGROUND

Executive Summary

Project Description

Particulars	Project Details : Radha Raman Textile Market – Phase II
Total Plot Area	69,031 SMT (As per the revised approved building plan vide outward No. SUDA/VPA/8305-A-REVA-9173 dated on 9 th March, 2022)
Total Built up Area	4,03,501 SMT i.e. 43,43,285 SFT (As per the revised approved building plan vide outward No. SUDA/VPA/8305-A-REVA-9173 dated on 9 th March, 2022)
No. of Blocks	Block A (Phase I- Completed and B.U permission received as per the development permission letter issued vide proposal no. 8305-A-REVA-9173 dated on 9 th March, 2022) Block B, C and D (Phase II – Under Construction)
No. of Floors	As per the development permission letter issued vide proposal no. 8305-A-REVA-9173 dated on 9 th March, 2022 the No. of floors per each block is as mentioned below: Block A (Ground+ 8 upper floors) Block B (Ground+ 8 upper floors) Block C (Ground+ 7 upper floors) Block D (Ground + 8 upper floors) The project consists of total two basements.
Units and salable area	As per the brochure, there are a total of 870 units in Block B. (Shops starting from 300 SFT to 2 500 SFT (salable area) and showrooms & house starting from 5 000 SFT to 1 00 000 SFT)
Facilities	Proposed project is equipped with amenities like ETP solutions, power back-up, power back up, ample Marketing space, 14 feet wide passage, , fire hydrant and smoke detection system, CCTV system with camera etc.

- Source : TEV Study Report issued by MITCON consultancy & Engineering

1. COMPANY AND PROJECT BACKGROUND



Executive Summary

Project Cost	As per the copy of Canara bank sanction letter dated on 24.12.2021 bearing reference no. CNRB/MCB/DMD/SAN/DCCO/2412/2021/AP furnished to us the total project cost is as under:		
	Sr. No.	Particulars	Amount (In INR Cr.)
	1	Land and site development	19.03
	2	Cost of building construction	471.46
		Total Hard Cost Project	490.49
	3	Contingencies	0
	4	IDC	61.92
	5	A&S and P&P Expanse	15.59
	Total Soft Cost Project	77.51	
	Total Hard and Soft Cost Project	568.00	
Fresh Term Loan	INR 228.00 Crore		
RERA Registration	PR/GJ/SURAT/SURAT CITY/SUDA/CAA01590/090218		
Construction Start Date	As per the RERA and the information provided by company; the subject project was started in October 2013.		
Proposed Construction End Date	As per the RERA and the information provided by company; the subject project will be complete in June 2026.		

SCOPE OF WORK AND SOURCE OF INFORMATION

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2. SCOPE OF WORK AND SOURCE OF INFORMATION

THE CLIENT



THE OBJECTIVE

LIE Report on High-Rise Commercial Project known as Radha Raman Textile Market – Phase II Situated at located behind Bharat Cancer Hospital, Village: Saroli, Surat By M/s. DMD Developers Private Limited.



SCOPE OF WORK

Lender's Independent Engineer (LIE) to vet the project cost (excluding cost of land and other legal charges) and monitor the status of construction of Block B (7 wings out of total 9 wings) of Radha Raman Textile Market – Phase II Situated at located behind Bharat Cancer Hospital, Village: Saroli, Surat By M/s. DMD Developers Private Limited.

2. SCOPE OF WORK AND SOURCE OF INFORMATION

The broad scope for the LIE as defined as under:

The Scope of this engagement shall be providing Report for Lenders Independent Engineer (LIE) study under two phases:

Phase - I

- RBSA will review & comment on the cost estimated by the developer. RBSA shall review and ascertain the reasonableness of the project cost which shall be furnished by the Architect / Developer (borrower)/ Contractor. The total project cost provided by company/developer is as under(As per the copy of Canara bank sanction letter dated on 24.12.2021 bearing reference no. CNRB/MCB/DMD/SAN/DCCO/2412/2021/AP furnished to us the total project cost is as under):

Sr. No.	Particulars	Project Cost of Total Project (In INR Cr.)	Project Cost for 7 wings of Block B (In INR Cr.)
1	Land and site development	19.03	Not Provided
2	Cost of building construction	471.46	Not Provided
	Total Hard Cost Project	490.49	Not Provided
3	Contingencies	0	Not Provided
4	IDC	61.92	Not Provided
5	A&S and P&P Expanse	15.59	Not Provided
	Total Soft Cost Project	77.51	Not Provided
	Total Hard and Soft Cost Project	568.00	Not Provided

- In reference to our agreed scope of Lenders Independent Engineer (LIE) work is restricted only to 7 wings of Block B (i.e. Wing AA, A to F Nomenclature as per the brochure) out of total 9 wings.
- We have vetted the 7 wings of Block for the purpose of this exercise.
- Review and comment on Sanction Plan Layout / Floor wise Plan.
- Review and comment on the permissible and proposed FSI by the Firm and comment on acceptability of the same.
- Review and comment of the documents related towards the land area and comment upon the same.
- RBSA will review & comment on the cost estimated by the developer. RBSA shall review and ascertain the reasonableness of the project cost which shall be furnished by the Architect / Developer (borrower)/ Contractor.
- Review and comment on the necessary approvals required for project along with current status of approvals.
- Review of implementation schedule of the project and comment in case of any deviation.

Note: This report is prepared for the scope of work as mentioned for phase-1.

2. SCOPE OF WORK AND SOURCE OF INFORMATION

Phase - II

- Physical inspection of site on quarterly basis to verify the physical progress.
- Review of physical progress of the project upto completion of the project in line with the build-up plan and schedule for implementation on quarterly basis. Reason/Justification in case of any deviation from the implementation schedule.
- Review and comment on the actual cost paid vis-à-vis the original estimates based on the executed contract. Give reason /justification in case of any major deviation.
- Progress reports for the progress of the work carried out on site on quarterly basis.
- Review and comment on the necessary approvals required for project along with current status of approvals.
- Review and comment on the changes in the technical specification with respect to the original estimate (as per the project report / project brochure etc..).

- **Others**
- The Scope of Services of the LIE shall include the following report:
- Preliminary Progress report along with review & comment on cost provided by Company (Single Report) will be issued as a Lenders Independent Engineer (“LIE”) for this assignment as mentioned in Scope of the Work under Phase - A.
- Quarterly progress report will be issued as a Lenders Independent Engineer (“LIE”) for this assignment as mentioned in Scope of the Work under Phase - B.

Note: This report is prepared for the scope of work as mentioned for phase-1.

2. SCOPE OF WORK AND SOURCE OF INFORMATION

- This Report has been prepared on the basis of the following sources of information as provided by the Management:

Sr. No.	Copies of documents made Available and Pursued	Exhibit No.
1	Sale Deed of Land	1
2	Index – II of land	2
3	Abstract 7 & 12	3
4	N. A. Permission Letter of Land	4
5	Development permission letter (Rajachitthi)	5
6	Revised Layout Plan approved by Town Planner of Surat Municipal Corporation (SMC), Surat	6
7	Sanction letter of Canara Bank and DCCO letters	7
8	Title report of land issued by Bhjadra D Joshi dtd 20 th June – 2022	8
9	NOC for Height Clearance from Airports Authority of India	9
10	NOC for Environmental Clearance issued by State level Environment Impact Assessment Authority Gujarat	10
11	RERA Certificate	11
12	Letter of Fire safety & Protection for opinion on proposed high-rise building/block B & D (44.82 meters) and Block C (39.94 meter) issued by Surat Municipal Corporation (SMC)	12
13	C.A Certificate issued by M/s. B.M. Dave & Co. dated on 23 rd September, 2022	13
14	FSI Payment receipts provided by company	14
15	TEV Study Report provided by bank issued by MITCON consultancy & engineering	15

2. SCOPE OF WORK AND SOURCE OF INFORMATION



- **Discussions with the following personnel of the Company/ Bank:**
 - Mr. Ankur (Chartered Accountant)
 - Mr. Nitin (Project Manager)
 - Mr. Pratik Gandhi (Branch Manager)

- Some of the clarifications were provided by the Management personnel verbally, without further confirmations in writing. We have assumed that such verbal information or clarifications provided to us is reliable, accurate and complete in all respects.

- For our analysis, we have relied on published and secondary sources of data, whether or not made available by Management. We have not independently verified the accuracy or timeliness of the same.

APPROACH & METHODOLOGY

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3. APPROACH & METHODOLOGY

Approach & Methodology for Vetting

- The approach and methodology normally adopted by RBSA in order to review and comment on the reasonableness of the cost estimates for Building & Mics. Civil structure of residential project of company as follows:
- The usual practice to carry out the scope of the work is to review the estimate provided by the client and sought for the quotes from developers/contractors for the items mentioned in the estimate. We have adopted the same approach to carry out the vetting of the estimate for which we have been provided with the copy of detailed breakup of the Building & Mics. Civil structure. However, for the blocks wherein the detailed break-up of the Building & Mics. Civil structure is not provided to us we have carried out the vetting based on the block basis considering the normal industry practice. Process to carry out this vetting exercise is mentioned hereunder;
 - Collection of Project documents from bank/company such TEV Study Report, TEV Report etc.
 - Review of TEV Study Report.
 - Review and comment on reasonableness of Cost Estimated by company for Residential project.
 - Estimation of Replacement Cost for New Building Structure using Quotation received from Market, RBSA Database and the cost Backup documents provided by company.

3. APPROACH & METHODOLOGY

Approach & Methodology for Progress

- For the purpose of the progress verification, RBSA will visit the site and site verification will be done periodically i.e. on quarterly basis starting from September 2022. The quarterly progress of the work carried out on site in that respective quarter is reported / verified by RBSA wherein RBSA certifies the status of work based on the physical verification of the work executed on site as well as its verification with the data furnished by Bank/Company. The variation / deviation is also highlighted, and respective remarks is also reported in the quarterly lenders engineer's certification report issued by RBSA.
- Further, RBSA has been appointed in the month of September 2022 and the first site visit by RBSA was carried out on 7th September 2022. The methodology adopted is to verify the work progress on quarterly basis. However, this being a first progress report we have considered the work progress prior to our appointment till completion of project on whole basis.
- RBSA'S review and verification process for issuing the Quarterly Lender's Engineer report is as represented hereunder
 - Physical verification of work executed upto respective quarter to be verified.
 - Joint inspection of RBSA team of engineers and company officials
 - On receipt of technical details provide by company shall be reviewed and verified with respect to the physical verification conducted for the works executed.
 - Comment on the variation / deviation (if any) from appraisal project report based on clarification furnished by company
 - Prepare progress report.

REVIEW OF APPROVALS/ PERMISSIONS/CLEARANCES

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4. REVIEW OF APPROVALS/PERMISSIONS/CLEARANCES

List of approval/permission/clearances along with their status as on 7th September 2022:

- We have been made available with the copy of the approval/permissions/clearances required for the execution of the said project and same has been tabulated as under:

Sr. No.	Particulars	Authority	Status	Remarks
1	Land Ownership	M/s Indo Overseas construction co. and Mr. Dharmeshbhai P Patel	Available	Copy of sale deed and Index – 2 of land Refer exhibits 1 & 2
2	Land Title clearance	-	Available	Land clearance report issued by Bhadra D. Joshi - Refer exhibits 8
3	Land NA Conversion	Collector Office, Surat.	Available	NA Permission No. (J)Bakha/TPS/RAJII No. 658-666/12-13 dated 16/4/2013 - Refer exhibits 4
4	Revised Building Plan Approval	Surat Municipal corporation	Available	Outward No. SUDA/VPA/8305-A-REVA-9173 dated on 9 th March, 2022 - Refer exhibits 6
5	Commencement Letter	Surat Municipal corporation	Available	Proposal no. 8305-A-REVA-9173 dated on 9 th March, 2022 - Refer exhibits 5
5	Height clearance	Airport Authority of India	Available but expire on 2/05/2019	Ref no. BT1/NOCC/CS/MUM/14/NOCAS/SURA/126 dated: 2/5/2014. the permissible height above ground level is 73.40 meter. Refer exhibits 9
6	Environmental clearance	State level environment impact Assessment Authority, Gujarat	Available	Letter no. SEIAA/GUJ/EC/8(b)/ 3066/2015 dated 19/8/2015. - Refer exhibits 10
7	Fire safety & Protection Letter	Surat Municipal corporation – Fire & Emergency Services	Available	The Opinion of Fire Safety having Ref. no. FES/Outwards/NOC 2833 dated 3/12/2021 issued by SMC - Fire & Emergency Services. However, the NOC yet to be receive.
8	RERA Certificate	Gujarat Real Estate Regulatory Authority	Available	RERA registration no. PR/GJ/SURAT/SURAT CITY/SUDA/CAA01590/090218 dated : 09/02/2018. The registration shall be valid till Dt. 30/06/2026. Refer exhibits 11
9	GST Certificate	Government of India	Available	Registration number : 24AADCD2762N1ZI dated 07/05/2018.
10	B. U. Permission Letter	Surat Municipal corporation	Not Available	Yet to be applied after completion of project.

REVIEW OF PROJECT COST

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5. REVIEW OF PROJECT COST

- In reference to our agreed scope of Lenders Independent Engineer (LIE) work is restricted only to 7 wings of Block B (i.e. Wing AA, A to F Nomenclature as per the brochure) out of total 9 wings.
- During this exercise, we sought the project cost of Project Cost for 7 wings of Block B of Radha Raman Textile Market – Phase – II but it is not provided to us. However, as per the copy of Canara bank sanction letter dated on 24.12.2021 bearing reference no. CNRB/MCB/DMD/SAN/DCCO/2412/2021/AP furnished to us the total project cost is as under.

Sr. No.	Particulars	Revised Project Cost (Block B, C, D) (In INR Cr.)	Project Cost for 7 wings of Block B (In INR Cr.)
1	Land and site development	19.03	Not Provided
2	Cost of building construction	471.46	Not Provided
	Total Hard Cost Project (1 + 2)	490.49	Not Provided
3	Contingencies	0	Not Provided
4	IDC	61.92	Not Provided
5	A&S and P&P Expanse	15.59	Not Provided
	Total Soft Cost Project (3 + 4 + 5)	77.51	Not Provided
	Total Hard and Soft Cost Project	568.00	Not Provided

5. REVIEW OF PROJECT COST

Land :

- The Subject project is known as Radha Raman Textile Market – Phase II. It is Situated Behind Bharat Cancer Hospital at Village: Saroli, Surat By M/s DMD Developers Pvt. Ltd. The revenue address of the project is situated at Survey Nos. 38, 39, 133/2, 135, 136, 140 and 187, Open Plot nos. 263, 264/2, 264/3, 265, 273, 264/1, 316, 317, Final plot nos. 263, 264, 265, 273, 316 and 317, Town planning scheme no. 35 (Kumbhariya- Saroli- Sanidhya- Hemad- Devadh), Village Saroli, Taluka Surat City, District Surat.
- The copy of sale deeds of Phase – II (Block B, C & D) are provided by company and upon the review of same the details of land are as given below:

Document Basis	Revenue Address	Sale Deed Registration Nos.	Date of Registration	Name of Owner	Land area in SMT	Transaction Amount In INR
Sale Deed	Revenue Survey No. 82/1, Block No. 133/2 TPS no. 35, Saroli Village	7394	07.04.2011	M/s Indo Overseas Construction Company (Partnership Firm)	27 518	8 40 00 000
Sale Deed	Revenue Survey No. 82/3, Block No. 135 TPS no. 35, Saroli Village	3344	19.02.2011	M/s Indo Overseas Construction Company (Partnership Firm)	8 701	2 61 00 000
Sale Deed	Revenue Survey No. 83, Block No. 140 TPS no. 35, Saroli Village	5231	17.03.2011	M/s Indo Overseas Construction Company (Partnership Firm)	11 331	4 53 24 000
Sale Deed	Revenue Survey No. 16/1, Block No. 38 TPS no. 35, Saroli Village	1816	04.05.2013	M/s Indo Overseas Construction Company (Partnership Firm)	1 943	1 21 50 000
Sale Deed	Revenue Survey No. 86/2 and 87/2, Block No. 187 TPS no. 35, Saroli Village	6324	26.06.2009	Dharmeshbhai P Patel	10 523	1 05 23 000

5. REVIEW OF PROJECT COST

Land :

Document Basis	Revenue Address	Sale Deed Registration Nos.	Date of Registration	Name of Owner	Land area in SMT	Transaction Amount In INR
Certificate of Stamp Duty	Revenue Survey No. 82/1, Block No. 133/2 TPS no. 35, Saroli Village	IN-GJ16368803 131784J	25.04.2011	M/s Indo Overseas Construction Company (Partnership Firm)	27 518	43 15 000
Certificate of Stamp Duty	Revenue Survey No. 82/3, Block No. 135 TPS no. 35, Saroli Village	IN-GJ15666896 848678J	18.02.2011	M/s Indo Overseas Construction Company (Partnership Firm)	8701	17 05 500
Certificate of Stamp Duty	Revenue Survey No. 83, Block No. 140 TPS no. 35, Saroli Village	IN-GJ15866347 513419J	03.03.2011	M/s Indo Overseas Construction Company (Partnership Firm)	11 331	22 21 000
Certificate of Stamp Duty	Revenue Survey No. 16/1, Block No. 38 TPS no. 35, Saroli Village	IN-GJ46064994 670665L	22.04.2013	M/s Indo Overseas Construction Company (Partnership Firm)	1 943	5 96 000
Certificate of Stamp Duty	Revenue Survey No. 86/2 and 87/2, Block No. 187 TPS no. 35, Saroli Village	IN-GJ11606873 444757H	25.06.2009	Dharmeshbhai P Patel	10 523	15 47 000
Total Amount (In INR)						18 84 81 500

- However, as per the copy of CA Certificate (Please refer Exhibit 13), the company has incurred the cost INR 19.03 Crore towards for the land transaction which seems reasonable and same has been considered for this exercise.

5. REVIEW OF PROJECT COST

Building :

- The construction activity-wise detailed Bill of quantity and their cost breakup have not been furnished to us.
- A copy of the TEV Study Report prepared by MITCON Consultancy & Engineering Service Limited was provided by the company and upon the review of the same the break-up for the Cost of building construction of Block B, C & D is as summarized below in the table.

Sr. no.	Block/Building	Construction	Area in SFT	Cost In INR/ SFT	Amount in INR
1	B (9 Wings)	Basement	568261	1100	62 50 87 100
		G. Floor to 8 th Floor	1356110.6	1650	223 75 82 474
2	C	Basement	240939.84	1100	26 50 33 824
		G. Floor to 7 th Floor	192497.46	1650	31 76 20 809
3	D	Basement	14635.32	1100	1 60 98 852
		G. Floor to 8 th Floor	67779.6	1650	11 18 36 340
Sub total of Construction cost					357 32 59 399
4	FSI Cost	4			32 00 00 000
5	Amenities & Other Utility Area				82 14 00 000
Total Construction Cost of Project					471 46 59 399

Note : The area of Block B is 19,24,371.6 SMT (Basement + Ground to 8 Floor) mentioned in above table, which does not match with revised layout plan and building plan provided by company. Hence, we have adopted built-up area as per the revised layout & building plan provided by company.

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

- The copy of layout and building plan approved Senior Town Plan of Surat Municipal Corporation provided by company and upon the review of same the built-up area of Block B (9 Wings) is available but the built-up area of 7 wings is not available in the plan. Hence, we have work out the built-up area of 7 wings of Block B as under and same has been adopted for this exercise.

Floor	Built up area of 9 Wing		Built up area of 7 Wing	
	in SMT	in SMT	in SMT	in SFT
A	B	C = B / 9	D = C X 7	E = D X 10.764
2nd Basement**	29321.01	3257.89	22805.23	245475.46
1st Basement**	29321.01	3257.89	22805.23	245475.46
Ground Floor	14128.76	1569.86	10989.04	118285.98
1st Floor	14128.76	1569.86	10989.04	118285.98
2nd Floor	14128.76	1569.86	10989.04	118285.98
3rd Floor	14128.76	1569.86	10989.04	118285.98
4th Floor	14128.76	1569.86	10989.04	118285.98
5th Floor	14128.76	1569.86	10989.04	118285.98
6th Floor	14128.76	1569.86	10989.04	118285.98
7th Floor	14128.76	1569.86	10989.04	118285.98
8th Floor	14128.76	1569.86	10989.04	118285.98
Stair Cabin	620.86	68.98	482.89	5197.84
Total	186421.71	20713.52	144994.66	1560722.57

- **Note : The Built-up area of 1st Basement is 63755.33 SMT. Upon the review of approved plan, we understood that the 46% built up area out of total built up area i.e. 63755.33 SMT is required for Block B. Hence, the work out built-up area of 1st basement of block B is (63755.33 SMT @ 46%) = 29321.01 SMT and same as works out for 2nd basement is 29321.01 SMT, which was mentioned in above table.

5. REVIEW OF PROJECT COST

- To review the project cost estimate by the company, usual practice is to do the market survey for the unit rate of major construction activities mentioned in the estimates provided by company official.
- Activity wise cost details for the project under consideration has been furnished to us by the company. However, it does not capture the activity wise breakup of quantity. Company has provided us the brochure of the project having the major specifications. In absence of the activity wise quantity breakup details, we have work out the project cost shared by the company based on the specification and data collected during our site inspection.
- As per our opinion, prevailing ongoing market rate and as per general industry standard the estimated unit rate of construction (including all activities) for the said project can be in the range of INR 1,200/- per SFT to INR 1,400/- per SFT for Basement and INR 1,800/- per SFT to INR 2,000/- per SFT for Ground to 8th Floor. For this exercise we have considered the unit rate of construction i.e. INR 1,300/- per SFT for Basement and INR 2,000/- per SFT for Ground to 8th Floor (including Utilities) based on built up area.

Sr. No.	Block/ Building	Construction	Construction Cost of Block B (9 Wings) as per the TEV Report as on 17 th August 2017			Estimated Construction Cost of 7 wings of Block B by RBSA as on 7 th September 2022		
			Built up area (In SFT)	Cost In INR/ SFT	Amount (in INR)	Built up area (In SFT)	Current Replacement Cost (In INR / SFT)	Estimated Construction cost (In INR)
1	B (9 wings)	Basement	568261	1100	62 50 87 100	490950.92	1300	63,82,36,196
		G. Floor to 8th Floor	1356110.6	1650	223 75 82 474	1069771.65	1800	1,92,55,88,967
Sub total of Construction cost					286 26 69 574	-	-	256,38,25,162

- As per the copy of TEV Report ; the construction cost of Block B (9 Wings) of Radha Raman Textile Market – Phase – II is INR 286.27 Crores dated 17th August 2017. However, during this LIE exercise, we sought the project cost/construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II, but it is not furnished to us. We have estimated the construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II is INR 256.38 Crores. In absence of Construction cost of 7 wings of Block B, we are not able to comment on the reasonableness of the construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase II.

5. REVIEW OF PROJECT COST

Payment towards Chargeable Floor Space Index (FSI) / Paid FSI :

- As informed by the developer, the company has purchased chargeable FSI area i.e. 151862.2 SMT was purchased from Surat Municipal Corporation (SMC) and same has been verified as per the approved layout/building plan provided by company. Upon the review of byelaw of General Development Control Regulations of Government of Gujarat and as per the discussion with company officials, the company would be paid payment 40% of Jantry Rate towards the purchased chargeable FSI Area/Paid FSI Area to Surat Municipal Corporation (SMC) and same has works out is as under...

Chargeable FSI Area	Jantry Rate	Jantry Value of Chargeable FSI	40% of Jantry Value payment to be paid to SMC
(In SMT)	(In INR / SMT)	(In INR)	(In INR)
151862.2	5 000	75 93 11000	30 37 24 400

- As per the TEV Report, the Estimated Paid FSI Cost is 32 Crore which is more or less matches with amount estimated amount by the RBSA.
- As per the information provide by company officials and the payment receipt of Paid FSI provided by company and upon the review of same the company has done payment INR 23,84,11,222/- to Surat Municipal Corporation towards chargeable/paid FSI.

5. REVIEW OF PROJECT COST

- For the purpose of this exercise, the cost other than construction cost like onsite expenditure and payment of taxes, cess has been considered as per the TEV Study Report without any further verification. Further, the cost other than construction expenses like Interest during construction cost, A&S and P&P Expanse also has been considered as per the TEV report without any further verification.
- For the review of the incurred cost till date we have sought for invoices and relevant RA bills from the company. The company has furnished us the CA certificate dated 23rd September 2022 prepared by M/s B. M. Dave & Company for the total cost incurred for the project till date 19th September, 2022 which is as under:

Sr. No.	Particulars	Revised Project Cost	Project Cost for 7 wings of Block B	Estimated Construction Cost of 7 wings of Block B by RBSA as on 7 th September 2022	Incurred Amount As per the CA Certificate till 19 th Sep 2022
		INR in Crore	INR in Crore	INR in Crore	INR in Crore
1	Land and site development	19.03	Not Provided	18.85	19.03
2	Cost of building construction (Construction Cost + FSI Cost)	471.46	Not Provided	286.75	263.11
	Total Hard Cost Project (1 + 2)	490.49	Not Provided	305.60	282.14
3	Contingencies	0	Not Provided	0	0
4	IDC	61.92	Not Provided	61.92	57.59
5	A&S and P&P Expanse	15.59	Not Provided	15.59	14.07
	Total Soft Cost Project (3 + 4 + 5)	77.51	Not Provided	77.51	71.66
	Total Hard and Soft Cost Project	568.00	Not Provided	383.11	353.80

- As per the copy of Section Letter provided by company / bank ; the construction cost of Radha Raman Textile Market – Phase – II is INR 568 Crores. However, during this LIE exercise, we sought the project cost/construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II, but it is not furnished to us. We have estimated the construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II is INR 383.11 Crores. In absence of project cost of 7 wings of Block B, we are not able to comment on the reasonableness of the total project cost.
- Upon the review of the CA certificate, it has been observed that the company has incurred the INR 263.11 Crore as construction expenses in the project as on 19th September 2022.

SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

6

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT



- We have been appointed by Canara Bank, MCB Branch, Surat as a Lender's Independent Engineer (LIE) for the under-construction high-rise Commercial Project known as Radha Raman Textile Market – Phase II situated Bharat Cancer Hospital, Village: Saroli, Surat.
- Site visit has been conducted on 7th September, 2022. During our site visit, we have been accompanied by the company representative.
- M/s DMD Developers Pvt. Ltd has launched the High-Rise Commercial Project known as Radha Raman Textile Market (Phase I and Phase II) situated Behind Bharat Cancer Hospital at Village: Saroli, Surat. The total project is divided into two phases consisting of Building/Blocks A to D. Building/Block A is in Phase I and buildings/Blocks B, C and D are in phase II. There is an Atrium between building A and building B.
- As per the revised approved building plan vide outward No. SUDA/VPA/8305-A-REVA-9173 dated 9th March, 2022 and as per the development permission letter issued vide proposal no. 8305-A-REVA-9173 dated on 9th March, 2022 the combined land area of Phase I and Phase II is 69,031 SMT and the total Proposed Built-up area of phase I and phase II of the said project is around 4,03,501 SMT i.e. 43,43,285 SFT.
- As per information provided by the company official during the site visit is as under..
 - **Phase I (Block A)** : It consists of a total of 9 wings with Ground plus upper 8 floors and it is sold out.
 - **Phase II (Block B)** : It consists of a total of nine wings with ground plus upper 8 floors and it is under construction.
 - **Phase II (Block C & D)** : It is under construction which is not part of LIE exercise.
 - The common basement – I & II in the project is provided by the developer.
- In reference to our agreed scope of Lenders Independent Engineer (LIE) is restricted only to seven wings of Block B (i.e. Wing AA, A to F Nomenclature as per the brochure) out of total 9 wings.

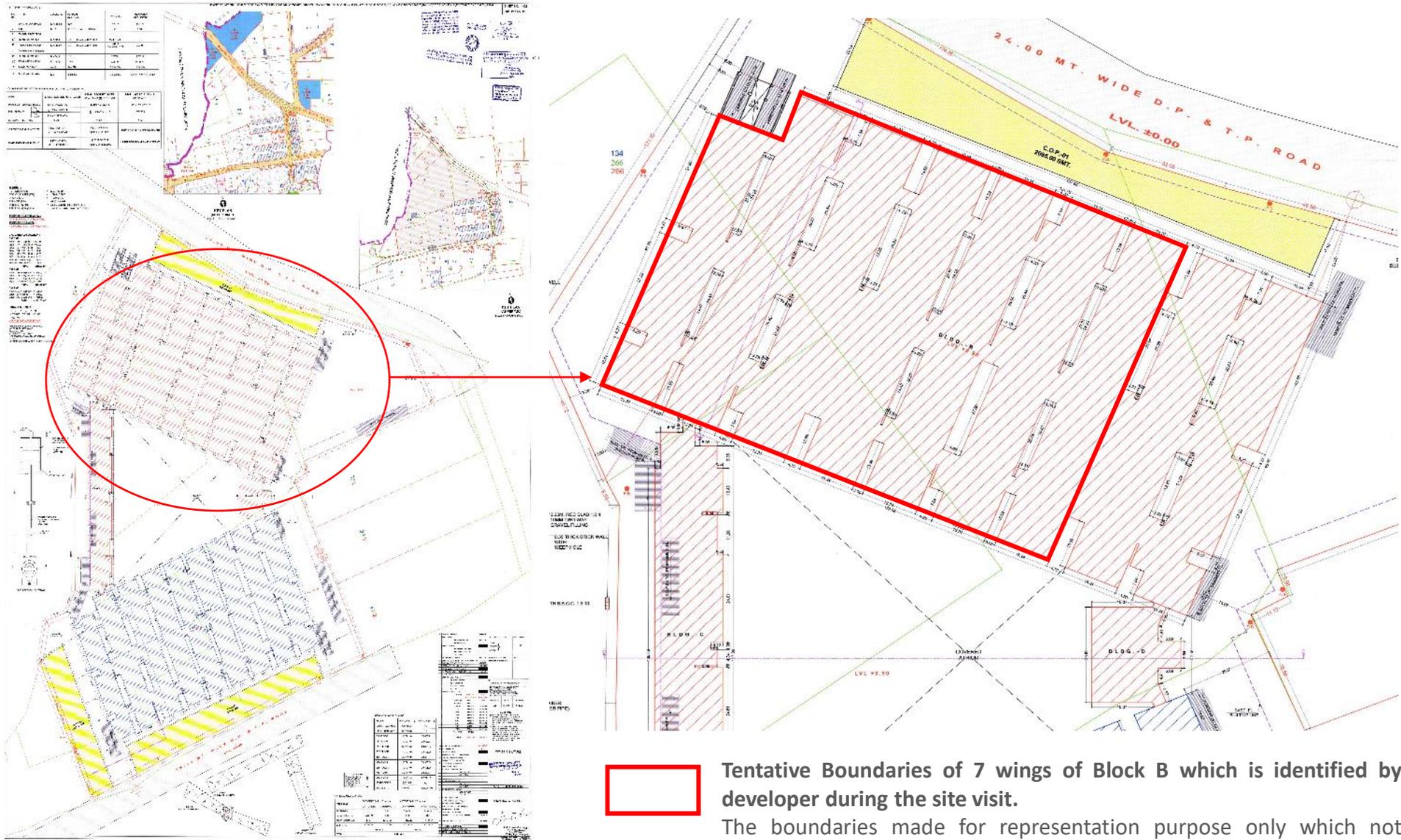
6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT



Brief about the Project (7 wings of Block B)		
Name of the Scheme	Radha Raman Textile Market – Phase II	
Category of Industry	Real Estate	
Project Type	High-rise Commercial project	
Promoters & Sponsors	M/s DMD Developers Pvt. Ltd	
Project Location	Radha Raman Textile Market – Phase II situated at Behind Bharat Cancer Hospital at Village: Saroli, Surat.	
Project Description (7 wings of Block B)	Particulars	Project Details : Radha Raman Textile Market – Phase II
	Total Plot Area	69,031 SMT
	Total Built up Area	The per built up area statement provided by company; the aggregated total built up area of the 7 wings of Block B is 226786.65 SMT.
	No. of Blocks	As per our agreed scope of work, The LIE exercise is restricted to the 7 wings of Block B out total project.
	No. of Floors	As per the development permission letter issued vide proposal no. 8305-A-REVA-9173 dated on 9 th March, 2022 the No. of floors per each block is as mentioned below: Block B (Ground+ 8 upper floors)
	No. of units	As per the information provided by company, total no. of units in the 7 Wings of Block B is 823.
	Facilities	Proposed project is equipped with amenities like ETP solutions, power back-up, power back up, ample Marketing space, 14 feet wide passage, , fire hydrant and smoke detection system, CCTV system with camera etc.
Date of Site Visit	7 th September, 2022	

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

Approved Layout Plan of the Project



Tentative Boundaries of 7 wings of Block B which is identified by developer during the site visit.

The boundaries made for representation purpose only which not indicate the actual area of construction.

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

Satellite Image of Radha Raman Textile Market – Phase II



6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

Salient Features of the Project as described in the Project Boucher	
Structure	RCC Frame structure using ISI marked cement and steel (As per the verbal discussion with client representative Concrete grade used for footings and slabs are M-25 and for column are M-35)
Flooring	800 x 800 mm Vitrified tiles flooring in shops and blocks 600 x 1200 mm Vitrified tiles flooring in common passage.
Color	Standard Birla putty finish 2 coat on internal surface and weather shield colour on external surface.
Doors	<ul style="list-style-type: none">• Heavy Guage Rolling shutter with oil paint.
Windows	<ul style="list-style-type: none">• Anodised aluminium section with marble seal.
Common Toilet	<ul style="list-style-type: none">• Finished with concealed plumbing work with standard quality pipes and fittings.
Electrification	<ul style="list-style-type: none">• Sufficient Power Points with concealed wiring and switched and standard accessories. LED Lighting at passage of all floor and basement areas.
Generator	<ul style="list-style-type: none">• Generator facility for campus light,water pump,lifts and passage light.
Lifts	<ul style="list-style-type: none">• 15 Goods lifts and 6 Passenger lifts.

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

- The copy of layout and building plan approved Senior Town Plan of Surat Municipal Corporation provided by company and upon the review of same the built-up area of Block B (9 Wings) is available but the built-up area of 7 wings not available in the plan. Hence, we have work out the built-up area of 7 wings of Block B is as under and same has been adopted for this exercise

Floor	Built up area of 9 Wing	Built up area of Each Wing	Built up area of 7 Wing	
	in SMT	in SMT	in SMT	in SFT
A	B	C = B / 9	D = C X 7	E = D X 10.764
2nd Basement**	29321.01	3257.89	22805.23	245475.46
1st Basement**	29321.01	3257.89	22805.23	245475.46
Ground Floor	14128.76	1569.86	10989.04	118285.98
1st Floor	14128.76	1569.86	10989.04	118285.98
2nd Floor	14128.76	1569.86	10989.04	118285.98
3rd Floor	14128.76	1569.86	10989.04	118285.98
4th Floor	14128.76	1569.86	10989.04	118285.98
5th Floor	14128.76	1569.86	10989.04	118285.98
6th Floor	14128.76	1569.86	10989.04	118285.98
7th Floor	14128.76	1569.86	10989.04	118285.98
8th Floor	14128.76	1569.86	10989.04	118285.98
Stair Cabin	620.86	68.98	482.89	5197.84
Total	186421.71	20713.52	144994.66	1560722.57

- **Note : The Built-up area of 1st Basement is 63755.33 SMT. Upon the review of approved plan, we understood that the 46% built up area out of total built up area i.e. 63755.33 SMT is required for Block B. Hence, the work out built-up area of 1st basement of block B is (63755.33 SMT @ 46%) = 29321.01 SMT and same as works out for 2nd basement is 29321.01 SMT, which was mentioned in above table.

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

The present construction progress status of Radha Raman Textile Market – Phase II based on the site inspection

- As observed during the site inspection, construction activities in 7 wings of Block B are mentioned as below :
- RCC work was completed on all floors including the basements.
- Painting work in both the basement (lower + upper) was in progress.
- Flooring (along with the wall tiles) on all the floors was completed.
- Glazed Doors were completed till 4th floor, but the corresponding rolling shutters were in progress from 2nd floor onwards.
- Painting (Putty) work was in progress from 7th floor.
- Waterproofing was in progress in the terrace from 4th wing onwards. Wings 1 to 3 were completed.

- Apart from the above activities, the following observations were noted :
- The first 3 floors i.e Ground to 2nd will have display options/ facilities like a showroom in their units, whereas those above it will not have such facilities.
- The Entire Concrete work was done through a captive RMC plant of capacity 30 cum/hr installed near Block B.

- As per the verbal discussion with the Project Manager, the proposed facilities are as follows :
- Underground tank with 6 lacs liter capacity, exclusively for Fire purposes.
- Overhead tanks with 2.25 lakhs liters capacity.
- 3 nos of Diesel Generator of 550 KV each.
- 8 nos of Transformers of 500 KV each.

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

The present construction progress status of Radha Raman Textile Market – Phase II - Block B (7 wings) based on the site inspection

Sr. No	Construction Activities	Block B - Wings 1 to 7										
		1 st Basement	2 nd Basement	Ground Floor	1st Floor	2 nd Floor	3 rd Floor	4 th Floor	5 th Floor	6 th Floor	7 th Floor	8 th Floor
1	Excavation for footings	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
2	Footings	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
3	RCC Work	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
4	Common staircase, lift and lobby etc.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
5	Masonry Walls (External Internal)	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
6	Waterproofing of Wet Areas (Toilet/Bathroom)	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow
7	Conduiting for electrical and ancillary wiring	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
8	Cement plastering (external)	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
9	Cement plastering (internal)	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
10	Flooring/Dado	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
11	Sanitary Fitting	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
12	Plumbing Fittings	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Yellow
13	Painting Work	Green	Green	Green	Green	Yellow						
14	Doors & Windows Shutters	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
15	Light/Electrical Fixtures	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Yellow

Activity Completed	Green
Work In Progress	Yellow
Yet To Start	Red

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT



Review of Project Implementation Schedule

The status of various activity as per implementation schedule (provided by company) as on our site inspection date is mentioned as below.....

Project Implementation Schedule			
Activity	Proposed Start Date	Proposed Completion Date	Remarks based on our site inspection
Land Acquisition	Already completed		Completed
Plinth Area	Already completed		Completed
RCC Works	Already Started	Jan-22	Completed
Brick Masonry Work	Already Started	Feb-22	Completed
Inside Plaster	Already Started	Mar-22	Completed
Exterior Plaster	Already Started	Mar-22	Completed
Flooring Work	Already Started	May-22	Completed
Inside Painting	Already Started	Jun-22	Work in Progress
Exterior Paint	Jun-23	Jul-22	Work in Progress
Competition of Project, Elevation and other finishing work	May-22	Sep-22 as per DCCO	Work in Progress
Sell of Units	May-22	Sep-24	Details are not available

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

The present construction progress status of Radha Raman Textile Market – Phase II based on the site inspection

- Based on discussion with developer/builder, cost weightage of the respective activity over the total project cost and our profession experience in similar type of project, we have identified the weightage of the construction activity in the progress of the project as whole and same has been considered for the assessment of the construction status of the project as on date of visit.
- The current status of the construction of the project is as under

Basement (1 st & 2nd)			
S. No.	Description	% Contribution of Activity	Current Status
1	Common Parameters		
a)	Excavation for footings	3.00%	3.00%
b)	Footings	20.00%	20.00%
c)	RCC Work – Planned Floors	55.00%	2
	Constructed Floors		2
	Total RCC Work progress		55.00%
d)	Common staircase, lift and lobby etc.	NA	NA
2	Individual Parameters		
a)	Masonry Walls (External Internal)	NA	NA
b)	Waterproofing of Wet Areas (Toilet/Bathroom)	NA	NA
c)	Conduiting for electrical and ancillary wiring	NA	NA
d)	Cement plastering (external)	NA	NA
e)	Cement plastering (internal)	5.00%	5.00%
f)	Trimix Flooring	5.00%	5.00%
g)	Sanitary Fitting	NA	NA
h)	Plumbing Fittings	NA	NA
i)	Painting Work	4.00%	4.00%
j)	Doors & Windows Shutters	NA	NA
k)	Light/Electrical Fixtures	4.00%	4.00%
l)	Other Utility Arrangements	4.00%	4.00%
	Total	100%	100.00%

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

The present construction progress status of Radha Raman Textile Market – Phase II based on the site inspection

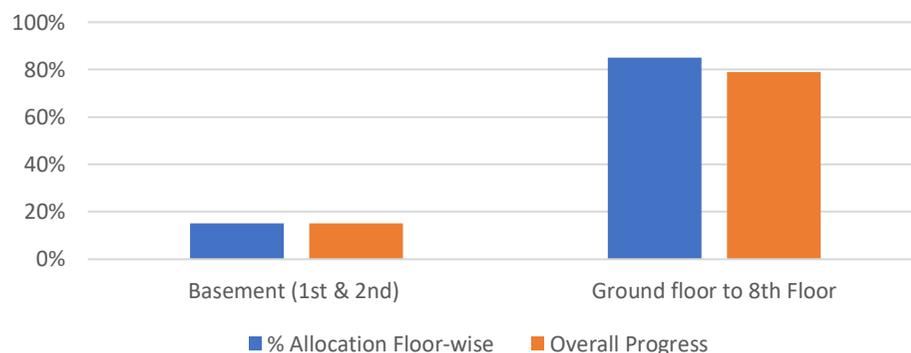
Ground floor to 8 th Floor			
S. No.	Description	% Contribution of Activity	Current Status
1	Common Parameters		
a)	Excavation for footings	NA	0.00%
b)	Footings	NA	0.00%
c)	RCC Work – Planned Floors	50.00%	8
	Constructed Floors		8
	Total RCC Work progress		50.00%
d)	Common staircase, lift and lobby etc.	NA	0.00%
2	Individual Parameters		
a)	Masonry Walls (External Internal)	8.00%	8.00%
b)	Waterproofing of Wet Areas (Toilet/Bathroom)	2.00%	2.00%
c)	Conduiting for electrical and ancillary wiring	2.00%	2.00%
d)	Cement plastering (external)	4.00%	4.00%
e)	Cement plastering (internal)	4.00%	4.00%
f)	Flooring/Dado	10.00%	10.00%
g)	Sanitary Fitting	2.00%	2.00%
h)	Plumbing Fittings	3.00%	1.50%
i)	Painting Work	4.00%	2.00%
j)	Doors & Windows Shutters	4.00%	4.00%
k)	Light/Electrical Fixtures	2.00%	1.00%
l)	Finishing (Polishing included)	2.00%	1.00%
	Total	100%	94%

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

The present construction progress status of 7 wings of Block B of Radha Raman Textile Market – Phase II based on the site inspection

Particulars	% Allocation Floor-wise	Floor wise Progress	Overall Progress
Basement (1 st & 2nd)	15%	100%	15%
Ground floor to 8 th Floor	85%	93%	79%
Overall Progress			94%

Progress Chart



- Based on our observation and discussion during the site visit on 7th September 2022 and our professional experience the overall progress of the 7 wings of Block B of Radha Raman Textile Market – Phase II is at 94% of the total project work.
- Further, as per information provided by the developer, the overall progress of the 7 wings of Block B of Radha Raman Textile Market – Phase II is at around 95% to 97% completion. However, as per the RERA, the overall progress of the Block B (9 Wings) is at 68% As on 4th March 2022.
- As per the CA Certificate, the company has incurred the INR 263.11 Crore as construction expenses in the project as on 19.09.2022. However, during this LIE exercise, we sought the project cost/construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II, but it is not furnished to us. Hence, we are not able to comment on the financial progress.

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

Photographs



Front View of the property



AA Block Entrance



View of Basement



View of Basement



Ground Floor Passage View



View of Passage

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

Photographs



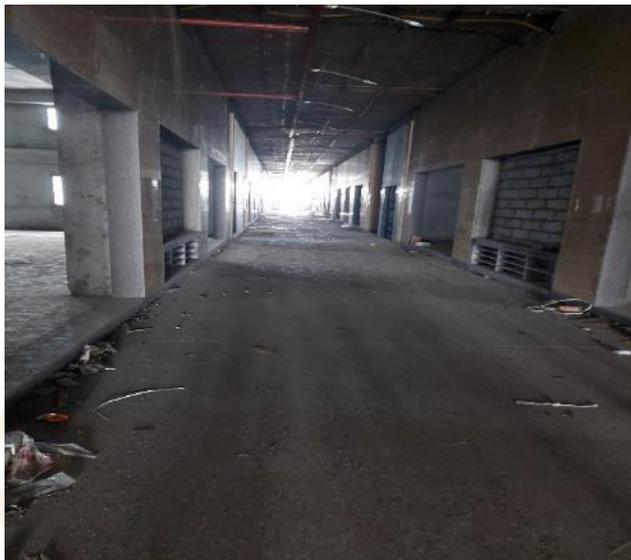
View of passage



3rd floor passage View



4th floor passage View



Passage View



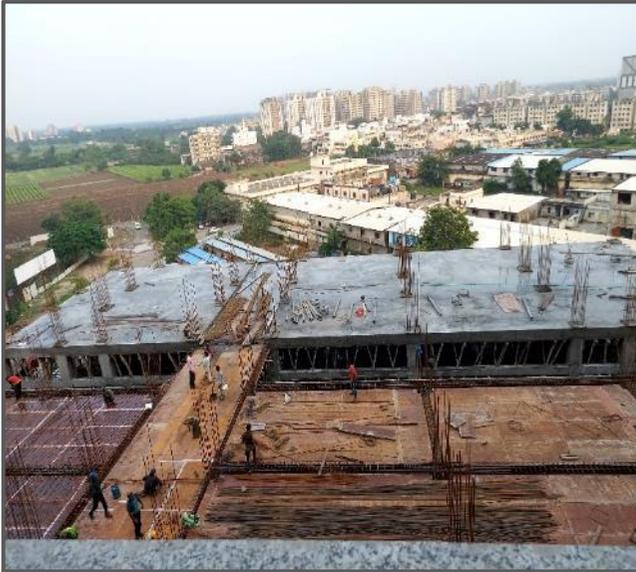
Internal property View



Internal property View

6. SITE VISIT AND PROGRESS ASSESSMENT OF THE PROJECT

Photographs



Under construction Wing View



Under construction Wing View



Under construction Wing View



Surrounding view from the Subject property



Surrounding view from the Subject property



Surrounding view from the Subject property

FACTS, ASSUMPTIONS & LIMITING CONDITIONS

7

7. FACTS, ASSUMPTIONS AND LIMITING CONDITIONS

- In the course of this exercise, we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the company without further verification. We have assumed that the information provided to us is reliable, accurate and complete in all respects. We reserve our right to alter our conclusions on later date, if it is found that the data provided to us by the company was not reliable, accurate or complete.
- Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report shall be disseminated to third parties except Canara Bank, Mid Corporate Branch, Surat and DMD Developers Private Limited through prospectus, advertising, public relations, news or any other means of communication without the written consent and approval of RBSA.
- The inspection, due diligence and physical condition assessment of the asset was made by individuals generally familiar with assessment of such assets. However, we do not opine on, nor are we responsible for its conformity to any health, safety, environmental or any other regulatory requirements that were not readily apparent to our team of experts during their inspection.
- In reference to our agreed scope of Lenders Independent Engineer (LIE) is restricted only to seven wings of Block B (i.e. Wing AA, A to F Nomenclature as per the brochure) out of total 9 wings.
- It may be mentioned that we reserve our right to alter this exercise if any legal documents/details pertaining to built-up area of 7 wings is furnished to us on a later date and may comprise of area different than the adopted for this valuation exercise and hence this LIE exercise may get affected.
- We have been furnished with the copy of sale deed for land of the project and same has been considered to review the cost estimates of land for the purpose of this vetting exercise.
- No soil analysis or geological or other technical studies were made in conjunction with the report, nor was any water, oil, gas or other subsurface mineral and use rights or conditions investigated by RBSA.
- We have not carried out any structural design or stability study; we have also not carried out any physical tests to assess structural integrity & strength of the building.
- We sought for wing-wise built-up area and project cost estimation for 7 wings of Block B of Radha Raman Textile Market – Phase II & but it is not furnished to us. However, the copy of layout and building plan approved Senior Town Plan of Surat Municipal Corporation provided by company and upon the review of same the built-up area of Block B (9 Wings) is available but the built-up area of 7 wings not available in the plan. Hence, we have work out the built-up area of 7 wings of Block B is 144994.66 SMT or say 1560722.52 SFT and same has been adopted for this exercise. It may be mentioned that we reserve our right to alter this exercise if any legal documents/details pertaining to built-up area of 7 wings is furnished to us on a later date and may comprise of area different than the adopted for this valuation exercise and hence this LIE exercise may get affected.

7. FACTS, ASSUMPTIONS AND LIMITING CONDITIONS

- Site engineer of the company has accompanied us during site inspection and shown the progress of the construction work at the project site.
- We have taken the physical measurement of buildings on sample basis during site inspection and found that physically measured area in line with the built-up area mentioned in the approved plan provided by the company, hence we have adopted the built-up area provided by the company for this exercise.
- The building cost estimates is based on considering the technical specifications as per standard industry practice wherever details technical specification is not available.
- We have been made available with the copy of the approval/permissions/clearances required for the execution of the said project and upon the review of the same we observed that all necessary approval/permission/clearances required till date are in place for the project execution.
- Activity wise cost details for the project under consideration has been furnished to us by the company. However, it does not capture the activity wise breakup of quantity. Company has provided us the brochure of the project having the major specifications. In absence of the activity wise quantity breakup details, we have work out the project cost shared by the company based on the specification and data collected during our site inspection. As per our opinion, prevailing ongoing market rate and as per general industry standard the estimated unit rate of construction (including all activities) for the said project can be in the range of INR 1,200/- per SFT to INR 1,400/- per SFT for Basement and INR 1,800/- per SFT to INR 2,000/- per SFT for Ground to 8th Floor. For this exercise we have considered the unit rate of construction i.e. INR 1,300/- per SFT for Basement and INR 2,000/- per SFT for Ground to 8th Floor (including Utilities) based on built up area.
- The construction activity wise quantity and cost breakup have not been furnished to us. Hence, we have analyzed the construction progress based on the physical site inspection and the relevant information provided by the company's representative. The present status of construction of building is given in terms of percentage only. Further, We reserve right to alter the progress if any adverse situation may so happen other than described in the assumption and limiting condition of the said report.
- For the review of the incurred cost till date we have sought for invoices and relevant RA bills from the company. The company has furnished us the C. A certificate dated 23rd September 2022 issued by B. M. Dave & Company for the total cost incurred for the project till date 19th September 2022. Upon the review of the same it has been observed that the company has incurred the total project cost i.e. INR 263.11 Crore as construction expenses in the project till date.

7. FACTS, ASSUMPTIONS AND LIMITING CONDITIONS

This report is further governed by our standard terms and conditions of professional engagement which are herein after:

- The entire and collective liability of RBSA and/or its Partners, Officers and Executives arising out of or relating to the Valuation and/or other Services provided, regardless of the form of the cause of action, whether in contract, tort (including negligence), statute or otherwise, shall in no event exceed the total professional fees paid to RBSA for this service.
- Notwithstanding anything to the contrary, RBSA and / or its Partners, Officers and Executives shall not under any circumstance, be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages arising out of or in connection with any bad debts, non-performing assets, any financial loss including that of loss of principal, loss of interest or loss of profit, malfunctions, delay, loss of data, interruption of service or loss of business or anticipatory profits.
- RBSA and / or its Partners, Officers and Executives accept no responsibility for detecting fraud or misrepresentation, whether by management or employees of the Company/Client or third parties. Accordingly, RBSA will not be liable in any way from, or in connection with, fraud or misrepresentations, whether on the part of the Company/Client, its contractors or agents, or on the part of any other third party.
- The Services (including Deliverables submitted by RBSA herein under) are not for the benefit of any third party. RBSA accepts no liability or responsibility to any third party who benefits from, or uses, the Services or gains access to this exercise.
- Commencement of Legal Proceeding. Any legal proceeding Client brings arising from, or in connection with, the Services or the Agreement must be commenced within six (6) months from the date when Client become aware of, or ought reasonably to have become aware of, the facts which give rise to the alleged liability and, in any event, not later than one (1) year from the date of the Deliverable which has given rise to the alleged liability.
- If Client has any concerns or complaints about the Services, it should not hesitate to discuss them with the officials of RBSA Any service related issue by Client arising from or in connection with this Agreement (or any variation or addition thereto) shall be brought to the notice, in writing, of RBSA within one month from the date when Client has the knowledge of or ought reasonably to have such knowledge of the facts which give rise to the alleged service related issue and in no event, later than six months from the date of completion of Services.
- DISPUTE RESOLUTION: Any dispute arising out of the Valuation or other Services rendered shall be referred to the nominated senior representatives of both the Parties for resolution through conciliation. In case, any such difference or dispute is not amicably resolved within forty five (45) days of such referral, it shall be resolved through Arbitration, in India, in accordance with the provisions of Arbitration and Conciliation Act 1996. The venue of the arbitration shall be at Ahmedabad, Gujarat, India. The authority of the arbitrator(s) shall be subject to the terms of these standard terms of service, including the provision of limitation of liability. The proceedings of arbitration, including arbitral award, shall be kept confidential.
- The User of the report, while having acted on the basis of this report, is deemed to have read, understood and agreed RBSA's standard terms and conditions of business and the assumptions and limiting conditions mentioned in this document.

CONCLUSION

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10. CONCLUSION

- The Preliminary Lender's Independent Engineer Report (LIE) to Vetting the Project Cost and Monitor the Status of Construction of Radha Raman Textile Market – Phase II Situated Behind Bharat Cancer Hospital at Village: Saroli, Surat. By DMD Developers Private Limited The conclusion of the project based on document/data/information provided by the company/bank and our site inspection/our professional judgment is as under...

The vetting of the cost estimation of 7 wings of Block B of Radha Raman Textile Market – Phase II as on 7th September, 2022 is mentioned as under.

- As per the copy of TEV Report & Section Letter provided by company; the construction cost of Radha Raman Textile Market – Phase – II is INR 471.46 Crores. However, during this LIE exercise, we sought the project cost/construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II, but it is not furnished to us. In absence of project/construction cost of 7 wings of Block B, we are not able to comment on the reasonableness of the project/construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase II.
- We have estimated the construction cost of 7 wings of Block B of Radha Raman Textile Market – Phase – II is INR 286.75 Crores.
- As per the CA Certificate, the company has incurred the INR 353.80 Crore out of total project cost as on 19th September 2022.

Progress assessment of the Project

- During this exercise, we sought the bill of quantity (BOQ) / TEV Study Report / Cost Estimation of the of 7 wings of Block B of Radha Raman Textile Market – Phase – II, but it is not made available with us. Hence, the stage of construction as observed during site inspection on 7th September 2022 and based on our professional experience the percentage of work completed for an under construction commercial project known as Radha Raman Textile Market – Phase II (7 wings of Block B) Situated at Village: Saroli, Surat is 94% of the total project work.

10. CONCLUSION



- During this exercise, we sought the bill of quantity (BOQ) / TEV Study Report / Cost Estimation of the of 7 wings of Block B of Radha Raman Textile Market – Phase – II, but it is not made available with us. Hence, the stage of construction as observed during site inspection on 7th September 2022 and based on our professional experience the percentage of work completed for an under construction commercial project known as Radha Raman Textile Market – Phase II (7 wings of Block B) Situated at Village: Saroli, Surat is 94% of the total project work.
- As per the CA Certificate, the company has incurred the INR 263.11 Crore as construction expenses in the project as on 19.09.2022.
- The project implementation timeline details provided by company/bank to us seems to be reasonable for execution of the project. However, if there is any deviation in implementation schedule, such remarks would be covered in our subsequent quarterly progress report.

For RBSA Valuation Advisors LLP
RVE No. : IBBI/RV-E/05/2019/110

Jigar Kothari
Partner

Jayesh Makwana
Associate Vice President

Shivang Soni
Manager

RBSA Valuation Advisors LLP
912, Venus Atlantis Corporate
Park, Anand Nagar Main Road,
Praladnagar, Ahmedabad –
380 015 INDIA

DISCLAIMER

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10. DISCLAIMER



- a) RBSA has been appointed as an Lender's independent engineer Canara Bank, MCB Branch, Surat to assess vet the project cost (excluding cost of land and other legal charges) and monitor the status of construction of Radha Raman Textile Market – Phase II Situated at Behind Bharat Cancer Hospital, Village: Saroli, Surat By M/s. DMD Developers Pvt. Ltd.
- b) RBSA has carried out analysis of the financial and other information provided by/ on behalf of the management of the Company (the "Management") and other pertinent information available either in public domain or subscribed databases. Such information has been relied upon by RBSA for the assessment of the Assets of the Company. *These data points have been enlisted in our Sources of Information section.*
- c) While the information available in public domain and subscribed databases (including industry and statistical information) was obtained from sources we believe are reliable, RBSA makes no representation as to the accuracy or completeness thereof, and we have relied upon such public information without further verification.
- g) The Report assumes that the Company complies/ complied fully with relevant laws and regulations applicable in all its areas of operations unless otherwise stated and will be managed in a competent and responsible manner. Further, except as specifically stated to the contrary, this Report has given no consideration to matters of a legal nature, including issues of legal title and compliance with local laws, and litigation and other contingent liabilities that are not recorded in the audited / unaudited balance sheet of the Company. We have made no investigation of, and assume no responsibility for the title to assets or liabilities against Company. No consideration has been given to liens or encumbrances against the assets, beyond the loans disclosed in the accounts.
- h) Our services are not designed to and are not likely to reveal fraud or misrepresentation by the Management or by external parties. Accordingly, we cannot accept responsibility for detecting fraud (whether by the Management or by external parties) or misrepresentation by the Management or any other person. While performing this assignment, we have assumed the genuineness of all signatures and the authenticity of all documents and/ or copies of documents shown to us. We have also relied upon the veracity of the representations made, and the information provided to us by/ on behalf of the Management. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or wilful default on part of the Client, their directors, employees or agents.
- i) Our report can be used by the Client only for the purpose, as indicated in this report, for which we have been appointed and cannot be used or relied by the Client for any other purpose or by any other party for any purpose whatsoever. We are not responsible for the unauthorized use of this Report. We are not responsible to any other person for any decision of such person based on this report. Any person intending to provide finance / invest / divest in the shares / business of the Company or its other group companies, if any, shall do so after seeking their own professional advice and after carrying out their own due diligence procedures to ensure that they are making an informed decision. If any person (other than the Client) choose to place reliance upon any matters included in the report, they shall do so at their own risk and without recourse to valuer. It is hereby notified that usage, reproduction, distribution, circulation, copying or otherwise quoting of this report or any part thereof, except for the purpose as set out earlier in this report, without our prior written consent, is not permitted, unless there is a statutory or a regulatory requirement specifically pronounced in the report to do so. We shall not assume any responsibility to any third party to whom the Report is disclosed or otherwise made available. In no event, regardless of whether consent has been provided, shall we assume any responsibility to any third party to whom the Report is disclosed or otherwise made available.

EXHIBITS

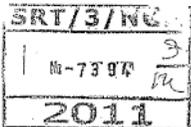
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Copy of Sale Deeds

 INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty	
	
Certificate No.	IN-GJ16369603131784J
Certificate Issued Date	25-Mar-2011 04:17 PM
Account Reference	SURAT (G) SUBREGISTRY NANPURA/GJ-SU
Unique Doc. Reference	SUBIN-GJSE-SUR0117075533008298J
Purchased by	INDO OVERSEAS CONSTRUCTION COMPANY
Description of Document	Application for Sub-division - Immovable Property
Property Description	AGRI. AND S.R. NO 824, BLOCK NO 133/2 VILL. KAKOLI TA. CHORYASI DIST. SURAT ADM. 27618 SO MTR
Consideration Price (Rs.)	₹ 43,15,000 (Forty Three Lakh Fifty only)
First Party	INDO OVERSEAS CONSTRUCTION COMPANY
Second Party	SHWARBHALAMBELALBHAI AND OTHERS
Stamp Duty Paid By	INDO OVERSEAS CONSTRUCTION COMPANY
Stamp Duty Amount (Rs.)	43,15,000 (Forty Three Lakh Fifteen Thousand only)
J. I. Patel. તારાલોગ આઈ.પટેલ. J. A. Patel.	
Statutory Alert: 1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SINGL Offices and Sub-Registrar Offices (SROs). 2. The Contact Details of ACCs, SINGL Offices and SROs are available on the Web site "www.gststamp.com".	

 INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty	
	
સંવત ૨૦૬૭ ના સને-૨૦૧૧ ના અંગ્રજી દીને, ને વારાંખવાર, તા-૨૬મી, માહે માર્ચ, વેચાણ અવેજ રૂ.૮,૪૦,૦૦,૦૦૦/- (૨) તમો પહેલા પતના આ વેચાણ દસ્તાવેજ લખાવી લેનાર યાને ખરીદનાર :- ઈન્ડી ઓવરસીઝ કન્સ્ટ્રક્શન કંપ્. એક રજી. ભગીદારી પેઢી જેનો રજી. નં. જીધુજે/એસઆરટી/૧૭/૨/૩૦૯૮૫ [Pan No. AADFM 2347 F] ડે. સાગર હાઉસ, પાશ્વનગર કોમ્પ્લેક્સ, મજુરાગેટ, સુરત ના વતી અને તરફે ભાગીદાર અને વહીવટકર્તા ધર્મેશભાઈ પદમશીભાઈ પટેલ, ઉ.આ.વ : ૪૮, ધંધો : ખેતી તથા વેપાર, રહે. ૧૧૦૨, અધારશિલ્પ એપાર્ટમેન્ટ, ધોડ ઢોડ રોડ, સુરત. [Pan No. ABGPP 6255 P] J. I. Patel. તારાલોગ આઈ.પટેલ. J. A. Patel.	

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(૩)

જોગ્ય લી.

હમો બીજા પક્ષના આ વેચાણ દસ્તાવેજ લખી આપનાર યાને વેચનાર:-

- (૧) ઈશ્વરભાઈ અંબેલાલભાઈ, ઉ.આ.વ : ૪૬, ધંધો ખેતી, રહે. નિશાળ ફળીયુ, પુસ્તાબામ, તા. સીકી, જી. સુરત. [PA No. ASYPP 8917F]
- (૨) તારાબેન ઈશ્વરભાઈ, ઉ.આ.વ : ૪૩, ધંધો : ખેતી તથા ઘરકામ, રહે. એજન. [PA No. BGRPP 8169 D]
- (૩) જીમીત ઈશ્વરભાઈ, ઉ.આ.વ : ૨૨, ધંધો : ખેતી, રહે. એજન. [PA No. ASXPP 3382 P]

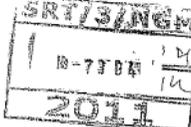


(તમો પહેલો પક્ષના તથા અમો બીજા પક્ષના એ સંજ્ઞાઓના સંપૂર્ણ અર્થમાં જોઈને તથા વિરોધાભાસ ન હોય ત્યાં આ દસ્તાવેજમાં પક્ષકારો જાતે તથા પોતાના કાનૂની વાલી, વારસો, સહોદરો, સરવાઈવરો, અધીકૃત પ્રતીનિધીઓ, ટ્રાસ્ટીઓ, એગ્રાઈનીઓ, એકઠાઈકચુટરો, ઉત્તરાધીકારીઓ, ઈત્યાદી, તમામનો સમાવેશ થઈ જાય છે.)

જલ આજરોજ આ વેચાણ દસ્તાવેજથી અમો બીજા પક્ષના તમો પહેલા પક્ષના લખી આપીએ છીએ કે :-

ડીસ્ટ્રીક્ટ સુરત, તા. ચોપાસી, મોજે ગામ સારોલીના રેવન્યુ સરવે નં. ૮૨/૧, જેનો બ્લોક નં. ૧૩૩/૨ જેનું ક્ષેત્રફળ (જરામત) છે. ૦-૯૮-૧૩ પ્રતિ આરે તથા (બાગાયત) છે. ૧-૬૭-૯૪ પ્રતિ આરે તથા (પોત ખરાબો) છે. ૦-૦૯-૧૧ પ્રતિ આરે તેમ મળી કુલ છે. ૨-૭૫-૧૮ પ્રતિ આરેથી નોંધાયેલ

J.I. Patel તારાબેન આમ. પટેલ.
J.A. Patel



(૪)

ખેતીની જમીન અમો બીજા પક્ષનાની સમૂક્ત માલીકી, પ્રત્યક્ષ, કબજા, ભોગવટા, વપરાશની ચાલી આવેલી છે. સદરહુ જમીનનું વીગતે વર્જન આ વેચાણ દસ્તાવેજના શીક્યુલમાં આવેલ છે અને તે જમીન અને તેને લાગતાવળગતાં હરકોઈ હકક, સહીતને હવે પછી આ દસ્તાવેજમાં સરળતા ખાતર 'સદરહુ જમીન' થી વર્ણવેલ છે. તેના અમો બીજા પક્ષના અમારા માલીકપક્ષના ટાઈટલની વીગત નીચે યુજબ આપી આ વેચાણ દસ્તાવેજ તમો પહેલા પક્ષના લાભમાં આજરોજ કરી આપીએ છીએ.

સદરહુ જમીનના અમારા માલીકપક્ષના ટાઈટલ એવા છે કે :-

ડીસ્ટ્રીક્ટ : સુરત, તાલુકો : ચોપાસી, મોજે ગામ સારોલીના રે. સર્વે નં. ૮૨/૧, થી નોંધાયેલ જુની શરતની ખેતીની જમીનના મૂળ માલીક સને ૧૯૮૨ પહેલા અંબેલાલ ગોપાળજી હતા, તેઓએ તેમની હયાતીમાં તેમના વારસદારો વચ્ચે તા-૧૧-૧-૮૨ ના રોજ વહેચણ લેખ કરી વહેચણ કરતા સદરહુ જમીન તેમના પુત્ર ઈશ્વરભાઈ અંબેલાલને હીસ્સે માલીકી હકકે પ્રાપ્ત થયેલી, જે વહેચણની રેવન્યુ દફતરે ગામ નમુના નં. ૬ માં નોંધ નં. ૪૧૯, તા. ૧૫-૦૭-૧૯૮૨ ના રોજ નોંધી પ્રમાણીત થયેલ છે, ત્યારબાદ ઈશ્વરભાઈ અંબેલાલે (બીજા પક્ષના નં. ૧) તેમની સાથે સામાયિકપક્ષામાં તેમના પત્ની તારાબેન ઈશ્વરભાઈ (બીજા પક્ષના નં. ૨) તથા તેમના સગીર પુત્ર જીમીતકુમાર (બીજા પક્ષના નં. ૩) ના નામો રેવન્યુ દફતરે દાખલ કરેલા, જેની રેવન્યુ દફતરે ગામ નમુના નં. ૬ માં નોંધ નં. ૬૮૯, તા. ૨૫-૦૫-૧૯૯૪ ના રોજ નોંધી પ્રમાણીત થયેલ છે, ત્યારબાદ સગીર જીમીતકુમાર (બીજા પક્ષના નં. ૩) પુત્ર વચના થતા રેવન્યુ દફતરે તેમના નામની આગળ "સગીર" તથા "સગીરના વાલી" શબ્દ દુર કરી તેઓનું સ્વતંત્ર નામ રાખવામાં આવેલ, જેની રેવન્યુ દફતરે ગામ નમુના નં. ૬ માં નોંધ નં. ૧૧૧૨, તા. ૦૭-૦૧-૨૦૦૬ ના રોજ નોંધી પ્રમાણીત થયેલ છે, તે રીતે શેક્યુલમાં દર્શાવેલ મીલકત અમો બીજા



J.I. Patel તારાબેન આમ. પટેલ.
J.A. Patel

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2011

(૧૦)

આરે તથા (ભાગપત) ડે. ૧-૬૭-૯૪ પ્રતિ આરે તથા (પોત ખરાબો) ડે. ૦-૦૯-૧૧ પ્રતિ આરે તેમ મળી કુલે શ્રેયકળ ડે. ૨-૦૫-૧૮ પ્રતિ આરેથી નોંધાયેલ જુની શરતની પીપત ખેતીની ખુલ્લી જમીન તથા તેમા આવેલ ૭૬ બીજ સહીતની મીલકત તેના લાગતા વળગતા અંદરના તથા બહારના હર કોઈ હક્ક સહીત કુલે દુરોખસ્ત.

જેની ચતુસ્વીઆ નીચે મુજબ છે.

પૂર્વે :-લ્લોક નં. ૧૪૦, ૧૩૯, તથા જાહેર રોડ આવેલ છે.
 પશ્ચીમે :-લ્લોક નં. ૧૩૪, ૧૩૫, તથા પુસ્કાગ્રામની સીમાડો આવેલ છે.
 ઉતરે :-જાહેર રોડ આવેલ છે ત્યારબાદ લ્લોક નં. ૧૩૧/૧, વાળી જમીન આવેલ છે.
 પશ્ચીમે :-લ્લોક નં. ૧૩૬, ૧૩૭, ૧૩૮, ૧૩૯ વાળી જમીન આવેલ છે.

એણી વીગતનો આ વેચાણ દસ્તાવેજ અમો બીજા પક્ષનાએ તમો પહેલા અમાને અમારી સંપૂર્ણ રાજીખુશીથી, અકલ્લ હોશીધારીમાં, કોઈપણ જાતના દાબ, દબાણ વીના વાંચી, વંચાવી, સમજી, સાંભળી, શુદ્ધ હૃદયી પૂર્વકથી કરી આપેલ છે. જે અમો તથા અમારા વંશ વારસો વગેરેને કલુલ મંજુર છે.

અને. મત. અને સાખ.

(૧) દસ્તાવેજી અભિલાલભાઈ સહી

(૨) તારાબેન દસ્તાવેજી પટેલ સહી

(૩) J.I. Patel. સહી

SRT/3/NGM
1 B-73 88 | 10
2011

(૧૧)

વેચનાર :-

(૧) ઉચ્ચરબાઈ અભિલાલભાઈ, 

(૨) તારાબેન ઉચ્ચરબાઈ દસ્તાવેજી પટેલ, 

(૩) જીમીતકુમાર ઉચ્ચરબાઈ, 

ખરીદનાર :-

ઉચ્ચી ઓલરસીજ કન્સ્ટ્રક્શન કંપની એક રજી. ના વતી અને તેઈ ભાગીદાર અને વહીવટકર્તા ધર્મેશભાઈ પદમણીભાઈ પટેલ, 

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**INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty**

SRT/3/NGM

No-3344 $\frac{1}{13}$

2011

Certificate No. : IN-GJ16066898848678J
Certificate Issued Date : 18-Feb-2011 02:56 PM
Account Reference : SHCIL(DIV)SH-SUR01/NANPURA/GJ-SU
Unique Doc. Reference : SUBIN-GUSEF-SUR0116009923454695J
Purchased by : INDO OVERSEAS CONSTRUCTION COMPANY
Description of Document : Application Conveyance - Immovable Property
Property Description : AGRICULTURE LAND R S NO 82/3 BLOCK NO 135 VILL. SARHOL TAL CHORYASI DIST SURAT ADM. 8701 SQ MTRS.
Consideration Price (Rs.) : 2,61,00,000.
 (Two Crore Sixty One Lakh only)
First Party : INDO OVERSEAS CONSTRUCTION COMPANY
Second Party : SHANTAREN SHINHAL FATEL AND OTHERS
Stamp Duty Paid By : INDO OVERSEAS CONSTRUCTION COMPANY
Stamp Duty Amount (Rs.) : 17,05,500
 (Seventeen Lakh Five Thousand Five Hundred only)

21/01/11 451
Bhulendra S. Patel
Registrar

Statutory Alert:
1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2. The Content Details of ACCs, SHCIL Offices and SROs are available on the Web site 'www.indoregistry.com'

Bhulendra S. Patel
Bhulendra S. Patel
वेद्याज्ञ अवेज रु. २,६१,००,०००/- पुरा

SRT - 3 - NGM

TOKEN NO 9

DATE 19 FEB 2011

संवत् २०६७ मखा सुद-१५ ने वार शुक्रवार त्-१८ मी, माहे
केजुआरी, सने-२०११ ना अंग्रजी दिने,

वेद्याज्ञ दस्तावेज लभ्यावी लेनार जरीदनार तयो पदेला पलना:-
 ईन्दी ओवरसीज कन्स्ट्रक्शन कंपनी अेक रज्ती. भागीदारी पेढी,
 जेन्दी रज्ती. नं. ज्युजे/अेसआरटी/(१७)/२/३०६८५
 डे. मेडेनार्थन फॅलोड, सागर डाउस, पार्थनगर कोम्प्लेक्स, शंभेस्वर
 कोम्प्लेक्सनी सामे, मजुरागेट, सुरत. [Pan No. AADFI2347F]
 ना वती अने तर्षे भागीदार अने वडीवटकर्ता
 धर्मेशभाई पदमशीभाई पटेल, उ.व. ४८, बंधो- वेपार,
 रडे. ११०१, आधा रशीला ओपार्टमेन्ट, थोडडोस रोड, सुरत.
 [Pan No. ABGPP6255PJ]

शंभे वी.

SRT/3/NGM

No-3344 $\frac{2}{13}$

2011

वेद्याज्ञ दस्तावेज लभ्या आपुनार वेयनार आमो भीजा पलना:-

- थांताभेन ते शीवलावभाई कुभेरभाईनी विधवा, Pan- BMQPP2922 R
 उ.व. ७८, बंधो: जेती तथा धरकाम,
 रडे- निशाण कणीय, पुशागाम, सुरत, [Form No-60]
- सुपेन्द्रभाई शीवलावभाई, उ.व. पुप्त, बंधो-जेती तथा वेपार,
 रडे-अेजम. [Form No-60] Pan- BMQPP2924 K
- चंडूलावभाई शीवलावभाई, उ.व. पुप्त, बंधो-जेती तथा वेपार,
 रडे-अेजम. [Form No-60] 21/01/11 451 G
 Pan- BxkPK9009 D

B. S. Patel
Registrar

Copy of Sale Deeds

SRT/3/NGM
No-3344 $\frac{9}{13}$
2011

(૯)

વકીલ ફી, ટાઈપીંગ ચાર્જ, વગેરે આનુષંગિક ખર્ચાઓ તમો પહેલા પક્ષનાએ ભોગવેલ છે. અને ભવિષ્યમાં ખુટતી સ્ટેમ્પ ડ્યુટી ભરવાની આવે તે ભરવાની જવાબદારી તમો પહેલા પક્ષનાની રહેશે સહી.

- :: શીકયુલ :: -

:: વેચાણ આપેલ મીલકતની વીગત ::

કોસ્ટીકટ : સુરત, તાલુકો : ચોધસી, મોજે ગામ સારોલીના રે. સર્વે નં. ૮૨/૩, બ્લોક નં. ૧૩૫, જેનું ક્ષેત્રફળ : ૩.૦-૮૭-૦૧ પ્રતિ આરેથી નોંધાયેલ જુની શરતની પીયત ખેતીની ખુલ્લી જમીન તથા તેમા આવેલ ઝાડ બીજ સહીતની મીલકત તેના લાગતા વળગતા અંદરના તથા બહારના હર કોઈ હક્ક સહીત કુલે દરોબસત.

જેની ચતુ:સીમા નીચે મુજબ છે.

પૂર્વે	:-	લાગુ બ્લોક નં. ૧૩૩ વાળી જમીન.
પશ્ચીમે	:-	લાગુ ખાંડી તથા પુષ્પાગામનો સીમાહી
ઉત્તરે	:-	લાગુ બ્લોક નં. ૧૩૪ વાળી જમીન.
દક્ષીણે	:-	લાગુ બ્લોક નં. ૧૩૩/૨ વાળી જમીન.

એણી વીગતનો આ વેચાણ દસ્તાવેજ અમો બીજા પક્ષનાએ તમો પહેલા પક્ષનાને અમારી સંપૂર્ણ રાજીખુશીથી, અકક્લ હોશીયારીમાં, કોઈપણ જાતના દાબ, દબાણ વીના વાંગી, વંચાવી, સમજી, સાંભળી, શુલ્ક ભુલ્કી પૂર્વકથી કરી આપેલ છે. જે અમો તથા અમારા વંશ વારસો વગેરેને કબુલ મંજુર છે.

અને, મત, અને શાખ.

રાજીખુશ પેલસ

Bhulendra T. Patel Patel V. C.

Shriya

SRT/3/NGM
No-3344 $\frac{10}{13}$
2011

(૧૦)

વેચનાર :-

(૧) શાતાબેન તે શીવલાલ કુબેરભાઈની વિધવા

શાતાબેન પેલસ

શીવલાલ પેલસ

(૨) ભુવેન્દ્રભાઈ શીવલાલ,

Bhulendra T. Patel

Bhulendra T. Patel

(૩) અંકુલાલ ભાઈ શીવલાલ,

Shriya

ખરીદનાર :-

ઉંજો ઓવરસીઝ કન્સ્ટ્રક્શન કંપની એક રજી. ભાગીદારી પેલસ ના વતી અને તેઈ ભાગીદાર અને વહીવટકર્તા ધર્મેશભાઈ પદમશીભાઈ પટેલ,

Dharmesh Patel

Copy of Sale Deeds

SRT - 3 - NGM
TOKEN NO: ૪૮



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

SRT/3/NGM
5231 1/5
2011

Certificate No.	IN-GJ15866347513419J
Certificate Issued Date	03-Mar-2011 01:15 PM
Account Reference	SHGIL (FI) sh-sur01/NANPURA/GJ-SU
Unique Doc. Reference	SUBIN-GJSH-SUR0116292083813874J
Purchased by	INDO OVERSEAS CONSTRUCTION CO
Description of Document	Article 20(a) Conveyance - Immovable Property
Property Description	NON AGRICULTURE LAND BEARING SURVEY NO 83 BLOCK NO 140 VILL SAROLI TAL CHORYASI DIST SURAT
Consideration Price (Rs.)	4,53,24,000 (Four Crore Fifty Three Lakh Twenty Four Thousand only)
First Party	INDO OVERSEAS CONSTRUCTION CO
Second Party	BHARATKUMAR MADHAVSHAI PATEL ETC
Stamp Duty Paid By	INDO OVERSEAS CONSTRUCTION CO
Stamp Duty Amount (Rs.)	22,21,000 (Twenty Two Lakh Twenty One Thousand only)

કોપી કોપી કોપી

શ્રી. ભા. મહેતા
સ. ડી. પટેલ

Statutory Alert:
1 The authority of the Stamp Certificate can be verified at authorized Collection Centres (ACCs), SHGL Offices and Sub-Register Offices (SROs)
2 The Content/Details of ACCs, SHGL Offices and SROs are available on the Web site "www.stampreg.gujarat.gov.in"

SRT - 3 - NGM
TOKEN NO: ૪૮
DATE ૧૦/૩/૧૧




SRT/3/NGM
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2011

(૨)

વેચાણ અવેજ રૂા. ૪,૫૩,૨૪,૦૦૦/- પુરા

સવંત ૨૦૧૧: ૧૦/૩/૧૧ ને વાર ૧૩/૩/૧૧ તા
...૧૧... માહે : માર્ચ, સને-૨૦૧૧ ના અંગ્રજી દીને,

તમો પહેલા પક્ષના વેચાણ દસ્તાવેજ લખાવી લેનાર યાને ખરીદનાર :-
ઈન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કો. એક રજી. ભાગીદારી પેઢી જેનો રજી.
નં. જીયુજે/એસઆરટી/(૧૦)/૨/૩૦૯૮૫ (PAN : AADFI 2347 F)
ઠે. સાગર હાઉસ, પાશ્વનગર કોમ્પ્લેક્સ, મજુરાગેટ, સુરત ના વતી અને તરફે
ભાગીદાર અને વહીવટકર્તા ધર્મશભાઈ પદમશીભાઈ પટેલ,
ઉ.આ.વ : ૪૮, ધંધો : ખેતી તથા વેપાર, રહે. ૧૧૦૨, આધારશિલા
એપાર્ટમેન્ટ, ધોડ ઢોડ રોડ, સુરત. (PAN : ABGPP 6255 P)

જોગ લી.

શ્રી. ભા. મહેતા
શ્રી. ભા. મહેતા

EXHIBIT - 1

Copy of Sale Deeds

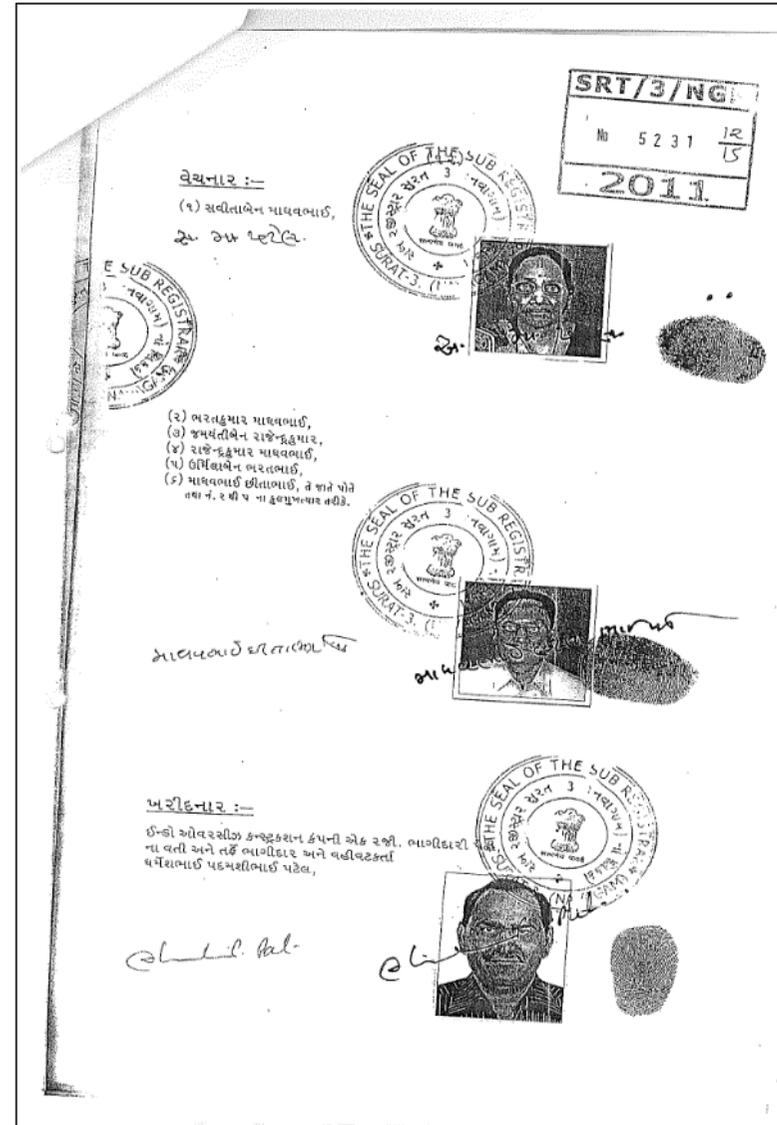
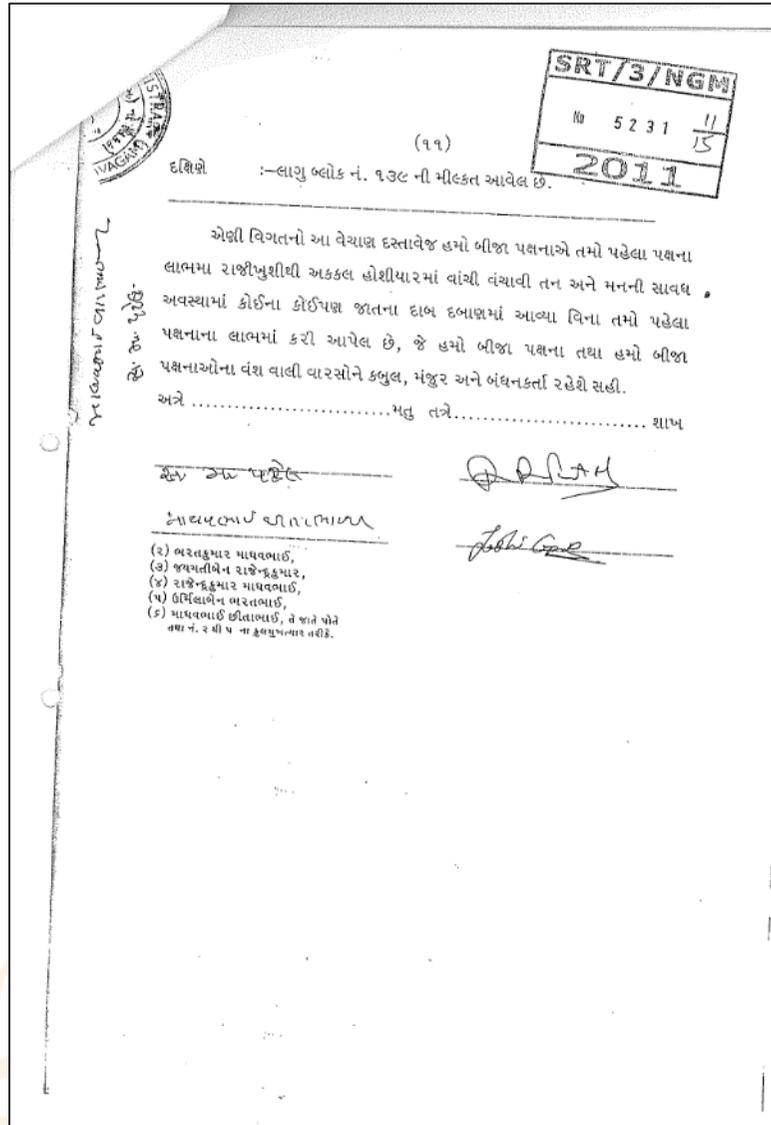


EXHIBIT - 1

Copy of Sale Deeds

10/03/2011 3:50:34 PM : Ver - 2.2.6

<p>અનુક્રમ નંબર :- ૫૨૩૩૧ સન :- ૨૦૧૧ માં પાર્ટ :- પાસની ૧૦ મી વાર્ડીને રૂ.૦૦ થી ૫.૦૦ વ્યાજની વચ્ચે સુરત-૩ (નવાગામ) સભ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યાં.</p>	<p>પર્ણીક નંબર :- ૨૦૧૧૦૨૦૦૦૩૩૩૦ કી પાંખો છે તે સ. પેસા. નોંધવાની સી :- ૪૫૩૨૪૦ શેડો કી પાનનાં રકમ :- ૨૦૦ રવાલા :- ૫</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(અહીં ભરવા વાર લાખ રૂપન ઠપ્પર વાચકો વિસ્તારીલ સુદ.)

માધવભાઈ ડીલાભાઈ નાતે પાતે તથા નીચેના ના
 કુટુંબ તરીકે

(ડી. એમ. પરમાર)
 નોંધક સભ રજીસ્ટ્રાર
 સુરત-૩ (નવાગામ)

(ડી. એમ. પરમાર)
 નોંધક સભ રજીસ્ટ્રાર
 સુરત-૩ (નવાગામ)

આવક માધવભાઈ ડીલાભાઈ નાતે પાતે તથા નીચેના ના કુટુંબ તરીકે (બેની) સારોલી તા.ચોપાલી ક. સુરત.

૨. ભરતકુમાર માધવભાઈ
૩. જ્યોતીબેન સરજીકુમાર
૪. સુપ્રજીત માધવભાઈ
૫. ડીપિકાબેન ભરતકુમાર

પાન નં. BHPP3761M

સહિતભાવેન માધવભાઈ (બરખા) એવનવા.

પાન નં. BHPP4400R

સરવાલ લખી આપનાર આ સરવાલ લખી આપ્યાનું સ્વીકાર કરે છે.

SRT/3/NGM
 No 5231 13/15
 2011

10/03/2011 3:50:34 PM : Ver - 2.2.6

૧. બી. આર. સાવલીયા (વહીલાત) વાચક સે, સુરત.

૨. અમલભાઈ સલાહભાઈ પટેલ (તંબા) પુષા, સુરત.

તેઓ કહે છે કે સરકારે લખી આપનારને તેઓ જાતે જાણ્યું છે. અને તેમની ઓળખાણ આપે છે.

A.R. Sawliya

Bhat

તારીખ ૧૦ માર્ચ - ૨૦૧૧

(ડી. એમ. પરમાર)
 નોંધક સભ રજીસ્ટ્રાર
 સુરત-૩ (નવાગામ)

બંધાર કિમત નક્કી કરવા બંનેનું
 મેળું તૈયાર રજુ કરેલ છે.
 તા. ૧૦/૦૩/૨૦૧૧

(ડી. એમ. પરમાર)
 નોંધક સભ રજીસ્ટ્રાર
 સુરત-૩ (નવાગામ)

SRT/3/NGM
 No 5231 14/15
 2011

EXHIBIT - 1

Copy of Sale Deeds

19/02/2011 10:52:08 AM : Ver - 2.2.6

<p>બંધન નંબર - 333X સમ - 3033 ના રજીસ્ટ્રારી ખાતેની ૧૯ ની તારીખે ૧૦.૦૦ થી ૧૧.૦૦ વાગ્યાની વચ્ચે સુરત-૩ (નાવાગામ) સેક્ટ રજીસ્ટ્રારીની સહાયતા થી રજીસ્ટ્રારી</p>	<p>નામ નંબર :- ૨૦૧૧૦૨૦૦૫૬૫૦ શી પાલોલી છે તે ઇ. નંબર. નોંધવાની તી - ૨૧૧૦૦૦ શેલે શી પાલોલી(૧૫)- ૧૫૦ ટપાલ :- ૦ મોડેલ ગ્રેડ :- ૨૧૧૧૫૦</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(અંકે લખેલા બંધન નંબરો અને મોડેલ પાલોલી પુસ્તક.)

Bhupendra S. Patel
 સુપરવાઇઝર શિવાજીભાઈ

Bhupendra S. Patel
 (અનિલ આર. પટેલ)
 ઈ.વા સબ રજીસ્ટ્રાર
 સુરત-૩ (નાવાગામ)

Bhupendra S. Patel
 (અનિલ આર. પટેલ)
 ઈ.વા સબ રજીસ્ટ્રાર
 સુરત-૩ (નાવાગામ)

નામ અને નંબર	ધર	શહેર	સી.કે.નં.ની ઠાણ	શ્રેણી
શિવાજીભાઈ શિવાજીભાઈ ગુજરાતી સિસ્ટમ (એન.ઈ) પુણ, સુરત	૭૮			
પાન નં. BMQPP2922R				
સુપરવાઇઝર શિવાજીભાઈ (દેવાર) શિવાજીભાઈ, પુણ, સુરત	૪૦			
પાન નં. BMQPP2924K				
સુપરવાઇઝર શિવાજીભાઈ (દેવાર) એવન્ટા	૪૫			
પાન નં. BXKPK9009D				

સરતીલ્ય લખી આપનાર
અને સરતીલ્ય લખી
આપનારું કરવા તે છે.

Bhupendra S. Patel
S. Patel

SRT/3/NGM
 No-3344 11/3
2011

19/02/2011 10:52:08 AM : Ver - 2.2.6

૧. શિવાજીભાઈ શિવાજીભાઈ પટેલ (દેવાર)
સારોલી, સુરત

૨. મનુબેન શિવાજીભાઈ પટેલ (વરરામ)
સારોલી, સુરત

તેઓ કહે છે કે સરતીલ્ય લખી આપનારને તેઓ ગત
અંગત છે. અને તેમની ઓળખાણ આપે છે.

Patel V. C

Muniben Shivajibhai Patel

તારીખ ૧૯ માં રજીસ્ટ્રારી - ૨૦૧૧

Bhupendra S. Patel
 (અનિલ આર. પટેલ)
 ઈ.વા સબ રજીસ્ટ્રાર
 સુરત-૩ (નાવાગામ)

બંધન ક્રમાંક નક્કી કરવા અંગેનું
 ફોર્મ નં.૧ રજી મપેલ છે.
 તા. ૧૯/૦૨/૨૦૧૧

Bhupendra S. Patel
 (અનિલ આર. પટેલ)
 ઈ.વા સબ રજીસ્ટ્રાર
 સુરત-૩ (નાવાગામ)

SRT/3/NGM
 No-3344 11/3
2011

EXHIBIT - 1

Copy of Sale Deeds



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

SRT /3/ NGM
6324 - 1/14
2009

Certificate No.	: IN-GJ11608873444757H
Certificate Issued Date	: 25-Jun-2009 04:53 PM
Account Reference	: SHCIL (FI)/ sh-sur01/ NANPURA/ GJ-SU
Unique Doc. Reference	: SUBIN-GJSH-SUR0111657957087853H
Purchased by	: DHARMESHBHAI PADAMSHIBHAI PATEL
Description of Document	: Article 20(a) Conveyance - Immovable Property
Property Description	: AGRICALTURE LAND BLOCK 187 R S 86/2-87/2 MOJE SAROLI TAL CHORYASI DIST SURAT ADM AREA 10523 SQ.MTR
Consideration Price (Rs.)	: 1,05,23,000 (One Crore Five Lakh Twenty Three Thousand only)
First Party	: DHARMESHBHAI PADAMSHIBHAI PATEL
Second Party	: THAKORBHAI PREMABHAI PATEL
Stamp Duty Paid By	: DHARMESHBHAI PADAMSHIBHAI PATEL
Stamp Duty Amount(Rs.)	: 15,47,000 (FifteenLakh Fourty Seven Thousand only)

Statutory Alert:

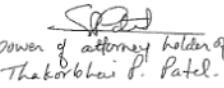
1. The sale-deeds of the State of Gujarat are, as per the provisions of the Gujarat Stamp Act, 1958, to be stamped in the presence of the Revenue Officer (SDO).
2. The Stamp Duty is to be paid in cash to the SDO or the authorized officer of the State of Gujarat.

SRT /3/ NGM
6324 - 2/14
2009

તારીખ - 25/6/09	
રોકન નંબર	સમય
25	
સબ રજીસ્ટ્રાર સુરત-૩, (પશ્ચિમ.)	



Power of attorney holder of
Thakorbhai P. Patel.

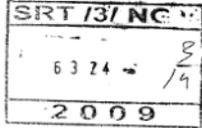



(૨)

--: વેચાણ દસ્તાવેજ ::--

અવેજ રૂ. ૧,૦૫,૨૩,૦૦૦/-
અંકે રૂપિયા એક કરોડ પાંચ લાખ તેવીસ હજાર પુરા

Copy of Sale Deeds



-3-

સુરત ડીસ્ટ્રીક્ટ, સબ ડીસ્ટ્રીક્ટ ચોપાંસીના મોજે ગામ સારોલીના રે.સ.નં. ૮૬/૨ તથા ૮૭/૨ જે બ્લોક નં. ૧૮૭ થી નોંધાયેલ જુની શરતની ખેડખાતાની જમીન કે જેનું સેત્રફળ હે.આરે ૧-૦૪-૨૨ ચો.મી. તથા પોત ખરાબો હે.આરે.૦-૦૧-૦૧ ચો.મી. યાને કુલ સેત્રફળ હે.આરે. ૧-૦૫-૨૩ ચો.મી. વાળી જમીન અને જેનો આકાર રૂ. ૩૫.૨૫ પૈસા છે.

સવંત ૨૦૬૫ના અષાઠ સુદ ત્રીજને વાર : ગુરુવાર, તા. ૨૫મી, માહે : જુન સને : ૨૦૦૯ ના અંગ્રેજી દિને.....

આ વેચાણ દસ્તાવેજ લખાવી લેનાર યાને ખરીદનાર તે પહેલા પક્ષના :

શ્રી ધર્મશભાઈ પદમશીભાઈ પટેલ. (PAN NO. : ABGPP 6255P)
 ઉ.આ.વ. : ૪૮, ધંધો : ખેતી / વેપાર,
 રહેવાસી : ૧૧૦૨, આધારશીલા એપાર્ટમેન્ટ, પાર્લે પોર્ટ-૮, ઘોડદોડ રોડ, સુરત.

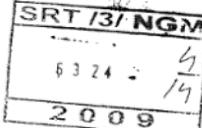
(જેમને હવે પછી આ વેચાણ દસ્તાવેજમાં "તમો પહેલાપક્ષના" યા તે " પહેલા પક્ષના" યા તે "ખરીદનાર" એ રીતે સંબોધવામાં આવ્યા છે. જે સંબોધનમાં તમો પહેલા પક્ષના તથા તમારા વંશ, વાલી, વારસો, એસાઈનીઓ, એકઝીક્યુટર્સ, સક્સેસરો ઈત્યાદી તમામનો સમાવેશ થઈ જાય છે.)

જોગ લી.....

આ વેચાણ દસ્તાવેજ લખી આપનાર યાને વેચનાર તે બીજાપક્ષના :

શ્રી ઠાકોરભાઈ પ્રેમાભાઈ પટેલ, (કોર્મ નં. ૬૦)
 ઉ.આ.વ. : ૭૫, ધંધો : ખેતી / વેપાર,
 મુળ રહેવાસી : સારોલી, તા. ચોપાંસી, જી. સુરત.
 હાલ રહેવાસી : ૪૩૦૭, W ઈમ્પરીઅલ હાઈવે, ઈન્ગલવુડ, કેલીફોર્નીયા ૯૦૩૦૪ યુ.એસ.એ.
 વતી અને તરફ તેના પુત્રી પાવરદાર





-3-

શ્રીમતી વર્ષાબેન ઠાકોરભાઈ પટેલ, (કોર્મ નં. ૬૦)
 ઉ.આ.વ. : ૪૯, ધંધો : ઘરકામ / વેપાર,
 મુળ રહેવાસી : સારોલી, તા. ચોપાંસી, જી. સુરત.
 હાલ રહેવાસી : ૪૩૦૭, W ઈમ્પરીઅલ હાઈવે, ઈન્ગલવુડ, કેલીફોર્નીયા ૯૦૩૦૪ યુ.એસ.એ.

(જેમને હવે પછી આ વેચાણ દસ્તાવેજમાં "હમો બીજાપક્ષના" યા તે "બીજા પક્ષના" યા તે "વેચનાર" એ રીતે સંબોધવામાં આવ્યા છે. જે સંબોધનમાં તમો પહેલા પક્ષના તથા તમારા વંશ, વાલી, વારસો, એસાઈનીઓ, એકઝીક્યુટર્સ, સક્સેસરો ઈત્યાદી તમામનો સમાવેશ થઈ જાય છે.)

અમો બીજા પક્ષના વતી આ વેચાણ દસ્તાવેજમાં સહી મતાની કથુલાત આપી આ વેચાણ દસ્તાવેજમાં સહી મતા કરનાર બીજા પક્ષનાની સગી પુત્રી છીએ અને અમોને અમારા પિતાશ્રીએ તા. ૧૨-૦૨-૨૦૦૮ ના રોજ સ્થાવર મીલકતોના વહીવટ અંગેનું કુલમુખત્યારનામુ અમેરીકા(કેલીફોર્નીયા)આપેલ છે. જે આજે પણ અમલમાં છે.

જત હમો બીજા પક્ષના તમો પહેલા પક્ષના યાને ખરીદનારને આ વેચાણ દસ્તાવેજ લખી આપી જણાવીએ છીએ કે...

આ વેચાણ દસ્તાવેજના શીડયુલમાં વિગતવાર વર્ણન કરેલ મોજે ગામ સારોલીની સીમમાં આવેલ બ્લોક નં. ૧૮૭ વાળી જુની શરતની ખેડખાતાની જમીનના હમો બીજા પક્ષના સ્વતંત્ર ગાલિક, મુખત્યાર, કબજેદાર હોવાનું જણાવી તમો પહેલા પક્ષનાને આ વેચાણ દસ્તાવેજથી આ ખેતીની જમીન મીલકત રૂ. ૧,૦૫,૨૩,૦૦૦/- અંકે રૂપિયા એક કરોડ પાંચ લાખ તેવીસ હજાર પુરામાં વેચાણથી તબદીલ કરવાનું નક્કી કર્યું છે અને તમો પહેલા પક્ષના ખરીદ કરવા સંમત થયા છો. આ વેચાણ અવેજની રકમ પક્ષકારોએ મળી સમજી વિચારી એક બીજાની સમતિથી નક્કી કરેલ છે.

જત હવે પછી આ વેચાણ દસ્તાવેજમાં "શીડયુલવાળી મીલકત" કે "સદરહુ મીલકત" તરીકે સંબોધવામાં આવી છે. જેમાં આ વેચાણ દસ્તાવેજથી તબદીલ કરેલ જુની શરતની ખેડખાતાની જમીન-મીલકતનો સમાવેશ સમજવાનો છે.



EXHIBIT - 1

Copy of Sale Deeds

- ૧૧ -

નોંધણી અવિનિયમની કલમ-૩૨-એ મુજબ વેચાણ રાખનાર તથા વેચાણ આપનારનાં કરજીયાત હોટા તથા અંગુઠાની છાપ લગાવીને રજૂ કરવાની યાદી :

વેચાણ આપનાર :
નામ અને સહી

શેરી ઠાળા ઠાણના અંગુઠાનું નિશાન



(શ્રી કાકોરભાઈ પ્રેમાભાઈ પટેલના પાવર ઘટાર તરીકે વધવિન કાકોરભાઈ પટેલ)

વેચાણ લેનાર :
નામ અને સહી

શેરી ઠાળા ઠાણના અંગુઠાનું નિશાન



(શ્રી પર્માભાઈ પદમણીભાઈ પટેલ)

SRT /3/ NGM

6324 = 11/14

2009

બાનુકમ મંબર - ૬૩૨૪ માસની સભ્ય - ૩૦૦૦ ના - રૂબ. ૨૬ મી તારીખે ૨૦૦ થી ૩૦૦ વાગ્યાની વચ્ચે સુરત-૩ (નવાગામ) સબ રજીસ્ટ્રારની કચેરીમાં રજૂ કર્યાં.

પાંચ નંબર :- ૨૦૦૬૦૨૦૦૧૧૩૦૮

કી પર્સની છે તે જી. વેપાર ૧૦૫૨૩૦

નોંધવાની કી :- ૧૫૦

દખાલ :- ૨૦

એકદરે કુલ :- ૧૦૫૪૦૦

(અંકે રજીયા એક લાખ પાંચ હજાર ચારસો પૂરા.)



વર્ષોન કાકોરભાઈ પટેલ તે કાકોરભાઈ પ્રેમાભાઈ પટેલ ના. કુ.મુ.

(ડી. વી. પર્માર)
જોઈએ સબ રજીસ્ટ્રાર સુરત-૩ (નવાગામ)

(ડી. વી. પર્માર)
જોઈએ સબ રજીસ્ટ્રાર સુરત-૩ (નવાગામ)

પ્રાપ્તિનું નામ અને સંખ્ય	કેવર	શેરી/કા	ઠાળા/મ.ની છાપ	સહી
આપનાર વર્ષોન કાકોરભાઈ પટેલ તે કાકોરભાઈ પ્રેમાભાઈ પટેલ ના કુ.મુ. (વેપાર) સારણી, ઠા. બોલાંસી, સુરત કાલ રહેવાસી :- ૬૩૦૩, W ઉમારીબલકાંઈવે, ઉમાવાડુ, કેલીકોલીયા ૬૦૩૦૪ યુ.એસ.એ. પાન નં. FORM NO. 00	૪૬			



દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું સબુલ કરે છે.

SRT /3/ NGM

6324 = 12/14

2009

Copy of Sale Deeds

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

SRT/6/KRY

No 1816 15

2013

Certificate No.	: IN-GJ46064994670665L
Certificate Issued Date	: 22-Apr-2013 05:56 PM
Account Reference	: NONACC (FIY) gjevpl10/ CHORYASI/ GJ-SU
Unique Doc. Reference	: SUBIN-GJGJEVPL1068061343191639L
Purchased by	: INDO OVERSEAS CONSTRUCTION COMPANY
Description of Document	: Article 20(a) Conveyance - Immovable Property
Property Description	: MOJE-SAROLI, BLOCK NO:38(T.P.-35,F.P.-316)NON AGRICULTURE LAND.
Consideration Price (Rs.)	: 1,21,50,000 (One Crore Twenty One Lakh Fifty Thousand only)
First Party	: INDO OVERSEAS CONSTRUCTION COMPANY
Second Party	: RANJITBHAI NATHUBHAI AND OTHERS
Stamp Duty Paid By	: INDO OVERSEAS CONSTRUCTION COMPANY
Stamp Duty Amount(Rs.)	: 5,96,000 (Five Lakh Ninety Six Thousand only)

ZK 0003429491

Statutory Alert:
1 The authenticity of the Stamp Certificate can be verified at Authorized Collection Centres (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2 The Centres Details of ACCs, SHCIL Offices and SROs are available on the Web site: www.krcstamp.com

SRT/6/KRY

No 1816 15

2013

SRT - 6 / KRY

TOKEN: 33

DATE: 26/4/13

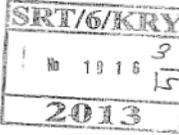
(2)

વેચાણ અવેજ રૂા. ૧,૨૧,૫૦,૦૦૦/- પુરા

સવંત ૨૦૧૩ વૈશ્વવિદ્યોપને વાર સુએવાર તારીખ રુમાહે :
એપ્રિલ, સને-૨૦૧૩ ના અંગ્રેજી દીને,

તયો પહેલાં પક્ષના વેચાણ દસ્તાવેજ લખાવી લેનાર યાને ખરીદનાર :-
ઈન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કું. એક રજી. ભાગીદારી પેઢી જેનો રજી.
નં. જીપુજે/એસઆરટી/(૧૭)/૨/૩૦૯૮૫ (PAN : AADFI 2347 F)
ઠે. સાગર હાઉસ, પાશ્વનગર કોમ્પલેક્સ, મજુરાગેટ, સુરત ના વતી અને તરકે
ભાગીદાર અને વહીવટકર્તા ધર્મેશભાઈ પદમશીભાઈ પટેલ,
ઉ.આ.વ : ૫૦, ધંધો : ખેતી તથા વેપાર, રહે. ૧૧૦૨, આધારશિલા
એપાર્ટમેન્ટ, ધોડ દોડ રોડ, સુરત. (PAN : ABGPP 6255 P)

Copy of Sale Deeds



(૩)
જોગ લી.

અમો બીજા પક્ષના વેચાણ દસ્તાવેજ લખી આપનાર યાને વેચનાર:-

(૧) રણજીતભાઈ નાયુભાઈ, ઉ.આ.વ. ૫૫, ધંધો. ખેતી,
રહે. મું. સારોલી, તા. ચોપાસી, જી. સુરત.
(PAN : AVTPP 9368E)

(૨) દિપનકુમાર રણજીતભાઈ, ઉ.આ.વ. ૨૮, ધંધો. ખેતી,
રહે-એજન્ટ.
(PAN : ASIPP 6162C)

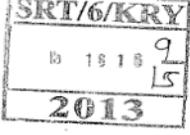
(તમો પહેલા પક્ષના તથા અમો બીજા પક્ષના એ સંજ્ઞાઓના સંપૂર્ણ અર્થમાં અન્યથા વીરોધાભાસ ન હોય ત્યા આ દસ્તાવેજમાં પક્ષકારો જાતે તથા પોતાના વંશ,વાલી, વારસો, સક્ષેસરો, સરવાઈવરો, અધીકૃત પ્રતીનીધીઓ, ટ્રાન્સફરીઓ, એસાઈનીઓ, એક્ઝીક્યુટરો, એડમીનીસ્ટ્રેટરો, ઉત્તરાધીકારીઓ; ઈત્યાદી, તમામનો સમાવેશ થઈ જાય છે)

જત આજ રોજ આ વેચાણ દસ્તાવેજથી અમો બીજા પક્ષના તમો પહેલા પક્ષનાને લખી આપીએ છીએ કે :-

ડીસ્ટ્રીક્ટ સુરત, તા. ચોપાસી, મોજે ગામ સારોલીના રેવન્યુ સરવે નં. ૧૬/૧ જેનો બ્લોક નં. ૩૮ જેનું ક્ષેત્રફળ છે. ૦-૩૨-૩૭ પ્રતિ આરે, જેનો આકાર ફા. ૧૨.૮૩ પૈસા જેને ટી.પી.સ્કીમ નં. ૩૫, ફા. પ્લોટ નં.







(૯)

પછીની તેવી તમામ જવાબદારી તમો પહેલા પક્ષનાની રહેશે સહી.

આ વેચાણ દસ્તાવેજ કુલ રૂા. ૫,૯૬,૦૦૦/- ના પુરા જનરલ સ્ટેમ્પ પેપર વાપરી કરેલ છે. આ દસ્તાવેજ અંગેની સ્ટેમ્પ ડ્યુટી, રજીસ્ટ્રેશન ફી, વકીલ ફી, ટાઈપીંગ ચાર્જ, વગેરે આનુષંગીક ખર્ચાઓ તમો પહેલા પક્ષનાએ ભોગવેલ છે. અને ભવિષ્યમાં ખુટતી સ્ટેમ્પ ડ્યુટી ભરવાની આવે તે ભરવાની જવાબદારી તમો પહેલા પક્ષનાની રહેશે સહી.

:- વેચાણ આપેલ મીલકત ની વિગત :-
શીકયલ

ડીસ્ટ્રીક્ટ સુરત, તા. ચોપાસી, મોજે ગામ સારોલીના રેવ. સર્વે નં. ૧૬/૧ જેનો બ્લોક નં. ૩૮ જેનું ક્ષેત્રફળ છે. ૦-૩૨-૩૭ પ્રતિ આરે જેનો આકાર ફા. ૧૨.૮૩ પૈસા જેને ટી.પી.સ્કીમ નં. ૩૫ ફા. પ્લોટ નં. ૩૧૬ જેનું ક્ષેત્રફળ ૧૯૪૩ ચો.મીટર થી નોંધાયેલ બીનખેતીની ખુલ્લી જમીન તેના લાગતા વળગતા અંદરના તથા બહારના તમામ હકકો સહીત કુલે દરોબસ્ત,
જેની ચર્ચાઓ નીચે મુજબ છે.

પૂર્વે :- ફા. પ્લોટ નં. ૨૬૪ તથા ૨૪ મીટર પહોળો ટી.પી. નો રોડ છે.
પશ્ચિમે:- ફા. પ્લોટ નં. ૨૬૫ આવેલ છે.
ઉત્તરે :- ૨૪ મીટર પહોળો ટી.પી. નો રોડ તથા ફા. પ્લોટ નં. ૨૬૫ છે.
દક્ષિણે :- ફા. પ્લોટ નં. ૨૬૪ ની મીલકત આવેલ છે.





EXHIBIT - 1

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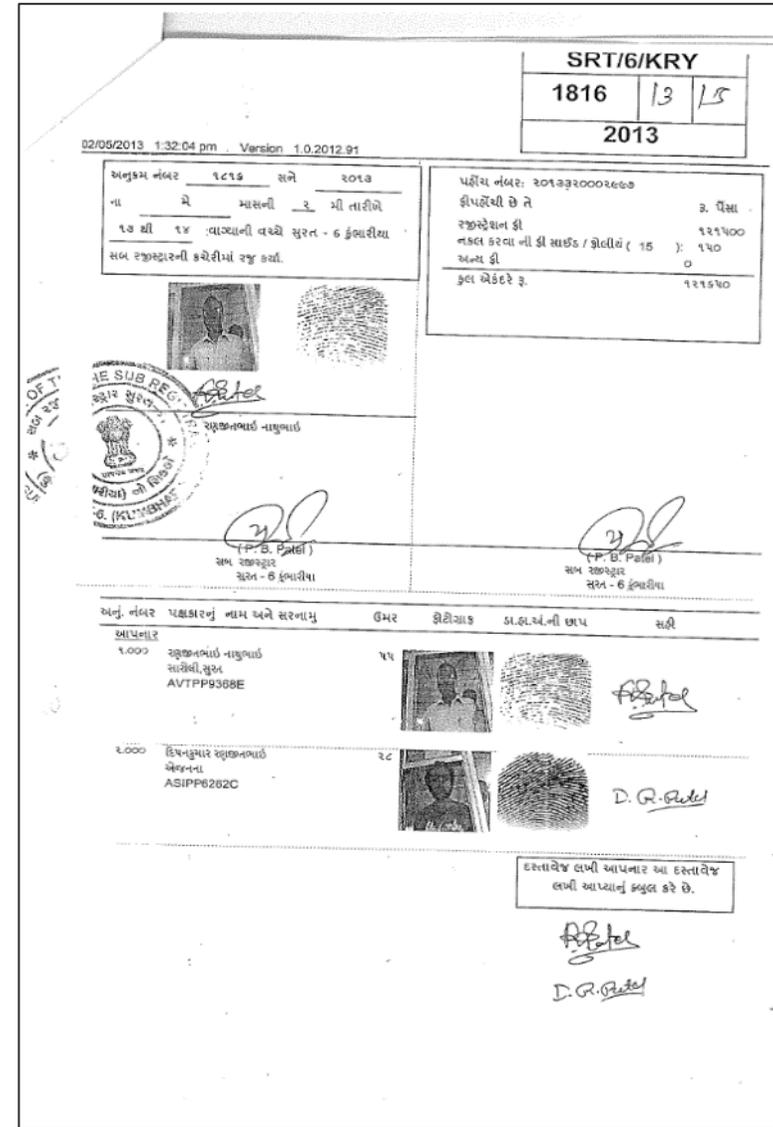
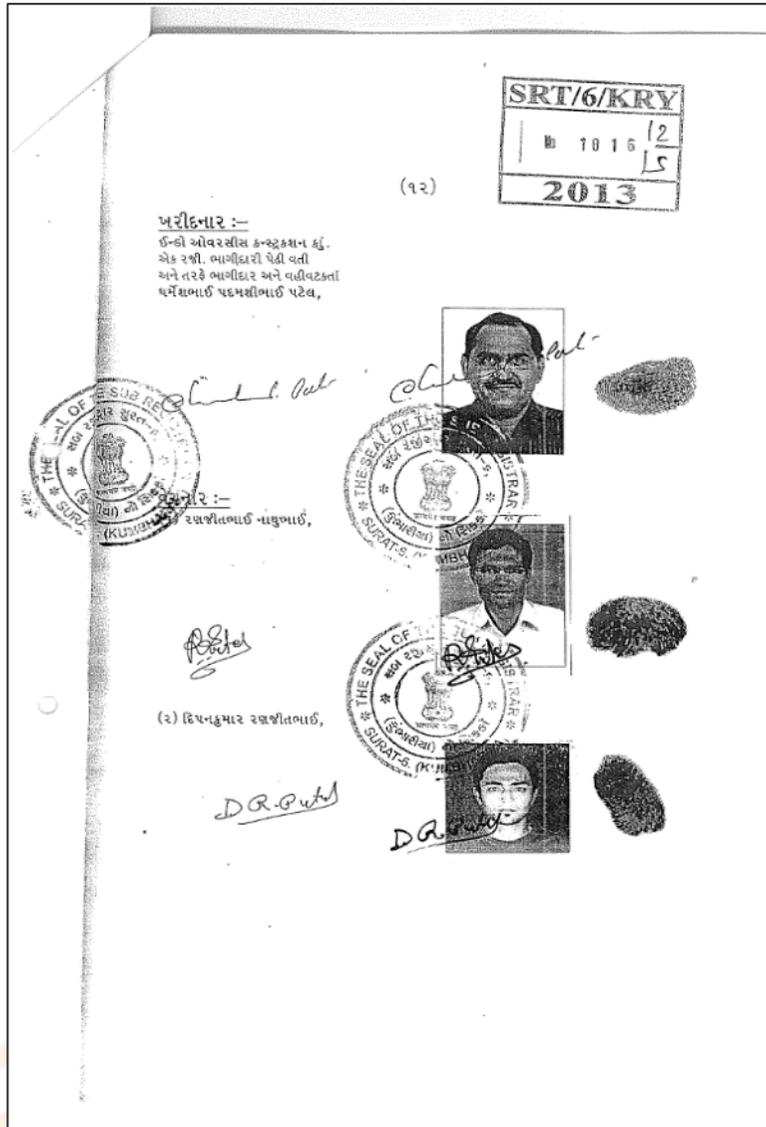


EXHIBIT - 2

Copy of Index - II

અનુક્રમણિકા નંબર - ૨
સબ-રજીસ્ટ્રાર કચેરી
એસ.આર.ઓ - Zone3 Navagam

ગામનું નામ : સારોલી

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ આકાર અથવા જુડી નંબર અને ધર નંબર ક્ષેત્રફળ આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, ગોલ્ડન અને પુસ્તક નંબર	શેરો
માલિકી ફેરખાત/વેચાણ રૂા. ૮૪૦૦૦૦૦૦=૦૦	1. Non-Agriculture (Open Plot) રે. સર્વે નંબર, 82/1 બ્લોક નં. 133/2 ક્ષેત્રફળ (જરાયત) છે. 0-98-13 પ્રતિ આરે તથા (બાગાયત) છે. 1-67-94 પ્રતિ આરે પોત ખરાબો છે. 0-09- 11 પ્રતિ આરે મળી કુલ ક્ષેત્રફળ રૂા. 2-75-18 પ્રતિ આરે	ઈશરભાઈ અબેલાલભાઈ જીમીત ઈશરભાઈ તાસબેન ઈશરભાઈ	ધર્મશભાઈ પદમશીભાઈ પટેલ તે ઈન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કુ. એક ભાગીદારી પેઢી ના વતી અને તરફે ભાગીદાર તરીકે	૨૯/૦૩/૨૦૧૧ ૦૭/૦૪/૨૦૧૧	૭૩૯૪	

મુકાબલ કરનાર
ખરી નકલ
સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Zone3 Navagam

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

એસ એ સાવલીયા ની તારીખ : ૧૨/૧૦/૨૦૧૧ ના રોજની
અરજી નંબર : ૨૨૩૦૯
પહેલું નંબર : ૨૦૧૧૦૨૦૦૩૩૭૭૯
તારીખ : ૧૩/૧૦/૨૦૧૧
સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Zone3 Navagam

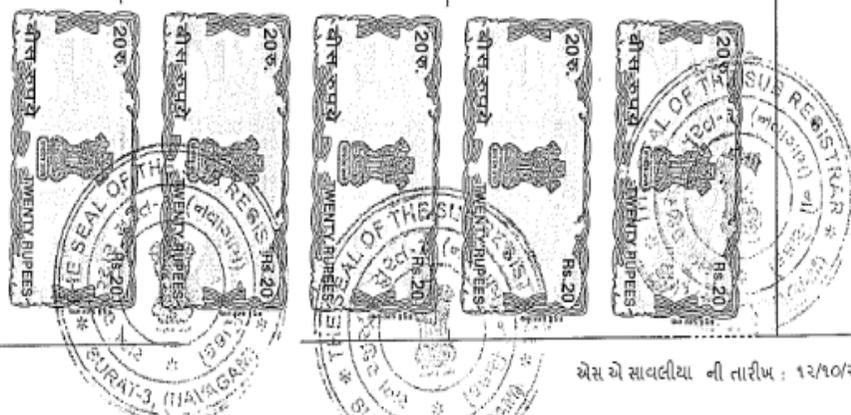
EXHIBIT - 2

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અનુક્રમણિકા નંબર - ૨
સબ-રજીસ્ટ્રાર કચેરી
એસ.આર.ઓ - Zone3 Navagam

ગામનું નામ : સારોલી

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. ચોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૨૬૧૦૦૦૦૦=૦૦	1. Agriculture (Open Land Farm) રે.સર્વે નંબર 8273 પલ્લેક નં. 135 જેનું ક્ષેત્રફળ 8701 ચો.મી. જુની શરતની પીચત ખેતીની જમીન.	ચંદુલાલભાઈ શીવલાલભાઈ ભુપેન્દ્રભાઈ શીવલાલભાઈ શાંતાબેન તે શીવલાલભાઈ કુબેરભાઈની વિધવા	ધર્મેશભાઈ પદમશીભાઈ પટેલ તે ઈન્ડી ચોવરસીક કન્સ્ટ્રક્શનકંપની એક ભાગીદારી પેઢી ના વતી અને તરફે તેના ભાગીદાર તથા વહીવટકર્તા તરીકે	16/02/2019 16/02/2019	3388	



મુકાબલ કરનાર
પરી નકલ

એસ ઓ સાવલીયા ની તારીખ : ૧૨/૧૦/૨૦૧૫ ના રોજની
અરજી નંબર : ૨૨૩૦૯
પહોંચ નંબર : ૨૦૧૫૦૨૦૦૩૩૭૯
તારીખ : ૧૩/૧૦/૨૦૧૫

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Zone3 Navagam

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

EXHIBIT - 2

Copy of Index - II

અનુક્રમિકા નંબર - ૨
સબ-રજીસ્ટ્રાર કચેરી
એસ.આર.ઓ - Zone3 Navagam

ગ્રામનું નામ : સાતેલી

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	ખનુકમ, ચોલ્ચુમ અને પૂષ નંબર	શેરો
માલિકી ફેરખતવેચાણ રૂ. ૪૫૩૨૪૦૦૦=૦૦	1. Non-Agriculture (Open Plot) ૨. સર્વે નંબર ૮૩, સ્લોકનં. 140, ક્ષેત્રફળ હે. 1-09-26 પ્રતિ આરે તથા પોત ખસબો હે. 0-04-05 પ્રતિ આરે મળી કુલે ક્ષેત્રફળ હે. 1-13-31 પ્રતિ આરે	માધવભાઈ છોતાભાઈ જાતે પોતે તથા નીચેના ના ફ.મુ. તરીકે 2. ભરતકુમાર માધવભાઈ 3. જયમાતીબેન રાજેન્દ્રકુમાર 4. રાજેન્દ્રકુમાર માધવભાઈ 5. ઉમિલાબેન ભરતભાઈ સવિતાબેન માધવભાઈ	ધર્મશભાઈ પદમશીભાઈ પટેલ તે ઈન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કુ એક ભાગીદારી પેટી ના વતી અને તરકે ભાગીદાર તરીકે	૧૦/૦૩/૨૦૧૧ ૧૭/૦૩/૨૦૧૧	૫૨૩૧	

મુકાબલ કરનાર
ખરી નકલ

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Zone3 Navagam

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

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Zone3 Navagam

મુકાબલ કરનાર ની તારીખ : ૧૨/૧૦/૨૦૧૫ ના રોજની
અરજી નંબર : ૨૨૩૦૯
પહેચ નંબર : ૨૦૧૫૦૨૦૦૩૩૭૯
તારીખ : ૧૩/૧૦/૨૦૧૫

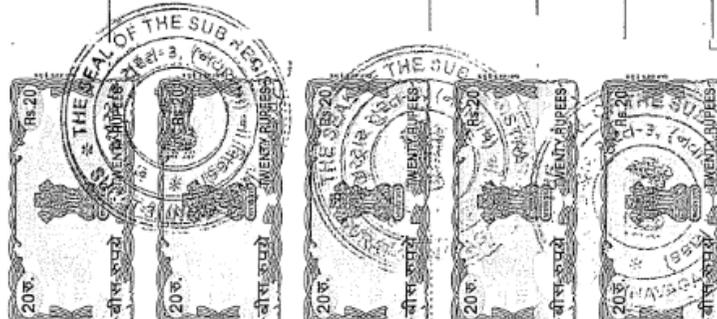


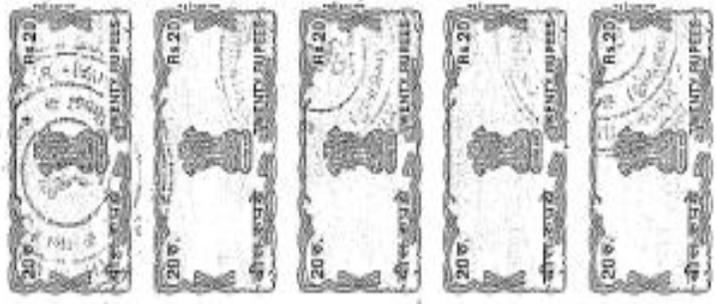
EXHIBIT - 2

Copy of Index - II

અનુક્રમણિકા નંબર - ૨
સમ-રજીસ્ટ્રાર સ્વેચ્છી
એસ આર ઓ - ૬ કુંભરીયા

અવન નામ : સારીલી

દસ્તાવેજનો પ્રકાર અને અવેજ (આમ પહાણ કિસ્મમાં અક્ષર પહે આપનાર અથવા પહે સમનાર અર્થે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આજાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુલમનાથ અથવા આદેશના સંબંધમાં પરિવારીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુલમનાથ અથવા આદેશના સંબંધમાં વાદીનું નામ	મફતી તારીખ નોંધણી તારીખ	અનુક્રમ નોંધણી અને પુસ્તક નંબર	ફેરો
માલિકી ફેરવવાવેચાણ ક્ર. ૧૧૧૫૦૦૦૦૦૦	રે.સ નં ૧૦૧/૧૦૬૦ ન ૩૪, જેનું કોનક્રીટ ૧૯૫૩ વે.પી બીએલીમાં જમીન	સમજાવવા નં-૩૬૬૬૬૬ દિવાનુમત્ર ૨૦૧૭/૧૭૭૭	દા.તો મોવરલોક કન્ટ્રોલ ક્રો એક રજી.બી.દી.વી પેઠી ના સારીલી પરિવાર પડનારીયા પટેલ	દા.તો મોવરલોક કન્ટ્રોલ ક્રો એક રજી.બી.દી.વી પેઠી ના સારીલી પરિવાર પડનારીયા પટેલ	૦૨/૦૫/૨૦૧૩ ૦૨/૦૫/૨૦૧૩	૧૮૧૧	



એ.આર.સાવલીયા ની તારીખ : ૧૩/૦૮/૨૦૧૧ ના રોજની

મુક્તમલ કરનાર
અરી નક્કલ

બરજી નંબર : ૩૮૬૫
પરીચ નંબર : ૨૦૧૫૧૦૦૦૦૦૦૮૪
તારીખ : ૧૩/૦૮/૨૦૧૫

સમ-રજીસ્ટ્રાર
એસ આર ઓ - ૬ કુંભરીયા

નોંધ: કોમ્પ્યુટર સિસ્ટમમાં કોઈ પણ રીતે ફેરો સુધારો માન્ય ગણાશે નહીં.

Abstract-7

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૩૮
 સત્તા પ્રકાર: જુની શરત (જુ.શ) ગામ/ મોજા: સારોલી
 ખેતરનું નામ: તાલુકો: ચોરાસી
 અન્ય વિગતો: સરવે નંબર.૧૬/૧ જિલ્લો: સુરત

લાયક જમીન	ક્ષેત્રફળ	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયાત	૦-૩૨-૩૭		૬૧,૧૦૩,૩૭૨,૩૭૩,૪૮૨,૧૧૧,૧૫૭૨,૧૫૭૪.
કુલ ક્ષેત્રફળ	૦-૩૨-૩૭	૨૫૭ ૦-૩૨-૩૭ ૧૨.૦૩	ઈન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કં. એ. રજી. ભાગીદારી પેઢીના ભાગીદાર ધર્મશભાઈ પદમશીભાઈ પટેલ(૧૫૭૪)
આકાર રૂ.	૧૨.૦૩		
જુડી તથા વિશેષધારી રૂ.	૦.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
	૧૫૮,૮૮૭,૧૨૭,૧૫૨૦.		
	કુલ રૂ. <૧૫૮> કલે. સાહેબ સુરતનાં તા.૧૬/૦૪/૨૦૧૩ ના રોજ હુકમનં.(જો)બખ/તપસ/રજી.નં.૬૫૮ થી ૬૬૬/૧૨-૧૩ થી બ્લોક નં.૩૮ સે. ૩૨૩૭ ચો.મી. ટી.પી. નં. ૩૫-(કુભારીયા-સારોલી સહિયા કેમાદ દેવધ ડાહર)<૧૫૭૨> -એફ.પી. નં. ૩૧૬ મુજબ ૧૦૪૩ ચો.મી. વાણિજ્ય હેતુ માટે બીનખેતીમાં ફેરુકેની નોંધ કરી<૧૫૭૨>		



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 GOVERNMENT OF GUJARAT
 Date: 07-05-2022 10:10:28 IST
 MAMLATDAR OFFICE, CHORASI



#-નામજુર ક-તકશરી --૨૬
 છેલ્લી નોંધની અસર આપ્યા તા.20/08/2013 01:23:29 ની સ્થિતિએ
 સૌજન્ય : રાષ્ટ્રીય સુચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargeable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).
 Page 1 of 1

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૩૩/૨
 સત્તા પ્રકાર: જુની શરત (જુ.શ) ગામ/ મોજા: સારોલી
 ખેતરનું નામ: તાલુકો: ચોરાસી
 અન્ય વિગતો: સરવે નંબર -૮૨/૧ જિલ્લો: સુરત

લાયક જમીન	ક્ષેત્રફળ	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયાત	૦-૦૮-૧૩		૧૫૧,૧૦૭,૩૭૨,૩૭૩,૪૧૦,૬૮૦,૧૧૧૨,૧૪૬૫,
બાગાયત	૧-૬૭-૦૪		૧૪૬૬,૧૫૭૨,૧૮૭૦.
પો.ખ. મારગ	૦-૦૬-૧૧		
કુલ ક્ષેત્રફળ	૨-૭૫-૧૮	૬૦ ૨-૭૫-૧૮ ૮૭૩૧	ઈન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કુ.એક ભાગીદારી પેઢીના વતી અને ભાગીદાર(૧૪૪૬) ધર્મશભાઈ પદમશીભાઈ પટેલ(૧૪૪૬)
આકાર રૂ.	૮૭.૩૧		
જુડી તથા વિશેષધારી રૂ.	૦.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
	૪૮૭,૫૩૬,૬૮૦,૭૧૪,૭૭૫,૮૨૮,૮૬૧,૧૩૦૬.		
	મહેશુલી પ્રાધિકારી, ગુજરાત રાજ્ય ગાંધીનગર ના હુકમ ક્રમાંક/છજર/લીગલ/અપીલ નં.૧૩/૨૦૧૫ તા.૨૧/૦૨/૨૦૧૮ થી હુકમની નોંધ કરી<૦> "ગ.પા.ક.૬૩ની પરવાનગીના હુકમની નોંધ.<૧૪૬૫> કલે. સાહેબ સુરતનાં તા.૧૬/૦૪/૨૦૧૩ ના રોજ હુકમનં.(જો)બખ/તપસ/રજી.નં.૬૫૮ થી ૬૬૬/૧૨-૧૩ થી બ્લોક નં. ૧૮૭ સે. ૧૦૫૨૩ ચો.મી. અને બ્લોકનં. ૧૩૬ સે. ૧૦૦૨૬ ચો.મી. અને બ્લોકનં. ૧૩૩/૨-૮૧૫૭૨> -સી. રઘુવંશી ચો.મી. જમીન ટી.પી. નં. ૩૫-(કુભારીયા-સારોલી સહિયા કેમાદ દેવધ ડાહર) એફ.પી. નં. ૨૬૪ મુજબ ૨૦૮૮ ચો.મી. વાણિજ્ય હેતુ માટે બીનખેતીમાં ફેરુકેની નોંધ કરી<૧૫૭૨>		



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 GOVERNMENT OF GUJARAT
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 MAMLATDAR OFFICE, CHORASI



#-નામજુર ક-તકશરી --૨૬
 છેલ્લી નોંધની અસર આપ્યા તા.04/08/2020 02:03:22 ની સ્થિતિએ
 સૌજન્ય : રાષ્ટ્રીય સુચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargeable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).
 Page 1 of 1

Abstract-7

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૩૫
 સત્તા પ્રકાર: જુની સરત (જુ.સ) ગામ/ મોજ: સારોલી
 ખેતરનું નામ: તાલુકો: ચોરાસી
 અન્ય વિગતો: સરવે નંબર -૮૨/૩ જિલ્લો: સુરત

લાયક જમીન	ક્ષેત્રફળ હે. આર. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આર. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
બાગાયત	૦-૮૭-૦૧		૩૨,૧૯૩,૨૦૬,૨૩૬,૩૨૬,૩૪૮,૩૭૨,૩૭૩, ૧૪૪૯,૧૪૫૧,૧૫૭૨,
કુલ ક્ષેત્રફળ	૦-૮૭-૦૧		
આકાર રૂ.	૩૪.૭૫	૬૯ ૦-૮૭-૦૧ ૩૪.૭૫	ઇન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કુ.એક ભાગીદારી પેઢીના વતી અને ભાગીદાર(૧૪૪૬) ધર્મસભાઇ પદમશીભાઇ પટેલ(૧૪૪૬)
જુડી તથા વિશેષધારો રૂ. પાણીભાગ રૂ.	૦.૦૦ ૦.૦૦		
ગણોતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
ગ.ધા.ક.૬૩ ની પરવાનગીના હુકમની નોંધ<૧૪૪૯> કલે.સાહેબ સુરતનાં તા.૧૬/૦૪/૨૦૧૩ ના રોજ હુકમનું (જે)બખ/તપસ/૨જી.નં.૬૫૮ થી ૬૬૬/૧૨ -૧૩ થી બ્લોક નં.૧૩૫ હે. ૮૭૦૧ ચો.મી. ટી.પી. નં. ૩૫-(કુંભારીયા-સારોલી સહિયા હેમાદ દેવધ ડ્રાફ્ટ)-<૧૫૭૨> -એક.પી. નં. ૨૬૫ મુજબ ૫૨૨૧ ચો.મી. વાણિજ્ય હેતુ માટે બીનખેતીમાં હેતુકેરની નોંધ કરી<૧૫૭૨>			


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#-નામંજુર ક-નંકરાલી --૨૯
 છેલ્લી નોંધની અસર આપ્યા તા.૦૧/૦૮/૨૦૧૩ ૦૨:૦૮:૨૭ ની સ્થિતિએ
 સીકન્ડ : રાષ્ટ્રીય સૂચના-વિભાગ કેબ, ગુજરાત રાજ્ય

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૪૦
 સત્તા પ્રકાર: બીન ખેતી ગામ/ મોજ: સારોલી
 ખેતરનું નામ: તાલુકો: ચોરાસી
 અન્ય વિગતો: સરવે નંબર -૮૩ જિલ્લો: સુરત

લાયક જમીન	ક્ષેત્રફળ હે. આર. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આર. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૦૭-૦૮		૨૦,૧૯૩,૩૫૩,૩૭૩,૭૦૫,૧૨૭૯,૧૪૫૯,૧૫૩૬, ૧૫૭૨,
બાગાયત	૧-૦૨-૧૮		
પો.ખ. મારગ	૦-૦૪-૦૫		
કુલ ક્ષેત્રફળ	૧-૧૩-૩૧	૬૯ ૧-૧૩-૩૧ ૫૬૬૫.૫૦	ઇન્ડો ઓવરસીસ કન્સ્ટ્રક્શન કુ.એક ભાગીદારી પેઢીના વતી અને ભાગીદાર(૧૪૪૬) ધર્મસભાઇ પદમશીભાઇ પટેલ(૧૪૪૬)
આકાર રૂ.	૦.૦૦		
જુડી તથા વિશેષધારો રૂ. પાણીભાગ રૂ.	૫૬૬૫.૫૦ ૦.૦૦		
ગણોતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
મે.વ.મામ.અને કૃષિપંચ(ગણોત) તા.ચોરોલીના તા.૧૩/૧૧/૨૨૦૭ ના હુકમ નં.ગણોત કેસ નં.૧૭૪/૦૩ થી (૧) ભરતકુમાર માધવભાઇ (૨) માધવભાઇ છીતાભાઇ-<૧૫૩૬> - (૩) સવિતાબેન માધવભાઇ તથા (૪) રાજેન્દ્રકુમાર માધવભાઇ ને ગ.ધા.ક .૭૦(બ) મુજબ ખેડુત ખાતેદાર ઠરાવેલ છે.<૧૫૩૬> કલે.સાહેબ સુરતનાં તા.૧૬/૦૪/૨૦૧૩ ના રોજ હુકમનું (જે)બખ/તપસ/૨જી.નં.૬૫૮ થી ૬૬૬/૧૨ -૧૩ થી બ્લોક નં.૧૪૦ હે. ૧૧૩૩૧ ચો.મી. ટી.પી. નં. ૩૫-(કુંભારીયા-સારોલી સહિયા હેમાદ દેવધ ડ્રાફ્ટ)-<૧૫૭૨> -એક.પી. નં. ૨૭૩ મુજબ ૯૬૧૭ ચો.મી. વાણિજ્ય હેતુ માટે બીનખેતીમાં હેતુકેરની નોંધ કરી<૧૫૭૨>			


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#-નામંજુર ક-નંકરાલી --૨૯
 છેલ્લી નોંધની અસર આપ્યા તા.૦૧/૦૮/૨૦૧૩ ૦૨:૦૮:૨૭ ની સ્થિતિએ
 સીકન્ડ : રાષ્ટ્રીય સૂચના-વિભાગ કેબ, ગુજરાત રાજ્ય

Abstract-7&12

ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૮૭
 સત્તા પ્રકાર: જુની શરત (જુ.શ) ગામ/ મોજે: સારોલી
 ખેતરનું નામ: તાલુકો: ચોરાસી
 અન્ય વિગતો: સરવે નંબર - ૮૭/૨ + ૮૬/૨ જિલ્લો: સુરત

લાયક જમીન	ક્ષેત્રફળ	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૧૪-૧૭		૪૩,૧૯૩,૩૦૪,૩૬૯,૩૭૨,૩૭૩,૭૬૪,૧૩૬૨,
બાગાયત	૦-૯૦-૦૫		૧૩૮૯,૧૫૭૨,
પો.ખ. કુવો	૦-૦૧-૦૧		
કુલ ક્ષેત્રફળ	૧-૦૫-૨૩	૨૨૧ ૧-૦૫-૨૩ ૩૫.૨૫	ધર્મેશભાઈ પદમશીભાઈ પટેલ(૧૩૬૨)
આકાર રૂ.	૩૫.૨૫		
જુડી તથા વિશેષધારી રૂ.	૦.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો		
	૫૮૫,૬૧૨,૬૪૨,૬૮૩,૧૩૫૬+,૧૩૮૯, મામ.શ્રી ચોરસીના હુકમનં.મામલતદાર કોર્ટ એક્ટ/કેસ નં.૪/૦૯<૧૩૮૯> તા.૧૦/૨/૧૦ મુજબ કાલેવાહી બંધ<૧૩૮૯> હલે.સાહેબ સુરતનો તા.૧૬/૦૪/૨૦૧૩ ના રોજ હુકમનં.(જોબખ/તપસ/૨જી.નં.૬૫૮ થી ૬૬૬/૧૨ -૧૩ થી બ્લોક નં. ૧૮૭ સે. ૧૦૫૨૩ ચોમી. અને બ્લોકનં. ૧૩૬ સે. ૧૦૯૨૬ ચોમી.અને બ્લોકનં. ૧૩૩/૨<૧૫૭૨> -સે. ૨૭૫૧૮ ચોમી જમીન ટી.પી. નં. ૩૫-(કુંભારીયા-સારોલી સહિયા હેમાદ દેવધ ડ્રાઇવ) એ.ક.પી. નં. ૨૬૪ મુજબ ૨૯૩૮૪ ચોમી. વાણિજ્ય હેતુ માટે બીનખેતીમાં હેતુકેરની નોંધ કરી<૧૫૭૨>		




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નામજુર & તકરારી **૨૯
 છેલ્લી નોંધની અસર આપ્યા તા.૦૧/૦૮/૨૦૧૩ ૦૨:૦૮:૨૯ ની સ્થિતિએ
 સૌજન્ય : રાષ્ટ્રીય સૂચના-વિભાગ કેબ, ગુજરાત રાજ્ય

Page 1 of 1

આર. વી. રાહ છ. (સુધારેલ)

ગામ નમૂનો નંબર ૭ અને ૧૨ No. J 7462642

બ્લોક/સરવે નંબર: ૧૮૭
 સત્તા પ્રકાર: જુની શરત (જુ.શ)
 ખેતરનું નામ: તાલુકો: ચોરાસી
 ગામ/ મોજે: સારોલી

લાયક જમીન	ક્ષેત્રફળ	ખાતા નંબર	નોંધ નંબરો	સહકાર	નોંધ નંબરો અને કબજેદારોના નામ
જરાયત	૦-૩૨-૩૭		૬૧,૧૯૩,૩૦૪,૩૬૯,૩૭૨,૧૧૧,૧૫૭૨,૧૫૭૫,		
કુલ ક્ષેત્રફળ	૦-૩૨-૩૭	૨૫૭ ૦-૩૨-૩૭ ૧૨.૯૩			ઈન્ડી ચોવરસીસ કન્સ્ટ્રક્શન કં. એક. રજી. ભાગીદારી પેઢીના ભાગી ધર્મેશભાઈ પદમશીભાઈ પટેલ(૧૫૭૫)
આકાર રૂ.	૧૨.૯૩				
જુડી તથા વિશેષધારી રૂ.	૦.૦૦				
પાણીભાગ રૂ.	૦.૦૦				
ગણતિયાની વિગતો	બીજા હકો અને બોજાની વિગતો				
	૧૫૮,૮૮૭,૧૩૭,૧૫૭૫, કુકરે<૧૫૮> હલે.સાહેબ સુરતનો તા.૧૬/૦૪/૨૦૧૩ ના રોજ હુકમનં.(જોબખ/તપસ/૨જી.નં.૬૫૮ થી ૬૬૬/૧૨ થી બ્લોક નં.૩૮ સે. ૩૨૩૭ ચોમી. ટી.પી. નં. ૩૫-(કુંભારીયા-સારોલી સહિયા હેમાદ દેવધ ડ્રાઇવ)<૧૫૭૫> -ચો.પી. નં. ૩૧૬ મુજબ ૧૬૪૩ ચોમી. વાણિજ્ય હેતુ માટે બીનખેતીમાં હેતુકેરની નોંધ કરી<૧૫૭૫>				

આર. વી. રાહ છ.

નામજુર & તકરારી **૨૯

EXHIBIT - 4



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મોજા સારોલી તા.ચોપરીયા બ્લોક નં.૩૦,૧૨૫,૧૩૩૨,૧૩૬,૧૦૦,૧૩૦,૧૩૨,૧૪૦ ટી.પી.કીમ નં.૩૫ (કુંભારીયા-સારોલી-સાથીયાહેમાદ-દેવધ) કા.પ્લોટ નં.૩૧૬,૩૬૫,૩૬૪,૩૧૦,૩૬૩ તથા ૨૦૧૬ થી ૨૦૨૩ થી મો.વાપી જમીન ખાતે અરેની કમ્પ્લીટ હુમ નં.(જી)ખખતપક/૨૦૧૬ નં.૬૫૮ થી ૬૬૬/૧૨-૧૩ તા.૧૬/૦૪/૨૦૧૭ નું આદેશ

ઉપર મુજબ એકત્રીત(નોંધાયેલગમેશન) પ્લાનની કુલ થી.૬૯૦૩૧.૦૦ ચો.મી. જમીન ઉપર વાણિજ્ય (હાઈ રાઈઝ બીલ્ડીંગ-મા.કલોર+૦ માળ) હેતુ માટે બાંધકામ કરવા પ્લાન રજુ કરેલ છે. જે જોતાં બીલ્ડઅપ એરીયા થી.૧૨૫૫૫.૭૦ ચો.મી. જમીન ઉપર વાણિજ્ય હેતુ માટેનું એ બિલ્ડીંગ(મા.કલોર+૦ માળ) તથા બીલ્ડઅપ એરીયા થી.૬૯૦૩૧.૦૦ ચો.મી. જમીન ઉપર બી બિલ્ડીંગ(મા.કલોર+૦ માળ)નું બાંધકામ કરવા તથા કમ્યુનર ડેવલપમેન્ટ માટે થી.૪૧૦૩.૦૦ ચો.મી. જમીન અત્યંત રાખવા આયોજન કરેલ છે.

મુખ્ય કારોબારી અધિકારીશ્રી, મુરત શહેરી વિકાસ સત્તા મંડળ, મુરતએ આમુખ-૧૧ માં દર્શાવેલ તા.૧૮/૦૬/૧૨ ના પત્રથી પ્રમુખશાહી મોજાસારોલી તા.ચોપરીયા જી.સુરત ટી.પી.કીમ નં.૩૫ (કુંભારીયા-સારોલી-સાથીયા હેમાદ-દેવધ) લાગુ પડતા ફાળવેલ નીચે મુજબની જમીનો અંગે વાણિજ્ય હેતુ માટેના બાંધકામનું પ્લાન સહ વિકાસ પરવાનગી અરજી સૈધ્ધાંતિક રીતે મંજૂર કરેલ છે.

ક્રમ	બ્લોક નંબર	મુજબ નંબર	વેરક્રમ	અંતિમ ખંડ	વેરક્રમ	મુખ્ય બાંધકામનું વેરક્રમ
૧	૧૩૦	૨૬૩	૦૫૮૮	૨૬૩	૧૨૩૫૮	૧૩૬૩૦૫.૨૮
૨	૧૩૮		૫૫૬૫			
૩	૧૮૦	૨૬૪/૧	૧૦૫૨૩	૨૬૪	૨૯૩૮૪	
૪	૧૩૬	૨૬૪/૨	૧૦૮૨૬			
૫	૧૩૩/૨	૨૬૪/૩	૨૭૫૯૮			
૬	૧૩૫	૨૬૫	૮૭૦૧	૨૬૫	૫૨૦૦	
૭	૧૪૦	૨૭૩	૧૧૩૩૧	૨૭૩	૮૬૧૭	
૮	૩૮	૩૧૬	૩૨૩૦	૩૧૬	૧૯૪૩	
૯	૩૯	૩૧૭	૧૦૫૫૨	૩૧૭	૧૦૫૦૮	
૧૦	૩૯	૩૧૭	૮૫૮૪૧	૩૧૭	૬૯૦૧૦	

ઉક્ત વિગતે સૈધ્ધાંતિક રીતે પ્લાન મંજૂર કર્યા બાદ પ્રવર નગર નિયંત્રકશ્રી મુરત શહેરી વિકાસ સત્તા મંડળે મુરતએ તા.૬/૦૧/૧૨ ના પત્રથી મોજા સારોલી તા.ચોપરીયા જી.સુરતના બ્લોક નં.૧૩૩/૨, ૧૩૫, ૧૩૬, ૧૩૭, ૧૩૮, ૧૪૦, ૧૮૦, ૧૮૦, ૩૮ તથા ૩૯ ની જમીનોને સરકારીમાં મંજૂરી અર્થે પાઠવેલ મુસદ્દાંરૂપ નગર રચના યોજના નં. ૩૫ (કુંભારીયા-સારોલી-સાથીયાહેમાદ-દેવધ) માં ફાળવેલ કા.પ્લોટ નં.૨૬૩,૨૬૪, ૨૬૫,૩૧૦, ૩૧૬, ૩૧૭ વાળી રહેણાંક ઝોનમાં ક્ષિત જમીનનું દર્શાવેલ વેરક્રમ અંગે અગાઉ અરે પાઠવેલ અંતિમખંડ ની અંતિમખંડ નં.૨૬૫ થી.૫૨૦૦ ચો.મી. ની જગ્યાએ થી.૫૨૨૧ ચો.મી. અને કુલ થી.૬૯૦૧૦ ચો.મી. ના બાંધકામને થી.૬૯૦૩૧ ચો.મી. ખાતે લઈ ધરિત કાર્યવાહી કરવા જણાવેલ છે.

નવાણી મોજાસારોલી તા.ચોપરીયા જી.સુરતના (૧) ક.નં.૮૩ નં.૧૪૦ થી.૧૧૩૩૧ ચો.મી. (૨) ક.નં.૧૩૩/૨ બ.નં.૧૩૩ થી.૧૦૫૫૮ ચો.મી. (૩) ક.નં.૨૫ બ.નં.૧૩૮ થી.૫૫૬૫ ચો.મી. તથા (૪) ક.નં.૧૩૫ બ.નં.૨૭૩ થી.૧૧૩૩૧ ચો.મી. જમીન અંગે LRC-65 હેઠળ રહેણાંકના હેતુ માટે બીનપેતાની પરવાનગી આપવા વિચાર વિનય અધિકારીશ્રી શ્રીલક્ષ્મી સિંઘવત,મુરત અનુક્રમે (૧) તા.૦૫/૦૪/૨૦૦૮ (૨) તા.૦૫/૦૪/૨૦૦૮ (૩) તા.૦૫/૦૪/૨૦૦૮ તથા (૪) તા.૦૬/૧૦/૨૦૦૮ ના હુકમની શરત નં.૨૫,૨૭ તથા ૩૬ ના ભંગ બદલ શરત નં.૩૪ (ખ)(બ) મુજબ LRC-67 હેઠળ શરતભંગની કાર્યવાહી અંતર્ગત અરજદારને ન્યાયની તીતમાં રજૂઆત કરવાની તક આપવા, કુંભારીયા તા.૧૦/૧૦/૧૨ ના મોજા અરજદાર/કમ્પ્લેટરશ્રીએ દેડ ભરવા બાબતે આપેલ સંબંધે કડકે જવાબ તથા આમુખ-૧૨ ના કાવળી જોગવાઈ સહ આમુખ-૧૩ અને ૧૪ ની જોગવાઈ અવલોકનમાંથી ઘટી,આમુખ-૧૫ થી ૧૭ ના ફરલ જોગવાઈ મુજબ વિશેષધારો, રૂપાંતરકર તથા દેડ ની રકમ નીચે મુજબ વસૂલ લેવામાં આવેલ છે.

મોજા સારોલી તા.ચોપરીયા બ્લોક નં.૩૦,૧૨૫,૧૩૩૨,૧૩૬,૧૦૦,૧૩૦,૧૩૨,૧૪૦ ટી.પી.કીમ નં.૩૫ (કુંભારીયા-સારોલી-સાથીયાહેમાદ-દેવધ) કા.પ્લોટ નં.૩૧૬,૩૬૫,૩૬૪,૩૧૦,૩૬૩ તથા ૨૦૧૬ થી ૨૦૨૩ થી મો.વાપી જમીન ખાતે અરેની કમ્પ્લીટ હુમ નં.(જી)ખખતપક/૨૦૧૬ નં.૬૫૮ થી ૬૬૬/૧૨-૧૩ તા.૧૬/૦૪/૨૦૧૭ નું આદેશ

પ ત ળ

બિનપેતાની બાંધકામ નિયમનકલ કરી આપેલ જમીનની વિગત તથા કમ્પ્લેટરનું નામ.	વચકાસ બાંધકામનું વેરક્રમ	મુજબ પ્લાન મુજબ નિયમનકલ કરેલ બાંધકામ નો બિનપેતાની ઉપયોગનો પ્રકાર તથા તેના વિશેષધારાના કરની વિગત.
મોજા સારોલી તા.ચોપરીયા જી.સુરત	૧૫૫-૦૦ ચો.મી.	વાણિજ્ય વિષયક :
થી. ૩૬૫૮૮-૦૦ ચો.મી. વાણિજ્ય (LRC-66) ના રૂ.૦-૨૦ પૈસા લેખે પ્રતિ વર્ષના રૂ.૨૧૯૨૯.૦૦ પૈસા તથા થી.૩૨૪૮૩-૦૦ ચો.મી. વાણિજ્ય (LRC-65/A) ના રૂ.૦-૨૦ પૈસા લેખે પ્રતિ વર્ષના રૂ.૧૮૪૯૦.૦૦ પૈસા મુજબ રૂ.૪૧૪૧૯.૦૦ પૈસા વત્તા અન્ય ઉપકર.		

ક્રમ	શ.ન.	બ્લોક નં	વેરક્રમ	વેરક્રમ	વેરક્રમ	વેરક્રમ
૧	૧૬૧	૩૦	૧૧૩૩૧	૨૬૫	૫૨૦૦	
૨	૧૬૩	૧૩૫	૧૧૩૩૧	૨૭૩	૮૬૧૭	
૩	૧૬૪	૧૩૩/૨	૧૧૩૩૧	૨૭૩	૮૬૧૭	
૪	૧૬૫	૩૮	૩૧૬	૩૨૩૦	૧૯૪૩	
૫	૧૬૬	૩૯	૩૧૭	૧૦૫૫૨	૧૦૫૦૮	
૬	૧૬૭	૩૯	૩૧૭	૮૫૮૪૧	૬૯૦૧૦	

વસૂલ કરવામાં આવેલ

કરની રકમ	રૂપાંતરકરની રકમ	વસૂલ લીધેલ કુલ રકમ	ઉપકર.
૨૧,૧૨૨,૨૧૦.૦૦ પૈસા	૨૧,૧૨૨,૨૧૦.૦૦ પૈસા	૪૨,૨૪૪,૪૨૦.૦૦ પૈસા	અવગણ્ય
૨૧,૧૨૨,૨૧૦.૦૦ પૈસા	૨૧,૧૨૨,૨૧૦.૦૦ પૈસા	૪૨,૨૪૪,૪૨૦.૦૦ પૈસા	

રચના કરવા માટે દાખલ

સહી/xxx (અધિકારી સિવદર) કમ્પ્લેટર

Copy of Development Permission Letter



સુરત શહેરી વિકાસ સત્તામંડળ

"સુડાલવન", ત્રીજો માળ, વેસુ-આલવા રોડ, વેસુ, સુરત.
ફોન નં. (૦૨૬૧) ૨૫૦૦૦૬૭, ૬૮, ૯૧

ઇ મેઇલ એડ્રેસ-stptech-suda-srt@gujrat.gov.in વેબ સાઇટ : http://www.sudaonline.org

Outward No. :
Proposal No. : 8305-A-Reva-9173

18202

Outward Date :
6-3-22



વર્ણન મા લીધું :

- શ્રી ધર્મશભાઈ પી. પટેલ તે ઈન્ડ. ઓવરસીસ કંપનીના ભાગીદાર તથા અન્નો, રહેવાસી: આધારશીલા એપાર્ટમેન્ટ, ખોડદોડ રોડ, સુરત, (M) ૯૮૯૮૦-૫૫૩૩૩ ની વિકાસ પરવાનગીની અરજી.
- સુરત શહેરી વિકાસ સત્તામંડળ તા. 11/2/99 ના હુકમ નં. સુડ/યુ.૬/વધી-199/855.
- સરકારશ્રીના શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના તા.29/05/2001 ના હુકમ ક્રમાંક પરચ/102001/455/લ.
- ગુજરાત રાજ્ય સરકારશ્રીના હુકમ નં. જીએચ/વી/100 ઓફ 2004/ડીવીવી/1403/3300/એલ. તા.2-9-2004 ના અસાધારણ રાજ્યપત્ર પ્રસિધ્ધ કરેલ અહેરનામું.
- સુરત શહેરી વિકાસ સત્તામંડળની તા. 06/04/2005 ની બેઠક નં. 195 ના 6૪વ નં. 2371.
- અત્રેની કચેરીના આદેશ નં. સુડ/યુ.4/વિપઅ/6132/2283 તા. 11/04/2005.
- અત્રેની કચેરીના હુકમ નં. સુડ/યુ.4/વિપઅ/પાવસ/1063/ટેક/જ.૧-783/2005 તા.05/10/05.
- એરપોટ ઓથોરીટી ઓફ ઈન્ડીયા ના તા.૦૨/૦૫/૨૦૧૪ ના પત્ર નં.બીટી/૧/એન.ઓ.સી.સી./સીએસ/મું/૧૪/એનઓસીએએસ/સુડ/૧૨૬/૮૬૬/૭૩૮-૪૧.
- ક્લેક્ટરશ્રી, સુરતના બિનખેતી હુકમ નં.: (જે)/બખ/તપસ/રજી.નં.૬૫૮ થી ૬૬૬/૧૨-૧૩, તા.૧૬/૦૪/૨૦૧૩.
- અત્રેની કચેરીના એમાલગમેશન હુકમ નં.સુડ/યુ-૪/વિપઅ-૮૩૦૫-અ/૫૪૪૦, તા.૦૪/૧૦/૨૦૧૩.
- ગુજરાત સરકારશ્રીના ખાસ ફરજ પરના અધિકારીશ્રી અને નાયબ સચિવશ્રી, શ.વિ.અને શ.ગૃ.નિ.વિભાગ, ગાંધીનગરના હુકમ નં.TPS-142014-510-L, તા.20/02/2015.
- નગર રચના અધિકારી, નગર રચના યોજના, એકમ-૭ સુરત ના પત્ર નં.નરખો /સુરત નં. -૩૫ (કુંભારીયા-સારોલી-સાક્ષીયા હેમદ-દેવધ) મુળખંડ નં.૧૩૭,૧૩૮,૧૮૭,૧૩૬,૧૩૩/૨,૧૩૫,૧૪૦,૩૮,૩૯/૧૮૮ તા.૦૪/૦૯/૨૦૧૫.
- મેમ્બર સેક્રેટરીશ્રી, SEIAA (ગુજરાત) ના તા. ૧૯/૦૮/૨૦૧૫ નાં પત્ર નં SEIAA/GUJ/EC/8(b)/3066/2015.
- અત્રેની કચેરીના વિકાસ પરવાનગી હુકમ નં.સુડ/યુ-૪/વિપઅ-૮૩૦૫-અ રીવા ૯૧૭૩/૫૫૩૫, તા.૨૪/૦૫/૨૦૧૬.
- ઇ.ચા.ચીફ ફાયર ઓફીસરશ્રી, એસ.એમ.સી. સુરત નાં તા.03/12/2021 ના પત્ર નં.FES/OUTWARD/NOC/2833.

વિકાસ પરવાનગી

ઉપરોક્ત આમુખ-૧ માં દર્શાવેલ શ્રી ધર્મશભાઈ પી. પટેલ તે ઈન્ડ. ઓવરસીસ કંપનીના ભાગીદાર તથા અન્નો, રહેવાસી: આધારશીલા એપાર્ટમેન્ટ, ખોડદોડ રોડ, સુરત, (M) ૯૮૯૮૦-૫૫૩૩૩ ની અરજી મળેલ છે. જે અન્ને આમુખમાં દર્શાવેલ કરાવોથી મત્ર સત્તાની રુએ મોજે:સારોલી, તાલુકા:ચોપાસી, જલ્લા: સુરત બ્લોક નં.:૩૮, ૩૯, ૧૩૩/૨, ૧૩૫, ૧૩૬, ૧૩૭, ૧૩૮, ૧૪૦, ૧૮૭ વાળી જમીનનો સમાવેશ સરકારશ્રીમાં મંજૂરી અર્થે સાદર કરેલ મુસદ્દારુપ નગર રચના યોજના નં. ૩૫(કુંભારીયા-સારોલી-સાક્ષીયા હેમદ-દેવધ) માં થયેલ હોવા જેનો મુળખંડ નં.:૨૬૩, ૨૬૪/૨, ૨૬૪/૩, ૨૬૫, ૨૭૩, ૨૬૪/૧, ૩૧૬, ૩૧૭, જેનો અંતિમખંડ નં.:૨૬૩, ૨૬૪, ૨૬૫, ૨૭૩, ૩૧૬, ૩૧૭ વાળી જમીન કે-જેનુ ભેત્રફળ ૬૯૦૩૧.૦૦ ચો.મી. છે. તેમાં ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ 1976 (1976) નો શરૂઆત અધિનિયમ નં.29) ની કલમ 29/1/1, 29/1/3, 34, 49/1/૫ હેઠળનાં આ સામે સામેલ કરેલ શરતોને આધિન સામેલ નિર્દેશ અનુસુચિમાં દર્શાવ્યા મુજબ વાણિજ્ય હેતુ માટે હાઈ-રાઈઝ બિલ્ડીંગ પ્રકારનું કુલ ૪૦૩૫૦૧.૧૭ ચો.મી. નું બાંધકામ કરવા માટે વિકાસ પરવાનગી આપવામાં આવે છે.

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અનુસૂચિ:
(BUA TABLE PER FLOOR BUILDINGWISE)

ફ્લોર	Building Name				કુલ બિલ્ડઅપ એરીયા (ચો.મી.)
	બી (21ઈપ)	બી (21ઈપ)	સી (21ઈપ)	ડી (21ઈપ)	
	કુલ બિલ્ડઅપ એરીયા (ચો.મી.)(કપાત) (બિ.પુ.સી. મંજુર)	કુલ બિલ્ડઅપ એરીયા (ચો.મી.)	કુલ બિલ્ડઅપ એરીયા (ચો.મી.)	કુલ બિલ્ડઅપ એરીયા (ચો.મી.)	
બીજો બેઝમેન્ટ ફ્લોર	--	--	--	--	53354.23
પહેલો બેઝમેન્ટ ફ્લોર	--	--	--	--	53354.22
ગ્રાઉન્ડ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
ફર્સ્ટ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
સેકન્ડ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
થર્ડ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
ફોર્થ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
ફાઇથ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
સીક્સ્ટ ફ્લોર	13066.03	14126.95	2144.10	436.41	30321.40
સેવનથ ફ્લોર	13066.03	14126.95	2144.10	436.41	26403.44
એઈથ ફ્લોર	13066.03	14126.95	--	44.62	1312.05
રોટર કોબીના	604.40	520.65	236.96	44.62	403401.19
ટોટલ :	124065.93	125556.90	13492.46	4041.55	

આમુખ-1 માં જણાવેલ અરજી અન્વયે અને રજુ કરેલ લે-આઉટ પ્લાન ડિટેઇલ પ્લાન (નકશાનો સેટ-1 = 22(બાવીસ) નકશા) માં જરૂરી સર્વે/વિકાસ કરી નીચેની શરતોએ મંજુર કરવામાં આવે છે.

શરતો:

- સદરહુ જમીનનો બી-નાખેતીનો ઉપયોગ કરતા પહેલા અ-પ કાયદા હેઠળ જરૂરી બાંધકામની પરવાનગી સ્થાનિક સંસ્થા પાસેથી મેળવીને બાંધકામ કરવાનું રહેશે. આ સિવાય કેલ વિકાસ/બાંધકામ ગેરકાયદેસર ગણાયો.
- ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ 1976 ની કલમ-26 અને 49 અન્વયે સદરહુ જમીનમાં બાંધકામ પુનરાવર્તિત વિકાસ યોજના/નગર રચના યોજનાની દરખાસ્તો અને નિયમો મુજબ કરવાનું રહેશે.
- બાંધકામ પરવાનગી, સર્વે નંબર/બ્લોક નંબર અથવા ખંડ અંગર પ્લોટમાં અરજદાર જે જમીનમાં કબજેદાર/માલિક છે તે જમીન પુસ્ત પરવાનગી આપવામાં આવે છે.
- આ પરવાનગીના કારણે અરજદારની માલિકી તથા જમીનનો હદ વિસ્તાર તથા કોંગ્રેસ અંગેની મંજુરી મળતી નથી, પરંતુ નિયમોનાસર વિકાસ અંગેની મંજુરી મળે છે તેમજ આ પરવાનગી અધિકૃત સનદના માપને આધિન રહીને આપેલ ગણાયો.
- વિકાસ નકશામાં અને નગર રચના યોજનામાં જુદા જુદા વિસ્તારમાં જમીનનો અને મકાનના ઉપયોગ વિશે જે ખાસ નિયમો હશે તેના વિરુદ્ધનો ઉપયોગ કરી શકશે નહીં તેમજ વિકાસ પરવાનગી માંગણી વખતે નકશાનાં દરેક ખંડનો જે ઉપયોગ હશે તેથી જુદો ઉપયોગ આગાઉથી મંજુરી લીધા સિવાય કરી શકાયે નહીં.
- વિકાસ માટેની પરવાનગીની અંદર બતાવેલ શરતોમાંથી કોઈ પણ શરતોને ભંગ કરવામાં આવશે તો શહેરી વિકાસ સત્તામંડળ તે શરતોનો અમલ કરાવી શકશે અને શહેરી વિકાસ સત્તામંડળનાં તેવા કૃત્યને લીધે નુકશાન, ખોટ કે ફરકત માલિકને થાય તે બદલ કંઈ પણ બદલો મળી શકશે નહીં.
- વિકાસ પરવાનગી સત્તામંડળના પ્રવર્તમાન નિયમો મુજબ આપવામાં આવી છે અને ખાનગી હક્કોનાં નુકશાનો અંગે સત્તામંડળની કોઈપણ જવાબદારી રહેતી નથી.
- વિકાસ પરવાનગી સત્તામંડળનાં અધિકારી જોવા માંગે તો તે બતાવવા માલિક બંધાયેલા છે જો તે નહિ બતાવે તો તે કામ બંધ કરવા હુકમ કરશે અને તે મુજબ કામ બંધ કરવાનું રહેશે તેમજ વિકાસ પરવાનગી સાથે મંજુર કરાયેલા નકશાઓનો (લેમીટેડ કરાયેલ) એક સેટ/નકલ સ્થળ પર રાખવાનો રહેશે તેમજ વિકાસ પરવાનગી નહાં/તારીખ જમીનની વિગતો દર્શાવતું બોર્ડ પણ પ્રસ્થાપિત કરવાનું રહેશે.
- આ વિકાસ પરવાનગી આપ્યા તારીખથી 12 માસ સુધી અમલમાં રહેશે તથા આ હુકમની તારીખથી નિયમોનાસર મળવાપાત્ર સમયમર્યાદામાં આપેલ મંજુરી મુજબનું વિકાસ કાર્ય સમયાંતરે રી-નુઅલ મેળવી પુર્ણ કરવાનું રહેશે તથા તે અંગેનું સત્તામંડળનું ઓક્યુપન્સી સર્ટીફિકેટ મેળવી લેવાનું રહેશે. જો તેમ ન કરાયમાં આવે તો આપેલ વિકાસ પરવાનગી આપી આપ રદ થયેલી ગણાયો તથા તે અન્વયે અને બરેલ સીક્યોરેન્ડા ડિપોઝીટ જાન કરવામાં આવશે.
- વિપવવાળી જમીન લેન્ડ એકવીઝિશન એક્ટ- 1894 મુજબ એકવાપર કરનારને સદરહુ એક્ટની કલમ-4 અન્વયે નોટીફિકેશન નિકળ્યુ હશે તો એકવીઝિશન એક્ટની કલમ-24(7) મુજબ મહેરબાન કલેક્ટર આપેલની રજા, બાંધકામ શરૂ કરતા પહેલા લેવાની રહેશે.

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મંજુર નકશામાં દર્શાવેલ વેટીવેશન જેવા કે બારી,બારણા,પેવેલ્જ તેમજ ઓ.ટી.એસ. સ્થળે કાયમ માટે ખુલ્લા શાખવાના સંદેશો નવા વિનં. ઉપયોગ બંધ કરશે તો આપેલ વિકાસ પરવાનગી આપો આપ રદ થયેલી ગણાશે.

53. સવાલવાળી જમીનમાં વિકાસ પરવાનગી આપ્યા બાદ સ્થળે કોઈ રોડ કે ડોમ ઉભા કરી શકાશે નહીં, તથા ખ્વાન વિરૂધ્ધ બાંધકામ કરવું નહીં. જો તેમ કરવામાં આવશે તો આપેલ વિકાસ પરવાનગી આપો આપ રદ થયેલી ગણાશે. જો મંજુર ખ્વાન વિરૂધ્ધ બાંધકામ કરવામાં આવશે તે તેની સંપૂર્ણ જવાબદારી અરજદારશ્રી, ઉવલોપરશ્રી તથા પર્સન ઓન રેકોર્ડની રહેશે.

54. બિલ્ડીંગ એલીવેશનમાં કોઈ પણ ફરિયાદ કરતા પહેલા સશક્ત અધિકારીશ્રીની પૂર્વ મંજુરી મેળવવા વગર કરી શકાશે નહીં. અન્યથા આપેલ વિકાસ પરવાનગી આપો આપ રદ થયેલી ગણાશે તથા તે બાબતે જો અહેર હીન જોખમાયતો તેની સંપૂર્ણ જવાબદારી અરજદારશ્રી, ઉવલોપરશ્રી તથા પર્સન ઓન રેકોર્ડની રહેશે.

55. ઉપરોક્ત જણાવેલ કોઈપણ શરતનો ભંગ થશે તો આપેલ વિકાસ પરવાનગી આપો આપ રદ થયેલી ગણાશે.

સહી/-
(એ. વી. કૃષ્ણરાવ)
પ્રવર નગર નિયોજક
સુરત શહેરી વિકાસ સત્તામંડળ
સુરત

સામેલ: મંજુર નકશાનો સેટ (1 સેટ= 22(બાવીસ) નકશા)
Proposal No. : 8305-A-Reva-9173 ૪૨૦૧ Outward Date : ૬-૩-૨૨

પ્રતિ,
શ્રી ધર્મેશભાઈ પી. પટેલ તે ઈ-ડ. ઓવરસીસ કંપનીના ભાગીદાર તથા અન્યો,
રહેવાસી: આધારશીલા એપાર્ટમેન્ટ, ધોડદોડ રોડ, સુરત.
(M) ૯૮૯૮૦-૫૫૩૩૩૩.

નકલ જય ભારત સહ રવાના

1. જિલ્લા કલેક્ટરશ્રી, કલેક્ટર કચેરી, સુરત (મંજુર લેઆઉટની નકલ).
2. તાલુકા વિકાસ અધિકારીશ્રી, તા. ચોર્પાસી, જી. સુરત
3. શ્રી સંજય આર. જોષી (આર્કિટેક્ટ), ૨૦૧-૨૦૨, રીટ્ઝ સ્કવેર, ઈ-ડોર સ્ટેડીયમ પાસે, ધોડદોડ રોડ, સુરત, (મો.) ૯૮૨૨૫૧-૧૩૬૨૫.
4. આલોખન શાખા- સુડા. (નકશાનાં સેટની નકલ સાથે)
5. મામલતદારશ્રી, બીનઅધિકૃત બાંધકામ શાખા - સુડા. (નકશાના સેટની નકલ સાથે)
6. ઝોન - Zone 3, સુડા. (નકશાની નકલસહ સ્થળ નીરીક્ષણ માટે)
7. જિલ્લા નિરીક્ષકશ્રી, જમીન દફતરની કચેરી, બહુમાળી મકાન. નાનપુરા, સુરત. (નકશાના સેટની નકલ સાથે)
8. સંયુક્ત નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યનાં સંયુક્ત નિયામકની કચેરી, છઠ્ઠો માળ, જિલ્લા સેવાસદન-2, અઠવાલાઈ-સ, સુરત.
9. નગર સ્થના અધિકારીશ્રી, નગર સ્થના યોજના એકમ-૨, જુની વરાછા ઝોન ઓફીસ, હવેરચંદ મેઘાણી બાગની પાછળ, વરાછા, સુરત. (મંજુર લે-આઉટની નકલ સાથે)

નકલ રવાના :
તલાટી કમ મંત્રીશ્રી સારોલી તાલુકા: ચોર્પાસી રેકોર્ડમાં જરૂરી નોંધ કરવા સારુ.

“ચેરમેન શ્રીની પ્રકરણ ઉપરની મંજુરી અન્વયે”

સ્થાના કર્મી.
E. B. Rath
મદદનીશ નગર નિયોજક
સુરત શહેરી વિકાસ સત્તામંડળ
સુરત



EXHIBIT – 6

Layout Plan

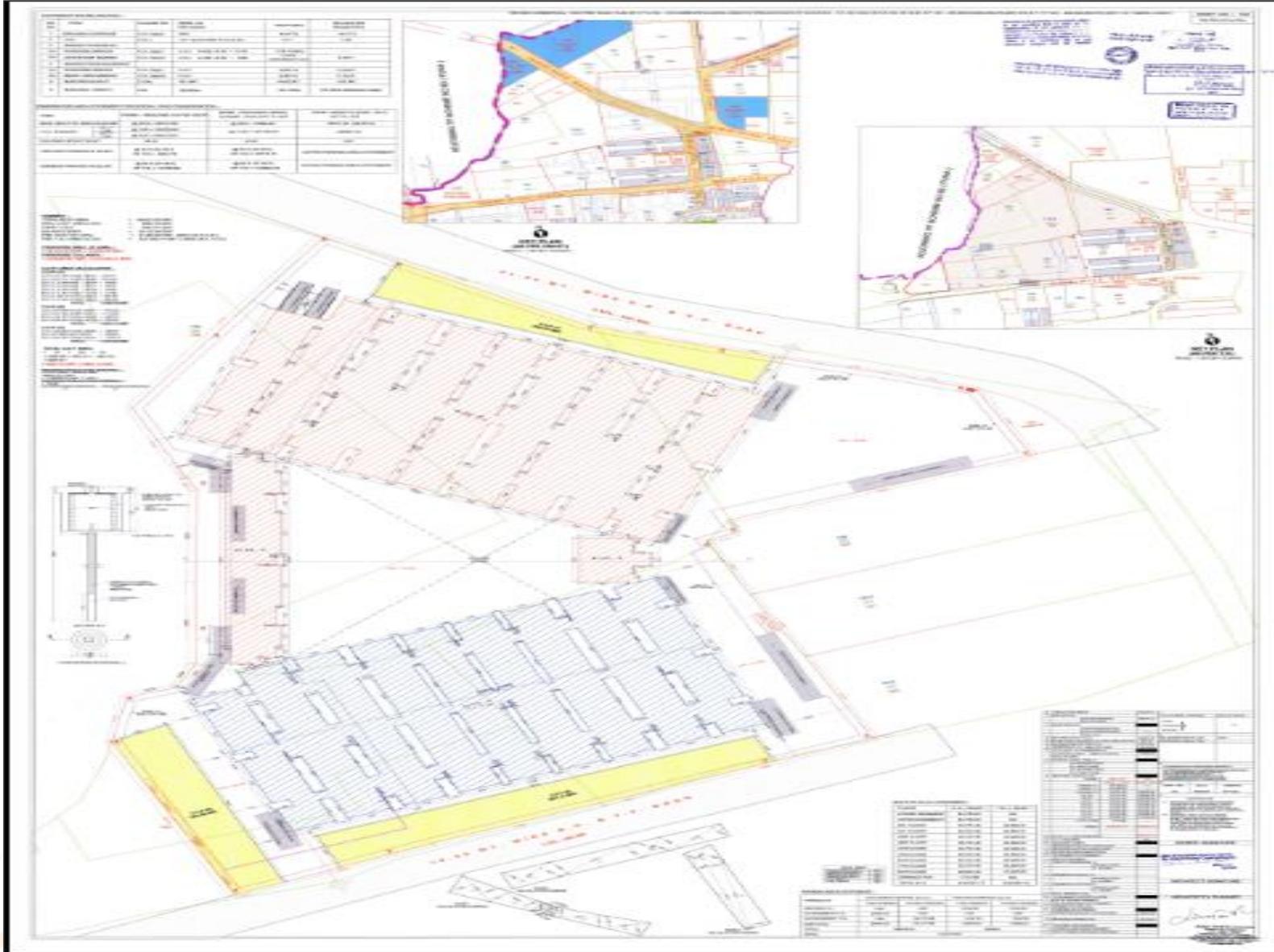


EXHIBIT – 6

Layout Plan

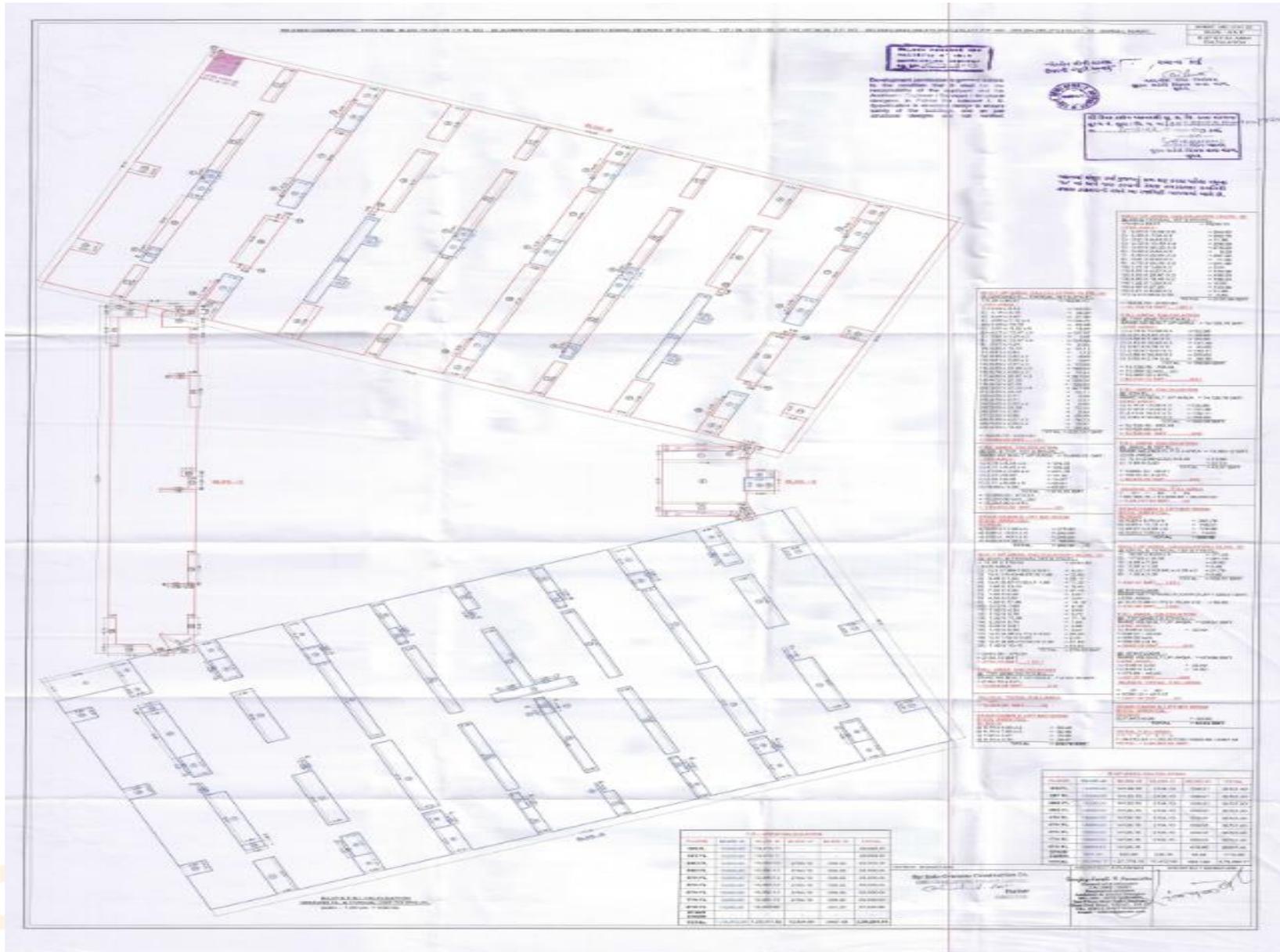
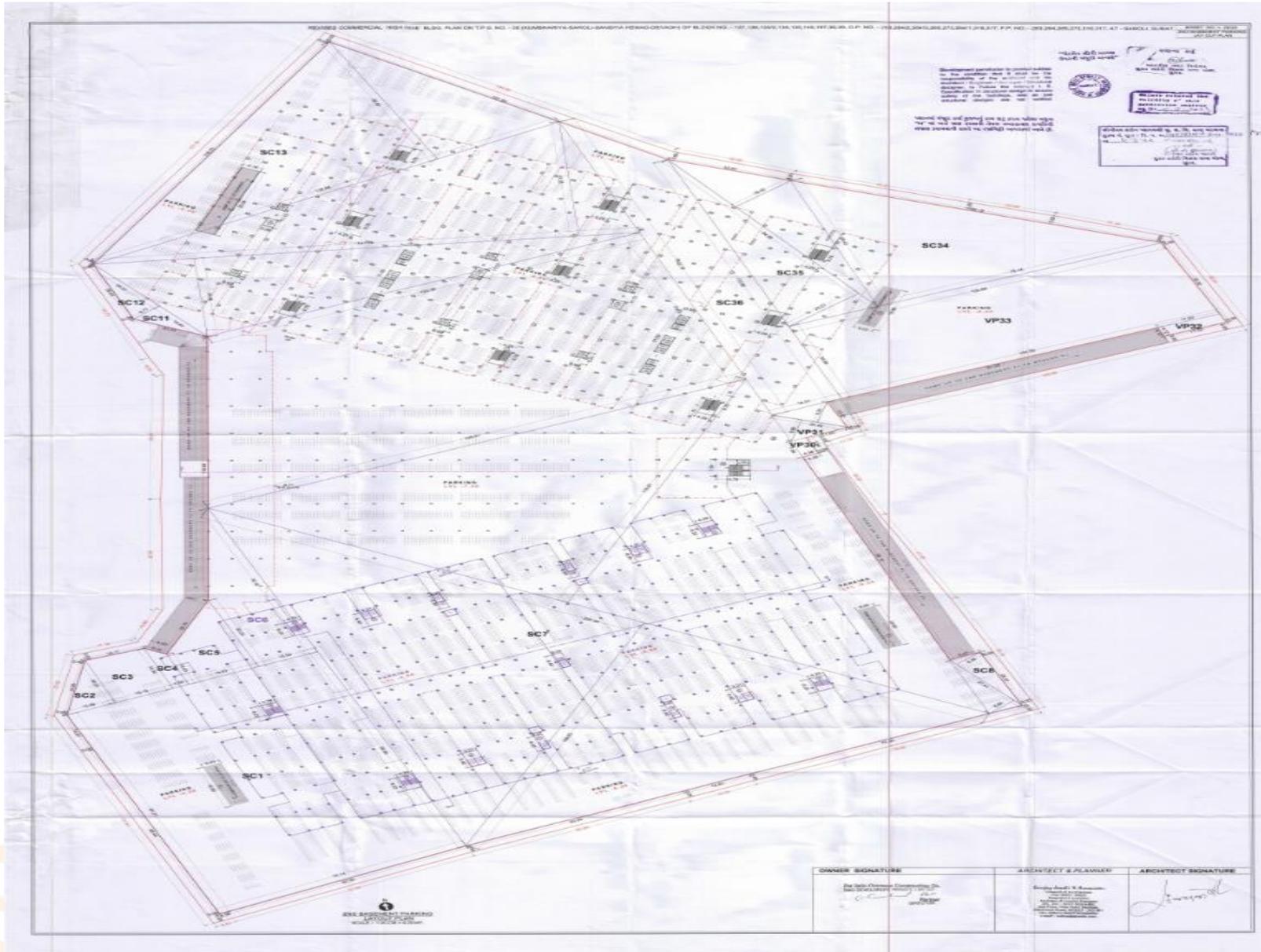


EXHIBIT – 6

Layout Plan



Bank Sanction Letter



Syndicate Bank

Branch: Surat Main Ratan Kutir Building
Salabetspura Main Road SURAT - 395 003
Ph: 2323771(G), 2322054 (FX), 2329142(C)-(FAX)
E-mail : br.7170@syndicatebank.co.in

Ref No: 064/2918/2017 Date: 18/09/2017

To

M/S DMD Developers Pvt Ltd
Radha Raman Textile Market-II
Near Bharat Cancer Hospital
Puna Kumbhariya Road
Saroli, Surat.

LETTER OF SANCTION

Name of the Applicant: M/s. DMD Developers P. Ltd. - TL of ` 274.00 crore

With reference to the your application , we are pleased to inform you that the Competent Authority has sanctioned Term Loan of Rs.274 crore under Exclusive Banking Arrangement (Project Specific) to M/s. DMD Developers Private Ltd., on the terms & conditions mentioned here below. Any breach of the limit beyond delegated powers or breach of any terms of sanction would be treated as unauthorised.

Facility	Term loan
Limit	Rs. 274.00 crore (Rupees Two hundred and Seventy Four Crore only)
Purpose	For construction of Textile Market consisting of 823 units/ mega-units under name & style of 'Radha Raman Textile Market Phase-II' at estimated project cost of Rs. 588.00 Crores situated at Puna Kumbhariya Road, Surat
ROI	One year MCLR+3.25% i.e. 11.75% p.a. presently
Margin	One year MCLR is fixed for one year, irrespective of changes in the interim, thereafter MCLR will be reset at annual rest. Promoters Margin: 44.22% of the project cost Advance Money : 9.18% of the project cost ✓ 50% of equity capital shall be brought upfront, amounting Rs. 65 crore. (Rs.130 crore *50%) ✓ The Company shall submit the necessary proof in support of the above infusion and branch shall get satisfied before release.
Release	Condition precedent to first draw down:- <ul style="list-style-type: none"> ➤ Release shall be made to escrow account after ensuring and confirming infusion of equity, unsecured loan, booking advance as per projections. ➤ Lender's Engineers' certificate confirming physical progress shall be obtained ➤ CA certificate confirming the financial progress shall be obtained ➤ Construction permission/ approved plan shall be verified and branch shall get satisfied that the construction is being made as per approved plan. Lender Engineers certificate confirming

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M/s. DMD Developers Pvt. Ltd.

	<p>that all the required statutory approvals for commencing of construction including approved plan with FSI of 4 is obtained.</p> <ul style="list-style-type: none"> ➤ All the required statutory/ government approvals required for the project are obtained before release. ➤ Branch/RO shall visit Project site and shall verify that the progress at the project site is as per the report submitted by the Company. <p>Condition precedent to subsequent draw down:-</p> <ul style="list-style-type: none"> ➤ Receipt of proportionate equity and booking advance shall be ensured. ➤ Unit visit shall be conducted and Physical progress of the project shall be verified and get satisfied. ➤ Engineers' certificate confirming physical progress of the project shall be obtained, on quarterly basis. ➤ CA certificate confirming financial progress shall be obtained, on quarterly basis. ➤ LIE and CA certificate shall provide position as on common date. ➤ The status of booking position shall be obtained & verified.
Security - Primary	<p>Property 1. REM of Land & Building of "Radha Raman Textile Market-II" situated at Near RKT Market, B/H Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos. 66/2-87/2, Block no 187, T.P. Scheme No. 35 (Kumbhariya - Saroli), Final Plot No. 264/1 of village :Saroli, Taluka: Choryasi District: Surat Total admeasuring about 6315.00 Sq Meters Owner - Mr. Dharmeshbhai Padamshibhai Patel Legal Opinion given by Bhadra Dhimant Joshi dated 04.05.2017</p> <p>Property 2. REM of Land & Building of "Radha Raman Textile Market-II" situated at Near RKT Market, B/H Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos. 16/1, 82/1, 82/3 & 83, Block No. 38, 133/2, 135 & 140, T.P. Scheme No. 35 (Kumbhariya -Saroli), Final Plot No. 316, 264/3, 265 & 273 of village :Saroli, Taluka: Choryasi District: Surat Total admeasuring about 33294.00 Sq Meters Owner : M/s Indo Overseas Construction Company, A Partnership Firm Legal Opinion given by Bhadra Dhimant Joshi dated 04.05.2017</p> <p>Combined valuation report for both properties has been submitted by</p> <ol style="list-style-type: none"> 1. M/s Subhash K. Lasania dated 20.06.2017 Fair Market Value Rs. 331.68 crore, Realizable Value of Rs. 281.92 crore & Distress Value 232.18 crore 2. M/s Vishwakarma Consultants dated 12.06.2017 Fair Market Value Rs. 336.34 crore, Realizable Value Rs. 295.89 crore, Distress Value Rs. 235.44 Crore <p>The following shall be ensured before release of the loan:-</p>

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	<ol style="list-style-type: none"> Legal opinion of panel lawyer shall be got vetted by law officer at Regional office and the observations, if any, shall be compiled with. Branch shall verify the original sale deed with the certified copies obtained from SRO find the same in order. It shall be ensured that NOC of Indo Overseas Construction Company is available and they are made a party to the mortgage deed. Legal opinion / vetting shall specifically discuss this aspect and perfection of security creation shall be ensured.
Tenor	Door-to-Door 58 months
Moratorium	34 months including construction period.
Repayment	24 equal monthly instalment after a construction/moratorium period of 34 months from the date of first disbursement
Additional Interest	Interest to be serviced on monthly basis separately during construction/moratorium period also. @ 2% p.a. above the sanctioned ROI and shall be collected on the defaulted amount for the period of default in case of any delay/default in payment of instalment of principal / interest / other monies on their respective due dates.
Prepayment fee	As applicable - however, if prepayment is on account of internal accruals, no prepayment penalty shall be levied.
Documentation Charges	As applicable+ Tax
Mortgage Charges	As applicable+ Tax
CERSAI Charges	As applicable+ Tax
CIBIL/ Inspection Charges	As applicable+ Tax

Processing Charges: One time processing Charges: Rs.75 Lakh +Tax

Guarantors:

Sr. No.	Name	Designation	Net Worth as per ADV-80A as on 31.03.2016
1.	Dhameshbhai P. Patel	Director	114.62
2.	Manjulaben D. Patel	Director	56.25
3.	Dhwanil D. Patel	Director	10.83
4.	Indo Overseas Construction Company (Partnership Firm)	Guarantor	36.79
5.	All partners of Indo Overseas Construction Company	Guarantor	-

M/s Indo Overseas Construction Company shall be made a party for Mortgage of property in the capacity of owner & guarantor and all the partners of M/s Indo Overseas Construction Company shall offer their guarantee for the proposed credit facility and development agreement shall be got registered.

Existing Term Loan-I of Rs.150 crore with balance O/s of Rs.95.80 crore is treated as reviewed and shall continue on existing terms and conditions.



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Pre Release Terms and conditions:

- A separate sanction letter incorporating all the terms and conditions and "all in cost" in terms of circular No. 176-2013-BC-RMD-15 dated 29.07.2013, shall be issued to the borrower by the branch and acknowledgement on the duplicate copy of the sanction letter accepting the terms and conditions of sanction shall be obtained from the company. The acknowledged copy shall be kept with the loan documents.
- A copy of the resolution passed by the Board of Directors of the Company
 - Accepting the terms and conditions of the sanction.
 - Authorizing official/Director for execution of documents
 - Affixing common seal (if applicable)
 - For creating charge on the assets of the Company in terms of the sanction be obtained / verified and kept on record.
- Documentation formalities including creation of securities shall be completed as per extant guidelines and in consultation with RO Law Cell. Branch shall follow the guidelines issued in this regard from time to time including the latest, as detailed in Circular No. 510/2016/BC and obtain necessary permission to release from RO.
- Borrower shall register the project under RERA Act 2016 and undertake to submit Compliance to RERA guidelines point wise to Branch periodically. In case of delay in getting confirmation of registration from the Authority, the borrower shall submit acknowledgement for registration application filed by the company with the Authority.
- Branch shall obtain confirmation from the Auditors regarding genuineness of the Financial Statements as per credit policy.
- Branch to obtain declaration as per Annex 5 of Credit Policy 2017 from the company regarding interest of any member of the board of directors of the bank/other banks or any senior officer of the bank/other banks in their borrowal accounts
- The borrower shall submit declaration confirming the following-
 - > No NPA / OTS have been sanctioned by any banks/ Fis.
 - > There are no court cases, if any, initiated by other Banks/ Fis against the company.
- Branch shall obtain supportive documents proof of ADV 80A submitted by the Guarantors.
- Pre-release scrutiny of documents shall be made as per rules.
- Branch shall obtain the due diligence Certificate as per BC circular no 33/2009. Guidelines pertaining to sharing of information shall be complied as per extant guidelines. Confidential opinion from existing bankers of the company/ group concerns shall be obtained. Direct/Indirect liabilities of the firm and associate concerns shall be regular.
- Branch to obtain the Search and Status Report and ensures that the charge is not created against the proposed mortgage assets. Search in CERSAI shall be made as per extant guidelines.
- All the documents executed by the company for availing of facility including security documents shall be verified by our panel lawyer regarding their correctness and to be vetted by our legal cell at RO before permitting release of facility, specifically confirming that a legally enforceable and valid mortgages are created in Bank's favour.
- Registered mortgage to be created as per the terms of the legal opinion given by the panel advocate in respect of above property and clearance from RO Law Cell.



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14. Up to date tax paid receipt shall be submitted for the properties if applicable. Branch shall obtain mutation order and up to date tax paid receipt and Branch shall inform to the concerned Revenue Authority either Tehsildar or City Superintendent to make registry entry in revenue record.
15. Our charge shall be registered with CERSAI before seeking release of the facilities from the RO.
16. Party has to submit regularly certificate and latest balance outstanding with other bank and same for its sister/associate concerns.
17. Lenders' independent engineer shall be appointed who shall certify the components of the project cost and confirm that all the approval required for the project has been obtained.
18. Special Resolution in terms of Section 180 of Companies Act, 2013 to be obtained if applicable.
19. Branch to be satisfied regarding validity of permissions for the proposed project obtained in the name of previous owner. The permissions shall be vetted by RO, Law Cell.
20. Permission for construction as per FSI of 4 shall be obtained from SUDA by the firm. A copy of the permission shall be placed on record.
21. Release schedule and COD of the project shall be documented.
22. The company shall open the escrow account with the Branch and all the proceeds of the project to be routed through this account.
23. Entire booking amount shall be routed through the escrow account to be opened with the branch. Full details of each credit in the account shall be monitored by the branch. Booking amount received over and above the amount projected in means of finance shall be adjusted to the loan account.
24. Branch is permitted to issue provisional NOC for sale of Units subject to the condition that final NOC will be issued only after receipts of full amount in the escrow account.
25. Proportionate amount received from sale of units shall be adjusted towards principal repayment.
26. Company shall give an undertaking to meet the repayment obligations from own sources even in case of delay of realisation of the sales proceeds.
27. The company shall submit the undertaking any cost overrun of the project shall be borne by them.
28. Branch To:
 - a. follow the guidelines regarding sharing of information with other bankers of the company relating to credit, derivatives and un-hedged foreign currency exposures among themselves.
 - b. Confirm verification of CIBIL List / CIBIL Detect Search Report.
 - c. Confirm that the borrower & its partners and the associate/group Companies have filed all the necessary documents/ forms viz., Latest Balance sheet, Profit & loss A/c, Annual Return, Compliance certificate etc., with ROC, within the stipulated time limit as per the guidelines, by obtaining a Certificate from Company Secretary.
29. Obtain Auditors' certificate to the effect that there are no arrears in the payment of statutory dues including Service Tax and TDS by the Borrower.
30. The borrower shall declare and undertake the following:
 - a. That the Company/firm shall not induct a person who is/ was a Director in a Company which has been identified as a "Willful Defaulter" by the Bank, RBI or any Bank/ FI, on the Company's Board and if such a person is found to be on the Company's Board, the Company shall take expeditious and effective steps for removal of such person/s from the Company's Board.

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- b. Borrower to furnish Affidavit to the effect that none of their directors/ partners and promoters names are appearing in ECGC SAL, RBI Caution List, RBI Defaulter's list and none of the directors including promoter directors has defaulted in the payment of the dues to any bank.
 - c. That none of their associate/group concerns are classified as wilful defaulters by other banks/ Financial Institutions.
 - d. The funds being released shall not be utilized for any speculative purpose and to be utilized only for the purpose for which it has sanctioned.
 - e. Not to effect any change in promoter directors or in the core management team nor any merger/acquisition/amalgamation shall be done without express permission of the Bank in writing.
 - f. Not to create any further charge, lien or encumbrance over the assets and properties of the Company to be charged to the Bank, in favour of any other bank, financial institution, company, firm or person, without prior consent of the Bank.
 - g. It shall appraise to the bank immediately, of any adverse change in its business conditions/ market conditions or any govt. policy likely to have adverse effects on its business/ profit.
 - h. To inform all present/ future litigations against the Company/ Directors/ Associate Companies.
 - i. Not to repay the unsecured loan raised from the directors/ relatives/ friends and inter corporate loans, till the closure of the term loan availed from our bank.
 - j. To meet cost escalation, if any, in the components of project cost, out of its own sources without recourse to the lenders/ fresh borrowings.
 - k. The borrower to keep the bank advised of any circumstances adversely affecting the financial position of their production, sales, profit etc. such as labour problem, power cut, etc. & the remedial steps proposed to be taken by the borrower.
31. Confirmation from the borrower, Architect/Structural Engineers as to the approval of the plan by the competent local authorities and adherence to the specification of NBC/NDMA guidelines shall be obtained.
 32. Branch shall visit the existing projects of the company and verify the progress on those projects and get satisfied about the ability of the company to tie up funds required for the said projects without impacting the cash flow of the proposed project.
 33. Unsecured borrowings shall not be withdrawn during the currency of the bank finance, without prior consent of the bank. a) A legally binding suitable letter/affidavit agreement to be obtained from the borrower as per proforma furnished (Annexure-3) in Cir. No.028/2017, dated 19.01.2017 on stamp paper of requisite value, undertaking not to repay unsecured loans to the extent of amount considered as quasi equity, during the currency of the bank finance. b) The rate of interest on such borrowings shall not be higher than the rate of interest on bank borrowings.
 34. From the TEV report it is observed that phase-II of the Company's project involving built up area of 226786.65 Sq. Mts. by considering FSI of 4.00 (3.71 to be precise) is arrived at based on land area of phase-I & phase-II of the Company's project aggregating to 69031 Sq. Mtrs. (i.e. Phase-I: 29422 Sq. Mts. & Phase-II: 39609 Sq. Mts.) As phase-I is already constructed and completion certificate obtained from Surat Municipal Corporation, a certificate to be obtained from Lenders Engineer confirming that the Company is eligible to use the FSI of phase-I in phase-II also as per Government guidelines prevailing in the state.
 35. Further, in case the Company is not able to get approval for FSI of 4.00, There would be reduction in built-up area and accordingly Cost of the project and Means

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of finance shall also undergo a change for which branch shall obtain approval from the Competent Authority.

36. The sanction is valid for 3 months from the date of sanction.

Post-Release Terms and conditions

1. Post release conditions shall be complied within the stipulated period as agreed by the Borrower in terms of Annexure I of BC circular No. 510/2016/BC and compliance of the same (item-wise) shall be reported to RO for their review.
2. Our charge shall be registered with ROC as per extant guidelines.
3. Proper books of accounts, to be maintained and are to be made available to Banks officials during inspection of securities.
4. Borrower is prohibited from opening current account with any other Bank under the same name and style during the currency of the loan.
5. Branch/RO to negotiate/ impress the company for getting miscellaneous businesses like salary accounts of the employees, promoters, retail loans to promoters/ employees etc.
6. Certificate on periodical physical progress shall also be obtained from LIIE. Before each release certificate from CA shall be obtained confirming end utilisation and financial progress of the project. It shall be ensured that the prescribed margin norms are maintained at the time of each release. The LIIE & CA certificate shall be on a common date.
7. Borrower to furnish external rating by including the proposed loan.
8. The Company shall maintain the amount equal to one installment in the ESCROW account in the form of DSRA from the time when the repayment of the term loan will be started.
9. The Bank reserves the right to periodically inspect their records and books of accounts to ensure the correctness of information furnished by them. The Borrower shall also undertake that the lenders shall have a right to appoint any other independent consultants / agencies/ auditors etc as desired by them at any time during the tenor of the loan, the cost of which shall be borne by the Company.
10. All service charges such as inspection charges, processing charges/upfront fees, documentation charges, incidental charges etc., and all out of pocket expenses will be recovered as per Bank norms from time to time.
11. The company shall display Banks signboard at prominent place where the assets charged to the Bank are located or stored.
12. Assets charged to the bank are to be insured for the full value with bank & other appropriate clauses preferably with United India Insurance Co.
13. Post documentation certificate & compliance to terms and conditions of sanction be ensured.
14. Rate of interest in the account is subject to change in credit rating of the company, RBI directives and Bank instruction from time to time without prior reference to the borrower.
15. Bank reserves the right to cancel/modify the sanctioned limit and/or the terms & conditions thereof without assigning any reason.
16. Branch shall monitor the progress of the project on monthly basis and keep RO/ZO informed.
17. Company has to submit details of bookings, Receipt of advance, Agreement for sale etc. of the units under construction according to their specific identification numbers on a quarterly.
18. Billboard/ Hoarding shall be put up on the site that the project is financed by Our Bank. Our Logo and Commercial loan/Housing loan schemes shall be marketed in all publicity material of the proposed project, so that prospective purchasers can avail loan facility from Our Bank.

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SL No.064/2918/2017 dated 18.09.2017
M/s. DMD Developers Pvt. Ltd.

19. First right of refusal for the prospective buyers of the property (residential and commercial) in the proposed construction rests with Syndicate Bank.
20. The borrower to keep the bank advised of any circumstances adversely affecting the financial position of their production, sales, profit etc. such as labour problem, power cut, etc. & the remedial steps proposed to be taken by the borrower.
21. Bank has right to reset/increase ROI if there is regulatory change in capital requirement for unrated borrower.
22. Borrower to submit quarterly self-certified information on Unhedged Foreign Currency Exposure (UFCE) and EBID (Profit after tax plus depreciation plus interest on debt plus lease rentals, if any) data. However, Audited/CA certificate in this respect is to be furnished once in a year, certifying the borrower's position as on 31st March every year. Additional interest will be applicable for likely loss arising out of UFCE, as per Cir 007/2017/BC.
23. The account is subject to legal audit once in two years as per circular no. 302/2014/BC.
24. Branch shall ensure that the details are reported in MMR every month.
25. Additional interest of 0.50% over the applicable ROI for non submission of audited financial statements within 7 months from the financial year closure date to the date of submission of financial statement. Branch/ RO shall ensure collection of the same.
26. Bank reserves the right to withdraw the concession in rate of interest on the facilities sanctioned to the borrower in the following events:
 - a. Deterioration in the internal or external rating.
 - b. Slip to SMA 2 category.
 - c. Non compliance of terms and conditions.
 - d. Default in repayment or any other irregularities observed in the conduct of the account.
 - e. Any other situation warranting the bank to change the rate of interest / concession.
27. During the currency of banks credit facilities, the borrower shall not without prior approval of the bank in writing :
 - a) Effect any change in capital structure, management, organization set up, or declare dividend.
 - b) Formulate any scheme of amalgamation / merger / acquisition / reconstruction.
 - c) Undertake any new project / expansion scheme.
 - d) Invest by way of share capital in / or loan or advance funds to or place deposits with any other concerns, Normal trade credits or security deposits in the usual course of business or advances , credits etc., are however not covered by these covenants.
 - e) Enter into borrowing arrangement either secured or unsecured with any other bank / FI's, companies or otherwise.
 - f) Undertake any guarantee obligation.
 - g) Make any drastic change in the management setup.
28. All other usual terms and conditions applicable to the above type of credit facilities as per Manual of instructions and Circulars issued from time to time shall be complied with.

कृते सिंडिकेट बैंक / For SYNDICATE BANK

ASST GENERAL MANAGER

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Bank Sanction Letter

		सिन्डिकेट बँक / Syndicate Bank क्षेत्रीय कार्यालय, मुंबई Regional Office, Mumbai - 4 SEP 2019 2 9 46 PM FAX SENT
सिन्डिकेट बँक/Syndicate Bank अंतर्ग्रंथे कार्यालय ज्ञापन/INTER/INTRA OFFICE MEMORANDUM		31 SEP INWARD
प्रपत्र/From Credit Department, CCD Corporate Office, Gandhinagar BANGALORE. ☎ 22268413 (GM)☎22201507(AGM) Fax No.080-22268718, 080-22371998	पत्रा में/To The Asst. General Manager Surat Main Branch (MCB)	
संदर्भ सं./Ref.No. 1831/2918/2019		तारीख/Date: 26.08.2019
REG: M/s DMD Developers Pvt. Ltd. – Review of Term Loan and reduction of Sanctioned Limit.		
REF: Branch ON 003/Surat MCB/CS/2019 dt. 01.07.2019 and ZO continuation note no. 345/ZO MUM/CS/2019 and further correspondences.		
With reference to the above cited Note/ letter and other related correspondence, we are pleased to inform you that the competent authority has permitted following:		
a) Existing Term Loan of ₹ 274.00 crore (released up to ₹ 114.52crore & balance outstanding ₹ 114.52 crore) sanctioned to the captioned company is reviewed		
b) Reduction of sanctioned limit of TL from ₹274.00 crore to ₹240.00 crore.		
Direction of Committee:		
i) Applicable Review Charges to be collected. ii) If there is any downgrading in external rating, additional interest at 0.25% p.a. to be charged.		
Terms & conditions:		
1- Branch shall closely monitor the progress of the project and submit the Report to ZO Mumbai on quarterly basis. 2- Branch shall complete Legal Audit of the property immediately and to be vetted by ZO Law Cell. 3- Promoter to bring additional funds of ₹34.00 crore from their internal sources towards reduction of sanctioned term loan of ₹274.00 crore to ₹240.00 crore. Branch/ZO shall ensure the same. 4- Unit visit to be conducted by branch on regular intervals as per policy. 5- Branch shall obtain latest search and status report of the company and kept on record. 6- LEI number shall be obtained by the borrower and a copy to be obtained by the branch and update the same in MIS.		
5 9		

Ref. No 1831/2918/2019 dt.26.08.2019
M/s DMD Developers Pvt. Ltd.

- Branch/ ZO to explore the possibility of cross selling of our CASA/ Retail/ Housing Loans/Para banking products to the Corporation's employees.
- DSC of Director Manjulaben D Patel shall be renewed.
- Branch/ZO shall follow up with HO: ID for closure of concurrent audit.
- All other terms and conditions of existing sanction letter no. 064/2918/2017 dated 18.09.2017 shall continue


 (VINOD KISHAN)
 CHIEF MANAGER

CC To: The Z. M. Zonal Office Mumbai – For information
 CC To: The G.M. CO CMRD, Bangalore – For information
 CC To: The G.M. CO RMD, Bangalore – For information
 CC To: The DGM, CO OMC, Manipal Division – For information
 CC To: The DGM, ZIC, Mumbai – For Information

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Bank Sanction Letter

केनरा बँक Canara Bank
Veritas Syndicate

To,
M/s DMD Developers
24.02.2021
RADHA RAMAN TEXTILE MARKET PHASE-II
B/h Bharat Cancer Hospital, Surat-Kadodara Road,
Saroli, Tal. Surat City, dist Surat

Date:

SANCTION MEMORANDUM

ACCOUNT NAME	M/s. DMD Developers Private Limited.
BRANCH	MCB Branch, Surat

ASSET CLASSIFICATION:	Standard
NON PRIORITY	Yes- Non Priority
INDUSTRY:	Commercial Real Estate - Construction of Shops and Offices-Commercial
CONSORTIUM - LEADER - OUR SHARE - FB: NFB: AGGREGATE (AGG):	Sole Banking 100%
BSR CODE	70001
BASEL CODE : SECTOR CODE :	15477 : 24400

I. BORROWER'S PROFILE :

Name of the Borrower	M/s. DMD Developers Private Limited.
CIN Number	U45202MH2009PTC197319
Nature of Activity/Line of Business	Commercial Real Estate like Construction of Shops and Offices- Commercial
Constitution/Group	Private Limited Company
Whether Listed Company	Unlisted
LEI Number	33580013RZUTA7UF2X73
Sector/Sub Sector	Private/Commercial Real Estate
Standing / Banking with us since	25.11.2009/ Jan 2015.
Sanction Date	16.02.2021
Sanctioning Authority	MC of the Board
Limits tenable till	Not Applicable- (Term Loan Only)

FOR DMD DEVELOPERS PRIVATE LIMITED

For Indo-Overseas Construction

DIRECTOR

केनरा बँक Canara Bank
Veritas Syndicate

Date of next review	MTR- 16.08.2021
	Annual Review-29.11.2021
Risk Rating - Internal	High Risk 1, CIRM Grade -IX based on ABS 2020 and revised Projections
External Rating -	As per BRICKWORK ratings dated 30.06.2020: BWR BB Stable (Downgraded from previous ratings) Previous BRICKWORK ratings dated January, 2019 BWR BB+ Stable

II. PRESENT PROPOSAL

a) Approval of assessment of Working Capital limits : Not Applicable

b) Sanctioned/permitted the following limits/proposals:

1. Permitted deferment of DCCO (Date of Commencement of Commercial Operation) and consequential shift in repayment period as under in respect of Term loan of Rs.240.00crores sanctioned to the company for construction of "Radha Raman Textile Market - Phase II" in Surat with a total revised Project cost of Rs.588.00crores under Sole Banking arrangement from 30.09.2020 to 30.09.2021:

Particulars	As per Sanction dt.	Now Permitted
DCCO	30.09.2020	30.09.2021
Construction Period:	29.11.2017	
• Work Started	30.09.2020.	29.11.2017
• Work to be completed.	(34 months including Construction period)	30.09.2021
Moratorium Period	Nil.	Nil
Repayment Period	24 Equal Installment i.e. 31.10.2020 to 30.09.2022.	24 Equal Installments from 31.10.2021 to 30.09.2023.

FOR DMD DEVELOPERS PRIVATE LIMITED

For Indo-Overseas Construction

DIRECTOR

Bank Sanction Letter

केनरा बैंक Canara Bank
A Member of the Syndicate

the interest during construction and moratorium period as and when due.

III. DETAILS OF SECURITY :
(Rs. in Crores)

Particulars	Nature of charge	Source & Date of Valuation	Value	Our Share
a) PRIMARY				
REM of Land of "Radha Raman Textile Market Phase-II" standing in the name of DMD Developers Pvt. Ltd. situated Near Bharat Cancer Hospital, Puna Kumbaria Road, Saroli, Surat, Gujarat admeasuring about 39609.00 Sq. Mts.	Continuation of EMT by way of Exclusive Charge in our favour	Valuation report of Shree Datt Valuer and Associates dated 21.09.2020. FMV: 307.90 RV: 261.70 DSV: 230.90	307.90	100%
On land bearing Revenue Survey No. 86/2+87/2, Block No 187, TP Scheme No. 35 (Kumbhariya-Saroli), Final Plot No. 264/1 of Village : Saroli, Taluka : Choryasi, Dist : Surat total admeasuring about 6315.00 Square metre in the name of Mr. Dharmeshbhai Padamsibhai Patel		Valuation report of Mr. Dilipkumar Kantil Gheewala dt. 25.09.2020. FMV: 317.39 RV: 269.78 DSV: 238.04		
FOR DMD DEVELOPERS				
For Indo-Overseas Construction Company <i>Chait. Patel</i> Partner <i>निगम निदेशिका</i> DIRECTOR				

केनरा बैंक Canara Bank
A Member of the Syndicate

			company) as on 31.03.2019	
1.	Mr. Dharmeshbhai P. Patel	Director	235.28	CA certificate dated 07.02.2020
2.	Mrs. Manjulaben D. Patel	Director	67.69	
3.	Mr. Dhwanil D. Patel	Director	16.90	
All Partners of M/s Indo Overseas Construction Company				
4.	Mr. Dharmeshbhai P. Patel	Partner		
5.	Mrs. Manjulaben D. Patel	Partner		
6.	Mr. Dhwanil D. Patel	Partner		
7.	Mr. Bharat G Shah	Partner		
8.	Mr. Miten B Shah	Partner		
9.	Mrs. Sangita B Shah	Partner		
TOTAL			319.87	

M/s DMD Developers is partner in partnership firm M/s Indo Overseas Construction Company.

Latest NF-589 of all the directors/guarantors shall be obtained accompanied by latest IT return & details of immovable properties owned and kept on record.

IV. TERMS AND CONDITIONS:

Special Terms and Conditions:

- Borrower shall ensure that Cost over Run if any shall be commented by the next LIE report of company and get satisfied. (As per PAG vetting report dt.11.11.2020)
- Borrower shall ensure that Revenue projected by the borrower is exclusive of the land Developers' share only. The total sale price of the flat to be shared between Land owners to the extent of 12.00% (M/s Indo Overseas Construction Company- 10.50% and Mr Dharmesh P Patel-1.50%) and 88.00% to Land Developers M/s DMD Developers Private limited.

FOR DMD DEVELOPERS PRIVATE LIMITED
Chait. Patel
Partner
निगम निदेशिका
DIRECTOR

Bank Sanction Letter

केनरा बँक  **Canara Bank**

Ref No: CNRB/MCB/DMD/SAN/DCCO/2412/2021/AP
Date: 24.12.2021

To,
The Director
M/s DMD Developers Pvt. Ltd.
Radha Raman Textile Market II",
Near Bharat Cancer Hospital,
Puna Kumbhariya Road, Saroli, Surat.

I. DETAILS OF SANCTIONS:

1. Permitted restructuring by way of deferment of DCCO by another one year (in addition to earlier 1 year permitted earlier vide order of MC of the Board dated 16.02.2021) and consequential shift in repayment period in respect of Term loan of Rs.228.00 crores sanctioned to the company for construction of "Radha Raman Textile Market - Phase II" in Surat with a total revised Project cost of Rs.568.00 crores under Sole Banking arrangement with below mentioned terms and condition:

Particulars	As per CAC order(e-Synd) dated 18.09.2017.	As per CAC order(e-Synd) dated 26.08.2019	DCCO I extension orders of MC of the Board dated 16.02.2021	Permitted DCCO II Extension
Project Cost	Rs 588.00 cr	Rs 588.00 cr	Rs 558.00 cr	Rs 568.00 cr
Term Loan	Rs 274.00 cr	Rs 240.00 cr	Rs 228.00 cr	Rs 228.00 cr
DCCO	30.09.2020	To continue	30.09.2021	29.09.2022
Construction Period:	34 months	To continue	46 Months	58 Months
Work Started	29.11.2017		29.11.2017	29.11.2017
Work to be Completed.	30.09.2020.		30.09.2021	28.09.2022
Moratorium Period	Nil	Nil	Nil	Nil
Door to Door tenor of loan	58 months	58 months	70 months	82 months
Repayment Period	24 months from 31.10.2020 to 30.09.2022.	To continue	24 months from 31.10.2021 to 30.09.2023.	24 months from 31.10.2022 to 30.09.2024.
Asset classification	Standard	Standard	Standard	Standard Restructured

Nature of Facility	Term Loan
Term loan	Rs. 228.00 Crores (Rupees Two Hundred Twenty Eight Crores only)
Project / Purpose	Construction of Commercial Shops Market under the name and style of " Radha Raman Textile Market Phase- II" with Saleable area of around 29.57 Lacs sq.



केनरा बँक  **Canara Bank**

fts. (Rs. in crore)

Particulars	As per CAC order(e-Synd) 18.09.2017	As per CAC order(e-Synd) 23.08.2019	As per MC of the Board dated 16.02.2021	Permitted Now
Total Project Cost				
Land	19.03	19.03	19.03	19.03
Building	471.46	471.46	471.46	471.46
Hard Cost	490.49	490.49	490.49	490.49
Contingency	10	10.00	0	0
IDC	75.90	75.90	55.86	61.92
A&S and P&P Exp	11.61	11.61	11.65	15.59
Soft Cost	97.51	97.51	67.51	77.51
Total	588.00	588.00	558.00	568.00

(Rs. In crore)

Particulars	CAC order dated 18.09.2017 (e-Synd)	CAC order dated 23.08.2019 (e-Synd)	As per MC of the Board dated 16.02.2021	Revised Means of Finance
Funding Pattern				
Equity	130.00	294.00	128.00	128.00
USL	130.00		128.00	128.00
Advance from Customers	54.00	54.00	74.00	84.00
TL	274.00	240.00	228.00	228.00
Total	588.00	588.00	558.00	568.00

Rate of Interest Applicable	One year MCLR (7.35%) + 7.00%+0.80 i.e. 15.15%			
Permitted Rate of Interest	11.90% p.a. i.e. One Year MCLR, 7.25% + 4.65%			
Margin	Rs. 340.00 Crores (59.86%)- overall			
	Original/Existing Terms	Permitted orders of MC of the	vide	Permitted Now



Bank Sanction Letter

केनरा बँक  **Canara Bank**

	Board dated 16.02.2021	
Tenor of facility	Door to Door Tenure-58 months	Door to Door Tenure-82 months
Moratorium	34 months including construction period.	58 months including construction period.
Repayment	24 equal monthly installment after a construction/moratorium period of 34 months from the date of first disbursement.	24 equal monthly installment after a construction/moratorium period i.e. from 31.10.2021 to 30.09.2023
DCCO	March 2020- As per TEV. However, due to delay in disbursement as per sanction letter dated 18.09.2017 works out to September 2020	September 2021
Upfront fees For Term Loan	Not Applicable	Already collected.
Vetting Fee/ DCCO extension fees	Rs. 10.00 Lacs +GST	Rs 10.00 lacs + GST
Documentation Charges	As Applicable	As Applicable
EMT Charges	Not Applicable	As applicable
Commitment Charges	As Applicable	As Applicable
Annual Review Charges	Rs. 100.00 Per Lac : Minimum Rs. 10000/- Maximum Rs. 5.00 Lacs	As applicable
Other Charges	As Applicable	As Applicable

2. Permitted review of Term Loan of Rs 228.00 crores (present outstanding – Rs 121.95 cr- under disbursement) and reset of rate of interest as under.

Applicable ROI	Existing ROI Permitted vide order of MC dated 16.02.2021	Permitted now



केनरा बँक  **Canara Bank**

15.05% p.a.	10.90% p.a.	11.90% p.a.
One year MCLR (Oct'21) 7.25%+7.00%+0.80 i.e.	One Year MCLR (7.35% Nov 2020) + 3.55% [Next Reset Date: 29.11.2021]	One Year MCLR (Oct'21) 7.25%+4.65% (incl LP) [Next Reset Date: 29.11.2022]

3. Approved increase in Project cost from Rs 558.00 crores to Rs 568.00 crores on account of increase in IDC/Admn./Pre-operative expenses to the tune of 10.00 crores and maintain the existing TL component at Rs 228.00 crores.

II. DETAILS OF SECURITIES: (Rs. in crore)

Particulars	Nature of charge	Source & Date of Valuation	Value	Our Share
(a) PRIMARY				
REM of Land of "Radha Raman Textile Market Phase-II" standing in the name of DMD Developers Pvt. Ltd. situated Near Bharat Cancer Hospital, Puna Kumbaria Road, Saroli, Surat, Gujarat admeasuring about 39609.00 Sq. Mts.	Continuation of EMT by way of Exclusive Charge in our favour	Valuation report of Shree Datt Valuer and Associates dated 21.09.2020. FMV: 307.90 RV: 261.70 DSV: 230.90	307.90	100%
On land bearing Revenue Survey No. 86/2+87/2, Block No 187, TP Scheme No. 35 (Kumbhariya-Saroli), Final Plot No. 264/1 of Village : Saroli, Taluka : Choryasi, Dist : Surat total admeasuring about 6315.00 Square metre in the name of Mr. Dharmeshbhai Padamsibhai Patel		Valuation report of Mr. Dilipkumar Kantilal Gheewala dt. 25.09.2020. FMV: 317.39 RV: 269.78 DSV: 238.04		
And on land bearing Revenue				



Bank Sanction Letter

केनरा बँक  **Canara Bank**

Survey No. 16/1,82/3 & 83, Block No 38, 133/2, 135 & 140, TP Scheme No. 35 (Kumbhariya-Saroli), Final Plot No. 316, 264/3, 265 & 273 of Village : Saroli, Taluka : Choryasi, Dist : Surat total admeasuring about 33294.00 Square metre in the name of M/s Indo Overseas Construction Company, A Partnership Firm			
Cost of Construction as per Project	Continuation of EMT by way of Exclusive Charge in our favour	As per cost estimate given in Para- III	471.46
Other Cost (A & S and P & P & IDCP)	Continuation of EMT by way of Exclusive Charge in our favour	As per cost estimate given in Para- III	77.51
Total Prime Security			856.87

(b) Collateral Security: Nil

(c) Personal Guarantee: (Rs. in crores)

Sr. No.	Name	Capacity	Outside Net worth (Excluding investment in the company) as on 31.03.2020	Source and date
1.	Mr. Dharmeshbhai P. Patel	Director	244.42	CA certificate dated 24.07.2021
2.	Mrs. Manjulaben D. Patel	Director	62.61	
3.	Mr. Dhwanil D. Patel	Director	20.96	
All Partners of M/s Indo Overseas Construction Company				
4.	Mr. Dharmeshbhai P. Patel	Partner		
5.	Mrs. Manjulaben D. Patel	Partner		
6.	Mr. Dhwanil D. Patel	Partner		
7.	Mr. Bharat G Shah	Partner		
8.	Mr. Miten B Shah	Partner		



केनरा बँक  **Canara Bank**

9.	Mrs. Sangita B Shah	Partner	
TOTAL			327.99

(d) Corporate Guarantee:
(Rs in crores)

Name	Tangible Net worth as on 31/03/2020	Source and date
M/s Indo Overseas Construction Company (Partnership Firm)	21.37	CA certificate dated 24.07.2021

(e) PDCs or any other comfort to be specified: Nil

(f) Availability of ECGG Guarantee/Policy, CGMSE. : Not Applicable.

III. TERMS AND CONDITIONS:

- TL will be disbursed further only after getting 4-FSI permission and undertaking in this regards to be submitted by the company.
- End use of funds to be ensured as per the sanction conditions without any deviation.
- Each Disbursement will be given only after prior clearance from Circle Head.
- Advance money received over and above the projected level to be utilized for reducing the term loan component.
- After completion or achieving COD, the sale proceeds receipts to be adjusted towards loan component.
- Current Account with ICICI Bank to be closed immediately.
- All applicable charges including Modifications charges and processing charges will be collected.
- All the terms and conditions of earlier sanction and subsequent modifications permitted till date to be complied by the company.
- Borrower to clear any overdue in any group/firm/director's accounts and delinquencies reported in CIBIL report of company and the same shall be cleared before disbursement of Further Term Loan. Delinquencies/ overdue appearing in Commercial / Consumer CIBIL shall be regularised before further disbursement in Term loan.
- Borrower to submit suitable undertaking that any escalation in cost of the project shall be borne by the promoters.
- Borrower to submit proof of Assets mentioned in Net worth statement provided by the Guarantors as per extant guidelines.
- Borrower to submit all the required statutory permissions for the proposed activity to the branch.
- "In case the borrower commits default in the repayment of the loan/advance or in the repayment of interest thereon or any of the agreed instalment of the loan on due date(s), the bank and/ or Reserve Bank of India will have an unqualified right to disclose or publish the name of the borrower and its directors/ partners/ proprietor as defaulter in such manner and through such medium, as the bank or Reserve Bank of India in their absolute discretion may think fit."
- Borrower to submit LIE report from the penal valuer and CA Certificate on every quarter as per extant guideline.



Bank Sanction Letter

केनरा बँक  Canara Bank

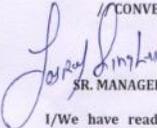
15. Entire booking amount and sale proceeds shall be routed through the ESCROW account with the branch.
16. The repayment shall be suitably accelerated based on the realisation at the time of issuance of NOC, the following shall be ensured
 - a) The unit sale price is in line with estimated submitted by the company
 - b) 100% of the sale proceeds is deposited in the Escrow account
 - c) 75% of Unit sale price as per the original estimates shall be adjusted to the loan account when the project is under implementation.
 - d) The promoter shall undertake to make good the differential amount from own sources in case of any shortfall in unit sale price.
 - e) Company to have separate monitoring system for receipt of advances money shop wise.
17. Disbursement to be made duly ensuring the stipulated margin. CA certificate towards margin infusion to be submitted. Borrower to infused that promoter's contribution to the project is brought proportionately.
18. Subordination Agreement for the unsecured loan infused in the project is on record.
19. Borrower to takes comprehensive insurance(preferably with our bank tie up insurance agencies) cover for all the prime and collateral securities with our Banks lien including during implementation of the project.
20. Periodic Inspection of Collateral and Prime securities to be carried out as per extant guidelines.
21. Condition for MCLR:
 - MCLR prevailing on the date of documentation/disbursement to remain constant for a period of one year notwithstanding the changes in the interim.
 - MCLR & Spread are subject to annual reset.
 - Bank reserves the right to revise the ROI of external/internal rating of the company is downgraded and/or RBI revises the provision norms for Standard Assets.
22. With regards to personal guarantee following to be ensured:
 - Borrower to submit proper documentary proof to ensure correctness of the details declared in net worth statement of the Promoter/Director.
 - Further, CA certified Net worth statement with UDIN number certifying the network of the Guarantors shall be invariably be submitted on an annual basis.
 - In respect of allied/associate concerns, Promoter of the parent entity can provide/extend a guarantee not exceeding 5 times of his/her net worth only subject to declaration/disclosure by the Guarantor.
 - All other charges applicable as per bank's norms to be paid by borrower as per the latest banks guidelines.
23. All other general terms and conditions as applicable to such type of facilities as per extant guidelines issued by the bank from time to time are to be complied with by the borrower.
24. In case where the account is taken over by other Banks/FIs, **concessions in ROI/Charges extended for the last one year will be recovered** before closure.
25. The Borrower hereby give specific consent to the Bank/Lender for disclosing / submitting the 'financial information' as defined in Section 3 (13) of the Insolvency and Bankruptcy Code, 2016 ('Code' for brief) read with the relevant Regulations/ Rules framed under the Code, as amended and in force from time to time and as specified there under from time to time, in respect of the Credit/ Financial facilities availed from the Bank/ Lender, from time to time, to any 'Information Utility' ('IU' for brief) as defined in Section 3 (21) of the Code, in accordance with the relevant Regulations framed under the Code, and directions issued by Reserve Bank of India to the banks from time to time and hereby specifically agree to promptly authenticate the 'financial information submitted by the Bank/Lender, as and when requested by the concerned 'IU'



केनरा बँक  Canara Bank

26. The Guarantors hereby give specific consent to the Bank/Lender for disclosing / submitting the 'financial information' as defined in Section 3 (13) of the Insolvency and Bankruptcy Code, 2016 ('Code' for brief) read with the relevant Regulations/ Rules framed under the Code, as amended and in force from time to time and as specified there under from time to time, in respect of the guarantees given, securities created for securing the Credit/ Financial facilities availed by the Borrower from the Bank/ Lender, from time to time, to any 'Information Utility' ('IU' for brief) as defined in Section 3 (21) of the Code, in accordance with the relevant Regulations framed under the Code, and directions issued by Reserve Bank of India to the banks from time to time and hereby specifically agree to promptly authenticate the 'financial information submitted by the Bank/Lender, as and when requested by the concerned 'IU'
27. Notwithstanding anything contained hereinabove, the Bank at any time reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice:
 - In case the limits/part of the limits are not utilized by you and/or;
 - In case deterioration in the loan accounts in any manner whatsoever and/or;
 - In case of non-compliance of terms and conditions of sanction
28. The Bank shall not be obliged to grant or continue any facility/ accommodation except that it shall in its absolute discretion consider fit and that the Bank shall always be at liberty to cancel the unavailed facilities/limits at any time without prior notice and without assigning any reason. The borrower shall not be entitled to claim any amount from the Bank as compensation, damages or otherwise on exercising Bank's discretion in this regard."

//CONVEYED AS PER THE ORDERS OF COMPETENT AUTHORITY DATED 17.12.2021//


SR. MANAGER

I/We have read and accept all the terms and conditions of the sanction letter ref no: CNRB/MCB/DMD/SANC/DCCO/2412/2021 dated 24.12.2021

Borrower Guarantor/s



Title Clearance Certificate

 *Bhadra Dhimant Joshi*
B. Pharm LL.B. ADVOCATE

TITLE CLEARANCE REPORT

Description Of Property:-

All the piece and parcel of **BUILDING NO : "B", "C" & "D"** the project known as **"RADHA RAMAN TEXTILE MARKET" PHASE-II** situated at Near RKLP Market, B/H. Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot Nos : 316, 264 paiki, 265 & 273 total admeasuring about 33294.00 Square Meters and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters of Village : Saroli, Taluka : Choryasi, District : Surat total admeasuring about **39609.00 SQUARE METERS.**

OWNERS: (1) MR. DHARMESHBHAI PADAMSHIBHAI PATEL AND (2) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM

DEVELOPER : D.M.D. DEVELOPERS PRIVATE LIMITED



BHADRA DHIMANT JOSHI
ADVOCATE
201 - 202, Babubhai Chambers,
Athwagate Crossing, Athwagate, Surat
Off.: 0261 - 24 78 369, Cell No: 93747 21295

Office : 201-202, Babubhai Chambers, Athwagate Crossing, Surat.
Mo. : 9375526264 E-mail : bhadra_adv@yahoo.co.in PAGE 1 OF 12

 *Bhadra Dhimant Joshi*
B. Pharm LL.B. ADVOCATE

permission No : SUDA/ U-4/ VPA-8305-A/ Riva 9173/ 5535 Dated:- 24.05.2016 and sanctioned construction plans.

It is further found that **MR. DHARMESHBHAI PADAMSHIBHAI PATEL ANE M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** executed development agreement in favour of **M/s. DMD DEVELOPERS PRIVATE LIMITED** for the said land bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 316, admeasuring about 1943.00 Square Meters, Final Plot No : 264 paiki admeasuring about 16513.00 Square Meters, Final Plot No : 265, admeasuring about 5221.00 Square Meters & Final Plot No : 273, admeasuring about 9617.00 Square Meters i.e. admeasuring about 33294.00 SQUARE METERS of Village : Saroli and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Original Plot No : 264/1, Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters i.e. total admeasuring about **39609.00 SQUARE METERS** of Village : Saroli Dated:- 26.09.2017. The said development agreement is registered in the book No : 1 in the office of the sub-registrar of Surat-6 (Kumbhariya) vide Registration No : 3931 Dated:- 04.10.2017. Thus **M/s. DMD DEVELOPERS PRIVATE LIMITED** has given development rights in the said land.

It is further found that the owner of the said land got revised development permission from Surat Urban Development Authority vide Permission No : SUDA/ U-4/ VPA-8305-A/ Riva 9173/ 4201 Dated:- 09.03.2022 and sanctioned construction plans.



It is further found that as per the above mentioned development permission, the owners organized to develop & constructed **BUILDING Nos : "B", "C" & "D"** known as **"RADHA RAMAN TEXTILE MARKET" PHASE-II** over the said land bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 316, admeasuring about 1943.00 Square Meters, Final Plot No : 264 paiki admeasuring about 16513.00 Square Meters, Final Plot No : 265, admeasuring about 5221.00 Square Meters & Final Plot No : 273, admeasuring about 9617.00 Square Meters & Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki, admeasuring about 6315.00 Square Meters i.e. total admeasuring about **39609.00 SQUARE METERS** of Village : Saroli.

It is further found that **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** created charge of **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT** over the above mentioned land / property. The said memorandum of deposit of title deeds and extension of memorandum of deposit of title deeds are registered in the book No : 1 in the office of the sub-registrar of Surat-6 (Kumbhariya) vide Registration No : 3932 Dated:- 26.09.2017 & 3258 Dated:- 28.04.2022. I have not seen original documents because all the original documents are lying with **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT.**

The titles of **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL**

Office : 201-202, Babubhai Chambers, Athwagate Crossing, Surat.
Mo. : 9375526264 E-mail : bhadra_adv@yahoo.co.in PAGE 11 OF 12

Title Clearance Certificate

 *Bhadra Dhimant Joshi*
B. Pharm LL.B. ADVOCATE

(OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) are clear and marketable and without any encumbrance and charges subject to charge of CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT AND *subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.*

The facts narrated above and documents produced before me for verification, It is found that the titles of (1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) are clear and marketable and without any encumbrance and charges subject to charge of CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT AND *subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.*

NON ENCUMBRANCE CERTIFICATE

This is to certify that I have taken search in the office of sub-registrar Surat and verified the documents for the last 30 YEARS for the property of the project known as BUILDING NO : "B", "C" & "D" the project known as "RADHA RAMAN TEXTILE MARKET" PHASE-II situated at Near RKLP Market, B/H. Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot Nos : 316, 264 paiki, 265 & 273 total admeasuring about 33294.00 Square Meters and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters of Village : Saroli, Taluka : Choryasi, District : Surat total admeasuring about 39609.00 SQUARE METERS and I found that the titles of (1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) are clear and marketable and without any encumbrance and charges subject to charge of CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT AND *subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.*


BHADRA DHIMANT JOSHI
ADVOCATE



ENCL.:-

- SEARCH RECEIPTS
- NON - ENCUMBRANCE CERTIFICATES

SANAD No : G/818/1987
DATE:- 14.12.1987

 *Bhadra Dhimant Joshi*
B. Pharm LL.B. ADVOCATE

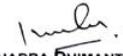
ENCUMBRANCE CERTIFICATE

I have inspected the index record as available in the office of Sub-Registrar Surat City-1 (Athwa), Surat-3 (Navagam) & Surat-6 (Kumbhariya) Relating to land as mentioned below :

LAND BEARING REVENUE SURVEY NOS : 16/1, 82/1, 82/3 & 83, BLOCK NOS : 38 133/2, 135 & 140, T. P. SCHEME NO : 35(KUMBHARIYA-SAROLI), FINAL PLOT NOS : 316, 264 PAIKI, 265 & 273, ADMEASURING ABOUT 33294.00 SQUARE METERS AND REVENUE SURVEY NOS : 86/2 + 87/2, BLOCK NO : 187, T. P. SCHEME NO : 35(KUMBHARIYA-SAROLI), FINAL PLOT NO : 264 PAIKI, ADMEASURING ABOUT 6315.00 SQUARE METERS OF VILLAGE : SAROLI, TALUKA : CHORYASI, DISTRICT : SURAT TOTAL ADMEASURING ABOUT 39609.00 SQUARE METERS.

It is submitted (1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) is the owner of the said BUILDING No : "B", "C" & "D" the project known as "RADHA RAMAN TEXTILE MARKET" PHASE-II situated at Near RKT Market, B/H. Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot Nos : 316, 264 paiki, 265 & 273 total admeasuring about 33294.00 Square Meters and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters of Village : Saroli, Taluka : Choryasi, District : Surat total admeasuring about 39609.00 SQUARE METERS. After making necessary search on the basis of the documents furnished before me and on certain inspection, I reached the following conclusion that the above said land till date stands in the name of (1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) and hence the said property is free from all sorts of encumbrances such as sale, gift, mortgage etc.. And in record (1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) has a clear and better marketable title of the above said property with all rights subject to charge of CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT AND *subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.*

DATE:- 20.06.2022


BHADRA DHIMANT JOSHI
ADVOCATE
SANAD No : G/818/1987
DATE:- 14.12.1987



ENCL.:-

ENCUMBRANCE CERTIFICATES ISSUED BY
SUB-REGISTRAR SURAT-3 (NAVAGAM) AND
SURAT-10 (NANPURA)

Office : 201-202, Babubhai Chambers, Athwagate Crossing, Surat.
Mo. : 9375526264 E-mail : bhadra_adv@yahoo.co.in

No Objection Certificate regarding Height Clearance from Airport Authority

Page 1 of 2

NOCLetter


AIRPORTS AUTHORITY OF INDIA
 WESTERN REGION HQRS.

भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय

Date: 2/5/2014

No. BT-1/NOCC/CS/MOM/14/NOCAS/SURA/126

DHARMESH F PATEL

DHARMESH F PATEL
 201, RITE SQUIRE,
 NR. INDOOR STADIUM,
 GHOD DOD ROAD,
 SURAT-395007

NO Objection Certificate for Height Clearance

This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.

1. References:

NOCID	SURA/WEST/B/022114/21813
Applicant Letter	NIL dated 05.3.2014
AAI Reference	MUM/14/NOCAS/SURA/126

2. NOC Details for Height Clearance:

Applicant Name	DHARMESH F PATEL
Type of Structure	Building
Site Address	FP.NO.263,264,265,273,316,317,OP.NO.263,264/1,264/2,264/3,265,316,317,273,BLOC K NO.133/2,135,136,137,138,140,187,38,39,TPS.NO.35,(KUMBHARIYA SAROLI SANIYA HEMAD DEVADH) MOJE SAROLI.TAL CITY DIST SURAT
Site Coordinates	21 11 31.92N -72 52 57.70E
Site Elevation AMSL in Mtrs	13.40 Mtrs (one three deci four zero)
Permissible height above Ground Level in Mtrs	60.00 Mtrs (six zero deci zero zero)
Permissible Top Elevation AMSL in Mtrs	73.40 Mtrs (seven three deci four zero)

3. This NOC is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.

b. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.

c. No radio/TV Antenna, lighting arresters, staircase, Mumees, Overhead water tank and attachments of fixtures of any kind shall project above the **Permissible Top Elevation 73.40 Mtrs**, indicated in para 2.

क्षेत्रीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई - 400 099. ☎ 91-22-29217400
 Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Parle (E), Mumbai - 400 099. ☎ 91-22-26819300
 ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुलार मखाडी रोड, सहार, मुंबई - 400 099. ☎ 91-22-26819300
 ATS Complex Near Sahar Cargo Station For Building 2.aspx?nocid=SURA/WEST/B/022114... 02-05-2014

Page 2 of 2

NOCLetter

d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.

e. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.

f. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building.

g. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of 'to ensure the safe and regular aircraft operations' and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

j. This NOC has been issued w.r.t. the Civil Airports as notified in SO 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 73.40 Mtrs.


 (S.K. Dasgupta)
 JT.GM (ATM/NOCC), WR
 For GM (Aero), WR
 Airports Authority Of India

Copy to:

- The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
- GM(NOCC)/Airport Director(Bundle).
- Guard File
- Airport Director, AAI, Surat Airport, Surat
- Asstt. Town Planner, Surat Urban Development Authority, Surat
- The Asstt General Manager (Vigilance)

No Objection Environment Certificate


**STATE LEVEL ENVIRONMENT
IMPACT ASSESSMENT
AUTHORITY
GUJARAT**
 Government of Gujarat

K.G.SHAH
 MEMBER SECRETARY
 SEIAA (GUJARAT)

Date: **25 OCT 2012**
 Time Limit

No. SEIAA/GUJ/EC/8(a)/ **301** /2012

Sub: Environment Clearance for the Commercial Building (Textile Market) Construction Project "Radha Raman Textile Market" at T.P.S.No:35, (Kumbharia-Saroli-SaniatIsmad-Devadh), Block No:137,138,187,136,133/2,135,140, 38,39, F.P.263, 264, 265, 273, 316, 317, Moje-Saroli,Tal: Choryasi, Dist: Surat proposed by M/S Indo Overseas Construction Company.....Construction project in Category 8 (a) of Schedule annexed with EIA Notification dated 14/9/2006.

Dear Sir,
 This has reference to your application along with Form-I, Form-1 A dated 30/10/2011, Additional details vide their letter dated 28/03/2012, Submitted to the SEAC, seeking Environmental Clearance under Environment Impact Assessment Notification, 2006.

The proposal is for Environmental Clearance for the Commercial Building (Textile Market) Construction Project "Radha Raman Textile Market" at T.P.S.No:35, (Kumbharia-Saroli-SaniatIsmad-Devadh), Block No:137,138,187,136,133/2,135,140, 38,39, F.P.263, 264, 265, 273, 316, 317, Moje-Saroli,Tal: Choryasi, Dist: Surat proposed by M/S Indo Overseas Construction Company. This is a new building construction project. The plot area shall be 69,010.0 m², net plot area of the project is 64,837.0 m² and proposed built up area will be 1,36,375.29 m² comprising of 2732 nos. of textile houses. As the built up area is >20,000 m² and < 1,50,000 m², it falls in the project / activity no. 8(a) of the Schedule of the EIA Notification, 2006.

The project will comprise of 2 blocks (A & B) Scope of the buildings in the project will be basement+G+7 floors with 36.69 meter height for building A and G+2 floors with building height of 14.75 meter in case of building B.

The project activity is covered in 8(a) and is of 'B' Category. Since the proposed project is in item no.8 of the EIA notification, 2006, it does not need Public Consultation as per Para 7(i) III Stage (3) (d) - Public Consultation of EIA Notification, 2006.

The SEAC, Gujarat had recommended to the SEIAA, Gujarat, to grant the Environment Clearance to this project for the above-mentioned Construction project. The proposal was considered by SEIAA, Gujarat in its meeting held on 15.10.2012 at Gandhinagar. Since the public consultation is not required for the project, the SEIAA hereby accords Environmental Clearance to above project under the provisions of EIA Notification dated 14th September, 2006 subject to the compliance of the following conditions.

A. SPECIFIC CONDITIONS:

- The textile houses shall be sold / allotted only for storage of garments, clothes etc. and no any kind of manufacturing activity shall be allowed in the proposed Textile market.
- The project proponent shall not sold / allot any textile house for storage of chemicals, flammable substances, explosives, fire crackers or any other material of hazardous characteristics as per the notified undertaking dated 06/02/2012.

A.1 CONSTRUCTION PHASE:

A.1.1 WATER:

- Water requirement of 15 KL/day during the construction phase shall be met through the borewell water. Permission of concerned authority shall be obtained for ground water abstraction.
- Sewage generated during the construction phase shall be discharged into the septic tank/souk pit system.
- Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.

A.1.2 AIR:

- Engineering controls including barricading the site during construction period shall be implemented for dust control.

Page 1 of 3

Office : Gujarat Pollution Control Board, "Paryavaran Bhavan" Sector-10 A, Gandhinagar-382010
 Phone No.:- (079) 232-32152,232-41514 Fax No.:- (079) 232-22784
 E-mail : seiaa@guj@yahoo.com, Website: www.seiaa.gujarat.gov.in

Control.

- Water sprinkling shall be done in vulnerable areas for controlling fugitive emission.
- Material shall be covered during transportation to avoid the fugitive emission.
- The roads inside the project area and roads connected to the main road shall be paved or shall be water sprinkled to avoid the fugitive emissions during construction.

A.1.3 SOLID WASTE:

- All topsoil excavated during construction activity shall be used in horticultural / landscape development within the project site.
- The construction materials and debris shall be properly stored and handled to avoid negative impacts such as air pollution and public nuisances by blocking the roads and public passages. Appropriate barricading shall be done and signboards shall be put at such sites.
- The debris generated during the construction work shall be re-used in filling and resurfacing of the area and recyclable scrap shall be sold to vendors.

A.1.4 SAFETY:

- Structural design of the project shall strictly adhere to the seismic zone norms for earthquake resistant structures.
- During construction Personal Protective Equipment shall be provided to the construction workers and its usage shall be ensured and supervised.
- First Aid Box shall be made readily available in adequate quantity at all the times.
- Training shall be given to all workers on construction safety aspects.

A.1.5 NOISE:

- The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers etc. on all sources of noise generation. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.

A.2 OTHER CONDITIONS:

- The NBC norms shall be strictly adhered to for parking, fire fighting & safety, etc.
- Barricade of at least 3 m height shall be provided on the periphery of the construction site with adequate signages.
- Vehicles hired for bringing construction material at site shall be in good conditions and confirm to applicable air and noise emission standards and shall be operated only during day time and non-peak hours.
- Project proponent shall ensure use of eco-friendly building materials including fly ash bricks, fly ash paving blocks etc.
- Ready mix concrete (RMC) shall be used in the project so far as possible.
- Necessary sanitary, hygiene and first aid measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
- Adequate accommodation, drinking water, sanitary facilities, first aid center, crèches for small child and cooking fuel shall be provided for construction workers at the site.
- Adequate care shall be taken to see that the surrounding landscape at the project site is not environmentally degraded.
- Fly ash shall be used in the construction wherever applicable as per provisions of Fly Ash Notification under EPA.
- Only lead free paints shall be used in the project.
- The project proponent shall strictly comply with the Gujarat Building and other Construction Workers Act & Rules.

AS OPERATION PHASE:

A.2.1 WATER:

- Water requirement for the project during the operation phase shall be 416.38 KL/day and it shall be sourced from the Surat Municipal Corporation and no groundwater shall be tapped for the project requirement.
- No new bore well shall be constructed and existing bore wells shall be either sealed or converted into the recharge well upon completion of the construction work.
- Low water consuming devices shall be provided. Fixtures for showers, toilet, flushing and drinking shall be of low flow either by use of aerators/ diffusers or pressure reducing devices etc.
- Sewage generation during the operational phase shall be 379 KL/day and it shall be discharged through the drainage system of SMC.
- Rain water harvesting from rooftop and paved areas and ground water recharge through 33 nos. of bore holes shall be carried out as per the details submitted. Before recharging the run off, pre-treatment must be done to remove suspended matter.
- A water meter shall be installed on rain water harvesting & ground water recharge well system & compliance report of the same shall be submitted to concerned authorities.

Page 2 of 3

Office : Gujarat Pollution Control Board, "Paryavaran Bhavan" Sector-10 A, Gandhinagar-382010
 Phone No.:- (079) 232-32152,232-41514 Fax No.:- (079) 232-22784
 E-mail : seiaa@guj@yahoo.com, Website: www.seiaa.gujarat.gov.in

No Objection Environment Certificate

A.3.2 AIR

35. D. G. sets [125 KVA x 4 nos.] proposed as back up power shall be of enclosed type and confirm to prescribe standards under EPA rules. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
36. The gaseous emissions from the D.G. Sets shall conform to the standards prescribed by GPCB. At no time, the emission levels shall go beyond the stipulated standards.
37. The stack height of the DG Sets shall be equal to the height needed for the combined capacity of all proposed DG sets.

A.3.3 SOLID WASTE

38. The solid waste generated shall be properly collected and segregated at source. The recyclable material shall be sold to vendors whereas other garbage shall be disposed through Surat Municipal Corporation.
39. Used oil / waste oil, if any generated, shall be sold to only to the registered recycler.
40. The project must strictly comply with the rules and regulations with regards to handling and disposal of Hazardous waste in accordance with the Hazardous Waste (Management, Handling and Transboundary) Rules 2008. Authorization from the GPCB must be obtained for collection / treatment / storage / disposal of hazardous wastes.

A.3.4 SAFETY

41. The requirements for fire and life safety shall be fulfilled in the project, as per the National Building Code of India so as to minimize danger to life and property from fire.
42. First Aid Box shall be made readily available in adequate quantity at all the times.
43. Main entry and exit shall be separate and clearly marked.
44. The project management shall prepare a detailed Disaster Management Plan (DMP) for the operational phase of the project.
45. Compulsory Training to the housing committee members for the first aid and fire fighting along with regular mock drill shall be made an integral part of the disaster management plan of the project.
46. Necessary emergency lighting system along with emergency power back up system shall be provided. In addition, emergency public address system arrangement and signage for emergency exit route shall be provided on each floor. Further, necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during power failure & emergency.
47. The planning design and construction of all buildings shall be such as to ensure safety from fire.
48. Fire fighting facilities such as underground static water storage tank of 100 KL capacity, terrace tanks of 10 KL capacity, fire extinguishers (165 no.), hose reel, wet riser, automatic sprinkler system in basement and common passage on each floor, manually operated electric fire alarm system, etc. shall be provided as proposed.
49. Sufficient peripheral open passage shall be kept in the margin area for free movement of fire tender / emergency vehicle around the premises.
50. In basement at least two separate ramps of adequate width and slope shall be provided, located preferably at opposite ends.
51. Provision for adequate air changes per hour in the basement shall be made so as to avoid build up of CO in the area.
52. Car park exhaust system equipped with CO (Carbon Monoxide) sensor shall be provided to ensure operation of exhaust fans as CO concentration levels.

A.3.5 NOISE

53. The acoustic enclosures shall be installed at all noise generating equipments to mitigate the impact of noise.
54. The overall noise level in and around the project area shall be kept well within the prescribed standards by providing noise control measures including acoustic insulation, hoods, silencers, enclosures vibration dampers etc. on all sources of noise generation. The ambient noise levels shall conform to the standards prescribed under the Environment (Protection) Act and Rules.

A.3.6 PARKING / TRAFFIC CONGESTION

55. Minimum parking area of 43,761.93 m² [14,322.68 m² area as basement parking and 29,439.25 m² as surface parking] shall be provided as proposed.
56. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
57. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site shall be avoided.
58. No public space including the service road shall be used or blocked for the parking.

A.3.7 ENERGY CONSERVATION

59. Various energy conservation measures viz. maximum use of natural light, china mosaic flooring on terrace, LED lighting fixtures in common areas, use of solar light in open sunlit areas, use of aerated blocks in construction etc. shall be implemented as proposed.
60. The project proponent shall install energy efficient devices and appliances conforming to the Bureau of Energy

Efficiency norms.

61. The project proponent shall provide CFL lights instead of conventional FTLs and bulbs as proposed by them.
62. Solar lights shall be provided in the open areas.
63. Only variable frequency motor drives shall be used in the project.
64. The transformers and motors shall have minimum efficiency of 85 %.

A.3.8 GREEN BELT

65. Minimum 8,140.86 m² area shall be developed as green belt including 1,238.85 m² tree covered area. The other open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
66. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose.
67. Drip irrigation / low-volume, low-angle sprinkler system shall be used for the lawns and other green area including tree plantation.

B. OTHER CONDITIONS

68. All the statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Airports Authority of India, Fire Department etc. shall be obtained by the project proponent from the competent authorities.
69. The project proponent shall ensure maximum employment to the local people.
70. The project management shall also comply with all the environment protection measures, risk mitigation measures and safeguards proposed by them.
71. The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the purpose of the environmental protection and management.
72. No further expansion or modifications in the project likely to cause environmental impacts shall be carried out without obtaining prior Environment Clearance from the concerned authority.
73. The project authorities shall earmark adequate funds to implement the conditions stipulated by SEIAA as well as GPCB along with the implementation schedule for all the conditions stipulated herein. The funds so provided shall not be diverted for any other purpose.
74. The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with the GPCB and may also be seen at the Website of SEIAA/ SEAC/ GPCB. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Gujarati language and the other in English. A copy each of the same shall be forwarded to the concerned Regional Office of the Ministry.
75. It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year.
76. The project authorities shall also adhere to the stipulations made by the Gujarat Pollution Control Board.
77. The project authorities shall inform the GPCB, Regional Office of MoEF and SEIAA about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
78. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
79. The company in a time bound manner shall implement these conditions. The SEIAA reserves the right to stipulate additional conditions, if the same is found necessary. The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act 1986 and Hazardous Wastes (Management Handling and Transboundary) Rules, 2008 along with their amendments and rules.
80. This environmental clearance is valid for five years from the date of issue.

With regards,
Yours sincerely,

(R.G.SHAH)
Member Secretary

RERA Registration Certificate



Gujarat Real Estate Regulatory Authority (RERA)
Government of Gujarat
Website: gujrera.gujarat.gov.in, Email: inforera@gujarat.gov.in

FORM - C
REGISTRATION CERTIFICATE OF PROJECT
[The Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 See Rule 6(1) "said rules"]

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 "said act" to the following Project under project registration number :-

PR/GJ/SURAT/SURAT CITY/SUDA/CAA01590/090218

Project Name & Address :-
Radha Raman Textile Market Phase 2
RRTM, B/H Bharat Cancer Hospital, Saroli, Surat, Surat City, Surat, Gujarat

Remarks: TP/Revenue Village: 35(Kumbhariya-Saroli-Sandiya Hemad-Devadh), FP/Survey No: 263,264,265,273,316,317 (Moje :- Saroli , Ta :- Choryasi , Dist :- Surat , Block No :- 137 , 138 , 133/2 , 136 , 135 , 140 , 187 , 38 , 39) , Sub Plot:-, Block: B , C , D

Promoter Name & Address :-
DMD Developers Pvt. Ltd. Company
1102 Aadharshila Appt, Ghod dod road Surat, Surat, Gujarat-395007

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

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed in said rules as per "Annexure A" by the Government of Gujarat.
- (ii) 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 of the said act.
- (iii) The promoter shall deposit seventy percent of the amounts realised 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 (i) of sub-section (2) of section 4 of the said act.
- (iv) **The registration shall be valid till Dt. 30/06/2026** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the said act read with rule 7 of the said rules made thereunder.
- (v) The promoter shall comply with the provisions of the said act and the said rules and regulations made thereunder.
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vii) All advertisements for this project must mention RERA registration number and GujRERA website www.gujrera.gujarat.gov.in. The font size for the same should not be less than that of the contact details of 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 said act and the said rules and regulations made thereunder.

[RE-ISSUED] 6 MONTHS EXTENSION GRANTED DUE TO COVID-19 LOCKDOWN

Date: **09/02/2018**
Place: **Gandhinagar**



Signature Not Verified
Digitally Signed By: P. J. BHAVNANDAS
Reason: COVID-19 Grant 6 Month Extension
Signed Date: 23/09/2020 05:16 PM
Location: Ahmedabad

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority

Opinion from Fire & Emergency Services department of Surat Municipal Corporation



**SURAT MUNICIPAL CORPORATION
FIRE & EMERGENCY SERVICES
HEAD QUATERS, MUGLISARA,
SURAT - 395003**

Ph.: S.M.C. : 0261 - 2423750 TO 56, CONTROL : 2414195 -96, FAX : 2451935, 9724345553

To,
Dharmeshbhai P. Patel Partner of Indo Overseas Company & Others,
A 16-21, RRTM, B/h Bharat Cancer Hospital,
Saroli, Surat.

Sub :- N.O.C./OPINION Fire & Emergency Services Dept. for High Rise Mercantile Building.

Reference :- A letter from Applicant Shri bearing FES/N.O.C./Inward No. 3266, Date. 01/12/2021.

PROPOSED SITE :- REVISED COMMERCIAL HIGH RISE BLDG. PLAN ON T.P.S. NO. 35 (KUMBHARIYA-SAROLI-SANIYA HEMAD-DEVADH) OF BLOCK NO. 137,138,133/2,136,135,140,187,38,39, O.P. NO. 263, 264/2,264/3,265,273,264/1,316,317, F.P. NO. 263,264,265,273,316,317, AT. SAROLI, SURAT.

Submitted,

As per said plan the above building is a High Rise Mercantile Building. B,D (Basement-1 + Basement-2 + Ground Floor + 8th Floor) with Height of 44.82 Mtrs., Building. C (Basement-1 + Basement-2 + Ground Floor + 7th Floor) with Height of 39.94 Mtrs.

As per N.B.C. 2016 the aforesaid buildings are to be considered as High Rise Mercantile Building. Hence this dept. has No Objection if the applicant concerned makes necessary fire fighting arrangement in said building as per N.B.C. norms, Existing CGDCR norms, Gujarat Fire Prevention Life Safety Regulation 2017 and Submitted Drawing. Subject to compliance of following fire safety recommendations by the developer/owner during & after construction. The administrative charge of Rs.2000 x 3 = Rs. 6000/- has been recovered vide Receipt No.161/7, Dated. 02/12/2021.

1. Parking shall not be permitted in courtyards and drive ways of fire appliances.
2. Courtyard shall be kept free from encumbrances & encroachments.
3. No structure of any type shall be permitted in courtyard of the building.
4. There shall not be any trees obstructing fire appliances reach in compulsory open spaces required as per CGDCR.
5. The gradient of the ramp shall not be steeper than 1:07.
6. The access provided to the basement shall be kept unobstructed.
7. Repairing/servicing of cars, use of naked light shall not be permitted in the car parking areas.
8. Dwelling, use of naked light / flame, repainting / maintenance of vehicles shall be strictly prohibited in the parking area.
9. The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route.
10. Car parking shall be permitted in the designated area only.



Page | 1

11. The fins with RCC, brick work, hollow blocks or any such construction materials shall not be permitted.
12. The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, car lifts, etc. at prominent location.
13. The layout of staircase shall be enclosed type throughout its height and shall be approached at each floor level.
14. Externally located staircases adequately ventilated to outside air.
15. Permanent vent at the top equal to 5% of the cross sectional area of the stair case shall be provided.
16. Structural steel members connected to staircase shall be protected with fire retardant coatings.
17. No combustibles shall be kept or stored in staircase / passages.
18. The staircase should not be encroached by shoe-rack, decorative items, earthen pots etc.
19. Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
20. Shaft shall have permanent vent of not less than 0.2 sq. meters in clear area immediately under the machine room.
21. Landing door and lift car door of the lifts shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
22. The Fire lift shall have a floor area of not less than 1.4 sq. meters it shall have loading capacity of not less than 545 kgs (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
23. The electric supply of fire lift shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire i.e. within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel constrictor shall be operated on 24 volt supply.
24. Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
25. In case of failure normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
26. The operation of fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call point will become inoperative and the lift will be on car control only or on a priority control devices. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
27. The words 'fire lift' shall be conspicuously displayed in fluorescent paints on the lift landing doors at each floor level.
28. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute. Fire lift shall be constructed as per prevailing standard.
29. Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan for the upper floors.
30. The common corridor / lift lobby at each floor level shall be kept free from obstruction at all times.
31. Self-glowing / fluorescent exit signs in green colour shall be provided showing the means of escape at each floor of building. Portable lights / insta lights shall be provided at strategic location in the staircase and lift lobby.
32. The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation

Page | 2

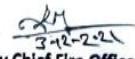
Opinion from Fire & Emergency Services department of Surat Municipal Corporation

54. Signage's :
Self-glowing/fluorescent exit signs in green color shall be provided showing the means of escape of the building.
55. Fire Escape Chute : **NOT APPLICABLE.**
56. Refuge Area : **NOT APPLICABLE.**
57. The entry/exit shall be kept free for any obstruction.
58. Astro turf etc. shall not be permitted in the courtyard and in the drive way.
59. A certificate to the effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer/Architect at the time of applying for occupation of the building.
60. All gaps between floor-slabs and to facade assembly shall be sealed at all levels by approved fire resistant Seal and material of 02 hrs fire rating.
61. Sprinkler system for glass facade providing full coverage to the glass.
62. Addressable Fire Alarm & Detection System as per NBC-2016 (Table-7).
63. Openable panels shall be provided on each floor and shall be spaced not more than 10 mt apart measured along the external wall from centre to centre of the access opening.
64. This NOC is issued from fire risk point of view only.
65. Trained man power shall be available for the fire fighting and lift rescue in the building premises round the clock .
66. Any deviation w.r.t. construction shall be verified by the concerned building sanctioning authority.
67. The certificate may not be treated in any case for regularisation for unauthorised construction if any.
68. Form 16 from FPCOR to be submitted at the time of Fire Inspection of building.
69. The opinion is given on the basis of submitting drawings /documents only.
70. Facade & Elevation Design & Drawing shall have to be approved by Registered Facade Consultant.
71. Any other instructions given by the fire department from time to time about fire safety of the Building premises to be followed norms.
72. Fire officer can check the arrangements of Fire safety at any time, this certificate will be withdrawn without any notice if any deficiency is found.
73. Occupants /Owner should apply for renewal of fire safety certificate 01 Month prior expiry of this certificate.
74. Trained officers / security guards :
The trained security / fire supervisor along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building.
They will be responsible for the following:
(a) Maintenance of all the first aid firefighting equipment, fixed installations & other firefighting equipment / appliance in good working condition at all times.
(b) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & keep them informed about fire & other emergency evacuation procedures.
(c) To liaise with the city fire brigade on regular & continual basis.
(d) The mock drill with the designated fire marshal for any operation of disaster management plan shall be out regularly after occupation as per National Building Code.
75. The fire department of SMC will not responsible for any loss of life and property due to Fire / Emergency incident.

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76. Fully Covered Paramount Grills shall not be allowed in Balconies.

Note : This Opinion/Permission is given on the basis of Order No : TPS-142014-510-L, Dated. 20-02-2015 which has permitted Height of 44.82 Mtr. by Officer on Special Duty & Ex-Officio Deputy Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Gandhinagar.


3-12-2021
I/C Dy Chief Fire Officer

FES/ OUTWARD/NOC 2833
DT. 03-12-2021


I/C CHIEF FIRE OFFICER
Surat Municipal Corporation



CA Certificate issued by M/s. B.M. Dave & Co.

	M/s. B. M. DAVE & CO. Proprietor – Mr. BHUSHAN M. DAVE [B.COM. (HONS.), F.C.A., D.I.S.A. (ICA), N.C.F.M. (Derivatives)]
214, Jolly Plaza, Besides Girls Polytechnic, Athwa Gate, Surat- 395 001 Tele. No. (0261) 2464 117 Mobile No. 0942 61 61 147	
TO WHOM SO EVER IT MAY CONCERN	
This is to certify that following expenditure is incurred by M/s “DMD Developers Private Limited” for the project RRTM Phase-II as on 19.09.2022 are as below:-	
Expenditure incurred Heads	Rs. In Crores
Land	19.03
Construction Exps. etc.	263.11
A& S and P&P Exps.	14.07
IDCP	57.59
Sub- Total	353.80
Cash & Bank Balances	0.13
Total	353.93
Sources for above expenditure are as below:	
Sources for above expenditure are as below:	Rs. In Crores
Equity	101.05
Unsecured Loans/Deposits	82.95
Advance from Customers	5.42
Secured Loan	121.91
GECL Loan	34.99
Sundry Creditors	7.61
Total	353.93

FOR M/S. B.M. DAVE & CO.
CHARTERED ACCOUNTANTS

Place: Surat
Date: 23.09.2022



B. Dave
23/09/2022
(B.M. DAVE)
PROPRIETOR
MEMBERSHIP NO. 45122

Note: -

- This certificate is issued on the basis of explanation and information given to me. Some figures are rounded up.
- Out of above expenditure Rs. 19.03 Crores contributed by M/s. Indo Overseas Construction Co. & Mr. Dharmesh P. Patel is considered as deemed Unsecured Loans/ Deposit in Sources of funds against Land costs at Utilization of funds side.

UDIN - 22045122AUFXPT6338

EXHIBIT - 14



FSI Payment receipts provided by company

પાલન આઈ.ડી. 209494 A/C No.: 915010028810959

સુરત શહેરી વિકાસ સત્તામંડળ
 એકસીસ બેંકમાં ભરેલ રકમનું ચલણ
 સાખા: ઉપના વેસુ અડાજણ

અરજદારનું નામ: ધર્મેશભાઈ પદમશીભાઈ પટેલ તે ઉઠી બોવરસીસ કોન્ટ્રાક્ટર કંપનીના ભાગીદાર તથા અન્વી
 ઇન્ટેલ નંબર: 8305-અ/રીવા/9173 તા. 14 May 2019

પાલુકો	ચોર્યાસી	પકાર	૨૪૫
ગામ	સારોલી	બેંકીશનલ ઇન્ફોર્મેશન યાજ	69277768
સી.સ.નં.	-		
બ્લોક નં.	133/2,135,136,137,138,140,187,38,39		
સમ પલોટ નં.	-		
ક્ર. પલોટ નં.	263,264,265,273,316,317		
આર્કીટેક એન્જિનિયર	Sanjay Josi		
ડી.પી.સી.મ	35 (કુબારીયા-સારોલી-સણીયા ઠેમ્પાદ-દેવધ)	કુલ રૂપિયા	69277768

અંકે છ કરોડ ભાણું લાખ સીતોતેર હજાર સાત સો અડસઠ રૂપિયા પુરા

પલાનીંગ આસીસ્ટન્ટ: *Amish*
 મદદનીશ નગર નિયોજક: *PN Joshi*

સંકલન નોંધ: X 1000 = ૩૫૫ મેમ્બર ઉપયોગ માટે
 X 500 = ૩૫૫ મેમ્બર નવરો
 X 100 = ૩૫૫ મેમ્બર નવરો
 X 50 = ૩૫૫ મેમ્બર નવરો
 X 20 = ૩૫૫ મેમ્બર નવરો
 X 10 = ૩૫૫ મેમ્બર નવરો
 X 5 = ૩૫૫ મેમ્બર નવરો
 X 2 = ૩૫૫ મેમ્બર નવરો
 X 1 = ૩૫૫ મેમ્બર નવરો

સંકલન નં: 12121
 સંકલન નં: 14309

સ્ટેમ્પ: BANK LTD. SURAT

પાલન આઈ.ડી. 209494 A/C No.: 915010028810959

સુરત શહેરી વિકાસ સત્તામંડળ
 એકસીસ બેંકમાં ભરેલ રકમનું ચલણ
 સાખા: ઉપના વેસુ અડાજણ

અરજદારનું નામ: ધર્મેશભાઈ પદમશીભાઈ પટેલ તે ઉઠી બોવરસીસ કોન્ટ્રાક્ટર કંપનીના ભાગીદાર તથા અન્વી
 ઇન્ટેલ નંબર: 8305-અ/રીવા/9173 તા. 14 May 2019

પાલુકો	ચોર્યાસી	પકાર	૨૪૫
ગામ	સારોલી	બેંકીશનલ ઇન્ફોર્મેશન યાજ	69277768
સી.સ.નં.	-		
બ્લોક નં.	133/2,135,136,137,138,140,187,38,39		
સમ પલોટ નં.	-		
ક્ર. પલોટ નં.	263,264,265,273,316,317		
આર્કીટેક એન્જિનિયર	Sanjay Josi		
ડી.પી.સી.મ	35 (કુબારીયા-સારોલી-સણીયા ઠેમ્પાદ-દેવધ)	કુલ રૂપિયા	69277768

અંકે છ કરોડ ભાણું લાખ સીતોતેર હજાર સાત સો અડસઠ રૂપિયા પુરા

પલાનીંગ આસીસ્ટન્ટ: *Amish*
 મદદનીશ નગર નિયોજક: *PN Joshi*

સંકલન નોંધ: X 1000 = ૩૫૫ મેમ્બર ઉપયોગ માટે
 X 500 = ૩૫૫ મેમ્બર નવરો
 X 100 = ૩૫૫ મેમ્બર નવરો
 X 50 = ૩૫૫ મેમ્બર નવરો
 X 20 = ૩૫૫ મેમ્બર નવરો
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 X 2 = ૩૫૫ મેમ્બર નવરો
 X 1 = ૩૫૫ મેમ્બર નવરો

સંકલન નં: 12121
 સંકલન નં: 14309

સ્ટેમ્પ: BANK LTD. SURAT

પાલન આઈ.ડી. 267414 A/C No.: 915010028810959

સુરત શહેરી વિકાસ સત્તામંડળ
 એકસીસ બેંકમાં ભરેલ રકમનું ચલણ
 સાખા: ઉપના વેસુ અડાજણ

અરજદારનું નામ: ધર્મેશભાઈ પદમશીભાઈ પટેલ તે ઉઠી બોવરસીસ કોન્ટ્રાક્ટર કંપનીના ભાગીદાર તથા અન્વી
 ઇન્ટેલ નંબર: 8305-અ/રીવા/9173 તા. 11 Feb 2022

પાલુકો	ચોર્યાસી	પકાર	૨૪૫
ગામ	સારોલી	બેંકીશનલ ઇન્ફોર્મેશન યાજ	61959856
સી.સ.નં.	-		
બ્લોક નં.	133/2,135,136,137,138,140,187,38,39		
સમ પલોટ નં.	-		
ક્ર. પલોટ નં.	263,264,265,273,316,317		
આર્કીટેક એન્જિનિયર	સંજય જોષી		
ડી.પી.સી.મ	35 (કુબારીયા-સારોલી-સણીયા ઠેમ્પાદ-દેવધ)	કુલ રૂપિયા	61959856

અંકે છ કરોડ બોવરસીસ લાખ સીતોતેર હજાર સાત સો છપ્પન રૂપિયા પુરા

પલાનીંગ આસીસ્ટન્ટ: *Amish*
 મદદનીશ નગર નિયોજક: *PN Joshi*

સંકલન નોંધ: X 1000 = ૩૫૫ મેમ્બર ઉપયોગ માટે
 X 500 = ૩૫૫ મેમ્બર નવરો
 X 100 = ૩૫૫ મેમ્બર નવરો
 X 50 = ૩૫૫ મેમ્બર નવરો
 X 20 = ૩૫૫ મેમ્બર નવરો
 X 10 = ૩૫૫ મેમ્બર નવરો
 X 5 = ૩૫૫ મેમ્બર નવરો
 X 2 = ૩૫૫ મેમ્બર નવરો
 X 1 = ૩૫૫ મેમ્બર નવરો

સંકલન નં: 640051

સ્ટેમ્પ: BANK LTD. SURAT

પાલન આઈ.ડી. 281170 A/C No.: 915010028810959

સુરત શહેરી વિકાસ સત્તામંડળ
 એકસીસ બેંકમાં ભરેલ રકમનું ચલણ
 સાખા: ઉપના વેસુ અડાજણ

અરજદારનું નામ: ધર્મેશભાઈ પદમશીભાઈ પટેલ તે ઉઠી બોવરસીસ કોન્ટ્રાક્ટર કંપનીના ભાગીદાર તથા અન્વી
 ઇન્ટેલ નંબર: 8305-અ/રીવા/9173 તા. 25 Apr 2022

પાલુકો	ચોર્યાસી	પકાર	૨૪૫
ગામ	સારોલી	બેંકીશનલ ઇન્ફોર્મેશન યાજ	29378779
સી.સ.નં.	-		
બ્લોક નં.	133/2,135,136,137,138,140,187,38,39		
સમ પલોટ નં.	-		
ક્ર. પલોટ નં.	263,264,265,273,316,317		
આર્કીટેક એન્જિનિયર	સંજય જોષી		
ડી.પી.સી.મ	35 (કુબારીયા-સારોલી-સણીયા ઠેમ્પાદ-દેવધ)	કુલ રૂપિયા	29378779

અંકે બે કરોડ ત્રણ લાખ છપ્પતેર હજાર સાત સો સેત્રી રૂપિયા પુરા

પલાનીંગ આસીસ્ટન્ટ: *Amish*
 મદદનીશ નગર નિયોજક: *PN Joshi*

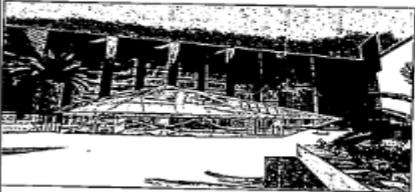
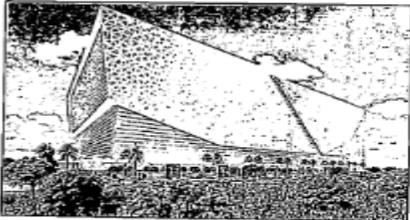
સંકલન નોંધ: X 1000 = ૩૫૫ મેમ્બર ઉપયોગ માટે
 X 500 = ૩૫૫ મેમ્બર નવરો
 X 100 = ૩૫૫ મેમ્બર નવરો
 X 50 = ૩૫૫ મેમ્બર નવરો
 X 20 = ૩૫૫ મેમ્બર નવરો
 X 10 = ૩૫૫ મેમ્બર નવરો
 X 5 = ૩૫૫ મેમ્બર નવરો
 X 2 = ૩૫૫ મેમ્બર નવરો
 X 1 = ૩૫૫ મેમ્બર નવરો

સંકલન નં: 774730

સ્ટેમ્પ: BANK LTD. SURAT

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Techno Economic Viability Study
of
Commercial Project Viz. Phase – II Name as
“Radha Raman Textile Market” at Saroli – Surat.



~ Company ~

DMD Developers
Private Limited
303 Jewelers Apartment,
Peddar Road, Mumbai

~ Prepared By ~



MITCON
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August 2017

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Delivery Challan

DELIVERY CHALLAN: No: BFS/DC/BOM/TEV/072/2017-18/AB
Date:17 August 2017

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- 5) The Report developed by MITCON has used inputs and conclusions drawn out of discussions with the client and reference to project specific studies, and other information/documents obtained by MITCON from various sources/available publicly, which MITCON believes to be reliable. MITCON has not carried out any independent verification for the truthfulness of the same and its accuracy and reliability cannot be guaranteed.
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Executive Summary		
Project Highlights:		
A) General		
Name	DMD Developers Private Limited (DMDDPL)	
Project Name	Radha Raman Textile Market – II (RRMT – II)	
Group	DMD Group	
Constitution	Private Limited Company	
DOI	November 25 th , 2009	
CIN	U45202MH2009PTC197319	
PAN	AADCD2762N	
Registered Office	303 Jewelers Apartment, Peddar Road, Mumbai.	
Proposed Site Address	Radha Raman Textile Market – II, Block no. 38, 133/2, 135, 140 and 187, Behind Bharat Cancer Hospital, Surat – Kadodara – Road, Saroli, Surat	
Name of the Directors	DIN	Name
	0000014810	Dharmeshbhai Padamsibhai Patel
	0000014816	Manjulaben Dharmeshbhai Patel
	0003057771	Dhwanil Dharmeshbhai Patel
Industry	Real Estate	
Activity	Construction of Commercial Projects	
About Project	<p>DMDDPL proposes to develop/ construct commercial project named as "Radha Raman Textile Market – II" Behind Bharat Cancer Hospital, Puna - Kumbhariya - Road, Saroli, Surat. The project (i.e. RRTM) is divided into two phases. Building A is in phase 1st and Building B, C, D are in phase 2nd. There is an Atrium between building A and B having height of 45 Mt. present sanction is having FSI of 2.25 and now promoter has revised the plan for sanction with FSI 4.00 which is awaited.</p> <p>Total no. of commercial unit in proposed project is 823 and total construction area of Phase – II (i.e. building B, C, D and atrium area) is 61,898.82 SQM equivalent to 6,66,278.90 sq. ft. as per present sanction plan and 2,26,786.65 SQM equivalent to 24,40,224.35 sq. ft. as per revised plan. Envisage COP is Rs. 588.00 Cr.</p>	

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