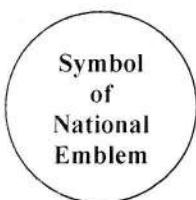




B.R.A.-4
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2012



INDIAN NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Base Certificate No. : IN-GJ26114512994715K
Certificate No. : IN-GJ26115452694118K
Certificate issued Date : 12-Jan-2012 02:52 PM
Account Reference : SHCIL (FI)/sh-vod01/BARODA/GJ-BA
Unique Doc. Reference : SUBIN-GJSH-VOD0133778010215252K
Purchased by : A P SODHA
Description of Document : Article 20(a) Conveyance-Immovable Property
Property Description : MOJE GAM VIROD SIM OLD RS NO 283
BLOCK NO 244 PAIKI-1/B 14392.00 SQ MTRS.
Consideration Price (Rs.) : 1,20,00,000 (One Crore Twenty Lakh only)
First Party : NEOTECH EDUCATION FOUNDATION
Second Party : SHASHIKANT RATILAL PATEL
Stamp Duty Paid By : NEOTECH EDUCATION FOUNDATION
Stamp Duty Amount(Rs.) : 8,500
(Eight Thousand Five Hundred only)





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Translated copy from Gujarati to English

**SALE DEED OF OLD TENAURE AGRICULTURAL OPEN LAND
FOR A CONSIDERATION OF RS.1,20,00,000=00**

THIS SALE DEED is made on this 12/01/2012 Thursday,
between:

Party of the First Part:

“Neotech Education Foundation” (PAN No. AADCN8141P),
Harni Virod Road, Po. Virod, Dist.Vadodara-390024, having its Regd.
Office at 18, Saptagiri Complex, Opp. Gate-way Hotel, Akota,
Vadodara-390 005, Gujarat, India, though its **Director Shri**
Pravinchandra Ranchhodhbhai Patel, Aged 50 years, Occupation:
Agriculture, Residing at 52, Sarvodaya Society, Nizampura,
Vadodara.

Hereinafter referred to as **“the Purchaser” - Party of the First Part- Neotech Education Foundation** which expression shall unless include it be repugnant to the context of meaning thereof be deemed to include their heirs, successors, assignees, executors, administrators etc.

AND

Party of the Second Part/Land Owner:

Shri Patel Sashikant Ratilal, Aged about 53 years, Occupation:
Agriculture, Residing at: Bar Orda, Manor Tekra, Po. Vasad, Tal.
Anand. (PAN No. ASIPP 3709R).

Hereinafter referred to as **“the Land owner”- Party of the Second Part** which expression shall unless include it be repugnant to the context of meaning thereof be deemed to include his heirs, successors, assignees, executors, administrators etc.



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2012

That the Second party/Land Owner do hereby execute this Sale deed in favour of the First Party as follows:

Whereas the Second Party by virtue of partition deed of the ancestral properties became the absolute owner and possesses the old tenure agricultural land bearing **Old R.Survey No.283, Block No.244 /paiki 1** admeasuring **3-58-92 Hect-Are (35892.00 Sq.Mtr.)**, Akar **Rs.17.45** as per the abstract of 7/12 which is situated in the sim of village Virod, District Vadodara and Registration Sub-District Vadodara Vibhag-4 (Gorwa). That the said land is running in the name of the Second Party/Land owner in the revenue record vide Entry No.2167 dated 14/10/1992. The said land is abutting to the road going from Virod to Pilol.

Whereas, the aforesaid land paiki the southern side east-west land admeasuring **1-43-92 Hect-Are (14392.00 Sq.Mtr.)** is agreed to be sold under this sale deed which is more particularly described in the Schedule hereunder written.

Whereas, for the sale of the aforesaid land in favour of the Purchaser for the educational purpose, the Non-Agricultural permission under Section 63 of the Tenancy Act has been obtained from the Hon'ble District Collector, Vadodara vide his Order No.Tenancy/A/Vashi/103/2012 dated 10-01-2012 Office of the Collector, Land Reform Branch, Vadodara.

That the Second Party/Land Owner has agreed to sell the aforesaid old tenure agricultural land and as more particularly described in the following schedule to the First Party for a total consideration of **Rs.1,20,00,000=00 (Rupees One crore twenty lacs)**



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2012

only) and the Second Party/Land owner has received the full amount of consideration from the First Party by cheques as stated hereunder:

Particulars of the payment of sale consideration:

Rs.	Cheque No.	Bank	Date
24,00,000=00	9651	Axis Bank Ltd.	12-01-2012
24,00,000=00	9652	Axis Bank Ltd.	18-05-2012
24,00,000=00	9653	Axis Bank Ltd.	15-07-2013
24,00,000=00	9654	Axis Bank Ltd.	18-07-2014
24,00,000=00	9656	Axis Bank Ltd.	18-07-2015
1,20,00,000=00	Rupees one crore twenty lacs only.		

That the Second Party/Land owner do hereby acknowledge and admit that the aforesaid amount of **Rs.1,20,00,000=00 (Rupees one crore twenty lacs only)** received by him from the First Party towards the sale consideration of the said property and in pursuance thereof, the Second Party by way of this Sale Deed do hereby convey, sell and transfer unto the First Party, the said old tenure agricultural land as described in the Schedule hereunder written and deliver the possession of the said land together with the all rights, ways, paths, passages, trees, plants, appurtenances, whatsoever attached to the said land.

-:DESCRIPTION OF THE PROPERTY SOLD:-

An old tenure agricultural land bearing **Old R.Survey No.283, Block No.244 /paiki 1** admeasuring **3-58-92 Hect-Are (35892.00 Sq.Mtr.)**, Akar **Rs.17.45** as per the abstract of 7/12 paiki the old tenure agricultural land of **Block No.244 Paiki-1/B** situates and lying at southern side east-west land admeasuring **1-43-92 Hect-Are (14392.00 Sq.Mtr.)** Akar **Rs.7.00** which is situated in the sim of village



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Virod, District Vadodara and Registration Sub-District

Vadodara Vibhag-4 (Gorwa) and its boundaries as under:

EAST :There is a Virod-Pilol road and Block No.245-B

WEST :There is a Block No.245/A

NORTH :There is a Block No.244 paiki 1-A (owner's Land)

SOUTH :There is a Block No.239 and Block No.243.

That the Second Party upon receiving the full amount of sale consideration from the First Party do hereby sell and transfer the above described old tenure agricultural land in favour of the First Party with all rights and ingress-egress ways and right of disposal of water along with trees, appurtenances, whatsoever attached to the said land from top to bottom and thus, the aforesaid land is absolutely transferred and sold to the First Party with all rights from earth to sky forever.

Now, by virtue of this Sale Deed, the First Party and his heirs, successors, assignees shall become absolute owners and they have acquired all rights and benefits thereof to use and occupy the said property and they shall have authority and power to mortgage, sell, gift the same and to cultivate the said land and to take the produces therefrom and now the Second Party have no right, title and interest in the above property.

That the First Party shall be responsible to pay all futures revenue taxes and others taxes and if any due is outstanding till date the Second Party shall pay the same.

By virtue of this Sale Deed, the First Party shall be entitled to transfer the aforesaid described property in his name in the revenue



B.R.A.-4
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2012

record and the Second Party do hereby agree and undertake to sign and give consent whereof as and when necessary.

That the property sold under this Sale deed is an agricultural land and the agricultural land is sold under this Sale deed and that the sale consideration is also been received towards the agricultural land. However, as the said land will be used for the educational purpose, the permission under Section 63 of the Tenancy Act has been obtained from the Hon'ble District Collector, Vadodara, Land Reforms Branch, Vadodara for the sale of the said land and as the said land will be used as non-agricultural land the Stamp paper has been purchased and affixed as per the prevailing rate of Jantri.

It is further agreed that the Stamp duty, Registration fee, drafting fee etc. shall be borne and paid by the First Party and in future also, if any deficit Stamp fees is to be recovered as per the Stamp Act, the First Party shall be responsible to pay the deficit stamp fees and penalty also.

The Second Party do hereby declare and undertakes that Second Party is the absolute owner and possess the property described under this sale deed and that nobody else have any right, title or interest in the said property and that there is no claim, charge or right of maintenance over the said property and that the said property is not transferred or assigned to anybody by way of mortgage, sale or gift and that the property is not under the attachment or reservation or under the acquisition proceedings and had not received any notice thereof from the Civil Court and that no any injunction granted against the Second Party prohibiting him from transferring or selling the said property. The Second Party



B.R.A.-4
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assures that the title of the said property is clear and marketable and free from all encumbrances. However, if, any person claiming the right, title and interest over the said property, the Second Party shall remove all hindrances and if he fails to do so, he shall be responsible to indemnify and keep indemnified the First Party of any loss or losses that may be suffered by him.

That the Second Party do hereby clarify that the lump sum market price of the land described under this sale deed is fixed and hence the Second Party shall not be responsible for the excess or shortage of area of the land described under the sale deed.

The Second Party do hereby declare that this Deed of Sale is executed in sound mind and freely it shall be binding to him and his heirs and successors etc.

IN WITNESS WHEREOF, the parties hereto have signed and executed these presents on the day _____ and year _____.

Second Party/Land owner:

Sd/- S. R. Patel
(Shri Patel Sashikant Ratilal)



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501	9/13
2012	

: SCHEDULE AS PER SECTION 32(A) OF THE REGISTRATION ACT,1908:-

Party of Second Part

Sd/- S. R. Patel

(Shri Patel Sashikant Ratilal)

Party of First Part:

“Neotech Education Foundation”
Through its Director,

Illegible

(Shri Pravinchandra Ranchhodhbhai Patel)



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2012	

PHOTOGRAPH OF THE PROPERTY

Photograph of Open Land

Postal Address of Property:

R.Survey No.283, Block No.244 paiki 1-B
Virod, Vadodara.

Second Party:

Sd/- S. R. Patel

(Shri Patel Sashikant Ratilal)

First Party:

Illigible

("Neo Tech Education Foundation)
Through its Director
Shri Pravinchandra Ranchhodhbhai
Patel.



**B.R.A.-4
GRV**

501 11/13

2012

Sr.No.501

Presented in the Office of
Sub-Registrar-3 BRA-4 - GRV
on 12th of January, 2012
between 13.00 to 14.00.

Receipt No. 2012017001053

<u>Fee Paid</u>	<u>Rs. Ps.</u>
Registration fee	120000
Photo Fee side/Folio (13)	130
Other fees	0
Total Rs.:	120130

PHOTO

**Thumb
mark**

Sd/-

Neotech Education Foundation,
through its Director
Shri Pravinchandra
Ranchhodhbhai Patel

Sd/-

(K.M.Makwana)
Sub-Registrar,
BRV - 4 - GRV.

Sd/-

(K.M.Makwana)
Sub-Registrar,
BRV - 4 - GRV.

S.No.	Name and address of the party	Age	Photograph	Thumb mark of L.H.	Sign
1.000	Vendor Patel Shashikant Ratilal Bar Aurda, Manora Tekra, Vasad, Tal.Anand. ASIPP3709R	53	PHOTO	Thum b Mark	Sd/- S.R.Patel

**THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA**

Executants admits execution
of this document.



B.R.A.-4
GRV

501 12/13

2012

1. Hemant Ashokbhai Patel
101, Royal Nest,
Karelibaug,
Vadodara.
2. Pareshbhai Rameshbhai Patel
Patel Khadki,
Virod,
Vadodara.

PHOTO

PHOTO

Thumb
Mark

Thumb
Mark

State that they are
personally known the above
named executant and
identifying him.

1. _____ Sd/- Illegible

2. _____ Sd/- Illegible

Dated 12th day of January, 2012.

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA - 4 - GRV.

Produced Form No.1 for
assessing the market value.
Date: 12/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA - 4 - GRV

THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA



B.R.A.-4

GRV

501 13/13

2012

As per the provisions of the Income-Tax Rules, 1962 (1) PAN No./I.G.R.No. is mentioned which is verified.

No. of seller: ✓

No. of purchaser : ✓

No. of Confirming Party:

Date: 12/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

Evidence for identification of
the Seller, Purchaser and the
witnesses produced.
Date: 12/01/2012.

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

Registered at Sr. No.501 in
Book No.1
Date: 21/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

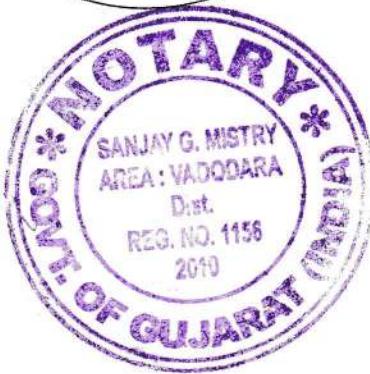
Certified to be True Translation
of..... *Sale deed*.....
From..... *Gujarati*.....
Language to..... *English*.....

Sanjay G. Mistry
NOTARY (Govt. of Gujarat)

MY COMMISSION EXPIRES ON DT. 08-02-2015

Sanjay G. Mistry
NOTARY (Govt. of Gujarat)
Dist. VADODARA, (INDIA)

5 MAR 2012





B.R.A.-4

GRV

506 1/12

2012

Symbol
of
National
Emblem

INDIAN NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

: IN-GJ26114840546649K

Certificate issued Date

: 12-Jan-2012 02:47 PM

Account Reference

: SHCIL (FI)/sh-vod01/BARODA/GJ-BA

Unique Doc. Reference

: SUBIN-GJSH-VOD0133768099857869K

Purchased by

: A P SODHA

Description of Document

: Article 20(a) Conveyance-Immovable Property

Property Description

: MOJE GAM VIROD SIM OLD RS NO 284,286 BLOCK NO.245/A 12950.00 SQ MTRS.

Consideration Price (Rs.)

: 1,06,00,000 (One Crore Six Lakh only)

First Party

: NEOTECH EDUCATION FOUNDATION

Second Party

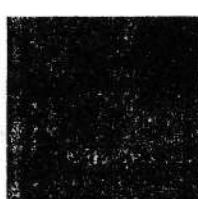
: SHASHIKANT RATILAL PATEL

Stamp Duty Paid By

: NEOTECH EDUCATION FOUNDATION

Stamp Duty Amount(Rs.)

: 9,12,500
(Nine Lakh Twelve Thousand Five Hundred only)





B.R.A.-4
GRV

506 2/12

2012

Translated copy from Gujarati to English

**SALE DEED OF OLD TENAURE AGRICULTURAL OPEN LAND
FOR A CONSIDERATION OF RS.1,06,00,000=00**

THIS SALE DEED is made on this 12/01/2012 Thursday,
between:

Party of the First Part:

"Neotech Education Foundation" (PAN No. AADCN8141P),
Harni Virod Road, Po. Virod, Dist. Vadodara-390024, having its Regd.
Office at 18, Saptagiri Complex, Opp. Gate-way Hotel, Akota,
Vadodara-390 005, Gujarat, India, though its **Director Shri
Pravinchandra Ranchhodhbhai Patel**, Aged 50 years, Occupation:
Agriculture, Residing at 52, Sarvodaya Society, Nizampura,
Vadodara.

Hereinafter referred to as "**the Purchaser**" - **Party of the First Part**-
Neotech Education Foundation which expression shall unless
include it be repugnant to the context of meaning thereof be deemed
to include their heirs, successors, assignees, executors, administrators
etc.

AND

Party of the Second Part/Land Owner:

Shri Patel Sashikant Ratilal, Aged about 53 years, Occupation:
Agriculture, Residing at: Bar Orda, Manor Tekra, Po. Vasad, Tal.
Anand. (PAN No. ASIPP 3709R).

Hereinafter referred to as "**the Land owner**"- **Party of the
Second Part** which expression shall unless include it be repugnant to
the context of meaning thereof be deemed to include his heirs,
successors, assignees, executors, administrators etc.



THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

B.R.A.-4
GRV

506 3/12

2012

That the Second party/Land Owner do hereby execute this Sale deed in favour of the First Party as follows:

Whereas the Second Party by virtue of partition deed of the ancestral properties became the absolute owner and possesses the old tenure agricultural land bearing **Old R.Survey No.284, 286, Block No.245/A** admeasuring **1-29-50 Hect-Are (12950.00 Sq.Mtr.)**, Akar **Rs.7.87** as per the abstract of 7/12 which is situated in the sim of village Virod, District Vadodara and Registration Sub-District Vadodara Vibhag-4 (Gorwa). That the said land is running in the name of the Second Party/Land owner in the revenue record vide Entry No.2167 dated 14/10/1992. The said land is abutting to the road going from Virod to Pilol.

Whereas, for the sale of the aforesaid land in favour of the Purchaser for the educational purpose, the Non-Agricultural permission under Section 63 of the Tenancy Act has been obtained from the Hon'ble District Collector, Vadodara vide his Order No.Tenancy/A/Vashi/103/2012 dated 10-01-2012 Office of the Collector, Land Reform Branch, Vadodara.

That the Second Party/Land Owner has agreed to sell the aforesaid old tenure agricultural land and as more particularly described in the following schedule to the First Party for a total consideration of **Rs.1,06,00,000=00 (Rupees One crore six lacs only)** and the Second Party/Land owner has received the full amount of consideration from the First Party by cheques as stated hereunder:

B.R.A.-4
GRV

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2012

Particulars of the payment of sale consideration:

Rs.	Cheque No.	Bank	Date
22,00,000=00	009656	Axis Bank Ltd.	12-01-2012
21,00,000=00	009657	Axis Bank Ltd.	15-05-2012
21,00,000=00	009658	Axis Bank Ltd.	15-07-2013
21,00,000=00	009659	Axis Bank Ltd.	18-07-2014
21,00,000=00	009660	Axis Bank Ltd.	18-07-2015
1,06,00,000=00	Rupees one crore six lacs only.		

That the Second Party/Land owner do hereby acknowledge and admit that the aforesaid amount of **Rs.1,06,00,000=00 (Rupees one crore six lacs only)** received by him from the First Party towards the sale consideration of the said property and in pursuance thereof, the Second Party by way of this Sale Deed do hereby convey, sell and transfer unto the First Party, the said old tenure agricultural land as described in the Schedule hereunder written and deliver the possession of the said land together with the all rights, ways, paths, passages, trees, plants, appurtenances, whatsoever attached to the said land.

-:DESCRIPTION OF THE PROPERTY SOLD:-

An old tenure agricultural land bearing **Old R.Survey No.284, 286, Block No.245/A** admeasuring **1-29-50 Hect-Are (12950.00 Sq.Mtr.)**, Akar **Rs.7.87** as per the abstract of 7/12 which is situated in the sim of village Virod, District Vadodara and Registration Sub-District Vadodara Vibhag-4 (Gorwa) and its boundaries as under:

EAST :There is a Block No.245 paiki 1/B.

WEST :There is a Block No.246.

NORTH :There is a Block No.245/B and 376.

SOUTH :There is a Block No.238 and 239.

B.R.A.-4
GRV

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2012

That the Second Party upon receiving the full amount of sale consideration from the First Party do hereby sell and transfer the above described old tenure agricultural land in favour of the First Party with all rights and ingress-egress ways and right of disposal of water along with trees, appurtenances, whatsoever attached to the said land from top to bottom and thus, the aforesaid land is absolutely transferred and sold to the First Party with all rights from earth to sky forever.

Now, by virtue of this Sale Deed, the First Party and his heirs, successors, assignees shall become absolute owners and they have acquired all rights and benefits thereof to use and occupy the said property and they shall have authority and power to mortgage, sell, gift the same and to cultivate the said land and to take the produces therefrom and now the Second Party have no right, title and interest in the above property.

That the First Party shall be responsible to pay all futures revenue taxes and others taxes and if any due is outstanding till date the Second Party shall pay the same.

By virtue of this Sale Deed, the First Party shall be entitled to transfer the aforesaid described property in his name in the revenue record and the Second Party do hereby agree and undertake to sign and give consent whereof as and when necessary.

That the property sold under this Sale deed is an agricultural land and the agricultural land is sold under this Sale deed and that the sale consideration is also been received towards the agricultural



land. However, as the said land will be used for the educational purpose, the permission under Section 63 of the Tenancy Act has been obtained from the Hon'ble District Collector, Vadodara, Land Reforms Branch, Vadodara for the sale of the said land and as the said land will be used as non-agricultural land the Stamp paper has been purchased and affixed as per the prevailing rate of Jantri.

B.R.A.-4
GRV
506 6/12

2012

It is further agreed that the Stamp duty, Registration fee, drafting fee etc. shall be borne and paid by the First Party and in future also, if any deficit Stamp fees is to be recovered as per the Stamp Act, the First Party shall be responsible to pay the deficit stamp fees and penalty also.

The Second Party do hereby declare and undertakes that Second Party is the absolute owner and possess the property described under this sale deed and that nobody else have any right, title or interest in the said property and that there is no claim, charge or right of maintenance over the said property and that the said property is not transferred or assigned to anybody by way of mortgage, sale or gift and that the property is not under the attachment or reservation or under the acquisition proceedings and had not received any notice thereof from the Civil Court and that no any injunction granted against the Second Party prohibiting him from transferring or selling the said property. The Second Party assures that the title of the said property is clear and marketable and free from all encumbrances. However, if, any person claiming the right, title and interest over the said property, the Second Party shall remove all hindrances and if he fails to do so, he shall be responsible to indemnify and keep indemnified the First Party of any loss or losses that may be suffered by him.



THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

6

That the Second Party do hereby clarify that the lump sum market price of the land described under this sale deed is fixed and hence the Second Party shall not be responsible for the excess or shortage of area of the land described under the sale deed.

B.R.A.-4
GRV

506 7/12

2012

The Second Party do hereby declare that this Deed of Sale is executed in sound mind and freely it shall be binding to him and his heirs and successors etc.

IN WITNESS WHEREOF, the parties hereto have signed and executed these presents on the day _____ and year _____.

Second Party/Land owner:

Sd/- S. R. Patel
(Shri Patel Sashikant Ratilal)



THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

7

: SCHEDULE AS PER SECTION 32(A) OF THE
REGISTRATION ACT, 1908:-

B.R.A.-4
GRV

506 8/12

2012

Party of Second Part

Sd/- S. R. Patel

(Shri Patel Sashikant Ratilal)

Party of First Part:

“Neotech Education Foundation”
Through its Director,

Illigible

(Shri Pravinchandra Ranchhodhbhai Patel)

PHOTOGRAPH OF THE PROPERTYB.R.A.-4
GRV

506 9/12

2012

Photograph of Open Land

Postal Address of Property:

R.Survey No.284,286, Block No.245/A
Virod, Vadodara.Second Party:

Sd/- S. R. Patel

(Shri Patel Sashikant Ratilal)

First Party:

Illigible

("Neo Tech Education Foundation)
Through its Director
Shri Pravinchandra Ranchhodhbhai
Patel.



**B.R.A.-4
GRV**

506 10/12

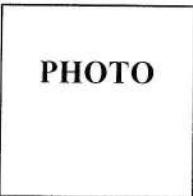
2012

Sr.No.506

Presented in the Office of
Sub-Registrar-3 BRA-4 - GRV
on 12th of January, 2012
between 13.00 to 14.00.

Receipt No. 2012017001060

<u>Fee Paid</u>	<u>Rs. Ps.</u>
Registration fee	1060000
Photo Fee side/Folio (13)	130
Other fees	0
Total Rs.:	106130



Sd/-

Neotech Education Foundation,
through its Director
Shri Pravinchandra
Ranchhodhai Patel

Sd/-

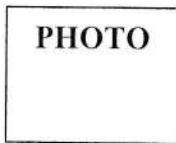
(K.M.Makwana)
Sub-Registrar,
BRV - 4 - GRV.

Sd/-

(K.M.Makwana)
Sub-Registrar,
BRV - 4 - GRV.

S.No. Name and address of the party Age Photograph Thumb mark Sign of L.H.

1.000 Vendor 53
Patel Sashikant
Ratilal
Bar Aurda, Manora
Tekra, Vasad,
Tal.Anand.
ASIPP3709R



**Sd/-
S.R.Patel**



Executants admits execution
of this document.



B.R.A.-4
GRV

506 11/12

2012

1. Hemant Ashokbhai Patel
101, Royal Nest,
Karelibaug,
Vadodara.
2. Pareshbhai Rameshbhai Patel
Patel Khadki,
Virod,
Vadodara.

PHOTO

Thumb
Mark

PHOTO

Thumb
Mark

State that they are
personally known the above
named executant and
identifying him.

1. Sd/- Illegible

2. Sd/- Illegible

Dated 12th day of January, 2012.

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA - 4 - GRV.

Produced Form No.1 for
assessing the market value.
Date: 12/01/2012

THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA - 4 - GRV



B.R.A.-4
GRV

506 12/12

2012

As per the provisions of the Income-Tax Rules, 1962 (1) PAN No./I.G.R.No. is mentioned which is verified.

No. of seller: ✓

No. of purchaser : ✓

No. of Confirming Party:

Date: 12/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

Evidence for identification of
the Seller, Purchaser and the
witnesses produced.

Date: 12/01/2012.

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

Registered at Sr. No.506 in
Book No.1
Date: 21/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

Certified to be True Translation
of.....
From.....
Language to.....



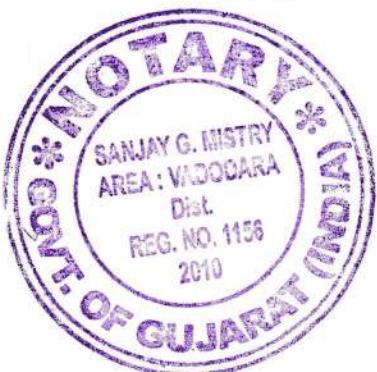
SANJAY G. MISTRY
NOTARY (Govt. of Gujarat)

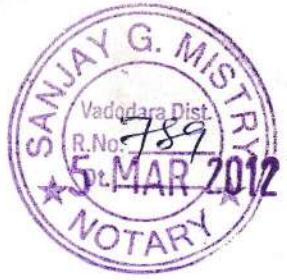
MY COMMISSION EXPIRES ON DT. 08-02-2015

SANJAY G. MISTRY

NOTARY (Govt. of Gujarat)
Dist. VADODARA. (INDIA)

5 MAR 2012





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INDIAN NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Symbol
of
National
Emblem



Certificate No. : IN-GJ26114782042492K
Certificate issued Date : 12-Jan-2012 02:47 PM
Account Reference : SHCIL (FI)/sh-vod01/BARODA/GJ-BA
Unique Doc. Reference : SUBIN-GJSH-VOD0133766901157922K
Purchased by : A P SODHA
Description of Document : Article 20(a) Conveyance-Immovable Property
Property Description : MOJE GAM VIROD SIM OLD RS NO 277/19-B BLOCK NO 239 24888.00 SQ MTRS.
Consideration Price (Rs.) : 2,05,00,000 (Two Crore Five Lakh only)
First Party : NEOTECH EDUCATION FOUNDATION
Second Party : SHASHIKANT RATILAL PATEL
Stamp Duty Paid By : NEOTECH EDUCATION FOUNDATION
Stamp Duty Amount(Rs.) : 17,53,700
(Seventeen Lakh Fifty Three Thousand Seven Hundred only)





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Translated copy from Gujarati to English

**SALE DEED OF OLD TENAURE AGRICULTURAL OPEN LAND
FOR A CONSIDERATION OF RS.2,05,00,000=00**

THIS SALE DEED is made on this 12/01/2012 Thursday,
between:

Party of the First Part:

"Neotech Education Foundation" (PAN No. AADCN8141P),
Harni Virod Road, Po. Virod, Dist.Vadodara-390024, having its Regd.
Office at 18, Saptagiri Complex, Opp. Gate-way Hotel, Akota,
Vadodara-390 005, Gujarat, India, though its Director Shri
Pravinchandra Ranchhodhbhai Patel, Aged 50 years, Occupation:
Agriculture, Residing at 52, Sarvodaya Society, Nizampura,
Vadodara.

Hereinafter referred to as "**the Purchaser**" - **Party of the First Part**-
Neotech Education Foundation which expression shall unless
include it be repugnant to the context of meaning thereof be deemed
to include their heirs, successors, assignees, executors, administrators
etc.

AND

Party of the Second Part/Land Owner:

Shri Prashantkumar Sashikant Patel (),
Aged: Adult, Occupation: Agriculture, Residing at: Bar Orda, Manor
Tekra, Po. Vasad, Tal. Anand, through his Power of Attorney Shri
Patel Sashikant Ratilal, Aged about 53 years, Occupation:
Agriculture, Residing at: Bar Orda, Manor Tekra, Po. Vasad, Tal.
Anand.



Hereinafter referred to as "the Land owner"- Party of the Second Part which expression shall unless include it be repugnant to the context of meaning thereof be deemed to include his heirs, successors, assignees, executors, administrators etc.

That the Second party/Land Owner do hereby execute this Sale deed in favour of the First Party as follows:

Whereas the Second Party is the absolute owner and possesses the old tenure agricultural land bearing **Old R.Survey No.277/19b, Block No.239** admeasuring **2-48-88 Hect-Are (24888.00 Sq.Mtr.)**, Akar **Rs.10.56** as per the abstract of 7/12 which is situated in the sim of village Virod, District Vadodara and Registration Sub-District Vadodara Vibhag-4 (Gorwa). The said land is abutting to the road going from Virod to Pilol. That the Second Party/Land Owner had purchased the said land vide Registered Sale Deed No.3903 dated 10/03/1993 and that the said land is running in the name of the Second Party/Land owner in the revenue record vide Entry No.2179 dated 30/04/1993.

Whereas, for the sale of the aforesaid land in favour of the Purchaser for the educational purpose, the Non-Agricultural permission under Section 63 of the Tenancy Act has been obtained from the Hon'ble District Collector, Vadodara vide his Order No.Tenancy/A/Vashi/103/2012 dated 10-01-2012 Office of the Collector, Land Reform Branch, Vadodara.

That the Second Party/Land Owner has agreed to sell the aforesaid old tenure agricultural land and as more particularly described in the following schedule to the First Party for a total

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consideration of **Rs.2,05,00,000=00 (Rupees Two crores five lacs only)** and the Second Party/Land owner has received the full amount of consideration from the First Party by cheques as stated hereunder:

Particulars of the payment of sale consideration:

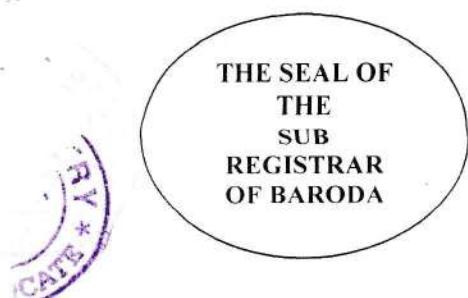
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Rs.	Cheque No.	Bank	Date
50,00,000=00	009661	Axis Bank Ltd.	12-01-2012
40,00,000=00	009662	Axis Bank Ltd.	15-05-2012
40,00,000=00	009663	Axis Bank Ltd.	18-07-2013
40,00,000=00	009664	Axis Bank Ltd.	18-07-2014
35,00,000=00	009665	Axis Bank Ltd.	18-07-2015
2,05,00,000=00	Rupees two crores five lacs only.		

That the Second Party/Land owner do hereby acknowledge and admit that the aforesaid amount of **Rs.2,05,00,000=00 (Rupees Two crores five lacs only)** received by him from the First Party towards the sale consideration of the said property and in pursuance thereof, the Second Party by way of this Sale Deed do hereby convey, sell and transfer unto the First Party, the said old tenure agricultural land as described in the Schedule hereunder written and deliver the possession of the said land together with the all rights, ways, paths, passages, trees, plants, appurtenances, whatsoever attached to the said land.

-:DESCRIPTION OF THE PROPERTY SOLD:-

An old tenure agricultural land bearing **Old R. Survey No.277/19b, Block No.239** admeasuring **2-48-88 Hect-Are (24888.00 Sq.Mtr.)**, Akar **Rs.10.56** as per the abstract of 7/12 which is situated in the sim of village Virod, District Vadodara and Registration Sub-District Vadodara Vibhag-4 (Gorwa) and its boundaries as under:



EAST :There is a Block No.243-A

WEST :There is a Block No.238-236

NORTH :There is a Block No.244 paiki 1-A and 245-A

SOUTH :There is a Block No.240

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That the Second Party upon receiving the full amount of sale consideration from the First Party do hereby sell and transfer the above described old tenure agricultural land in favour of the First Party with all rights and ingress-egress ways and right of disposal of water along with trees, appurtenances, whatsoever attached to the said land from top to bottom and thus, the aforesaid land is absolutely transferred and sold to the First Party with all rights from earth to sky forever.

Now, by virtue of this Sale Deed, the First Party and his heirs, successors, assignees shall become absolute owners and they have acquired all rights and benefits thereof to use and occupy the said property and they shall have authority and power to mortgage, sell, gift the same and to cultivate the said land and to take the produces therefrom and now the Second Party have no right, title and interest in the above property.

That the First Party shall be responsible to pay all futures revenue taxes and others taxes and if any due is outstanding till date the Second Party shall pay the same.

By virtue of this Sale Deed, the First Party shall be entitled to transfer the aforesaid described property in his name in the revenue record and the Second Party do hereby agree and undertake to sign and give consent whereof as and when necessary.



That the property sold under this Sale deed is an agricultural land and the agricultural land is sold under this Sale deed and that the sale consideration is also been received towards the agricultural land. However, as the said land will be used for the educational purpose, the permission under Section 63 of the Tenancy Act has been obtained from the Hon'ble District Collector, Vadodara, Land Reforms Branch, Vadodara for the sale of the said land and as the said land will be used as non-agricultural land the Stamp paper has been purchased and affixed as per the prevailing rate of Jantri.

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It is further agreed that the Stamp duty, Registration fee, drafting fee etc. shall be borne and paid by the First Party and in future also, if any deficit Stamp fees is to be recovered as per the Stamp Act, the First Party shall be responsible to pay the deficit stamp fees and penalty also.

The Second Party do hereby declare and undertakes that Second Party is the absolute owner and possess the property described under this sale deed and that nobody else have any right, title or interest in the said property and that there is no claim, charge or right of maintenance over the said property and that the said property is not transferred or assigned to anybody by way of mortgage, sale or gift and that the property is not under the attachment or reservation or under the acquisition proceedings and had not received any notice thereof from the Civil Court and that no any injunction granted against the Second Party prohibiting him from transferring or selling the said property. The Second Party assures that the title of the said property is clear and marketable and free from all encumbrances. However, if, any person claiming the



right, title and interest over the said property, the Second Party shall remove all hindrances and if he fails to do so, he shall be responsible to indemnify and keep indemnified the First Party of any loss or losses that may be suffered by him.

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That the Second Party do hereby clarify that the lump sum market price of the land described under this sale deed is fixed and hence the Second Party shall not be responsible for the excess or shortage of area of the land described under the sale deed.

The Second Party do hereby declare that this Deed of Sale is executed in sound mind and freely it shall be binding to him and his heirs and successors etc.

IN WITNESS WHEREOF, the parties hereto have signed and executed these presents on the day _____ and year _____.

Second Party/Land owner:
Shri Prashantkumar Sashikant Patel,
Through his Power of Attorney,

Sd/- S. r. Patel
(Patel Sashikant Ratilal)



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: SCHEDULE AS PER SECTION 32(A) OF THE REGISTRATION ACT,1908:-

Party of Second Part

Shri Prashantkumar Sashikant Patel,
Through his Power of Attorney,

Sd/- S.R. Patel

(Patel Sashikant Ratilal)

Party of First Part:

“Neotech Education Foundation”
Through its Director,

Illigible

(Shri Pravinchandra Ranchhodhbhai Patel)



PHOTOGRAPH OF THE PROPERTY

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Photograph of open Land

Postal Address of Property: R.Survey No.277/19-B, Block No.239
Virod, Vadodara.

Second Party:
Sd/- S.R.Patel

(Shri Prashantkumar Sashikant Patel)
Through his Power of Attorney
Shri Patel Sashikant Ratilal)

First Party:
Illigible

("Neo Tech Education Foundation)
Through its Director
Shri Pravinchandra Ranchhodhbhai
Patel.



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Sr.No.507

Presented in the Office of
Sub-Registrar-3 BRA-4 - GRV
on 12th of January, 2012
between 13.00 to 14.00.

Receipt No. 2012017001062

<u>Fee Paid</u>	<u>Rs.</u>	<u>Ps.</u>
Registration fee	205000	
Photo Fee side/Folio (13)	130	
Other fees	0	
Total Rs.:	205130	

PHOTO

**Thumb
mark**

Sd/-

Neotech Education Foundation,
through its Director
Shri Pravinchandra
Ranchhodhbhai Patel

Sd/-

(K.M.Makwana)
Sub-Registrar,
BRV - 4 - GRV.

(K.M.Makwana)
Sub-Registrar,
BRV - 4 - GRV.

S.No.	Name and address of the party	Age	Photograph	Thumb mark of L.H.	Sign
1.000	Vendor Prashantkumar Shashikant Patel, through his P.O.A. Patel Shashikant Ratilal Bar Aurda, Manora Tekra, Vasad, Tal.Anand. ASIPP3709R	53	PHOTO	Thum b Mark	Sd/- S.R.Patel

**THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA**

Executants admits execution
of this document.



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1. Hemant Ashokbhai Patel
101, Royal Nest,
Karelibaug,
Vadodara.
2. Pareshbhai Rameshbhai Patel
Patel Khadki,
Virod,
Vadodara.

PHOTO

Thumb
Mark

PHOTO

Thumb
Mark

State that they are
personally known the above
named executant and
identifying him.

1. Sd/- Illegible

2. Sd/- Illegible

Dated 12th day of January, 2012.

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA - 4 - GRV.

Produced Form No.1 for
assessing the market value.
Date: 12/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA - 4 - GRV

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OF BARODA



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As per the provisions of the Income-Tax Rules, 1962 (1) PAN No./I.G.R.No. is mentioned which is verified.

No. of seller: ✓

No. of purchaser : ✓

No. of Confirming Party:

Date: 12/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

Evidence for identification of
the Seller, Purchaser and the
witnesses produced.
Date: 12/01/2012.

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

Registered at Sr. No.507 in
Book No.1
Date: 21/01/2012

Sd/-
(K.M.Makwana)
Sub-Registrar,
BRA-4 - GRV.

THE SEAL OF
THE
SUB
REGISTRAR
OF BARODA

Certified to be True Translation
of..... *Sale deed*.....
From..... *Gujarat*.....
Language to..... *Engn*.....

SGM
SANJAY G. MISTRY
NOTARY (Govt. of Gujarat)

MY COMMISSION EXPIRES ON DT. 08-02-2015

SANJAY G. MISTRY

NOTARY (Govt. of Gujarat)
Dist. VADODARA. (INDIA)

5 MAR 2012

