

**BEFORE THE NATIONAL GREEN TRIBUNAL**  
**SOUTHERN ZONE, CHENNAI**

**Appeal No. 46 of 2024**

**In the matter of**

G. Praveena & 6 others.

...Appellants

Vs

State Environment Impact Assessment Authority (SEIAA), and  
another.

.... Respondents

**INDEX TO TYPED SET OF PAPERS**

<b>S.No.</b>	<b>Date</b>	<b>Document Particulars</b>
1.	29.12.2022	Sale deed entered between 2 <sup>nd</sup> Respondent and Voltas Limited.
2.		Plan Showing the Combined Sketch Of Sanaputhur, Madarpakkam, Manellore, Soorapoondi And Vanniamalli Villages, Gummidipoondi Taluk, Tiruvallur District.
3.		Plan showing the Combined Sketch Of Manallur And Vaniamallee Industrial Park, Gummidipoondi Taluk, Tiruvallur District.

Dated at Chennai on this the 15<sup>th</sup> day August, 2024

Counsel for 2<sup>nd</sup> Respondent

7811/2022

1 DUPLICATE



தமிழ்நாடு தமில்நாடு TAMILNADU ₹ 100

VOLTAS LIMITED

CV 753227

29 DEC 2022

M. S. 

M. சாழ்வேஸ்வரி

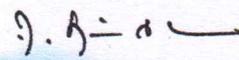
முத்திரைத்தாள் விற்பனையாளர்  
உரிமம் எண்: 5930/ஆ3/08-14/19-1

41/C, காட்டுக்கொல்லை முதல் 64  
பழைய கும்பிடிப்புண்டி

**SALE DEED**

This Deed of Sale is executed at Manellore on this 29<sup>th</sup> day of DECEMBER 2022 by **STATE INDUSTRIES PROMOTION CORPORATION OF TAMIL NADU LIMITED (SIPCOT)** a Company Registered under the Companies Act, 1956 (Central Act 1 of 1956) having its Registered Office at No. 19-A, Rukmani Lakshimipathy Road, Egmore, Chennai - 600 008 and **represented by its Project Officer, SIPCOT Industrial Park, Manellore Thiru. T. SAI LOGESH**, (Aadhaar No.6833 0920 8311), son of Thiru. M. Thurai Rasu, aged about 35 years, hereinafter called "THE **VENDOR**" which term shall wherever the context so admits, mean and include its successors in interest and assigns of the ONE PART;  
For **VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory

  
PROJECT OFFICER  
SIPCOT - MANELLORE



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Registered Officer



**TO AND IN FAVOUR OF**

**VOLTAS LIMITED**, a Company Registered under the Indian Companies Act, 1913 having its Registered Office at Voltas House 'A', Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai - 400 033 and **represented by its Authorised Representative / Signatory**, Thiru Neel John Cerejo (Aadhaar No. 5224 4695 7390), son of Thiru John Paul Cerejo, aged about 52 years, hereinafter called, "THE PURCHASER" which expression shall wherever the context so admits, mean and include its successors in interest and assigns of the OTHER PART.

A. WHEREAS the Vendor has been incorporated as a Public Limited company with an objective to promote & encourage industrialization and develop industrial area with basic infrastructural facilities and maintenance of such industrial area in Tamil Nadu;

B. WHEREAS the Government of Tamil Nadu vide Proceedings of the District Collector, Tiruvallur Procds. No. 12162/2020/A2, dated 07.09.2020 granted enter upon permission to the Vendor to enter upon Survey No. 1, 2, 3/1, 4, 5, 6/1, 7/1, 7/9, 10/1 to 5, 11/1 to 3, 12 to 17, 18/1, 19, 20, 24, 26/1, 2, 27/1, 2, 3, 28/1, 3 to 8, 31/2, 3, 4, 36, 38/1, 39/3, 40/7, 41/3, 4, 12, 13, 20, 22, 42/17, 47/1, 50/5, 59/1, 61/1, 3, 13, 62/1, 10, 63/1, 64/1, 89/1, 9, 90/6, 94/9, 98/2, 142/1, 175/2, 3, 4, 176/1, 2, 3, 177, 178/1, 179, 180/1 to 6, 181/1 to 4, 182 to 185, 188/2 to 5, 189/1 to 4, 197/2, 198/1, 199 to 202, 203/1, 204/6, 10, 205/2, 206, 207/1 to 9, 208/1 to 6, 209 to 216,

**For VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory



S. R. S. —

**PROJECT OFFICER**  
**SIPCOT - MANELLORE**

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217/1, 218 to 226, 228/1, 233/16 to 19 in Vaniyamalli village in an extent of 253.58.0 Hectares out of 274.68.0 Hectares, at Gummidipoondi, Tiruvallur District and Survey No.65/1, 156/1, 181 to 188, 189/1, 190, 192, 213 to 222, 223/1, 3, 224/1, 3, 225, 226, 227/1, 3, 228/1, 3, 229/1, 3, 230/1, 235 in Soorapoondi village, Gummidipoondi Taluk, Tiruvallur District over an extent of 108.06.0 Hectares out of 121.44.0 Hectares, for the purpose of establishing an Industrial Park and handed over the said land to Vendor as per the terms and conditions stated therein vide LDRs dated 04.04.2022. Accordingly, the Vendor is the owner of the said lands more fully described in the Schedule 'A' hereunder and hereinafter referred to as the Schedule 'A' Property;

C. WHEREAS the Vendor proposes to allot the 150 acres of undeveloped land to the Purchaser on free hold basis as per the Allotment Order Ref. No. P-II/ Manallur/Voltas/2022, dated 25.03.2022 and as per the conditions stipulated herein as much as it is felt that the characteristics and homogeneity of the Industrial Park should not be destroyed and the Vendor should have control over the amenities such as Water, Road, Street Lights, Drainage, so that these facilities should be made available to the industrialists in a reasonable and equitable manner in the Industrial Park;

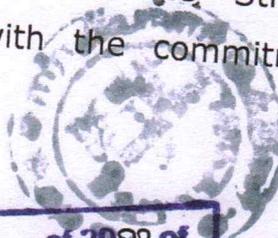
D. WHEREAS on request of the Purchaser, the Government of Tamil Nadu after careful examination and recommendations of the Inter Departmental Committee sanctioned the Structure Package of Assistance to the Purchaser with the commitment made by the

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



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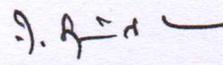
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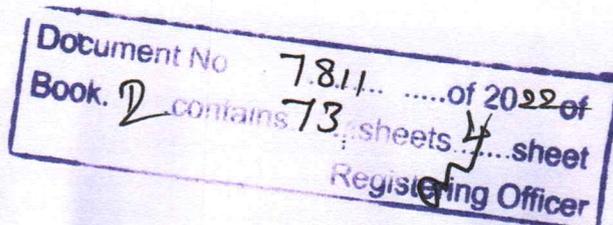
Purchaser to invest Rs. 1001 Crores in two (2) phases and to create direct employment for 2000 persons within the investment period of 10 years (i.e. from 01.11.2020 to 31.10.2030) to establish a manufacturing facility for Air Conditioners, refrigeration products including commercial and domestic refrigeration products, home appliances and consumer electronics, compressors and components related to all the above products on an extent of approximately 140 acres of land in Vedal Village, Cheyyur Taluk Kancheepuram District vide G.O. (Ms) No. 25 Industries (MIB.1) Department, dated 03.02.2021 subject to the terms and conditions stated therein;

E. WHEREAS Govt. of Tamil Nadu vide G.O. Ms. No. 45 Industries (MIB.1) Department, dated 14.03.2022 and G.O.(Ms) No. 63, Industries (MIB.1) Department, dated 23.3.2022 (hereinafter cumulatively referred to as the "GOs") granted approval to the Vendor to allot and transfer bulk parcel of increased extent of 150 acres of undeveloped land in the proposed SIPCOT Manallur Industrial Park, Phase-II on free hold basis for the purpose of establishing manufacturing facility for air conditioners, refrigeration products including commercial and domestic refrigeration products, home appliances and consumer electronics, compressors and components related to all the above products. Hence, Vendor is now selling 150 acres of undeveloped land as prescribed in the Schedule-B property to the Purchaser at Rs. 30.00 lakhs per acre and intend to execute sale deed in favour of the Purchaser for the above said land.

For VOLTAS LIMITED

Neel Cerejo  
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F. WHEREAS the Vendor allotted Survey No(s). 213 pt, 214 pt, 218 pt, 219 pt, 220, 221 pt, 222 pt, 223 pt, 224, 225 pt, 226 pt in Vanniamalli Village and 213 pt, 214 pt, 218 pt, 219 pt, 220 pt, 221 pt, 222, 223/1, 223/3, 224/1, 224/3, 225, 226, 227/1, 228/1, 228/3, 229/1, 229/3, 230/1, 235 pt in Soorapoondi Village admeasuring to a total extent of 150 acres of undeveloped land at SIPCOT Industrial Park, Manellore Phase-II, Tiruvallur District, more fully described in Schedule 'B' hereunder and hereinafter referred as Schedule 'B' Property on free hold basis and shown distinctly in the plan attached hereto and hereunder to the Purchaser vide Allotment Order Ref. No. P-II/Manallur/Voltas/2022, dated 25.03.2022 read with modification and/or clarifications vide letters dated 28.03.2022, 04.04.2022 and two letters both dated 06.04.2022 to establish manufacturing facility for Air Conditioners, refrigeration products including commercial and domestic refrigeration products, home appliances and consumer electronics, compressors and components related to all the above products subject to the terms and conditions stated therein and the Purchaser has also accepted the Allotment Order and the same is annexed herewith;

G. WHEREAS the property described in the Schedule 'A' Property is intended to be utilized only for the purpose of locating an Industrial Park and the restrictions and conditions stipulated in this Deed are intended only to preserve the character of the Schedule 'A' Property as Industrial Park and for the benefit of the other plots held by the Vendor or allotted or intended to be allotted by ~~to~~ other parties similarly situated as the Purchaser herein; and

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



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H. WHEREAS the Vendor has offered to sell and the Purchaser has also agreed to purchase the Schedule 'B' Property free from all encumbrances to establish manufacturing facility for Air Conditioners, refrigeration products including commercial and domestic refrigeration products, home appliances and consumer electronics, compressors and components related to all the above products subject to the terms and conditions stated therein for a consideration of Rs. 45,00,00,000/- (Rupees Forty Five Crores only) towards plot cost;

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**

1. In pursuance of the above said mutual agreement and commitments and in consideration of the sum of Rs. 45,00,00,000/- (Rupees Forty Five Crores only) paid by the Purchaser to the Vendor by way of:
  - a. Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakhs Fifty Thousand Only) vide RTGS bearing no. CITIN22227151015 dated 22.02.2022 into the Vendor's Bank i.e. ICICI Bank, Montieth Road, Egmore Branch;
  - b. Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) by way of Tax Deductible at Source under Section 194IA of the Income Tax Act, 1961 to the account of the Vendor;
  - c. Rs. 43,06,50,000/- (Rupees Forty Three Crores Six Lakhs Fifty Thousand Only) vide RTGS bearing no. CITIN22254863120 dated 04.07.2022 into the Vendor's Bank i.e. ICICI Bank, Montieth Road, Egmore Branch;

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



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d. Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand only) by way of Tax Deductible at Source under Section 194IA of the Income Tax Act, 1961 to the account of the Vendor;

the receipt of which sum of monies the VENDOR doth hereby acknowledge and admit AND in consideration of the Deed of Undertaking/Declaration dated 29.12.2022, executed by the Purchaser in favour of the Vendor, the Vendor doth hereby grant, convey, sell, transfer, assign and assure unto the Purchaser to have and hold the Schedule "B" Property hereunder more fully marked 'RED' in the plan annexed hereunder absolutely and forever, free from all encumbrances, court attachments, litigations, maintenance charges and claims and demands (upto the date of sale deed / possession by the purchaser, whichever is earlier) whatsoever together with all the rights of way, easements, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonging to the Schedule "B" Property who shall hold, possess, use and enjoy all the rights, title, privileges and amenities belonging thereto, subject to conditions stipulated in the deed and in the allotment order.

2. The Vendor hereby covenants with the Purchaser as follows:

a. The VENDOR is the absolute owner of the Schedule "B" Property and no other person or persons, firm, or any third party has any right, title, claim or interest whatsoever therein.

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



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- b. The Schedule 'B' Property together with appurtenances, shall be quietly entered into, held and enjoyed by the Purchaser without any interruption or disturbance by the Vendor or any person or body claiming through or under it without any unlawful disturbance or interruption by any other person whomsoever;
- c. The Purchaser shall utilize the Schedule "B" Property allotted by Allotment Order Ref. No. P-II/Manallur/Voltas/2022, dated 25.03.2022 to establish a manufacturing facility for Air Conditioners, refrigeration products including commercial and domestic refrigeration products, home appliances and consumer electronics, compressors and components related to all the above products subject to the terms and conditions stated herein and therein. In other words, the Purchaser shall not utilise the land allotted for any purpose other than the purpose for which it was allotted; and
- d. The Schedule 'B' Property hereby sold is free from all encumbrances including but not limited to lien, mortgage, subsisting agreement, lispendens, attachment, revenue recovery proceedings or other claims against the said Schedule "B" Property and the Vendor has got absolute right, title, interest and full authority to convey the Schedule "B" Property to the Purchaser.
- e. The Vendor has fully complied with all the applicable local and municipal laws in respect of the Schedule 'B' Property and that the

For **VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory



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proposed sale of the Schedule "B" Property to the Purchaser are not in violation with any local, municipal law, etc.;

- f. The VENDOR has not entered into any other agreement for sale, lease or any other similar agreement with any other person or entity, either individually or collectively, for the purpose of transfer or conveyance of the Schedule "B" Property;
- g. The VENDOR represents that as on the date of sale no notice pertaining to the proposal to acquire the Schedule "B" Property or any part thereof by the National/State Highways Authority, or any government authority has been received.

3. The Purchaser hereby covenants with the Vendor as follows:

a. The Purchaser shall utilize the Schedule 'B' Property for the bonafide industrial purpose for which it is intended and allotted. In other words, the Purchaser shall not utilize the Schedule 'B' Property for any purpose other than for which it was allotted;

b. The Allotment Order Ref. No. P-II/Manallur/Voltas/2022, dated 25.03.2022 read with modification and/or clarifications vide letter's dated 28.03.2022, 04.04.2022 and 2 letters dated 06.04.2022 are based on G.O. (Ms) No. 25 Industries (MIB.1) Department, dated 03.02.2021, G.O. (Ms) No.45 Industries (MIB.1) Department, dated 14.03.22 and G.O. (Ms) No.63 Industries (MIB.1) Department, dated 23.03.22 issued in favour of the Purchaser, whereby the

**For VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory



*[Handwritten Signature]*

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Purchaser shall implement the project as per the obligations stated in the aforesaid GOs. In case of non-compliance / non-fulfillment of obligations stated in the aforesaid GOs, Govt. / Vendor retains the absolute (legal) right to (take appropriate action) to re-purchase the Schedule 'B' Property or part thereof (at the cost paid during purchase with no interest or any additions to it) as per Cl. 31 stated below;

c. Subject to above, the Purchaser will take possession of the Schedule 'B' Property in "as is where is" condition from the Project Officer concerned from the date of execution/registration of this Sale Deed, failure to do so will entitle the Vendor to cancel the Allotment Order Ref. No. P-II/Manallur/Voltas/2022, dated 25.03.2022 read with modification and/or clarifications vide one letter dated 28.03.2022, 04.04.2022 and two letters both dated 06.04.2022 and the Vendor retains the absolute (legal) right (to take appropriate action) to re-purchase the Schedule 'B' Property or part thereof (at the cost paid during purchase with no interest or any additions to it) as per Cl. 31 stated below;

d. The Vendor shall have access for utilizing the Schedule 'B' Property for the limited purpose of maintaining the homogeneity of the Industrial Park such as laying of pipelines, cables, underground drainage, channels, wells, etc., with the consultation of the Purchaser. The Purchaser shall provide permission for such access in so far as the request for access is not detrimental to the operations of the Purchaser, to lay down, place, maintain, alter,

For VOLTAS LIMITED

Neel Cerejo  
Signature

*J. H. a*  
PROJECT OFFICER  
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remove or repair any pipes, pipeline, conduit supply or service lines, posts or other appliances or apparatus in, on, under, over, along or across on land in such area for the purpose of carrying on:

- i. Gas, water or electricity from a source of supply of; and
- ii. Construction of sewage or drains necessary for carrying on the working with vehicles, on industrial process through any intervening area, to dig well, or bore into the sub-soil and do all otherwise for essential common purpose without inconveniencing the operations of industrial unit / located in the Schedule 'B' Property in such area for the purposes of providing any common amenities or services for the Industrial Park/Complex/Growth Centre and the same may be done either directly by any person either generally or specially authorized by the Vendor in this behalf and the Purchaser agrees for the same.

4. Any other improvement or developments inside the Schedule 'B' Property is purely at the discretion of the Purchaser subject to statutory norms and no further demand for any development, such as earth filling, raising the level, etc., shall be entertained by the Vendor.

5. Annual Maintenance charges for the common amenities and facilities like roads, street lighting, sanitation, drainage, sewerage, common buildings, gardens, avenue plants, parks etc., will from time to time be apportioned among the allottees in the Industrial Park as per the prevailing policy in which the above Schedule 'B' Property is situated from the date of sale deed / possession by the Purchaser whichever is earlier. The Purchaser shall pay the same without any demur within

**For VOLTAS LIMITED**

*Neel Cerejo*  
Authorized Signatory



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**PROJECT OFFICER  
SIPCOT, BANGALORE**

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the period prescribed. Non payment on due date will automatically entail an interest of 12% per annum or such other rate as may be prescribed from time to time by the Vendor.

6. The Purchaser shall execute an agreement for water supply at the time of taking possession of the Schedule 'B' Property and comply with all terms and conditions of the agreement. The Purchaser shall pay water supply capital cost and water charges at the rate fixed by the Vendor from time to time abiding by the terms of water supply agreement executed.
7. The Participatory Infrastructure Development Programme (PIDP) is a scheme for upgradation of existing infrastructure and provision of support infrastructure facilities for the respective Industrial Park at the request of the Allottees/Association of Allottees in the Industrial Park. In the event of taking up of any such project under PIDP scheme by the Vendor, the Purchaser shall pay proportionate amount of 50% of the project cost incurred / to be incurred which is attributable to the common amenities or services in the Industrial park wherein the Schedule 'B' Property is located.
8. From the date of purchase, the Purchaser shall pay all existing and future rates and taxes, charges, claims and assessments, chargeable against the Purchaser or arising out of the acts of the Purchaser in usage of the Schedule 'B' Property and any building erected thereon and/or services received.

For **VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory



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**PROJECT OFFICER**  
**SIPCOT - MANELLORE**

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9. The Purchaser shall construct all the buildings in the Schedule 'B' Property, in conformity with the bye-laws of the local body and/or development and control regulations, building regulations in force from time to time, environmental laws, as well as any other laws, rules and regulations in force relating to the construction and use of premises.
10. No construction with Katcha or inflammable materials will be permitted on the allotted Schedule 'B' Property.
11. A setback of not less than 5 meters shall be left open to the sky by the Purchaser, within the periphery of the Schedule 'B' Property on all sides.
12. The Purchaser shall obtain prior approval from the Vendor to construct any culvert across common drains.
13. The Purchaser should make its own arrangements to drain the rainwater from its plot into the common road drain provided by the Vendor.
14. The Water lines should be designed by the Purchaser in such a way that they are connected to the common lines of the Vendor which will serve the Schedule 'B' Property.
15. The Purchaser shall not sink any well, bore well or tube well within the Schedule 'B' Property allotted except with the prior permission of the Vendor, subject to the conditions as applicable. If any such well exists

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



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already in the Schedule 'B' Property, it shall be closed when the Vendor supplies water from a common source. If any bore well exists already it shall be kept under the control of the Vendor.

16. The Purchaser shall not draw water from their own borewell/open wells/tube wells sunk in private lands adjacent to the Vendor Industrial Park /Complex/Growth Centre, through pipeline unauthorizedly trespassing into the Vendor premises. If at any time, such trespass is found by the Vendor, penalty shall be levied as per the prevailing policy of the Vendor and such trespassed water line shall be severed by the Vendor and the same shall be removed by the Purchaser.
17. The Purchaser shall preserve the manholes constructed if any in the 5 meter corridor and raise the same at least 45 cm above the formation level in case the natural ground level is raised by the formation at their own cost with prior intimation and approval from the Vendor.
18. The Vendor or persons authorized by it shall have the right to enter upon and inspect the allotted Schedule 'B' Property at all times upon giving oral information to enter.
19. The Vendor shall have the right to lay pipelines, sink bore wells or put up any facilities for common use within a strip of 5 meters left open on all sides within the periphery of the allotted Schedule 'B' Property without payment of any compensation or rental etc., to the Purchaser.

**For VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory



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**PROJECT OFFICER**  
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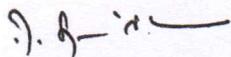
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20. The Vendor reserves the right to impose any further conditions and stipulations, or alterations in the regulations which are reasonable, justified and necessary at any time for the establishment of Industrial Park and for the benefit of the Industrial Park as a whole by way of policy decisions and office orders/circulars which shall be published as and when imposed, and such applicable office orders/circulars shall be binding on the Purchaser.
21. The Purchaser shall at the beginning of each financial year inform the Vendor on the following aspects:
- Change in Constitution of the Purchaser; and
  - Change in Management of the Purchaser.
22. The Purchaser shall at the beginning of each financial year, intimate SIPCOT in respect of the change in the following aspects and obtain acknowledgement from the Vendor:
- Any change in the address of the Registered Office or Administrative Office of the Purchaser;
  - Any change in the name of the Purchaser; and
  - Any change in the directors.
  - Any change in the promoter shareholders of the Purchaser, if it results in Change in Management.
23. The Purchaser shall inform the Vendor about mortgage of the free hold rights of the allotted Schedule 'B' Property as and when the same is mortgaged.

**For VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory

  
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24. The Purchaser has to make its own arrangements to treat the effluents solid /liquid to the required standards of the competent authorities and to regulate emissions and prevent fire hazards and comply with all the regulations in this regard.
25. The Purchaser shall not dump debris or any waste harmful or harmless materials within the Schedule Property.
26. The Purchaser shall install a sewage and waste water treatment and recycling plant and take steps to recover and recycle the waste water thereby achieve zero discharge as stipulated by TNPCB, besides adopting suitable measures for rain water harvesting.
27. The Purchaser shall carry out and comply with all conditions stipulated in the statutory approvals/clearances/NOCs obtained from the competent authorities from time to time. In case of non-compliance of the Purchaser to such conditions, the same shall be communicated to the competent authorities to take remedial action.
28. The Purchaser may surrender the allotted Schedule 'B' Property or part thereof by executing/registering Surrender/sale Deed in favour of the Vendor on non-compliance / non-fulfilment of obligations stated in the GOs. On such surrender, the Vendor shall re-purchase the Schedule 'B' Property or part thereof (at the cost paid during purchase with no interest or any additions to it) as per Cl. 31 stated below.

**For VOLTAS LIMITED**

Neel Cerejo

Authorised Signatory



S. H. C.

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29. If it is found that the Purchaser has not put to use the Schedule 'B' Property for the purpose for which it was allotted and is in non-compliance of the terms and conditions of the G.O. (Ms) No. 25 Industries (MIB.1) Department, dated 03.02.2021, G.O. (Ms) No.45 Industries (MIB.1) Department, dated 14.03.2022 and G.O. (Ms) No.63 Industries (MIB.1) Department, dated 23.03.2022 or (and) the Allotment Order Ref. No. P-II/Manallur/Voltas/2022, dated 25.03.2022 read with modification and/or clarifications vide letters dated 28.03.2022, 04.04.2022 and two letters both dated 06.04.2022 including non-implementation of the project and/or non-payment of dues, the Vendor reserves the right to serve 90-days show cause notice to the Purchaser pointing out the violation before proceeding for cancellation of the Allotment Order of the allotted Schedule 'B' Property.
30. Unless it is rectified by the Purchaser within a period of ninety (90) days from the date of show cause notice issued by the Vendor (as stated supra) or such other extended period as may be agreed by the Vendor on the request of the Purchaser, the Vendor retains the legal right to take appropriate action to re-purchase the Schedule 'B' Property or part thereof (at the cost paid during purchase with no interest or any additions to it), as per Cl. 31 stated below.
31. In such case of repurchase of the allotted Schedule 'B' Property or part thereof, the Purchaser shall remove the factory buildings, structures and fixtures located on the same, if any, within a period of 3 months failing which the Vendor has the right to take possession of the same

**For VOLTAS LIMITED**

Neel Cerejo  
Authorised Signatory



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D. J. d  
PROJECT OFFICER  
SIPCOT MANALLORE



without paying any compensation for any of the factory buildings, structures and fixtures on the allotted Schedule 'B' Property or part thereof.

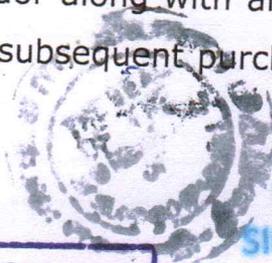
32. The Purchaser is committed to bring the Eligible Fixed Assets for an investment of Rs.1001 Crores and employment of 2000 persons within the investment period as per G.O. (Ms) No. 25 Industries (MIB.1) Department, dated 03.02.2021 and G.O. (Ms) No.45 Industries (MIB.1) Department, dated 14.03.2022.

33. Only after due fulfillment of the obligations in full as stated in the GOs, the Purchaser may have the right (In case the Purchaser wants) to sell / dispose of the entire Schedule 'B' Property or any portion thereof. In case the purchaser wants to sell / dispose of the property as stated supra, then the Purchaser shall first offer the same to the Vendor in writing with its expected price. The Vendor shall inform its decision on the same to the Purchaser within 90 days and if the Vendor refuses the offer then the Purchaser may offer the same to public for the same price for industrial purpose only. If there is any alteration in the price then again the right of first refusal (ROFR) should be given to the Vendor and then on the Vendor's refusal as stated supra the Purchaser may offer the same to public at the cost stated in that offer and so on. ROFR shall be communicated by SIPCOT to the purchaser in writing. In case ROFR is not exercised by SIPCOT and the property is sold to any third party then intimation of such sale along with relevant documents shall be provided to the Vendor along with an undertaking from the subsequent purchaser that the subsequent purchaser will use

**For VOLTAS LIMITED**

Neel Cerejo

Authorised Signatory



J. B. —  
PROJECT OFFICER  
SIPCOT - MANELLORE

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the property for Industrial Purposes only and abide by the prevailing policy of SIPCOT.

34. As per the G.O. (Ms) No. 25 Industries (MIB.1) Department, dated 03.02.2021; G.O. (Ms) No.45 Industries (MIB.1) Department, dated 14.03.2022 and G.O.(Ms) No.63, Industries (MIB.1) Department, dated 23.3.2022, the Purchaser is permitted to lease/sub-lease of land/facilities to its subsidiaries, joint ventures, suppliers, logistics partners and other value chain partners provided it is ultimately for industrial purpose only.

35. As per G.O (MS) No.45 Industrial (MIB.1) Department, dt.14.03.2022 the schedule 'B' property is allotted subject to continuing utilization of the same by the Purchaser, its subsidiaries and joint ventures where the Purchaser's shareholding is not below 26%, with investment in the allotted Schedule 'B' Property for industrial purpose only.

36. The Purchaser shall strictly adhere to the following conditions and shall ensure that all its lessee's in the Schedule 'B' Property shall comply to it:

- a. Necessary space to be left open to the sky within the periphery of the leased area on all the sides as per the norms of TNPCB/ DTCP;
- b. To make necessary arrangements to implement rain water harvesting system and also drain the rain water from their leased area into the common road drain provided by the Vendor. The

**For VOLTAS LIMITED**

Neel Cesejo  
Authorized Signatory



*G. J. d*  
**PROJECT OFFICER  
SIPCOT - MANELLORE**

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natural courses in the leased area shall be realigned suitability to the satisfaction of the Vendor at their own cost;

- c. To treat all the effluents to relevant norms as prescribed by TNPCB and as applicable to the area/ in land water ways and commence production only after obtaining clearance from the Tamil Nadu Pollution Control Board;
- d. To make proper arrangements to treat the effluents solid/ liquid to the required standards of the Tamil Nadu Pollution Control Board and to regulate dust, smoke, gas, noise, vibrations and prevent fire hazards and comply with the statutory regulations in this regard;
- e. To implement the zero level discharge programme and shall not let out untreated/ treated wastages in the form of solid, liquid, gas etc.; and
- f. Shall not dump debris or any harmful or harmless waste materials in the Schedule Property;

37. The Purchaser shall provide priority in employment to technically qualified residents of Tamil Nadu.

38. The Purchaser shall send report on the investment and employment provided category wise periodically once in a year to the Vendor and to the Government of Tamil Nadu.

39. The Purchaser shall obtain Environment Clearance for the proposed project, if applicable and layout approval from the competent Authorities.

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



*S. G. S.*  
PROJECT OFFICER  
SIPCOT - MANELLORE

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40. The Schedule 'B' Property hereby sold and transferred is subject to restrictions, stipulations and easements mentioned in this deed which are meant for the benefit of the Industrial Park and every part thereof. The Purchaser shall observe the said stipulations, restrictions and easements affecting the said property.

**SCHEDULE PROPERTY**

**SCHEDULE 'A' PROPERTY**

(Description of the Industrial Park)

All that piece and parcel of lands undeveloped and promoted as the SIPCOT Industrial Park, Manellore comprising of about 1110.71 acres (Phase-II) of land situated in the Revenue villages of Madharpakkam, Vanniamalli and Soorapoondi Villages, but in compact block within the Taluk of Gummidipoondi Sub-registration District of Gummidipoondi of Tiruvallur Revenue District. The Industrial Complex is bounded:

ON THE SOUTH BY	: Vanniamalli Village – SIPCOT Land- S.F. No. 141, 150, 217, 228 and 233
ON THE NORTH BY	: Soorapoondi Village (Private Land) and Phase-I Land
ON THE EAST BY	: Soorapoondi Village - Private Land and Vanniamalli Village
ON THE WEST BY	: Madharpakkam Village and Vanniamalli Village

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



G. R. A. —

PROJECT OFFICER  
SIPCOT - MANELLORE

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**SCHEDULE 'B' PROPERTY**

(Description of the Property hereby conveyed)

**(Value of the property= Rs. 45,00,00,000/-)**

All that piece and parcel of lands undeveloped and promoted as the SIPCOT Industrial Park, Manellore within the village limits of Vanniamalli and Soorapoondi, Taluk of Gummidipoondi, Sub Registration District of Gummidipoondi in Thiruvallur Revenue District containing by admeasurement 150 acres or thereabouts and marked by RED coloured boundary lines on the Plan annexed hereto, bearing Survey No(s). 213 pt, 214 pt, 218 pt, 219 pt, 220, 221 pt, 222 pt, 223 pt, 224, 225 pt, 226 pt in Vanniamalli Village and 213 pt, 214 pt, 218 pt, 219 pt, 220 pt, 221 pt, 222, 223/1, 223/3, 224/1, 224/3, 225, 226, 227/1, 228/1, 228/3, 229/1, 229/3, 230/1, 235 pt in Soorapoondi Village, and bounded:

ON THE SOUTH BY : Proposed 20 Meters Wide Road  
 ON THE NORTH BY : Private Land  
 ON THE EAST BY : Proposed 20 Meters Wide Road &  
 Private Land  
 ON THE WEST BY : Proposed 20 Meters Wide Road

**LINEAR MEASUREMENTS:**

EAST TO WEST ON THE NORTH : 630.36 Meters (186.09 +185.53  
 +28.78+58.44+171.52)  
 EAST TO WEST ON THE SOUTH : 450.00 Meters.  
 NORTH TO SOUTH ON THE EAST : 1691.54 Meters (137.09 +19.21 +35.64  
 +46.95 +63.34 +177.80 +97.33 +29.46  
 +83.95 +34.53 +380.54 +15.21  
 +570.49)  
 NORTH TO SOUTH ON THE WEST : 1115.18 Meters (1079.95 +13.63  
 +21.60)

**For VOLTAS LIMITED**

Neel Cerejo  
 Authorised Signatory



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PROJECT OFFICER  
 SIPCOT - MANELLORE

Value of the Property mentioned in the Schedule 'B' Property is  
Rs. 45,00,00,000/- (Rupees Forty Five Crores Only)

IN WITNESS WHEREOF Thiru T. SAI LOGESH, Project Officer, SIPCOT  
Industrial Park, Manellore acting for and on behalf of the Vendor and  
by Thiru. NEEL JOHN CEREJO acting for and on behalf of the Purchaser  
have hereunto set their hands on the day, month year first above written.

**Witnesses:**

1. Alshome

Ramakrishnan P.R.A.  
H-105 THE ROYAL CASTLE

THIRUMUDIVARKAM CHENNAI-132

For State Industries Promotion Corporation  
Of Tamil Nadu Limited

2. V. Mahalingam

no. 9. h. v. ngar.

B.K. parang.

Gungyidi p... ..

g. h. a. u

**VENDOR**

For Voltas Limited

**Witnesses:**

1. E. Viswanathan  
1489, Jaibeam nager  
Thondalampet.  
Tiruvannamalai.

2. ...

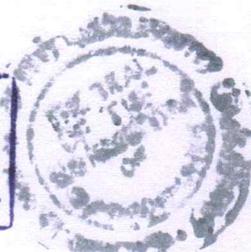
A/401, B/Hg. No. 56,  
Vardan CHS,  
Mumbai - 89



Neel Cerejo

**PURCHASER**

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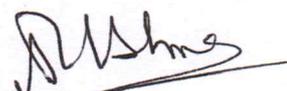


In WITNESS WHEREOF the Common Seal of Voltas Limited, the Purchaser has hereunto been affixed on this 29<sup>th</sup> day of December of 2022, pursuant to the Resolution of the Board dated 16<sup>th</sup> March, 2022, in the presence of Thiru Neel John Cerejo, son of Thiru John Paul Cerejo aged about 52 Years (Aadhar No. 5224 4695 7390) of the Company.

**Common seal of the Company**

In the presence of:

1. Neel Cerejo  
(NEEL CERREJO)

2.   
(RAMAKRISHNAN P. R. A.)

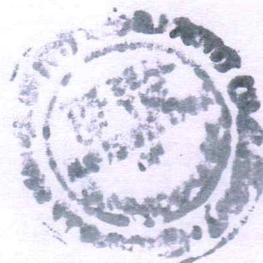
Drafted By



  
S. Rajesh

Advocate (Enrollment No. MS 2871/2007)  
Surana & Surana International Attorneys  
61-63, Dr. R.K. Salai, Mylapore, Chennai 600 004.

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STATEMENT UNDER RULE 3 (1) OF THE TAMIL NADU STAMP  
(PREVENTION OF UNDER VALUATION OF INSTRUMENTS) RULE, 1968.

**SOORAPOONDI VILLAGE, GUMMIDIPOONDI TALUK, TIRUVALLUR  
DISTRICT**

S. No.	Survey number	Areas (in Acres)	Present Market Value (in Rs.)
1	213 pt	6.09	1,82,70,000/-
2	214 pt	1.33	39,90,000/-
3	218 pt	1.21	36,30,000/-
4	219 pt	4.25	1,27,50,000/-
5	220 pt	7.41	2,22,30,000/-
6	221 pt	9.11	2,73,30,000/-
7	222	10.40	3,12,00,000/-
8	223/1	5.88	1,76,40,000/-
9	223/3	2.64	79,20,000/-
10	224/1	7.82	2,34,60,000/-
11	224/3	0.10	3,00,000/-
12	225	7.11	2,13,30,000/-
13	226	5.69	1,70,70,000/-
14	227/1	3.81	1,14,30,000/-
15	228/1	2.36	70,80,000/-
16	228/3	5.71	1,71,30,000/-
17	229/1	0.47	14,10,000/-
18	229/3	9.63	2,88,90,000/-
19	230/1	6.97	2,09,10,000/-
20	235 pt	3.31	99,30,000/-
	<b>Total</b>	<b>101.3</b>	<b>30,39,00,000/-</b>

For VOLTAS LIMITED

Neel Cerejo  
Authorised Signatory



*S. Srinivasan*  
PROJECT OFFICER  
SIPCOT - MANELLORE

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Registering Officer



**VANNIAMALLI VILLAGE, GUMMIDIPOONDI TALUK, TIRUVALLUR**  
**DISTRICT**

S. No.	Survey number	Areas (in Acres)	Present Market Value (in Rs.)
1	213 pt	3.80	1,14,00,000/-
2	214 pt	0.20	6,00,000/-
3	218 pt	3.19	95,70,000/-
4	219 pt	8.32	2,49,60,000/-
5	220	11.35	3,40,50,000/-
6	221 pt	7.34	2,20,20,000/-
7	222 pt	0.02	60,000/-
8	223 pt	1.62	48,60,000/-
9	224	9.25	2,77,50,000/-
10	225 pt	3.08	92,40,000/-
11	226 pt	0.53	15,90,000/-
	<b>Total</b>	<b>48.7</b>	<b>14,61,00,000/-</b>

For VOLTAS LIMITED

*Neel Cerejo*  
Authorised Signatory



*S. K. S.*  
PROJECT OFFICER  
SIPCOT - MANELLORE

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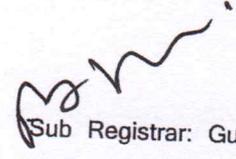
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R/Gummidipoondi/Book-1/7811/2022

CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

I hereby certify that on the production of the Original instrument I have satisfied myself that the stamp duty of Rs. 1,57,50,100/- Stamp Duty Paid (Rupees One Crore Fifty Seven Lakh Fifty Thousand One Hundred only) has been paid therefore.

Date: 29/12/2022

  
Sub Registrar: Gummidipoondi

Presented in the office of the Sub Registrar of Gummidipoondi and fee of ₹ 1,80,13,560/- paid at 01:37 PM on the 29/12/2022 by

Left Thumb



Neel Cerejo  
(NEEL CEREJO)  
9892509181

Additions as per recitals of document

Execution admitted by

Left Thumb



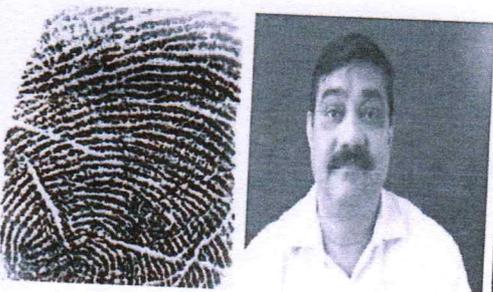
T. Sai Logesh

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :  
UKC:012348c3d0162597054f40a696312bea556512  
(Details from UIDAI : T Sai Logesh S/O: M Thurai Rasu, 25-08-1986, xxxxxxxx8311)



Claim admitted by

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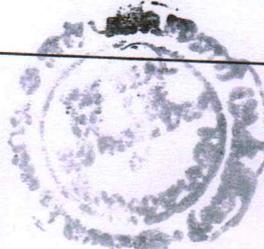


Neel Cerejo

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :  
UKC:1198861c34b96e6a594a83b6e73626ea6a6807  
(Details from UIDAI : Neel John Cerejo , 21-07-1970, xxxxxxxx7390)



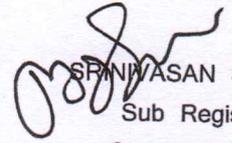
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Duplicate (1)

R/Gummidipoondi/Book-1/7811/2022

29<sup>th</sup> day of December 2022

  
SRINIVASAN S A  
Sub Registrar  
Gummidipoondi

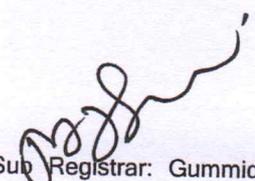
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Compared by - Reader

Examiner



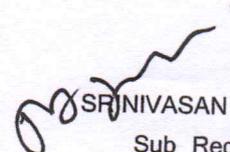
Date: 29/12/2022

  
Sub Registrar: Gummidipoondi

Registered as Number R/Gummidipoondi/Book-1/7811/2022.

Date: 29/12/2022  
Gummidipoondi

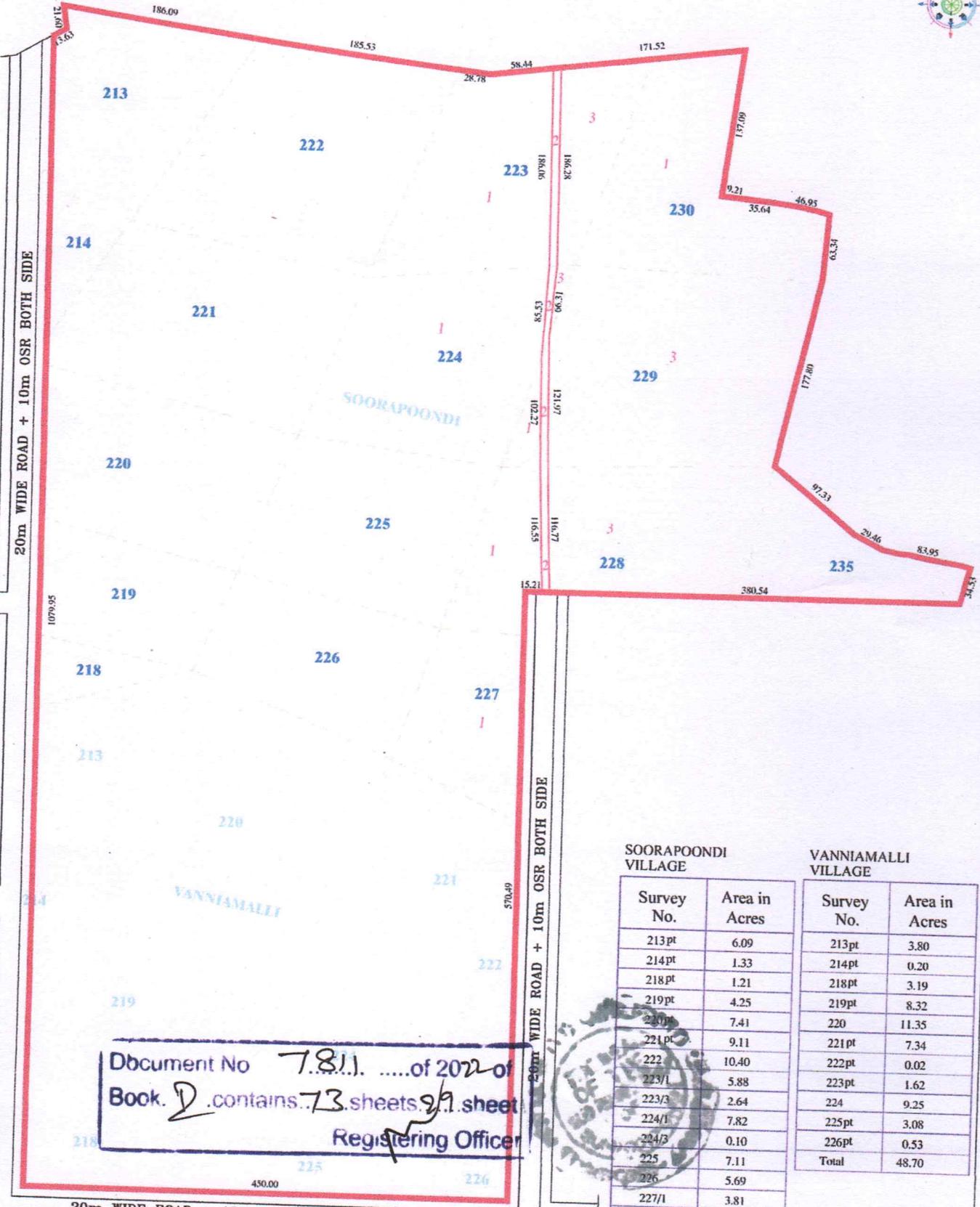


  
SRINIVASAN S A  
Sub Registrar

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Book. It contains 73 sheets, 28 sheet  
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MAN. LORE SIPCOT INDUSTRIAL PARK, PH-II  
 PLOT NO:-  
 VILLAGE :-VANNIAMALLI & SOORAPOONDI  
 AREA :- 150.00 Acres.



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SOORAPOONDI VILLAGE

Survey No.	Area in Acres
213pt	6.09
214pt	1.33
218pt	1.21
219pt	4.25
221pt	7.41
221pt	9.11
222	10.40
223/1	5.88
223/3	2.64
224/1	7.82
224/3	0.10
225	7.11
226	5.69
227/1	3.81
228/1	2.36
228/3	5.71
229/1	0.47
229/3	9.63
230/1	6.97
235pt	3.31
Total	101.30

VANNIAMALLI VILLAGE

Survey No.	Area in Acres
213pt	3.80
214pt	0.20
218pt	3.19
219pt	8.32
220	11.35
221pt	7.34
222pt	0.02
223pt	1.62
224	9.25
225pt	3.08
226pt	0.53
Total	48.70

SOORAPOONDI	101.30
VANNIAMALLI	48.70
<b>TOTAL</b>	<b>150.00</b>

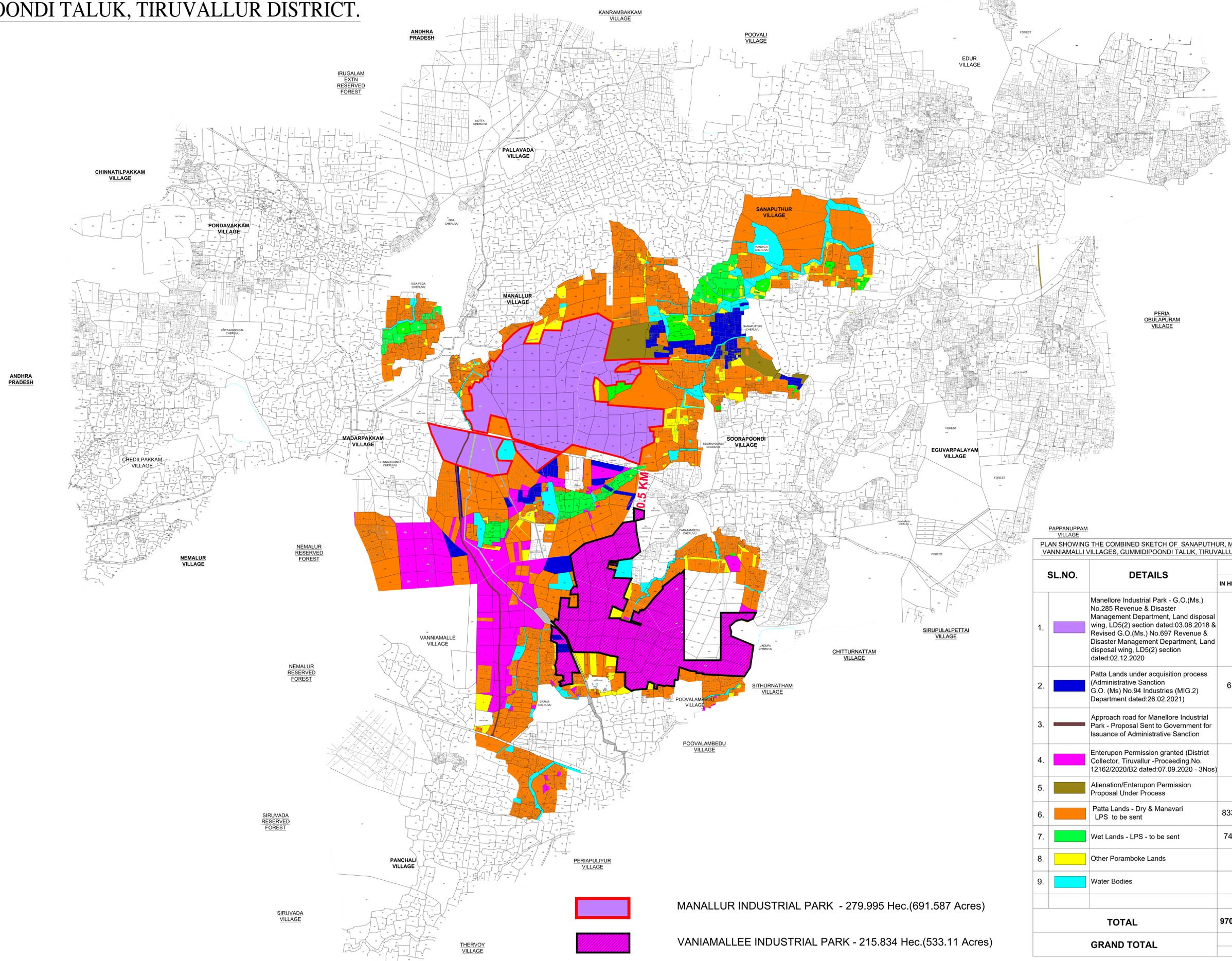
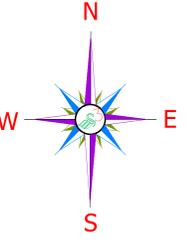


For VOLTAS LIMITED

Neel Cerejo  
 Authorised Signatory

PROJECT OFFICER  
 SIPCOT - MANELLORE

**PLAN SHOWING THE COMBINED SKETCH OF SANAPUTHUR, MADARPAKKAM, MANELLORE, SOORAPOONDI AND VANNIAMALLI VILLAGES, GUMMIDIPOONDI TALUK, TIRUVALLUR DISTRICT.**

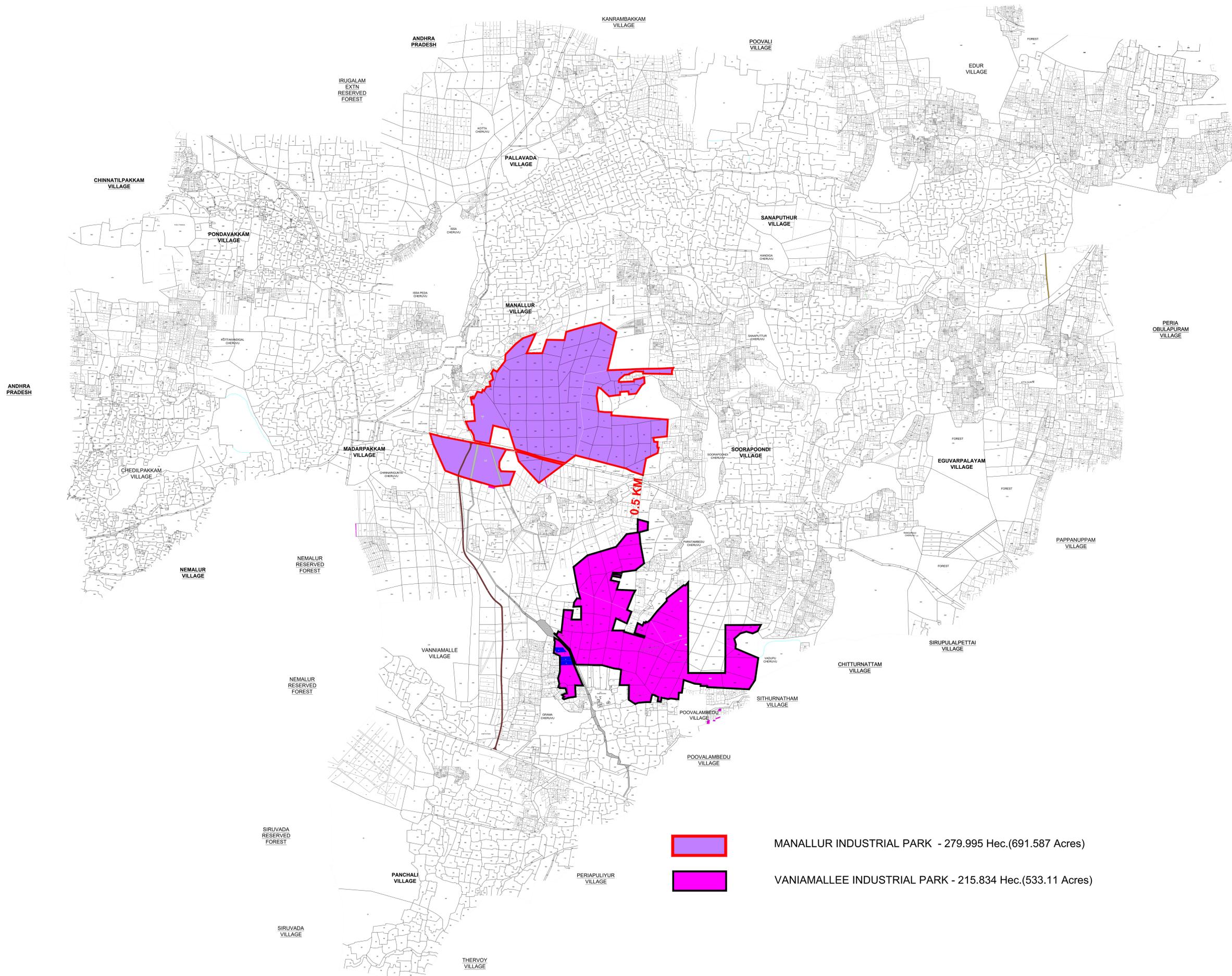
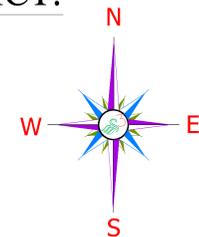


PLAN SHOWING THE COMBINED SKETCH OF SANAPUTHUR, MADARPAKKAM, MANELLORE, SOORAPOONDI, VANNIAMALLI VILLAGES, GUMMIDIPOONDI TALUK, TIRUVALLUR DISTRICT.

SL.NO.	DETAILS	PATTA LAND		PORAMBOKE LAND	
		IN HECTARES	IN ACRES	IN HECTARES	IN ACRES
1.	Manellore Industrial Park - G.O.(Ms.) No.285 Revenue & Disaster Management Department, Land disposal wing, LD5(2) section dated:03.08.2018 & Revised G.O.(Ms.) No.697 Revenue & Disaster Management Department, Land disposal wing, LD5(2) section dated:02.12.2020	-	-	279.99.50	691.58
2.	Patta Lands under acquisition process (Administrative Sanction G.O. (Ms) No.94 Industries (MIG.2) Department dated:26.02.2021)	61.19.00	151.13	-	-
3.	Approach road for Manellore Industrial Park - Proposal Sent to Government for Issuance of Administrative Sanction	1.33.60	3.30	-	-
4.	Enterupon Permission granted (District Collector, Tiruvallur -Proceeding No. 12162/2020/B2 dated:07.09.2020 - 3Nos)	-	-	388.95.00	960.71
5.	Alienation/Enterupon Permission Proposal Under Process	-	-	35.02.50	86.51
6.	Patta Lands - Dry & Manavari LPS to be sent	833.14.20	2057.86	-	-
7.	Wet Lands - LPS - to be sent	74.89.50	184.99	-	-
8.	Other Poramboke Lands	-	-	77.14.00	190.54
9.	Water Bodies	-	-	-	-
<b>TOTAL</b>		<b>970.56.30</b>	<b>2397.28</b>	<b>781.11.00</b>	<b>1929.34</b>
<b>GRAND TOTAL</b>		<b>1751.67.30</b>		<b>In Hectares</b>	
		<b>4326.62</b>		<b>In Acres</b>	

MANALLUR INDUSTRIAL PARK - 279.995 Hec.(691.587 Acres)  
 VANIAMALLEE INDUSTRIAL PARK - 215.834 Hec.(533.11 Acres)

# PLAN SHOWING THE COMBINED SKETCH OF MANALLUR AND VANIAMALLEE INDUSTRIAL PARK, GUMMIDIPOONDI TALUK, TIRUVALLUR DISTRICT.



MANALLUR INDUSTRIAL PARK - 279.995 Hec.(691.587 Acres)



VANIAMALLEE INDUSTRIAL PARK - 215.834 Hec.(533.11 Acres)

**IN THE COURT OF NATIONAL  
GREEN TRIBUNAL SITTING  
AT CHENNAI**

**OA. No.46 of 2024**

**Additional typeset filed by the  
State Industries Promotion  
Corporation of Tamil Nadu**

Abishek Murthy (M.s.No.1384/2016)  
**Counsel for 2<sup>nd</sup> Respondent**

**Ph- 9677051253  
9629783882**