



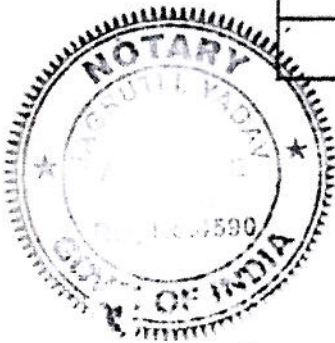
ગુજરાત ગુજરાત GUJARAT

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સુ. નં. 31505
 તારીખ :- 5/11/2007
 હસ્તાક્ષર :- 20/4/21
 જે 121 વસવંતભાઈ દેસાઈ
 વાલપુત્ર, ખાસ્તેવાડ, ગુજરાત
 સ્ટામ્પ વેડર, લા. નં. - 3/88

HITESH LAIWALA
 ADVOCATE
 56-57, River Palace,
 Old Civil Court Road,
 Nangura, GUJARAT-38001.

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 No 13 5 63
 2007



તારીખ :-	
ટોકન નંબર	સમય
અખ રજીસ્ટ્રાર સુરત-1, (અઢવા.)	

SALE DEED FOR RS.6,00,00,000/-.

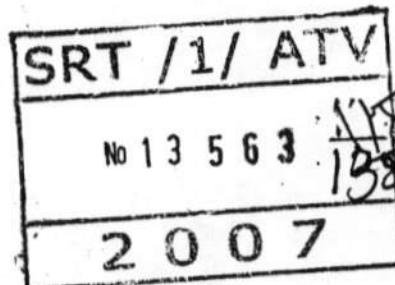


गुजरात GUJARAT

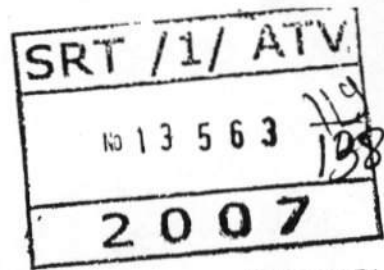
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सं. नं. 35603
 तारीख :- 5/11/2007
 ठेका नं. 2041
 योगेश यशवंतलाल देसाय
 बालपुरा, पारवावाड, सुरत
 स्टाम्प वॉटर, ला. नं. 53/68
 देवा 1 ई.नं.

HITESH LAIWAL
 ADVOCATE
 56-57, River Palace,
 Old Civil Court Road,
 Nanpura, SURAT-395004.



SALE DEED FOR RS.6,00,00,000/-.



TRIBHOVANDAS BHIMJI ZAVERI PVT. LTD., (PAN AACCT7082P) a company registered under the provisions of Companies. Act 1956 and having it principal place of business at 241/43, Zaveri Bazaar, Mumbai 400002 and having its Surat office at 100/101, SNS House, Athwa Lines, Surat (hereinafter called and referred to as the "purchaser" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor and assignees) of the ONE PART

AND

KARTIK BABUBHAI PATEL , (PAN ABGPP5766R) Hindu by caste, Aged about 31 years, Business by occupation, Residing at: 9, Meghdoot Society, Athwa Lines, Surat (hereinafter called and referred to as the "Vendor" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the OTHER PART.

WHEREAS

1. The land bearing survey no. 105 of Village Athwa, and also bearing city survey no. 294 of ward no. 13 belonged to one Dahyabhai Venilal and he held the same as Karta of his Hindu Undivided Family.
2. One Shantilal Bhaidas Kapadia was the member of the said HUF and was having interest in the said estate as the Karta of his branch of HUF.
3. A partition was effected amongst the co-parceners of the said joint family (HUF) and Chandrakanta Champaklal Kapadia, for self and as Guardian of minor Bharat and Nayan, Bankulal



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Bhaidas Kapadia, Vasantlal Bhaidas Kapadia, Manilal Bhaidas Kapadia, for self and as Guardian of minor Jagdish and Rajendra, Jyotindra Manilal Kapdia, Hiralal Bhaidas Kapadia, for self and as Guardian of minor Prashant, relinquished their respective share title and interest in the said property in favour of Shantilal Bhaidas Kapadia and his son Sanjay Shantilal Kapadia by registered deed dated 1/11/1961, registered in the office of Sub-Registrar, Surat at Sr. No. 323 of Book No. 1 on dated 20/2/1962.

4. On revision survey carried out in Athwa area, the said property was renumbered as city survey no. 2544 to 2549 of Ward Athwa.
5. With the application of T.P. Scheme No. 5 (Athwa-Umra), the said property was renumbered as Final Plot No. 269 and the area of the said final plot was reduced to 962.96 sq.mts.
6. Plans for construction of the said F.P. No. 269 were approved by Surat Municipal Corporation vide Rajachitthi bearing No. TDO/DT/07 dated 12/8/2005.
7. In the premises, the said land owners Shantilal Bhaidas Kapadia and Sanjay Shantilal Kapadia became owners of the said land bearing Final Plot No.269 of T.P. Sceme No.5.
8. Construction on the said property was carried out in accordance with plans approved by SMC with the help of M/s. Shah & Shanghvi Corporation, a partnership firm.
9. The said construction consisted of three business houses identified as House No. 1 to 3, from ground level to top level (5



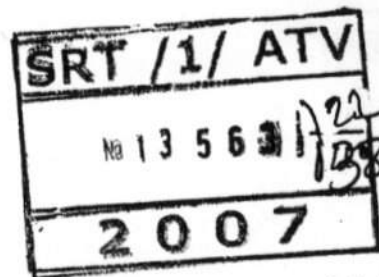
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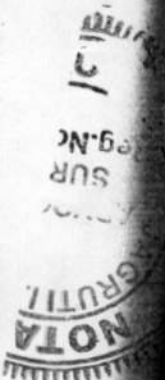
levels) and the first house on the east was agreed to be sold to the vendor herein.

10. By two (2) Sale Deeds both dated 7th December, 2005 and registered in the office of Sub-Registrar of Assurances at Surat at (i) Serial No. 13786 on Dt. 7-12-2005 and (ii) Serial No.13790 on 7-12-2005, respectively, the Vendors herein have acquired the Ground floor premises bearing No. 100 in the building known as "SNS HOUSE" ("said building") one admeasuring 2390 sq. ft. i.e. 222.11 sq. meters or thereabout built up area and another bearing no. 101 on the 1st floor of the said building admeasuring 2390 sq. ft. equivalent to 222.11 sq. meters or thereabouts built up area and more particularly desribed in the Second Schedule hereunder written, with undivided inchoate share in the land below the said house to the extent of 170.12 sq meters (hereinafter collectively called "the said premises") from Shantilal Bhaidas Kapadia, Sanjay Shantilal Kapadia and M/s. Shah & Shanghvi
11. The purchaser has agreed to purchase from the Vendor and the Vendor has agreed to sell the said premises in fee simple and inheritance thereof free from all encumbrances.
12. The purchaser has requested the Vendor to execute this Indenture of Conveyance in favour of the Purchaser, which the Vendor has agreed to do in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESETH THAT in consideration of the sum of Rs. 6,00,00,000/- (Rupees Six Crores only), which the Purchaser has paid to the Vendor on or before the execution of these



presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser for ever) THE VENDOR doth hereby grant, sell, convey, release and assure unto the Purchaser all that the said premises (i) bearing No.100 admeasuring 2390 sq. ft. i.e. 222.11 sq. meters or thereabouts (built up area) on the ground floor of the said building and (ii) bearing No. 101 on the 1st floor admeasuring 2390 sq. ft. equivalent to 222.11 sq. meters (built up area) or thereabouts of the building known as "SNS HOUSE" ("said building") and more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said premises") together with undivided inchoate share in the land below the said house to the extent admeasuring 170.12 sq. meters situate lying and being near Lal Bungalow at Athwa Lines, bearing Old City Survey No. 294 (part) of Ward No.13, new City Survey No. 2544 to 2549 of Ward Athwa, bearing Revenue Survey No. 105 Village Athwa, Final Plot No.269 of TP Scheme No.5 (Athwa-Umara) admeasuring 962.96 sq. meters and together with messuages, tenements, buildings structures, hereditaments and premises together with all such appurtenances as would ordinarily pass on such sale TO HAVE AND TO HOLD all and singular the said premises hereby granted, released, conveyed and assured or interceded and expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser for ever subject to the payment of all rents, rates, taxes assessments, dues and duties now chargeable upon the same or hereafter to become payable to Government of Gujarat or

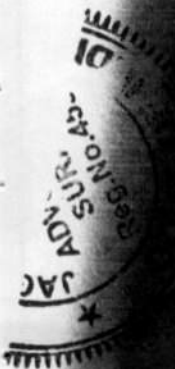


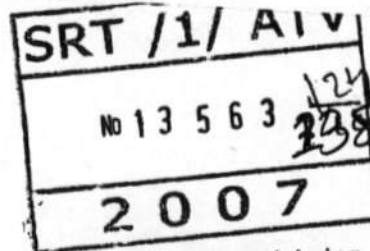
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2007

other local authority or any other public body or authority in respect thereof.

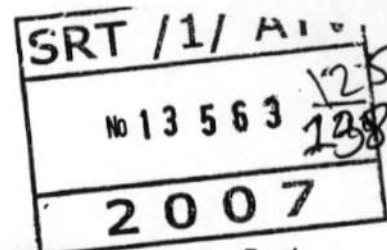
The vendor doth hereby for themselves, their, heirs, executors and administrators covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by vendor or by any person or persons lawfully or equitably claiming by, from through under or in trust for him made, done, committed, omitted or knowingly or willingly suffered to the contrary, he the vendor now have in himself good right, full power and absolute authority to grant release, convey and assure the said premises hereby granted, released assured or intended so to be unto and to the use of the purchaser in manner aforesaid AND declare that the said premises are free from any encumbrances and that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold enter upon, have, occupy, possess and enjoy the said premises hereby granted with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption claim and demand whatsoever from or by the vendor or any of them from or by any person or persons lawfully or equitably claiming or to claim by, from under or in trust for him or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for every discharged or otherwise by the vendor well and sufficiently saved defended kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter and made executed occasioned or suffered by the vendor or





by any other person or persons lawfully or equitably claiming or to claim, by from under or in trust from him or any of them. AND FURTHER that the vendor and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said premises hereby granted released, conveyed, assured or intends so to be or any part thereof by from under or in trust for him the vendor or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting releasing conveying and assuring the said premises and every part thereof hereby granted released conveyed and assured unto and to the use of the purchaser in manner aforesaid, as shall or may be reasonably required by the purchaser his heirs, executors, administrators or assigns or his or their counsel in law and the vendor doth HEREBY covenant with the purchaser that he the vendor has not done, omitted, or knowingly or willingly suffered or been party or party to any act, deed matter or thing whereby he is prevented from granting, releasing conveying and assuring the said premises unto the purchaser in the manner aforesaid or whereby the same or any part thereof are/is can or may be charged encumbered or prejudicially affected in estate title or howsoever.

The purchaser has paid unto the vendor herein the full consideration of Rs.6,00,00,000/- (Rupees Six Crores only) as detailed below:



Amount Rs.	Cheque No.	Date	Bank
9,00,000/-	702055 (DD)	23/8/2007	State Bank of India
2,00,00,000/-	867666	10/10/2007	HDFC BANK LTD.
2,00,00,000/-	867679	22/10/2007	HEFC BANK LTD.
1,91,00,000/-	320323	01/11/2007	State Bank of India

the payment and receipt whereof the Vendor doth hereby admit and acknowledge on of and from the Vendor hereby acquire and discharge forever.

The said premises is in peaceful physical possession of the vendor herein and the Vendor has delivered vacant peaceful possession of the said premises to the purchaser by this present, receipt whereof by the purchaser do hereby admit.

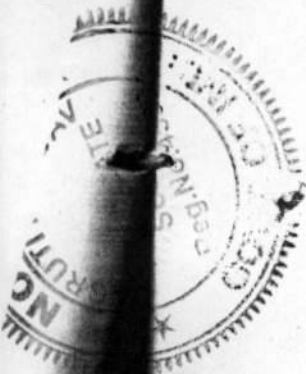
The vendor has sold unto the purchaser the said premises subject to the following terms and conditions:

- The terms and conditions on which the vendor herein has acquired the said premises and which are specifically embodied in the conveyance dated 7/12/2005, shall form part of this conveyance and shall be binding on the purchaser.
- The rear, side and front margin of the said building is presently held by the occupants of all the three houses constructed on land bearing F.P. No. 269 in common on first come first served basis. The purchaser, by virtue of this conveyance, shall be entitled to use the said parking spaces for parking vehicles. If in any case, the owners of different units of the house in SNS agree to allot specific parking

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spaces for different houses/units, the purchaser shall be entitled to make use of the such parking space as is allotted for the house/unit held by the purchaser. The vendor herein has reserved his rights to have such settlement with neighboring houses without reference to the purchaser herein and the purchaser unconditionally and irrevocably agrees to accept the same.

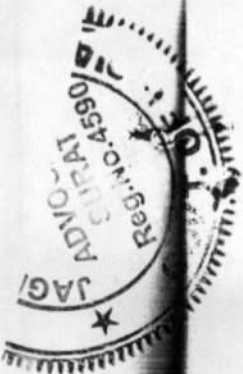
- c. All common services viz. stair, passage, lift, underground and overhead water tank, drainage lines and electricity cables, lighting in margin etc. shall be maintained by all the occupants of the SNS and the purchaser shall be obliged to pay proportionate contribution of the said expenses. On formation of service society, the purchaser shall have to subscribe shares of the said society and shall have to use occupy and hold the said premises subject to the rules, regulations and byelaws of the said society.
- d. The terrace on the top floor of the said SNS House is kept common for all the occupants of the said house and vendor herein claims to be the owner of the said terrace by virtue of his ownership of all the units in the said House No. 1. The vendor has sold the said premises and has conceded to the undivided inchoate rights of the purchaser herein on the said terrace jointly with himself. The said terrace shall be used in common by all the occupants without in any way obstructing the other occupants. The vendor herein has leased out unit no.103 & 104 and has permitted the lessee thereon to put up



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its signage on the terrace. The purchaser herein has agreed to the same and shall not object thereto hereafter. The purchaser shall also be entitled to put up his own hoardings or signage appropriate for its business on the said terrace at such places as are not obstructing the use of the other occupiers of the building of House No.1 .If any revenues could be generated through the letting of the said terrace to any third party for any purpose, the purchaser will be entitled to receive a proportionate share of such income, this proportion being determined by the ratio of the area owned by the purchaser to the total existing area of the said building No. 1 of SNS HOUSE.

- e. The purchaser shall be entitled to carry out internal changes and alterations in the said premises without in any way damaging the structural strength of the entire building.
- f. (vii) The purchaser shall regularly pay and bear their due share towards the bills for common electricity consumed on the said premises for lighting, water connection, lift and other common utility services.
- g. All municipal taxes, education cess and other outgoings having fallen due hereinbefore in respect of the said premises have been paid in full by the vendor only. All taxes and other outgoings falling due hereinafter shall be borne and paid by the purchaser alone. The purchaser shall be entitled to get his name mutated on revenue records and



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other Government records by virtue of these presents and the vendor shall at all time give consent therefore.

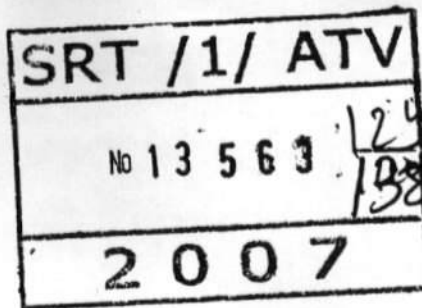
SCHEDULE I ABOVE REFERRED TO

All that piece and parcel of premises being the property known as SNS House and land beneath the said building land bearing Final Plot admeasuring 962.96 sq. mtrs of T.P. Scheme No.5 (Athwa-Umra) reconstituted out of land bearing Revenue Survey No. 105 of village Athwa, also bearing Old city Survey No.294 of Ward No.13 and presently bearing city Survey No.2544 to 2549 of ward Athwa, situated at Lal Bungalow, Athwa Lines in city of Surat, sub District Surat city, District Surat

SCHEDULE II ABOVE REFERRED TO

All that piece and parcel of premises being the Shop Commercial premises bearing No. 100 admeasuring 2390 sq. ft i.e 222.11 sq. mtrs on the ground floor and No. 101 on the first floor admeasuring 2390 sq. ft. i.e. 222.11 sq. mts. super built up area of the building known as House No.1, forming part of the building known as SNS House constructed on land bearing Final Plot No. 269, admeasuring 962.96 sq. mts. of T.P. Scheme No. 5 (Athwa-Umra) reconstituted out of land bearing City Survey No. 294 of Ward No. 13, now bearing City Survey No. 2544 to 2549 of Ward Athwa, along with undivided inchoate share in the land bearing F.P. No. 269 to the extent of 170.12 sq.mts.

The market value of the said premises conveyed hereby is Rs.6,00,00,000/- (Rupees Six Crores only) and therefore the sale deed is engrossed with the General Stamp of Rs.29,40,000/- The stamp duty



Tribhovandas Bhimji Zaveri
Zaveri Bazar

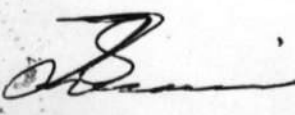
Certified true copy of the resolution passed at the meeting of Board of Directors of Tribhovandas Bhimji Zaveri Private Limited held on 21st September 2007

"RESOLVED THAT the Board of Directors of the Company hereby approves the purchase of the premises situated at 100/101, SNS House, Athwa Lane, Opp. Reliance Web World, Surat 395001 admeasuring 4780 sq.ft. from Mr.Kartik Babubhai Patel for the purpose of the showroom of the Company.

RESOLVED FURTHER THAT Mr.R.K.Nagarkar, General Manager of the Company, be and is hereby authorized to negotiate and finalise the purchase of the said premises on such terms and conditions as he may consider most appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr.R.K.Nagarkar be authorized to sign and execute such agreements, documents and papers as may be required under the Common Seal of the Company, if required and to appear before such authorities as may be necessary for giving effect to the said deal."

For Tribhovandas Bhimji Zaveri Private Limited


Director

Regd. Office : 241/43, Zaveri Bazar, Mumbai - 400 002. Tel.: 40465001. Fax : 2343 5656. Website : www.tbztheoriginal.com
Branches : L. T. Road, Borivli (W), Mumbai - 400 092. Tel. : 2833 5001, 2863 5001. Fax : 2833 5151 | Bhaveshwar Nagar No. 1, Ground Floor, M. G. Road,
Wakopar (E), Mumbai 400 077. Tel.: 2512 5007 | Prime Plaza, 002 & 102, S. V. Road, Santacruz (W), Mumbai - 400 054. Tel.: 2605 5001. | Gautam Tower, Near 'B' Cabin,
Gokhale Road, Thane (W), 400 602. Tel. : 2542 5001 | Ground & 1st Floor, S. N. S. House, Lai Bungalow Area, Opp. Reliance Web-World, Athwa Lines,
Surat 395 001. Tel.: 304 5001 | 70, Greenland Road, Punjagutta, Hyderabad - 500 082. Tel.: 3043 5001. Fax : 2340 0233

A division of Tribhovandas Bhimji Zaveri Pvt. Ltd.

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સુરત શહેરના પોલીસ વિભાગ દ્વારા

સ. મ. પેસ, ગા. - ૧૦૦૬-૧૦૦,૦૦૦-૩-૯૩ WCL ૧૦૦-૫

૨૧ ૨૮

૬ થા. વિ. નં. ૮૬૧૬, તા. ૧૬-૬-૨૬)

સી. ડી. અસ ૨૦ મ.

આકેડુ કાંડ

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2477 933-58 સી 21.75-90 01.9-1336 ૬
[સાથે વિ. થા. ને નહીં થાય ૩]
૧૦૪૫-૧૬ ૨૨૨૫-૦૦

સને-૧૯૭૪ માં કબજેદાર
શ્રી સાંતીલાલ ભાઈદાસ કાપડીયા તથા
સંજય સાંતીલાલ કાપડીયા.

સાચી નં.૨ આધારે



49-44-9 શ્રી. કમલેશ સારંગી
સુરતના કુટુંબ નં.
બાળકાળ વસી ૧૯૨૪/૩
૨૭ થા.
૩૦-૪-૭ આધારે
વિ. કાપડીયા ને
૧૬.૨૬૦૬ માં

સી. ડી. અસ ૨૦ મ.
સર્વે સુપ્રી-૨૦૦૬

૭-૭-૨૦૦૬ માં પોલીસની તપાસમાં કાંડ:
શ્રી. સતેશભાઈ સારંગી
ગુજરાતમાં ૨૭-૬-૨૦૦૬
કેસ નં. ૧૯૨૪/૩ માં પોલીસની તપાસ
માંથી ૨૦૦૬/૨૦૦૬ માં ૧-૭-૦૬
થી ૧૬-૭-૦૬ માં કુલ તપાસ
૧૦૪૫-૧૬ માં પોલીસની તપાસ
ની કોપર નીકળી.

સર્વે
સી. ડી. અસ ૨૦ મ.
સર્વે સુપ્રી-૨૦૦૬
સી. ડી. અસ ૨૦ મ.
સર્વે સુપ્રી-૨૦૦૬

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No 13 5 6 3
2007

9-9-05 வியாபாரி

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9-9-05 வெள்ளம்

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අනුමත වූ ප්‍රකාශන

9-9-04 20.4.10

ਮਾਨਯੋਗੀ ਭਾਈ ਭੀਮ ਸਿੰਘ

13-14-04/21 10,000.00 ରୁ 248 ଶହ ଟଙ୍କା

1957-58 01/05/58 21/05/58

ਮੁਖੀ ਸ਼੍ਰੀ-ਰਾਮ ਚ. ਚੰ. ਸਿੰਘ

பி.வி. வினாயகன்

वैशाखी

9-9-05 ବ୍ୟାପାରୀ

1940-1941 E.C. 2. 1704 L.L. B^L En O. J.W.

શ્રી. રા. ૫૦૦૦૦-પ્રિમલે ૫૮૩૫

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உருவம் உடையது. உருவம் உடையது உருவம் உடையது
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செய்து கொடுத்திருக்கிறார்.

१-१-०५ न्यायालय

உதவித் துணை. - 2

13-11-04 ലി. 11-20, 65000-11981 ഫിങ്ക്ടേഷൻ പ്രസിദ്ധീകരിച്ചു

44. 98 100 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140 142 144 146 148 150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180 182 184 186 188 190 192 194 196 198 200 202 204 206 208 210 212 214 216 218 220 222 224 226 228 230 232 234 236 238 240 242 244 246 248 250 252 254 256 258 260 262 264 266 268 270 272 274 276 278 280 282 284 286 288 290 292 294 296 298 300 302 304 306 308 310 312 314 316 318 320 322 324 326 328 330 332 334 336 338 340 342 344 346 348 350 352 354 356 358 360 362 364 366 368 370 372 374 376 378 380 382 384 386 388 390 392 394 396 398 400 402 404 406 408 410 412 414 416 418 420 422 424 426 428 430 432 434 436 438 440 442 444 446 448 450 452 454 456 458 460 462 464 466 468 470 472 474 476 478 480 482 484 486 488 490 492 494 496 498 500 502 504 506 508 510 512 514 516 518 520 522 524 526 528 530 532 534 536 538 540 542 544 546 548 550 552 554 556 558 560 562 564 566 568 570 572 574 576 578 580 582 584 586 588 590 592 594 596 598 600 602 604 606 608 610 612 614 616 618 620 622 624 626 628 630 632 634 636 638 640 642 644 646 648 650 652 654 656 658 660 662 664 666 668 670 672 674 676 678 680 682 684 686 688 690 692 694 696 698 700 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800 802 804 806 808 810 812 814 816 818 820 822 824 826 828 830 832 834 836 838 840 842 844 846 848 850 852 854 856 858 860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000 1002 1004 1006 1008 1010 1012 1014 1016 1018 1020 1022 1024 1026 1028 1030 1032 1034 1036 1038 1040 1042 1044 1046 1048 1050 1052 1054 1056 1058 1060 1062 1064 1066 1068 1070 1072 1074 1076 1078 1080 1082 1084 1086 1088 1090 1092 1094 1096 1098 1100 1102 1104 1106 1108 1110 1112 1114 1116 1118 1120 1122 1124 1126 1128 1130 1132 1134 1136 1138 1140 1142 1144 1146 1148 1150 1152 1154 1156 1158 1160 1162 1164 1166 1168 1170 1172 1174 1176 1178 1180 1182 1184 1186 1188 1190 1192 1194 1196 1198 1200 1202 1204 1206 1208 1210 1212 1214 1216 1218 1220 1222 1224 1226 1228 1230 1232 1234 1236 1238 1240 1242 1244 1246 1248 1250 1252 1254 1256 1258 1260 1262 1264 1266 1268 1270 1272 1274 1276 1278 1280 1282 1284 1286 1288 1290 1292 1294 1296 1298 1300 1302 1304 1306 1308 1310 1312 1314 1316 1318 1320 1322 1324 1326 1328 1330 1332 1334 1336 1338 1340 1342 1344 1346 1348 1350 1352 1354 1356 1358 1360 1362 1364 1366 1368 1370 1372 1374 1376 1378 1380 1382 1384 1386 1388 1390 1392 1394 1396 1398 1400 1402 1404 1406 1408 1410 1412 1414 1416 1418 1420 1422 1424 1426 1428 1430 1432 1434 1436 1438 1440 1442 1444 1446 1448 1450 1452 1454 1456 1458 1460 1462 1464 1466 1468 1470 1472 1474 1476 1478 1480 1482 1484 1486 1488 1490 1492 1494 1496 1498 1500 1502 1504 1506 1508 1510 1512 1514 1516 1518 1520 1522 1524 1526 1528 1530 1532 1534 1536 1538 1540 1542 1544 1546 1548 1550 1552 1554 1556 1558 1560 1562 1564 1566 1568 1570 1572 1574 1576 1578 1580 1582 1584 1586 1588 1590 1592 1594 1596 1598 1600 1602 1604 1606 1608 1610 1612 1614 1616 1618 1620 1622 1624 1626 1628 1630 1632 1634 1636 1638 1640 1642 1644 1646 1648 1650 1652 1654 1656 1658 1660 1662 1664 1666 1668 1670 1672 1674 1676 1678 1680 1682 1684 1686 1688 1690 1692 1694 1696 1698 1700 1702 1704 1706 1708 1710 1712 1714 1716 1718 1720 1722 1724 1726 1728 1730 1732 1734 1736 1738 1740 1742 1744 1746 1748 1750 1752 1754 1756 1758 1760 1762 1764 1766 1768 1770 1772 1774 1776 1778 1780 1782 1784 1786 1788 1790 1792 1794 1796 1798 1800 1802 1804 1806 1808 1810 1812 1814 1816 1818 1820 1822 1824 1826 1828 1830 1832 1834 1836 1838 1840 1842 1844 1846 1848 1850 1852 1854 1856 1858 1860 1862 1864 1866 1868 1870 1872 1874 1876 1878 1880 1882 1884 1886 1888 1890 1892 1894 1896 1898 1900 1902 1904 1906 1908 1910 1912 19

1. જે-જે સ્થળેથી બે-ભાપ: શાળામાં,
માનવ સંસ્કારીય, વિ. ગ્રંથો-

செய்து கொடுத்திருக்கிறார்கள்.

1. 0

9-9.05 original

ਅਭਿਨਾਵ ਪੇਸ਼ਕ 1995 ਈ. ਈ. ਈ.

• ୧୫-୦୫୧୮୩.୩୫, ୧୫୦୦୦ ଟଙ୍କା ମଧ୍ୟରେ

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உள்ளுள்ள ௨-௨, 1௨-4, 1௨-௧௨

114: 212/1414 (2025-2026)

५-१०-६७

Al. **SRT**

SRT /1/ ATV

No 13 5 6 3 131

2007

NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES 12-31-2007
2007

4C
C16

9. 2. 15

१७९

9-9-05

9-9



and registration fees are borne and paid and to be paid if any by the purchaser only.

IN WITNESS WHEREOF, the parties have put hereunto their respective hands and seal on the day and year mentioned hereinabove

Signed, Sealed and Delivered

By withinnamed vendor Kartik Babubhai Patel

In the presence of

1)

2)

SRT /1/ ATV	
No 13 5 63	3h 38
2007	

Details of Purchaser and seller

Purchaser

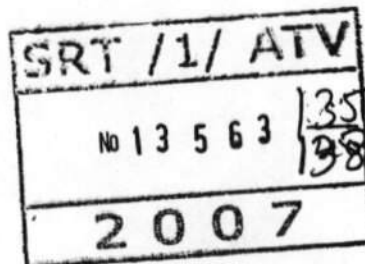
Tribhuvandas Bhimji Zaveri Pvt. Ltd;

By the hands of authorized signatory



Seller

Kartik Babubhai Patel



અનુક્રમ નંબર ૧૩૫૬૩
સને ૨૦૦૭ ના નવેમ્બર માસની
૭ મી તારીખે ૧.૦૦ થી ૨.૦૦
વાગ્યાની વચ્ચે સુરતસીટી-૧(અઠવા) સબ
રજીસ્ટ્રારની કચેરીમાં રજુ કર્યા.



(Signature)

કાર્તિક બાબુભાઈ પટેલ

(Signature)

(વાય. એમ. જોષી)
જોઈન્ટ સબ રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)

પકોચ નંબર :- ૨૦૦૭૦૧૮૦૦૭૨૮૩
ફી પકોચી છે તે ર. પૈસા.
નોંધવાની ફી :- ૬૦૦૦૦૦
ફોટો ફી પાનના(૧૪૦):- ૧૪૦૦
ટપાલ :- ૦
એકલ કુલ :- ૬૦૧૪૦૦

(એકે રૂપિયા છ લાખ એક હજાર ચારસો પુરા.)



પસકારનું નામ અને સરનામું

ઉંમર

શિક્ષણ

સહી અને છાપ

સહી

આપનાર

કાર્તિક બાબુભાઈ પટેલ (વેપાર)
જાત પોતે લઈ જશે.
અઠવાલાઈન્સ, સુરત

પાન નં. ABGPP5766R

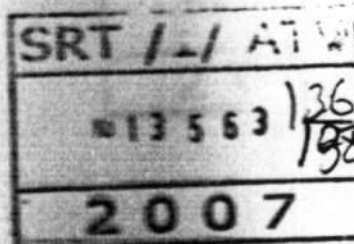
૩૧



(Signature)

દસ્તાવેજ લખી આપનાર
આ દસ્તાવેજ લખી
આપ્યાનું કબુલ કરે છે.

(Signature)



૧. મોહનભાઈ જેસાભાઈ ચૌધરી (વકિલ ના કલાર્ક)
નાનપુરા, સુરત

જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ
કહે છે કે સદરહું લખી આપનારને તેઓ જાતે
ઓળખે છે. અને તેમની ઓળખાણ આપે છે.

૧. મોહનભાઈ જેસાભાઈ ચૌધરી

તારીખ ૭ માં નવેમ્બર - ૨૦૦૭

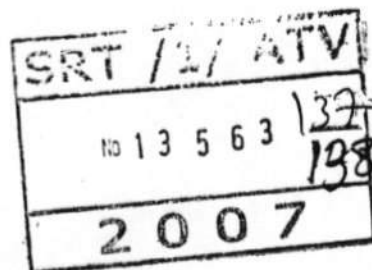
25/11/07

(વા.વ. એમ. જા.પી)
જોઈન્ટ સબ રજિસ્ટ્રાર
સુરતસીટી-૧(અઠવા)

અગત્ય કિમત નક્કી કરવા અંગેનું
દેખી નં.૧ રજુ થયેલ છે.
તા. ૦૭/૧૧/૨૦૦૭

25/11/07

(વા.વ. એમ. જા.પી)
જોઈન્ટ સબ રજિસ્ટ્રાર
સુરતસીટી-૧(અઠવા)



ઇન્કમટેક્સ રૂલ્સ ૧૯૬૨ની જોગવાઈ મુજબ
(૧) પાન નં./ઇ.જી.ર નંબર
દર્શાવેલ છે. જેની ખરાઈ કરવામાં આવેલ છે.

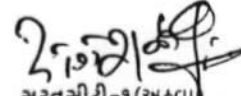
આપનાર નંબર.

લેનાર નંબર.

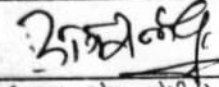
સંમતી આપનાર નંબર.

તારીખ:

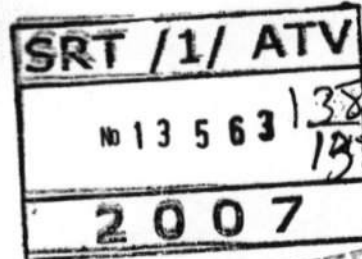
૭/૧૧/૦૯


સુરતસીટી-૧(અઠવા)

૧ નંબરની બુકના ૧૩૫૬૩ નંબરે નોંધ્યો
તારીખ : ૦૭/૧૧/૨૦૦૭


(વા. એમ. જોષી)

જોઈન્ટ સબ રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)



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J. I. YADAV
NOTARY



KIND ATTN: Mr. Naik / Copyist

ગામનું નામ - અઠવા

અનુક્રમણિકા નંબર - ૨
સર્વ-રજીસ્ટ્રાર કચેરી, સુરતસીટી-૧(અઠવા)

કરનાદેવની પ્રકાર અને અર્થ (ભાડા પડતા ફરિયામાં આકાર પડે આપવાર અથવા પડે રાખનાર આપે છે તે જણાવવું)	સંબંધિત વ્યક્તિનું નામ (જો કોઈ પણ હોય તો)	સંબંધિત વ્યક્તિનું નામ અથવા અથવા જુડી આપવામાં આવે ત્યારે તે.	કરનાદેવ કરી આપવાર પક્ષકારનું નામ અથવા ફિયાની કોર્ટના કુશળનામ અથવા અર્થનામ સંબંધિત પ્રતિબંધનું નામ	કરનાદેવ કરી હોવાર પક્ષકારનું નામ અથવા ફિયાની કોર્ટના કુશળનામ અથવા અર્થનામ સંબંધિત વ્યક્તિનું નામ	તારીખ સંબંધિત	અનુક્રમ વિનંતી અને પુષ્ટ નંબર	શરત
મુદતકી ફરિયાદ/વિશાલ રૂ. ૩૮૨૪૦૦૦=૦૦	૨. સર્વ નંબર ૧૦૫ સીટી સર્વ નંબર ૨૫૪૪ થી ૨૫૪૮ ડી. પી. નંબર ૫ કા. પ્લોટ નંબર ૨૨૬ પુર્વોક્ત નંબર ૧૦૧ તળની જમીનમાં વાણ વહેવારોલ દિવસો	સંબંધિત ૨૨૨.૧૧ સમયો.મી. સંબંધિત ૮૫.૦૬ થી.મી.	વિશાલ અપર શાલુ તે ન ૧ થી ૨ ન ક. મ. તરીકે ૧ શાલુનામ પાઠનામ સાધીયા AAOHS ૮૪૦૮ N ૨ સંબંધિત શાલુનામ AAHPK ૫૭૩૮ L શાલુ અને સંબંધિત કોર્પોરેશન અને ગામીનારી પરીતર વતી અને તરફ સુબાલનામ મનરુપનામ સંબંધિત	સર્વોક્ત વાલુનામ પડેલ	૦૭/૧૨/૨૦૦૫ ૦૭/૧૨/૨૦૦૫	૧૩૭૮૦	



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J. I. YADAV
NOTARY

મુકાબલ કરનાર Parash | Patel
બરી નકલ

અમ જે થીપરી ની તારીખ: ૦૭/૧૧/૨૦૦૭ ના રોજની
અરજ નંબર : ૧૧૫૨૭ ગુરતરી નકલ આપી
તારીખ: ૦૮/૧૧/૨૦૦૭

સર્વ-રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)

નોંધ : કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ ફોન કોલ સુધારો માન્ય ગણાશે

સર્વ-રજીસ્ટ્રાર
સુરતસીટી-૧(અઠવા)



ગામનું નામ - અઢવા

અનુક્રમણિકા નંબર - ૨
સાબ-રજીસ્ટ્રાર કચેરી, સુરતસીટી-૧(અઢવા)

Kid Ath: Mr. Naik / Suprati

દરતાદેવની પ્રકાર અને અર્થ (ભાડા પડેલા ઉપરનામાં આકાર પડે આપનાર અથવા પડે રાખનાર આપે છે તે જણાવવું)	સરવે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કોં પણ હોય તો)	સરકાર આકાર અથવા ગુડી આપનામાં આવે ત્યારે તે	દરતાદેવ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુમળામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દરતાદેવ કરી લેવાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુમળામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	તારીખ સંદેશી નોંધણીની અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરબદલ/વેચાણ રૂ. ૩૮૨૪૦૦૦૦=૦૦	રે. સર્વે નંબર ૧૦૫ સીટી સર્વે નંબર ૨૫૪૪ થી ૨૫૪૬- ડી. પી. નંબર ૫ ફા. પ્લોટ નંબર ૨૬૯ પુલીટ નંબર ૧૦૦ તળની જમીનમાં વણ વહેણાવેલ હિસ્સો કેસકળ ૨૨૨.૧૧ સમથા.મી. કેસકળ ૮૫.૦૬ થા.મી.	વિશાલ અમર શાહ તે નં ૧ થી ૨ ન કુ. મુ. તરીકે ૧ શાંતિલાલ ભાઈલાલ શાહીયા AAOHS ૮૪૦૮ N ૨ સંજય શાંતિલાલ શાહીયા AAHPK ૫૭૩૮ L શાહ એન્ડ સંઘવી કોર્પોરેશન એન્ડ ભાગીદારી પરીના વતી અને તરફે સુબાલભાઈ મનસુખલાલ સંઘવી	કાર્તિક બાબુભાઈ પટેલ	૦૭/૧૨/૨૦૦૫ ૧૩૩૮૬		



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J. I. YADAV
NOTARY

મુકાબલ કરનાર Parash I Patel

ખરી નકલ

સાબ-રજીસ્ટ્રાર
સુરતસીટી-૧(અઢવા)

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

એમ જે થીયરી ની તારીખ: ૦૭/૧૧/૨૦૦૭ ના રોજની
અરજી નંબર : ૧૧૫૨૭ ઉપરથી નકલ આપી
તારીખ: ૦૮/૧૧/૨૦૦૭

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