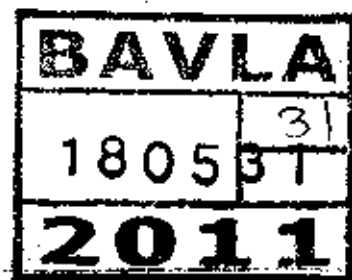


SCAN-OK







1805  
2011

SALE DEED

1078



ગામનું નામ : KERALA.

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, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ  રૂ. ૨૬૨૮૮૦૦૦=૦૦	S.No. 4 Paiki 15 Paiki Account No. - 36 5842 Sq.mtrs Non-Agricultural Land for Industrial Purpose	Patel Kailashben W/O Manubhai Desaibhai  Patel Rajubhai alias Rajeshbhai Manubhai  Patel Jaswantbhai Manubhai  કન્ફર્મ પાર્ટી : M/S.Silicon Real Estate Pvt.Ltd through it's authorized signatory Mr. Paresh Sampat	M/S. Roselabs Polymers Pvt Ltd Through it's Director and Authorised Signatory Mr.Zameer Pawnkumar Agrawal     	૨૫/૦૫/૨૦૧૧ ૨૫/૦૫/૨૦૧૧	૧૮૦૫	

વી.કે.મશર ની તારીખ : ૨૫/૦૫/૨૦૧૧ ના રોજની

અરજી નંબર : ૭૧૬

પહોંચ નંબર : ૨૦૧૧૧૫૫૦૦૨૪૭૫

તારીખ : ૨૭/૦૫/૨૦૧૧

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - બાવળા

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

ખરી નકલ

સબ-રજીસ્ટ્રાર  
એસ.આર.ઓ - બાવળા

પહોંચ નંબર: ૨૦૧૧૫૫૦૦૨૪૭૪ દસ્તાવેજ નંબર: ૧૮૦૫ દસ્તાવેજ વર્ષ: ૨૦૧૧

તા: ૨૫ માસ: મે સને: ૨૦૧૧

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

ધવેજ Rs. ૨૬૨૮૦૦૦.૦૦

રજુ કરનારનું નામ M/S. Roselabs Polymers Pvt Ltd Through it's Director and Authorised Signatory Mr. Zan Pawnkumar Agrawal નીચે પ્રમાણે ફી પહોંચી રૂ. પેસા

રજીસ્ટ્રેશન ફી..... ૨૬૨૮૦૦  
નકલ કરવા ની ફી સાર્વજનિક / કોલેજીયો..... ૩૧૦  
સેરોની નકલ કરવા માટે ફી.....  
ટપાલ ખર્ચ.....  
નકલો અથવા ચાવીઓ (કલમ ૬૪ થી ૬૭)..... ૦  
શોધ અગર તપાસાણી.....  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૧૭).....  
નકલ ફી કોલેજીયો..... ૦  
ઈન્ડેક્સ-૨ ફી.....  
આ સિવાયની બાબતોની ફી



કુલ ચેકેદરે રૂ. ૨૬૩૨૦૦

અંકે રૂપીયા બે હજાર ત્રેસઠ હજાર બસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કસેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

f-22, Akash Tower Prem Chandnager Road, Vastrapur Ahmedabad

(P. M. B. PATTI)  
સબ રજીસ્ટ્રાર  
બાવલા

અગર

રજુ કરનારની સહી

ને આપશે

Original Copy

127/200/11

સાચી જાણ સુધારવાની  
અરજી નોંધાવવાની  
અરજી નોંધાવવાની

SERIAL NO. 171266 DATE: 24/5/11  
NAME OF THE PURCHASER:- M/S ROSELABS Polymers Pvt. Ltd.  
ADDRESS:- 123/1, Sarpur ABAL.

VALUE Rs.: 12,88,500/-  
LICENCE No. GUJ/SOS/AUTH/AV/2/2005/3860  
NUTAN NAGARIK SAHAKARI BANK LTD  
Kandhenu Complex, Panjra Pole, AHMEDABAD-380 015

**BAVLA**  
180531  
**2011**



**SALE DEED OF CONVEYANCE**

A SALE DEED OF CONVEYANCE for the total consideration of Rs.2,62,89,000/- (Rupees Two Core Sixty Two Lack Eighty Nine Thousand Only) in respect to sale/transfer of Non-Agricultural land for the Industrial purpose bearing Survey No.4 paiki 15 paiki (Village Account No.36) containing by admeasurements sq.mtrs. 5842 i.e. about 6987 sq.yards situate, lying & being at Moje Kerala, Taluka Bavla in the Registration District of Ahmedabad & Sub-District Bavla.

For, Silicon Realstate Pvt. Ltd.

P.K. Bavlab  
Auth. Sign.

FOR, ROSELABS POLYMERS PVT. LTD.

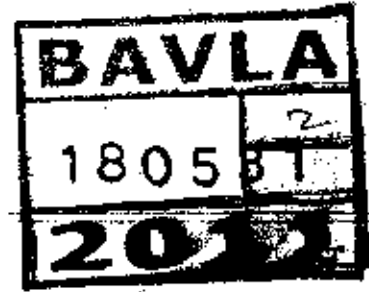
DIRECTOR/MANAGER

GUJ/SOS/UT/AV/22005 INDIA

STAMP DUTY  
12885000  
24.5.2011  
GUJRAT

NUTAN NAGRIK SAHKARI BANK LTD  
AHMEDABAD





This Indenture of Deed of Conveyance is made on this  
25th Day of Month of May, 2011 BY AND BETWEEN  
PARTY OF THE FIRST PART

THE VENDOR/S :-

1). PATEL KAILASHBEN

W/O MANUBHAI DESAIBHAI

Aged about 54 year, Religion: Hindu,

Occupation: Agriculturist,

2). PATEL RAJUBHAI alias

RAJESHBHAI MANUBHAI

Aged about 33 year, Religion: Hindu,

Occupation: Agriculturist,

3). PATEL JASWANTBHAI

MANUBHAI

Aged about 42 year, Religion: Hindu,

Occupation: Agriculturist,

All Residing at Patel Vas, Kerala

Village, Tal Bavla, Dist. Ahmedabad

"Hereinafter referred to as the party of  
the first part and/or the VENDOR/S,  
which expression shall, unless it be  
repugnant to the context or meaning  
thereof, be deemed to mean and

FOR, ROSELABS POLYMERS PVT. LTD.

DIRECTOR/MANAGER

For, Silicon Realstate Pvt. Ltd.

P. K. Bhatia  
Auth. Sign.

RMP

25.05.2011



1111





include said VENDOR/S and  
his/her/their heirs executors,  
administrators, successors, executors,  
assigns, transferees etc. all"

AND

PARTY OF THE  
SECOND PART

THE PURCHASER/S :- M/S.ROSELABS POLYMERS  
PVT.LTD.

PAN No. AAFCR2445A

- a Private Limited company  
incorporated under The Companies  
Act, 1956 on 11/4/2011 at Company  
No.U25209GJ2011PTC064863  
having its' registered office at  
123/1,Saijpur, Gopalpur, B/h.Piplej  
Village, Pirana Road, Ahmedabad  
through it's Director and authorised  
signatory

MR.ZAMEER PAWNKUMAR  
AGRAWAL

Aged about 24 years, Religion :  
Hindu, Occupation : Business  
Residing at F-22,Akash Tower



For, Silicon Realstate Pvt. Ltd.

FOR, ROSELABS POLYMERS PVT. LTD.

P.K. Bhalala  
Auth. Sign.

DIRECTOR/MANAGER





Premchandnagar Road, Vastrapur,  
Ahmedabad

"Hereinafter referred to as the party of  
the first part and/or the Purchaser  
and/or M/S. ROSELABS  
POLYMERS PVT.LTD., which  
expression shall, unless it be  
repugnant to the context or meaning  
thereof, be deemed to mean and  
include said Purchaser  
M/S.ROSELABS POLYMERS  
PVT.LTD.and its' present and time to  
time Managing Director, Director,  
Chairman, Secretary, executors,  
administrators, Share holder,  
successors, executors, assigns,  
transferees etc. all"

PARTY OF THE

THIRD PART

**M/S SILICON REAL ESTATE  
PVT.LIMITED**

CONFIRMING  
PARTY

**PAN NO .AALCS 3385C**

A company incorporated under the  
provisions of companies Act,1956  
having its registered office at 6-B  
Bentick Street, Asha Chambers,

For, Silicon Realestate Pvt. Ltd.

*P.K. Daulab*  
Auth. Sign.

FOR, ROSELABS POLYMERS PVT. LTD.

*[Signature]*  
DIRECTOR/MANAGER



*12/05/2011*  
*180531*

*RMP*





Room No.122 Kolkata-700001  
through its Authorized signatory:-  
**MR. PARESH SAMPAT**

Aged about Adult , Occupation  
:Business Residing at :- 745, Vishal  
Nagar, Ishanpur, Ahmedabad .

Hereinafter referred to as the party of  
the first part and/or the Confirming  
Party and/or M/S SILICON REAL  
ESTATE PVT.LIMITED., which  
expression shall, unless it be  
repugnant to the context or meaning  
thereof, be deemed to mean and  
include said Confirming Party M/S  
SILICON REAL ESTATE  
PVT.LIMITED and its' present and  
time to time Managing Director,  
Director, Chairman, Secretary,  
executors, administrators, Share  
holder, successors, executors, assigns,  
transferees etc. all"

**WHEREAS,**

The Party of the first part - The Vendor/s is/are co-  
owners, co-occupiers & co-possessors of the Non-Agricultural

For, Silicon Realestate Pvt. Ltd.

FOR, ROSELABS POLYMERS PVT. LTD.

DIRECTOR/MANAGER

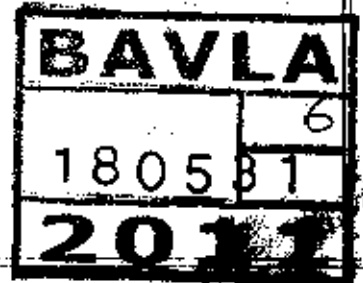
P.K. Sampat  
Auth. Sign.

મરજીતીકારી પક્ષના માટે  
અરજી. સંતોષકારક

P.M.P.







land for the Industrial purpose bearing Survey No.4 paiki 15 paiki (Village Account No.36) containing by admeasurements sq.mtrs. 5842 i.e. about 6987 sq.yards situate, lying & being at Moje Kerala, Taluka Bavla in the Registration District of Ahmedabad & Sub-District of Bavla is recorded in the name of the vendor/s as its' co-owners in the Revenue record of said land and the VENDOR'S titles to the said land are clear, marketable and free from reasonable doubts and without any encumbrances. (Hereinafter land of said Survey No.4 paiki 15 paiki shall also be referred to as "THE SAID LAND" in this Sale Deed of Conveyance).

Originally, Land bearing Survey No.4 paiki 15 Moje Kerala was belonging to one Desaibhai Nathabhai , (Ref. Certified Revenue Entry No.2377, 22-2-1960).

Said Desaibhai Nathabhai had died intestate leaving behind him, Manubhai Desaibhai & Shakriben widow of Desaibhai Nathabhai as his legal heirs. Hence replacing/deleting/removing name of said Manubhai Desaibhai & Shakriben W/o Desaibhai's, names of said heirs were entered in the record of said land as its' co-owners.

Said Shakriben widow of Desaibhai Nathabhai had died intestate on 17/9/1988. Hence deleting/removing name of said Shakriben widow of Desaibhai Nathabhai in the revenue record

For, Silicon Realstate Pvt. Ltd.

P.K. Sankar  
Auth. Sign.

FOR, ROSELAES POLYMERS PVT. LTD.

DIRECTOR/MANAGER



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of said land as its' co-owners. Entry to this effect is entered in the Revenue Record on 20/10/89 by Entry No.3132, which is certified by Circle Officer, Bavla - the Competent Revenue Authority on 20/12/89.

Thus said Manubhai Desaibhai became owner & occupier of said land of Survey No.4 of 15 Moje Kerala. Said Manubhai Desaibhai had died intestate on 23/4/2007. Hence deleting/removing name of said Manubhai Desaibhai in the revenue record of said land as its' owners. Entry to this effect is entered in the Revenue Record on 8/7/2008 by Entry No.3732, which is certified by Circle Officer, Bavla - the Competent Revenue Authority on 26/1/2009

One of the co owner & occupier Rekhaben Manubhai Patel gave her affidavit and waive her right from the said land and so her name was deleted from the record wide order dtd.15/3/2011 and so entry is made to this effect on 10/1/2011 by entry no 4004 which is certified by Mamlatdar, Bavla - the Competent Revenue Authority on 15/3/2011

Thus, The party of the first part - vendor/s became the co- owners & occupiers of said 14265 sq.mtrs. N.A. land of Survey No.4 paiki 15 paiki of Moje Kerala.

FOR, ROSELABS POLYMERS PVT. LTD.

DIRECTOR/MANAGER

For, Silicon Realstate Pvt. Ltd.

P.K. Sawalab  
Auth. Sign.

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Handwritten signature







R.M.P.

Taluka Development Officer, Bavla has granted N.A. use permission for the Industrial purpose in respect to 14265 sq.mtrs land of said Survey No.4 paiki 15 by Two orders bearing No.T.P./Mahesul/B.KH.P. / S.R.No.484 V 2119 to 2122/10, dtd.4/3/2011 (In respect to 8000 sq.mtrs. land of said Survey No.4 paiki 15 paiki) & No.T.P./ Mahesul/ B.KH.P./ S.R.No.485 V 2123 to 2126/10, dtd.4/3/2011 (In respect to 6265 sq.mtrs. land of said Survey No.4 paiki 15 paiki).

AND WHEREASE THE Vendor has entered in to an Agreement for sale the said property with the Confirming Party i.e. M/s. Silicon Realestate Pvt. Limited which is notarized before Notary B B Modi under Sr.No.350 page No 37 dtd. 5/4/2010 . Now as per the instruction of Confirming Party the vendor agree to sell some 5842 sq.mtrs. i.e. about 6987 sq.yards of the said N.A. Land to the purchaser. The total consideration of the said land is Rs. **Rs.2,62,89,000/- (Rupees Two Corer Sixty Two Lack Eighty Nine Thousand Only)** i.e. at the rate of Rs.4500/- per Sq.Mts. with mutual understanding that out of the rate Rs.4500/-, Rs.1914/- per Sq.Mts. will be received by the vendor and Rs.2586/- per Sq.Mts. will be received by the Confirming Party for release of its Agreement right. Hence M/s.Silicon Realestate Pvt.Limited

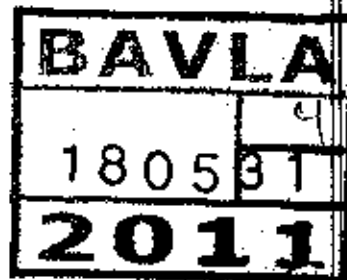
For, Silicon Realestate Pvt. Ltd.

*B.K. Sarda*  
Auth. Sign.

FOR, ROSELABS POLYMERS PVT. LTD.

*[Signature]*  
DIRECTOR/MANAGER





has joined as conforming party and signed the present SALE  
DEED OF CONVEYANCE

WHEREAS Party of the first part-the Vendor/s has/have  
agreed to sell said Non-Agricultural land for the Industrial  
purpose bearing Survey No.4 paiki 15 paiki (Village  
Account No.36) containing by admeasurements sq.mtrs.  
5842 i.e. about 6987 sq.yards situate, lying & being at Moje  
Kerala, Taluka Bavla in the Registration District of  
Ahmedabad & Sub-District of Bavla to the Party of the  
Second Part-the purchaser/s for the total consideration/price  
Rs.2,62,89,000/- (Rupees Two Corer Sixty Two Lack Eighty  
Nine Thousand Only )

The Vendor/s hereby declare and assure to the  
Purchaser/s that they are well and sufficiently entitled to  
execute this Sale Deed of Conveyance in respect of the said  
land more particularly described in the schedule written in this  
Deed in favour of the party of the Second Part-the purchaser/s.

NOW THIS INDENTURE OF SALE DEED WITNESS AS  
FOLLOWS

1. The Party of the Second Part – The Purchaser/s has/have  
paid said consideration of Rs.1,10,81,588/- (Rupees One Corer

For, Silicon Realstate Pvt. Ltd.

FOR, ROSELAES POLYMERS PVT. LTD.

DIRECTOR/MANAGER

P.K. Sankar  
Auth. Sign.

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Ten Lack Eight One lack Five Hundred Eighty Eight Only) to the Vendor/s in the mode written here under.

Rs.10,00,000/- (Rupees Ten Lack Only) Cheque No.915702, dtd.25/05/2011 drawn on State Bank of India Bank Commercial Branch Branch, Ahmedabad to Patel Jashvantbhai Manubhai.

Rs.26,27,196/- (Rupees Twenty Six Lack Twenty Seven Thousand One Hundred Ninty Six Only) Cheque No.915705, dtd. 25/05/2011 drawn on State Bank of India Bank Commercial Branch Branch, Ahmedabad to Patel Jashvantbhai Manubhai.

Rs.10,00,000/- (Rupees Ten Lack Only) Cheque No.915704, dtd. 25/05/2011 drawn on State Bank of India Bank Commercial Branch Branch, Ahmedabad to Patel Kailashben Manubhai.

Rs.27,27,196/- (Rupees Twenty Seven Lack Twenty Seven Thousand One Hundred Ninty Six Only) Cheque No.915706, dtd. 25/05/2011 drawn on State Bank of India Bank Commercial



For, Silicon Realstate Pvt. Ltd.

FOR, ROSELABS POLYMERS PVT. LTD.

P. K. Garg  
Auth. Sign.

DIRECTOR/MANAGER







Rmf

વિનિયંત્રિત અને ગ્રામીણ  
વિસ્તાર સંબંધિત

For, Silicon Realstate Pvt. Ltd.

FOR, ROSELABS POLYMERS PVT. LTD.

P.K. Sanjivani  
Auth. Sign.

DIRECTOR/MANAGER

Branch Branch, Ahmedabad to Patel  
Kailashben Manubhai.

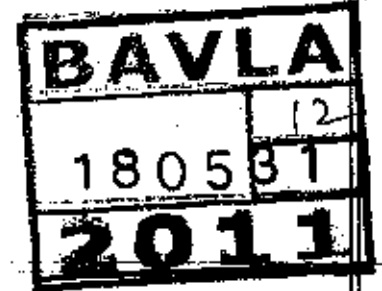
Rs.10,00,000/- (Rupees Ten Lack Only) Cheque  
No.915703, dtd. 25/05/2011 drawn on State  
Bank of India Bank Commercial Branch  
Branch, Ahmedabad to Patel Rajeshbhai  
Manubhai.

Rs.27,27,196/- (Rupees Twenty Seven Lack Twenty Seven  
Thousand One Hundred Ninty Six Only)  
Cheque No.915707, dtd. 25/05/2011 drawn  
on State Bank of India Bank Commercial  
Branch Branch, Ahmedabad to Patel  
Rajeshbhai Manubhai.

1,10,81,588/-

2. The Party of the Second Part – The Purchaser/s has/have  
paid said consideration of Rs.1,52,07,412/- (Rupees One Corer  
Fifty Two Lack Seven Thousand Four Hundred Twelve Only)  
to the Third Party/ Confirming Party Silicone Real Estate  
Pvt.Ltd. in the mode written here under.





Rs.50,00,000/- (Rupees Fifty Lack Only) Cheque  
No.915605, dtd. 25/05/2011 drawn on State  
Bank of India Bank Commercial Branch  
Branch, Ahmedabad to Silicone Reasl Estate  
Pvt.Ltd.

Rs.50,00,000/- (Rupees Fifty Lack Only) Cheque  
No.915604, dtd. 25/05/2011 drawn on State  
Bank of India Bank Commercial Branch  
Branch, Ahmedabad to Silicone Reasl Estate  
Pvt.Ltd.

Rs.52,07,412/- (Rupees Fifty Two Lack Seven Thousand  
Four Hundred Twelve Only) Cheque  
No.915603, dtd. 25/05/2011 drawn on State  
Bank of India Bank Commercial Branch  
Branch, Ahmedabad to Silicone Reasl Estate  
Pvt.Ltd.

1,52,07,412

The VENDOR/S and Confirming Party do hereby admit  
and acknowledge to have received the said total amount from  
the PURCHASER/S as full and final consideration towards the  
sale/transfer said land and henceforth the VENDOR/S and

FOR, ROSELABS POLYMERS PVT. LTD.  
DIRECTOR/MANAGER

For, Silicon Realestate Pvt. Ltd.

P.K. Sawalab  
Auth. Sign.

સિલિકોન રીઅલેસ્ટેટ પ્રા. લિ.  
અધિકૃત સહી



R.M.P.




<b>BAVLA</b>	
180531	13
<b>2011</b>	

Confirming Party here by DO FOR EVER ACQUIT RELEASE AND DISCHARGE the PURCHASER/S & their heirs and successor etc. all in respect of the said consideration amount and every part thereof and in said consideration received, they have sold conveyed the said land to the purchaser and have passed it to the PURCHASER/S as absolute owner and possessor thereof.

2. The said VENDOR/S do hereby forever grant, convey transfer and assure unto the PURCHASER/S all rights in the said land for the exclusive use of the said PURCHASER/S, its' present & time to time successors, assigns, executors and administrators TOGETHER WITH ALL rights in the said land including use of road in the land AND SECONDLY full right and liberty to the PURCHASER/S and its' successors in title and all the persons authorised by the PURCHASER/S.

3. The clear and vacant possession of the said land is handed over to the PURCHASER/S by the VENDOR/S this day and the VENDOR/S have accepted the fact that the PURCHASER/S is now in occupation and possession of the said land as full owners and occupier thereof and the VENDOR/S has/have also accepted the fact that

FOR, ROSELABS POLYMERS PVT. LTD.  
  
 DIRECTOR/MANAGER

For, Silicon Realstate Pvt. Ltd.  
 P. K. Sawalab  
 AUTH. SIGN.

उत्तराखण्ड नगरपालिका  
 उत्तराखण्ड नगरपालिका

2011





henceforth the Vendor/s and theirs successors/heirs etc.  
all shall have no right of any sort, title or interest in the  
said land.

4. That the VENDOR/S shall signs the papers for transfer  
of said land Vendors in favour of the PURCHASER/S  
and it is expressly agreed by the Vendors that from today  
the PURCHASER/S have become the absolute owner &  
occupier of the said land.
5. UNTO AND TO THE USE and benefit of the  
PURCHASER/S as absolute owner in perpetuity  
SUBJECT to the payment of all rates, taxes, assessments,  
dues and duties now chargeable upon the same or  
hereafter to become payable to the Government of India,  
Govt. of Gujarat or to the local authority or Semi or any  
other public body and to said society & the developer in  
respect thereof by the PURCHASER/S, and the same for  
the period till date hereof to be borne and paid by the  
Vendor/s and in this Deed of Conveyance, the  
VENDOR/S doth hereby for themselves, their  
administrators and assigns covenant with the  
PURCHASER/S THAT notwithstanding any act, deed,  
matter or thing whatsoever by the Vendor/s or any person  
or persons lawfully or equitably claiming

FOR, ROSELABS POLYMERS PVT. LTD.

For, Silicon Realstate Pvt. Ltd.

DIRECTOR/MANAGER

P.K. Sawalab  
Auth. Sign.

મિ. રોસેલાબ પોલિમર્સ પ્રા. લિ.  
મિ. સિલિકોન રીઅલસ્ટેટ પ્રા. લિ.

RMP







by/from/through/under or in trust for it made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor/s now has/have in themselves good right, full power and absolute authority to assign, grant, convey, transfer and assure land of said plot described in the Schedule hereby assigned, granted, conveyed, transferred and assured or intended so to be unto and to the use of the PURCHASER/S AND THAT it shall be lawful for the PURCHASER/S from time to time and at all times hereafter peaceably and quietly to hold, enter, upon, have, occupy, possess and enjoy the land/properties hereby assigned, granted, conveyed, transferred and every part thereof to and for them & their family members own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor/s or by any person or persons lawfully or equitably claiming by/from/under or in trust for it AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendor/s well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever either

For, Silicon Realstate Pvt. Ltd.

P. K. Sankar  
Auth. Sign.

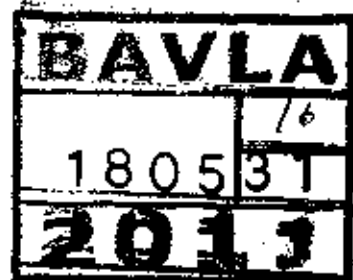
FOR, ROSELABS POLYMERS PVT. LTD.

DIRECTOR/MANAGER

RECEIVED  
15/05/2011

4/24/2011  
P. K. Sankar





already or hereafter had, made, executed, occasioned or suffered by the Vendor/s or by any other person or persons lawfully or equitably claiming or to claim, by, from, or under or in trust for it AND FURTHER IT, the VENDOR/S and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said land/properties hereby assigned, granted, conveyed, transferred or assured or any part thereof by, from, under or in trust for it, the Vendor/s shall and will from, under or in trust for it, the Vendor/s shall and will from time to time and at all times hereafter during the said term at the request and cost of the PURCHASER/S do and execute and cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely assigning, granting, conveying, transferring and assuring the said land/properties hereby assigned, granted, conveyed, transferred and assured or expressed so to be and every part thereof unto and to the use of the PURCHASER/S as shall or may be reasonably required by the PURCHASER/S, their successors or assigns or their counsel in law in the manner aforesaid



FOR, ROSELABS POLYMERS PVT. LTD.  
  
 DIRECTOR/MANAGER

For, Silicon Realstate Pvt. Ltd.  
  
 P.K. Sawale  
 Authn. Sign.

यह सारे कामगार  
 नरत. गरीब लोग

Rmb

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For, Silicon Realstate Pvt. Ltd.

FOR, ROSELAES POLYMERS PVT. LTD.

P.K. Sawale

DIRECTOR/MANAGER

Auth. Sign.

AND the Vendor/s doth hereby covenant with the PURCHASER/S that the Vendor/s have not done, omitted knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby it is prevented from assigning, granting and assuring the said land in the manner aforesaid or whereby the same or any part thereof is/are, can or may be charged or encumbered or prejudicially affect in estate, title or otherwise howsoever AND the PURCHASER/S both hereby covenant with the Vendor/s that in respect to the land covered in this Deed of Conveyance, the PURCHASER/S will henceforth keep indemnified the Vendor/s and all their estate and effects from and against the payment of the said rent and observance and performance of such covenants, terms, and conditions and all actions, proceedings, claim, cost, demand and liabilities whatsoever on account of the same or in anywise relating thereto.

6. Further that there will be no claims/dues/liabilities on the Vendor/s for any past or future liabilities from any authority or public body and that with the signing of this Deed of Conveyance the PURCHASER/S indemnifies





the Vendor/s against all covenants, terms and conditions and all actions, proceedings, claims, costs, demands and liabilities whatsoever either now or in future.

7. Whereas the land/properties in question is/are sold, conveyed and transferred to the party of the second part – the purchaser/s and whereas the party of the First Part – the Vendor/s has/have this day handed over the actual, physical, vacant and peaceful possession of the said land/properties to the purchaser/s.
8. Expenses in respect to this sale deed like Stamp Duty, Registration Fee, Advocate fee and other Misc. expenses shall be borne and paid up by the PURCHASER/S only.
9. Stamp duty at the present rate of 4.9% is used in respect to this Deed of Conveyance for the total consideration.
10. Whereas permission of The Collector of Ahmedabad District and/or the designated Authority for this sale deed is not required to be obtained as it is not covered in the areas declared as the disturbed areas by The Government of Gujarat.

This Deed of Conveyance as per terms and conditions stated hereinabove, is executed by the parties hereto in sound mental state of mind and with the free and full consent of the



FOR, SILICON REAL ESTATE PVT. LTD.

FOR, ROSELABS POLYMERS PVT. LTD.

*B.K. Lalab*  
Auth. Sign.

*[Signature]*  
DIRECTOR/MANAGER

*અવગણનાગમી*  
*અવગ. રજી. અગમી*

*amp*







parties through understanding and reading the same and is binding to we, the both/parties and to our all beneficiaries etc..

SCHEDULE REFERRED TO

ALL THAT PIECE OR PARCEL of Non-Agricultural land for the Industrial purpose bearing Survey No.4 paiki 15 paiki (Village Account No.36 ) containing by admeasurements sq.mtrs. 5842 i.e. about 6987 sq.yards situate, lying & being at Moje Kerala, Taluka Bavla in the Registration District of Ahmedabad & Sub-District of Bavla, which is bounded as under ( As per Marking in Annexed Map herewith) ;

Towards the East :- Open land

Towards the West :- Plot No5

Towards the North:- Open Land

Towards the South:- Road and Plot No8 & 9



For, Silicon Realstate Pvt. Ltd.

FOR, ROSELABS POLYMERS PVT. LTD.

P.K. Sankar  
Auth. Sign.

DIRECTOR/MANAGER

RMP

અહીં જમીનના માપન  
અને તેના સંબંધિત કાગળો

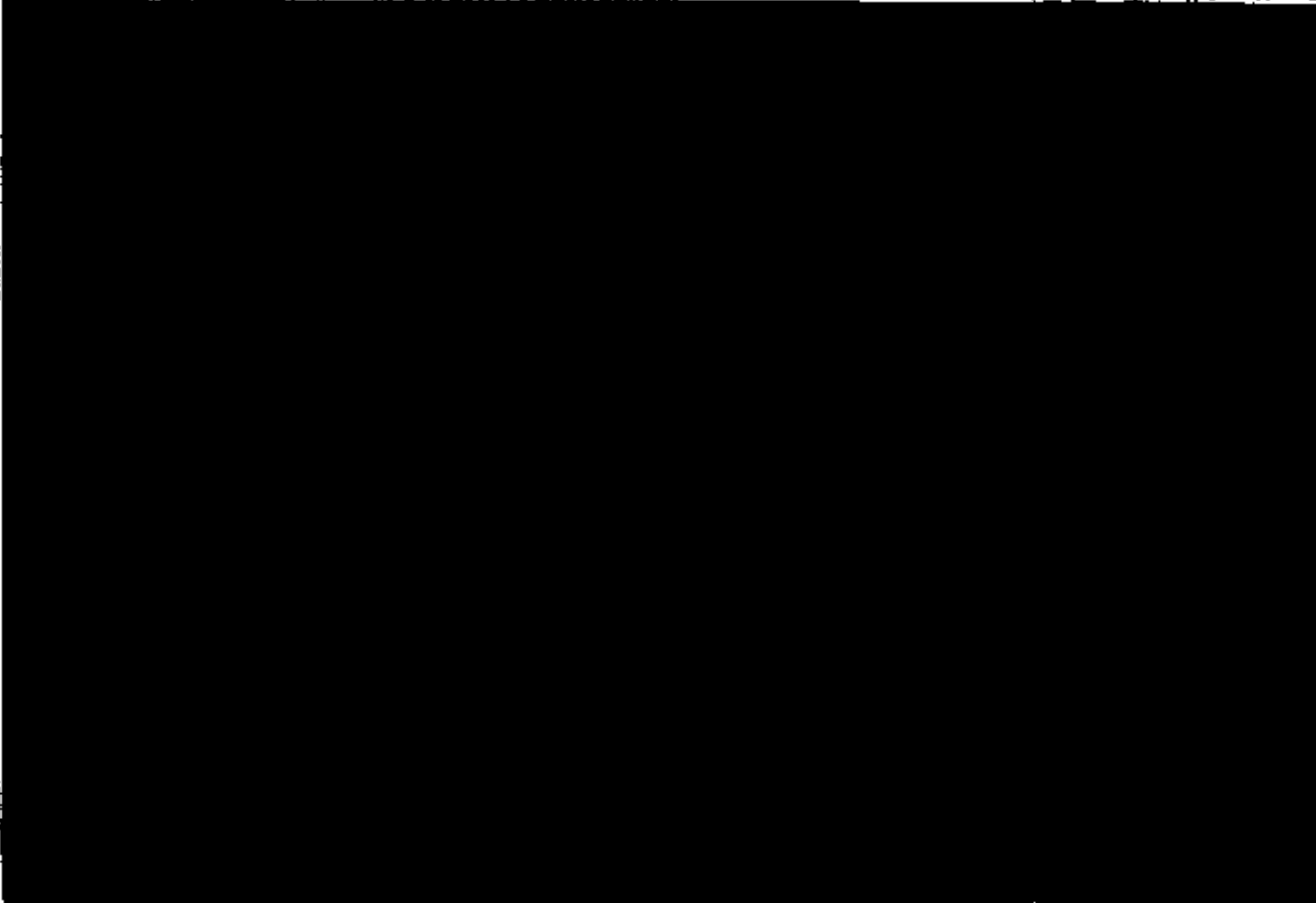




RMP

Photographs of Captioned Land

Postal Address of Land :- Survey No.4 paiki 15 paiki, Moje Kera  
Taluka : Bavla, District : Ahmedabad.



પટેલ કૌશલબેન મનુભાઈ  
પટેલ રાજુભાઈ અલિયા રાજેશભાઈ

FOR, ROSELABS POLYMERS PVT. LTD.  
  
DIRECTOR/MANAGER

For, Silicon Realestate Pvt. Ltd.

P. X. Jambhale  
Auth. Sign.

THE VENDOR/S :-

પટેલ કૌશલબેન મનુભાઈ

1. PATEL KAILASHBEN MANUBHAI  
પટેલ કૌશલબેન મનુભાઈ
2. PATEL RAJUBHAI alias RAJESHBHAI  
MANUBHAI

પટેલ જસવંતભાઈ મનુભાઈ

3. PATEL JASWANTBHAI MANUBHAI

FOR, ROSELABS POLYMERS PVT. LTD.

THE PURCHASER/S :-

DIRECTOR/MANAGER

MR. ZAMEER PAWNKUMAR AGRAWAL



**BAVLA**  
21  
180531  
**2011**

Photographs of Captioned Land

Postal Address of Land :- Survey No.4 paiki 15 paiki, Moje Kerala,  
Taluka : Bavla, District : Ahmedabad.



THE VENDOR/S :-

પટેલ કૈલાસ બેન મનુભાઈ

1. PATEL KAILASHBEN MANUBHAI

પટેલ રાજેશ્વર મનુભાઈ

2. PATEL RAJUBHAI alias RAJESHBHAI  
MANUBHAI

પટેલ જસવંત મનુભાઈ

3. PATEL JASWANTBHAI MANUBHAI

FOR, ROSELABS POLYMERS PVT. LTD.

THE PURCHASER/S :-

MR.ZAMEER PAWNKUMAR AGRAWAL

DIRECTOR/MANAGER

For, Silicon Realestate Pvt. Ltd.

P.K. Sawab  
Auth. Sign.

FOR, ROSELABS POLYMERS PVT. LTD.

DIRECTOR/MANAGER

પટેલ કૈલાસ બેન મનુભાઈ  
પટેલ રાજેશ્વર મનુભાઈ  
પટેલ જસવંત મનુભાઈ





IN WITNESS WHEREOF the parties hereto have hereunto set  
and subscribed their respective hands hereunder on this 25th  
day of the Month of MAY of the Year, 2011.

PARTY OF THE FIRST PART :-

THE VENDOR/S :-

પટેલ કૌલશબેન મનુભાઈ

(Witness No.1)

1. PATEL KAILASHBEN MANUBHAI

પટેલ રાજુભાઈ રાજેશભાઈ મનુભાઈ

2. PATEL RAJUBHAI alias RAJESHBHAI MANUBHAI

પટેલ જસવંતભાઈ મનુભાઈ

3. PATEL JASWANTBHAI MANUBHAI

PARTY OF THE SECOND PART :-

THE PURCHASER/S:-

FOR, ROSELABS POLYMERS PVT. LTD.

M/S.ROSELABS POLYMERS PVT.LTD.

(Witness No.2)

Through it's Director and Authorized signatory

MR.ZAMEER PAWNKUMAR AGRAWAL



FOR, ROSELABS POLYMERS PVT. LTD.

For, Silicon Realstate Pvt. Ltd.

P.K. Baulab  
Auth. Sign.

પટેલ જસવંતભાઈ મનુભાઈ  
RMP







**PARTY OF THE THIRD PART**

**CONFIRMING PARTY :-**

For, Silicon Realestate Pvt. Ltd.

*P. K. Sampat*

Auth. Sign.

**M/S SILICON REAL ESTATE PVT. LIMITED**

Through its Authorized signatory:-

**MR. PARESH SAMPAT**

PMP

For, Silicon Realestate Pvt. Ltd.

For, ROSELABS POLYMERS PVT. LTD.

*P. K. Sampat*

Auth. Sign.

DIRECTOR/MANAGER



11  
12  
13  
14

15

16





Schedule as per Sec.32-A of The Registration Act, 1908

**PARTY OF THE FIRST PART**

**THE VENDOR/S :-**

પટેલ કૈલાશ બેન મનુભાઈ  
1. PATEL KAILASHBEN MANUBHAI



પટેલ રાજુભાઈ રામ રામ  
2. PATEL RAJUBHAI alias



RAJESHBHAI MANUBHAI

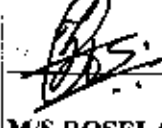
પટેલ જાસવંતી મનુભાઈ  
3. PATEL JASWANTBHAI MANUBHAI



**PARTY OF THE SECOND PART**

**PURCHASER/S :-**

FOR, ROSELABS POLYMERS PVT. LTD.

 DIRECTOR/MANAGER  
M/S.ROSELABS POLYMERS PVT.LTD



through it's Director and Authorized signatory

MR.ZAMEER PAWNKUMAR AGRAWAL

મંપ

પટેલ કૈલાશ બેન મનુભાઈ  
પટેલ જાસવંતી મનુભાઈ

FOR, ROSELABS POLYMERS PVT. LTD.

For, Silicon Realstate Pvt. Ltd.

P.K. Gaudal  
AUTH. SIGN.





For, Silicon Realestate Pvt. Ltd.

P. K. Barlab  
Auth. Sign

PARTY OF THE THIRD PART  
CONFIRMING PARTY

M/S SILICON REAL ESTATE PVT. LIMITED

Through its Authorized signatory:-

MR. PARESH SAMPAT



RMP

424 8 1121 014 89 012  
224. 224 012 012

For, Silicon Realestate Pvt. Ltd.  
P. K. Barlab  
Auth. Sign.



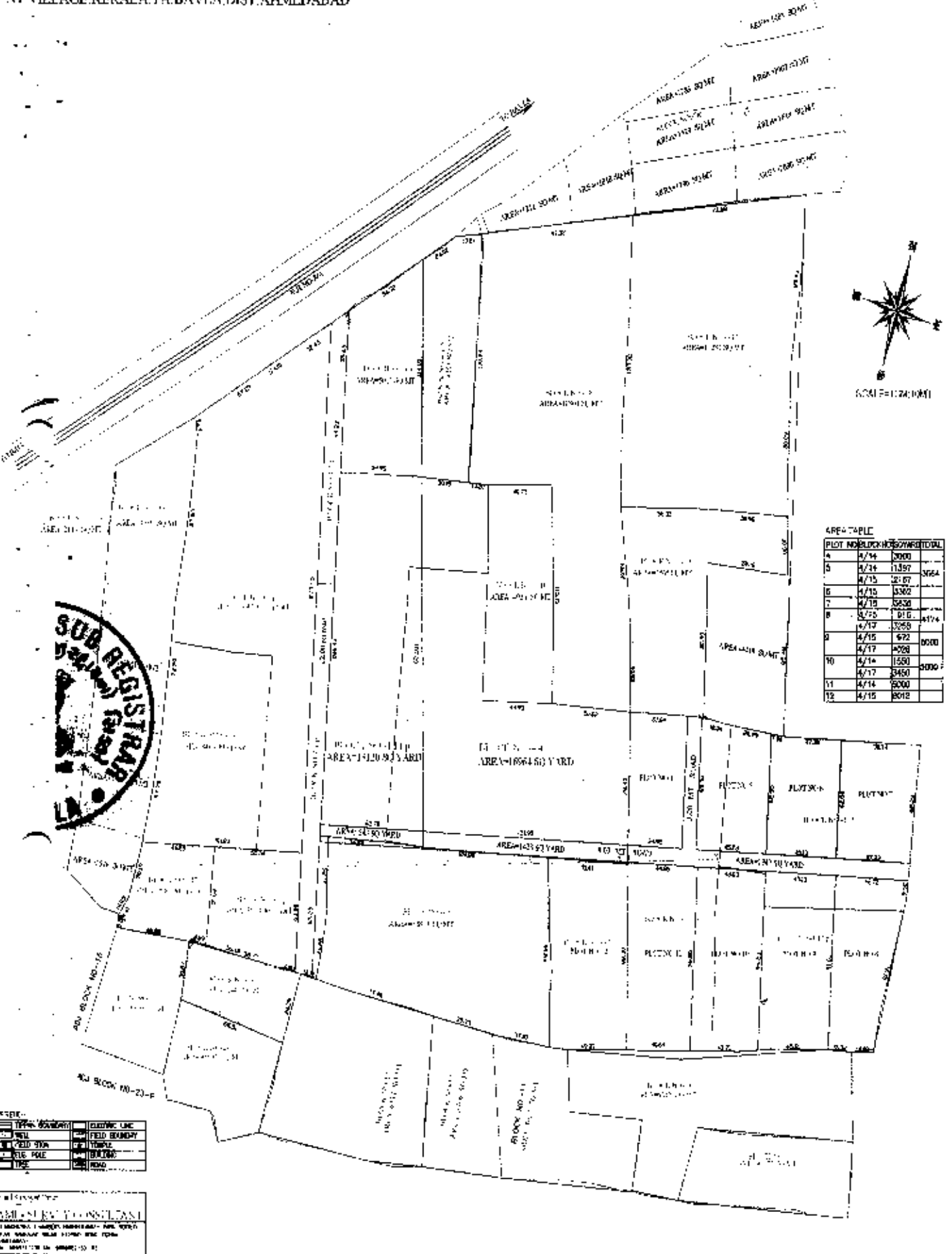
FOR, ROSELABS POLYMERS PVT. LTD.

[Signature]  
DIRECTOR/MANAGER



**VIRESWAR ESTATE**

PLAN SHOWING THE BLOCK NO-4/2-P,4/4,4/5,4/6,4/10,4/11,4/12,4/13,4/14,4/18-P,4/17-P,9,10,11,12,13,14,15,24  
AT VILLAGE:KERALA.TA:BAVLA.DIST.AHMEDABAD



*Handwritten notes:*  
P.M.P.  
S.W. G.R. 100 P.C. 108 1022  
311060 P.C. 1022

FOR, ROSELABS POLYMERS PVT. LTD.

*Signature*  
DIRECTOR/MANAGER

For, Silicon Real Estate Pvt. Ltd.

*Signature*  
Auth. Sign.





BAVLA		
1805	27	31
2011		

અનુક્રમ નંબર ૧૮૦૫ સને ૨૦૧૧  
 ના મે માસની ૨૫ મી તારીખે  
 ૧૨ થી ૧૩ વાગ્યાની વચ્ચે બાવળા  
 સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યા.

પહોંચ નંબર: ૨૦૧૧૧૫૫૦૦૨૪૭૪  
 ફીપહોંચી છે તે રૂ. પૈસા  
 રજીસ્ટ્રેશન ફી ૨૬૨૮૯૦  
 નકલ કરવા ની ફી સાઈડ / ફોલીય ( 31 ): ૩૧૦  
 અન્ય ફી ૦  
 કુલ ચેકકદ રૂ. ૨૬૩૨૦૦



M/S. Roselabs Polymers Pvt Ltd Through it's  
 Director and Authorised Signatory Mr.Zameer  
 Pawnkumar Agrawal












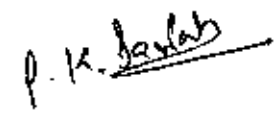
( P M PRAJAPATI )  
 સબ રજીસ્ટ્રાર  
 બાવળા

( P M PRAJAPATI )  
 સબ રજીસ્ટ્રાર  
 બાવળા





BAVLA		
1805	૨૪	૩૧
2011		

અનુ. નંબર	પ્રકાશકરનું નામ અને સરનામું	ઉંમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
<u>આપનાર</u>					
૧.૦૦૦	Patel Kailashben W/O Manubhai Desai Patel Vas, Kerala Gam, Ta-Bavla	૫૪			પટેલ કૈલાશ બેન મનુભાઈ
૨.૦૦૦	Patel Rajubhai alias Rajeshbhai Manubhai Patel Vas, Kerala Gam, Ta-Bavla	૩૩			પટેલ રાજેશ કુમાર મનુભાઈ
૩.૦૦૦	Patel Jaswantbhai Manubhai Patel Vas, Kerala Gam, Ta-Bavla	૪૨			પટેલ જસવંત મનુભાઈ
<u>લેનાર</u>					
.૦૦૦	M/S. Roselabs Polymers Pvt Ltd Through it's Director and Authorised Signatory Mr.Zameer Pawnkumar Agrawal f-22,Akash Tower Prem Chandnager Road, Vastapur Ahmedabad	૨૪			
<u>Confirm</u>					
૧.૦૦૦	M/S.Silicon Real Estate Pvt.Ltd through it's authorized signatory Mr. Paresh Sampat 745, Vishalnagar, Ishnpur Ahmedabad	૩૦			

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબુલ કરે છે.





BAVLA		
1805	29	31
2011		

૧ Panchal Bhupendra Babulal  
27/Ishwarbag Soci, Ishnpur  
Ahmedabad



૨ Patel Vishnubhai Ambalal  
44/Hariom Soci, Bavla



તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.  
અને તેમની ઓળખાણ આપે છે.

૧ B. N. Patel

૨ V. Ambalal

તારીખે ૨૫ માહે મે - ૨૦૧૧

P. M. PRADHATI  
સબ રજીસ્ટ્રાર  
બાવલા

બજાર કિંમત નક્કી કરવા અંગેનું  
ફોર્મ નં. ૧ રજુ થયેલ છે.  
તારીખ : ૨૫/૦૫/૨૦૧૧



P. M. PRADHATI  
સબ રજીસ્ટ્રાર  
બાવલા



BAVLA		
1805	30	31
2011		

ઇકમટેક્સ રૂલ્સ ૧૯૬૨ ની જોગવાઈ મુજબ (૧) પાન નં/ઇ.જ.ર. નંબર દર્શાવેલ છે, જેનું ખરાઈ કરવામાં આવેલ છે.

આપનાર નંબર

લેનાર નંબર ૧

સંમતી આપનાર નંબર ૧

તારીખ : ૨૫/૦૫/૨૦૧૧

( P M PRAJAPATI )

રાબ રજીસ્ટ્રાર  
બાવળા

ઇકમટેક્સ રૂલ્સ ૧૯૬૨ ની જોગવાઈ મુજબ..... ફોર્મ નંબર ૬૦ ઠરાવેલ નમુનામાં રજુ કરવામાં આવેલ છે.

આપનાર નંબર

૧ ફા ૩

લેનાર નંબર

સંમતી આપનાર નંબર

તારીખ : ૨૫/૦૫/૨૦૧૧

( P M PRAJAPATI )

રાબ રજીસ્ટ્રાર  
બાવળા







BAVLA		
1805	31	31
2011		

આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ  
અંગેના પ્રમાણીત પુરાવા રજુ કરેલ છે.

તારીખ : ૨૫/૦૫/૨૦૧૧

( P M PRADIPATI )  
સબ રજીસ્ટ્રાર  
બાવલા

૧ નંબરની બુકના 1805 નંબરે નોંધ્યા છે.

તારીખ : ૨૫/૦૫/૨૦૧૧

P M PRADIPATI  
સબ રજીસ્ટ્રાર  
બાવલા





