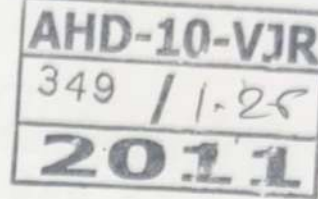




INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ23484181273984J
Certificate Issued Date : 05-Nov-2011 12:13 PM
Account Reference : SHCIL (FI)/ sh-ahd06/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJSH-AHD0629199482977114J
Purchased by : GULF PETROCHEM ENERGY PVT LTD
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : VEJALPUR TPS 25 FP 35,71 AND 79 PAIKI FLAT NO B/24
SATELLITE HARSHVARDHAN CHSL (ROYAL ORCHID)
Consideration Price (Rs.) : 69,99,000
(Sixty Nine Lakh Ninety Nine Thousand only)
First Party : KAJAL AGARWAL POA KAMAL VINOD GARG
Second Party : GULF PETROCHEM ENERGY PVT LTD
Stamp Duty Paid By : GULF PETROCHEM ENERGY PVT LTD
Stamp Duty Amount(Rs.) : 3,43,000
(Three Lakh Forty Three Thousand only)



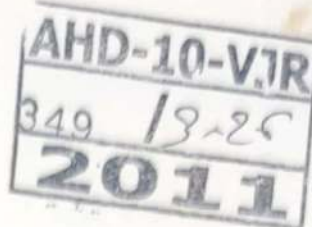
Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



SALE DEED

Sale Deed of the property i.e, Flat No. B/24 of the 2nd Floor
of Satellite Harshvardhan Co.Op. Hos. Soc. Ltd Vibhag-2
known as "Royal Orchid" situated in the Registration
District Sub District of Ahmedabad Registration Zone 4 Paldi
Taluka City and Mouje Vejalpur having Draft T.P. Scheme
No. 25 and Final Plot No. 35, 71 and 79 Piaki of
Rs.69,99,000/- (Rupees Sixty Nine Lacks Ninety Nine
Thousand Only)



First Party: Mrs. Kajal Agarwal
Vendor Age-30 years, Occupation - Service/household,
Seller Religion - Hindu
PAN No. AEMPG 8708B
Address at: 11, Ram Ashray, Shivaji Road,
Meerut, U.P.

Through his power of attorney holder

MR. Kamal Vinod Garg

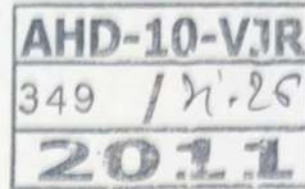
Age 59, Religion: Hindu
Residing at- D-1, Ashatha Flat,
7-A Bharat Colony, Opp. Swastik School,
Navjivan, Ahmedabad.

PAN No. ABKPG 1777H

"which expression shall unless repugnant to
the subject or context mean and include the
Vendor, or her legal heirs, successors and
assignees etc."

Second Party: **Gulf Petrochem Energy Pvt. Ltd.**
Vendee: a company registered under the Indian
Purchaser: company act 1956 having its registered office
at B/4 Antriksh Appartment, Sector-14,
Rohini, Delhi, India **PAN No. AAICA 3281E**
Through its official signatory
MR. Nikharv Hasmukhlal Shah
Age 37, Religion: Hindu
Residing at- C-1002, Iscon Park,
Nr. Jodhpur Cross Road, Satellite,
Ahmedabad, Gujarat, India.





“which expression shall unless repugnant to the subject or context mean and includes the Vendee its all legal heirs, successors and assignees etc.”



- 1) Where as the Vendor is the sole, absolute and exclusive owner of the Flat No. B/24 of the 2ND Floor having Approx. 174-75 Sq.Mts of Super Built-up construction and together with undivided share of land 17-56 sq.mts. of the land of the society i.e. Royal Orchid situated in the District Sub-District of Ahmedabad, Tal. City and Mouje Vejalpur, having Draft T.P. Scheme No. 25 and Final Plot No. 35, 71 and 79 Piaki within the registration Dist. Sub-district Ahmedabad-4 Paldi Zone. The subject matter of this sale deed i.e. Flat No B/24 of the 2nd Floor has been fully described in the schedule hereunder and also hereinafter described as “The Said Property” of the Satellite Harshvardhan Co.Op. Hos. Soc. Ltd Vibhag-2, A society Registered under The Gujarat Co.Op. Societies act 1961 with Registration. No. GH-21350, dated 15/07/2005, which is popularly known as “Royal Orchid” which has been hereinafter described as the “The Said Society”.
- 2) The said society has purchased the piece and parcel of land of Draft T.P. Scheme No. 25 and Final Plot No. 35, 71 and 79 Piaki of District Sub-District of Ahmedabad, Taluka City and Mouje Vejalpur by way of Sale Deed registered before the Sub Registrar of Assurances, Ahmedabad and has constructed units of flats, etc thereon for its members. The said society has after finalizing its

AHD-10-VJR
4 349 / 5-26
2011

construction and lay-out plan for units of flats, etc for its members have obtained all necessary permissions, orders and sanctions from the concerned authorities and departments and has completed the construction as per the provisions of those orders, sanctions and permissions.

- 3) That the said **society** has after receiving from its members the amounts of shares, land and construction constructed the units of flats, etc has allotted to the Vendor as Allottee Member of the said property and fully described in the schedule hereunder along with the share certificate No.125 having Five Shares each of Rs.50/- (Serial No.621 to 625) each by a Allotment Letter, Possession Letter and a deed of conveyance No.10650 dt.15/07/2010 registered with the Sub-Registrar of Assurances Paldi Zone-4 Ahmedabad. Thus the Vendor is the original Allottee Member of the Said Property. The rights, titles and interest of the said property are clear and marketable. Thus the Vendor hereby agrees that she has got good and clear title of the said property and the Vendor can sell and dispose off the Said Property along with her undivided share of land of the said society for the said property in the favour of the Vendee. The Vendor has preserved the original rights, titles and interests of the said property as per the rules, regulations and by-Laws of the said society. There is no tenant in the said property. The Vendor has purchased the said property as **owner** from and out of her own income and funds in her name.

- 4) Where as the Vendor has agreed to sale and the Vendee has agreed to purchase the above said property fully described in the schedule hereunder with all rights, titles and interests for the total sum of consideration of **Rs.69,99,000/-**

[Signature]

[Signature]



AHD-10-VJR
5 1349 / 5-25
2011

(Rupees Sixty Nine Lacks Ninety Nine Thousand Only) which has been received by the Vendor as described hereunder. The receipt of which the Vendor hereby acknowledge and he doth hereby sale, transfer, convey and assign the said property unto the said Vendee with all his rights ,titles and interests whereby the Vendee becomes hereinafter the full, absolute and exclusive owner and member of the said property. The physical and the vacant position of the above said property is also delivered today by the Vendor and the Vendee has accepted the same absolutely.



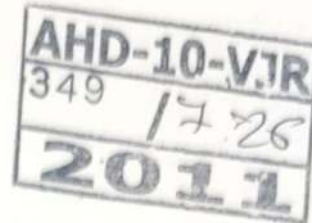
- 5) The Vendor above named acknowledges the receipt of consideration money of This Sale Deed as under –

Rs.05,01,000/-	Rupees Five Lacs One Thousand only by Cheque No.175703 Dated 20-08-2011 of Bank of Baroda, Karol Baugh branch, New Delhi.
Rs.15,00,000/-	Rupees Fifteen Lacs only by Cheque No.700527 Dated 24-08-2011 of Bank of Baroda, Karol Baugh branch, New Delhi.
Rs.45,00,000/-	Rupees Fourty Five Lacs only by Cheque No.700542 Dated 01-09-2011 of Bank of Baroda, Karol Baugh branch, New Delhi.
Rs.04,98,000/-	Rupees Four Lacs Ninety Eight Thousand only by Cheque No.695618 Dated 12-09-2011 of Bank of Baroda, Karol Baugh branch, New Delhi.
Rs.69,99,000/-	(Rupees Sixty Nine Lacks Ninety Nine Thousand Only)

The receipt of which the Vendor doth hereby admit and acknowledge the same and hereby acquit, release and discharge

[Signature]

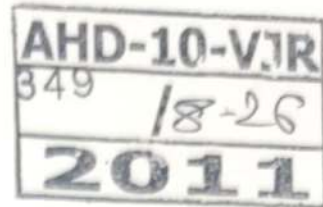
[Signature]



the Vendee for payment of consideration of the said property. The Vendor hereby grant, convey and transfer all her rights, title and interest in the Said Property unto the Vendee and hand over the vacant, absolute and peaceful possession of the Said Property to the Vendee.

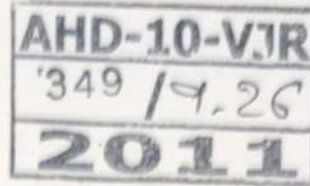
6) All municipal taxes, cesses, light bills, and society charges upto this sale deed has been paid by the vendor and from today all such amounts has to be paid by the vendee. If any such amount is found or remained unpaid till today the Vendor shall be liable to pay it immediately to the Vendee and to the concerned authority. Now onwards all such amounts is to be paid and cleared by the Vendee.

7) That the Vendor does hereby grant, convey, transfer and declare for himself, his heirs, successors and assigns etc. that the Vendor now has a clear right and title to convey the said property hereby conveyed or expressed to be conveyed up to the Vendee, his legal heirs, successors and assigns etc in the manner of herein described. That the Vendor hereby provided all documents of loan clearance to the Vendee that **the said property** is free from all sorts of encumbrances, sale, mortgage, gift, lien, assignment, transfer, trusts, attachments, burdens, claims, charges, and demands etc. That the rights and titles of the said property being of the responsibility of the Vendor is clear and marketable. That the Vendor has not done anything, whereby the said property and/or its rights, titles and interests in any manner charged. That there is no order of attachment either by any revenue authority or any court of law nor any notice, or proceedings or any kind of injunction has been issued or



received or served in respect of the said property or any part thereof. That there is nobody's rights either as a tenant or to live or to maintenance are regard to the said property. That nobody has any rights, titles or interest, claim or demand whatsoever or howsoever in respect of the said property. That there is no legal impediment, injunction or bar whereby the Vendor can be prevented from transferring the said property to the Vendee.

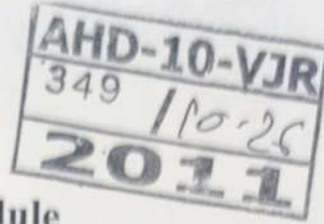
- 8) That the vendor himself and for his legal heirs, successors and assigns hereby agree to keep harmless and indemnified the Vendee from all the losses, expenses and costs incurred or suffered arising, from untruthfulness or inaccuracy of this sale deed.
- 9) That by this sale deed the vendee has purchased the said property for full consideration. The vendee and their legal heirs, successors and assigns are at liberty to use, reside, sale, gift, and mortgage or otherwise to deal with the said property at their sweet will.
- 10) That now the Vendor has been left with no right, title, interest, claim or lien of any nature whatsoever in the said property, hereby sold and the same has become the absolute property of the Vendee, with the right to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means the Vendee likes, without any demand, objection, claim or interruption by the Vendor or any person(s) claiming under or in trust for the Vendor.
- 11) That the Vendor hereby assures the Vendee, that the Vendor has neither done nor been party to any act whereby the Vendor's rights and title to the said property may in any



way be impaired or whereby the Vendor may be prevented from transferring the said property.

- 12) That the Vendor hereby declares and represents that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor.
- 13) That the Vendee shall be fully authorized to get the mutation effect in his name on the basis of this sale deed in all local and semi local Government records of rights i.e., Ahmedabad Municipal Corporation, Torrent Power AEC Ltd. and in the said society etc. Further that the vendor agrees that she shall at request of Vendee do or cause to be done anything reasonable for the purpose of more fully assuring, selling, transferring or giving full and complete effect to the meaning and intent of this present without any delay and in full co-operation with the Vendee.
- 14) That there is no need to obtain permission under the Disturbed Area Act of the State of Gujarat as the said property does not fall within the purview and scope of the said Act. The said property is situated within the limits of satellite police station.
- 15) That all relevant, connected and pertaining papers of the said property such as original and Xerox, documents copies, plans, receipts, bills, etc (which the Vendor has) have been handed over to the Vendee. If any such relevant papers are required in future, the vendor shall render full co-operation to receive the same from the concerned authority.
- 16) All costs of Stamp Duty, Registration charges, drafting, typing, and Xerox and the transfer fees of the said property etc. shall be borne and paid by the Vendee.





Schedule

The schedule of the Said Property referred to above for the property sold under this sale deed is as under:-

Constructed Flat No. B/24 of the 2nd Floor of Satellite Harshvardhan Co.Op. Hos. Society Ltd. Vibhag-2 (Registration No. GH-21350, dated 15/07/2005) popularly known as Royal Orchid, situated in the **District, Sub-District** of Ahmedabad, **Paldi Zone-4, Taluka - City, Mouje Vejalpur** Draft T.P.S. No.25 & Final Plot No.35, 71 & 79 having Approx. 174-75 sq.mtrs of **Super Built-up construction (i.e. 1881 sq.ft) & with** undivided share of land 17-56 sq.mtrs (i.e. 189 sq.ft.) in the land of the society. **Carpet area 1220 sq.ft.**

Year of construction: 2006-2007.


Four Boundaries of the property:-

On or towards by the East	: Flat No.B-21
On or towards by the West	: Open Sky and common plot
On or towards by the North	: Open Sky and "A" Block
On or towards by the South	: Flat No.B-23

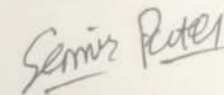
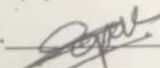
In witness whereof the seller here of the sets and subscribe here into their hands on the day, months and year hereunder.

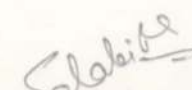
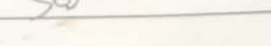
On this day **05** of **November** Month of **Year-2011** at Ahmedabad.

Signed and Sealed and
Delivered by the Vendor
Within named in the
Presence of:

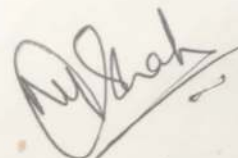

Mrs. Kajal Agarwal Through his
power of attorney holder
MR. Kamal Vinod Garg

Witness:

1. 


2. 






10
AHD-10-VJR
349 11-26
2011

SCHEDULE AS PER THE INDIAN REGISTRATION ACT
UNDER SECTION 32/A

FIRST PARTY/ VENDOR / SELLER



K. Garg

Mrs. Kajal Agarwal Through
his power of attorney holder
MR. Kamal Vinod Garg



Left hand thumb

SECOND PARTY / VENDEE / PURCHASER



N. Shah

Gulf Petrochem Energy Pvt. Ltd.,
a company Through its official signatory
MR. Nikharv Hasmukhlal Shah



Left hand thumb

K. Garg

N. Shah

Photograph of property:

AHD-10-VJR
349 /12-26
2011

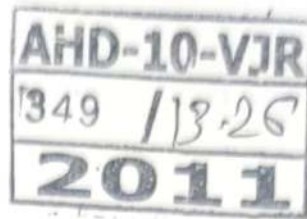


Address of property: B/24 Royai Orchid, Vejalpur - Satellite, Ahmedabad.

[Signature]

[Signature]

Photograph of property:



Address of property: B/24 Royal Orchid, Vejalpur - Satellite, Ahmedabad.

Man

Shah

IV 167 (11)
भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

Instrument Impound Under
Section-33 of the Bombay
Stamp Act-1958

Y 476066

S. K. Singh
Inspector of Stamps
Gujarat State, Gandhinagar

30
मुख्तारनामा आम रिवोकेबिल (प्रथम रक्त सम्बन्धी)

मैं कि श्रीमति काजल अग्रवाल पुत्री श्री कमल विनोद गर्ग पत्नि श्री वैभव अग्रवाल निवासी 11, राम आश्रय, शिवाजी रोड मेरठ की हूँ :-

जो कि एक फ्लैट नम्बर बी-24 स्थित रॉयल आर्चेड प्रहलाद नगर सैटेलाईट अहमदाबाद की मैं मुकिरा व्यक्तिगत स्वामिनी व पूर्णतः अधिकारिणी हूँ चूंकि मैं अपने अन्य कार्यों में व्यस्त रहने के कारण अपने उक्त फ्लैट से सम्बन्धित कार्यवाहियों को पूर्ण करने के लिये बार-बार आने जाने व हस्ताक्षर करने में असमर्थ हूँ अतः मैं अपनी ओर से अपने मौतबिर खास अपने पिता कमल विनोद गर्ग पुत्र श्री विनोद कुमार गर्ग निवासी डी-1 आस्था फ्लैट 7ए भारत कालौनी अपोजिट स्वास्तिक स्कूल नवजीवन अहमदाबाद को अपना मुख्तारे आम नियुक्त करके अधिकार देती हूँ और लिखे देती हूँ कि मेरे मुख्तारे आम महोदय मेरे

Kajal Agrawal

AHD-10-VJR
349/11.25
2011

कमा 109

स्थान का मूल (शब्दों में)

नसीर का नाम

नसीर का प्रकार एवं मूल्य

नसीर देने वाले का पतेज

स्थान विक्रेता का नाम

नसीर संख्या/कां

विक्रेता स्थल का नाम

विक्रेता का दिनांक

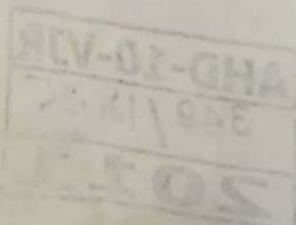
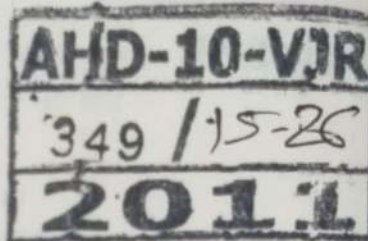
नसीर आगद
MT-70/86-87
कचहरी कन्यागुड, मेरठ
11/4/14
80 स्थान विक्रेता

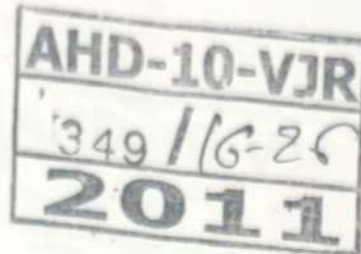


Attested
Photo/Signature

Y. K. Sharma (Shastri)
Advocate

Kajal Agrawal





(2)

उक्त फलैट से सम्बन्धित समस्त प्रकार की कार्यवाही अपने हस्ताक्षरों से पूर्ण करें, उक्त फलैट का कोई इकरारनामा या बयनामा या अन्य कोई हस्तान्तरण पत्र आदि किसी भी व्यक्ति के पक्ष में लिखें व रजिस्टरी करायें, तथा उक्त फलैट से सम्बन्धित कोई वाद विवाद किसी भी न्यायालय में चले तो उसकी पैरवी मुख्तार आम प्रारम्भिक न्यायालय से लेकर उच्चतम न्यायालय तक स्वयं करें, या पैरवी के लिये कोई एडवोकेट नियुक्त करें, वकालतनामा पर हस्ताक्षर करें, स्टे आर्डर जारी कराये, व अन्य जिस

Kajal Agarwal





AHD-10-VJR
349 / 17.25
2011

(3)

भी कार्यवाही की आवश्यकता हो चाहे उन कार्यवाहियों का वर्णन इस मुख्तारनामा आम में किया गया हो या न किया गया हो मुख्तारे आम तन्हा अपने हस्ताक्षरों से पूर्ण कर सकेंगे मेरा मंशा इस मुख्तार नामा आम के लिखने से यह है कि मुझे अपने उक्त फलैट से सम्बन्धित कोई भी कार्यवाही करने के लिए किसी भी कार्यालय अथवा न्यायालय में उपस्थित

Kajal Agarwal



AHD-10-VJR
349/18-26
2011

मुख्तारनामा आम

50.00

फॉस रजिस्ट्री

20

नकल व प्रति शुल्क

70.00

योग

श्रीमती काजल अग्रवाल
पुत्री श्री कमल विनोद गर्ग

Kajal Aggarwal

व्यवसाय गृहिणी

निवासी स्थायी नि० 11 राम आश्रय शिवाजी रोड मेरठ/ वोटर कार्ड

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 11/4/2011 समय 3:56PM

बजे निबन्धन हेतु पेश किया।

Kajal Aggarwal

निष्पादन लेखपत्र वाद भुनने व समझने मजमून

मुख्तार कर्ता

Kajal Aggarwal

मुख्तार

श्रीमती काजल अग्रवाल
पुत्री श्री कमल विनोद गर्ग

पेशा गृहिणी

निवासी नि० 11 राम आश्रय शिवाजी रोड मेरठ/
वोटर कार्ड

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विरेन्द्र कुमार

पुत्र श्री उमेश चन्द

पेशा अन्य

निवासी शिवाजी रोड मेरठ

व श्री मोहसिन

पुत्र श्री आफताब

पेशा अन्य

निवासी सोहराब गेट मेरठ

ने की।

प्रत्यक्षता भद्र याक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के

सब रजिस्ट्रार
मेरठ, (प्रथम)।
11/4/2011

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1349/(9, 25
2011

(4)

होने की आवश्यकता न पड़े मेरे मुख्तार आम महोदय मेरे उक्त फ्लैट पर स्वयं कब्जा नहीं कर सकेंगे तथा उक्त फ्लैट से सम्बन्धित जो भी धनराशि होगी वह मेरे नाम चैक प्राप्त करके मेरे बैंक एकाउन्ट में जमा कर देंगे मुझे अपने मुख्तार आम के द्वारा अपने उक्त फ्लैट के सम्बन्ध में की हुई समस्त प्रकार की कार्यवाही अपने द्वारा की हुई कार्यवाही के समान ही मान्य व स्वीकार होगी कोई आपत्ति किसी प्रकार की नहीं होगी। अतः यह मुख्तारनामा आम रिवोकेबिल लिख दिया कि प्रमाणित तथा उपयोगी हो। इति ॥

Rajal Agaswal

२-११०

Virendra Kumar
S/o. Late Shri Umesh Chandra
11, Shivaji, Road
Meerut

२११०

अश्वरूपी
(अर्चित शास्त्री)
कृ-अर्चित सुधाकर शर्मा
बि० - १३२९, ब्रह्मपुरी
मेरठ

दिनांक:-11.4.2011 ई० मसविदा योगेन्द्र शास्त्री एडवोकेट व कम्प्यूटर्स बाई
जे०ए० मेरठ ।

11/4/2011

Yogendra Shastri
(Advocate)
Registrar Office
Meerut

AHD-10-VJR
349 / 2025
2011

मुख्तार कर्ता

Registration No.: 167

Year : 2,011

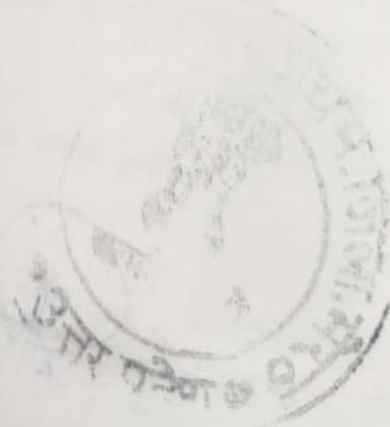
0101 काजल अग्रवाल

Kajal Aggarwal

Book No.

कमल विनोद गर्ग

नि० 11 राम आश्रय शिवाजी रोड मेरठ/ वोटर कार्ड
गृहिणी



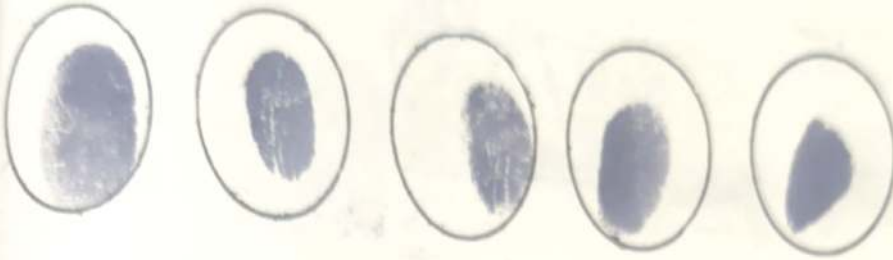
AHD-10-VJR

349 121-26

2011

रजिस्ट्रेशन अधिनियम - 1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विद्वेता/वेता का नाम व पता : जसप्रीत कपूर अग्रवाल
बायें हाथ के अंगुलियों के चिन्ह :- श्री आशुतोष शिवजी सिंह शर्मा



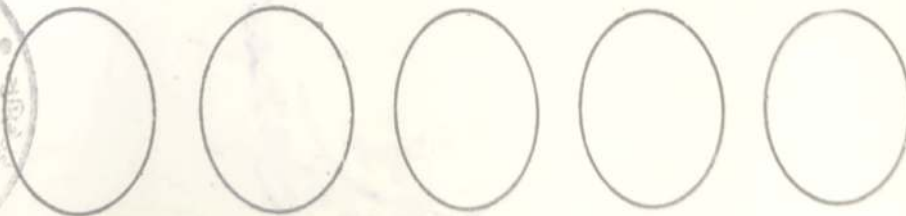
दाहिने हाथ की अंगुलियों के चिन्ह:-



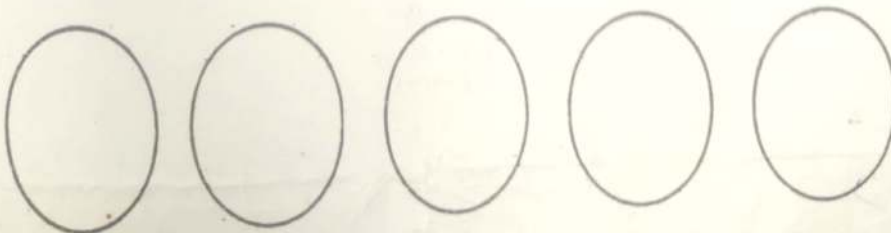
Kajal Agrawal

विद्वेता/वेता का नाम व पता :

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ की अंगुलियों के चिन्ह:-



(14)

Satellite Harshvadan Co. Op. Housing Society Ltd. Part-II

"Royal Orchid", Nr. Suyog Bungalow, Prahladnagar Corporate Road,
Satellite, Ahmedabad - 380015. Reg. No. GH-21350
Email : royalorchidsoc@yahoo.in



Date 02-08-2019



To

Gulf Petrochem Energy Pvt Ltd

B/24 Royal Orchid Society

Corporate Road

Ahmedabad 380015

NO ENCUMBERANCE AND NO LIEN NOTING CERTIFICATE

We, Satellite Harshvadan Co.Op.Housing Society Ltd Part 2(Royal Orchid), hereby certify that there is No Encumbarance and No Lien Noted on your Flat No B/24 as per society records.

This letter is issued against your specific request regarding submission in SBI Bank .

For Satellite Harshvadan Co.Op.Housing Society Ltd Part 2

For, Satellite Harshvadan Co.Op.Hou.Soc. Ltd. Part-2


Chairman


Secretary



Satellite Harshvadan Co. Op. Housing Society Ltd. Part-II

"Royal Orchid", Nr. Suyog Bunglow, Prahladnagar Corporate Road,
Satellite, Ahmedabad - 380015. Reg. No. GH-21350
Email : royalorchidsoc@yahoo.in

Date JUNE,24,2019.

To,
GULF PETROCHEM ENERGY PVT LTD.,
B/24. ROYAL ORCHID SOC,
CAPORATE ROAD .AHMEDABAD 380015



NO DUE / NO OBJECTION CERTIFICATE

We, Satellite Harshvadan Co-Operative Housing Society Limited Part II (Royal Orchid),
hereby certify than all maintenance dues of the society are cleared for your Flat No. B/24
till date by you and we have "NO OBJECTION" for BANK PURPOSE.
This letter is issued against your request letter dated JUNE.22.,2019 .
Regards,

For, Satellite Harshvadan Co-Operative Housing Society Limited Part II,

The Satellite Harshvadhan Co.-op. Hou. Soc. Ltd.
Part - II

Chairman

B. S. Tania
Secretary

Payal. P. Patel.
Treasurer

