

SALE DEED

CONSIDERATION
Rs. 29,81,000/-

PURCHASER

MR. DEVINDERSINGH PRATAPSINGH
SHEKHAWAT

SELLER :

MR. RASIKLAL CHANDULAL SHAH

::Details of Property::

All that right, title and interest in the Office No. 704 admeasuring about 88.60 sq. mts. carpet, 106.32 sq. mts. built up & 147.66 sq. mts. super built-up area situated on 7th Floor of said Western Corridor, alongwith undivided proportionate share in land underneath the said building admeasuring about 49.27 sq. mts., situated and constructed on land admeasuring about 1638 sq. mts. of Plot Nos. 1 to 3, 4/A & 4/B of land bearing Revenue Survey Nos. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan, Taluka City District Surat i.e F. P. No. 20 of T. P. Scheme No. 10.

Date of Reg. 28/07/2013

Sub-Registrar Surat
City-1 (Athwa)

Reg. No. 12117/2013

*

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર: ૨૦૧૩૦૧૮૦૩૬૬૬

દસ્તાવેજ નંબર: ૧૨૧૧૭

દસ્તાવેજ વર્ષ: ૨૦૧૩

તા: ૨૮

માહે: જુલાઈ

સને: ૨૦૧૩

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

અવેજ Rs. ૨૮૮૧૦૦૦.૦૦

રજુ કરનારનું નામ રસીકલાલ ચંદુલાલ શાહ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૨૮૮૧૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

૨૮૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૩૦૧૦૦

અંકે રૂપીયા ત્રીસ હજાર એકસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

નકલ

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

603, આબુપલ્લુ એપાર્ટમેન્ટ, ધોડદોડ રોડ, સુરત

રસીકલાલ ચંદુલાલ શાહ

(K. P. Prajapati)

સબ રજીસ્ટ્રાર

SRT/1/ATV

અગર

ને આપશો

રજુ કરનારની સહી

IGR-NIC(G)

-6816914178843951533

૨૮/૭/૨૦૧૩

૨:૪૫:૩૮ pm

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - SURAT CITY

ગામનું નામ : અડાજણ

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 ક્ષેત્રફળ (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. ૨૯૮૧૦૦૦=૦૦	રે.સર્વે નંબર 660/2-3-4, 665 થી 668, 670, 671, 673/2, 674/1-2, 675/1-2, 676/1-2-3, ટી.પી. નંબર 10, ફા.પ્લોટ નંબર 20 પ્લોટ નંબર 1, 2, 3, 4/એ તથા 4/બી વાળી જમીન પર બાંધવામાં આવેલ વેસ્ટન કોરીડોર ના સાતમા માળ પર આવેલ ઓફિસ નં.704 જેનો કાર્પેટ એરીયા ક્ષેત્રફળ 88.60 ચો.મી જેનો બીલ્ડઅપ 106.32 ચો.મી તથા સુપર બીલ્ડઅપ એરીયા 147.66 ચો.મી તથા તળની જમીનમાં 49.27 ચો.મી જેનું કુલ ક્ષેત્રફળ 1638 ચો.મી	રસીકલાલ ચંદુલાલ શાહ-	દેવિન્દરસિંધ પ્રતાપસિંધ શેખાવત	૨૯/૦૭/૨૦૧૩ ૨૯/૦૭/૨૦૧૩	૧૨૧૧૭	

મુકાબલ કરનાર

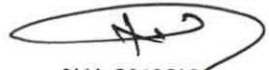
કેવીન શાહ ની તારીખ : ૩૦/૦૭/૨૦૧૩ ના રોજની

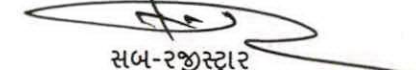
ખરી નકલ

અરજી નંબર : ૨૫૧૫૭

પહોંચ નંબર : ૨૦૧૩૦૧૮૦૩૭૦૩૮

તારીખ : ૩૦/૦૭/૨૦૧૩


સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - SURAT CITY


સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - SURAT CITY

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



ગુજરાત ગુજરાત GUJARAT

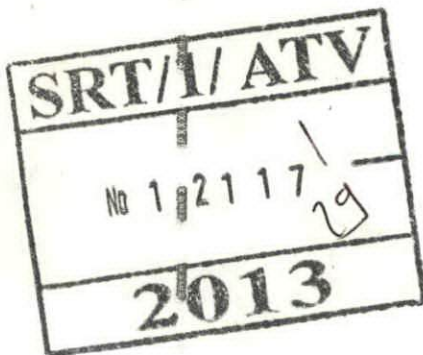
A 159940

A 159940

જા. નં. ૭૫૩૨ તા. ૨૬.૩.૧૩
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. ૧૧/૨૦૦૩ હ. ૧૨૧૦.૨.૧૧.૩
૭, સરસ્વતી એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Stah. B.S.

રશમીભાઈ અધિલાલ શાહ
૬૦૩, આલુમ્બા કોમ્પ્લેક્સ
હાઈદરાબાદ, ૫૨૧

Kenslow



તારીખ : ૨૪/૩/૧૩	
ટોકન નંબર	સમય
૭૭	
સબ રજીસ્ટ્રાર સુરત-૧, (અઠવા.)	



SALE DEED

Ramji

00005



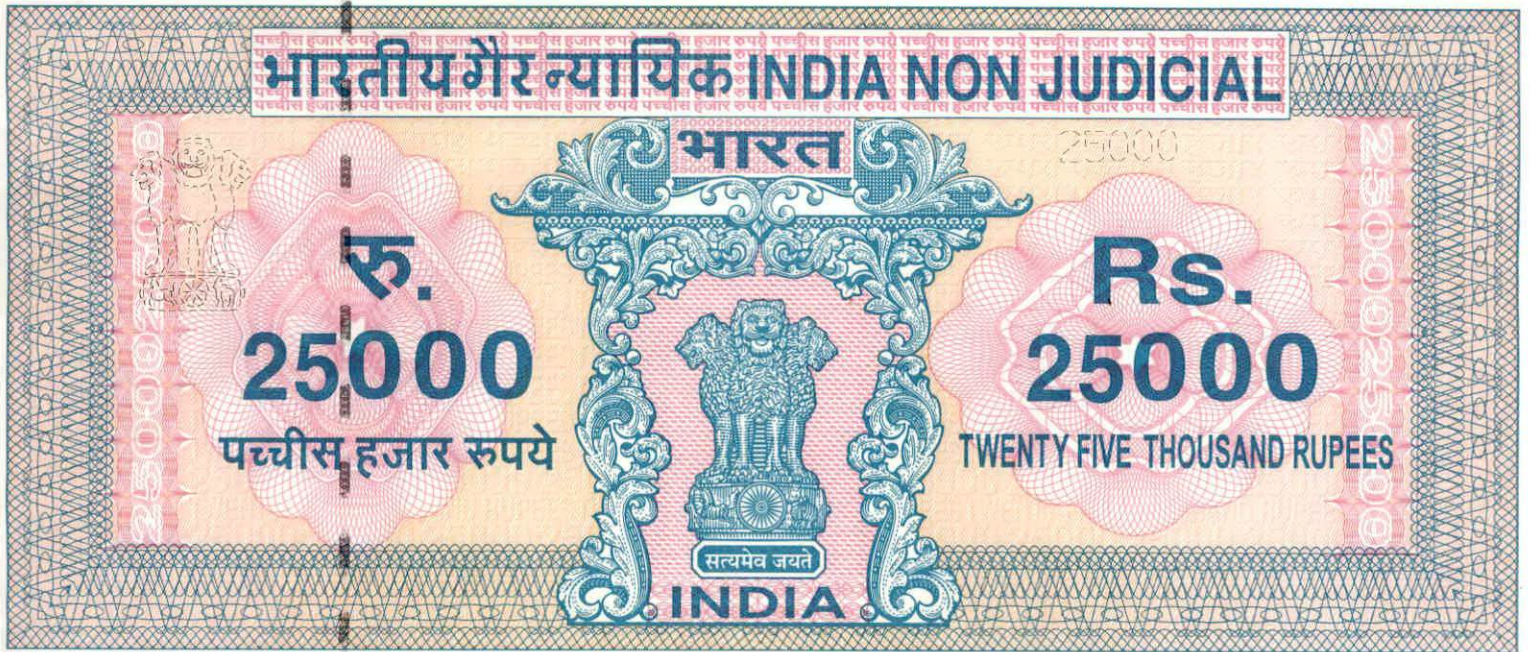
048821 A

3100 WADGE WITHIN
BIRAN 1982/2000 ETC
AND 21/2/2000

21/2/2000
21/2/2000

21/2/2000





ગુજરાત ગુજરાત GUJARAT

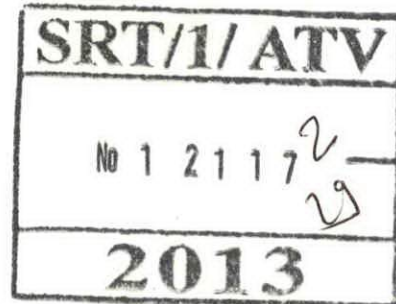
A 159941

A 159941

જા. નં. 9432 તા. 25.3.13
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. 11/2003 હ. તિ. 19.3.13
૭, સરસ્વતી એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Stam. B-S.

અમીતભાઈ અંદુલાલ શાહ
503, આનંદપુરા સેક્ટર
સાઈદપુર રોડ, ૫

(Signature)



SALE DEED

(Signature)

અમીતભાઈ અંદુલાલ શાહ
(Signature)

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140851 A

Handwritten text in Devanagari script, likely a title or address, appearing as "सर्वोच्च न्यायालय" (Supreme Court).

Handwritten text in Devanagari script, appearing as "न्यायालय" (Court).





ગુજરાત ગુજરાત GUJARAT

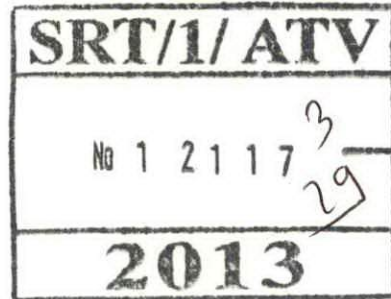
A 159942

A 159942

જા. નં. ૭૫૩૩ તા. ૨૬.૭.૧૩
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. ૧૧/૨૦૦૩ હ. ૧૨/૦૭/૨૦૧૩
૭, સરસ્વતિ એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Stat. B-S.

અમીન શિંદુલાલ શાહ
૬૦૩, આનંદપુરા સોયારી
દાકુલ્કારી રોડ, સુરત

Keshub



SALE DEED

Donuf
અમીન શિંદુલાલ શાહ

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A 128345

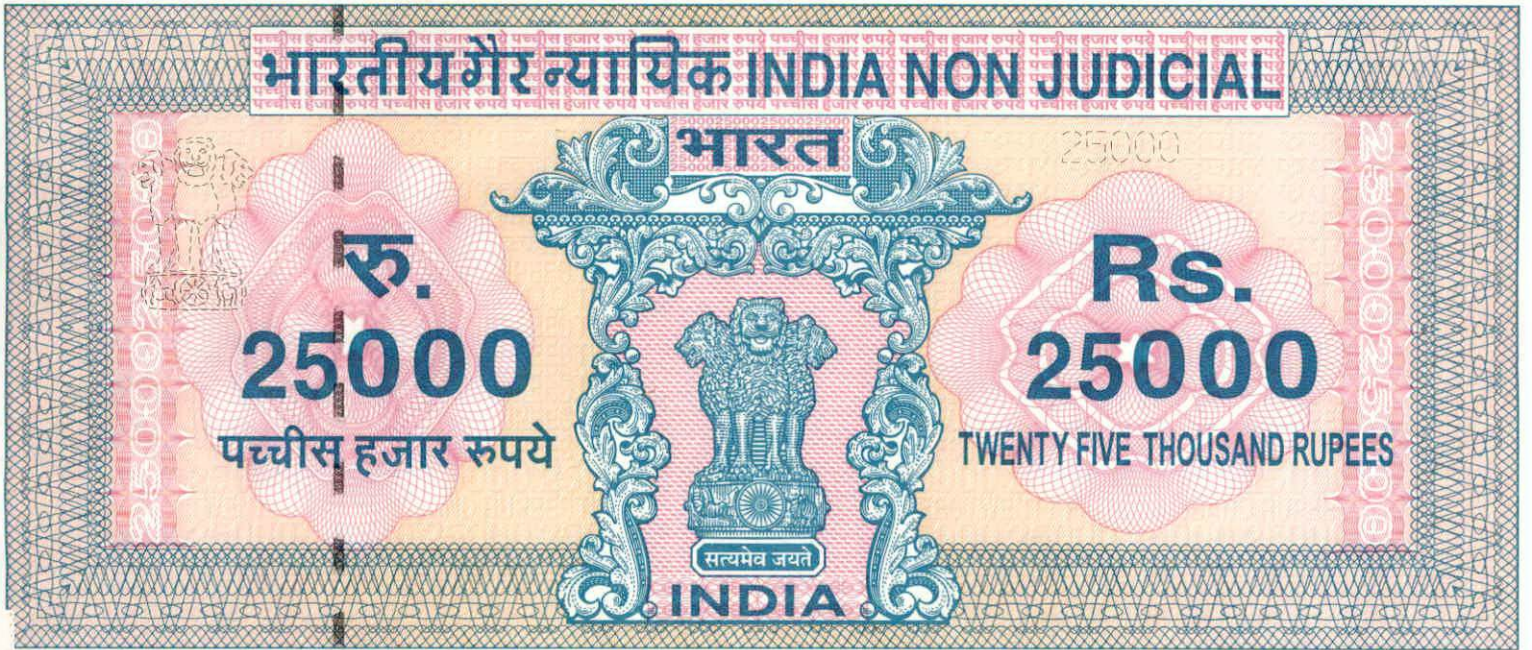
THE HINDU SUCCESSION ACT, 1956
SECTION 25, SUB-SECTION (2)
NOT AFFECTED

2-8-1952

RECEIVED
1952



SALE DEED



ગુજરાત ગુજરાત GUJARAT

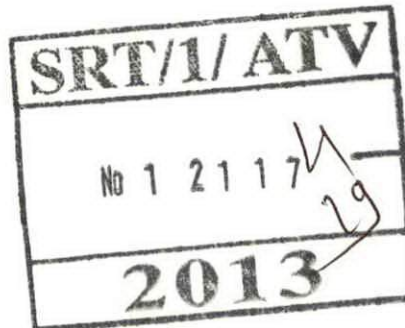
A 159943

A 159943

જા. નં. ૭૫૩૪ તા. ૨૬.૭.૧૩
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. ૧૧/૨૦૦૩ હ. કલમ ૨૧(૧)
૭, સરસ્વતી એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Stoh. B.S.

અરજી નં. ૨૧૧/૨૦૦૩
૬૦૩, સુરેન્દ્રકુમાર શાહ
કોર્ટ ફી ૨૧૩, ૬૦૩

Reinshel



SALE DEED



[Signature]

અરજી નં. ૨૧૧/૨૦૦૩

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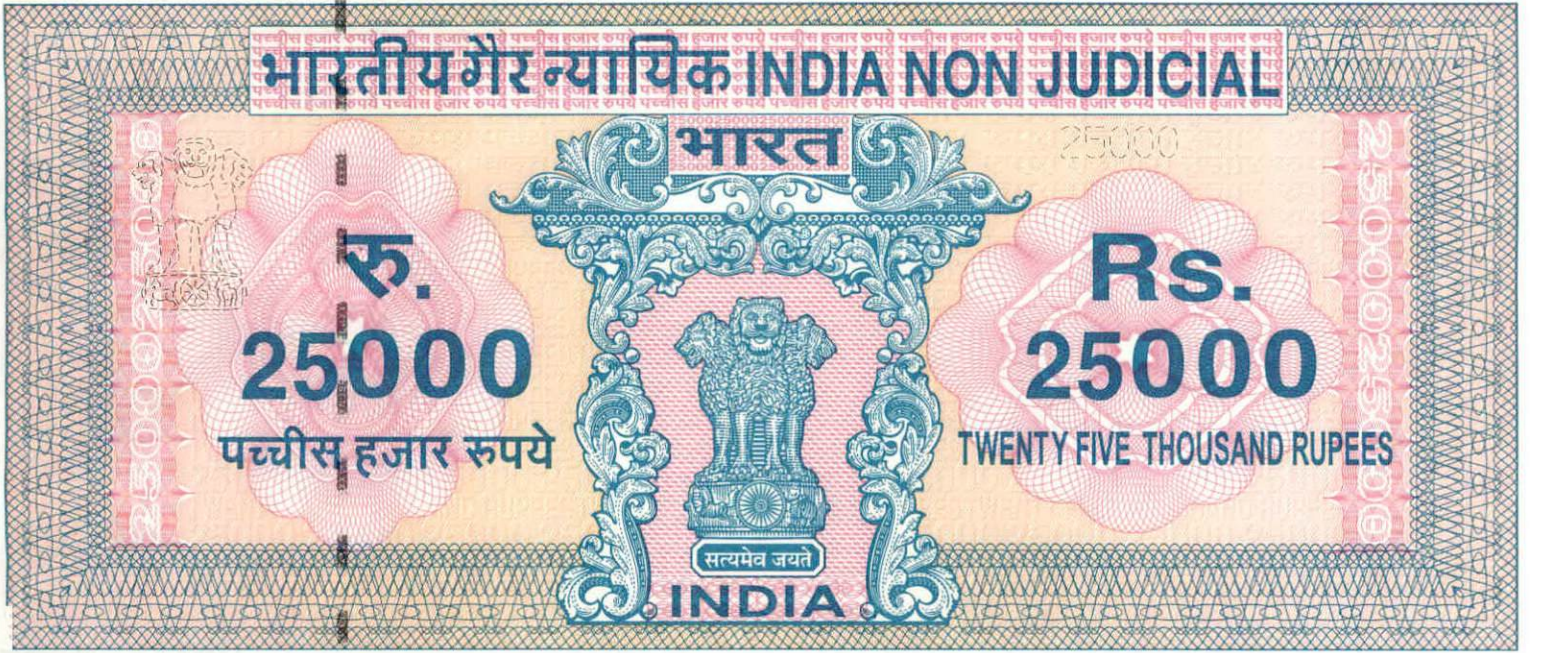
A 123843

With reference to the above
mentioned subject, for
the purpose of the
said subject.

2-8-40



SALE DEED



ગુજરાત ગુજરાત GUJARAT

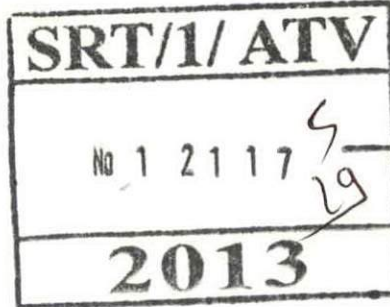
A 159944

A 159944

જા. નં. ૭૫૩૫ તા. ૨૬.૭.૧૩
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. ૧૧/૨૦૦૩ હ. ક્રમાંક ૨૧૧૩
૭, સરસ્વતી એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Star B-S.

અધિવાસી અધિવાસી ૨૧૧૩
૬૦૩, અમુખદા એપાર્ટમેન્ટ
કોર્ટ ફી ૨૧૩, લા.

[Signature]



[Signature] ૨૨૪ (૧૧૫) અધિવાસી ૨૧૧૩

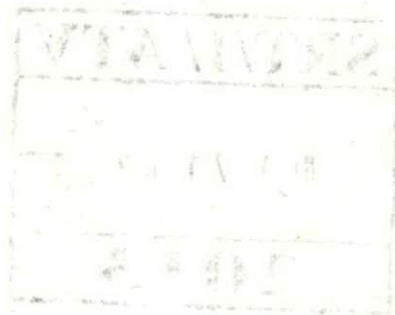
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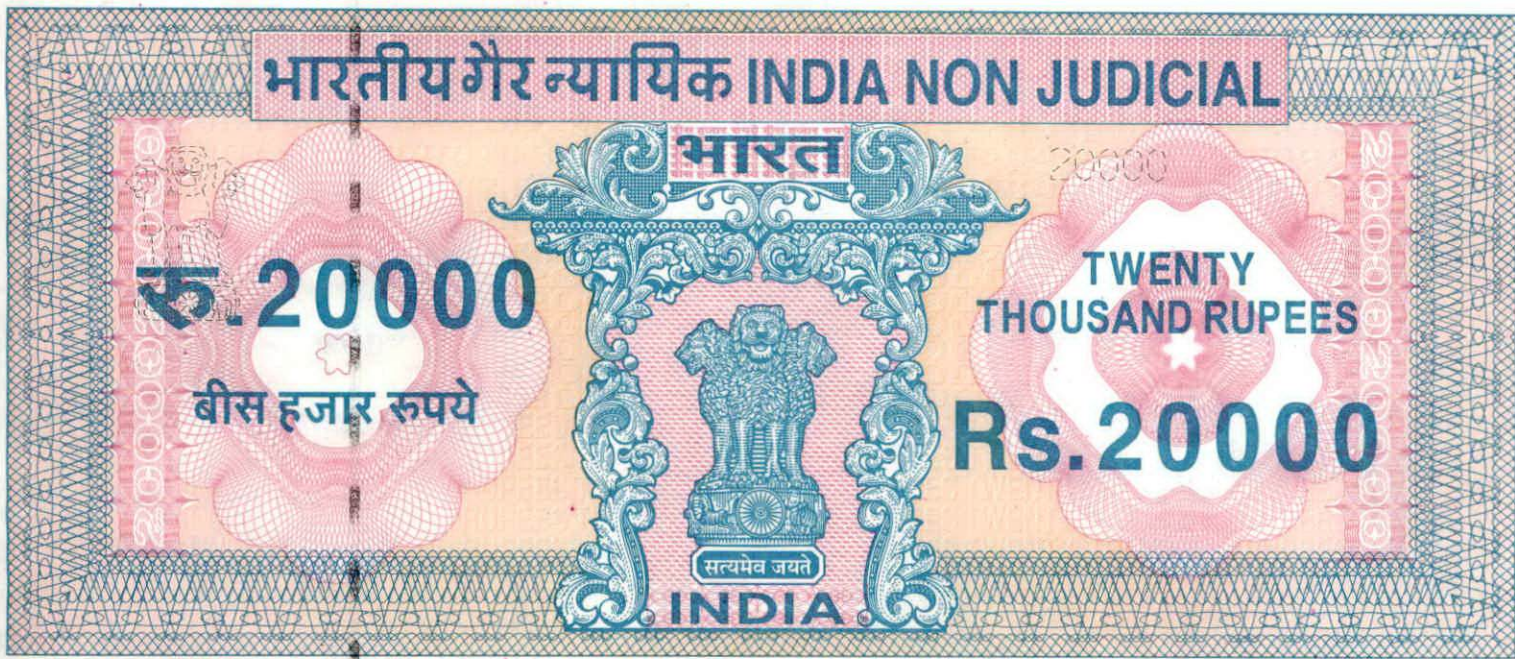


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2-8-1012





ગુજરાત ગુજરાત GUJARAT

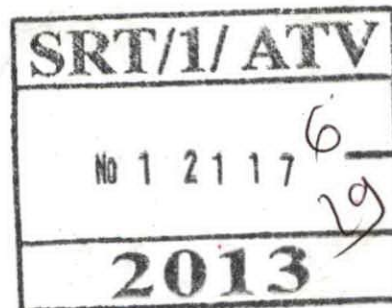
901106

901106

જા. નં. ૭૫૩૬ તા. ૨૬.૭.૧૩
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. ૧૧/૨૦૦૩ હ. કોર્ટ. ૨૧.૩
૭, સરસ્વતિ એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Stah. B-S.

અરજદાર અંકુલા શાહ
૬૦૩, આનંદલા સેપાર્ટ
દાદાદાદા, ૭

Kensha



SALE DEED

અરજદાર અંકુલા શાહ

00000



801108

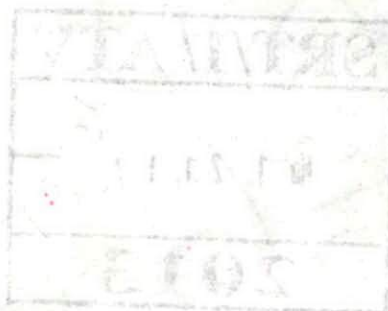
ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ
ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ
ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ

ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ

ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ

ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ

ಶ್ರೀ ಬಿ.ಎಸ್. ಹಿರೇಕಾ





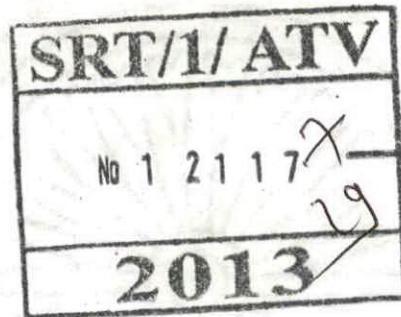
ગુજરાત ગુજરાત GUJARAT

G 572613

જા. નં. ૭૫૩૭ તા. ૨૬.૭.૧૩
ભાવેશ સુરેન્દ્રકુમાર શાહ
લા. નં. ૧૧/૨૦૦૩ હ. નં. ૧૧/૨૦૦૩
૭, સરસ્વતિ એપાર્ટમેન્ટ, ખારવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
Star. B-S.

અમીનશાહ શાહ
૬૦૩, અમીનશાહ એપાર્ટમેન્ટ
દાદાદાદાદાદા, ૪૨

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SALE DEED

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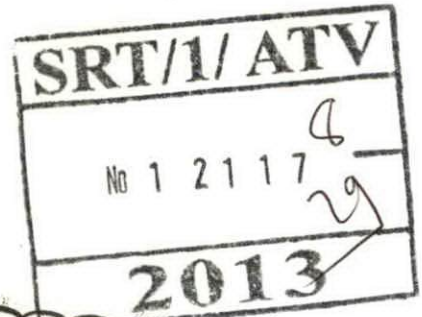
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જા. નં. ૭૫૩૮ તા. ૨૬.૭.૧૩
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લા. નં. ૧૧/૨૦૦૩ હ. નં. ૧૧/૨૦૦૩
૭, સરસ્વતી એપાર્ટમેન્ટ, ખારવાવાડ, સુરત.
કોર્ટ ફી લા. નં. ૭/૨૦૦૩
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અરજદાર શંકુભાઈ શાહ
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SALE DEED



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James M. Smith, Clerk of the Court
County of ... State of ...
Do hereby certify that the within and foregoing
is a true and correct copy of the original
as the same appears from the records of the Court.



SALE DEED

SRT/1/ATV
No 1 21 179
2013

:: SALE DEED ::

Consideration Rs. 29,81,000/-

Sale of property bearing
Office No. 704, 7th Floor
 of Western Corridor at Adajan, Surat.

This Indenture of Sale is made at Surat on this 29th Day of July in the year 2013 Between :

MR. RASIKLAL CHANDULAL SHAH, Aged about 83 years,
 Occupation: Business, Address: 603, Abhushan Apartment, Nr. Parle Point,
 Ghod Dod Road, Surat. (PAN NO. ADZPS 8243D)

(Hereinafter referred to as "VENDOR" which expression shall unless excluded by or repugnant to the context be deemed to mean included heirs, executors, administrators and all legal representatives and assignees.)

The Party of the First Part.

AND

MR. DEVINDERSINGH PRATAPSINGH SHEKHAWAT, Aged
 about 41 years, Occupation: Business, Address: B/21, Khatipura Road,
 Jhotwara, Jaipur, Rajasthan. (PAN NO. ADEPS 2561H)

(Hereinafter referred to as "PURCHASER" which expression shall unless excluded by or repugnant to the context be deemed to mean included heirs, executors, administrators and all legal representatives and assignees.)

The Party of the Second Part.

WHEREAS the Vendor i.e party of the first part is absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with the property bearing Office No. 704 of Western Corridor situated at Adajan area of Surat fully described in the schedule of property. (Hereinafter referred to as "The Property")

AND WHEREAS the Vendor have agreed to sale to the Purchaser the said Shop No. 704 admeasuring about 88.60 sq. mts. carpet & 147.66 sq. mts. super built-up area situated on the 7th floor of Western Corridor (more particularly described in the schedule hereunder written) for the total sum of Rs.29,81,000/- (in words

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2013

Rupees Twenty Nine Lacs Eighty One Thousand Only) the Purchaser has agreed to Purchase the said property for the said price with all encumbrances charges lien whatsoever on the said property. Hence by this deed of conveyance vendor hereby convey the said property to purchaser by executing this deed of conveyance.

AND WHEREAS the detail of flow of the title of the said property of Vendor is as follows.

- [1] The above mentioned land bearing Final Plot No. 20 of Town Planning Scheme No. 10 is originally an agricultural land bearing Revenue Survey Nos. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan. And originally it was of the ownership of Kekhsharu Kavsji Adajania & Darbsha Kekhsharu Adajania prior to the year 1948.
- [2] Thereafter, as the said land was agricultural land, the aforesaid land owners availed permission to use the said land for non-agricultural purpose from the Prant Officer, Choryasi Prant, Surat vide his order No. N.A/S.R-1/61-62 on dt.21/8/1962. An entry to that effect was made in the record of rights at entry no. 1865.
- [3] Thereafter, from the aforesaid owners Kekhsharu Kavsji Adajania died intestate on dt.14/05/1965 and the the names of his legal heirs viz. Darabsa Kekhsharu Adajaniya, Aalmai Kekhsharu and Kumiben Rustamji became the co-owners of his share in the said land by succession. An entry to that effect is made in the records of rights at entry no. 2633.
- [4] Simultaneously, above co-owners partitioned their properties amongst each others. And as per the said partition the above land came to the share of Darabsa Kekhsharu. An entry to that effect was made in the record of rights at entry no. 2614.
- [5] Thereafter, Darabsa Kekhsharu the owner of the above lands, commenced with other partners a partnership firm named M/s. Adajan Land Development Company and introduced his said land as his share in the capital in the said partnership firm. An entry to that effect was made in the record of rights at entry no. 2641 on dt. 3/05/1972.
- [6] Thereafter under the provisions of the Urban land (Ceiling and Regulation) Act, 1976 owners of the said land developed a scheme under Section 21(1) of the said Act before the Competent Authority, for the weaker section of the society. In the said application, the Competent Officer and Add.



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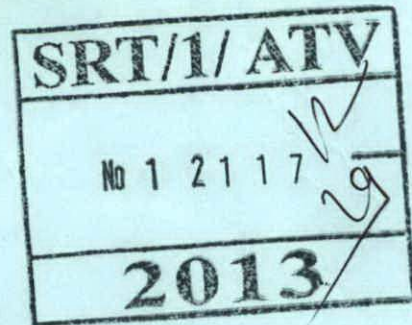
Collector sanctioned the said scheme and passed the order No. 21(1)R/44/79 on dt.17/10/1979.

- [7] Thereafter the said owners availed permission for construction on the said land from Surat Municipal Corporation wide its Rajachththi B.S.R No. 1118 on dt.6/12/1979.
- [8] In the meantime under the provisions of the Gujarat Town Planning & Urban Development Act the Town Planning Scheme No. 10 was framed and the said land bearing Revenue Survey Nos. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan was allotted the Final Plot No. 20.
- [9] In pursuant to the aforesaid permissions the aforesaid land owner M/s. Adajan Land Development Company, A Partnership Firm, divided the said land into various plots and collectively named them Mahernagar. And out of the said plots the aforesaid partnership firm sold Plot No. 1 admeasuring about 356 sq. mts. together with construction thereon admeasuring about 58.52 sq. mts. to Kavita Shailesh Marfatia by a registered sale deed no. 685. An entry to that effect was made in the record of rights at entry no. 6602. In same manner above owners also sold the land admeasuring about 95.90 sq. mts. adjacent to the western side of said Plot No. 1 to Kavita Shailesh Marfatia by a registered sale deed no. 4655 dated 30/12/2000. An entry to that effect was made in the record of rights at entry No. 8002 on dt.30/07/001.
- [10] Similarly, M/s. Adajan Land Development Company, A Partnership Firm sold the property bearing Plot No. 3 admeasuring about 360 sq. mts. to Rohit mansukhlal Khatiwala by a registered sale deed No. 680. An entry to that effect was made in the record of rights at entry No. 6638.
- [11] In same manner, M/s. Adajan Land Development Company, A Partnership Firm sold the property bearing Plot No. 4/A & 4/B admeasuring about 380 sq. mts. together with construction admeasuring about 58.52 sq. mts. to Kamleshkumar Navinchandra Khatiwala by a registered sale deed no. 694. An entry to that effect was made in the record of rights at entry No. 6639.
- [12] In same manner, M/s. Adajan Land Development Company, A Partnership Firm sold the property bearing Plot No. 2 admeasuring about 318 sq. mts. to Pratibha Yogeshkumar by a registered sale deed No. 683. An entry to that effect was made in the record of rights at entry No. 6602.



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- [13] In same manner, M/s. Adajan Land Development Company, A Partnership Firm sold the property admeasuring about 129.9 sq. mts. adjacent to the western side of said Plot No. 2 to Pratibha Yogeshkumar by a registered sale deed No. 465 dated 6/09/2000. An entry to that effect was made in the record of rights at entry no. 8002 on dt. 30/07/2001.
- [14] Thereafter, Kavita Shailesh Marfatia, the owner of the said property bearing Plot No. 1 total admeasuring about 451.90 sq. mts. of Mehar Nagar, sold the said property to M/s. Shree Laxmi Developers, A Partnership Firm, by a registered sale deed dated 27/05/2002. The said sale deed is registered in the office of the Sub-Registrar of Surat City-1 (Athwa) at serial no. 3560 on dt. 27/05/2002.
- [15] Thereafter, Pratibha Yogeshkumar, the owner of the said property bearing Plot No. 2 total admeasuring about 447.98 sq. mts. of Mehar Nagar, sold the said property to M/s. Shree Laxmi Developers, A Partnership Firm, by a registered sale deed dt.20/07/2002. The said sale deed is registered in the office of the Sub-Registrar of Surat City-1 (Athwa) at serial no. 4690 on dt.20/07/2002.
- [16] Thereafter, Rohit Mansukhlal Khatiwala, the owner of the said property bearing Plot No. 3 admeasuring about 360 sq. mts. of Mehar Nagar, sold the said property to M/s. Shree Laxmi Developers, A Partnership Firm, by a registered sale deed dt.10/3/2003. The said sale deed is registered in the office of the Sub-Registrar of Surat City-1 (Athwa) at serial no. 1754 on same day.
- [17] Thereafter, Kamlesh Navinchandra Khatiwala, the owner of the said property bearing Plot No. 4/A & 4/B admeasuring about 380 sq. mts. together with construction admeasuring about 58.52 sq. mts. of Mehar Nagar, sold the said property to M/s. Shree Laxmi Developers, A Partnership Firm by two different registered sale deeds dated 10/03/2003. The said sale deeds are registered in the office of the Sub-Registrar of Surat City-1 (Athwa) at serial nos. 1755 & 1756 on same day.
- [18] Thereafter M/s. Shree Laxmi Developers, A Partnership Firm sold the said property bearing Plot No. 1, 2, 3, 4/A & 4/B to M/s. Ambika Enterprise, A Partnership Firm by following sale deeds.



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Sr. No	Plot No.	Area sq. mts.	Date of Reg.	Reg. No.
1	1, 3, 4/A & 4/B	1191.90	12136	28.9.2006.
2	2	447.98	14136	29.11.2006

Hence by virtue of the above sale deeds M/s. Ambika Enterprise a partnership firm had become the absolute owner of the property bearing Plot No. 1, 2, 3, 4/A & 4/B total admeasuring about 1638 sq. mts. of land bearing Revenue Survey No. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan. An entry to that effect is made in the record of rights at entry no.10253 dt.15/1/2007.

[19] The original owners of the said land had submitted the plan for construction before the Surat Municipal Corporation. In turn Surat Municipal Corporation sanctioned the plan vide permission no. T. D. O. No. 294 on dt.24/12/2003. And Revised plan was sanctioned vide permission no. D. P. A. No. 128 on dt.15/07/2006.

[20] Thereafter, M/s. Ambika Enterprise, A Partnership Firm, submitted the plan for construction before the Surat Municipal Corporation. In turn Surat Municipal Corporation sanctioned the plan vide permission No. T. D. O. No. 145 on dt.29/12/2006. And Revised plan was sanctioned vide permission no. T.D.O. /D. P. No. 187 on dt.13/10/2008.

[21] Thereafter, the District Collector, Surat granted the permission to use the said land for non-agricultural purpose vide permission No. (J)BKHP/TPS/Reg. No. 148 to 151/06-07 on dt. 3/02/2007.

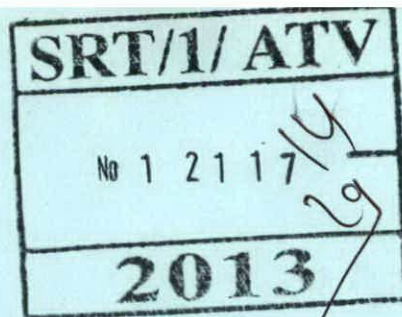
[22] Thereafter, M/s. Ambika Enterprise, a partnership firm, made the construction of building known as **Western Corridor** on the said land bearing Plot Nos. 1, 2, 3, 4/A & 4/B totally admeasuring about 1638 sq. mts. of **Mahernagar** situated on land bearing Revenue Survey Nos. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan Final Plot No. 20 of T. P. Scheme No. 10.

[23] Thereafter, M/s. Ambika Enterprise, A Partnership Firm, sold the **Office No. 704** admeasuring about 88.60 sq. mts. carpet, 106.32 sq. mts. built up & 147.66 sq. mts. super built-up area situated on the 7th Floor of said **Western Corridor** to Mr. Rasiklal Chandulal Shah by a registered sale deed dt.17/09/2009. The said sale deed is registered in the office of the Sub-Registrar of Surat City-1 (Athwa) at serial no. 7679 on 18/09/2009. Hence by

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virtue of the above sale deed Rasiklal Chandulal Shah, the vendor, has become sole and absolute owner of the Office No. 704 situated on 7th Floor of Western Corridor building constructed on the land bearing Plot Nos. 1, 2, 3, 4/A & 4/B total admeasuring about 1638 sq. mts. of land bearing Revenue Survey No. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan.

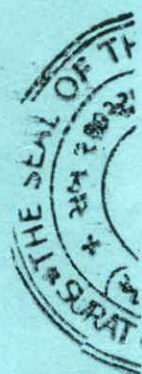
NOW THIS SALE DEED witnesseth that in consideration of the said property hereafter recited for total sum of **Rs.29,81,000/-** (in words Rupees Twenty Nine Lacs Eighty One Thousand Only) is paid by the purchaser to vendor and receipt for which the vendor doth hereby acknowledge, the Vendor hereby grant, convey, sell, transfer and assign the said property TOGETHER WITH all constructions, rights, liberties, privileges, easements and appurtenance whatsoever to the said premises belonging or in any way appertaining or usually held or occupied therewith, or reputed to, belong or appurtenant thereto, and more particularly described in the schedule hereunder together with all right, title and interest claim and demand of the Vendors into and upon the said property unto use of the purchaser TO HAVE AND TO HOLD the same absolutely and for ever free from all encumbrances, charges, trusts, lien, claims and demands whatsoever either from the Vendor or his/their men and agents or his/their heirs and representatives whatsoever.

The vendor hereby confirm that all the estate, rights, titles, interests, claim and demands whatsoever of the vendor in to or upon the same and every part thereof in Law and Equity TO ENTER UPON AND TO HAVE HOLD OWN and posses the same and they have put the purchaser in the possession of the property described in the Schedule below for the use and enjoyment of the purchaser, his/her heirs, executors, administrators, assigns absolutely and forever together with all title deeds, writings, muniments and other evidences of title. AND THE VENDOR do hereby covenant with the purchaser, his/her heirs, executors, administrators, representatives and assigns, that they have not done, executed or knowingly suffered any acts, deeds or things here before contrary to their interest and the vendor is now lawfully seized and possessed of the said property free from and encumbrances, attachment or defect in the title whatsoever and that the vendor has full power and absolute authority to sell the said property in manner aforesaid.

And the vendor doth hereby covenant with the purchaser that notwithstanding anything here before done or suffered to be done contrary to the said property, the vendor has good and perfect right, title and interest and authority to convey the said property together with all common rights privileges also together with special

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rights and privileges mentioned after the recital of titles of the property together with all common rights privileges and appurtenances hereby sale conveyed and transferred to the purchaser in the manner herein contemplated and agree that the vendor has not done or knowingly suffered any act, deed or things whereby the said property is encumbered, affected or impeached instate title or otherwise.

The vendor has at all material hereto for and now have good rights, full power absolute authority and indefeasible title to grant, sell, transferred and conveyed the premises described in the Schedule to purchaser in the manner aforesaid.

AND vendor hereby declare and covenant with the purchaser that there are no encumbrances, charges, trust, lien, attachment, claim or demand whatsoever are registered till this date on the said property and that same is not subject matter of any suit or litigation or proceedings and has not being offered as a security by way of equitable mortgage or by way of simple mortgage or in any manner or otherwise to any Court of Law or any Revenue Authority. The vendor hereby declare and assure that it has not on or before the date of this deed of sale, mortgaged, transferred, assigned or in any other manner encumbered or alienated the said premises or any part thereof and it is not subject to lease pandens or attachment either before or after judgment, and that no notice from Government or any other Local body authority including any notice for acquisition or requisition of the said property/premises has been received by or served upon it and there is no right of maintenance attached on the said property and Vendors is fully entitled and empowered to dispose of the same. The vendor hereby assure and confirmed that the vendor is duty bound to close-up any lien, charges, claims, liabilities, acquisition, injunction, attachment of any Court of Law or officer legal disputes, differences prior to the conveyance deed, decrees and any other deficiency in the title of the vendor to the said property or any other deficiency, in the extent description or other particulars of the said property that may arise hereafter.

AND THAT the vendor doth hereby covenant with the purchaser that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said property and every part thereof and receive the rent issued and profits thereof and without any lawful interruption, claims, demand whatsoever from the vendor or any person or persons lawfully or equitably claiming interest under this deed or there procedure in title.

The purchaser shall have full and absolute rights such as the vendor derived title in respect of the premises described in the schedule.

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And the vendor hereby declare and assure that all the taxes, land revenue, urban land tax and other rates payable in respect of the said property upto the date of this present have been fully paid by the vendors and does hereby covenant with purchaser that if any remain unpaid the vendor shall discharge the same from and out of their funds and does hereby agree to reimburse the purchaser if he pays such taxes, land revenue urban land tax or other rates, and now onwards shall be paid by the Purchaser.

And the vendor hereby declare and assure that all the bills of the electricity in respect of the said property upto the date of these presents have been paid fully by the vendor and does hereby covenant with purchaser that if any remain unpaid the vendors shall discharge the same from and out of their funds and does hereby agree to reimburse the purchaser if he pays such bills, and now onwards shall be paid by the Purchaser. And the vendor hereby declares and assures the purchaser that any kind of liabilities in any manner not exist on the said property till this date.

And the vendor doth hereby agree and declare that they shall assist the purchaser in mutating the said property in its names in record of rights of the city survey or civil authority or any other statutory authority and shall assist and shall do anything which may be necessary in this regards.

And the vendor doth hereby covenant and declare that the said property sold to the purchaser is absolutely free from all encumbrances. Vendors further declares that, vendors and all its administrators, assigns, transferees, executors, heirs and successors and survivors as the case may be shall at the times hereafter indemnify and keep indemnified the purchaser, its successors, assignees, transferees, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the vendor or any breach of covenants herein contained.

And the vendor has today delivered the actual physical and peaceful possession of the said property with all rights, amenities and facilities to the purchaser.

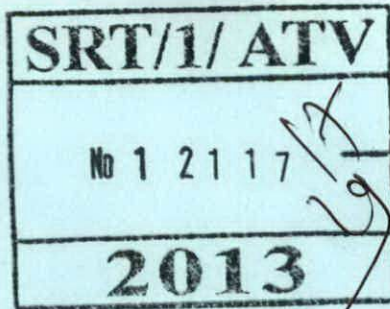
And the vendor doth hereby covenant with the purchaser that the vendor shall at all times do and execute at the expenses of the purchaser all such further act, deed, things and assurances as may be reasonably required by the purchaser for better or further effectuating and assuring the conveyance hereby made or the title of the purchaser to the property hereby absolutely sold and conveyed.

The entire expenses for this indenture and registration of the same such as stamp duty, registration fees and transfer fees shall be born and paid by the purchaser.

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The vendor hereby deliver to the purchaser all deeds, evidences, plan for construction and writings now in his possession and custody relating to the titles of the vendor to the property hereby demise, which the purchaser has verified and satisfied himself.

:: Schedule of Payment ::

Sr. No.	Name of the Bank	DD No.	Date	Amount. Rs.
1	ICICI Bank	016512	25/7/2013	29,81,000/-
			Total	29,81,000/-

:: Schedule of the Property ::

All that right, title and interest in the Office No. 704 admeasuring about 88.60 sq. mts. carpet, 106.32 sq. mts. built up & 147.66 sq. mts. super built-up area situated on 7th Floor of said Western Corridor, alongwith undivided proportionate share in land underneath the said building admeasuring about 49.27 sq. mts., situated and constructed on land admeasuring about 1638 sq. mts. of Plot Nos. 1 to 3, 4/A & 4/B of land bearing Revenue Survey Nos. 660/2, 3 & 4, 665 to 668, 670, 671, 673/2, 674/1-2, 675/1-2, & 676/1-2-3 of village Adajan, Taluka City District Surat i.e F. P. No. 20 of T. P. Scheme No. 10.



The said land is bounded as Follows :-

By North :- Adajan Main Road,
By South :- Society Internal Road,
By East :- Road,
By West :- Adjoining Land.

IN WITNESS whereof the parties hereunto set and subscribed their respective hands and seal at Surat ion the Day, Month & Year mentioned hereinabove.

MR. RASIKLAL CHANDULAL SHAH
(The Vendor)

Handwritten signature of Mr. Rasiklal Chandulal Shah





IN PRESENCE OF :

1. *Handwritten signature of Vilas*

2. *Handwritten signature of another witness*



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No 1 2117
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PURCHASER	PHOTOGRAPH	LEFT THUMB IMPRESSION
MR. DEVINDERSINGH PRATAPSINGH SHEKHAWAT		
SIGNATURE: SELLER	PHOTOGRAPH	LEFT THUMB IMPRESSION
MR. RASIKLAL CHANDULAL SHAH		
SIGNATURE :		



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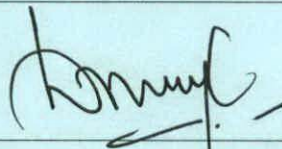
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Postal Address of Property	Office No.704, Western Corridor, Adajan, Surat
Signature of Purchaser	
Signature of Seller	

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Postal Address of Property	Office No.704, Western Corridor, Adajan, Surat
Signature of Purchaser	
Signature of Seller	રત્નજી અગ્રી સિંઘલાણી <u>સી</u>

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P. D. LAKHAN
अधीक्षक / Superintendent
पासपोर्ट कार्यालय, जयपुर
Passport Office, JAIPUR



भारत गणराज्य REPUBLIC OF INDIA

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DEVINDER SINGH

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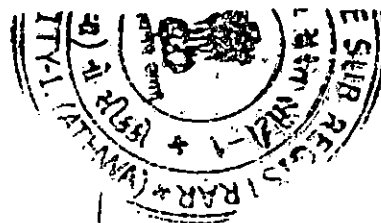
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 98. CHANDRA SHEKHAR
 99. CHANDRA SHEKHAR
 100. CHANDRA SHEKHAR

DATE / TIME / DAY / MONTH / YEAR / SIGNATURE / NAME OF DRIVER / LEGAL COUNSEL

[illegible]

REPRODUCTION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO BE
MEMBERS AT THE NEAREST INDIAN MISSIONARY

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE CUSTOMS AND EXCISE DEPARTMENT AND IS TO BE RETURNED TO THE OFFICE OF THE COMMISSIONER OF CUSTOMS AND EXCISE, NEW DELHI, ON THE EXPIRATION OF THE VALIDITY OF THE PASSPORT.

[illegible]

THIS PASSPORT SHOULD NOT BE USED FOR TRAVEL TO INDIA OR BY A PERSON AUTHORIZED TO ENTER OR RE-ENTER INDIA ON A PASSPORT OR VISA IN FORCE AND TO THE LACONIC NUMBER SHALL BE A DUPLICATE

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADZPS8243D



नाम /NAME

RASIKLAL CHANDULAL SHAH

पिता का नाम /FATHER'S NAME

CHANDULAL GULABCHAND SHAH

जन्म तिथि /DATE OF BIRTH

07-06-1930

हस्ताक्षर /SIGNATURE

Rshah

Rshah

आयकर आयुक्त, सुरत

COMMISSIONER OF INCOME-TAX, SURAT

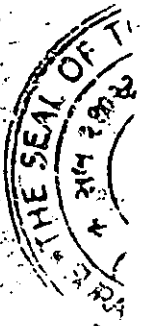
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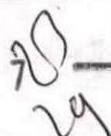
No 1 21 17

2013



ATTESTED COPY
SUDHA B LIMBACHIA
NOTARY SURAT



SRT/1/ ATV
No 1 2117 
2013



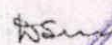
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ADEPS2561H

नाम / NAME
DEVENRA SINGH SHIKHAWAT

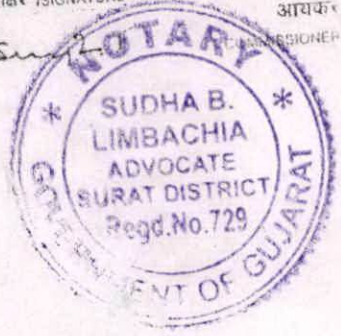
पिता का नाम / FATHER'S NAME
PRATAP SINGH SHEKHAWAT

जन्म तिथि / DATE OF BIRTH
06-07-1972




हस्ताक्षर / SIGNATURE


आयकर अधिकारी, जयपुर
COMMISSIONER OF INCOME-TAX JAIPUR



ATTESTED COPY



SUDHA B LIMBACHIA
NOTARY (SURAT)

SRT/1/ ATV

No 1 21 17

2013

[See Rule 16(1)]

Driving Licence

MH-28 1269/2008

Driving Licence No.

Date of issue 20/02/2008

Name of the Licence Holder

Vilas Dabhade

Son/wife/daughter of

Shamrao Dalwade



Specimen Signature/Thumb Impression
of the Holder of the licence

Name to be written in the 4th photograph

BULDANA



ATTESTED COPY

SUDHA B. LIMBACHIA

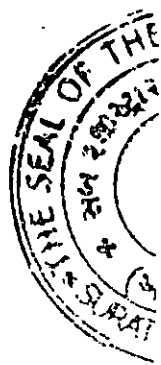
SRT/1/ATV
No 1 2117 ⁵ ₉
2013

आयकर विभाग
INCOME TAX DEPARTMENT
NIRBHAY BIPIN BHAGAT
BIPIN VIJBHUKHANDAS BHAGAT
04/03/1986
Permanent Account Number
AZVPB7477N
Signature 
भारत सरकार
GOVT. OF INDIA





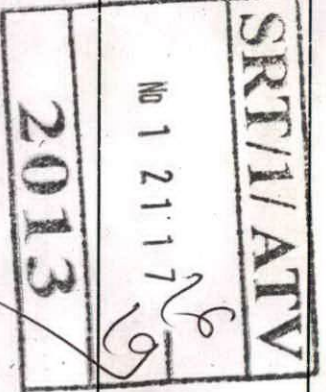
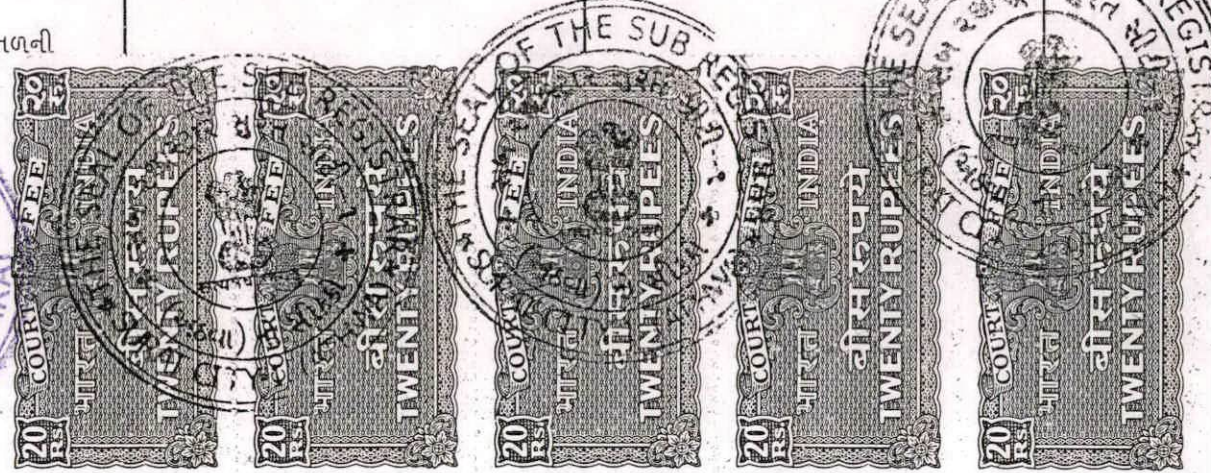
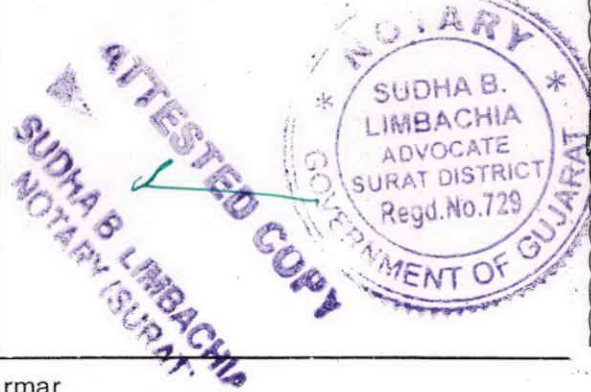
ATTESTED COPY
✓
SUDHA B. LIMBACHIA
NOTARY (SURAT)



ગામનું નામ - અડાપણ



દસ્તાવેજની પ્રકાર અને સ્વતંત્રતા (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સરવે નંબર/પોટા વિભાગ નંબર અને ઘર નંબર (જો કોઈ પણ હોય તો)	ક્ષેત્રફળ આકાર અને જુડી આપનાર આવે ત્યાર તો	દસ્તાવેજ કરી આપનાર અથવા દિવાની કોર્ટના હુકમના અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પદાધિકારનું નામ અથવા દિવાની કોર્ટના હુકમના અથવા આદેશના સંબંધમાં વાદીનું નામ	તારીખ રજીસ્ટ્રી નોંધણીની	અનુક્રમ વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૧૨૭૧૦૮૦=૦૦	૧. Commercial - Shop રે.સર્વે નંબર ૬૬૦/૨-૩-૪, ૬૬૫ થી ૬૬૮, ૬૭૦, ૬૭૧, ૬૭૩/૨, ૬૭૪/૧-૨, ૬૭૫/૧-૨, ૬૭૬/૧-૨-૩, ટી.પી. નંબર ૧૦, ફા.પ્લોટ નંબર ૨૦ પ્લોટ નંબર ૧, ૨, ૩, ૪/અ તથા ૪/બી વાળી જમીન પર બાંધવામાં આવેલ વેસ્ટન કોરીડોર ના સાતમા માળ પર આવેલ ઓફિસ નં.૭૦૪ જેનો કાર્પેટ એરીયા ક્ષેત્રફળ ૮૮.૬૦ ચો.મી જેનો બીલ્ટઅપ ૧૦૬.૩૨ ચો.મી તથા સુપર બીલ્ટઅપ એરીયા ૧૪૭.૬૬ ચો.મી તથા તળની જમીનમાં ૪૯.૨૭ ચો.મી		મનીષકુમાર કાંતિલાલ શાહ તે જાતે પોતે તથા નં. ૧ અને ૩ થી પ ના કુ.મુ તરીકે. અધિકાર એન્ટરપ્રાઇઝ એક ભાગીદારી પેઢીના ભાગીદારો ૧. મદનલાલ ફતેલાલ જૈન ૩. પુષ્પાબેન કનૈયાલાલ શાહ ૪. પ્રભાબેન મહાવીરકુમાર શાહ ૫. કિશોરભાઈ રતનજીભાઈ પટેલ	રસીકલાલ ચંદુલાલ શાહ ૧૮/૦૯/૨૦૦૯ ૧૮/૦૯/૨૦૦૯	૧૮/૦૯/૨૦૦૯	૭૬૭૯	



મુકાબલ કરનાર C.Z.Parmar

ખરી નકલ

પી. એન. મહિડા ની તારીખ: ૦૧/૧૦/૨૦૦૯ ના રોજની

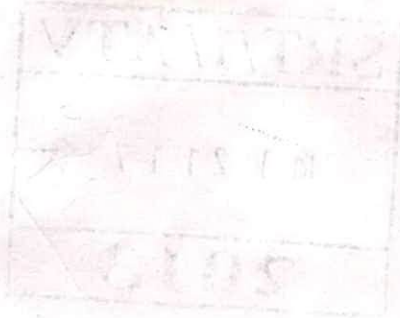
અરજી નંબર : ૧૮૫૮૧ ઉપરથી નકલ આપી

તારીખ: ૦૧/૧૦/૨૦૦૯

સબ-રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)

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

સબ-રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)



SRT/1/ATV**12117****2013**

29/07/2013 3:13:56 pm Version 1.0.2012.96

અનુક્રમ નંબર ૧૨૧૧૭ સને ૨૦૧૩
 ના જુલાઈ માસની ૨૯ મી તારીખે
 ૧૪ થી ૧૫ વાઝ્યાની વચ્ચે SRT/1/ATV
 સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યા.



પહોંચ નંબર: ૨૦૧૩૦૧૮૦૩૬૬૬
 ફીપહોંચી છે તે ૩. પૈસા
 રજીસ્ટ્રેશન ફી ૨૯૮૧૦
 નકલ કરવા ની ફી સાઈડ / ફોલીયો (29): ૨૯૦
 અન્ય ફી ૦
 કુલ એકંદરે રૂ. ૩૦૧૦૦

રમેશચંદ્ર શાહ - ચંદુલાલ શાહ
 રસીકલાલ ચંદુલાલ શાહ



(K. P. Prajapati)
 સબ રજીસ્ટ્રાર
 SRT/1/ATV

(K. P. Prajapati)
 સબ રજીસ્ટ્રાર
 SRT/1/ATV

અનુ. નંબર	પક્ષકારનું નામ અને સરનામું	ઉમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
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આપનાર

૧.૦૦૦

રસીકલાલ ચંદુલાલ શાહ
 603, આભુષણ એપાર્ટમેન્ટ, ધોડદોડ રોડ, સુરત
 ADZPS8243D

૮૩



રમેશચંદ્ર શાહ
ચંદુલાલ શાહ

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
 લખી આપ્યાનું કબુલ કરે છે.

રમેશચંદ્ર શાહ - ચંદુલાલ શાહ



SRT/1/ATV

12117

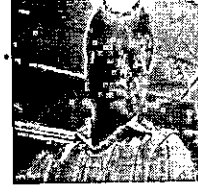
2013

29/07/2013 3:13:56 pm Version 1.0.2012.96

૧ વિલાસ શ્યામરાવ દાભાડે
બમરોલી રોડ, સુરત



૨ નિર્ભય બિપીનભાઈ ભગત
અડાજણ, સુરત



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



Vilas

[Signature]

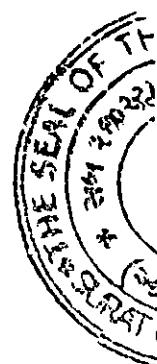
તારીખ ૨૯ માહે જુલાઈ -૨૦૧૩

K. P. Prajapati
સબ રજીસ્ટ્રાર
SRT/1/ATV

બજાર કિંમત નક્કી કરવા અંગેનું
ફોર્મ નં. ૧ રજુ થયેલ છે.

તારીખ : ૨૯/૦૭/૨૦૧૩

K. P. Prajapati
સબ રજીસ્ટ્રાર
SRT/1/ATV



SRT/1/ATV

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2013

29/07/2013 5:34:30 pm Version 1.0.2012.96

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

આપનાર નંબર ✓
લેનાર નંબર ✓
સંમતી આપનાર નંબર +

તારીખ : ૨૯/૦૭/૨૦૧૩

(K. P. Prajapati)
સબ રજીસ્ટ્રાર
SRT/1/ATV

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

તારીખ : ૨૯/૦૭/૨૦૧૩

(K. P. Prajapati)
સબ રજીસ્ટ્રાર
SRT/1/ATV

૧ નંબરની બુકના 12117 નંબરે નોંધ્યો છે.

તારીખ : ૨૯/૦૭/૨૦૧૩

K. P. Prajapati

સબ રજીસ્ટ્રાર
SRT/1/ATV

