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26 MAR 2015

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No 2421

To  
Francis [unclear]  
Ph. bank [unclear]  
[unclear] of [unclear]  
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પર્ચેસ નંબર 2011008008103 દસ્તાવેજ નંબર 2533 દસ્તાવેજ વર્ષ ૨૦૧૧

તા ૨૬ માર્ચ ૨૦૧૧ સને ૨૦૧૧

દસ્તાવેજી રકમ રૂ. ૧૮૦૦૦૦૦૦

પરિચય નં. ૧૮૦૦૦૦૦૦૦૦

રજુ કરનારનું નામ M.H Mills & Industries Ltd. Through its Director Mool Umanobha Thakkar

ગીચ ૧૫ જે.કે. ૧૨૦૦

૩ લેસ

રજીસ્ટ્રેશન ફી	૧૮૦૦૦૦૦
નવમ કરવા તરીકે સાર્વજનિક / ગોચરિયા	૬૦૦ ✓
કલેક્ટરી નવમ કરવા માટે ફી	
ટાપલ પાર્ટી	
નવમ કરવા માટેની સર્વિસ (૨૦૧૧-૧૨ થી ૧૩)	૦
કોપી અને પ્રિન્ટ ચાર્જ	
લે આઉટ-ચાર્જ	
જનરલ-ચાર્જ (૨૦૧૧-૧૨)	
નક્કા ફી ફીલ્ડીંગ	૦
ઇન્ડેક્સ ફી	
બાકી રોકાણ ૦.૦૦ નોની ફી	



કુલ રોકાણ રૂ.	૧૮૦૬૦૦૦
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અને રૂપિયા અસલનીસ લાખ સહી પુરા

દસ્તાવેજ નંબર  
 ના હિસ્સે નિવાર અને અરજી  
 નંબર

રે સ્ટેશન નંબરની મોકલવામાં  
 કરવામાં આવેલ ના

દસ્તાવેજ રજુ કરનારની નીચેના સરનામું મોકલવું  
 Bwananarayana Kuar Makarba, Ahmedaba

*(Handwritten Signature)*

(બંધ પાસ પુસ્તક)

સબ રજીસ્ટ્રાર

અનલેન્ડ-૬-૧ બીલ્ડ




અચર ને આપશે

રજુ કરવારની સહી

ચાલકમલિછા નંબર - ૨

રામ-રજીસ્ટ્રાર કચેરી  
એસ આર ઓ - 7 Odhav

ગામનું નામ : ચહેરકોટણ

<p>દસ્તાવેજની પ્રકાર અને અવેજ (સ્વાસ્થ્ય પત્રના વિસ્તારમાં આકાર પટે આપનાર અથવા પટે આપનાર આપે તે અવેજ)</p>	<p>સર્વે નંબર રેકોર્ડ વિભાગ આકાર યાજવા કુરી નંબર અને પાર નંબર એસડી આપવાના આલે (જો કંઈ પણ હોય તો) ત્યારે તે</p>	<p>દસ્તાવેજ દરી આપનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના કુલમનામ અથવા આરેશના સંબંધમાં ફરિયાદીનું નામ</p>	<p>દસ્તાવેજ કદી લેનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના કુલમનામ અથવા આરેશના સંબંધમાં વાદીનું નામ</p>	<p>સહીની તારીખ નોંધણીની તારીખ</p>	<p>અનુક્રમ, મોડ્યુલ અને પુસ્તક નંબર</p>	<p>શેઠી</p>
<p>માલિકી ફેરબતલવેચાણ</p>	<p>સર્વે નં. 1380211-38,1425,143,144,145 સી.નં. 255 પો.નં. ચો.પી. 25010.08 સી.નં. 255 નં. ચો.પી. 25400.12 સી.નં. 257 નં. ચો.પી. 270 ચી.સી. 255 નં. 2 દે.પો.સં. 255, પો.સં. 10201 ની ચો.પી. 53121 અ.પી. ચો.સં. 255 નં. ચો.પી. 21249 વ.પી. લી.નં. 255 ની ચો.પી. 21249</p>	<p>M H Mire &amp; Industries Ltd Through its Director Mee Umangbhu Thakkar</p>	<p>Mis Sirel Coval Developers Through its Authorised Signatory Chirag Bhalchandre Shah</p>	<p>૨૬/૦૩/૨૦૧૨ ૨૬/૦૩/૨૦૧૧</p>	<p>૨૪૨૪</p>	
<p>સી. ૪૦૦૦૦૦૦૦૦૦૦૦૦૦</p>						

મુજબલ ૬૨૫૧૨ અરવિદભાઈ ની તારીખ ૨૬/૦૩/૨૦૧૧ ના રોજની

મળી નામ અરજી નંબર : ૫૦૫૮  
પહેલું નંબર : ૨૦૧૨૦૦૦૦૦૦૦૦૦૦  
તારીખ : ૨૬/૦૩/૨૦૧૧  
એસ આર ઓ - 7 Odhav

નોંધ કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં





SERIAL NO. 62743 DATE: 28/3/15  
 NAME OF THE PURCHASER: Bafal Goyal Developers  
 ADDRESS: 10th floor, Sakal Post Office, Prakhadnagar, M.B.C.

VALUE RS: 1,45,24,000/-  
 LICENSE NO. GUJ/SOS/AUTH/AV/2/2005/3860  
 NUTAN NAGRIK SAHAKARI BANK LTD  
 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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NUTAN NAGRIK SAHAKARI BANK LTD  
 AHMEDABAD  
 00000 SPECIAL ADHESIVE  
 55200000 5 3 2015  
 383026 GUJARAT  
 6753 6030470

per prevailing G.C.K] which is carved out of land bearing (1) City Survey No. 255 paika admeasuring about 26,010.88 sq. mtrs., (2) City Survey No. 256 admeasuring about 26,490.12 sq.mtrs (3) City Survey No. 257 admeasuring about 620 sq. mtrs. in City Survey ward No. 2

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Kotda) given in lieu of Final Plot No 104/1 (part) of Town Planning Scheme No 16 (Shaher Kotda 2<sup>nd</sup> Varied) (old Survey No 138/A/1, 139, 142/1, 143, 144/1 and 145) situate, lying and being at Moje Shaher Kotda, Taluka Maninagar [Old Taluka Ahmedabad City (East)], in the Registration District of Ahmedabad and Sub District of Ahmedabad - 7 (Odhav) for or at a total price of Rs 48,00,00,000/- (Rupees Forty Eight Crores only).

**FIRST PARTY**

-----  
**THE VENDOR**

**"M. H. MILLS & INDUSTRIES LTD."**

A Company incorporated under the Companies Act, 1956 at Serial No 04-4179, having its registered office at M. H. Mill Compound, Near Ambedkar Hall, Saraspur, Ahmedabad

(PAN NO: AAACM 9900 G)

through its authorized Director

**MR. NEEL UMANGBHAI THAKKAR**

aged about 20 years, Occupation: Business, residing at "Swaminarayan Kutir", Opp. YMCA Club, Makarba, Ahmedabad

(Hereinafter in this Sale Deed referred to as "THE VENDOR" or "FIRST PARTY", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said VENDOR and its successors and assigns of the one part)

**SECOND PARTY**

-----  
**THE PURCHASER**

**M/S SAFAL GOYAL DEVELOPERS,** a registered Partnership firm, registered before the Registrar of Firms, Ahmedabad at Firm



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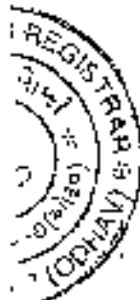
No.GUJ/AMS/40138, having its registered address at 1007, 10<sup>th</sup> Floor, Safal Profitaire, Corporate Road, Opp: AUDA Garden, Prahladnagar, Ahmedabad-380 015

(PAN NO.: ACOFS 6760 R)

through its Authorized Signatory

**MR. CHIRAG BIPINCHANDRA SHAH,**

Aged Adult, Hindu by Religion, Occupation - Service, Residing at 5, Lok Jeevan Society, Opposite Municipal School, Maninagar, East-380008



(Hereinafter in this Sale Deed referred to as "SECOND PARTY" or "THE PURCHASER", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said PURCHASER and its partners or partner for the time being, the survivors or survivor of them and their heirs, executors, administrators, successors and assigns of the Second Part).

WHEREAS,-

- (A) The VENDOR herein **M.H. MILLS & INDUSTRIES LTD.**, is the owner and is seized and possessed of and otherwise well and sufficiently entitled to the piece or parcel of partly freehold and partly perpetual leasehold Non-Agricultural Land bearing City Survey No 140 to 257 in City Survey ward No. 2 given in lieu of Final Plot No 104/1 admeasuring about 58,938 sq. mtrs. of Town Planning Scheme No 16 (Shaher Kotda 2<sup>nd</sup> Varied) (old Survey No 138/A/1, 139, 142/1, 143, 144/1 and 145) situate, lying and being at Moje Shaher Kotda, Taluka Maninagar [Old Taluka

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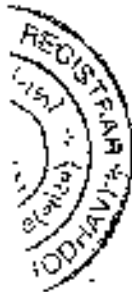
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Ahmedabad City (East), in the Registration District of Ahmedabad and Sub District of Ahmedabad - 7 (Odhav) and shall be hereinafter referred to as the "said Larger Land" in this Sale deed.

- (B) That the land more particularly described hereunder formerly belonged to Maneklal Harlal Spinning and Manufacturing Co Limited through its Agent Harilal Harivallabh and Co. through its authorized person Sheth Navnuttal Ranchhodlal since more than 50 years.



Sr. No.	Survey No	Area Sq. Mtrs.	Free Hold / Lease Hold
1	138/A/1	10928	Leasehold
2	139	16034	Freehold
3	145	12557	Freehold
4	142/1	9392	Freehold
5	143	9291	Freehold
6	144/1	7349	Leasehold
	Total Area	65551 sq mtrs	

- (C) That as stated in Gam Nagma No 2 of Village record, N A Use permission for land bearing Survey No 142/1 and other lands was granted by City Deputy Collector vide order bearing No LNDP/3063 dated 24-03-1959, Order bearing No. N.A.(3), 92, 27-06-1968, N A./Vishesh Dhuro dated 18-12-1969; LND/843/14-09-1950 and 31-10-1950, Order no 323 dated 06-10-1922.

- (D) That on implementation of Town Planning Scheme No 16 (Shahar-Kotda) land of Survey No 138/A/1, 139, 145, 142/1, 143 and 144/1

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were given one Final Plot No 104 and its area was fixed at 61,603 sq. mtrs



(E) That thereafter amendments took place in the Companies Act, 1956 and provision relating to "Managing Agent" was abolished. Hence as per the Certificate of Registrar of Companies, Mumbai, dated 04-12-1983 and as per application dated 25-03-1994 made by secretary, the name of "Agent Harilal Harivallabh and Co. through its Sheth Navnectlal Ranchhodlal" was deleted and name of Maneklal Harilal Spinning and Manufacturing Company Limited was entered in the revenue record. Mutation Entry to the said effect was made in the revenue record vide Entry No 4680 dated 02-05-1994.

(F) That as per order passed in Company petition No 162 of 1982 and 163 of 1982 by High Court of Gujarat and as per the Certificate of Assistant Registrar of Company, Gujarat - Dadra & Nagar Haveli, dated 01-05-1984 said The Maneklal Harilal Spinning and Manufacturing Company Limited was amalgamated with Bihari Mills, hence as per application of Company Secretary dated 25-03-1994, name of The Maneklal Harilal Spinning and Manufacturing Company Limited was changed to The Maneklal Harilal Mills Limited. Mutation Entry to the said effect was made in the revenue record vide Entry No 4681 dated 02-05-1994.

(G) That as per order passed in Company petition No. 69 of 1982 and 79 of 1982 by High Court of Gujarat and as per the Certificate of Assistant Registrar of Company, Gujarat - Dadra & Nagar Haveli, dated 11-11-1993, said the Maneklal Harilal Mills Limited was amalgamated with Navdeep Polymers Limited, hence as per application of Company Secretary dated 17-03-1994, and as per the resolution passed by the said Maneklal Harilal Mills Limited dated 25-11-1993, name of The Maneklal Harilal Mills Limited was

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changed to "Maneklal Harilal Mills and Industries Limited". Mutation Entry to the said effect was made in the revenue record vide Entry No 4682 dated 02-05-1994.

- (H) That as per the Circular bearing No GNN/CB/SR9/1/80 dated 08-06-1980 of Collector, Ahmedabad all the records of Final Plots covered under Town Planning Scheme No. 16 (Shaher-Kotda) including land of Final Plot No 104 admeasuring about 61603 sq mtrs is transferred to City Survey Limit. Mutation Entry to the said effect was made in the revenue record vide Entry No 5465 dated 30-09-2006.
- (I) That thereafter certain variations were made in Town Planning Scheme No 16 by Ahmedabad Municipal Corporation, pursuant to which land of Final Plot No 104 admeasuring about 61,603 sq.mtrs is given new Final Plot No 104/1 of Town Planning Scheme No 16 (Shaher Kotda 2<sup>nd</sup> Varied) and its area is fixed at 58,938 sq.mtrs. Accordingly Final Plot 104/1 has been allotted City Survey Nos 140 to 255 paiki, 256 and 257 which are in City Survey Ward No 2.
- (J) That charge of Asset Reconstruction Company (India) Ltd was recorded on the said Larger Land in City Survey Nos. 255, 256 and 257 vide entry nos. 676, 677 and 678 respectively all dated 28-12-2011. Subsequently the said charge was released by Asset Reconstruction Company (India) Ltd and mutation entries to the said effect were made in City Survey Nos. 255, 256 and 257 vide entry nos. 1154, 1155 and 1156 respectively all dated 15-12-2014
- (K) Hereafter as per letter dated 31-1-2015 issued by Commercial Tax Officer Division 15 Ahmedabad, the said Larger Land was released from the charge of commercial tax dues. Mutation entries to the



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said effect were made in City Survey Nos. 255, 256 and 257 vide entry nos. 1279, 1280 and 1281 respectively all dated 07-02-2015.

(L) That the name of Mancklal Harilal Mills and Industries Ltd was changed to M H Mills and Industries Ltd. pursuant to a Resolution dated 09-09-1996 and a Fresh Certificate of Incorporation Consequent upon Change of Name dated 13-09-1996 was issued by the Registrar of Companies, Gujarat Dadra and Nagar Haveli. Mutation entries to the said effect were made in City Survey Nos. 255, 256 and 257 vide entry nos. 1617, 1618 and 1619 respectively all dated 11-03-2015 and the said entries are yet to be certified



(M) That out of the said Larger Land of City Survey No 140 to 257, land admeasuring about 5817 sq mtrs., demarcated by hatch line marking in the plan attached herewith, forming part of City Survey Nos. 140 to 254 and 255 paiki (open land) is occupied by M H Mills Chawls and the Vendor is in possession of remaining land admeasuring about 53,121 sq. mtrs carved out of City Survey No 255 paiki admeasuring about 26,010.88 sq. mtrs., City Survey No 256 admeasuring about 26,490.12 sq mtrs and City Survey No 257 admeasuring about 620 sq. mtrs. given in lieu of Final Plot No. 104/1 paiki of Town Planning Scheme No. 16 (Shehar Kotda 2nd Varied)

(N) That as per the prevailing General Development Control Regulations sanctioned by the Government of Gujarat, if any owner/developer is intending to develop land of closed textile mills then such owner/developer will have to hand over 40% land to local authority for public purpose. Hence as per prevailing GDCR, out of the land admeasuring about 53,121 sq. mtrs. land admeasuring about 21,249 sq. mtrs. will have to be handed over to Ahmedabad Municipal Corporation and necessary sub-plotting

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plans will have to be approved by Ahmedabad Municipal Corporation and remaining land admeasuring about 31,872 sq. mtrs. will be available for development.

(O) That in the above manner **VENDOR** herein became the absolute owner of the said partly freehold and partly perpetual leasehold Non-Agricultural Land admeasuring about 53,121 sq. mtrs. [out of which land admeasuring about 21,249 sq. mtrs. will be handed over to AMC as per prevailing GDCR] which is carved out of land bearing (1) City Survey No 255 paika admeasuring about 26,010.88 sq. mtrs., (2) City Survey No 256 admeasuring about 26,490.12 sq.mtrs (3) City Survey No 257 admeasuring about 620 sq. mtrs. in City Survey ward No 2 given in lieu of Final Plot No. 104/1 (paika) of Town Planning Scheme No 16 (Shaher Kotda 2<sup>nd</sup> Varied) (old Survey No 138/A/1, 139, 142/1, 143, 144/1 and 145) situate, lying and being at Moje Shaher Kotda, Taluka Maninagar (Old Taluka Ahmedabad City (East)), in the Registration District of Ahmedabad and Sub District of Ahmedabad - 7 (Odhav) hereinafter referred to as said Land in this sale deed and demarcated by Red coloured boundary line in the plan annexed herewith and more particularly described in the Schedule written hereunder

(P) THAT the **VENDOR** and **PURCHASER** herein have negotiated for the sale of the said Land belonging to the **VENDORS** more particularly described in the Schedule written hereunder and as a result thereof the **VENDOR** has agreed to sell and transfer unto the **PURCHASER**, and the **PURCHASER** has agreed to obtain from the **VENDOR**, all the rights, title and interest vested in the **VENDOR** to and in the said Land being partly perpetual leasehold and partly freehold more particularly described in the Schedule hereunder written.



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5	1,00,00,000/-	148058 10-07-2014	Allahabad Bank
6	1,00,00,000/-	148059 11-07-2014	Allahabad Bank
7	1,00,00,000/-	148060 Vide RTGS 12-07-2014	Allahabad Bank
8	1,00,00,000/-	148061 12-07-2014	Allahabad Bank
9	1,00,00,000/-	148063 14-07-2014	Allahabad Bank
10	1,00,00,000/-	148064 14-07-2014 vide RTGS	Allahabad Bank
11	1,00,00,000/-	148065 16-07-2014 vide RTGS	Allahabad Bank
12	60,00,000/-	148066 21-07-2014	Allahabad Bank
13	1,00,00,000/-	241277 04-08-2014	Axis Bank Limited
14	1,60,00,000/-	241278 05-08-2014	Axis Bank Limited
15	21,00,00,000/-	241284 30-09-2014	Axis Bank Limited
16	52,85,000/-	241289 15-12-2014	Axis Bank Limited
17	9,55,40,000/-	Paid vide RTGS	UTPBH 15085028362- (M)
18	Rs.48,00,000/- deducted by the Purchaser towards 1%		

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	<u>T.DS on the total consideration as required under the provisions of the Income Tax Act, 1961</u>
Total	Rs.48,00,00,000/- (Rupees Forty Eight Crores Only)

**NOW THIS INDENTURE WITNESSETH**

- (1) That in consideration of the price of Rs.48,00,00,000/- (Rupees Forty Eight Crores Only), paid in the manner stated above on or before the execution hereof by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledges and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser forever), the Vendor do hereby sell, assign and transfer unto the Purchaser ALL that piece or parcel of partly perpetual leasehold and partly freehold Land more particularly described in the Schedule hereunder written (hereinafter demarcated by Red colour boundary line in the Plan Annexed herewith) AND TOGETHER WITH compounds, sewers, fences, trees drains, ways, paths, passages commons, gullies, wall waters, water-courses, lights liberties privileges easement and leasehold and appurtenances whatsoever to the said Land or any part thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate right, title, interest in the said Land, claim and demand whatsoever at law and in equity of them the Vendor of in and to the said Land or any part thereof TO HAVE AND TO HOLD the said partly perpetual leasehold and partly freehold Land unto the Purchaser as mentioned in the old deeds of conveyances/sale deeds and lease deeds and to the performance and observance of the covenants and stipulations therein contained and on the Lessee's part to be observed and performed and henceforth on the part of the Purchaser ought to be observed and performed and Vendor hereby assures the Purchaser that the said perpetual lease of said Land is now valid and subsisting and is in no

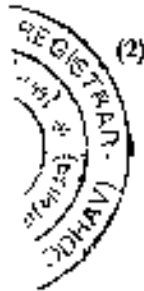


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wise void or voidable AND that notwithstanding any such thing as aforesaid all the rents reserved and the covenants by the Vendor and the conditions contained in the said Indenture of Lease have been paid observed and performed upto the date of these presents AND That notwithstanding any such thing as aforesaid the Vendor now has in itself good right and absolute power to sell the said perpetual leasehold rights in the said Land unto the Purchaser for the term and in manner aforesaid



AND THE Vendor doth hereby for itself, its successors, administrators and assigns covenants with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of its predecessors, or any person or persons lawfully, or equitably claiming by, from, through, under or in trust for it or them, made, done, committed or omitted or knowingly suffered to the contrary the Vendor now hath at the sealing and delivering of these presents good right, full power and absolute authority to grant, release, assign, convey and assure the said piece or parcel of said Land hereby granted, conveyed released or assured or intended so to be UNTO AND TO THE USE AND TO THE USE AND BENEFIT of the Purchaser in manner aforesaid AND THAT THE Purchaser shall and may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said Land and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by it the Vendor or any of its predecessors or any of them or any person or persons lawfully or equitably claiming or to claim by, from under or in trust for it or any of them AND Freely, clearly acquitted, exonerated and forever discharged and otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrance;

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whatsoever had, made, executed, occasioned or suffered by the Vendor or any of its predecessors or by claiming or to claim, by, from, under or in trust for it, them or any of them. AND further that the Vendor and all persons having or lawfully or equitably claiming by from under or in trust for it shall and will from time to time and at all times hereafter at the request and costs 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 and assurances in the law whatsoever for further and more perfectly and absolutely assuring the said Land hereby sold or expressed so to be and every part thereof unto and to the use of the Purchaser and in manner aforesaid as shall or may be reasonably required.



AND THAT the Vendor doth hereby for itself, its agents, administrators, successors, legal representatives and assigns covenant with the Purchaser that they the said Vendor shall and will unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter upon every reasonable request and at the costs of the said Purchaser its successors and assigns or any person or persons having or lawfully or equitably claiming them through under or in trust for the Purchaser its successors or assigns produce or cause to be produced unto him or them or his or their Solicitors, attorneys or agents, or at any trial, hearing, commission or examination or otherwise as occasion shall require, all or any of the deeds and writings for the purpose of showing its title to the said Land described in the Schedule written hereunder or any part thereof and will permit the same to be examined, inspected or given in evidence AND will also at the like requests and costs of the Purchaser as aforesaid deliver or cause to be delivered unto the said Purchaser and its successors and assigns such attested or other copies or extracts of or from the said deeds and writings or any of them as he or they may require AND SHALL AND WILL in the meantime;

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unless prevented as aforesaid keep the said deeds documents writings safe, un-obliterated and un-cancelled

- (4) AND the Vendor do hereby covenant with the Purchaser that the Vendor have not done omitted knowingly or willingly suffered or been party or privy to any act deed or thing where by it is prevented from selling the said Land in 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 otherwise howsoever AND that the right, title and interest of Vendor to the said partly perpetual leasehold and partly freehold Land are absolutely clear and marketable and free from any doubts or encumbrances



- (5) THAT the Vendor has delivered to the Purchaser quite vacant, peaceful and actual physical possession of the said Land more particularly described in the Schedule hereunder written, and the Vendor further assures that the said Land is absolutely free and clear property and there is no lien or charge or encumbrances of any nature with respect to it against the Vendor herein from any one and that the said Land is not dealt with or agreed to dealt with by Vendor with any Third Party and that there is no defect in the title of the said Land and that the Purchaser and future owners will be entitled and fully authorized to develop the said Land in any manner they like and they shall also be entitled to transfer their rights by Sale, mortgage, gift, lease and in any other manner.

- (6) The Vendor covenants that part of the said Land is either perpetual Leasehold Land or Long Leasehold Land with Lease renewal clause. The said Leasehold rights are fully and freely transferable and there is no need to obtain consent of the Lessors (Original Owners or their heirs). Part of the said land is also Freehold Land which is of absolute ownership Therefore the Vendor hereby covenants and assures the

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*[Handwritten initials]*

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Purchaser herein that it has transferred/assigned the Leasehold rights of the perpetual/long Leasehold Land to the Purchaser and it has also sold and conveyed the ownership right of Freehold Land to the Purchaser herein. Vendor has stated in this deed that the Vendor is owner of the said land which shall mean that Vendor is owner of Leasehold right of perpetual/long Leasehold land and owner of Freehold right of Freehold land and those rights are transferred

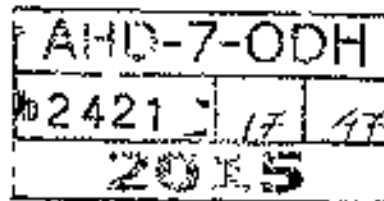
(7) That the Vendor represents that the rights under original old perpetual Lease deeds are still subsisting and valid. The Vendor has full right, title and interest in the said perpetual Lease and has full authority to transfer /assign/sell the partly leasehold and partly freehold rights of said partly leasehold and partly freehold Land.

(8) THAT THE Vendor covenants with the Purchaser that no litigation or proceedings of any nature concerning the said Lands is pending before any Judicial, Quasi judicial or Government authorities and that the said Land, or any part thereof is not under any acquisition, requisition or reservation for any purpose whatsoever and that no one else has any right title or interest in or over the said Land and that the said Land are free from any encumbrances, lien or charge of any nature whatsoever and that the titles of the said Land are absolutely clear and marketable

(9) The Vendor hereby agrees to keep indemnified and hereby indemnifies and keep harmless the Purchaser and/or its successors in title of, from and against any loss, damages, demand, action, judgment, order, dispute, claim, costs, charges and expenses of any nature suffered or sustained by the Purchaser in respect of titles of the said Land and due to any representations of the Vendor as recorded herein being found incorrect and/or due to any breach of the covenants/assurances given by the Vendor and/or due to any



*N. S. Joshi*      *C. P. K.*



claim made or which may hereafter be made on the said Land or any part thereof and / or due to any act or omission on the part of the Vendor or due to any defect or right/title/interest/claim raised by any third party in respect of the said Land or any part thereof and the Vendor further covenants with the Purchaser to reimburse it and or his nominees and/or successors in title for any claim, cost, charges and expenses arising thereof and to remove the defects in titles of said Land at Vendor's risk and cost.



(10) AND full and free right liberty and license for the said Purchaser and its directors, administrators, executors, successors, agents, transferees and assigns owners for the time being of the said Land and its or their future tenants and servants and all other persons authorized in that behalf by it or them from time to time and at all times hereafter by day or night for all purposes connected with the use and enjoyment of the said Land to go return pass and re-pass with or without vehicles in along over and upon the said Land and on arterial road or public road and to hold, use, enjoy and transfer the said Land.

(11) THAT the quiet, vacant and peaceful possession of the said Land, is delivered by the Vendor herein to the Purchaser AND THAT THE Purchaser shall and may at all time hereafter peaceably and quietly enter upon, have occupy and possess the said Land and every part thereof to and for its use and benefit without any suit, eviction, interruption, claim, or demand whatever from or by the Vendor or any of its agents or any of them or claiming by, from under or in trust for them or any of them.

(12) That the Purchaser shall be entitled to have and enjoy all perpetual leasehold right title and interest in the said Land pursuant to all Lease Deeds and Sale Deeds which are made and registered in the

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part in respect of the said Land or any portion thereof in favour of earlier owners and lessee. The Vendor covenants with the Purchaser that the Purchaser shall also be entitled to make any type of residential/ commercial/ industrial, etc construction on the said Land or any part thereof and the Purchaser shall also be entitled to sell, mortgage, assign, sub-lease or in any other manner transfer the said Land or any part thereof or construction made thereon to any third party on such terms and conditions as may be deemed fit by the Purchaser.



(13) THE Vendor covenants with the Purchaser that the said Land or any part thereof is not under any acquisition, requisition or reservation for any purpose whatsoever and that no one else has any right of maintenance or otherwise from and over the said Land and that said Land is free from any encumbrances, mortgages, lien or charge of any nature whatsoever and that the Vendor has not taken any loan or financial assistance of any nature from anyone by creating charge over the said Property or its title deeds and title of the said Land is clear and marketable and free from all encumbrances.

(14) That the Vendor covenants that the Vendor shall be liable to pay all outstanding dues alongwith interest, penalty charges of Torrent Power (ABC), Electricity Duties/Surcharge and Ahmedabad Municipal Corporation and the Vendor shall be liable to pay all AMC /AUDA/Panchayat assessments, rates, rents, taxes, Cesses, all outgoing/dues, betterment charges, utility bills, electricity bills etc in respect of the said Land or any part thereof upto the date of execution of this sale deed, failing which the Purchaser shall be entitled to recover them together with interest and damages from Vendor. If required, mutation entries for such charge/due satisfaction shall be made by the Vendor

*[Handwritten signatures]*

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- (15) THAT THE VENDOR shall give its signature/execute all forms, papers, affidavit, declaration bond and other deeds required for transfer of the said Land in the name of the PURCHASER in all government, semi-government local authority records and revenue records, City Survey Records or any other records as required.
- (16) As per Stamp Act, prevailing stamp duty is 4.90%. Therefore Stamp Duty of Rs 2,35,20,000/- has been paid on this Sale deed.
- (17) That the Vendor, M.H. MILLS & INDUSTRIES LTD, has appointed Mr. NEEL UMANGBHAI TILAKKAR vide its resolution dated 17-03-2015 as its Authorized Director and is given authority to affix the seal of the Vendor and execute and register this Deed for and on behalf of the said Vendor.
- (18) That MR CHIRAG BIPINCHANDRA SHAH, Authorized Signatory of M/s SAFAL GOYAL DEVELOPERS, a Partnership firm have been duly authorized by the said Partnership firm vide Authority Letter dated 24-03-2015 to sign, execute and register this Sale deed before the appropriate Sub Registrar on behalf of said Partnership firm
- (19) The Vendor further irrevocably declares that it shall always be liable to pay deficit or unpaid stamp duty or registration fees or penalty/interest (as and when demanded) on all agreements/deeds executed and the Vendor shall never claim exemption/walver on the grounds that the Vendor is not a party to such agreements/deeds etc.
- (20) That the expenses for Stamp Duty, Registration fees, miscellaneous expenses, lawyer's fees etc in respect of this Sale Deed shall be borne by the Purchaser alone.



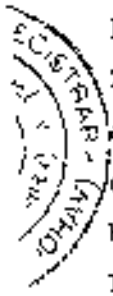
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The schedule above referred to is mentioned hereunder:-

SCHEDULE

All that piece or parcel of partly freehold and partly perpetual leasehold Non-Agricultural Land admeasuring about 53,121 sq. mtrs. [out of which land admeasuring about 21,249 sq. mtrs. will be handed over to AMC as per prevailing GDCR] which is carved out of land bearing (1) City Survey No 255 paiki admeasuring about 26,010.88 sq. mtrs., (2) City Survey No 256 admeasuring about 26,490.12 sq.mtrs (3) City Survey No 257 admeasuring about 620 sq. mtrs. in City Survey ward No. 2 given in lieu of Final Plot No. 104/1 (paiki) of Town Planning Scheme No 16 (Shaher Kotda 2<sup>nd</sup> Varied) (old Survey No 138/A/1, 139, 142/1, 143, 144/1 and 145) situate, lying and being at Moje Shaher Kotda, Ishuka Mannagar [Old Taluka Ahmedabad City (East)], in the Registration District of Ahmedabad and Sub District of Ahmedabad - 7 (Odhav)



The said land admeasuring about 53,121 sq. mtrs. is bounded as under

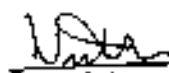
- On or towards East : 12.9 mtr Road
- On or towards West : land of Final Plot No 105, 106 and 107
- On or towards North : 18.28 mtr wide road
- On or towards South : Land of Final Plot No 103, 104/2 (Slum upgradation) and land of Final Plot No 104/1 paiki of M.F.L Mill Chawl

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C.P.




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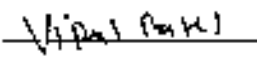

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands hereunder on this 21th day of MARCH, 2015 at Ahmedabad

SIGNED AND DELIVERED )  
 by the within named Vendor )  
 M.I. Mills & Industries Ltd. )  
 Through its Authorized Director )  
 Mr. Neel Umangbhai Thakkar ) 



SIGNED AND DELIVERED )  
 by the within named Purchaser )  
 M/S. SAFAL GOYAL DEVELOPERS, )  
 A Partnership firm, )  
 Through its Authorized Signatory )  
 Mr. Chirag Bipinchandra Shah ) 

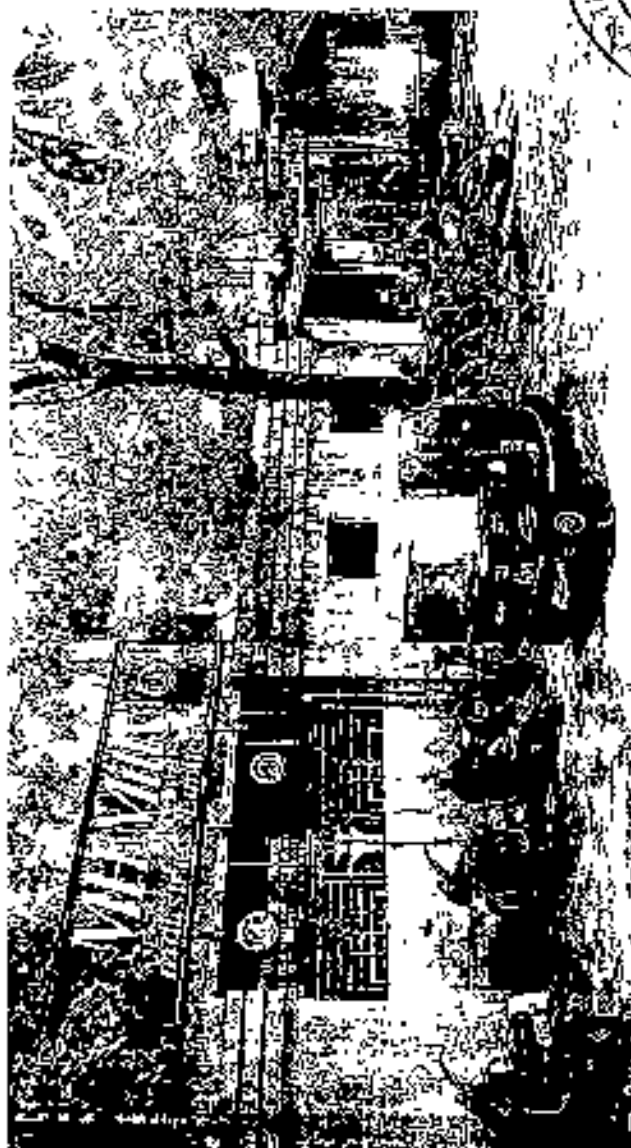
WITNESSES

- [1]   
 [2] 

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2015		



5"x7" photographs of Land hereby sold by Vendor to Purchaser



THE VENDOR

*[Signature]*

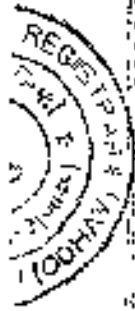
THE PURCHASER

C. B. S. / *[Signature]*

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2421	28	47
2015		



5"x7" photographs of Land hereby sold by Vendor to Purchaser



THE VENDOR

*[Handwritten Signature]*

THE PURCHASER

*C. B. S. [Handwritten Signature]*

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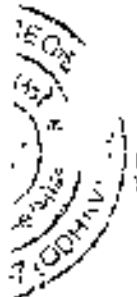
FIRST PARTY-VENDOR

Photograph



*Neel Umangbhai Thakkar*

M.H. Mills & Industries Ltd, through its Authorized Director Mr. Neel Umangbhai Thakkar



SECOND PARTY-PURCHASER

Photograph



*C. B. Shah*

M/S. SAAJ GOYAL DEVELOPERS, A Partnership firm, through its Authorized Signatory Mr. Chirag Bipinchandra Shah



RHD-7-ODH  
 2421  
 2015



No.	Name	Address	Signature



TRUE COPY  
*S. R. Bhelal*  
 MISS S. R. BHELAL  
 NOTARY  
 GOVT. OF GUJARAT

અરજદારની યોગ્ય અરજ સાથે રજુ થયેલ  
 આસેટ રીકોન્સ્ટ્રક્શન કંપની લિમિટેડ  
 ના ડી. ડી. નં. 30/10/2014 ના પદ્ધતિ  
 હેઠળના નોંધણી નં. 28/12/2014 ના પત્ર આધારે  
 રૂ. 1,50,00,000/- ના મૂલ્યના આસેટ  
 યોગ કરી શોધે છે તેના  
 માટે અરજદારને આસેટ રીકોન્સ્ટ્રક્શન  
 કંપની લિમિટેડ દ્વારા નોંધણી નં. 28/12/2014

Asset Reconstruction Company  
 Ltd

Union  
 AND-7-ODH  
 2421 26 47  
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કોર્ટની સર્વ સુવિધોગત નં. 3 અમદાવાદના  
 મુકદ્દમા નં. 101/2012 જેલ-અમદાવાદ-3  
 ના અંતર્ગત રજા નં. 12 તા. 14.12.2012 થી  
 જે ના નં. 139/2012 હેઠળ અમલીત કરવાના  
 મુકદ્દમાની નોંધ કરી, અમદાવાદ ના અધિકારી દ્વારા

અમારા  
 31/12/2012

સી. સ. સુધિ. નં. 3  
 અમદાવાદ.

શ્રી મહેશભાઈ હરીજીભાઈ એસ. સુબ્રહ્મણ્યમ  
 ના અધિકાર હેઠળે  
 આજની તારીખે અમદાવાદ



અરજદારની અરજ સાથે રજુ થયેલ  
 સી. સુબ્રહ્મણ્યમ એસ. સુબ્રહ્મણ્યમ  
 ના નં. 30/10/2014 ના પદ્ધતિ  
 હેઠળના નોંધણી નં. 28/12/2014 ના પત્ર  
 આધારે રૂ. 1,50,00,000/- ના મૂલ્યના આસેટ  
 યોગ કરી શોધે છે તેના માટે અરજદારને આસેટ  
 રીકોન્સ્ટ્રક્શન કંપની લિમિટેડ દ્વારા નોંધણી  
 નં. 28/12/2014

અમારા  
 31/12/2012



શિરબંધાર  
 સી. સ. સુધિ. નં. 3

TRUE COPY

MISS S. R. SHELAT  
 NOTARY



31  
 32  
 92  
 91

અમારા  
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અમારા  
 31/12/2012

31/12/2012







539  
સારી

અરણ્યની બીજા અરણ્ય સાથે સુધુ સારી  
Asset Reconstruction Company (India) Ltd.  
જા.સ.નં. ૧૦૧/૨૦૧૪ ના પસંદગી  
દરમિયાન ૨૦/૧૨/૨૦૧૪ ના પસંદગી  
કા. ૧,૫૨,૨૫,૦૦૦/- રકમના અરણ્ય  
બીજા સુધી પહોંચી જાય  
પરિણામ હાથેથી મીસ્ટ્રી બેંક ઈન્કોર્પોરેટેડ ની  
બંધી મળી રહ્યા છે

(E)  
ASSET Reconstruction Co. (India) Ltd.

અરણ્ય  
21/1/2012

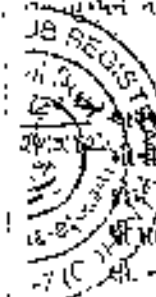
AHD-7-ODH  
#2421 24 47  
2015

539  
સારી

મીસ્ટ્રી સારી ગુણિતોને નોંધ ની જ સમજાવવા  
દુબ - નામની સી બેંક - અરણ્યની  
જા.સ.નં. ૧૦૧/૨૦૧૪ ના પસંદગી  
કા. ૧,૫૨,૨૫,૦૦૦/- રકમના અરણ્ય  
બીજા સુધી પહોંચી જાય  
પરિણામ હાથેથી મીસ્ટ્રી બેંક ઈન્કોર્પોરેટેડ ની  
બંધી મળી રહ્યા છે

(H)  
(L)

અરણ્ય  
21/1/2012  
સી.સ.સુધી ની  
અમદાવાદ.



અરણ્યની અરણ્ય સાથે સુધુ સારી  
મીસ્ટ્રી સારી ગુણિતોને નોંધ ની જ સમજાવવા  
દુબ - નામની સી બેંક - અરણ્યની  
જા.સ.નં. ૧૦૧/૨૦૧૪ ના પસંદગી  
કા. ૧,૫૨,૨૫,૦૦૦/- રકમના અરણ્ય  
બીજા સુધી પહોંચી જાય  
પરિણામ હાથેથી મીસ્ટ્રી બેંક ઈન્કોર્પોરેટેડ ની  
બંધી મળી રહ્યા છે

(L)  
મીસ્ટ્રી સારી ગુણિતોને નોંધ ની જ સમજાવવા  
દુબ - નામની સી બેંક - અરણ્યની  
જા.સ.નં. ૧૦૧/૨૦૧૪ ના પસંદગી  
કા. ૧,૫૨,૨૫,૦૦૦/- રકમના અરણ્ય  
બીજા સુધી પહોંચી જાય  
પરિણામ હાથેથી મીસ્ટ્રી બેંક ઈન્કોર્પોરેટેડ ની  
બંધી મળી રહ્યા છે

અરણ્ય  
21/1/2012  
સી.સ.સુધી ની  
અમદાવાદ.

539  
સારી

અરણ્યની અરણ્ય સાથે સુધુ સારી Asset  
Reconstruction Company (India)  
Limited ના ડા. ૩૦/૧૦/૨૦૧૪ ના પસંદગી  
BGIV/JD/FY-16/2658 આધારે સીબી  
નંબર..... ના..... ૨૦/૧૨/૨૦૧૪  
થી નોંધાયેલ અરણ્ય રૂ. ૧,૫૨,૨૫,૭૬૭/-  
સાથે રૂ. ૬૨,૦૦,૦૦૦/- ના સુધુ સારી  
પરિણામ હાથેથી મીસ્ટ્રી બેંક ઈન્કોર્પોરેટેડ ની  
Asset  
Reconstruction Company (India)  
Limited તરફથી મળેલ AOC આધારે  
સી.સ.નં. ૧૬૦ થી ૨૨૭ માં બંધી મળી  
જાય છે.



અરણ્ય  
સી.સ.સુધી ની  
અમદાવાદ.  
TRUE COPY  
NOTARY  
GUJARAT



20/1/2014

સી.સ.નં. 91  
સી.સ.નં. 92  
સી.સ.નં. 93  
સી.સ.નં. 94

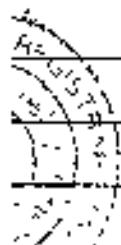
સી.સ.સુધી ની  
અમદાવાદ.

પુસ્તાકી કાર્ડ - ૨

વોર્ડ વોર્ડ નં. ૨ Ruled Card CTS. 20e  
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શીટો સર્વે નંબર	વોલ્યુમ નંબર	પાના નંબર	વિરોધધારી
૨૫૬	૨૬ ૪૦૦.૧૨	૨૨૧	૨૧ ૧૯૯૧-૯૨ના વર્ષથી

પાસપોર્ટ કાર્ડ	AHD-7-ODH
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૧૨૮૦  
શ્રી. સુભાષ ચંદ્ર સહિયારી સંસ્થાના  
પાસપોર્ટના અધિકારી, જી. એ. સી. /  
૧૯૨-૧૪ / બેંગલુરુ / ૧૨-૧૫ / ૧૯૭૭  
દ્વારા જાણવાથી શ્રી. સુભાષચંદ્ર  
સહિયારી સંસ્થાના પાસપોર્ટના અધિકારી  
શ્રી. સુભાષ ચંદ્ર સહિયારી સંસ્થાના  
અધિકારી, જી. એ. સી. / ૧૨૦ સી સ્ટ્રીટ સુધી

શ્રી. સુભાષ  
સહિયારી  
વિસ્તૃત  
શ્રી. સ. સુભાષ - ૩  
અમદાવાદ  
૧૨-૦૩-૧૯૭૭

૧૫૧૮  
૧૧-૩-૨૦૧૧  
અમદાવાદની અસલ વગત સુધી સર્વેલ  
પુસ્તાકી કાર્ડના અધિકારી સુભાષચંદ્ર  
સહિયારી, અમદાવાદ દ્વારા જાણવાથી  
શ્રી. સુભાષચંદ્ર સહિયારી સંસ્થાના પાસપોર્ટના  
અધિકારી શ્રી. સુભાષચંદ્ર સહિયારી સંસ્થાના  
અધિકારી, જી. એ. સી. / ૧૨૦ સી સ્ટ્રીટ સુધી  
સુભાષચંદ્ર સહિયારી સંસ્થાના પાસપોર્ટના  
અધિકારી શ્રી. સુભાષચંદ્ર સહિયારી સંસ્થાના  
અધિકારી, જી. એ. સી. / ૧૨૦ સી સ્ટ્રીટ સુધી  
સુભાષચંદ્ર સહિયારી સંસ્થાના પાસપોર્ટના  
અધિકારી શ્રી. સુભાષચંદ્ર સહિયારી સંસ્થાના  
અધિકારી, જી. એ. સી. / ૧૨૦ સી સ્ટ્રીટ સુધી

સુભાષચંદ્ર



વિસ્તૃત  
શ્રી. સ. સુભાષ - ૩  
અમદાવાદ



અમદાવાદની નોન-સ્ટેટ ઇન્ડસ્ટ્રીલ ડેવલપમેન્ટ કોર્પોરેશન લિમિટેડ  
 Asset Reconstruction Company (India) Limited  
 નોન-સ્ટેટ ઇન્ડસ્ટ્રીલ ડેવલપમેન્ટ કોર્પોરેશન લિમિટેડ  
 BGN/JD/FY-15/2500 આધારે નોંધ  
 રુ. 2,48,25,72,000/- ના બેંક બેલેન્સ  
 નોંધ કરી મોકલે તેવા  
 માલિકાવાહ કરીવાળી બીજા યોગ ઈન્ડસ્ટ્રીલ લી  
 મિટીંગ નંબર 278 થી 282

Asset Reconstruction Company  
 Ltd

મુસાલિમ  
 22/2/2022

AHD-7-ODH  
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સી.સી. સર્વે ટ્રસ્ટિન્સ-કેન્ટ નં. 3 અમદાવાદના  
 હુકમ ક્રમાંક સી.સી. નં. - 3/2019-20  
 ટી.સી. નં. 148 થી 267 પ્રમાણિત કરવાના  
 હુકમની નોંધ કરી મોકલે તેવા  
 હુકમ નંબર 278 થી 282

(1) - -  
 (2) - -

મુસાલિમ  
 22/2/2022  
 સી.સી. સુધિ. નં. 3  
 અમદાવાદ.

અમદાવાદની અનુલ સાથે રજુ કરેલ  
 નોન-સ્ટેટ ઇન્ડસ્ટ્રીલ ડેવલપમેન્ટ કોર્પોરેશન લિમિટેડ  
 નોન-સ્ટેટ ઇન્ડસ્ટ્રીલ ડેવલપમેન્ટ કોર્પોરેશન લિમિટેડ  
 નોંધ કરી મોકલે તેવા  
 માલિકાવાહ કરીવાળી બીજા યોગ ઈન્ડસ્ટ્રીલ લી  
 મિટીંગ નંબર 278 થી 282 પ્રમાણિત કરવાના  
 હુકમની નોંધ કરી મોકલે તેવા  
 હુકમ નંબર 278 થી 282

(1)  
 સી.સી. સર્વે ટ્રસ્ટિન્સ-કેન્ટ નં. 3  
 અમદાવાદના હુકમ ક્રમાંક સી.સી. નં. - 3/2019-20  
 ટી.સી. નં. 148 થી 267 પ્રમાણિત કરવાના  
 હુકમની નોંધ કરી મોકલે તેવા  
 હુકમ નંબર 278 થી 282

મુસાલિમ  
 22/2/2022  
 સી.સી. સુધિ. નં. 3  
 અમદાવાદ.

અમદાવાદની અનુલ સાથે રજુ કરેલ Asset  
 Reconstruction Company (India)  
 Limited ના ટી. સી. 30/10/2014 ના પત્રક્રમાંક  
 BGN/JD/FY-15/2500 આધારે નોંધ  
 નંબર..... ટી. સી. 28/12/2011  
 થી નોંધાયેલ બાંધકામ રૂ. 1,88,25,88,757/-  
 રુબે રૂ. 82,00,00,000/- માં હુકમ બેંક  
 ફાઈનલ સેટલમેન્ટ થતા Asset  
 Reconstruction Company (India)  
 Limited તરફથી મોકલેલ NOC આધારે  
 સી.સી. નં. 148 થી 267 માં બેંક બેલેન્સ  
 નોંધ કરી.



મુસાલિમ  
 શિસ્તેદાર  
 સી.સી. સુધિ. નં. 3  
 અમદાવાદ  
 22-2-2022

TRLE GOD  
 22/2/2022

MISS S.R.  
 SHELAT  
 GOVT. OF GUJARAT



સી.સી. નં. 148 થી 267  
 માં બેંક બેલેન્સ  
 નોંધ કરી મોકલે તેવા  
 હુકમ નંબર 278 થી 282

22/2/2022



AHD-7-ODH  
 NO 2421 36 47



Co No. 04-4179

First Certificate of Incorporation consequent on  
 CHANGE OF NAME  
 In the OFFICE OF THE REGISTRAR OF  
 COMPANIES  
 GUJARAT-Dadra & Nagar Haveli  
 (Under the Companies Act, 1956 (I of 1956))

I, THE REGISTRAR OF MANEKAL HARILAL MILLS AND  
 INDUSTRIES LIMITED, I hereby certify that MANEKAL  
 HARILAL MILLS AND INDUSTRIES LIMITED

which was originally incorporated on 10/03/51  
 under the Companies Act, 1956 and under the name

NAVDEEP PROCESSORS PRIVATE LIMITED

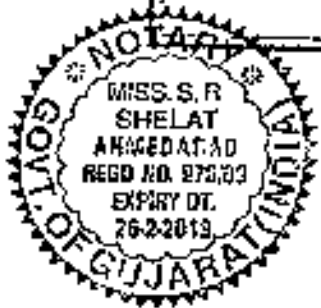
having duly passed the necessary resolution in terms of Section  
 21(3)(a) of the Companies Act, 1956, on 9/9/55 and the  
 approval of the Central Government signified in writing having  
 been accorded therein by the Registrar of Companies, Gujarat,  
 vide his letter dated 13/5/56 in terms of Government of  
 India Ministry of Law, Justice & Company Affairs, (Department  
 of Company Affairs) Notification No. GSR, 307 (2), dated 20-  
 06-1955 the name of the said Company is this day changed to  
 MH MILLS AND INDUSTRIES LIMITED and the  
 certificate is issued pursuant to section 23(1) of the said Act

given under my hand at AHMEDABAD

Dated this THIRTEENTH DAY OF SEPTEMBER, 1955

One Thousand Two Hundred SIXTY SIX

Sd/-  
 (S. K. SARKA)  
 Registrar of Companies, Gujarat  
 Dadra & Nagar Haveli



TRUE COPY  
 of  
 MISS S. R. C.  
 NOTARY  
 GOVT OF G.



SINCE 1898

REF NO

AMD-7-ODH		
2421	85	47
31.3.2015		

MH Mills & Industries Limited

Ministry of Registrar Awardee  
Finance Bank at Export - 2005

REGD. & ADM. OFFICE : SARASPUR AHMEDABAD - 380 018 (INDIA)  
PHONE : 2294378, 22925688 | FAX : 051-79 2292500 | E-MAIL : mhml@ama.com

CIN No. L1710GJ1981PLC004179

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MH MILLS AND INDUSTRIES LIMITED HELD ON 17<sup>th</sup> MARCH, 2015 AT THE REGISTERED OFFICE OF THE COMPANY AT 11.00 A.M.

"RESOLVED THAT the Company may sell all that piece or parcel of partly freehold and partly leasehold Non-Agricultural Land admeasuring about 53,121 sq. mtrs. (out of which land admeasuring about 21,249 sq. mtrs. will be handed over to AMC as per prevailing GDCR) which is carved out of land bearing (1) City Survey No 255 pakka admeasuring about 26,010.88 sq mtrs, (2) City Survey No 256 admeasuring about 26,490.12 sq.mtrs (3) City Survey No 257 admeasuring about 620 sq. mtrs. in City Survey ward No. 2 given in lieu of Final Plot No. 104/1 (pakka) of town Planning Scheme No 16 (Shaher Kotda 2<sup>nd</sup> Varied) (old Survey No 138/A/1, 139, 142/1, 143, 144/1 and 145) situate, lying and being at Moje Shaher Kotda, Old Taluka Ahmedabad City (East) (New Taluka Manbargar), in the Registration District of Ahmedabad and Sub District of Ahmedabad - 7 (Odhav).



RESOLVED FURTHER THAT Mr. Neel Thakkar (DIN 06417718), Director of the Company and is hereby authorized to execute and sign sale deed, power of attorneys, affidavits and other such documents, necessary papers/ documents/ forms etc., and to receive payment for the aforesaid sale of land and to register such documents with government authority and to complete all legal formalities for transfer of above mentioned land.

RESLOVED FURTHER THAT any Directors of the Company be and is hereby authorized to submit copy of the resolution whenever it's required "

CERTIFIED TRUE COPY,  
For, MH MILLS AND INDUSTRIES LIMITED

*Sunny Chatwani*  
DIRECTOR  
(SUNNY CHATWANI)  
DIN NO. 03179296



All disputes Subject to Ahmedabad Jurisdiction

TRUE COPY  
*S. R. Shilat*  
MISS S. R. SHILAT  
NOTARY  
GOVT. OF GUJARAT





AH11-7-ODH		
NO 2421	37	47
2015		



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 NEEL UMANGBHAI THAKKAR  
 UMANGBHAI MALAL THAKKAR  
 21/03/1984  
 Father's name: Anant Malal Thakkar  
 AQXP0048M  


भारत सरकार  
 GOVT. OF INDIA



TRUE COPY  
 2/5/15  
 MISE S.H.  
 GOVT OF INDIA

AMD-7-ODH  
 12421 JB 47  
 2015



GUJARAT

33520

AH 459269

6 AUG 2015

*Handwritten notes in Gujarati script, including 'સાચી કોપી જાહેર કરવામાં આવી' (True copy made public) and other illegible text.*

Registrar of Firms  
 Ahmedabad City  
 S/L, Laxmi Street,  
 Laxmi Field, Ahmedabad

C.P.F., A (V)-177-1,50,000-4-98.  
 C.R., M.B., No. 545, dated 16-5-33.

[Spl - R.F. Secy. 7

REGISTER OF FIRMS  
 "FORM-G"

Sr. No. of Appl. 177/2014-15

Firm No. GUJAR15/40138

Name of Firm: M/S. SAFAL COYAL DEVELOPERS

Principal Place of Business: 1007, 10th FLOOR, SAFAL PROPRIETRE, CORPORATE ROAD,  
 OFF AUDA GARDEN, PRAHLADNAGAR, AHMEDABAD-380011

Name of any Other Place: N/A

No. of Entry	Date of Entry	Nature of Entry	Date of Issuing	Remarks
1	06/08/2014	MR DDAY KALSHODKAL VORA 22-A BASANT GANJ, NR. PURSHOTTANAGAR BUS STOP, BOPAL, AHMEDABAD-380008	06/08/2014	



TRUE COPY  
*Signature*  
 MISS S. R. BHELAL  
 NOTARY  
 GOVT OF GUJARAT

P.S.O.

**AHD-7-ODH**

No 2421	99	47
3355		

# 2 #

- 2 MR DIIREN HASMUKHLAL VORA 30/05/2014  
20, BANSANT BAHAR, NR PURSHOTTAMNAGAR BUS STOP,  
KOPAL, AHMEDABAD-380050
- 3 GOYAL & CO (CONSTRUCTIONS) PVT LTD 30/05/2014  
10th FLOOR, COMMERGE HOUSE-4, B/S. RELIANCE PETROL PUMP,  
100 FT ROAD, PRAHLADNAGAR, SATELLITE, AHMEDABAD-15  
AHMEDABAD-380015
- 4 SPRING VALLEY ORGANISERS PRIVATE LIMITED 30/08/2014  
G-300, 9th FLOOR, TITANUM CITY CENTRE,  
100 FT ROAD, ANANDNAGAR ROAD, AHMEDABAD-15  
Duration:-AT WILL

SD/-  
Registrar of Firms,  
Ahmedabad City, Ahmedabad

10/9/2014	As per party's "E" application received on	18/9/2014
	1 SAFAL REALTY PVT LTD 11th FLOOR, SAFAL PROPITAIRE, CORPORATE ROAD, OPP AUDA GARDEN, PRAHLADNAGAR, AHMEDABAD-380015 Has Joined as partners of the firm w.e.f <span style="float: right;">7/8/2014</span> 1 SPRING VALLEY ORGANISERS PRIVATE LIMITED Has Retired as partners of the firm w.e.f <span style="float: right;">7/8/2014</span> Duration:-AT WILL	



**TRUE COPY**  
SD/-  
Registrar of Firms,  
Ahmedabad City, Ahmedabad

[Signature]  
Registrar of Firms,  
Ahmedabad City,  
Ahmedabad.



TRUE COPY  
[Signature]  
MRS. S.P. CHELAT  
NOTARY  
GOVT. OF GUJARAT

સાલગોયા ડેવલપર્સ  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA

30/05/2014

સંસ્થાનું કેસ નંબર

COFS6760R



AND-7-ODH		
2421	40	4F
2015		



TRUE COPY  
*S.R. Bhelat*  
MISS S. R. BHELAT  
NOTARY  
GOVT. OF GUJARAT

AHD-7-ODH  
2421 / 4047  
2015

GOVERNMENT OF GUJARAT  
GOVERNMENT OF INDIA  
GHIRAG BIPINCHANDRA SHAH  
BIB SHAH  
03/11/1979  
BEVPS98190

REGISTRAR  
(M)

NOTARY  
GOVT. OF GUJARAT  
MRS S.R.  
EHELAT  
ANILNATH  
KESHUJI  
78-2-2013

TRUE COPY  
*S.R. Ehelat*  
MRS S. P. SHELAT  
NOTARY  
GOVT. OF GUJARAT

AHD-7-ODH  
#2421 42/47  
2015

Form 5



# GUJARAT STATE Driving Licence



Number: GJ01/312516/01/11/07/2001

Name: SHAH CHIRAG  
BIPINCHANDRA  
Address: 5, LOKJIVAN SOC. NR  
MANIASHA MANINAGAR  
AHMEDABAD 380008  
Dob: 03/11/1979  
Tel: 3771010



Is licenced to drive MC ex. 50CC, LMV

Valid for Motor Vehicle from 01/12/2014 to 01/12/2018  
Valid for Transport Vehicle from 01/12/2014 to 01/12/2018



C. B. Shelat

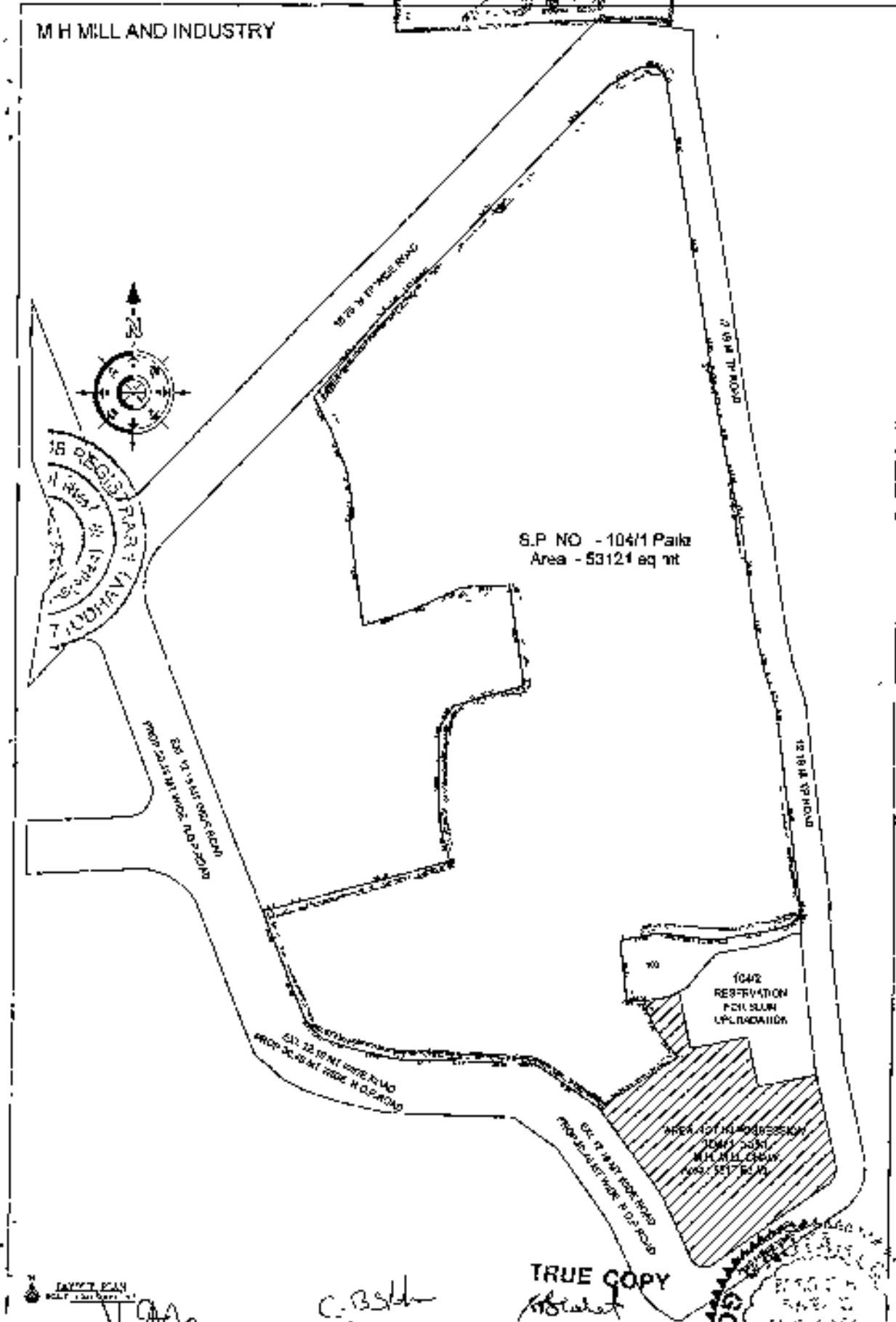
*Pragati*  
Ahmedabad



TRUE COPY  
*Shelat*  
MISS S. R. SHELAT  
NOTARY  
GOVT OF GUJARAT

AM-7-ODH  
No 2421 AB 47

M H MILL AND INDUSTRY



S.P NO - 104/1 Paik  
Area - 53124 sq mt

104/2  
RESERVATION  
FOR SLUM  
UPLADATION

M. CHAL CHAN  
MS-5217 BLDG

LAWYER'S SIGN  
*[Signature]*

*C. B. Shelat*

TRUE COPY  
*[Signature]*  
MISS S. R. SHELAT  
NOTARY  
GOVT OF GUJARAT

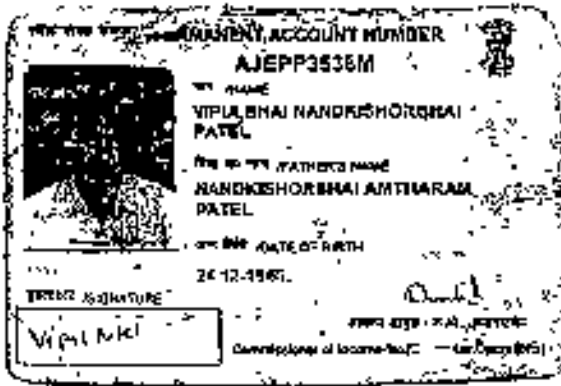


AHD-7-ODH  
 No 2421 | 44 | 47  
 2015



TRUE COPY

*[Signature]*  
 CHAVADA PARESH M.  
 AMC 50 Lic No 0290220212  
 1127, Govt. Mill 'C' Colony,  
 Nr Ashok Mill, Naroda Road,  
 Ahmedabad - 380025



TRUE COPY

*[Signature]*  
 CHAVADA PARESH M.  
 AMC 50 Lic No 0290220212  
 1127, Govt. Mill 'C' Colony,  
 Nr Ashok Mill, Naroda Road,  
 Ahmedabad - 380025



# AHD-7-ODHAV

2421

45 47

2015

ZW03/15 11:23 09 am Version 1 | 2015 10

Serial No 2421  
 Presented of the office of the Sub-Registrar of  
 S.R.O - Ahmedabad-7 Between the hour of  
 Odhav 10 to 11 on Date 26/03/2015

Receipt No - 2015007007503  
 Received Fees as following  
 Registration Rs 4800000  
 Stds Copy Fee ( 60 ) 600  
 Other Fees 0  
**TOTAL - 4800600**



M/s M's & Industries Ltd. Through its Director  
 Neel Umangbhai Thakkar

*(Signature)*  
 (N S Patel)  
 Sub Registrar

S.R.O - Ahmedabad-7 Odhav

*(Signature)*  
 Sub Registrar

S.R.O - Ahmedabad-7 Odhav

No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
1	Executing 1000 M/s M's & Industries Ltd Through its Director Neel Umangbhai Thakkar Swaminarayan Kuti, Makarba, Ahmedaba PANNO-AAACN6000G	20			<i>(Signature)</i>
2	Claiming 1000 M/s Safal Goyal Developers Through its Authorised Signatory Chirag Bipinchandra Shah S Lok Jaivan Society, Maninagar, Ahmedabad PANNO-LACDPS5760R	0			<i>(Signature)</i>

Executing Party  
 admits execution

**AHD-7-ODHAV**

2421

46

47

2015

20/03/15 11:25:09 am Version 1.1 2015.10

1 Vipulbhai N. Patel  
Sareth, Ahmedabad



2 Arvind R. Prajapat  
Bodakdev, Ahmedabad



State that they personally known  
above named executant and  
Identifies him/them.



*Vipulbhai*

*Arvind R. Prajapat*

Date 26 Month March -2015

*NS Patil*  
N S Patil  
Sub Registrar  
S R O - Ahmedabad-7 Odhav

Received Copies of Certified Evidence of Seller, Buyer and  
Identifiers of Document

Date 26/03/2015

*NS Patil*  
( N S Patil )  
Sub Registrar  
S R O - Ahmedabad-7 Odhav

**AHD-7-ODHAV**

2421

47 47

2015

26/03/15 12:41:54 pm Version 1.1.2015.10

Verified PAN No/LLP No as per  
Income Tax Rules 1962.

Executant No. ✓

Contract No. ✓

Conformer No. ✓

Date: 26/03/2015

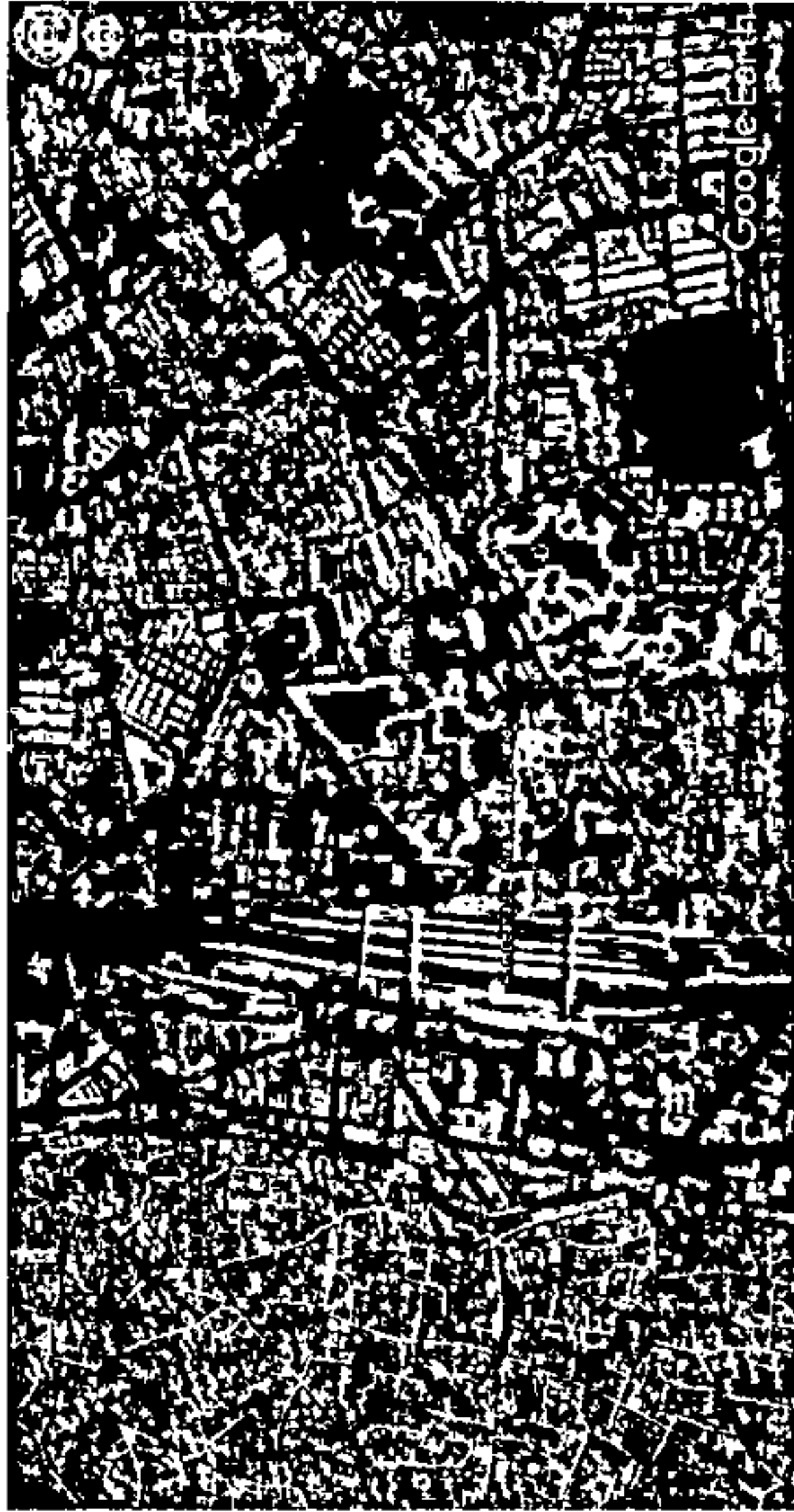
(N S Patel)  
Sub Registrar  
S R O - Ahmedabad-7 Odhav



1 Book No. 2421 Registered No  
Date: 26/03/2015

(N S Patel)  
Sub Registrar  
S R O Ahmedabad-7 Odhav





LATITUDE - 23.013097

LONGITUDE - 72.360418

SITE IN BLUE COLOR - SUMEL - 10