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(30)

રજી.નંબર: ૪૧૨૨

તારીખ : ૨૩/૫/૨૦૧૭

RA-1
2017

મુદત
૨૫/૫/૨૦૧૭

SALE Deed

The Purchaser :-

Swastik Developers, a partnership firm named as such having its Office at Alpna Cinema, Pratapnagar, Vadodara, for and on its behalf by its Partner

- 1) **Satishbhai Ramcharan Shrivastav**
- 2) **Abhimanyu Satishbhai Shrivastav**
- 3) **Rajubhai Chimanlal Chauhan**
- 4) **Rishi Satishbhai Shrivastav**

Balkesh Bhupendrabhai Patel

202, Samangal Chamber,

Jambul-et-Kharivav Road, Dandia bazaar, Vadodara,

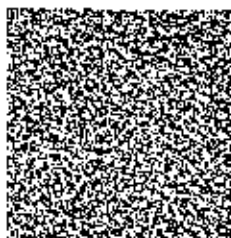




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.	IN-GJ44958679148254P
Certificate Issued Date	23-May-2017 03:07 PM
Account Reference	SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference	SUBIN-GJSH-VOD0142478768656624P
Purchased by	R C CHAUHAN
Description of Document	Article 20(a) Conveyance - Immovable Property
Property Description	MOJE KASBA RS-196 PAIKI 195/2 CS-2801/1 2809 2810
Consideration Price (Rs.)	2,00,00,000 (Two Crore only)
First Party	RASHID GAZFAEALI AND OTHERS
Second Party	SWASTIK DEVELOPERS
Stamp Duty Paid By	SWASTIK DEVELOPERS
Stamp Duty Amount(Rs.)	4,80,000 (Four Lakh Eighty Thousand only)



BRA-1
1-2-37
2017



0006328430

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



INDIA

गुजरात गुजरात GUJARAT म. नं. 742/2017/2/4 23 MAY 2017 B 733028

Regd

नाम.....
ठेका.....
हस्ता.....

सा. नं. 1-0-0
(सुजीता भुविन्द्रभाई पटेल)
रहे. 43, विमलपुरा रोड, वडोदा
शास्त्रीबाग पार्क
पाडी, वडोदा

स्टेम्प पेन्डरनी सह
: ओडीस :-
रकर, सुभंगल रोड, रॉय
समन्वये पत्राळा पास, वडोदा
इंडिया वडोदा, वडोदा-००

BRA-1

2017



Sale Deed for immovable Property for Rs. 2,00,00,000=00 (in words Rs. Two Crore) Only

THIS Sale Deed is executed on dated 23/05/2017 by the Vendors -Party of First Part (landowners):

- 1) **Rashid Gazanferali,**
aged 60, Occupation: Business, P.No.AEPPH1779A
- 2) **Legal heirs of deceased Firoz Gazanferali :-**
2/1.) Mariyam Firoz Hakim,
aged 66. Occupation: Housewife P.No. AHKPH7571C

Shirish Kumar
प्रासिग्यो
विक्रम
मोहन
प्रासिग्यो
विक्रम
मोहन
प्रासिग्यो
विक्रम
मोहन

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES



गुजरात गुजरात GUJARAT

नाम.....
हेला.....
हस्ता.....
सा. नं. १/६६
(सुनील सुवेन्द्रभाई पटेल)
रह. १३, विष्णुप्रसाद सोसायटी
सायबोबाग पाठण
वाडी, वडोदरा

स्टेम्प वेन्डरनी सह
: ओडीस :-
२०२, सुभंगल रोड, अम-वे
प्लाका पास, जंबुवेद
इंडिया अमर, वडोदरा-००

23 MAY 2017
B 733029

BRA-1

№ 4 122 $\frac{3}{37}$

2017

2/2.) Fahim Firoz Hakim,

aged 43, Occupation: Business P.No. ABRPH8956Q

2/3.) Noorulain Firoz, W/o.Fazal Sulemani

aged 37, Occupation: Housewife, P.No. BYUPS6856B for on behalf
by her Power of Attorney Holder Fahim Firoz Hakim aged 43, Occupation:
Business P.No. ABRPH8956Q

Fahim Firoz Hakim
Noorulain Firoz

Aurabi

Fahim Firoz Hakim

8045

Fahim Firoz Hakim

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गुजरात गुजरात GUJARAT

नं. 743 L 23/7/19 रफ

23 MAY 2017

B 733030

नाम

पेशा

रहते

व. नं. १६८

(सुनील कुमारेन्द्र पटेल)

रह. १०, वि. सु. प. ६ ला. य.

शास्त्रीवाण पा. ७७

पानी, पडोरा

स्टेम्प पेकरजी स. १

ओडीस :-

२०२, सुमंजस रोड, स.

राम-वे प्ला. ३३ पास, वंजुवे

इंडिया नगर, पडोरा-००

BRA-1

4 122 - 6/37

2017



- 3) Nusrat Firoz, W/o. Asadullah
aged 62 Occupation: Housewife, P.No. AETPT3462L
- 4) Zarina Gazanferali W/o. Abdulali Zamani,
aged 70, Occupation: Business, P.No. AADPZ3091R

All residing at : Merchant Compound, Near Petrol Pump, Makarpura Road, Opposite S.R.P. Group, Vadodara,

(who hereinafter shall be referred to as Party of the First Part or Vendors in the present Sale Deed which expression would mean and include the Party of the First Part-Vendors themselves, their heirs, successors, assignees, executors, administrators etc.)

Subrahmanya
Gagan
Mariyom Hossain
Murali

Shafiq
2017
Subrahmanya

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



गुजरात गुजरात GUJARAT

म. नं. १३२/२५००

23 MAY 2017

ज.म.

ठेका

हस्ता

ला. नं.

(सुनील सुप्रेमभाई पटेल)

छे. १३, विप्लवपुरा सोड रोड

भारतीय गैर न्यायिक

पटेल, वडोदरा

स्टेम्प वेल्डरनी रु. ६

ओडीस :-

२०२, सुभंगल चोखल,

राम-वे पञ्जाबा पार्स, जंमुदे

डीया जमर, वडोदरा-००

B, 733031

BRA-1

No 4 122-5

2017

By the Party of Second Part-The Purchaser in the present Sale Deed.

Swastik Developers, a partnership firm named as such having its Office at Alpana Cinema, Pratapnagar, Vadodara, for and on its behalf by its Partner

- 1) **Satishbhai Ramcharan Shrivastav** age 61, Occ.: Business,
- 2) **Abhimanyu Satishbhai Shrivastav** age 27, Occ.: Business,
- 3) **Rajubhai Chimanlal Chauhan** age 51, Occ.: Business,
- 4) **Rishi Satishbhai Shrivastav** age 25, Occ.: Business,

Shubhashree
Mazumdar

Mazumdar

Satishbhai

4

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



गुजरात गुजरात GUJARAT

1933 23/5/17 2 पं

23 MAY 2017

B 733032

काम

देखा

हस्त

रा. सं. ५

(सुनील सुदे-कलार्थ पतेत)

पदे. ५३, वि. सुप्रसाद रोसाव

आस्त्रीबाग पण्डज

पडी. पडीटर

स्टेम्प वेन्डरनी अर

: ओडीस :-

ब०२, सुभंगल रोम्बर्स,

राम-वे प्लाजा पास, वंदुवेद

डीसा बनार, पडीटर-००



BRA-1

104 122 - 5

2017



(who hereinafter shall be referred to as the Purchaser or the Party of the Second Part Partnership firm which expression would mean and include its present and future partners from time to time and their heirs, successors, attorney, assignees, executors, etc. all)

The Party of the Second Part Vendors herein jointly execute the present Sale Deed in favour of the Purchaser-the Party of the First Part upon willingness that:

Shri. ...
Gajamani
Mangam ...

Murali

...

Sayee

...

5

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

मं. नं.

नाम

हस्ताक्षर

रस्ते

सा. नं.

(सुलील क...

रहे. १२, वि...

शास्त्री (जग...

वाडी, पडोहरा

स्टेडप वडोदरा र...

ओडीत :

२०२, सुमंगल ये...

राम-वे प्लाजा पार्से, जे...

इडीया जगत. पडोहरा-००

23 MAY 2017

B 733033

BRA-1

No 4 122 37

2017

WHEREAS, the land of Revenue Survey No. 196 Paiki and No. 195/2 which is situated Mouje Vadodara Kasba, Tal. District Vadodara, and upon its inclusion in City Survey Department of Vadodara, Vibhag-Ward No.3, vide Chalta No.33 to 39 it has been allotted City Survey No.2801/1, 2809, 2810, 2811, 2812, 2813, 2814/1, which are admeasuring 519.16.80 Sq. Mts. and 27.87.10 Sq. Mts. & 102.56.53 Sq. Mts. & 1895.23 Sq. Mts. & 20.99.61 Sq. Mts. & 15.60.77 Sq.Mts. and 1916.51.81 Sq. Mts.respectively, totally admeasuring 2621.67.85. Sq.Mts.

Bharilaji K...
Jajamoni
Mariyam Hulsim

Murabi

Signature

Seal

Signature

6

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

मं. नं. 7737 डाटा 2500

25 MAY 2017

'B 733034

नाम
ठेका
रक्ते
ला. नं. 1. 55
(सुनील सुनीलदास पटेल)
रहे. 13, वि. सुभाष सोसायटी
शास्त्रीबाग पालिका
वाडी, पडोहरा
स्टेड वेक्टरनी सह
: ओडीस :-
202, सुमंगल येन्बर, 1
यम-वे प्लाखा पासो, जंजुनेट
डीया अन्तर, पडोहरा-04

BRA-1
4 122-8/37
2017

THE SUB REGISTRAR

Since the aforesaid lands which were belonged to the ownership, enjoyment and possession of Gazanferali Fatehali, it was continuing to appear in his individual name in the Revenue City Survey Record as per Order passed by the I.O. Saheb. Thus, the owner of the said lands Gazanferali Fatehali had during his life time and part of family arrangement and according to Muslim Shariyat, gifted lands of his ownership to the direct legal heirs, claimants, in its Revenue Record, City Survey Card as per entry posted on dated 31.01.87 (approved on 13.03.87), and as such (1) the property of City Survey No.2808/1 was transferred in the joint names of Zarinabai Gazanferali and

Zarinabai
Gazanferali
Mariyam plating
Muata

Zarinabai
Mariyam
7

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY-FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

नं. 7432 2/1/1 25000

23 MAY 2017

B 733035

नाम: रश्मि
हेता: रश्मि
रश्मि
सा. नं. १. ८८
(सुनील लुपेन्द्रभाई पाले)
रश्मि १३, विष्णुप्रसाद सोलायडी
शास्त्रीलाल पाछण
वाडी, पडोहरा
स्टेप वेन्डरनी सह
: ओफीस :-
२०२, सुमंगल रोड, बरुडा,
राम-वे पहाडा पास, बरुडा
डोका अन्तर, पडोहरा-०



BRA-1
No 4 122 37
2017

Firozbbhai Gazanferali, (2) the property of City Survey No.2809 was transferred in the name of Firozbbhai Gazanferali, (3) the property of City Survey No.2810 was transferred in the name of Firozbbhai Gazanferali; (4) the property of City Survey No.2811 was transferred in the name of Party of First Part Rashidbbhai Gazanferali, (5) the property of City Survey No. 2813 was transferred in the name of Party of the First Part herein Rashidbbhai Gazanferali, and (5) the property of C.S. No.2814/1 was transferred in the joint names of Party of the First Part herein Rashidbbhai Gazanferali and Nusratbai Gazanferali.

Signature of Firozbbhai Gazanferali
Firozbbhai Gazanferali
Nusratbbhai Gazanferali

Signature of Rashidbbhai Gazanferali
Rashidbbhai Gazanferali

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



गुजरात गुजरात GUJARAT

क्र. 7439 23/5/10 25000

23 MAY 2017

B 733036

नाम:
 ठेकाई:
 हस्ता:
 आ. नं. 5-1-56
 (सुनील सुपेन्द्रभाई पटेल)
 रहे. 2/3, विष्णुप्रसाद सोसायटी
 शास्त्रीबाग पाणव
 पडी. पडोहरा
 स्टैम्प वेन्डरनी सह
 : ओडीस :-
 2002, सुमंगल चेम्बर्स,
 राम-वे प्लाजा पास, जंजुली
 इंदिया नगर, पडोहरा-40

BRA-1

4 122-10
2017

SUB REGISTER

The Co-owner Zarinabai Gazanferali (landowners No.1) had willingly relinquished/waived her right, title and interest on permanent basis in respect of aforesaid land by executing Affidavit without consideration as per entry posted on dated 13/03/2013 for deleting the rights in the revenue record of the Property Card the proceedings of deletion of name were conducted and upon Firozbhai Gazanferali the co-owner and possession holder of the said land on dated 18/03/2011, the property falling to his share has come to the hands of his direct legal heirs being present surviving legal heirs being Vendor at Sr.No.2/1 to 2/3 who acquired the same by way of succession.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

नं. 743/2014/25000

23 MAY 2017

B 733037

नाम: श्री. श्री. देवदास देवदास
ठेका: पुणेकर
हस्ता: देवदास देवदास

सा. नं. 9/10
(सुनील पुणेकराई पटेल)
रह. 13, विष्णुपट्टा सोसायटी
शास्त्रीबाग पाणव
वाडी, वडोदरा

स्टेम्प वेन्डरजी सह
: ओडीएस :
२०२, सुभंगल रोडवर्स,
शम-वे प्लाजा पास, कंबुजेट
इंडिया बजार, वडोदरा-००

BRA-1

No 4 122 ¹¹/₃₇

2017

Thus in the aforesaid lands in which as per changes made from time to time in the revenue/city survey records it is belonging to the ownership, enjoyment and possession of the Vendors herein of the present Sale Deed, the Vendors as joint owners are in enjoyment and possession the said lands on receipt of acquiring complete right and power to sell the land stated in schedule as per measurement on the record, the Vendors being owners, attorney and possession holder of the said land have sold the schedule property/land in favour of Purchaser-Party of the first Part vide present Sale Deed so as to transfer the same in the name of Purchaser-firm.

Swastika
gagan

maripm Halim

Murali

[Signature]

[Signature]

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

743V 20/4/17 25000

3 MAY 2017

B 733038

नाम: श्री. श्री. सुनील सु. प्रभाकर पटेल
 ठेका: श्री. श्री. सुनील सु. प्रभाकर पटेल
 ठेके: श्री. श्री. सुनील सु. प्रभाकर पटेल
 ला. नं. 4/1/17
 (सुनील सु. प्रभाकर पटेल)
 र. 13, वि. प्रभाकर पटेल सोसायटी
 शास्त्रीबाग पाछा
 वाडी, पडोहा
 स्टैम्प वेक्टरनी. स.
 मोदीस.
 202, सुमंगल रोड,
 राम-वे प्रभाकर पास, जंजुल
 डी. बा. पटेल, पडोहा-00

BRA-1

104 122 - 12/37

2017



Now this Sale Deed witnesses as under:

- 1) The land described more particularly in detail in the schedule hereunder and belonging to the ownership of the Vendors herein has been decided to be sold in the name of the Purchaser-Party of the Second Part partnership firm, as per clarifications made between/ with the partners of the partnership firm, and as agreed between us, the same has been sold at just and proper adhoc market price of Rs.2,00,00,000=00 (in words Rs. Two Crore) only vide present Sale Deed.

Sunil Kumar
3/5/17
marigamplation

Marigamplation

Shri. Sri. Sunil S. Prabhakar Patel

Shri. Sri. Sunil S. Prabhakar Patel

11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

म. नं. १५०० ३१/५/१७

23 MAY 2017

B 733039

नाम: रविशंकर देवदत्त
 ठेका: रविशंकर देवदत्त
 हस्ता: रविशंकर देवदत्त
 (सुनील देवदत्त) (सुनील देवदत्त)
 र. १३, वि. २, नं. १३, नं. १३, नं. १३, नं. १३
 वाडी, पडोदा, वाडी, पडोदा, वाडी, पडोदा, वाडी, पडोदा



BRA-1
 No 4 122 - 13
 2017

Upon accepting the aforesaid sale consideration amount of Rs. 2,00,00,000=00 (in words Rs. Two Crore) only as per following details, the land belonging to our ownership has been sold upon our willingness by executing present Sale Deed. The amount of sale consideration in that regard has been received by the Vendors according to our respective rights, shares as per bank cheques prepared per requirements, as stated below.

Prakash
Gargani
Mariyam Hakim
Murali

Shankar
Ar
12
Shankar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

मामा नं. 24112 24000

23 MAY 2017

8 733040

डेकातुं

हस्त

ला. नं. 9/200

(सुनील लुनेन्द्रभाई पटेल)

रहे. 13, वि. सुभद्रा संस्थापक

शास्त्रीबाग पाछा

वाडी, पडोहरा

स्टेम्प वेवरेनी रात

: ओकीस :-

२०२, सुमंगल रोडवर्ग,

राम-वे पताका पार्से, नंजुवेर

डीवा बजार, पडोहरा-६९

Says



BRA-1

122-14
37

2017

The details of sale consideration received :

Rs. Name of the Bank/Cheque No.

11,00,000-00	Andhra Bank, Ch.No.580378 Dt. 28/10/16
12,37,500-00	Andhra Bank, Ch.No.582426, Dt.24/05/17
12,37,500-00	Andhra Bank, Ch.No.582427, Dt.24/05/17
12,37,500-00	Andhra Bank, Ch.No.582428, Dt.24/05/17
4,12,500-00	Andhra Bank, Ch.No.582429, Dt.24/05/17
4,12,500-00	Andhra Bank, Ch.No.582430, Dt.24/05/17
4,12,500-00	Andhra Bank, Ch.No.582431, Dt.24/05/17

Swastika K. Vaidik
Mariyam Hakim

Muradi

[Signature]

Says

Ganesh Kumar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

23 MAY 2017

B 733041

ना. नं. १२६६
(सुनील सुप्रीममार्ग परेड)
रहे. १३. विपुलमार्ग सोरागरी
शाम्भुजी. ३. पाम्भु
पाडी. पडोरा

स्टेम्प वेन्डरनी रा.

ओडीस :-

२०२, सुमंगल चेम्बर्स,
राम-वे प्लाजा पास, चंयुवेद
डिमा नगर. पडोरा-००



BRA-1
12-15
37
2017

- 12,37,500-00 Andhra Bank, Ch.No.582432, Dt.24/09/17
- 12,37,500-00 Andhra Bank, Ch.No.582433, Dt.24/09/17
- 12,37,500-00 Andhra Bank, Ch.No.582434, Dt.24/09/17
- 4,12,500-00 Andhra Bank, Ch.No.582435, Dt.24/09/17
- 4,12,500-00 Andhra Bank, Ch.No.582436, Dt.24/09/17
- 4,12,500-00 Andhra Bank, Ch.No.582437, Dt.24/09/17

Shivshin
gagan
maniyam
Murab

14
14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



गुजरात GUJARAT

अ. नं.

2017/11/2500

23 MAY 2017

B 733042

नाम

ठेका

कस्ते

सा. नं. 1 66

(सुर्जित भुवनेश्वर जी जी)

स्टे. 13, विजयपुर, नंदी

राष्ट्रिय, न. पालिका

पाडी, पडोहरा

स्टेम्प वेन्डरजी सह

जोडीस

202, सुभंगल रोड, नंदी

राज. वे. पालिका, नंदी

पडी, पडोहरा, पडी 13-01

BRA-1

2017

- 12,37,500-00 Andhra Bank, Ch.No.582438, Dt.24/01/18
- 12,37,500-00 Andhra Bank, Ch.No.582439, Dt.24/01/18
- 12,37,500-00 Andhra Bank, Ch.No.582440, Dt.24/01/18
- 4,12,500-00 Andhra Bank, Ch.No.582441, Dt.24/01/18
- 4,12,500-00 Andhra Bank, Ch.No.582442, Dt.24/01/18
- 4,12,500-00 Andhra Bank, Ch.No.582443, Dt.24/01/18

Signature
Bazamm
Maringani Hakim
Signature

Signature
Signature

भारत ६

पच्चीस हजार रुपये

TWENTY-FIVE THOUSAND RUPEES



INDIA

B 733043

ଶ୍ରୀମତୀ ଗଞ୍ଜର, ପଢ଼ାହରା - ଇଂ

24



2017



12,37,500-00	Andhra Bank, Ch.No.582444, Dt.24/05/18
12,37,500-00	Andhra Bank, Ch.No.582445, Dt.24/05/18
12,37,500-00	Andhra Bank, Ch.No.582446, Dt.24/05/18
4,12,500-00	Andhra Bank, Ch.No.582447, Dt.24/05/18
4,12,500-00	Andhra Bank, Ch.No.582448, Dt.24/05/18
4,12,500-00	Andhra Bank, Ch.No.582449, Dt.24/05/18
2,00,000-00	TDS Amount as per Government rules

2100.00.000=00

Shastri & Puri
Jagmohan
Mariyam Hakim Murad

16

G. H. H. H. H.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
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TWENTY FIVE THOUSAND RUPEES

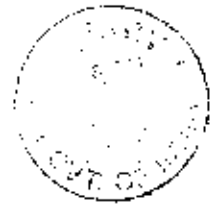
गुजरात गुजरात GUJARAT

नं. 773 21412 25000

23 MAY 2017

B 733045

नाम.....
हेडलाइन.....
हस्ता.....
ला. नं. 9 दत
(सुनील सुपेन्द्रभाई पटेल)
रहे. 93, दिग्गु पसाह शोभाचंदी
शास्त्रीबाग पाछाण
पाठी, बडोदरा
स्टेडप वेन्डरनी सह
: ओफीस :-
202, सुनंजल रोडवर्स,
राम-वे पलाजा पास, चंजुबेट
इंडिया बजार, बडोदरा-0*



BRA-1

19/5/17
2017

acknowledgement and admission for having received the same in exchange of the said amount, the land more particularly described in the schedule hereunder from top to bottom, with original boundary lines, with all types of beneficial rights of coming and going into the same belonging to the ownership, enjoyment and possession of the Vendors has been sold today for ever and permanently with all ownership rights to the Purchasers -Party of Second Part partnership firm so as to make its use, utilization and usage with all types of ownership rights.

Shrinivas
manrayam
Murali
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



गुजरात गुजरात GUJARAT

23 MAY 2017

B 733046

Sign

Handwritten signatures and text in Gujarati script.



BRA-1
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2017



Thus the open land mentioned in the schedule as per present site condition and belonging to joint ownership, possession and enjoyment of the Vendors-Writers herein along with all types of rights and powers, to make its use, utilization and usage as per desire and to make and cause construction by obtaining necessary permissions and to make its use is sold vide these presents, with all rights and undisputed vacant, quiet and physical possession with ownership rights has been handed over today to you the partners of the Purchaser partnership firm and the said undisputed vacant, quiet and physical possession with ownership and enjoyment has been taken over by you the partners of the Purchaser Partnership firm for ever and permanently.

Handwritten signatures and text at the bottom of the document.

भारत

पच्चीस हजार रुपये



TWENTY FIVE THOUSAND RUPEES

सं. क्र. १३४२ अ

23 MAY 2017

B 733047

नाम
 ठेकावाला *सुनील कुमार*

85121

Q22. ΔH_f° of $\text{H}_2\text{O}(l)$ is $-285.8 \text{ kJ mol}^{-1}$. ΔH_c° of $\text{C}_2\text{H}_5\text{OH}(l)$ is $-1366.8 \text{ kJ mol}^{-1}$. ΔH_f° of $\text{CO}_2(g)$ is $-393.5 \text{ kJ mol}^{-1}$. ΔH_f° of $\text{C}_2\text{H}_5\text{OH}(l)$ is $-277.0 \text{ kJ mol}^{-1}$.

सं. नं. १०६
(संविधान संशोधन)

(सुनील सुवेन्द्रनाथ खेड)
रह. १३, विधा भवन, ओरंगा
सिम्प पेंडरनी सह
ओरंगा:-

२०२. सुभंगदा रोमनर्स,
राज-रो १३, विन्हा, प्रसाद सोलमन्दी

રામ-વે પ્રસાદા પાસે, જંબુજેદ
ફીકા ભજન, બહોદરા-૧૭

સાથે બેઠેલા) સુધી

અોકૃત્ત :

२०२. सुमंगल येम्भर्स,
राज-वे प्रताप भासे, जंजुल
प्रीति भाषा, भाषा-१०

REG-13

BRA-1

$$1.4 \quad 1 \quad 2 \quad 2 - \frac{21}{37}$$

2017

3) The land described in the schedule hereunder and sold vide present sale deed along with its original boundary signs, as per mutations/succession changes made in the revenue record from time to time and as transferred, along with types of ownership rights accrued to the writers-Vendors of Party of First Part, to receive compensation of every nature in the event of any portion of the property acquired by Government or is deducted in any scheme or road and to get possession with entire ownership right if it is allotted elsewhere, with a right to receive and get underneath wealth that may be derived from and under it, all types of

Surabaya & ~~Surabaya~~ Pajene
Maringin Hokim Murab

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122-37
2017

beneficial rights of coming and going, disposal of water, with original boundary signs, from top to bottom is sold for ever and permanently in exchange of consideration so as to make and cause its use, usage, utilization with complete ownership right.

- 4) Now onwards you the Purchaser-partners of the Party of the Second Part partnership firm and their heirs, successors, etc. all have become independent owners, attorney and possession holder in respect of the land-property described in the schedule hereunder, sold vide these presents and they are entitled and authorized to make its use, usage and utilization as per independent ownership right as per desire and to sell, gift, mortgage, gift to others, to make and cause construction of Residential + Commercial Apartment style on the same as per Rajachitthi No. Ward-5/262/2016-2017 dated 24/03/2017 obtained by party of second part in the name of first part and then after obtaining necessary revised permission and since by writing present Sale Deed upon our sole willingness the same has been sold to you with complete ownership right hence, you are entitled and authorized to make arrangement, management and administration as per wish. Now onwards, no right, title, interest, concern, share either of Vendors or their heirs, successors or claimants, debtors, co-sharers, or Kartas remains/or has remained in the land-property described in the schedule hereunder and sold vide present sale deed nor the same can be demanded in future. In respect of the property/land sold, no proceedings for any nature whatsoever has/have been carried out nor any order has been passed and the Government has not taken possession nor notice of any nature in that regard has been served or received by us/served on Vendors.

That upon obtaining necessary permission for making development/construction in present of Residential + Commercial Apartment style over the land of City Survey No. 2801/1, 2809, 2810, 2811, 2812, 2813, 2814/1, admeasuring 2567.84 Sq.Mts. and the Purchaser have to rights of necessary revised permission of whole land admeasuring 2621.67.85 Sq.Mts. in present deed.



Shri. L. K. Rajachitthi
Shri. L. K. Rajachitthi
Shri. L. K. Rajachitthi

BRA-1

5) 127-23-37

2017

The open land described in the schedule, belonging to the ownership and possession of the Writers/Vendors herein as per present site condition, with all types of rights and powers accrued to the Vendors herein is sold on "as is where is" basis to make its use, utilization

enjoyment as per desire, together with all rights and powers to make and cause construction on the same after obtaining necessary permissions as may be required and undisputed, vacant, actual, quiet, physical possession thereof including tenanted possession has been handed over to you permanently for ever since today. The said undisputed, vacant, actual, quiet, physical possession of the land/property including tenanted possession as per present site condition has been taken by complete ownership right over for ever/ permanently by you the Purchaser-Party of the Second Part partnership firm today. The cheques given by party of Second part towards sale consideration for the schedule property to the Vendors herein, if such cheques are returned unpaid in any circumstances. The party of Second part shall arrange for payment in lieu of bounce cheque within period of one month and if party of Second part fail to arrange for the payment within one month after the return of any cheque then party of First part-the Vendors is entitled to recover the said amount along with interest @ 12 % till receipt of the said amount and for that unpaid seller is created in favour of vendor till receipt of the balance amount of consideration. The responsibility for construction done or expenses incurred shall be that of the Purchaser-Firm and its partners only and not of the Vendors herein.

In the land/property under present Sale Deed old tenants in possession are present at the site which are to be removed/vacated by the Purchaser firm at its own cost and risk and the Purchaser is and shall be entitled for the same. With such clarification and specific condition the present sale deed is executed.

- 6) On the basis of present Sale Deed you the Purchaser-partners of the Partnership Firm are entitled and authorized to transfer/ mutate the schedule land/ property in the name of partners of the Purchaser-Firm in all revenue record, Government, Semi Government offices, etc. and the Vendors shall extend all necessary



[Handwritten signatures and names]
Jagmani

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2017

help and cooperation and subscribe necessary signatures and consents and if the Vendors are unable to do so due to some circumstances than our complete consent and signatures are to be treated, understood and construed on the basis

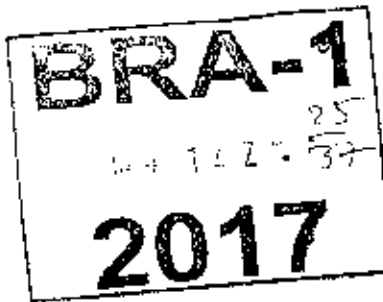
of present Sale Deed for which we make specific admission and you the Purchaser firm and its partners can transfer the property on the base of present sale deed and we have no objection or dispute if it is transferred in the name of Purchaser Firm.

- 7) All Government and semi Government taxes, cess, revenue, Government and Semi Government payments/ dues, incremental contribution charges, etc. up till date have been paid by the Vendors herein in respect of land-property described in the schedule hereunder. The responsibility to pay all Government and Semi-Government taxes, cess, revenue, government semi-government payments/dues, etc. as per ownership rights from today onwards is that of the Partners of the Purchaser-Partnership firm. The stamp duty, registration fee, scribe fee, etc. all expenses of the present Sale Deed have been paid/borne by the Purchaser-Party of the Second Part herein.

- 8) That the land-property described in the schedule hereunder and sold vide these presents is belonging to the joint ownership, enjoyment and possession of the Vendors-Party of the Second Part herein. Except the writers-vendors, no any one else has right, title, share, concern, nexus nor the same is sold, gifted, mortgaged, or under Agreement to Sale or writings of any other nature in favour of any person, firm or money lending institution, organization, company nor is under attachment of any civil Court. There is no right of maintenance of any body on the said property nor it is being maintained nor it is taken in attachment by any body else nor it is covered under the requisition or acquisition. The title of the said land/property is clear and marketable However, Rent Suit No.274/05 and 300/98 and Misc. Application No.42/98 filed by tenant Nileshkumar Kharadi in the Small Cause Court at Vadodara are pending for adjudication. The settlement is to be made by you - Purchaser firm with the said tenant, which such condition the present sale deed is executed.



Signature of N. Kharadi & *Signature of Purchaser Firm*



Since the interest-benefits of the Vendors-Writers and all heirs, successors of the family of the Vendors is involved in the land-property described in the schedule hereunder and sold vide these presents, with the knowledge, interest of all our heirs, successors, the present Sale Deed has since been executed by the Vendors-

owners themselves as a Karta, the present sale transaction made is and shall be agreeable, acceptable and binding to all of them and entire responsibility for the same is on our head. If any other heir, successor, claimant, debtor, sharer, comes forward raising right, claim in respect of the schedule land/property than its payment/resolution thereof shall be done by the Vendors herein for which no any right, claim can be or shall be made or caused in this regard with the partners of the Purchaser-partnership firm and its entire responsibility is and shall be that of the Vendors herein. Such a clarification has been made vide present Sale Deed.

- 10) That the title of the land-property described in the schedule hereunder in detail and sold vide present sale deed is clear and marketable and the Vendors-Writers herein have full right, power and authority to sell the same. By giving such a fair assurance and trust, the present sale deed is executed to the Purchaser firm herein.

SCHEDULE

(description of the land-property sold)

An immovable property, being land of Revenue Survey No. 196 Paiki and No.195/2 situated Mouje Vadodara Kasba, Tal. District Vadodara, situate, lying and being in the Registration District and Sub Registration District Vadodara, and upon its inclusion in City Survey Department of Vadodara, Vibhag-Ward No.3, vide Chalta No.33 to 39 it has been allotted City Survey No. 2801/1, 2809, 2810, 2811, 2812, 2813, 2814/1, which are admeasuring 519.16.80 Sq. Mts. and 27.87.10 Sq. Mts. 102.56.53 Sq. Mts. 18.95.23 Sq. Mts. 20.99.61 Sq. Mts. 15.60.77 Sq. Mts. and 1916.51.81 Sq. Mts. respectively, totally admeasuring 2621.67.85 Sq.Mts.

The aforesaid land as per present site condition, per measurement of revenue record together with all accrued and entitled rights for coming and going, making use, usage and utilization and enjoyment of roads, such land-property together with all types of appurtenant entitled rights is sold vide present Sale Deed. it is bounded on four sides as under:

[Handwritten signatures and marks]

East : Adjacent City Survey No.
West : Adjacent City Survey No. 2815/1, Hisa No.4, No.3, No.2
North : Adjacent City Survey No. 2814/2
South : Adjacent Rasmukteswar to Gajrawadi Road.

In witness whereof, the present Sale Deed has been executed by the Vendors-landowners herein at Vadodara, upon willingness after understanding, thinking, in sound state of mind and body, and upon acquaintance of facts/contents thereof without any pressure, force or threat, coercion in favour of the Purchaser which is and shall be binding and acceptable to Vendors, their heirs, successors, etc. all.

Signed by Vendors of Party
of First Part :

In Witness :-

- 1) [Signature]
Rashid Gazanferali,
2) Legal heirs of deceased
Firoz Gazanferali :-

- 2/1.) Mariyam Firoz Hakim
Mariyam Firoz Hakim,

- 2/2.) [Signature]
Fahim Firoz Hakim,
2/3.) Noorulain Firoz,
W/o. Fazal Sulemani
on behalf by her
Power of Attorney Holder

[Signature]
Fahim Firoz Hakim

- 3) [Signature]
Nusarat Firoz, W/o. Asadullah ✓

- 4) [Signature]
Zarina Gazanferali
W/o. Abdulali Zamani



Property Identification Photograph :-



Add. :- City Survey No. 2801/1, 2809, 2810, 2811, 2812, 2813, 2814/1, Revenue Survey No. 196 Paiki and No.195/2, Ranmukteswer to Gajrawadi Road, Pratapnagar, Vadodara

Vendors :-

[Signature]
[Signature]
[Signature]

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Purchaser :-

[Signature]
[Signature]
[Signature]

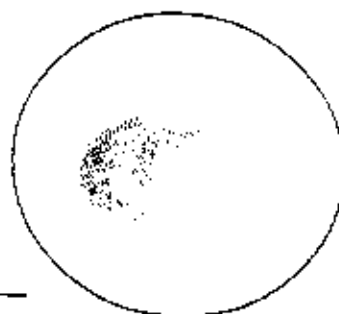
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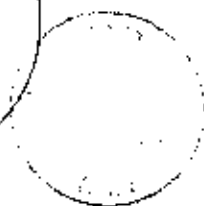
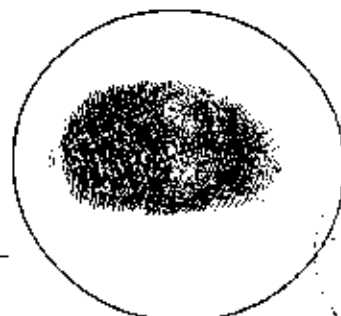
Reg. Act 1908, Column 32-A on Schedule
PURCHASER :-



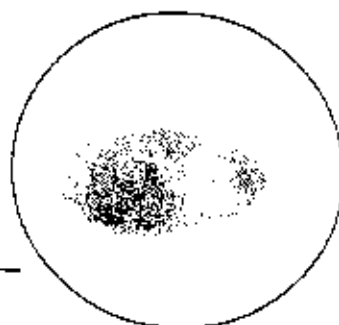
James Smith



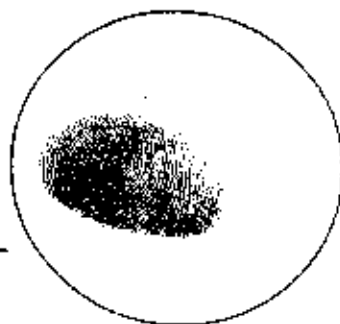
[Signature]



Boys



[Signature]



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2017

દસ્તાવેજ નંબર ૨૭૨૨૭૧૧૧

પરિશિષ્ટ :

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
ભાગી આપનાર/સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ (૪૬૮) (મહેસુલી ગામનું નામો ગામની ૧૬-૬૫૬) સડ નં./સ્ટોક નંબર/ ટી.સી.નં./એફ.પી.નં. વિગેરે નં. નેત્રો/બિનનેત્રોની મિલકતનો વેચાણ લેખને પ્રકાર) લેખ કરી આવેલ છે ?	હા
	પુત્રની જમાન	
	૨૭૨૨.૬૭.૮૪ ચો.મી.	
૨	લેખમાં દર્શાવ્યા મુજબ (ચો.મી./હે.આ.ચો.મી./ એ.ગું./વીધા વિ.) ખેતી/ બિનખેતીની મિલકતનો માટે લેખ કરી આવેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે ખોતે જાતે જ સહી/અંગુલની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
૫	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે ?	હા
૬	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ એ સહી/અંગુલનું નિશાન કરેલ છે ?	હા
૭	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજનો તારીખે અમલમાં છે ?	હા
૮	ઓળખાણ આપવા માટે તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :		
૧	દસ્તાવેજ ભાગી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
૨	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે ?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

ભાગી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

ઓળખાણ આપનારની સહી

મુવકાયામન હાજીમ

મહેસુલી પ્રકાશ સિદ

Murali

(સહી)

સબ રજીસ્ટ્રાર :

જયમન

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23/05/2017 3:20:48 pm Version 1.1.2016.18

અનુક્રમ નંબર ૪૧૨૨ સને ૨૦૧૭
 મે મ.સનો ૨૩ મો તારીખ
 ૧૫ થી ૧૭ માધ્યાહ્ન વચ્ચે વડોદરા - ૧
 નામ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યાં.

પહોંચ નંબર. ૨૦૧૭૦૧૪૦૧૩૭૪૦
 ફીપહોંચી છે તે રૂ. પેસ
 રજીસ્ટ્રેશન ફી રૂ. ૨૦૦૦.૦૦
 નકલ કરવા ની ફી સાર્વજનિક / ફોલીઓ : 40 રૂ.
 અન્ય ફી રૂ.
 કુલ એકંદરે રૂ. રૂ. ૨૦૦૦.૦૦



Swastik Developers

Swastik Developers a partnership firm for and
 on its behalf by its Partner 1. Satishbhai
 Ramcharan Shrivastav



(Yogesh Mahendra Joshi)
 નામ રજીસ્ટ્રાર
 વડોદરા - ૧

(Yogesh Mahendra Joshi)
 નામ રજીસ્ટ્રાર
 વડોદરા - ૧



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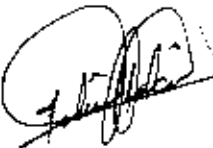
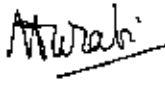
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અનુ. નંબર	પરદારદારનું નામ અને સરનામું	ઉંમર	ફોટોગ્રાફ	ડા.હા.અંગી છાપ	તહી
<u>આપનાર</u>					
1.000	1. Rashid Gazanferali Merchant Compound-Near Petrol Pump-Makarpura Road-Opposite S.R.P. Group-Vadodara PANNO:AEPPH779A	50			
2.001	2. Legat heirs of deceased Firoz Gazanferali 2/1. Mariyam Firoz Hakim Merchant Compound-Near Petrol Pump-Makarpura Road-Opposite S.R.P. Group-Vadodara PANNO:AHKPH7571C	23			
2.002	2/2. Fahim Firoz Hakim Merchant Compound-Near Petrol Pump-Makarpura Road-Opposite S.R.P. Group-Vadodara PANNO:ABRPH8956Q	43			
2.003	2/3. Noorulain Firoz W/o. Faza Sulemani for on behalf by her Power of Attorney Holder Fahim Firoz Hakim Merchant Compound-Near Petrol Pump-Makarpura Road-Opposite S.R.P. Group-Vadodara PANNO:ABRPH8956Q	25			
3.001	3. Nusrat Firoz W/o. Asadullah Merchant Compound-Near Petrol Pump-Makarpura Road-Opposite S.R.P. Group-Vadodara PANNO:AETPT3482L	29			
3.002	4. Zarina Gazanferali W/o. Abubakar Zamani Merchant Compound-Near Petrol Pump-Makarpura Road-Opposite S.R.P. Group-Vadodara PANNO:AACPZ3061R	30			

REGISTRAR

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

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1. Banguce Umang Sunilbhai
F-Siddhivachak Apartment-Sivaj Chok-Baranpura-Vadodara



2. Thakur Chandraprakash Sitaramsingh
A-5-Maha Nagar-Dabhoi Road-Pratapnagar-Vadodara



તેઓ કહી છે કે સરકારે તેઓ આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.

[Signature]

[Signature]

તારીખ ૨૩ માઈ મે - ૨૦૧૭



[Signature]
Yogesh Mahendra Joshi
સ.ન. ૨૦૨૩/૧
પાંડા - ૧

બજાર કિંમત નક્કી કરવા યોગેનું
ફોર્મ નં. ૧ રજુ થયેલ છે.
તારીખ : ૨૩/૦૫/૨૦૧૭

[Signature]
Yogesh Mahendra Joshi
સ.ન. ૨૦૨૩/૧
પાંડા - ૧



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ઉકમકેફક: કુલ ૧૯૬૨ ની જોગવાઈ મુજબ (૧) પાન નં/ઉ.જ.ર. નંબર દર્શાવેલ છે. જેનું
અર.ક કરવામાં આવેલ છે.

અ.પનાર નંબર

લેનાર નંબર

સંમતી આપનાર નંબર

તારીખ : ૨૩.૦૫/૨૦૧૭

(Yogesh Mahendra Joshi)
સ.મ. રજીસ્ટ્રાર
વડોદરા - 1

આ સાથે લેનાર, આપનાર તથા બંધોગામી આપનારના બંધોગમ
બંધોગ પ્રમાણિત પુરાવા રજુ કરેલ છે.

તારીખ : ૨૩/૦૫/૨૦૧૭

(Yogesh Mahendra Joshi)
સ.મ. રજીસ્ટ્રાર
વડોદરા - 1

કુલ બંધોગામી પ્રમાણિત નકલ રજુ કરેલ છે.

તારીખ : ૨૩/૦૫/૨૦૧૭

(Yogesh Mahendra Joshi)
સ.મ. રજીસ્ટ્રાર
વડોદરા - 1

BRA - 1

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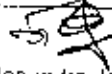
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નોંધણી સરનામક્રમ, જુદા, પ્રતિનિધિતાના ના. ૨૨૧૦૫(૨૦૧૬) ના પરિપત્ર
 ક્રમાંક : ૬૧/૭૫૪૬/૩૪૭/૨૦૧૬ના ૧૩૦૦૫ ની ૧૩૩૬૪ નથાના. ૧૧૧૬૧૧૨૦૧૬
 ના પરિપત્ર ક્રમાંક : ૬૧/૭૫૪૬/૩૪૭/૨૦૧૬/૩૨૩૭૨ ની ૩૨૩૫૩ મુજબ જાહેર
 જાહેરનામું નં ૬
 ને દસ્તાવેજીની વિગતે સમજુત કરે અને ઓળખાણ આપનારાઓએ તેઓનાં
 ઓળખ પાત્રની આપના રજીસ્ટ્રેશન બેંક ૧૧૦૦૮ ની ક્રમ - ૩૪, ૩૫, ૫૮ અને ૫૯
 સંદર્ભની કાપેવારે પુરી કરે.



Yogesh Mahendra Joshi

"સહ રજીસ્ટ્રાર"

S.R.O - Vadodra-1



પ્રતિષ્ઠા નંબર: ૨૦૧૭૦૧૪૦૧૩૭૪૦

સ્તાવેજ નંબર: ૪૧૨૨

સ્તાવેજ કાળ: ૧૦૧૭

તા: ૨૭

માસ: મે

સંવત: ૨૦૧૭

સ્તાવેજનો પ્રકાર: મિલિટરી ફેરફાર/દેશી

અંશ Rs ૨૦૦૦૦૦૦/-

રજી ૭૨૦૮૨નું નામ: Swastik Developers a partnership firm for and on its behalf by its Partner 1. Satishbhai Ramchandra Shrivastay

નોંધ: પ્રમાણે ફી પડેથી

રજીસ્ટ્રેશન ફી..... ૨૦૦/૦૦/-
 નકલ કરવા ની ફી સાદેડ / ફીઓ..... ૨૦૦/-
 ફોટોની નકલ કરવા માટે ફી.....
 રૂપાવ ખર્ચ.....
 નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
 શોધ અગર તપાસાઈ.....
 ફોટો-૨૫.....
 ફોટો-૩૪ (ફોટો-૧૩).....
 નકલ ફી ફોટો.....
 રજીસ્ટ્રેશન ફી.....
 આ સેવાઓ બાબતની ફી

કુલ એકઠા રૂ

૨૦૦૦૦૦/-

અંકે રૂપીયા બે લાખ ચારસો પુરા.

સ્તાવેજ

ના દિવસે તૈયાર થશે અને

જાહેર

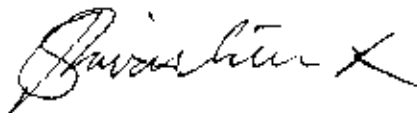
તે રજીસ્ટર દખલથી મોકલવામાં

કરવામાં આવવામાં.

મ. નં.

સ્તાવેજ રજીસ્ટર દખલથી નોંધેલા કરનારને મોકલશે.

Alpana Cinema-Pratapnagar-Vadodra




સહી કરનાર

અધિકારી

અગર

ને આપશે

રજી ૭૨૦૮૨ની રકમ

IGR-NIC(G)

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Book No.

4122

Registered No.

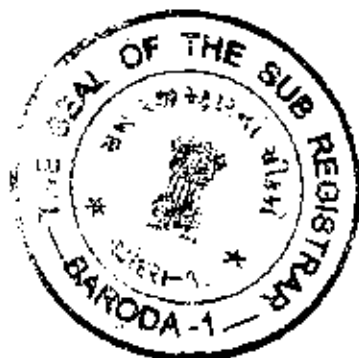
Date : 25/05/2017



(Yogesh Mahendra Joshi)

Sub Registrar

S.R.O - Vadodara-1



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K. S. TAI

NOTARY (Govt. of India)