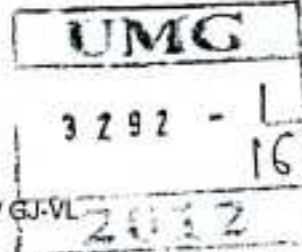
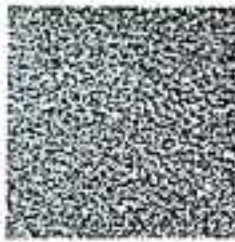




INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No.	: IN-GJ39910880846960K
Certificate Issued Date	: 29-Nov-2012 04:43 PM
Account Reference	: NONACC (FI)/ gjevlpl10/ PARDI/ GJ-VL
Unique Doc. Reference	: SUBIN-GJGJEVLPL1057703431433370K
Purchased by	: ODHAV ASHISH DEVELOPERS PVT LTD
Description of Document	: Article 20(a) Conveyance - Immovable Property
Property Description	: AT UMBERGAM, S.NO.278/PAIKI 1, TAL:UMBERGAM, DIST:VALSAD.
Consideration Price (Rs.)	: 4,00,00,000 (Four Crore only)
First Party	: MOHAMMAD SAJJAD
Second Party	: ODHAV ASHISH DEVELOPERS PVT LTD
Stamp Duty Paid By	: ODHAV ASHISH DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 19,60,000 (Nineteen Lakh Sixty Thousand only)



0003343860

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centres (ACCs), SHCL Offices and Sub-registrar Offices (SHOs).
2. The Contact Details of ACCs, SHCL Offices and SHOs are available on the Web site "www.sholestamp.com".

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:- SALE DEED :-



SALE DEED OF NON AGRICULTURAL LAND AT
VILLAGE-UMBERGAON, TALUKA-UMBERGAON,
WITHIN MUNICIPALITY LIMITS FOR
CONSIDERATION OF Rs. 4,00,00,000/= (RUPEES
FOUR CRORE ONLY).

THIS SALE DEED is made at UMBERGAON on 30 th day of
month of NOVEMBER in the Christian Year Two Thousand Twelve
(30/11/2012).

BETWEEN

MR. MOHAMMAD SAJJAD.

aged about 66 years, occupation-business,
residing at-B / 19, GIDC Colony, UMBERGAM, Taluka-Umbergam,
District-Valsad, hereinafter refereed to as "**THE VENDOR**" (which
expression shall unless repugnant to the context or meaning thereof
include the said person and his heirs or heir, transferees, assignees,
successors) of the **ONE PART.**

(PAN NO. AIFPS 9888 R)

AND

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[Signature]

(3)



ODHAV ASHISH DEVELOPERS PVT. LTD., a company registered under the Company's Act having its registered office at-D / 103, Shivparvati Complex, N.S.S. Road, Ashalfa, GHATKOPER (West), MUMBAI - 400 008 and having its branch at-122 / 123, Bhanuhills, Koparli Road, CHHARWADA, Taluka-Pardi, District-Valsad through its Authorized Director

SHRI MAHESH KANJIBHAI BHANUSHALI.

aged about 42 years, occupation-business, residing at-D / 403, Siddhi Society, GIDC VAPI, Taluka-Pardi, District-Valsad, hereinafter refereed to as "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall include the present directors, beneficiaries, transferees, assignees, successors etc.) of the **OTHER PART.**

(PAN NO. AABCO 4334 M)

WHEREAS,

1. The Vendor is absolutely seized and possessed of and well and sufficiently entitle to the land and premises situate at Village-Umberaon, Talka-Umbergaon, District-Valsad within Municipality Limits bearing Revenue Survey No. 278 / Paikee 1 (Non-Agricultural Land) alongwith construction made thereon and the said property is more particularly described in the Schedule written hereunder.
2. The Vendor has agreed to sell the said property described in the schedule hereunder written to the Purchaser for the price of Rs.4,00,00,000/- (Rupees Four Crore Only) the said price / consideration has been paid to the Vendor by the Purchaser as under :-

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(4)

<u>Amount</u>	<u>Date</u>	<u>Chq. No.</u>	<u>Bank's Name</u>
Rs. 5,00,000/=	28/07/12	593274	State Bank of Patiala.
Rs. 5,00,000/=	28/07/12	593275	State Bank of Patiala.
Rs. 10,00,000/=	30/11/12	023126	Axis Bank Ltd.
Rs. 10,00,000/=	30/11/12	023127	Axis Bank Ltd.
Rs. 10,00,000/=	30/11/12	023128	Axis Bank Ltd.
Rs. 10,00,000/=	02/12/12	023129	Axis Bank Ltd.
Rs. 10,00,000/=	02/12/12	023130	Axis Bank Ltd.
Rs. 10,00,000/=	02/12/12	023131	Axis Bank Ltd.
Rs. 10,00,000/=	04/12/12	023132	Axis Bank Ltd.
Rs. 10,00,000/=	04/12/12	023133	Axis Bank Ltd.
Rs. 10,00,000/=	04/12/12	023134	Axis Bank Ltd.
Rs. 10,00,000/=	06/12/12	023135	Axis Bank Ltd.
Rs. 10,00,000/=	06/12/12	023136	Axis Bank Ltd.
Rs. 10,00,000/=	06/12/12	023137	Axis Bank Ltd.
Rs. 10,00,000/=	08/12/12	023138	Axis Bank Ltd.
Rs. 10,00,000/=	08/12/12	023139	Axis Bank Ltd.
Rs. 10,00,000/=	08/12/12	023140	Axis Bank Ltd.
Rs. 10,00,000/=	10/12/12	023141	Axis Bank Ltd.
Rs. 10,00,000/=	10/12/12	023142	Axis Bank Ltd.
Rs. 10,00,000/=	10/12/12	023143	Axis Bank Ltd.
Rs. 10,00,000/=	12/12/12	023144	Axis Bank Ltd.
Rs. 10,00,000/=	12/12/12	023145	Axis Bank Ltd.
Rs. 10,00,000/=	12/12/12	023146	Axis Bank Ltd.
Rs. 10,00,000/=	14/12/12	023147	Axis Bank Ltd.
Rs. 10,00,000/=	14/12/12	023148	Axis Bank Ltd.



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(5)

<u>Amount</u>	<u>Date</u>	<u>Chq. No.</u>	<u>Bank's Name</u>
Rs. 10,00,000/=	14/12/12	023149	Axis Bank Ltd.
Rs. 10,00,000/=	16/12/12	023150	Axis Bank Ltd.
Rs. 10,00,000/=	16/12/12	023151	Axis Bank Ltd.
Rs. 10,00,000/=	16/12/12	023152	Axis Bank Ltd.
Rs. 10,00,000/=	18/12/12	023153	Axis Bank Ltd.
Rs. 10,00,000/=	18/12/12	023154	Axis Bank Ltd.
Rs. 10,00,000/=	18/12/12	023155	Axis Bank Ltd.
Rs. 10,00,000/=	20/12/12	023156	Axis Bank Ltd.
Rs. 10,00,000/=	20/12/12	023157	Axis Bank Ltd.
Rs. 10,00,000/=	20/12/12	023158	Axis Bank Ltd.
Rs. 10,00,000/=	22/12/12	023159	Axis Bank Ltd.
Rs. 10,00,000/=	22/12/12	023160	Axis Bank Ltd.
Rs. 10,00,000/=	22/12/12	023161	Axis Bank Ltd.
Rs. 10,00,000/=	24/12/12	023162	Axis Bank Ltd.
Rs. 10,00,000/=	24/12/12	023163	Axis Bank Ltd.
Rs. 10,00,000/=	24/12/12	023164	Axis Bank Ltd.



Rs. 4,00,00,000/= (Rupees Four Crore Only)

3. The Purchaser has requested the Vendor to execute these presents which the Vendor has agreed to do.
4. NOW THIS DEED WITNESSETH that pursuant to the agreement between the Vendor and the Purchaser and in Consideration of the sum of Rs. 4,00,00,000/= (Rupees Four Crore Only) paid by the purchaser to the Vendor the payment and receipt whereof THE VENDOR doth hereby admit and

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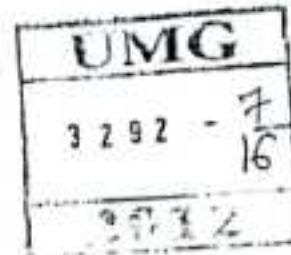
(6)

acknowledges and The Vendor doth hereby convey and transfer by way of sell unto the Purchaser all that piece of Non-Agriculture land. And more particularly decribed in the schedule written hereunder and delineated on the plan thereof hereto annexed by red colour boundry line together with all things permanently attached thereto, standing thereon and all the previlages, easements, profits, advantages, rights, title, interest, use, possession, benefits, claim and demand whatsoever at law or otherwise of the Venor to the said piece of land and other the premises hereby conveyed and every part thereof. TO HAVE AND TO HOLD the same unto and to the use and benefit of the purchaser absolutely and forever.

And Vendor doth hereby conenant with the Purchaser that :

1. The Vendor now has in himself good rights, full power and absolute authority to convey and transfer by way of sale the said property hereby conveyed to the Purchase in the manner aforesaid.
2. The Purchaser may from time to time and at all times peacebly and quietly enter upon, occupy, possess and enjoy the said property herety hereby conveyed and received the profit thereof and every part thereof for their own use or for the use of their beneficiaries and benefit without any lawful eviction or interpution, claim and demand whatsoever from or by the Vendor or their assignees, or any of them or any person claiming or to claim from under or in trust for the Vendor.

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(7)

3. The Purchaser shall hold the said property free and clearly and absolutely acquitted, exonerated and for ever released and discharge or otherwise by the Vendor and well and sufficiently saved and defender kept harmless and indemnified of, from an against all former and other estates, titles, charges and encumbrances whatsoever had made executed, occasioned and suffered by the Vendor or by any other person or persons claiming or to claim by from under or in trust for Vendor.

4. The Vendor and all persons having or claiming any esate right, title or interest in the said property hereby conveyed or any part thereof from under or in trust for the Vendor or their administrator, assignees, successor or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and caused to done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and abolutely granting the said property and every part thereof hereby conveyed unto and to the use of the Purchaser in manner aforesaid as by the Purchaser or their transferees, assignees, shall be reasonably required.

5. The property bearing R.S.No. 278 / Paikie 1 of Village Umbergaon, was converted into Non Agrecultural use by

Chandrababu

(8)



permission of District Panchayat vide its Order No. DP / NA / Regi. / 49 / 2000, dated-24/03/2000.

The said property was recorded as an owner in the name of Goolam Daud Hajam as per Mutation Entry No. 623 of the year 1938.

As per the Mutation Entry No. 1420 the said property was mentioned in revenue record as New Tenure land.

Thereafter the said property was inherited by Halimaben Goolam Hazam as per Mutation Entry No. 2941, dated-29/04/1977.

The said Halimaben & Goolambhai had as grand son Mr. Harun Mohhanmed Khalifa the said fact reveals from Mutation Entry No. 3602.

By the order of the Collector Valsad Mutation Entry No. 7040, dated-10/05/1999 was carried out and accordingly on payment of premium the said land was converted in to Old Tenure land.

The said land was converted for Non-Agricultural use of Residence and Shopping Centre by the order of District Panchayat Valsad dated-24/03/2000, Order No. DP / NA / Regi. / 40 / 99 - 2000.

Thereafter, Shri Harun M. Khalifa sold the said land to the present Vendor and according Mutation Entry No. 8127, dated-05/09/2000 was carried out and at present Vendors name is recorded as owner & occupier of the said property in all Govt. records. There is no suit or dispute as on today, pending related to the said property, in future if any person or authority raise any dispute as to title of the vendor and or authority to sale the said property, in that event, the Vendor Sale Deed liable for all consequences.

The Purchaser shall pay all tax and additional taxes, charges, conversion tax etc. regarding the said property.

Harun M. Khalifa

(9)



The Vendor has not received any notice for acquisition or requisition of the said property from the Government in respect of the said property or any part thereof. The Purchaser shall be entitled to get their names entered in the Government Records and also Revenue Records of the said land by producing this Deed Of Sale and The Vendor and The Purchaser do hereby agree to give their statements and signatures whenever and wherever necessary to transfer the said property in the name of The Purchaser.



The Purchaser has paid Stamp Duty Registration Charges of this Deed of Conveyance and the Purchaser under obligation to pay any liability thereof.

The Board of Directors of the Purchaser Company authorised Company Director to sign, put seal and admit these presents for and behalf of the Purchaser.

:- SCHEDULE HEREINABOVE REFERRED TO :-

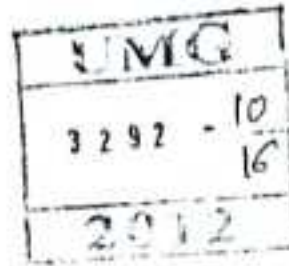
ALL THAT piece or parcels of Non-agricultural land with the permanent rights of access/accessibilities connected thereto as well as trees; situated lying and being at Village-UMBERGAON, Taluka-Umbergaon, District-Valsad within the registration District Valsad Sub District Umbergaon bearing...

<u>Survey No.</u>	<u>H.Are.</u>	<u>Assessment</u>
278 / paikar 1	0=91=05	1=28

Area of the said property in words is Nine Thousand One Hundred Five Square Meters. Alongwith House admeasuring-800.00 Sq. Fts. (i.e. 74.54 Sq. Mtrs.) of Built-up Area. And the said House is registered in

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(10)



Umbergaon Municipality at House No. 1140. And Bhanushali

the said property is bounded as follows :-

On or toward North : Land bearing Survey No. 187.

On or towards South : Umbergam Town to Umbergaon Station
Road.

On or towards East : GIDC.

On or towards West : Land bearing Survey No. 279.

IN WITNESS WHEREOF the Parties hereto have executed
these presents the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED)
BY the withinnamed THE VENDOR)
in the presence of . . .)

1. श्री महेश कान्जिबाई)

2. Pran)

(Shri Mohammad Sajjad)

SIGNED, SEALED & DELIVERED)
BY the withinnamed THE)
PURCHASER in the presence of . . .)

1. श्री महेश कान्जिबाई)

2. Pran)

For Odhav Ashish Developers
Pvt. Ltd.

Bhanushali
(Shri Mahesh Kanjibhai
Bhanushali)
Director

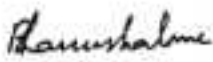
(11)

-: SCHEDULE :-

-: VENDOR :-

Name & Signature	Photograph	Thumb Impression
Mr. Mohammad Sajjad, 	 	

-: PURCHASER :-

Name & Signature	Photograph	Thumb Impression
Odhav Ashish Developers Pvt. Ltd. through its Authorized Director Shri Mahesh Kanjibhai Bhanushali 	 	



(12)

- : Photograph For Identification Of Property :-

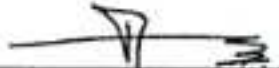


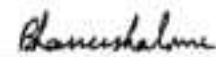
Postal Address Of Property :- UMBERGAON, Taluka-Umbergaon.
Survey No. 278 / paikar 1.

VENDORS :-

PURCHASER :-

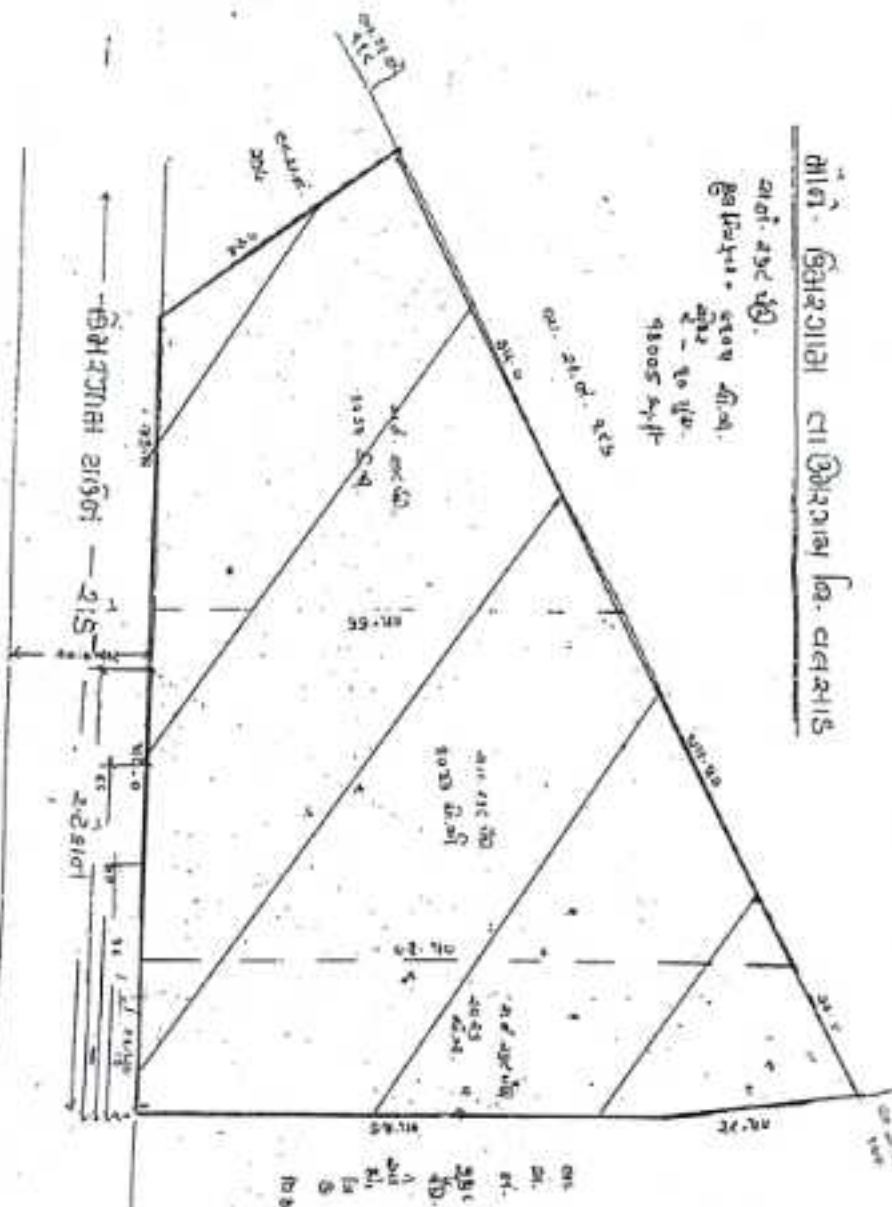
For Odhav Ashish Developers Pvt. Ltd.


(Shri Mohammad Sajjad)


(Shri Mahesh Kanjibhai Bhanushali)
Director

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 ପ୍ରା. ୧୫୦୦ - ୧୯୦୦ ଖ୍ରୀ.ଅ.
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30/11/12 12:05:25 pm Version: 1.0 2012.78

Serial No. **3292**
Presented of the office of the **સેસ વાલે બે -**
S.R.O - UMBERGAON Between the hour of
12 to 13 on Date **30/11/2012**

Receipt No :- **2012235004993**

Received Fees as following		Rs.
Registration		400000
Side Copy Fee	(18)	180
Postage		70
Other Fees		0
TOTAL :-		400250



Bhanushali
Odhav Ashish Developers Pvt. Ltd. through
its Authorized Director
Shri Mahesh Kanjibhai Bhanushali

(Signature)

(P G JADAV)
Sub Registrar
S.R.O - UMBERGAON

(Signature)

(P G JADAV)
Sub Registrar
S.R.O - UMBERGAON



Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing 1.000	Mr. Mohammad Sajjad B/19, GIDC Colony, Umbergaon	66			<i>(Signature)</i>
Claiming 1.000	Odhav Ashish Developers Pvt. Ltd. through its Authorized Director Shri Mahesh Kanjibhai Bhanushali D/403, Siddhi Soc., GIDC Vapi, Ta. Pardi	42			<i>Bhanushali</i>

Executing Party
admits execution

(Signature)
Bhanushali

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2012

30/11/12 12:05:25 pm Version:1.0.2012.78

T Hesh H. Shah
Kita Pardi, Ta. Pardi



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

1. Hesh H. Shah Adhikari
2. _____

Date 30 Month November - 2012

P G JADAV
Sub Registrar
S.R.O - UMBERGAON

Produced Form No.1
for finalise the
Marketvalue.

Date : 30/11/2012

P G JADAV
Sub Registrar
S.R.O - UMBERGAON

Verified PAN No/GIR No as per
IncomeTax Rules 1962.

Executant No. ✓

Claimant No. ✓

Conformer No. —

Date : 30/11/2012

(P G JADAV)
Sub Registrar
S.R.O - UMBERGAON



30/11/12 1:06:36 pm

Version 1.0.2012.78

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3292	16	16
2012		

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

Date 30/11/2012



(P. G. JADAV)
Sub Registrar
S.R.O - UMBERGAON

1	Book No.	3292	Registered No.
Date : 30/11/2012			



P. G. JADAV
Sub Registrar
S.R.O - UMBERGAON



રકડ/ પૈકી ૧

ગામ નમુનો નંબર ૭ અને ૧૨

No. H 7-29111

નમોદ/સરવો નંબર

જુની શરત (જુ.શ.)

સપ્તકાંડર

બીન ખેતી

ખેડકાનું નામ

સમગ્ર વિગતો

મોજે : ઊમરગામ

તાલુકો : વલસાડ

જિલ્લો :

જમીનના કાચક જમીન	૦-૦૧ હેક્ટર કે.સા.વે. બી.મી.	ખાતા નંબર / હેક્ટર / કાચક કે.સા.વે. બી.મી.	સાકુર કે.સા.વે. બી.મી.	નોંધ નંબરો અને કાચક/સરવો નામ
કુલ હેક્ટર	૦-૦૧-૦૫	૩૦ / ૦-૦૧-૦૫ / ૧.૨૦	કોપવ વાણીય કેમ્પીયસ પ્રા.લી (૧૦.૭૫૧)	
આકાર	૧.૨૦		શા. બોમ્બેસાઇડ ડાયરેક્ટર શી. મહેશ કાનજીભાઈ કાનજીભાઈ (૧૦.૭૫૧)	
જમીન તથા વિવેકધારી	૦.૦૦			
કાચક/સરવો	૦.૦૦			
અસીતિયાની વિગતો		બીજા ફકો અને બીજાની વિગતો		
		૧૪૨૦		



જ-સામંજસ ક-તકરારી ન-૨૮

01/03/2013 01:50 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અને રૂ. 5/- (રૂપિયા પાંચ પુરા) મળેલ છે, બાબત સફ.

સીચન્સ : રાષ્ટ્રીય સુચના-વિશાલ કેન્દ્ર, ગુજરાત રાજ્ય

04/03/2013 14:41:24

જ-સામંજસ ક-તકરારી ન-૨૮

