

SALE DEED

Document Regi. No. 3346/12

Reg. Date 7-12-2012

VENDOR: - 1) Mr. GIRISH K. ZAVERI

2) APARNA G. ZAVERI

3) LALANA G. ZAVERI

Address: - G. K. Farm, Coastal High way,

At & Post - Umbergaon, Tal - Umbergaon,

Dist - Valsad.

AND

PURCHASER: - M/s. VALRAM CORPORATION

Having its Office Address: - Shop No. 102, Shreeji Complex,

Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon,

Dist - Valsad.

ULHAS I. TANDEL

ADVOCATE

Address: Aditya Darshan Building, First Floor, Shop No. 4,

Above Bank Of Baroda, Main Road, At & Post - Umbergaon Town, 396170

Tal - Umbergaon, Dist - Valsad, (Gujarat State)

Mobile - 9825155117

રજીસ્ટ્રેશન પહેલ

પડોશ નંબર: ૨૭૮૨૨૭૦૦૧૧૧૭ દસ્તાવેજ નંબર: ૭૭૭૭ દસ્તાવેજ તારીખ: ૨૦૧૨

તા. ૭ માઈ: ડિસેમ્બર સંવત: ૨૦૧૨

દસ્તાવેજની પ્રકાર માલિકી ફેરબાદ/વેચાણ અથવા Rs. ૩૦૦૦૦૦.૦૦

રજી કરનારનું નામ M/s. Valiam Corporation through its partner

નીચે પુરાણે ફી પડેલી Mr. Tulsidas Damji Dama Bhanushali

રજીસ્ટ્રેશન ફી ૩૩૦૦૦
નકલ કરવા ની કી આઈડી / કોલોન ૩૦૦
કોલોનની નકલ કરવા માટે ફી ૫૦
ટપાલ ખર્ચ ૦
નકલો આપવા થાઈઓ (કલમ ૨૪ થી ૨૭) ૦
થોપ અગર તપાસાલી ૦
ફેડ કલમ-૨ થી ૦
કલમ-૭૪ (કલમ-૧૭) ૦
નકલ ફી કોલોન ૦
ઈન્ડેક્સ-૨ ફી ૦

આ સિવાયની બાબતોની ફી



કુલ ચેકેટ ફી ૩૩૫૦૦

અંકે રૂપીયા તેનીસ હજાર ચારસો પુરા.

દસ્તાવેજ

ના દિલસે લેવાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Umbergaon

તો રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

Live
P. N. CHAMPANOLI

સહ રજીસ્ટ્રાર

ઉમરગામ

અગર

P. Bhanushali

૧૪ કરનારની સહી

તે આપશે

IGR-NIC(G)

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૩/૧૨/૨૦૧૨

૧૨:૩૩:૫૦ pm

Ulhas J. Jambel
Advocate

1991 12 14

ਪ੍ਰਿੰਸ ਫ਼ਾਇਰਮਾਇਨ ਫ਼ਾਇਰਿ ਮਾਰਡ ਪੁਰੁ ਬੀਮ ਮਾਰਡ ਮਿਤਮੁ ਮਾਰਡਿ ਮਾਰਡਿ ਮਾਰਡਿ

212202-01

Herbert R.

6771 : 21010 (212

ମୂଲ୍ୟ ୧୫୦୦/- ଟଙ୍କା : ମାତ୍ର ୧୫୦୦/- ଟଙ୍କା ମଧ୍ୟରେ

દસ્તાવેજની પકડર અલગ અલગ (પાસા પાનાર ઉપરથી આકાર પર આપનાર ટાંચનાર રૂપે ટાંચનાર આપે છે તે જણાવવું)	સર્વેનાર પુરવઠાની આકાર રૂ સર્વે નં. 77/11/12, પલ્લે નં. 48 વાળી લિખાલોની જમીન જંગ છે. 2285-00 ચો.મી. વાળી ભિલકા	માલિકી ફરમાન/લેઆણ	શ્રી. 3300000=00
દસ્તાવેજ કરી આપનાર પકડારોં નામ અથવા લિખાની કોઈના ઉપનામના અથવા અથવા સંબંધના પુલિવાલોં નામ	Mr. Girish K. Zaveri self and P.O.A. of 2 & 3 2. Aparna G. Zaveri (PAN No. AAPZ 0874 F), 3. Lalana G. Zaveri (PAN No. AAPZ 0871 A)	M/s. Valram Corporation through its partner Mr. Tulsidas Damji Dama Bhanushali M/s. Valram Corporation through its partner Mr. Versi Damji Dama (Bhanushali) M/s. Valram Corporation through its partner Mr. Mufi Jayaram Bhanushali M/s. Valram Corporation through its partner Mr. Suresh Devibhai Bhanushali	09/12/2012 3383 09/12/2012
દસ્તાવેજ કરી લેનાર પકડારોં નામ અથવા લિખાની કોઈના ઉપનામના અથવા સંબંધના વાલોં નામ	સહીવાળી નાટીમ પર નાટીમ	સહીવાળી નાટીમ પર નાટીમ	09/12/2012 3383 09/12/2012

૧૪૫૦



ગુજરાત ગુજરાત GUJARAT

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modite

અ.નં. ૧૬૩૩/૧... ૦૬/૧૨/૧૨... રૂ. ૨૫૦૦૦/-
અંકે રૂપિયા... Twenty five thousand ૦
નો સ્ટેમ્પ ને સાંચાણ સાથે રૂ. ૧૬૨,૦૦૦/-
અંકે રૂ. ૧૬૨,૦૦૦/-
શ્રી... V. K. Jetham... Corporation...
રહે... Domburgam...
સરકાર... P. Jetham... લેનારની તાલિ... ૧૧/૧૨/૧૨

મંગુલ બી. પટેલ
રેકર્ડ નં. ૧૦, ગાંધી યુ ડી. ઓ. ઇ.
સ. આઈ.ડી.સી. બી. બી. ૩૬૬ ૧૯૫



UJMG
3345
2012



P. Jetham

શ્રી ૧૧



:: DEED OF CONVEYANCE ::

| Sale Price Rs. 33,00,000/- only

શ્રી ૧૧ P. Jetham

૦૬/૧૨/૧૨

૦૬/૧૨/૧૨



ગુજરાત ગુજરાત GUJARAT

ચા.ત. ... ૯૧.૬.૩.૧૭... ૧૦૬/૧૨/૧૨.૩૧.૨૫૦.૦૦૮
 અંકે રૂપિયા Twenty five thousand
 નો સ્ટેમ્પ ને સાંધાવા સાથે રા. ૧૬.૨,૦૦૦.૦૦
 અંકે રૂપિયા લેવા. Sixty thousand તે સારી રીતે
 શ્રી. Vell. ... Corporation
 રહે. ... Mumbai
 સરકારી. બેનરની અંકે. ૧૦૦૦

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 મંજૂર બી. પટેલ
 રહેવા વેલર, ડી. ૧/૨૦૦૩
 શોખ નં. ૧૦, ગાર્ડન બુલ્ડો. ઓ. ડી.
 જી. આઈ.ડી.સી. બાપી-૩૯૬ ૧૯૫.



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2012	

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શ્રી ૧૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only)

દાતા રામ ગોવિંદભાઈ ધર્મ - ૧૦૮ P. Bhavshah

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.
25000
पच्चीस हजार रुपये

RS.
25000
TWENTY FIVE THOUSAND RUPEES

ગુજરાત ગુજરાત GUJARAT

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બા.વ. ... ૬૧.૬.૩૩/૧૭: ... ૧૦૬/૧૨/૧૨.૩૧.૨૫૦૦૦૮
અંકે રૂપિયા Twenty... five thousand
નો સ્ટેમ્પ ને સાંધાગ સાથે રૂ... ૧,૬૨,૦૦૦/-
અંકે રૂપિયા... Less... Sixty-two thousand
શ્રી... M/s. ... Corporation
રહે... Ushabhaiyaji... વેચાગ આગ
કુટુંબક... P. Bhaskar... લેનારની સહી... P. Bhaskar



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3346 - 35
2012

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શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

વિશ્વાસપાત્ર

શ્રી - P. Bhaskar

P. Bhaskar



ગુજરાત ગુજરાત GUJARAT

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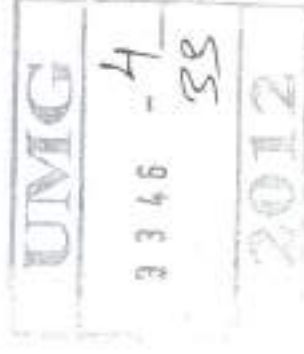
અં.નં. ૧૬૩૩.૧૭... ૦૦૧૧૨૧.૧૨... ૧.૨૫.૦૦.૦૮
 અંકે રૂપિયા Twenty five thousand
 ની રકમ ને સાંધાગ સાથે રૂ. ૧,૬૨,૦૦૦.૮
 અંકે રૂ. ૧,૬૨,૦૦૦.૮... Sixty two thousand and eight
 ની Negotiation... Corporation.....
 રહે..... Dombayam..... વસાગ આપે
 કરકસ... Willingness લેનારની સહી... *Uday*

મંજુલ બી. પટેલ

રહેઠાણ લેવર, ડા. ૧/૨૦૦૩

શોપ નં. ૧૦, માઉન્ટ, ડા. ઓ. ઓ.

અ. આઈ.કી.સી. વાપી-૩૯૬ ૧૯૫



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શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

૧૨/૧૧/૨૦૧૨

Singh

P. P. P.

ભારતીયગૈર ન્યાયિક INDIA NON JUDICIAL



રૂ.
25000
પચ્ચીસ હજાર રૂપયે

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

ગુજરાત ગુજરાત GUJARAT

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અં.નં.૯૬૩૩/૧..... ૧૦૬/૧૨/૧૨ : ૨૫૦૦૦/-
અંકે રૂપિયાTwenty..... ફોર્ટી
નો સ્ટેમ્પ જે સાંચાણ સાથે રૂ. ૧,૬૨,૦૦૦/-
અંકે રૂ. One Lakh Sixty thousand
શ્રી. Netharam Corporation
રહે..... Dombaygam.....
અનેક. D. Leshbbhai લેનારની સહી... ૨૫/૧૨/૧૨

મંજુલ બી. પટેલ
સ્ટેમ્પ વેન્ડર, ડી. ૧/૨૦૦૩
શોપ નં. ૧૦, માર્ડન, પુણે, ઓ.
ક. આઈ.ડી.સી. વાપી-૩૬૬ ૧



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2012

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શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

શ્રી ૧૧ નં. ૨૧/૧૨/૧૨

શ્રી ૧૧

P. Bhavish



ગુજરાત ગુજરાત GUJARAT

અં.નં. ૧૬૩૩/૧... ૨૬/૧૨/૧૨... ૦૧.૧૦.૦૦.૦૮
અંકે રૂપિયા Ten... thousand...
નો રકમ જે સાંચા સાથે રૂ... ૧,૬૨,૦૦૦...
અંકે રૂપિયા લેસ Sixty two... thousand...
શ્રી... Valaram... Corporation...
રહે... Vambayam... વિશાળ આવાસ
કુટુંબ... Vambayam વિનાશીલ સ્થાન... Vambayam...

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મંગુલ બી. પટેલ

રેડમ વેસ્ટ, ડી. ૧/૨૦૦૩

શોપ નં. ૧૦, ગાંધી વ્યુ ડી. ઓ. ડી.

અ. આઈ. ડી. સી. વાપી-૩૯૬ ૧૯૫.



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શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

વિશાળ વિનાશીલ સ્થાન =

શ્રી ૧૧

P. Bhavshah 15

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ગુજરાત ગુજરાત GUJARAT

તા. નં. ૧૬.૩.૧૭..... ૧૬/૩/૧૭..... ૧૬.૩.૧૭.....
 અધિકારી ૦૫૬. થ્રાસ્ટન્ટ. ડી.
 નો સ્ટેમ્પ ને સાંચાણ સાથે રૂ. ૧.૬.૨૫.૦૦૦૦૦૦
 અંકે રૂ. ૦૫૬.૬૬૬. Sixty two thousand
 રૂ. ૦૫૬.૬૬૬. Sixty two thousand
 રૂ. ૦૫૬.૬૬૬. Sixty two thousand
 રૂ. ૦૫૬.૬૬૬. Sixty two thousand
 રૂ. ૦૫૬.૬૬૬. Sixty two thousand

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મંગુલ બી. પટેલ
 રજીસ્ટ્રાર વેસ્ટ. ડી. ૧/૨૦૦૩
 શોપ નં. ૧૦, માર્કેટ પ્લોટ, ઓ. ડી.
 ઇ. આઈ. ડી. સી. વાલી-૩૯૬ ૧૯૫



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2012

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 શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

વિરન દામ વાલુવાળી ડાય - ૪૦
 P. Bhambhani

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ગુજરાત ગુજરાત GUJARAT

અ.નં. 9633/9..... 12/12/2012..... 1000/-
અંકિ રૂપિયા Ten thousand.....
નો રહેણ ને સાંધાગ સાથે રી..... 1,62,000/-
અંકિ રૂપિયા. Sixty thousand ને આજ રીજ
શ્રી. Velsam..... Corporation.....
રહે..... Umbarsu..... બેચાગ આગ
કુરમકી. Mleshbana. લેનારની સહી... *ellhu*

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mobile

મંજુલ બી. પટેલ

સ્વેચ્છા વેલ્ડર, ડી. ૧/૨૦૦૩

શોષ નં. ૧૦. ગાંધીન બુ ડો. ઓ. ૬

અ.આઈ.કી.સી. ૫૫૫૧-૩૯૬ ૧૬



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શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

વેરન દાખવાયેલ

Wg

Signature

F. Bhambhani

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2012

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:: DEED OF CONVEYANCE ::

[Sale Price Rs. 33,00,000/- only]

THIS DEED OF CONVEYANCE made and entered into at - Umbergaon,
Gujarat on this 7th day of December, 2012 BETWEEN....

1) Mr. GIRISH K. ZAVERI

Age 67 Years, Occu - Business,

Pan No. AAAPZ 0598 E

2) APARNA G. ZAVERI

Age 40 Years, Occu - Business,

Pan No. AAAPZ 0874 F

3) LALANA G. ZAVERI

Age 36 Years, Occu - Business,

Pan No. AAAPZ 0871 A

Address: - G. K. Farm, Coastal High way, At & Post - Umbergaon,

Tal - Umbergaon, Dist - Valsad, Gujarat.

On behalf of vendor No. 2 & 3

Represented through their Power of Attorney Holder

Mr. GIRISH K. ZAVERI

Age 67 Years, Occu - Business,

Address: - G. K. Farm, Coastal High way, At & Post - Umbergaon,

Tal - Umbergaon, Dist - Valsad, Gujarat.

Hereinafter called "THE VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assignees, attorneys) of the ONE PART.

AND

एपन गन वरमि ११११

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M/s. VALRAM CORPORATION

A partnership firm consisting its partners namely

- 1) **Mr. TULSIDAS DAMJI DAMA BHANUSHALI**
Age 40 Years, Occu - Business, (25%)
- 2) **Mr. VERSHI DAMJI DAMA (BHANUSHALI)**
Age 48 Years, Occu - Business, (25%)
- 3) **Mr. MULJI JAYARAM BHANUSHALI**
Age 38 Years, Occu - Business, (25%)
- 4) **Mr. SURESH DEVJIBHAI BHANUSHALI**
Age 36 Years, Occu - Business, (25%)
Having its Office Address: - Shop No. 102, Shreeji Complex,
Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon,
Dist - Valsad.

Hereinafter called "THE PURCHASERS" of the plot, (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its all partners, and their legal heirs, executors, administrators and assigns) of the
OTHER PART, having its **Pan No. AAKFV 1251 G**.

WHEREAS, the Vendor absolutely seized, possessed and or otherwise, well and sufficiently entitled to a **NON AGRICULTURE** residential land bearing **Plot No. 46** situated in "SUNDER VAN" project within the Nagar Palika Limits of Umbergaon, Taluka - Umbergaon, Dist - Valsad, Gujarat State, the details of the plot is as under:-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / 12	46	2295 - 00 Sq. Mtrs. (Hector 0 - 22 - 95) (24694 - 20 Sq. Feet)

WHEREAS, the said land of Survey No. 77 / 1 Paiki is a Non Agriculture residential land consists of several residential plots and its original owner was **M/s. LAKDAWALA AND COMPANY**, a partnership firm.

anirunramizad

W

P. Bhavshah



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WHEREAS, the vendor herein have jointly purchased the said plot from its original owner **M/s. LAKDAWALA AND COMPANY**, on **17/02/1992** by registered **Sale Deed No. 427/1992** which was registered before the Sub-Registrar office Pardi on **17/02/1992**. Hence by virtue of said sale deed, the vendors became owner of said plot.

Presently the said plot is registered in the name of vendors on govt. records by **Khata No. 961**. No other person / persons except the vendors have any legal rights, title or share in the said plot. Hence the vendors are holding clear title of said plot.

AND WHEREAS, on the request of the Purchasers, the Vendor agreed to sell the said **Plot No. 46** total admeasuring **Hector 0 - 22 - 95** to the Purchasers, more particularly described in the **SCHEDULE - A** hereunder written as per the terms and conditions mention in the original **N. A.** order and the terms and conditions which might be imposed in future by the concern authorities, at or for the consideration of **Rs. 33,00,000/- (Rs. Thirty Three Lac only)**.

AND WHEREAS, it is agreed that the stamp duty and registration charges payable on this sale deed shall be paid by the Purchasers only.

AND WHEREAS, the purchasers have inspected all the legal documents of said plot and have visited the location of said plot and have satisfied with the title of said plot and physical possession of said plot.

AND WHEREAS, the Purchasers herein have already made payment of **Rs. 33,00,000/- (Rs. Thirty Three Lac Only)** to the vendor being full and final sale price amount by below mentioned Cheques before execution of this Sale Deed.

Cheque No.	Date	Amount	Bank of Name	Paid to
045255	31/08/2012	11,00,000/-	OBC Vapi Branch.	Garish Zaveri
535103	30/05/2012	5,00,000/-	Bank Of Baroda, Umbergaon Branch.	Lalana Zaveri
045254		6,00,000/-	OBC Vapi Branch.	Lalana Zaveri
535104	04/06/2012	5,00,000/-	Bank Of Baroda, Umbergaon Branch.	Aparna Zaveri
045253		6,00,000/-	OBC Vapi Branch.	Aparna Zaveri
	Total	33,00,000/-		

Seen and verified by

Handwritten signature

Handwritten signature: P. Ghanshekh



...13...

The Vendor has already received entire sale price amount from the purchasers by above mentioned cheques. The receipt for which the Vendor do hereby admit & acknowledge.

Therefore, the purchasers have requested the vendor to execute necessary sale deed of said plot in favour of the purchaser for transferring legal ownership of said plot in the name of purchasers on Govt. records. Hence on request of the purchasers, the vendors execute this sale deed in favour of the purchasers and get it registered before the Sub-Registrar office Umbergaon.

By this sale deed the vendor has sold the said plot to the purchaser on permanent ownership basis and transferred the legal ownership of said plot in favour of the purchasers and handed over possession of said plot to the purchasers before execution of this sale deed.

NOW THEREFOE THIS INDENTURE WITNESSETH that consideration of the sum of **Rs. 33,00,000/- (Rs. Thirty Three Lac Only)** paid by the Purchasers to the Vendor being the full consideration monies by Cheques towards the cost of plot bearing **Plot No. 46**, and more particularly described in the schedule hereunder written, payment and the receipt whereof the Vendor do HEREBY admit and acknowledge and of and from the same and every part thereof. Do forever acquit, release and discharge the Purchasers herein and the plot Purchasers jointly and severally for ever from the payment thereof. THEY THE VENDOR DO at the request and direction of the Purchasers hereby grant, sell convey, transfer, assign, release and assure UNTO the Purchasers the said piece or parcel of land consisting of **Plot No. 46** together with hereditaments, and premises situated lying and being at Village - **Umbergaon**, Dist - Valsad, Gujarat and more particularly described in the schedule hereunder written which forms part of N. A. land bearing Revenue **Survey No. 77 / 1 / 12** together with land or ground alongwith common use of approach roads together with right title and interest of use occupation and possession of roads for coming and going and hereditament and premises or any part thereof belonging or in any way pertaining to or with the same or any part thereof now of any time heretofore usually held used occupied or enjoyed thereof.

for and on behalf of the Vendor

[Signature]

[Signature]

P. Bhavsani

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AND ALSO TOGETHER WITH all the deeds, documents, writing, voucher and other evidence of title relating to the said plot or ground hereditaments and premises or any part thereof AND THE ESTATES, rights, title, interest, use inheritance, property, possession benefit, claim and demands whatsoever at law and in equity of the Vendor into out of us upon the said premises and TO HAVE TO HOLD all and singular the premises released conveyed and assured and so intended or expressed to be with their and every of their rights, UNTO and to the use and benefit of the Purchasers for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same of hereafter to become payable to the Government of Gujarat or to any other public body in respect thereof and THE VENDOR DO and each of them do hereby for themselves his/her/their heirs, executors and administrators covenant with the Purchasers that notwithstanding any act deed matter or things whatsoever by the Vendor by any person or persons lawful or equitably claiming by, from though, under or in trust or contract for him made done committed omitted or knowingly or willingly suffered to the contrary THEY The VENDOR themselves in good right, full power and absolute authority to grant, release, convey, transfer and assure the said premised hereby granted, released, conveyed, transferred or assured or intended to the use of the Purchasers in the manner aforesaid AND further that it shall be lawful of the Purchasers from time to time and at all times hereafter peaceably and quietly to hold enter upon, occupy, possess and enjoy the said premises hereby granted with their appurtenances and receive the rents issue and profits thereof to and for their own use and benefits without any suit lawful eviction interruption claim and demand whatsoever from or by the VENDOR of their heirs or any of them from or by any persons lawful or equitably claiming or to claim by from under or in trust or contract for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned of suffered by the Vendor by any other person or persons, lawfully or equitably or to claim by from, under or in trust or contract for them or any of them and FURTHER THAT THEY THE VENDOR and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said premises hereby granted or any part thereof by from under or in trust or contract for them the Vendor or their/his or her heirs of any of them shall and will from time to time



Given in my presence

MS

P. Bhawanshah

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and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further other lawful and reasonable acts, deeds, things, matters, conveyances, and assurances in law whatsoever for the better further and more perfectly and absolutely granting and assignees or its or their counsel in law and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid AND THE VENDOR and any person or persons having or lawfully, or equitably claiming any estate, right, title or interest at law or equity in the said premises hereby granted or any part thereof by from under Orin trust or contract from them the Vendor or his/her/ their heirs DO and each of them DOTH HEREBY indemnified and keeps forever save fully defend and indemnified the Purchasers with regards to any claim, suit, proceedings, prosecution, right, title interest or share of whatsoever nature over the said plot by any of the aforesaid persons and also with regards to possession of the said plot and FURTHER THEY the VENDOR any person or persons having or lawfully or equitably claiming any estate, right, title or interest at law on in equity in the said plot hereby granted or any part thereof by from under or in trust or contract from them the VENDOR shall at the request and cost or the Purchasers have the necessary mutations made in Government and public records in favour of the Purchasers in respect of the property hereby sold, transferred and conveyed.

The Purchasers shall obey all the terms and conditions imposed in the original N. A. orders of this land and shall use the said land for Residential purpose. Moreover the Purchasers shall also obey rules & regulations made by the owners of "SUNDER VAN" project.

The vendor has handed over all the original deeds and documents of said plot to the purchasers before execution of this sale deed.

All the previous taxes till the date of sale deed shall be paid by the vendor, and from the date of sale deed same shall be paid by the purchasers only.

The Purchasers will bear all the expenses of execution of this deed i.e. stamp duty, registration charges, Advocate fees etc. Moreover, in future any extra stamp duty will be imposed by the Gujarat Government same shall be also bear & pay by the Purchasers Only.

for SUNDAR VAN

P. Shrivastava

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:: DESCRIPTION OF THE PLOT ::

SCHEDULE - A

All that piece or parcel of Non Agriculture open land

bearing **Plot No. 46** admeasuring **Hector 0 - 22 - 95**

i.e. **2295 - 00 Sq. Mtrs.**, (equivalent to **24694 - 20 Sq. Feet**), bearing

Revenue Survey No. **77 / 1 / 12** situated in "**SUNDER VAN**" project located

within the Nagar Palika Limits of **UMBERGAON**, Taluka - Umbergaon,

Dist - Valsad, Gujarat State.

-: SHORT DESCRIPTION OF THE PLOT :-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / 12	46	2295 - 00 Sq. Mtrs. (Hector 0 - 22 - 95) (24694 - 20 Sq. Feet)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals to these presents on the day, month and the year first hereinabove written.

**SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED**

Vendor No. 1) **Mr. GIRISH K. ZAVERI**

for himself and Power of Attorney Holder of

Vendor No. 2) **APARNA G. ZAVERI**

Vendor No. 3) **LALANA G. ZAVERI**



Mr. GIRISH K. ZAVERI



Umbegaon

HS

P. Bhandari

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SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASERS
M/s. VALRAM CORPORATION
Through its partners

P. Bhanushali

1) Mr. TULSIDAS DAMJI DAMA BHANUSHALI



2) Mr. VERSHI DAMJI DAMA (BHANUSHALI)



3) Mr. MULJI JAYARAM BHANUSHALI



4) Mr. SURESH DEVJIBHAI BHANUSHALI



Witness:-

1) Amil F. Kotkar

2) ANISH V. DAMA

Amil

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:: PHOTO OF PROPERTY ::



PROPERTY ADDRESS:-

Village - Umbergaon, Taluka - Umbergaon, Dist - Valsad.
Revenue Survey No. 77 / 1 / Paiki 18, Plot No. 46,

Vendor :-

[Signature]

Purchaser:- 1.

P. Bhavsheli

3.

[Signature]

2. CHANDAN SINGH

4.

[Signature]



ગુજરાત ગુજરાત GUJARAT

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શ્રી કે રૂપિયા 100/- નો સ્ટેમ્પ જે
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TO KNOW TO ALL TO WHOM THESE PRESENTS SHALL COME, that We....

1) APARNA G. ZAVERI

Age 40 Years, Occu - Business,

2) LALANA G. ZAVERI

Age 36 Years, Occu - Business,

Address: - G. K. Farm, Coastal Highway,

At & Post - Umbergaon, Taluka - Umbergaon, Dist - Valsad do hereby execute

this power of attorney as under...

...2...

WHEREAS, we and our father **Mr. GIRISH K. ZAVERI** are joint owners of the Non Agriculture open land being situated in "SUNDERVAN" project located within the Nagar Palika limits of Umbergaon, Tal - Umbergaon, Dist - Valsad, Gujarat State. The details of Plot are as under: -

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77/1 / 12	46	2295 - 00 Sq. Mtrs. (Hector 0 - 22 - 95)

And bounded as under: -

On or towards the North by : Land of S. No. 80 / 5.
On or towards the South by : Land of S. No. 213.
On or towards the East by : Land of S. No. 80 / 5.
On or towards the West by : Plot No. 45 & Internal Road.

Hereinafter referred to as "**THE SAID LAND**",

The original owner of the said land was **M/s. LAKDAWALA & CO.** We have purchased the said land in joint ownership from its previous owner i.e. **M/s. LAKDAWALA & CO.** on dated 17/02/1992 by registered **sale deed No. 427**, which was registered before the sub-registrar office **PARDI** on 17/02/1992. Hence by virtue of said sale deed we became owner of said land.

Present the said land has been registered in our name on Govt. records by **Khata No. 961**. Hence we are lawful owner of said land and holding clear & marketable title of the said land.

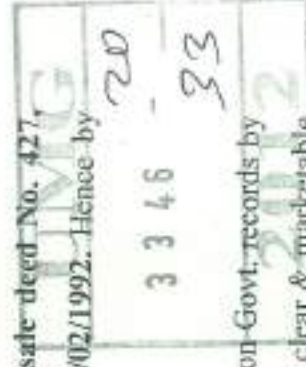
We want to sell the above said plot. Therefore we have to registered sale deed in favour of purchaser and to make necessary procedures for transferring the said plot in the name of its purchaser on govt. records.

But we both are residing outside Umbergaon and due to our personal reasons it is not possible for us to go over personally to Sub-Registrar office **UMBERGAON, DIST - VALSAD** and other government office of Valsad district to register sale deed and to make all the transfer works of said plot in our presence. Therefore, we desirous to appoint some fit and proper person to act for us and to make all necessary acts, things, matters in connection with the registration and execution and signing of sale deed in respect of our said plot.

Apambani

Shri

Shri





...3...

NOW THEREFORE, we the undersigned 1) APARNA G. ZAVERI AND 2) LALANA G. ZAVERI do hereby nominate and appoint our father and one of

the joint owners of said lands i.e. **Mr. GIRISH K. ZAVERI**, Age 70 Years,

Occu - Business, Address: - G. K. FARM, Coastal Highway, At & Post - Umbergaon,

Tal - Umbergaon, Dist - Valsad to be our true and lawful **POWER OF ATTORNEY**

holder in our name and on our behalf to execute and to registered sale deed and to do all the following acts, deeds, matters as mentioned below:-

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- 1) To sign sale deed of said plot on our behalf and to present Sale Deed for registration before sub-registrar office UMBERGAON and to execute sale deed on our behalf.

2) To admit execution or to be executed sale deed before sub-registrar office and to complete all the registration works of said plot before Sub-Registrar on our behalf.

3) To engage any pleader / advocate or authorized representatives to do all other acts that may be necessary for the proper completion of the work assigned by us under these presents.

4) To give necessary sign and consent on the transfer paper and on 135/D notice for transferring the said plot in the name of purchaser. And to do all necessary acts on our behalf for effectively completing the registration works before sub-registrar office in favour of purchaser.

We do hereby ratify and confirm that, all acts, deeds and things done by our said attorney shall be deemed to have been acts, deeds, and things done by us personally. And we hereby undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given by us.

Aparna

Lalana

Girish



...4...

IN WITNESS WHEREOF, we have executed this power on this th 12

day of JULY, 2012.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED



Aparna

1) APARNA G. ZAVERI



Lalana

2) LALANA G. ZAVERI

POWER OF ATTORNEY ACCEPTED BY



Mr. GIRISH K. ZAVERI

Witness: -

1)

2) *Ulhas I. Tandel*

Identified by me

U. Tandel

ULHAS I. TANDEL

(Advocate)

At & Po. Umbergaon-395170

Tal. Umbergaon, Dist. V. ac.

Book No. 02
Page No. 166
Serial No. 3574
Date 15 JUL 2012

EXECUTED BEFORE ME

S. R. Shah

S. R. SHAH

ADVOCATE & NOTARY PUBLIC

UMBERGAON TALUKA

VALAD DISTRICT

GOVT. OF GUJARAT

(INDIA)



સ્થાયી લેવા સંખ્યા

/PERMANENT ACCOUNT NUMBER

AAAPZ0874F



સ્ત્રી નામ

APARNA GIRISH ZAVERI

પિતા ના નામ /FATHER'S NAME

GIRISH KAUSHIKLAL ZAVERI

જન્મ તારીખ /DATE OF BIRTH

21-06-1972

સહસ્ત્ર સહસ્ત્ર

APARNA

APARNA

અધિકાર સિસ્ટમ (વ્યક્તિ)

DIRECTOR OF INCOME TAX (SYSTEMS)

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Uparna

S. R. Shah
ADVOCATE & NOTARY PUBLIC
Umbergaon Taluka,
Valsad District, Govt. of Gujarat
INDIA

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પિતા ના નામ (Name of Father/Legal Guardian)

GIRISH KAUSHIKAL ZAVERI

માતા ના નામ (Name of Mother)

PARUL GIRISH ZAVERI

સહી ના નામ (Name of Spouse)

સરનામું (Address)

9/133 ADARSH NAGAR B

WORLI MUMBAI 400025

પાસપોર્ટ નંબર (Passport No. with date and Place of issue)

A8985307 16/03/2001 LONDON

પાસપોર્ટ નંબર (Passport No.)

60RLP1305805

CAUTION

INDIAN CITIZENS RESIDING IN INDIA ARE ADVISED TO BECAUTIOUSLY EXAMINE THE PASSPORT AT THE NEAREST INDIAN MISSION/POST.

REGISTRATION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DISCREPANCY FROM THE INFORMATION, SHOULD BE COMPLETED WITH AN ANSWER.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST, IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALIENED OR NOTIFIED IN ANY WAY.

NOTARY

NOTARY PUBLIC, S. R. Shah, Valsad District, Gujarat, India.

NOTARY



TRUE COPY

Apurva

S. R. Shah
ADVOCATE & NOTARY PUBLIC
Valsad District, Govt. of Gujarat
INDIA

S. R. Shah
ADVOCATE & NOTARY PUBLIC
Umbergaon Taluka,
Valsad District, Govt. of Gujarat
INDIA

શ્રી / Permanent Account Number

AAAPZ0871A



નામ / NAME

LALANA GIRISH ZAVERI

પિતા ના નામ / FATHER'S NAME

GIRISH KAUSHIKLAL ZAVERI

જન્મ તારીખ / DATE OF BIRTH

18-01-1976

R. K. Singh

સહી / SIGNATURE

R. K. Singh

આવક નિવેશન (વ્યવસ્થા)

DIRECTOR OF INCOME TAX (SYSTEMS)

TRUE COPY

S. R. Shah

S. R. Shah

ADVOCATE & NOTARY PUBLIC
Umbergaon Taluka,
Valsad District, Govt. of Gujarat
INDIA



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1. The Government of India has decided to grant a grant of Rs. 100 lakhs to the Government of Madras for the purpose of the Madras Legislative Council. The grant is to be paid in three instalments of Rs. 33 1/3 lakhs each. The first instalment has been paid on 1st April 1937. The second instalment will be paid on 1st July 1937. The third instalment will be paid on 1st October 1937.

THESE ARE TO REQUEST AND REQUEST IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BARKER TO PASS FREELY WITHOUT LET OR HINDERANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

REPUBLIC OF INDIA

डि. अर. धर्तरी
D. R. CHAUDHARI
प्रतिष्ठित/ Superintendent
राज्य शांति निर्देश, जय.
राज्य शांति निर्देश, जय.
राज्य शांति निर्देश, जय.



NOTARY
S. R. Shah
Umbergaon Taluka,
Valsad District,
Valsad State
Gujarat (INDIA)
Regd. No. 876/03
GOVT. OF GUJARAT

भारत गणराज्य REPUBLIC OF INDIA



Country Code	IND	UMG	9109126
Passport No.	3346	28	33
Place of Birth	MUMBAI	INDIAN	18/01/1976

MUMBAI

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मार्ग नमूने की तिथि /Date of Issue	04/06/2008
मार्ग नमूने की तिथि /Date of Expiry	03/06/2018

[illegible]

S. R. Shah
ADVOCATE & NOTARY PUBLIC
Umbergaon Taluka,
Valsad District, Govt. of Gujarat
INDIA

पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को संसार की जगह है कि वे अपने को विद्यमान भारतीय मिशन / पोस्टी या प्रबन्धन कक्षा में ।

चेतावनी

एक पत्रार्थ प्राप्त सरकार की सन्धि है। पत्रार्थ अधिकारी से इस पत्रार्थ के संदर्भ में कोई सूचना मिलने या निम्न ही सुनिश्चित बात समित है, उसका सुनिश्चित अनुपालन किया जाए ।

एक पत्रार्थ प्राप्त प्राप्त किसी भी देश से बाहर न भेजा जाए । यह पत्रार्थ प्राप्त या उसके द्वारा प्रेषित व्यक्ति के अपने में ही होना चाहिए । इसके किसी भी प्रकार के भरण या प्रेषण नहीं किया जाना चाहिए ।

पत्रार्थ प्राप्त प्राप्त, पोस्टी हो काना या जगह की जाने या उसकी विशेष सुचना प्राप्त में विद्यमान पत्रार्थ अधिकारी को (काना यदि प्राप्त प्राप्त में हो) विद्यमान भारतीय मिशन की और भारतीय पुलिस को ही भेजी चाहिए । निर्दिष्ट सुचना के अभाव में प्रेषित पत्रार्थ को किस प्रकार ।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

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S. R. Shah

ADVOCATE & NOTARY PUBLIC
Umbergaon Taluka,
Valsad District, Govt. of Gujarat
INDIA

पति का नाम/पत्नी का नाम/पिता/माता का नाम/पति/पत्नी का नाम/पिता/माता का नाम
GIRISH KAUSHIKLAL ZAVERI

पति का नाम/पत्नी का नाम/पिता/माता का नाम
PARU GIRISH ZAVERI

पति का नाम/पत्नी का नाम/पिता/माता का नाम
MANISH SHARMA

पता/Address
PLOT NO-256, 10TH ROAD,

OPP-ST. ANTHONY CHURCH, CHEMBUR,

MUMBAI-400071.

पत्रार्थ प्राप्त प्राप्त, पोस्टी हो काना या जगह की जाने या उसकी विशेष सुचना प्राप्त में विद्यमान पत्रार्थ अधिकारी को (काना यदि प्राप्त प्राप्त में हो) विद्यमान भारतीय मिशन की और भारतीय पुलिस को ही भेजी चाहिए । निर्दिष्ट सुचना के अभाव में प्रेषित पत्रार्थ को किस प्रकार ।
E2022073 22/04/2002 MUMBAI

पत्रार्थ प्राप्त प्राप्त, पोस्टी हो काना या जगह की जाने या उसकी विशेष सुचना प्राप्त में विद्यमान पत्रार्थ अधिकारी को (काना यदि प्राप्त प्राप्त में हो) विद्यमान भारतीय मिशन की और भारतीय पुलिस को ही भेजी चाहिए । निर्दिष्ट सुचना के अभाव में प्रेषित पत्रार्थ को किस प्रकार ।
BOME01609408 - OLD PPT CLD & RETURNED

it contains valid visa

UMG		
3346	30	33
2012		

Serial No. 3346

Presented of the office of the डा. अ. अ. अ. अ.
(G.A.)

S.R.O - UMBERGAON Between the hour of
12 to 13 on Date **07/12/2012**



P. Bhawanish

M/s. Valram Corporation through its partner
Mr. Tulsidas Damji Dama Bhanushali

Receipt No :-	2012235005157
Received Fees as following	
Registration	Rs. 33000
Side Copy Fee	(34) 340
Postage	60
Other Fees	0
TOTAL :-	33400

P. N. CHAMPANERI

(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

P. N. CHAMPANERI

(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON



UMG		
3346	31	33
2012		

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Executing

1.000

Mr. Girish K. Zaveri self and
P.O.A. of 2 & 3
2. Aparna G. Zaveri (PAN No
AAAPZ 0874 F),
3. Lalana G. Zaveri (PAN No.
AAAPZ 0871 A).
Umbergaon

67



Claiming

1.000

M/s. Valram Corporation through
its partner
Mr. Tulsidas Damji Dama
Bhanushali
Umbergaon

40



Claiming

2.000

M/s. Valram Corporation through
its partner Mr. Versi Damji Dama
(Bhanushali)
As Above

48



Claiming

3.000

M/s. Valram Corporation through
its partner Mr. Mulji Jayaram
Bhanushali
As Above

38



Claiming

4.000

M/s. Valram Corporation through
its partner Mr. Suresh Devjibhai
Bhanushali
As Above

36



Executing Party
admits execution

- 1)
- 2) P. Bhanushali
- 3) Girish K. Zaveri
- 4)
- 5)



UMG		
3346	82	83
2012		



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

Ulhas I. Tandel

1. _____

2. _____

Date 7 Month December - 2012



Ulhas I. Tandel

P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON

Produced Form No.1
for finalise the
Marketvalue.

Date : 07/12/2012

Ulhas I. Tandel

P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON

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

Executant No. 1, 2, 3

Claimant No. 1

Conformer No.

Date: 07/12/2012

Ulhas I. Tandel

(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

UMG		
3346	33	33
2012		

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

Date 07/12/2012

Signature

(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

True copy of the power of Attorney is
Presented

Date - 07/12/2012

Signature

(P. N. CHAMPANERI)
Sub-Registrar
S.R.O - UMBERGAON

1

Book No.

3346

Registered
No.

Date: 07/12/2012

Signature

P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON



SALE DEED

Document Regi. No.

Reg. Date

VENDOR: -

Mr. GIRISH K. ZAVERI

Address: - G. K. Farm, Coastal High way,

At & Post – Umbergaon, Tal – Umbergaon,

Dist – Valsad, Gujarat.

AND

PURCHASER: -

M/s. VALRAM CORPORATION

Having its Office Address: - At - Shop No. 102,

Shreeji Complex, Gandhiwadi, At & Post – Umbergaon,

Taluka – Umbergaon, Dist – Valsad.

ULHAS I. TANDEL

ADVOCATE

Address: Aditya Darshan Building, First Floor, Shop No. 4,

Above Bank Of Baroda, Main Road, At & Post – Umbergaon Town, 396170

Tal – Umbergaon, Dist – Valsad, (Gujarat State)

Mobile – 9825155117

રજીસ્ટ્રેશન પહેલ

પહેલ નંબર ૨૦૧૩૨૩૦૦૧૨૭૪ દસ્તાવેજ નંબર ૭૩૬ દસ્તાવેજ વર્ષ ૨૦૧૩

તા. ૧૬ માસ માસે ૨૦૧૩ અવેજ Rs. ૨૬૧૧૦૦૦.૦૦

દસ્તાવેજનો પ્રકાર માલિકી ફેરફાર/વેચાણ

રજી કરનારનું નામ M/s. Valram Corporation through its partner Mr. Suresh Devjiibhai Bhamushali

નીચે પ્રમાણે ફી પહેલી

રજીસ્ટ્રેશન ફી	૨૮૫૧૦
નકલ કરવા ની કી સર્ટીફિકેટ / કોપીઓ	૧૮૦
કોચની નકલ કરવા માટે ફી	૫૦
ટપાલ ખર્ચ	૦
નકલો અથવા થાટીઓ (કલમ ૬૪ થી ૬૭)	૦
શોખ અગર તપાસની	
દંડ કલમ-૨૫	૦
કલમ-૩૪ (કલમ-૫૭)	૦
નકલ ફી કોપીઓ	
ફી-૩૫-૨ ફી	



મા સિવાયની માહિતીની ફી

કુલ એકદરે રૂ.	૨૮૭૫૦
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અંકે ગુપ્તિયા બોક્સનીય ફજર સ્થાતરો પધાસ પુરા.

દસ્તાવેજ નંબર ના દિવસે તૈયાર થઈ અને તે રજીસ્ટર દપાલથી મોકલવામાં આવશે.
કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર દપાલથી નીચેના ધરનામે મોકલશે,
Umbergaon

Suresh
(P. N. STAMPANER)

સબ રજીસ્ટ્રાર
ઉમરગામ

અગર ને આપશો

Suresh
રજી કરનારની સહી

IGR-NIC(G) -837804085390029744 ૧૬/૩/૨૦૧૩ ૧૨:૧૭:૧૬ pm

Ulas J. Jorhel
Advocate

3



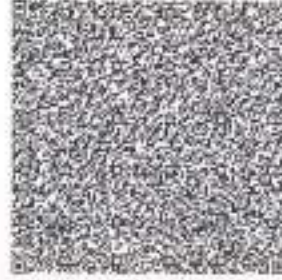
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

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2013

Certificate No. : IN-GJ44154677902451L
Certificate Issued Date : 16-Mar-2013 12:02 PM
Account Reference : NONACC (FI)/ gjewlp10/ UMARGAM-GJ-VL
Unique Doc. Reference : SUBIN-GJGJEVLPL1064814822007655L
Purchased by : MS VALRAM CORPORATION
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : MOJE UMBERGAON SURVEY NO.77/1/P-18
Consideration Price (Rs.) : 29,51,000
 (Twenty Nine Lakh Fifty One Thousand only)
First Party : GIRISH K ZAVERI
Second Party : MS VALRAM CORPORATION
Stamp Duty Paid By : MS VALRAM CORPORATION
Stamp Duty Amount(Rs.) : 1,44,700
 (One Lakh Forty Four Thousand Seven Hundred only)



ZK 0004641145

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authentication Collection Centres (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
 2. The Contact Details of ACCs, SHCIL Offices and SROs are available in the Web site: www.arnoldstamp.com

145-10/8/19

736/2013

145-10/8/19

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13
2013

દોકળા નંબર : 3
તારીખ : ૨૬/૩/૨૦૧૩
સ્થળ : રજીસ્ટ્રાર કચેરી ઉમરગામ



Girish



:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,51,000/- only]

THIS **DEED OF CONVEYANCE** made and entered into at - Umbergaon, Gujarat on this 16TH day of March, 2013 BETWEEN....

Mr. GIRISH K. ZAVERI

Age 67 Years, Occu - Business,

Pan No. AAAPZ 0598 E

Address: - G. K. Farm, Coastal High way, At & Post - Umbergaon,

Tal - Umbergaon, Dist - Valsad, Gujarat.

Hereinafter called "**THE VENDOR**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assignees, attorneys) of the **ONE PART.**

AND

M/s. VALRAM CORPORATION

A partnership firm consisting its partners namely

- 1) **Mr. TULSIDAS DAMJI DAMA BHANUSHALI**
Age 40 Years, Occu - Business,
- 2) **Mr. VERSHI DAMJI DAMA (BHANUSHALI)**
Age 48 Years, Occu - Business,
- 3) **Mr. SURESH DEVJIBHAI BHANUSHALI**
Age 36 Years, Occu - Business,
- 4) **Mr. MULJI JAYARAM BHANUSHALI**
Age 38 Years, Occu - Business,

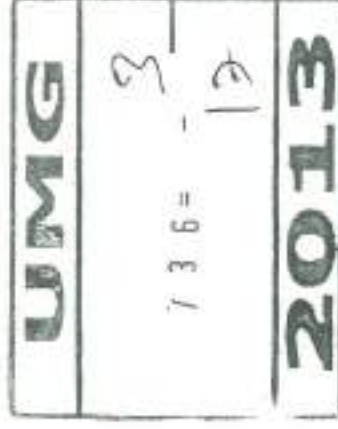
Having its Office Address:- At - Shop No. 102, Shreeji Complex,

Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon,

Dist - Valsad.

P. D. G. Patel
Sub-Registrar
26/3/2013
GRZ





Hereinafter called "**THE PURCHASERS**" of the plot, (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its all partners, and their legal heirs, executors, administrators and assigns) of the **OTHER PART**. Having its **Pan No. AAKFV 1251 G**.

WHEREAS, the Vendor absolutely seized, possessed and or otherwise, well and sufficiently entitled to a **NON AGRICULTURE** residential land bearing **Plot No. 43** situated in "**SUNDER VAN**" project within the Nagar Palika Limits of Umbergaon, Taluka - Umbergaon, Dist - Valsad, Gujarat State, the details of the plot is as under:-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / Paiki 18	43	2096 - 31 Sq. Mtrs. (Hector 0 - 20 - 96) (22556 - 30 Sq. Feet)



WHEREAS, the said land was originally an agriculture land and it's original owners were **M/s. LAKDAWALA AND COMPANY**.

WHEREAS, the said **M/s. LAKDAWALA AND COMPANY** have converted the said land into residential Non Agriculture land by **N. A. order No. DP / NA / REGI / 2 / 1990 - 91**, dated **29/07/1997** passed by the district development officer Valsad, hence by virtue of said **N. A. order** the said land was recorded as Non Agriculture land on revenue records. Therefore, the said land is Non agriculture land.

WHEREAS, **M/s. LAKDAWALA & COMPANY** have develop the said land by making independent residential open plots therein, which more popularly known as "**SUNDER VAN**" project.

WHEREAS, **M/S. D - TECH INDIA** a partnership firm has purchased the said plot from its original owner **M/s. LAKDAWALA AND COMPANY**, a partnership firm, on **17/02/1992** by a registered Sale Deed No. **424/1992**. Hence by virtue of the said sale deed, **M/S. D - TECH INDIA** became owner of said plot.

P. D. Singh
Sub-Registrar
Umbergaon
29/07/1997
29/07/1997



Therefore, the purchasers have requested the vendor to execute necessary sale deed of said plot in favour of the purchaser for transferring legal ownership of said plot in the name of purchasers on Govt. records. Hence on request of the purchasers, the vendor has execute this sale deed in favour of the purchasers and get it registered before the Sub-Registrar office Umbegaon.

By this sale deed the vendor has sold the said plot to the purchaser on permanent ownership basis and transferred the legal ownership of said plot in favour of the purchasers and handed over possession of said plot to the purchasers before execution of this sale deed.

NOW THEREOF THIS INDENTURE WITNESSETH that consideration of the sum of **Rs. 29,51,000/- (Rs. Twenty Nine Lac Fifty One Thousand Only)** paid by the Purchasers to the Vendor being the full consideration monies by Cheques towards the cost of plot bearing **Plot No. 43**, and more particularly described in the schedule hereunder written, payment and the receipt whereof the Vendor do **HEREBY** admit and acknowledge and of and from the same and every part thereof. Do forever acquit, release and discharge the Purchasers herein and the plot Purchasers jointly and severally for ever from the payment thereof. **THEY THE VENDOR DO** at the request and direction of the Purchasers hereby grant, sell convey, transfer, assign, release and assure **UNTO** the Purchasers the said piece or parcel of land consisting of **Plot No. 43** together with hereditaments, and premises situated lying and being at Village - **Umbegaon**, Dist - Valsad, Gujarat and more particularly described in the schedule hereunder written which forms part of N. A. land bearing Revenue **Survey No. 77 / 1 / Paiki 18** together with land or ground alongwith common use of approach roads together with right title and interest of use occupation and possession of roads for coming and going and hereditament and premises or any part thereof belonging or in any way pertaining to or with the same or any part thereof now of any time heretofore usually held used occupied or enjoyed thereof.

AND ALSO TOGETHER WITH all the deeds, documents, writing, voucher and other evidence of title relating to the said plot or ground hereditaments and premises or any part thereof **AND THE ESTATES**, rights, title, interest, use inheritance, property, possession benefit, claim and demands whatsoever at law and in equity of the Vendor into out of us upon the said



P. P. Singh
Sub-Registrar
Umbegaon

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premises and TO HAVE TO HOLD all and singular the premises released conveyed and assured and so intended or expressed to be with their and every of their rights, UNTO and to the use and benefit of the Purchasers for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same of hereafter to become payable to the Government of Gujarat or to any other public body in respect thereof and THE VENDOR DO and each of them do hereby for themselves his/her/their heirs, executors and administrators covenant with the Purchasers that notwithstanding any act deed matter or things whatsoever by the Vendor by any person or persons lawful or equitably claiming by, from though, under or in ~~trust~~ or contract for him made done committed omitted or knowingly or willingly suffered to the contrary THEY The VENDOR themselves in good right, full power and absolute authority to grant, release, convey, transfer and assure the said premises hereby granted, released, conveyed, transferred or assured or intended to the use of the Purchasers in the manner aforesaid AND further that it shall be lawful of the Purchasers from time to time and at all times hereafter peaceably and quietly to hold enter upon, occupy, possess and enjoy the said premises hereby granted with their appurtenances and receive the rents issue and profits thereof to and for their own use and benefits without any suit lawful eviction interruption claim and demand whatsoever from or by the VENDOR of their heirs or any of them from or by any persons lawful or equitably claiming or to claim by from under or in trust or contract for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned of suffered by the Vendor by any other person or persons, lawfully or equitably or to claim by from, under or in trust or contract for them or any of them and FURTHER THAT THEY THE VENDOR and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said premises hereby granted or any part thereof by from under or in trust or contract for them the Vendor or their/his or her heirs of any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further other lawful and reasonable acts, deeds, things, matters, conveyances, and assurances in law whatsoever for the better further and more perfectly and absolutely granting and assignees or its or



P. D. Bhattacharya
Sub Registrar
Ahmedabad



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2013

their counsel in law and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid AND THE VENDOR and any person or persons having or lawfully, or equitably claiming any estate, right, title or interest at law or equity in the said premises hereby granted or any part thereof by from under Orin trust or contract from them the Vendor or his/her/ their heirs DO and each of them DOTH HEREBY indemnified and keeps forever save fully defend and indemnified the Purchasers with regards to any claim, suit, proceedings, prosecution, right, title interest or share of whatsoever nature over the said plot by any of the aforesaid persons and also with regards to possession of the said plot and FURTHER THEY the VENDOR any person or persons having or lawfully or equitably claiming any estate, right, title or interest at law on in equity in the said plot hereby granted or any part thereof by from under or in trust or contract from them the VENDOR shall at the request and cost or the Purchasers have the necessary mutations made in Government and public records in favour of the Purchasers in respect of the property hereby sold, transferred and conveyed.

The Purchasers shall obey all the terms and conditions imposed in the original N. A. orders of this land and shall use the said land for Residential purpose. Moreover the Purchasers shall also obey rules & regulations made by the owners of "SUNDER VAN" project.

The vendor has handed over all the original deeds and documents of said plot to the purchasers before execution of this sale deed.

All the previous taxes till the date of sale deed shall be paid by the vendor, and from the date of sale deed same shall be paid by the purchasers only.

The Purchasers will bear all the expenses of execution of this deed i.e. stamp duty, registration charges, Advocate fees etc. Moreover, in future any extra stamp duty will be imposed by the Gujarat Government same shall be also bear & pay by the Purchasers Only.

P. Bhargava

Sub-Registrar
Gandhinagar
Ahmedabad

2013

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736 = 8 - 13
2013

:: DESCRIPTION OF THE PLOT ::

SCHEDULE - A

All that piece or parcel of Non Agriculture open land bearing **Plot No. 43** admeasuring **Hector 0 - 20 - 96** i.e. **2096 - 31 Sq. Mtrs.** (equivalent to **22556 - 30 Sq. Feet**), a forming part of N. A. Land bearing Survey No. 77 / 1 / Paiki 18, located in "SUNDER VAN" project situated within the Nagar Palika Limits of UMBERGAON, Taluka - Umbergaon, Dist - Valsad, Gujarat State.

-: SHORT DESCRIPTION OF THE PLOT :-

Name of Village	Khata No.	Survey No.	Plot No.	Area
Umbergaon	2490	77 / 1 / Paiki 18	43	2096 - 31 Sq. Mtrs. (Hector 0 - 20 - 96) (22556 - 30 Sq. Feet)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals to these presents on the day, month and the year first hereinabove written.

**SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR**


Mr. GIRISH K. ZAVERI



Witness:-

1) 
2) 







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736 = 9-19

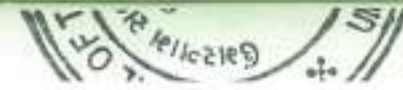
2013**SCHEDULE****PURCHASERS**

Signature of Purchasers	Photograph of Purchasers	Left Hand Thumb Impression of Purchasers
M/s. VALRAM CORPORATION Through its partners <u>T. Bhanushali.</u> 1) Mr. TULSIDAS DAMJI DAMA BHANUSHALI		
<u>सुश्री. मधुसूता देवजिभाई</u> 2) Mr. VERSHI DAMJI DAMA (BHANUSHALI)		
<u>सुश्री. सुश्री देवजिभाई</u> 3) Mr. SURESH DEVJIBHAI BHANUSHALI		
<u>सुश्री. मुलजी जयाराम भानुशाली</u> 4) Mr. MULJI JAYARAM BHANUSHALI		



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2013

:: PHOTO OF PROPERTY ::



PROPERTY ADDRESS:-

Village - Umbergaon, Taluka - Umbergaon, Dist - Valsad.

Revenue Survey No. 77 / 1 / Paiki 18, Plot No. 43,

Vendor :-

[Signature]

Purchaser:- 1.

T. Bhosale

2. [Signature]

3.

[Signature]

4. [Signature]



② ③

पुस्तक संख्या १२३

१-ओपा/न.स./उशी डे. २०-६९
जिन्दगी बिगिन करी (मठ संकाय ५८)
पलस उतारी मः २५ / १६६९.

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738 = 11 - 13
2013

உதவித் துணை

[illegible][illegible]

(૩) પ્રમુખશ્રીનો નોંધ ઉપરનો આદેશ તા.

(8) ના. ૩૭૭૬-૧૧-૧૨/૧૨ સુધી ૦૨/૦૫/૧૧

(५) नं० १२७३-६४८९-२० दि० १५.७.६१ ई० ११ अंग्रेज पञ्चम शत.

[illegible]

રૂપાનું ૪૩૦૫-૬૦ નવા લોકલેન્ડ શિફ્ટવર્ક કર તેમજ બીજા કરો લઈ બીજીની
શરતોનું પાલન કરવાની શરતે આપવામાં આવે છે. તારીખ: ૧.૮.૮૧ ના નવા
દર નક્કી થતા વિશેષધારી ગામવર્ગ પ્રસિદ્ધ બી-ટુબલ જે માં પહોં
હોવાથી ૭-૦૪(આર) રેસા દર ચો. મીટર હેવા હુકમ કરવામાં આવે
છે. તારીખ: ૧.૮.૭૩ માં અમલમાં આવેલ સહેરનો ઓ અને બીનેતોમાં ફેરવાના
રૂપાતર ૬૨ ૫૦,૦૦૦ ની વસ્તીવાળા સહેર તેના ફેઝ કિલોમીટરના ઘેરાવાના
વિસ્તારને લાગુ પડે છે. પરંતુ આ ગામની વસ્તી ૫૦,૦૦૦થી ઓછી છે. તેમજ ફેઝ
કિલોમીટરના ઘેરાવામા આ ઓ ન આવતી નથી. જેથી રૂપાતર ૬૨ લેવાપાત્ર નથી.
રૂપાતર ૬૨ ના હેતુ માટે દર ચો. મીટરે રેસા
હેવા પાત્ર થતો રૂપાતર ૬૨ રૂ.
દિન-૧૫ માં સરકારીમાં મહાજી નીચેના હેડ હેરાપાઈ કરવાની રહેશે. રૂપાતર ૬૨
મથકથી હુકમ અમલી બની મુખ્ય સદર ૦૩૫ ટેકોસે આ ન ઈ-ચેલ પ્રોપર્ટી અંગે
દેન જેથી કલચલ જૈ-૩ ની જોણ તદર નીન જેથી કલચલ કનવર્ઝન ટેકા.

2009

સરનામું:-

સ.ઈ.તાલુકા પંચાયત **જિમશામ** તાલુકો **જિમશામ**
તા. **જિમશામ** ના રોજ મયદી કરેલ નકશામાં **વાલોદી** થી
ખતાવ્યા મુજબ **JOHNA-24** થી ખતાવેલ **2011-12** થી
બિંદીકામ કરવું નહીં. તેમજ બાકીની જમીન ચાકાકા તરફ ખુલ્લી રાખવી.
સે. જિલ્લા વિકાસ અધિકારીશ્રીની મચાલેલો પરવાનગી મેળવ્યા સિવાય મંજૂર કરેલ
બેતી સિવાય પ્લોટમાં કોઈપણ જાતનો વધારો અથવા બીજો ફેરફાર કરવો નહીં.
તેમજ વધારાનું બિંદીકામ પણ કરવું નહીં.

૩. સેન્ટરેલ-સુ કોલની ક્લમ-૪૮ હેઠળ જિલ્લા વિકાસ અધિકારીશ્રીનો અગાઉનો
લેખિત પરવાનગી મેળવ્યા સિવાય મંજૂર જમીનનો તથા બિંદીકામનો ફેરફાર મહાન
સિવાયનો હોય તો માટે લેખચીત્ર કરવા સારું મનાઈ કરમાવવામાં આવે છે.
૪. આ હુકમ થવાની તારીખથી ૭ માસમાં બેતી સિવાયનું કૃત્ય શરૂ કરવું પડશે અને
જો તેમ કરવામાં કમર પકે તો જે તારીખથી બેતી સિવાયની પરવાનગી માંગવામાં
આવે છે. તે તારીખથી વિશ્લેષણારો તથા ટંક રે-કર્ટ નકશો કાઢ તે બચવું પડશે.
૫. કબજેદારે બેતી સિવાયનું કૃત્ય શરૂ કર્યાની તારીખથી બેક માસમાં ગણ સિવાયનું
અધિમારકતે કૃત્ય શરૂ કર્યાની લેખિત અમર તાલુકા વિકાસ અધિકારીશ્રીને આપી
પડશે જો તેમ કરવામાં તેઓ કમર પકે તો બેતી સિવાયનો ફેરફાર પરાઈ
ભરવાને પાત્ર રહેશે.

૬. મંજૂર કરેલ બંદીકામ પ્લાનમાં જણાવ્યા મુજબ જ બિંદીકામ કરવા પડશે તથા
મંજૂર કરેલ પ્લાન ઉપર ગ્રામ પંચાયતનો સિક્કો કરાવવો પડશે.
૭. બિંદીકામ શરૂ કરતા પહેલાં સ્થાનિક નિયમ-આમ પંચાયતનો પંચાયતવાર મુજબનો
પરવાનગી લેવાની રહેશે.

૮. સરકારશ્રીના મહેસૂલ વિભાગના ઠરાવ નં. અપન-૧૦૬૫/૨૭૩૩૬-અ તા. ૧.૩.૬૭
ના રેખા નિર્દેશના નિયમો અધિન રહીને બિંદીકામ કરવાનું રહેશે.
૯. સરકારશ્રીના વૃક્ષારોપણના ધનિષ્ટ કાર્યક્રમને સ્કેઈ ખતાવવા માટે અગિયારમાં
વૃક્ષો રોપી તેનું જ્ઞાન કરવાનું રહેશે.

૧૦. કબજેદારે પોતાના બંને સર્વે માતા મારકતે બેતી સિવાયનો પ્લોટની માપણી
કરાવવી પડશે સર્વે માતા તરફથી માપણી મુજબ કોનકશ માપણીમાં જે કઈ
ફેરફાર પડશે તે મુજબ આ હુકમ તથા કો સિવાયનો સમદ ફેરફારને પાત્ર રહેશે.
૧૧. કબજેદાર બેતી સિવાયનું કૃત્ય કર્યાની તારીખથી પહેલાં અપીલ મુદત લીટ્યા માદ
રે માફની મુદતમાં નહીં. 'સેમ'માં હુકમમાં જણાવેલ તમામ શરતો
સહિતની સમદ કરી આપવી પડશે અને પરવાનગી હે. સમદમાં જણાવેલ શરતોને
માધિન રહેશે.

૧૨. બાળકુવા નિયમિત સાક કરાવવાનો ઇવજન હોય તો બધિવા નહીં.

૧૩. કુવાથી ૧૦૦ ફીટ અંતર નહીં ક બાળકુવા બધિવા નહીં તેમજ બાળકુવાની ભયજોમ

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- ૧૪/ મંજૂર કરેલ બેતો સિવાયના હોટનો જમીનનો દિવસ બાંધવાનો પ્રસંગ ધાત્રી નીતે સાડાઠાઈ કુટવી વધુ બાંધવો નહીં. રસ્તા નરહો બાજુએ જો દિવાલ બાંધવો હોય તો વિદ્યુત સુરક્ષા સિસ્ટમ બાંધવો
- ૧૫/ બાલ કુવા અને બાલ કોઠીનો ઉપયોગ મળ સગલ મનિ કરવો નહીં.
- ૧૬/ મુંબઈના ગણોત અને તેનો જમીનના કાયદાનો તેમજ પ્રેક્ટીકલ એક્ટનો જોગવાઈઓને આધિન આ પરવાનગી આપવામાં આવે.
- ૧૭/ આ હુકમથી ટ્રસ્ટ વલમિ બંધિયામ મુકે કરવું પડશે અને બંધિયામ પુરુ થયેથી એક માસનો અંદર તેનો બાંધા જિલ્લા વિકાસ મંચિકારો કોને કરવાની રહેશે.
- ૧૮/ બંધિયામમાં સહેલાઈથી બની શકે તેવો સ્પોટક પદાર્થ સામનોનો ઉપયોગ કરવો નહીં.
- ૧૯/ બોર્ડરોની ના આડાર અને સરકારોના વખતોવખતના ઠરાવો, પુકમો, નિયમો, રિપોર્ટ તથા સુધારાની બંધનકારિ રહેશે.
- ૨૦/ ઉપરની કોઈપણ કરારોને બંધ પદ ની આ પરવાનગી પુરેપુરી મુજબ પરવાનગીનો સમુદાય રદ કરવાનો શાલુ થશે.

૧૦/૨૦ જે અલ્ટર બેલેન્સીંગ ડેવ ડુધારા બધારા પ્રમટે માગોજન કરવાનું રહેશે. જમીન પ્રવાસી જમીનમાં રહેલું હેનુના કુલ કમી-૩ કરોડના આ દેવાલીક રહેલું કુલ મનિ ન વિકાસ કમિશનની માપવામાં આવે છે.

વિકાસ કમિશન

(અ) અરજદાર ઉપરોક્ત કોઈપણ અરજીને લેખ કરે તો જિલ્લા વિકાસ મંચિકારોની સદરહુ કાયદાના કનાવો અન્વયે અરજદાર કે કોર્ટ બોનો સિદ્ધાંતે માન્ય હોય તો બાંધ માન્ય. સિવાય તેને કરમાવું હોય કાને તો તે પ્રમાણે દંડ કરવા માટે અરજદારને સદરહુ જમીનનો કમી અરજદાર પાસે ચાલુ રહેવા દઈ શકાશે.

(બ) ઉપરના પેટા કલમ ૫ માં રહે તે મંજૂર હોય તો તે દેખા મળ જોલ્લા વિકાસ મંચિકારોની સદરહુ પરવાનગી વિરુદ્ધ કલેક્ટ ગણના વારના ડોઈબુ મકાન નથવા બિલ્ડીંગ બોલ્ડા વિકાસ મંચિકારો કોને આ અર્થે મુદત ઠરાવી હોય તે મુદત દરમ્યાન મહેલવામાં તેમ કરવાનું કરમાવે તો તે કાયદેસર ગણાશે. અને ઠરાવેથી મુદત દરમ્યાન કેવો રોજી મહેલવામાં અથવા તેમા ફેરફાર કરવામાં આવે તો જીલ્લા વિકાસ મંચિકારો કોને તેમ કરવાની અને તેમ કરવામાં કે અર્થ થાય તે અરજદાર પાસેથી કમીન મહેલવામાં કોને તેમ કરવાને મહેલ કરવાને મુખત્યાર છે.

આમનું નામ સુ.ન. મોરેતો વિસ્તાર વિશેષધારાનો આલેક્ટ્રીકલ ચો.મી. રકમ. રૂપાંતર કરતી રકમ.

દિવસ ૧૫ ૦૭/૧, ૧૦૭૪૪-૨૪
૧૧. ઉપરવાસ ૦૭/૧, ૧૦૭૪૪-૨૪
૦૭/૧૦૭૪-૨૪

અધી: ડેડ. ડી. ડી.
જિલ્લા વિકાસ મંચિકારો,
જિલ્લા પંચાયત, વલસાડ.

[Signature]

પ્રતિ,

શ્રી. કારકાશાલા સેન્ક લેપની, ઉમરુદામ મલમદ કોમર ઉપાધીય કારકાવાલા.
રહેવાસી, ઉમરુદામ તાલુકો. ઉમરુદામ .. ૭/૭ મહાસભી કો. બીલ
જિલ્લો વલસાડ ..

સુધા હિમરુદામ

૨/- મંજુર કરેલ નકલો સાથેલ છે.

નકલ કામના કાર્યોસહ રવાના:- અમ્યોનસિસ, તાલુકો. વિકાસ અધિકારીશ્રી ઉમરુદામ
મહિમા વિકાસ અધિકારીશ્રી.

૨/- વિરેન્દ્રભાઈ નડકો મથિલ છે તે મુજબ
ઉપરખતક રેવાર કરી વિરેન્દ્રભાઈ મથિલ લઈ અને
નોટબુકમાં નોંધ કરવા સારું.

નકલ રાજ્યમારતસહ રવાના:- ડોસ્ટીટ-ઉ-રેવેન્યુર લેન્ડ રેકર્ડ મુ. જાલપોર તરફ.
નકલ રાજ્ય આમ્યોનસિસ, તાલુકો. વિકાસ અધિકારીશ્રી. ઉમરુદામ.
મારફતે નિશ્ચય મુજબની મામળો કી વચ્ચે કરી ચલનનો નકલ તથા
સાથે હદ નિશ્ચય કરાવો ખાત્રી કરી મોકલવા સારું.

નકલ રાજ્યમારતસહ રવાના:- કહેડરશ્રી વલસાડ તરફ.

નકલ જયપ્રાસિતસહ રવાના:- નાયબ મંજર નિયોજકશ્રી, જરકારી બહુમાળી બોલકોશ
સી. બ્લોક, આતકે માથે નાનપુરા સુરત તરફ.

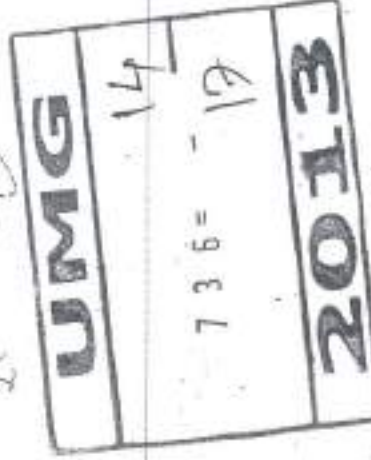
નકલ રાજ્યમારતસહ રવાના:- અમ્ય સેનિયકો,

મુજરાત પોલિસન કન્ટોલ બોર્ડ, પાટનગર યોજના ભવન
કહેડર નં. ૭૭ આધીનગર તરફ.

સહ રવાના:- તલાટી રમ પ્રતી, ઉમરુદામ
જિલ્લો વલસાડ તરફ.

રવાના કરું,

શ્રીલલ વિરેન્દ્રભાઈ અધિકારી,
શ્રીલલ પંચમિત, વલસાડવતી.



UMG		
736	15-	17
2013		

Serial No. 736
 Presented of the office of the Sub-Registrar of
S.R.O - UMBERGAON Between the hour of
 12 to **13** on Date **16/03/2013**

Receipt No :-	2013235001264
Received Fees as following	
Registration	Rs. 29510
Side Copy Fee (19)	190
Postage	50
Other Fees	0
TOTAL :-	29750



Suresh

M/s Valram Corporation through its partner
 Mr. Suresh Devjibhai Bhanushali

Champaneri

(P. N. CHAMPANERI)
 Sub Registrar
 S.R.O - UMBERGAON

Champaneri

(P. N. CHAMPANERI)
 Sub Registrar
 S.R.O - UMBERGAON



Party Name and Address

Mr. Girish K Zaven
 UMBERGAON

Age

67

Thumb Impression



Signature

Girish

Executing

1000

Executing Party
 admits execution

Girish

16/03/13 12:17:38 pm Version:1.0 2012.87

1 Uhas I. Tandel (Advocate)

Umbergaon, Ta. Umbergaon

UMG		
736	16	19
2013		



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

Uhas I. Tandel

1.

2.

Date 16 Month March -2013



P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON

P. N. Champneri

Produced Form No.1
for finalise the
Marketvalue.

Date : 16/03/2013

P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON

P. N. Champneri

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

✓ Executant No. 1

✓ Claimant No. 1

Conformer No.

Date : 16/03/2013

P. N. Champneri

(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

16/03/13 3:40:53 pm

Version:1.0 2012.87

UMG		
736	17	17
2013		

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

Date 16/03/2013

(P. N. CHAMPANERI)
(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

1 Book No. 736 Registered
No.
Date : 16/03/2013



(P. N. CHAMPANERI)
P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON



SALE DEED

Document Regi. No. 3348/12

Reg. Date 7-12-2012

VENDOR:-

Mr. GIRISH K. ZAVERI

Address: - G. K. Farm, Coastal High way,

At & Post - Umbergaon, Tal - Umbergaon, Dist - Valsad.

AND

PURCHASER:-

M/s. VALRAM CORPORATION

Having its Office Address: - Shop No. 102, Shreeji Complex,

Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon,

Dist - Valsad.

ULHAS I. TANDEL

ADVOCATE

Address: Aditya Darshan Building, First Floor, Shop No. 4,

Above Bank Of Baroda, Main Road, At & Post - Umbergaon Town, 396170

Tal - Umbergaon, Dist - Valsad, (Gujarat State)

Mobile - 9825155117



ગુજરાત ગુજરાત GUJARAT

363682
note

અં.નં. ૧૭૬૩૫/૧૫... ૦૬/૧૨/૧૨... ૨૦૦૦/૦૧

અંકે રૂપિયા Twenty thousand ૦....

નો રકમ ને સાંધાગ સાથે રૂ... ૧૪,૬૫,૩૦૦/-

અંકે રૂપિયા સાથે Family Foundation ના અંગે રોકા

શ્રી... Valsarim... Corporation

રહે... Mumbai

કુટુંબક... Valsarim ને વતનની અંકે... ૧૪,૬૫,૩૦૦/-

મંજુલ બી. પટેલ
રેકમ વેસ્ટ, ડી. ૧/૨૦૦૩
શોપ નં. ૧૦, માર્ડન વ્યુ કો. ઓ. ડી.
ઇ. આઈ.કી. સી. માપી-૩૬૯ ૧૬૫.



F. Bhavsar

શ્રી

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

વચન દર્શાવનારની કી - F. Bhavsar

भारतीयगैर न्यायिक INDIA NON JUDICIAL



रु-20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

RS.20000

गुजरात गुजरात GUJARAT

अ.नं. १६३५/१५. ०५/१२/१२-३१.२.००००

अडे इफिया Twenty thousand

नो स्टैम्प ने सांयाग साथे ३१.१२.२०००

अडे इफिया. १६३५/१५. ०५/१२/१२-३१.२.००००

अ.नं. १६३५/१५. ०५/१२/१२-३१.२.००००

अडे इफिया. १६३५/१५. ०५/१२/१२-३१.२.००००

अडे इफिया. १६३५/१५. ०५/१२/१२-३१.२.००००

अडे इफिया. १६३५/१५. ०५/१२/१२-३१.२.००००



UMG
3348
2
26
2012

2

श्री ११

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

०५/१२/१२ १६३५/१५ २०००

By = *[Signature]* P. Phansalkar

363683

mobile

मंगुल वी. पटेल

स्टेम्प वेन्डर, डा. १/२००३

होप नं. १०, गार्डन व्यु डी. ओ. डी.

अ. आर्. डी. सी. पापी-३६९ १६५.

GUJARAT

બં.નં. ૭૬૫/૧૫... ૨૬/૧૧/૨૦૧૭
 અંકે રૂપિયા... Twenty thousand...
 નો રકમ જે સંપાદિત થાય છે... ૧૧૫,૩૦૦...
 અંકે રૂપિયા લગભગ... Four thousand...
 શ્રી... Corporation...
 રહે...
 રહે...
 રહે...

મંજુલ બી. પટેલ
રહેઠાણ નંબર. ડા. ૧/૨૦૦૩
ફોન નં. ૧૦, ગાર્ડન યુ.કો. ઓ. ડા.
જી.આઈ.ડી.સી. વાપી-૩૯૬ ૧૯૫.

UB-REGISTRAR
Munich, Germany

UMG
3348 - 3
26
2012

1678

[Sale Price Rs. 29,43,000/- only]

05207 516206132779

W. F. Howarth
L.P.

भारतीयगैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY
THOUSAND RUPEES

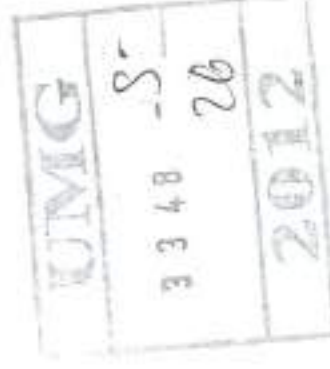
Rs. 20000

ગુજરાત ગુજરાત GUJARAT

અં. નં. ૬૩૫/૧૫... ૧૦/૧૨/૧૨... ૨૦,૦૦૦/-
અંકે રૂપિયા... Twenty Thousand...
નો સ્ટેમ્પ જે સાંચાગ સાથે રા... ૧૫,૩૦૦/-
અંકે રૂ. ૬૦૦૦... Four Thousand...
શ્રી... V. S. M. Corporation...
રહે... V. S. M. Corporation...
ફરક... V. S. M. Corporation...

363686
malye

મંજુલ બી. પટેલ
રેગ્ડ વેસ્ટ. ડી. ૧/૨૦૦૩
નો સ્ટેમ્પ જે સાંચાગ સાથે રા... ૧૦, ૦૦૦ લગુ કો. ઓ. ડી.
અ. આઈ. ડી. સી. વાપી-૩૬૬ ૧૯૫.



5

શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

વગરનું કમિશન

જયેશ્વરજીભાઈજી

भारतीयगैर न्यायिक INDIA NON JUDICIAL

रु.20000

बीस हजार रुपये



TWENTY
THOUSAND RUPEES

RS.20000

गुजरात गुजरात GUJARAT

363746

mobile

व.नं. 9634/14... 05/12/12... 20000/-

अडे पिया Twenty thousand

नी रुपय के समान साथे रु. 1,00,000/-

अडे 100,000/- रुपये Four hundred

श्री... Vaidyan Corporation

रु. 1,00,000/- रुपये के समान साथे

रु. 1,00,000/- रुपये के समान साथे

भंगुल वी. पटेल

रजि. नं. 1/2003

रजि. नं. 1/2003

रजि. नं. 1/2003

रजि. नं. 1/2003



UNAG
3348 - 7
2012

7

श्री ११

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

व.नं. 9634/14

Signature

Dr. P. Bhambhani



ગુજરાત ગુજરાત GUJARAT

E 785938

અ.નં. 9634/14... ૦૬/૧૨/૧૨... ૧૦૦૦/-
 અંકે રૂપિયા... One thousand...
 નો સ્ટેમ્પ જે સાંચારા સાથે રૂ. ૧૦,૬૫,૩૦૦/-
 અંકે રૂ. લેન. Forty four thousand three
 હા. Valsar... Corporation...
 રહે... Vamburam...
 કુટુંબ... સંતરની સંદર્ભ... Uth...

modul

મંજુલ બી. પટેલ
 સ્ટેમ્પ વેન્ડર, ડી. ૧/૨૦૦૩
 શોપ નં. ૧૦, ગાર્ડન વ્યુ ડો. ઓ. ડી.
 રૂ. આઈ.ડી.સી. વાપી-૩૬૬ ૧૬૫.



UNIG	
3348	8
2012	20

8

શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

વેચના હિન્દુ, ગાંધી નગર

Signature

Signature J. Bhansali

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

ગુજરાત ગુજરાત GUJARAT

બા.નં. 9134/14... 05/12/12... 1000/-
અંકિતિયા... one thousand...
નો નંદેમ્ ને સાંગા સાથે રા. 144300...
અંકિતિયા... one thousand...
સી. Valsam Corporation...
રહે... Valsam... વેચાણ આવક
કુરક... Valsam... લેનારની સાલ... 2012

E 785939

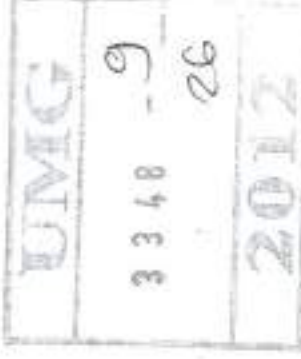
મંગુલ બી. પટેલ

રહેમ વેન્ડર, ડા. 1/2003

ગ્રામ નં. 10, માર્કેટ યુ ડો. ઓ. ડા.

મ. રાઈ. ડી. રાઈ. વાપી-305 164.

REGISTRAR



9

શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

ગીરના રાજકુમાર શાહ

Signature

Signature

f. Bhavshah

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

गुजरात गुजरात GUJARAT

अ.नं. 9634/14... 05/12/12... 4000/-

अति इमिदा... 144300/-
नी स्ट्रेमपु ने साधुग साधे इ... 144300/-
अति 3000/-... 144300/-
अति 3000/-... 144300/-
अति 3000/-... 144300/-
अति 3000/-... 144300/-
अति 3000/-... 144300/-

E 785940

mobile

मंगुल जी. पटेल
रहेम वेस्ट. 01. 1/2003
श्रीव नं. 10, 2003 एडु डी. जी. डी.
उ. आर. डी. डी. 4111-365 1000



UMG
3348 - 26
2012

10

श्रीव

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

वै. 28/11/12... 211/14

Signature

F. Bhavshah

भारतीय गैर न्यायिक

एक सौ रुपये

RS. 100



रु. 100

ONE

HUNDRED RUPEES

संयमक प्रकाश

भारत INDIA
INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

अं.नं. 9634/12... 05/12/12... 100/-
अंडे इपिया ... Dr. Harshad
नो स्टैम्प ने सांथागा साथे 31... 1,44,300/-
अंडे 310 Dr. Laxmi. Farid... 100/-... three hundred
श्री. Nisham. Corporation
रहे... Umbargum... वेसागा आग
उप... 01/05/2012... 100/-

Z 439359

msd

मंगुल बी. पटेल

स्टैम्प वेस्ट, डा. 1/2003

घोष नं. 10, गार्डन प्लो. ओ. ओ.

उ.आर्.डी.सी. वापी-365 100/-



12

श्री ११

:: DEED OF CONVEYANCE ::

| Sale Price Rs. 29,43,000/- only |

विक्रेता 21/12/2012 31/12/2012
Gy... f. Bhav...
f. Bhav...

भारतीय गैर न्यायिक

एक सौ रुपये

RS. 100



रु. 100

ONE

HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

Z 439360

made

अ.न. 9634/14... 105/12/12... 100/-
अंति इपिया Per. Mumbai
नो स्टैम्प नर सांभाग साथे 31... 1,44,300/-
अंति इपिया Lec. Family Enactment... 100/-
श्री. Nalram... Corporation
रहे... Umbayam... वेयाग भाग
इस 23... 11/12/2012... वेतारनी सही... 24/12/2012

मंथुल बी. पटेल

स्टैम्प वेन्डर, डा. 1/2003

शोप नं. 10, गार्डन प्यु को. ओ. टी.

प्र. आर्.डी.टी. 10. 11/12/2012 - 365 100/-



UMG
3348 - 13
26
2012

13

श्री 91

:: DEED OF CONVEYANCE ::

10/12/2012 11/12/2012

[Sale Price Rs. 29,43,000/- only]

Signature = P. Bhavshankar

UMG	
3348	15
	26
2012	

...15...

શ્રી

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 29,43,000/- only]

THIS DEED OF CONVEYANCE made and entered into at - Umbergaon, Gujarat on this 7th day of December, 2012 BETWEEN....

Mr. GIRISH K. ZAVERI

Age 67 Years, Occu - Business,

Pan No. AAAPZ 0589 E

Address: - G. K. Farm, Coastal High way, At & Post - Umbergaon, Tal - Umbergaon, Dist - Valsad, Gujarat.

Hereinafter called "THE VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assignees, attorneys) of the ONE PART.

AND

M/s. VALRAM CORPORATION

A partnership firm consisting its partners namely

- 1) **Mr. TULSIDAS DAMJI DAMA BHANUSHALI**
Age 40 Years, Occu - Business, (25%)
 - 2) **Mr. VERSHI DAMJI DAMA (BHANUSHALI)**
Age 48 Years, Occu - Business, (25%)
 - 3) **Mr. MULJI JAYARAM BHANUSHALI**
Age 38 Years, Occu - Business, (25%)
 - 4) **Mr. SURESH DEVJIBHAI BHANUSHALI**
Age 36 Years, Occu - Business, (25%)
- Having its Office Address: - Shop No. 102, Shreeji Complex, Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon, Dist - Valsad.



શ્રી ગિરિશ ક. ઝાવેરી

શ્રી = P. Bhavshi

...16...

Hereinafter called "**THE PURCHASERS**" of the plot, (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its all partners, and their legal heirs, executors, administrators and assigns) of the **OTHER PART**, having its **Pan No. AAKFV 1251 G**.

WHEREAS, the Vendor absolutely seized, possessed and or otherwise, well and sufficiently entitled to a **NON AGRICULTURE** residential land bearing **Plot No. 44** situated in **"SUNDER VAN"** project within the Nagar Palika Limits of Umbergaon, Taluka - Umbergaon, Dist - Valsad, Gujarat State, the details of the plot is as under:-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / 11	44	2090 - 00 Sq. Mtrs. (Hector 0 - 20 - 90) (22488 - 40 Sq. Feet)

WHEREAS, the said land of Survey No. 77 / 1 Paiki is a Non Agriculture residential land consists of several residential plots and its original owner was **M/s. LAKDAWALA AND COMPANY**, a partnership firm.

WHEREAS, M/s. **MARMO ABRASIVES PVT. LTD.**, a partnership firm has purchased the said plot from its original owner **M/s. LAKDAWALA AND COMPANY**, a partnership firm, on 17/02/1992 by a registered Sale Deed No. 426/1992, hence by virtue of the said sale deed, **M/s. MARMO ABRASIVES PVT. LTD.** became owner of said plot.

WHEREAS, Mr. GIRISH K. ZAVERI (the vendor herein) purchased the said plot from M/s, MARMO ABRASIVES PVT. LTD. on 24/10/2008 by registered Sale Deed No. 9577 / 2008 which was registered before the Sub-Registrar office Pardi on 24/10/2008 (New Deed No. 5639/2012), hence by virtue of said sale deed Mr. GIRISH K. ZAVERI became owner of said plot.

AND WHEREAS, on the request of the Purchasers, the Vendor agreed to sell the said **Plot No. 44** total admeasuring **2090 - 00 Sq. Mtrs.** to the Purchasers, more particularly described in the **SCHEDULE - A** hereunder written as per the terms and conditions mention in the original N. A. order and the terms and conditions which might be imposed in future by the concern authorities, at or for the consideration of **Rs. 29,43,000/- (Rs. Twenty Nine Lac Forty Three Thousand only).**

Thousand only).



...17...

AND WHEREAS, it is agreed that the stamp duty and registration charges payable on this sale deed shall be paid by the Purchasers only.

AND WHEREAS, the purchasers have inspected all the legal documents of said plot and have visited the location of said plot and have satisfied with the title of said plot and physical possession of said plot.

AND WHEREAS, the Purchasers herein have already made payment of **Rs. 29,43,000/- (Rs. Twenty Nine Lac Forty Three Thousand only)** to the vendor being full and final sale price amount by cheques before execution of this Sale Deed. The Vendor has also received entire sale price amount of said plot from the purchaser by cheques, the receipt for which the Vendor do hereby admit & acknowledge.

Therefore, the purchasers have requested the vendor to execute necessary sale deed of said plot in favour of the purchaser for transferring legal ownership of said plot in the name of purchasers on Govt. records. Hence on request of the purchasers, the vendor execute this sale deed in favour of the purchasers and get it registered before the Sub-Registrar office Umbergaon.

By this sale deed the vendor has sold the said plot to the purchaser on permanent ownership basis and transferred the legal ownership of said plot in favour of the purchasers and handed over possession of said plot to the purchasers before execution of this sale deed.

NOW THEREFORE THIS INDENTURE WITNESSETH that consideration of the sum of **Rs. 29,43,000/- (Rs. Twenty Nine Lac Forty Three Thousand only)** paid by the Purchasers to the Vendor being the full consideration monies by Cheques towards the cost of plot bearing **Plot No. 44**, and more particularly described in the schedule hereunder written, payment and the receipt whereof the Vendor do HEREBY admit and acknowledge and of and from the same and every part thereof. Do forever acquit, release and discharge the Purchasers herein and the plot Purchasers jointly and severally for ever from the payment thereof. **THEY THE VENDOR DO** at the request and direction of the Purchasers hereby grant, sell convey, transfer, assign, release and assure UNTO the Purchasers the said piece or parcel of land consisting of **Plot No. 44** together with hereditaments, and premises situated lying and being at Village -

22/11/2012

[Signature]

P. Bhavsheli

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Umbergaon, Dist - Valsad, Gujarat and more particularly described in the schedule hereunder written which forms part of N. A. land bearing Revenue Survey No. 77 / 1 / 11 together with land or ground alongwith common use of approach roads together with right title and interest of use occupation and possession of roads for coming and going and hereditament and premises or any part thereof belonging or in any way pertaining to or with the same or any part thereof now of any time heretofore usually held used occupied or enjoyed thereof.

AND ALSO TOGETHER WITH all the deeds, documents, writing, voucher and other evidence of title relating to the said plot or ground hereditaments and premises or any part thereof AND THE ESTATES, rights, title, interest, use inheritance, property, possession benefit, claim and demands whatsoever at law and in equity of the Vendor into out of us upon the said premises and TO HAVE TO HOLD all and singular the premises released conveyed and assured and so intended or expressed to be with their and every of their rights, UNTO and to the use and benefit of the Purchasers for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same of hereafter to become payable to the Government of Gujarat or to any other public body in respect thereof and THE VENDOR DO and each of them do hereby for themselves his/her/their heirs, executors and administrators covenant with the Purchasers that notwithstanding any act deed matter or things whatsoever by the Vendor by any person or persons lawful or equitably claiming by, from though, under or in trust or contract for him made done committed omitted or knowingly or willingly suffered to the contrary THEY The VENDOR themselves in good right, full power and absolute authority to grant, release, convey, transfer and assure the said premises hereby granted, released, conveyed, transferred or assured or intended to the use of the Purchasers in the manner aforesaid AND further that it shall be lawful of the Purchasers from time to time and at all times hereafter peaceably and quietly to hold enter upon, occupy, possess and enjoy the said premises hereby granted with their appurtenances and receive the rents issue and profits thereof to and for their own use and benefits without any suit lawful eviction interruption claim and demand whatsoever from or by the VENDOR of their heirs or any of them from or by any persons lawful or equitably claiming or to claim by from under or in trust or contract for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and



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 [Signature]
 P. Bhavdoshi

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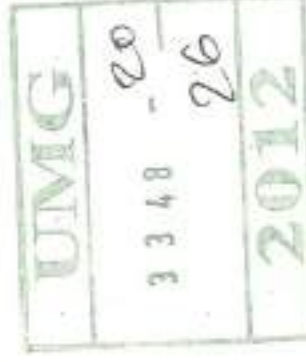
against all former and other estates title charges and encumbrances-whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendor by any other person or persons, lawfully or equitably or to claim by from, under or in trust or contract for them or any of them and FURTHER THAT THEY THE VENDOR and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said premises hereby granted or any part thereof by from under or in trust or contract for them the Vendor or their/his or her heirs of any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further other lawful and reasonable acts, deeds, things, matters, conveyances, and assurances in law whatsoever for the better further and more perfectly and absolutely granting and assignees or its or their counsel in law and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid AND THE VENDOR and any person or persons having or lawfully, or equitable claiming any estate, right, title or interest at law or equity in the said premises hereby granted or any part thereof by from under Orin trust or contract from them the Vendor or his/her/ their heirs DO and each of them DOTH HEREBY indemnified and keeps forever save fully defend and indemnified the Purchasers with regards to any claim, suit, proceedings, prosecution, right, title interest or share of whatsoever nature over the said plot by any of the aforesaid persons and also with regards to possession of the said plot and FURTHER THEY the VENDOR any person or persons having or lawfully or equitably claiming any estate, right, title or interest at law on in equity in the said plot hereby granted or any part thereof by from under or in trust or contract from them the VENDOR shall at the request and cost of the Purchasers have the necessary mutations made in Government and public records in favour of the Purchasers in respect of the property hereby sold, transferred and conveyed.

The Purchasers shall obey all the terms and conditions imposed in the original N. A. orders of this land and shall use the said land for Residential purpose. Moreover the Purchasers shall also obey rules & regulations made by the owners of "SUNDER VAN" project.

The vendor has handed over all the original deeds and documents of said plot to the purchasers before execution of this sale deed.

Signature of Vendor: *[Signature]* F. Bhanushah.





...20...

All the previous taxes till the date of sale deed shall be paid by the vendor, and from the date of sale deed same shall be paid by the purchasers only.

The Purchasers will bear all the expenses of execution of this deed i.e. stamp duty, registration charges, Advocate fees etc. Moreover, in future any extra stamp duty will be imposed by the Gujarat Government same shall be also bear & pay by the Purchasers Only.

:: DESCRIPTION OF THE PLOT ::

SCHEDULE - A

All that piece or parcel of Non Agriculture open land bearing **Plot No. 44** admeasuring **Hector 0 - 20 - 90** i.e. **2090 - 00 Sq. Mtrs.** (equivalent to **22488 - 40 Sq. Feet**), bearing Revenue Survey No. **77 / 1 / 11** situated in "**SUNDER VAN**" project located within the Nagar Palika Limits of **UMBERGAON**, Taluka - Umbergaon, Dist - Valsad, Gujarat State.

-: SHORT DESCRIPTION OF THE PLOT :-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / 11	44	2090 - 00 Sq. Mtrs. (Hector 0 - 20 - 90) (22488 - 40 Sq. Feet)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals to these presents on the day, month and the year first hereinabove written.

Buyer -

Sd/-

M. P. Bhavushli

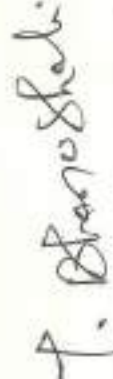
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SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR


MR. GIRISH K. ZAVERI

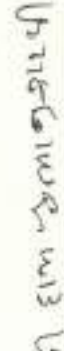


SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASERS
M/s. VALRAM CORPORATION
Through its partners


1) Mr. TULSIDAS DAMJI DAMA BHANUSHALI

1) Mr. TULSIDAS DAMJI DAMA BHANUSHALI




2) Mr. VERSHI DAMJI DAMA (BHANUSHALI)

2) Mr. VERSHI DAMJI DAMA (BHANUSHALI)




3) Mr. MULJI JAYARAM BHANUSHALI

3) Mr. MULJI JAYARAM BHANUSHALI




4) Mr. SURESH DEVJIBHAI BHANUSHALI

4) Mr. SURESH DEVJIBHAI BHANUSHALI

Witness:-

1)  Atul GULCHAND KOTWAL

1) Atul GULCHAND KOTWAL

2)  SATISH V. D. PATIL

2) SATISH V. D. PATIL

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...22....

:: PHOTO OF PROPERTY ::



PROPERTY ADDRESS:-

Village – Umbergaon, Taluka – Umbergaon, Dist – Valsad.
Revenue Survey No. 77 / 1 / 11, Plot No. 44,

Vendor :-

Grye

Purchasers: - 1.

F. Bhensholi

2. Q227 E1M40M1321127

3.

HB

4.

Q227 E1M40M1321127

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Serial No. 3348

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ಶಾಲಾ ಶಾಲೆ

S.R.O - UMBERGAON Between the hour of

12 to 13 on Date **07/12/2012**



P. Bhanushali

M/s. Valram Corporation through its partner
 Mr. Tulsidas Damji Dama Bhanushali

Receipt No :-	2012235005159
Received Fees as following	
Registration	Rs. 29430
Side Copy Fee	(27) 270
Postage	50
Other Fees	0
TOTAL :-	29750

P. Bhanushali

(P. N. CHAMPANERI)
 Sub Registrar
 S.R.O - UMBERGAON

P. Bhanushali

(P. N. CHAMPANERI)
 Sub Registrar
 S.R.O - UMBERGAON

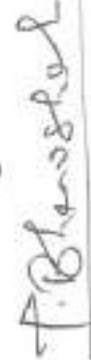
07/12/12 12:56:09 pm

Version 1.0.2012.79

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Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1,000	Mr. Girish K. Zaveri Umbergaon	67			
Claiming					
1,000	M/s. Valram Corporation through its partner Mr. Tulsidas Damji Dama Bhanushali Umbergaon	40			
2,000	M/s. Valram Corporation through its partner Mr. Versi Damji Dama (Bhanushali) As Above	48			
3,000	M/s. Valram Corporation through its partner Mr. Mulji Jayaram Bhanushali As Above	38			
4,000	M/s. Valram Corporation through its partner Mr. Suresh Devjibhai Bhanushali As Above	36			

Executing Party
admits execution




07/12/12 12:56:09 pm Version:1.0.2012.79

1 Ulhas I. Tandol (Advocate)
Umbergaon, Ta. Umbergaon

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Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

1. _____
2. _____

Date 7 Month December - 2012

Liya
P. N. CHAMPANERI
Sub Registrar
S. R. O - UMBERGAON

Produced Form No.1
for finalise the
Marketvalue.

Date : 07/12/2012

Liya
P. N. CHAMPANERI
Sub Registrar
S. R. O - UMBERGAON

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

✓ Executant No. 1

✓ Claimant No. 1

Conformer No. _____

Date : 07/12/2012

Liya
(P. N. CHAMPANERI)
Sub Registrar
S. R. O - UMBERGAON

07/12/12 1:41:47 pm

Version:1.0 2012.79

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3347	26	26
2012		

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

Date: 07/12/2012

Signature
(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

1 Book No. 3347 Registered
No.

Date: 07/12/2012

Signature
P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON



SALE DEED

Document Regi. No. 3347/12

Reg. Date 7-12-2012

VENDOR: -

Mr. GIRISH K. ZAVERI

Address: - G. K. Farm, Coastal High way,

At & Post - Umbergaon, Tal - Umbergaon, Dist - Valsad.

AND

PURCHASER: -

M/s. VALRAM CORPORATION

Having its Office Address: - Shop No. 102, Shreeji Complex,

Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon,

Dist - Valsad.

ULHAS I. TANDEL

ADVOCATE

Address: Aditya Darshan Building, First Floor, Shop No. 4,

Above Bank Of Baroda, Main Road, At & Post - Umbergaon Town, 396170

Tal - Umbergaon, Dist - Valsad, (Gujarat State)

Mobile - 9825155117

રજીસ્ટ્રેશન પર્સોન

પર્સોન નંબર: ૨૦૧૨૨૩૫૦૦૧૫૫૮ દસ્તાવેજ નંબર: ૩૩૨૭ દસ્તાવેજ વર્ષ: ૨૦૧૩

તા: ૭ માર્ચ ૨૦૧૨ થી ૨૦૧૨

અવેજ Rs. ૨,૦૫,૦૦૦.૦૦

દસ્તાવેજનો પુઝર મલિકી ફેરફાર/વેચાણ

રજી કરનારાનું નામ M/s. Valram Corporation through its partner

નીચે પ્રમાણે શ્રી પહેલો

Mr. Tulsidas Damji Damo Bhanushali

રજીસ્ટ્રેશન ફી ૨,૦૦.૦૦

નકલ કરવા ની ફી સર્ટિફિકેટ / કોલોર ૨.૦૦

કેવેનની નકલ કરવા માટે ફી ૫૦

ટપાલ ખર્ચ ૦

નકલો અથવા પાર્ટીઓ (કલમ ૨૪ થી ૨૭) ૦

ગ્રામી અથવા તપાસકર્તા ૦

ફેડ કલમ-૨ થી ૦

કલમ-૩૪ (કલમ-૫૩) ૦

નકલ ફી કોલોર ૦

નિર્દેશ-૨ ફી ૦

આ શિવાયની બાકતોની ફી ૦



કુલ એકદરૂ ૨,૮૮,૦૦૦

અંકે રૂપિયા અઠાવીસ હજાર ત્રણસો પચાસ પુર.

દસ્તાવેજ

ના દિવસે તેવાર શરૂ અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નિર્ધારિત સરનામે મોકલશે.

Umbergaon

તે રજીસ્ટર ટપાલથી મોકલવામાં

કલેરીમાં આપવામાં

આવશે.

ખગર F. Bhargava

રજી કરનારાની સહી

ને બાપણી

સીલ અને સ્ટેમ્પ
સીલ રજીસ્ટ્રાર
ઉમરગામ

IGR-NIC(G) 7195011087906252440

3/12/2012 12:05:36 pm

Uhas J. Jandel
Advocate

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ભારતીયગૈરન્યાયિક INDIA NON JUDICIAL



રૂ.
25000

પચ્ચીસ હજાર રૂપયે

RS.
25000

TWENTY FIVE THOUSAND RUPEES

ગુજરાત ગુજરાત GUJARAT

863106

absolute

અં.નં. ૧૬૩૨/૧૦... ૧૦૬/૧૨/૧૨... ૨૫૦૦૦/-
અંકે રૂપિયા... Twenty... Five thousand only
નો સ્ટેમ્પ જે સાંચા સાથે રૂ. ૧૬૩૭,૬૦૦/-
અંકે રૂપિયા... Six thousand seven hundred only
શ્રી. V. G. V. Corporation
રહે... P. Umbargam... વસુધા કાળ
અવકાશ... લેનારની સાથે... Uthar...

મંગુલ બી. પટેલ
સ્ટેમ્પ લેસર, ડા. ૧/૨૦૦૩
ગોપ નં. ૧૦, માર્કેટ યુ ડી. ઓ. ડી.
જી. બાઈ. ડી. સી. વાપી-૩૬૬ ૧૬૫



3347 - 1
2012



F. Bhonushali

શ્રી ૧૧

:: DEED OF CONVEYANCE ::

| Sale Price Rs. 28,06,000/- only |

વિગ્રહીત સમુદાયની

F. Bhonushali

સ્ટ્રી

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ગુજરાત ગુજરાત GUJARAT

863107

note

અ.નં. 4632/12... 12.12.12... 25000

અંકે રૂપિયા... Twenty Five thousand...

નો રકમ ને સંધાવે સાથે રૂ. 1,37,600/-...

અંકે રૂ. 1,37,600/-...

શ્રી... Corporation...

રહે... Mumbai...

અંકે રૂ. 1,37,600/-...

મંગુલ બી. પટેલ
રહેવા લેસર, ડી. 1/2003
શોષ નં. 10, ગાંધીનગર ડો. ઓ. ડી.
અ.સાઈ.કી.સી. 4141-365 1641



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2

શ્રી

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

વેચાણ કરનાર અને ક્રય કરનાર
P. Bhavsar

भारतीयगैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गुजरात गुजरात GUJARAT

863108

अं. नं. ... 9632.12... 12.12.25000/-

अं. नं. 3 पिप... Twenty five thousand

नो स्टैप ने सांभाग साथे 3... 1,37,600/-

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अं. नं. 3 पिप... 1,37,600/-

अं. नं. 3 पिप... 1,37,600/-

अं. नं. 3 पिप... 1,37,600/-

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अं. नं. 3 पिप... 1,37,600/-

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2012

DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

अं. नं. 3 पिप... 1,37,600/-



ગુજરાત ગુજરાત GUJARAT

863109

modite

અં.નં. 9.632/1.0. 05/12/12. 25000/-

અંકે રૂપિયુ Twenty Five thousand

નો રકમ જે સાંચાગ સાથે રૂ. 1,37,600/-

અંકે રૂ. thirty seven thousand six hundred

શ્રી. Vellam Corporation

રહે..... Umetkaryam

સુરક્ષા..... Umetkaryam

મંચુલ બી. પટેલ

રેકમ વેલ્ડ, ટા. 1/2003

સોપ નં. ૧૦, ગાંધીનં. ૩૯૬ ૧૮૫.

ગ. આઈ. ડી. ટી. ૧૧૫૧-૩૯૬ ૧૮૫.



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4

શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

વિચારનાર ગુજરાતી *Hy =* *Umetkaryam*



ગુજરાત ગુજરાત GUJARAT

E 785934

બા.નં. 9632/10 એસ.10/12.3.1000/-

અંકે રૂપિયા one thousand

નો રકમ ને સાંચાણ સાથે રૂ. 1,37,500/-

અંકે રૂ. one lakh thirty seven thousand

શ્રી. Nalram Corporation

રહે. Umbargam

સરકારી કલેક્શન સેન્ટરની સાથે. Uda.

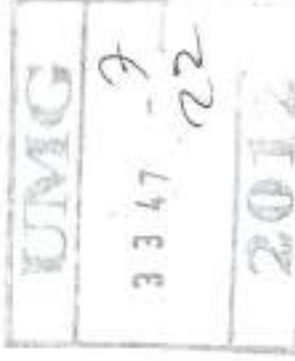
મહાલ

મંજુરી બી. પટેલ

રજીસ્ટ્રાર એસ. ડી. 1/2003

શોષક નં. 10, ગાંધી સ્ટ્રીટ, બી. ડી.

અ. રાઈ. ડી. સી. 44/1-355 1000/-



7

શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

સરકારી કલેક્શન સેન્ટરની સાથે. Uda.   P. Bhandari



ગુજરાત ગુજરાત GÜJARAT

E 785935

બા.નં. ૯૬૩૨/૧૦... ૨૦૨૧/૧૨/૧૨... ૨૦૨૧/૧૨/૧૨...

અંકે રૂપિયા... ૦૨૬.૪૦૦૦૦૦...
નો એકમ ને સાંધાગ સાથે રૂ... ૧,૩૪,૬૦૦/-...
અંકે ૩૦૦૦૦.૦૦... ૩૦૦૦૦.૦૦...
શ્રી... Neelkam... Corporation...
રહે... Ummargam...
કુટુંબ... ૭/૧૨/૨૦૨૧... ૭/૧૨/૨૦૨૧...

મંજુલ બી. પટેલ
રહેવા વેલ્ડર, બા. ૧/૨૦૦૩
શ્રીમંત્રી. ૧૦, આર્કાઇવ્ડ કો. કો. ૭૧.
૭. આર્કાઇવ્ડ કો. રા. ૧૦/૧૦-૩૦૦ ૧૦૫.



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શ્રીમંત્રી

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

૨૦૨૧/૧૨/૧૨... ૨૦૨૧/૧૨/૧૨...
[Signature]
[Signature]
[Signature]



गुजरात गुजरात GUJARAT

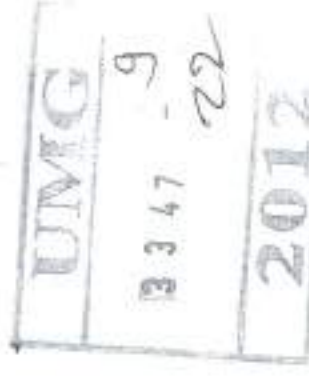
अ.न. २६३२/१२ ... १०५१/१२ ... ५००६
 अडे इपिया *Divendranandan*
 नो स्टैमप नो सांथाग साथे ३१.१३.०६
 अडे ३१.०६.०६ *Divendranandan*
 श्री. *Divendranandan* *Divendranandan*
 रहे, *Divendranandan*
 उमर, *Divendranandan*
 उमर, *Divendranandan*
 उमर, *Divendranandan*

A 812366

modile

मंथुल जी. पटेल

मंथुल जी. पटेल
 स्टैमप वेस्ट, वी. १/२००३
 श्री. १०, गार्डन चू. ओ. ओ.
 उ. आर्.डी.सी. वी.पी-३६३ १६५.



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श्री. ११

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

२२.३१.२०१२ ११/१२

Divendranandan

Divendranandan

Divendranandan



ગુજરાત ગુજરાત GUJARAT

Z 439358

અ.ન. ૬૬૩૨૧.૧૨... ૦૫/૧૨/૧૨... ૧૦૦૮

અંકે રૂપિયા ૧૨૨.૫૨૨૨.૦૦

નો રકમ જે સાંધાગ સાથે રૂ. ૧૩,૬૦૦/-

અંકે રૂ. ૧૩,૬૦૦/-, સરખાવણે રૂ. ૧૩,૬૦૦/-

શ્રી... Valsar... Corporation...

રહે... Valsar... વેચાણ આપે

કર્મક... ૦૧/૧૨/૧૨... ૧૦૦૮

મંજુલી બી. પટેલ
રેકમ વેન્ડર, ડી. ૧/૨૦૦૩
નો રકમ જે સાંધાગ નં. ૧૦, ગાર્ડન વ્યુ ડો. ઓ. ડી.
ક. આઈ.ડી.સી. વી.પી. ૩૬૬ ૧૮૫.



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શ્રી ૧૧

:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

વેચાણ દાખલ કરવામાં આવેલું છે

— ૧૧ —

— ૧૧ —

— ૧૧ —

— ૧૧ —

...11...

१११



:: DEED OF CONVEYANCE ::

[Sale Price Rs. 28,06,000/- only]

THIS DEED OF CONVEYANCE made and entered into at - Umbergaon, Gujarat on this 11th day of December, 2012 BETWEEN....

Mr. GIRISH K. ZAVERI

Age 67 Years, Occu - Business,

Pan No. AAAPZ 0589 E

Address: - G. K. Farm, Coastal High way, At & Post - Umbergaon,

Tal - Umbergaon, Dist - Valsad, Gujarat.

Hereinafter called "THE VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assignees, attorneys) of the **ONE PART.**

AND

M/s. VALRAM CORPORATION

A partnership firm consisting its partners namely

- 1) **Mr. TULSIDAS DAMJI DAMA BHANUSHALI**
Age 40 Years, Occu - Business, (25%)
- 2) **Mr. VERSHI DAMJI DAMA (BHANUSHALI)**
Age 48 Years, Occu - Business, (25%)
- 3) **Mr. MULJI JAYARAM BHANUSHALI**
Age 38 Years, Occu - Business, (25%)
- 4) **Mr. SURESH DEVJIBHAI BHANUSHALI**
Age 36 Years, Occu - Business, (25%)
Having its Office Address: - Shop No. 102, Shreeji Complex, Gandhiwadi, At & Post - Umbergaon, Taluka - Umbergaon, Dist - Valsad.



Given in presence of

[Signature]

[Signature]

Witnessed by P. D. Kulkarni



12

Hereinafter called "**THE PURCHASERS**" of the plot, (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its all partners, and their legal heirs, executors, administrators and assigns) of the

OTHER PART, having its **Pan No. AAKFV 1251 G.**

WHEREAS, the Vendor absolutely seized, possessed and or otherwise, well and sufficiently entitled to a **NON AGRICULTURE** residential land bearing **Plot No. 45** situated in "**SUNDER VAN**" project within the Nagar Palika Limits of Umbergaon, Taluka – Umbergaon, Dist – Valsad, Gujarat State, the details of the plot is as under:-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / 14	45	1993 – 10 Sq. Mtrs. (Hector 0 – 19 – 93) (21445 – 75 Sq. Feet)

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...13...

AND WHEREAS, on the request of the Purchasers, the Vendor agreed to sell the said Plot No. 45 total admeasuring 1993 - 10 Sq. Mtrs. to the Purchasers, more particularly described in the SCHEDULE - A hereunder written as per the terms and conditions mention in the original N. A. order and the terms and conditions which might be imposed in future by the concern authorities, at or for the consideration of Rs. 28,06,000/- (Rs. Twenty Eight Lac Six Thousand only).

AND WHEREAS, it is agreed that the stamp duty and registration charges payable on this sale deed shall be paid by the Purchasers only.

AND WHEREAS, the purchasers have inspected all the legal documents of said plot and have visited the location of said plot and have satisfied with the title of said plot and physical possession of said plot.

AND WHEREAS, the Purchasers herein have already made payment of Rs. 28,06,000/- (Rs. Twenty Eight Lac Six Thousand only) to the vendor being full and final sale price amount by cheques and RTGS transfer before execution of this Sale Deed. The Vendor has also received entire sale price amount of said plot from the purchasers before execution of this sale deed, the receipt for which the Vendor do hereby admit & acknowledge.

Therefore, the purchasers have requested the vendor to execute necessary sale deed of said plot in favour of the purchaser for transferring legal ownership of said plot in the name of purchasers on Govt. records. Hence on request of the purchasers, the vendor execute this sale deed in favour of the purchasers and get it registered before the Sub-Registrar office Umbergaon.

By this sale deed the vendor has sold the said plot to the purchaser on permanent ownership basis and transferred the legal ownership of said plot in favour of the purchasers and handed over possession of said plot to the purchasers before execution of this sale deed.



22/11/2012

AB

P. S. D. S. D. S. D.

22/11/2012

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2012

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NOW THEREFOE THIS INDENTURE WITNESSETH that consideration of the sum of Rs. 28,06,000/- (Rs. Twenty Eight Lac Six Thousand Only) paid by the Purchasers to the Vendor being the full consideration monies by Cheques towards the cost of plot bearing Plot No. 45, and more particularly described in the schedule hereunder written, payment and the receipt whereof the Vendor do HEREBY admit and acknowledge and of and from the same and every part thereof. Do forever acquit, release and discharge the Purchasers herein and the plot Purchasers jointly and severally for ever from the payment thereof. THEY THE VENDOR DO at the request and direction of the Purchasers hereby grant, sell convey, transfer, assign, release and assure UNTO the Purchasers the said piece or parcel of land consisting of Plot No. 45 together with hereditaments, and premises situated lying and being at Village - Umbergaon, Dist - Valsad, Gujarat and more particularly described in the schedule hereunder written which forms part of N. A. land bearing Revenue Survey No. 77 / 1 / 14 together with land or ground alongwith common use of approach roads together with right title and interest of use occupation and possession of roads for coming and going and hereditament and premises or any part thereof belonging or in any way pertaining to or with the same or any part thereof now of any time heretofore usually held used occupied or enjoyed thereof.

AND ALSO TOGETHER WITH all the deeds, documents, writing, voucher and other evidence of title relating to the said plot or ground hereditaments and premises or any part thereof AND THE ESTATES, rights, title, interest, use inheritance, property, possession benefit, claim and demands whatsoever at law and in equity of the Vendor into out of us upon the said premises and TO HAVE TO HOLD all and singular the premises released conveyed and assured and so intended or expressed to be with their and every of their rights, UNTO and to the use and benefit of the Purchasers for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same of hereafter to become payable to the Government of Gujarat or to any other public body in respect thereof and THE VENDOR DO and each of them do hereby for themselves his/her/their heirs, executors and administrators covenant with the Purchasers that notwithstanding any act deed matter or things whatsoever by the Vendor by any person or persons lawful or equitably claiming by, from though, under or in trust or contract for him made done committed omitted or knowingly or willingly suffered to the contrary THEY The VENDOR



સહસ્ત્રાધિકારી

DR

જયેશ્વર ર. ડાહ્યા



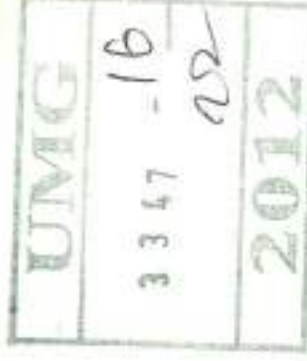
STAMP: REGISTRAR 1889

[Signature]

AP

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for any part thereof



...16...

by from under or in trust or contract from them the VENDOR shall at the request and cost or the Purchasers have the necessary mutations made in Government and public records in favour of the Purchasers in respect of the property hereby sold, transferred and conveyed.

The Purchasers shall obey all the terms and conditions imposed in the original N. A. orders of this land and shall use the said land for Residential purpose. Moreover the Purchasers shall also obey rules & regulations made by the owners of "SUNDER VAN" project.

The vendor has handed over all the original deeds and documents of said plot to the purchasers before execution of this sale deed.

All the previous taxes till the date of sale deed shall be paid by the vendor, and from the date of sale deed same shall be paid by the purchasers only.

The Purchasers will bear all the expenses of execution of this deed i.e. stamp duty, registration charges, Advocate fees etc. Moreover, in future any extra stamp duty will be imposed by the Gujarat Government same shall be also bear & pay by the Purchasers Only.

:: DESCRIPTION OF THE PLOT ::

SCHEDULE - A

All that piece or parcel of Non Agriculture open land bearing **Plot No. 45** admeasuring **Hector 0 - 19 - 93** i.e. **1993 - 10 Sq. Mtrs.** (equivalent to **21445 - 75 Sq. Feet**), bearing **Revenue Survey No. 77 / 1 / 14** situated in "**SUNDER VAN**" project located within the Nagar Palika Limits of **UMBERGAON**, Taluka - Umbergaon, Dist - Valsad, Gujarat State.

-: SHORT DESCRIPTION OF THE PLOT :-

Name of Village	Survey No.	Plot No.	Area
Umbergaon	77 / 1 / 14	45	1993 - 10 Sq. Mtrs. (Hector 0 - 19 - 93) (21445 - 75 Sq. Feet)

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22
2012

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals to these presents on the day, month and the year first hereinabove written.

**SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR**


Mr. GIRISH K. ZAVERI



**SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASERS
M/s. VALRAM CORPORATION
Through its partners**





1) Mr. TULSIDAS DAMJI DAMA BHANUSHALI





2) Mr. VERSHI DAMJI DAMA (BHANUSHALI)





3) Mr. MULJI JAYARAM BHANUSHALI





4) Mr. SURESH DEVJIBHAI BHANUSHALI

Witness:-

1)  Anil FULCHAND KOTWAL

2)  CARISH V. DAMA



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	22
2012	

...18...

:: PHOTO OF PROPERTY ::



PROPERTY ADDRESS:-

Village - Umbergaon, Taluka - Umbergaon, Dist - Valsad.

Revenue Survey No. 77 / 1 / 14, Plot No. 45,

Vendor :-

[Signature]

Purchasers: - 1.

P. Ghewshali

2. *Chandramohan*

3.

MB

4. *Chandramohan*

07/12/12 12:51:21 pm Version 1.0.2012.79

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Serial No.	3347
Presented of the office of the <u>ડેપુટી રજીસ્ટ્રાર</u> G.I.D. No. 11	
S.R.O - UMBERGAON	Between the hour of
12 to 13 on Date	07/12/2012



P. Bhansali

M/s. Valram Corporation through its partner
Mr. Tulsidas Damji Dama Bhanshali

Receipt No :-	2012235005158
Received Fees as following	
Registration	Rs. 28060
Side Copy Fee	(23) 230
Postage	60
Other Fees	0
TOTAL :-	28350



P. N. CHAMPANERI
(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

P. N. CHAMPANERI
(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

UMG		
3347	20	22
2012		

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SLNo	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1,000	Mr. Girish K. Zaveri Umbergaon	67			
Claiming					
1,000	M/s. Valram Corporation through its partner Mr. Tulsidas Damji Dama Bhanushali Umbergaon	40			
2,000	M/s. Valram Corporation through its partner Mr. Versi Damji Dama (Bhanushali) As Above	48			
3,000	M/s. Valram Corporation through its partner Mr. Mulji Jayaram Bhanushali As Above	38			
4,000	M/s. Valram Corporation through its partner Mr. Suresh Devjibhai Bhanushali As Above	36			

Executing Party
admits execution


P. Phauskhi


P. Phauskhi


P. Phauskhi

07/12/12 12:51:21 pm Version 1.0.2012.79

1 Uthas I. Tandel (Advocate)
Umbergaon, Ta. Umbergaon

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3347	21	22
2012		



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

Uthas I. Tandel

1. _____

2. _____

Date 7 Month December -2012



Uthas I. Tandel
P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON

Produced Form No.1
for finalise the
Marketvalue.

Date : 07/12/2012

Uthas I. Tandel
P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON

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

Executant No. 1

Claimant No. 1

Conformer No. *e*

Date : 07/12/2012

Uthas I. Tandel
(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

UMG		
3347	22	22
2012		

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

Date 07/12/2012

Linear
(P. N. CHAMPANERI)
Sub Registrar
S.R.O - UMBERGAON

1 Book No. 3347 Registered
No.

Date: 07/12/2012

Linear
P. N. CHAMPANERI
Sub Registrar
S.R.O - UMBERGAON



