

રજીસ્ટ્રેશન પર્ચેસ

પર્ચેસ નંબર: ૨૦૧૭૦૦૧૦૧૩૩૭૧

દસ્તાવેજ નંબર: ૨૭૮૮

દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૩૦

માસ: જુન

સને: ૨૦૧૭

દસ્તાવેજનો પ્રકાર: માલિકી ફેરબાદ/વેચાણ

પ્રવેશ રિઃ ૨૨૮૩૧૧૧૧.૦૦

રજુ કરનારનું નામ: Mahesh (તા. ૧૧.૭.૨૦૦૭) ના પત્નીશ્રી. Parag Chimanlal Pandi

નીચે પ્રમાણે ફી પ્રકારો:

રૂ. પેસા

રજીસ્ટ્રેશન ફી

૨૨૮૩૧૧૨૦

નકલ કરવા ની ફી ચાર્જ / કોપીંગો

૩૮૦૦

શેરોની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો બદલાવાથી (કલમ ૬૪ થી ૬૭)

સોનિ અગર તપાસથી

દા.કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી કોપીંગો

ઈન્ડેક્સ-૨ ફી

અ સિવાયની બાબતોની ફી

કુલ ચેકેડ રૂ.

૨૨૮૩૧૦૦૦

અંકે રૂપિયા બે હજો અઠાવીસ હાથ માંત્રીક હજાર પુર

દસ્તાવેજ

ના દિવસે તેવાર કરી અને

નકલ

તે રજીસ્ટર દખાલથી મોકલવામાં

કેરીમાં બાપવામાં

આવશે

દસ્તાવેજ રજીસ્ટર દખાલથી નીચેના સરનામે મોકલશે.

25, 4th floor, Shukan Mall, Shahibaug, Ahmedabad.

(અધ્યક્ષનું જાણી)

સબ રજીસ્ટ્રાર

અમદાવાદ-૩ મેમનગર

અગર

ને બાપશે

રજુ કરનારની સહી

IGR-NIC(G)

2972242103253031954

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અંકે રૂ. ૨૨૮૩૧,૦૦૦.૦૦

સ્ટેટ બેંક ઓફ ઈન્ડિયા ઈન્કો

સીટી ગાંધીનગર ના ડીડી નં. 443092

તા.30-06-2017

સબ રજીસ્ટ્રાર, અમદાવાદ-૩ મેમનગર



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

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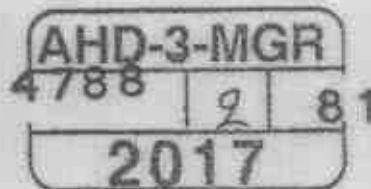
Certificate No. : IN-GJ48405897679516P
Certificate Issued Date : 30-Jun-2017 10:57 AM
Account Reference : SHCIL (F)/sh-ahd11/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJSH-AHD1148661035013098P
Purchased by : MAHIKA INFRA LLP
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : VASTRAPUR CITY SRV 207/1/1 (CITY SRV 207/PART) TP
1 FP 229/2 (FP 229/PART) N/A LAND
Consideration Price (Rs.) : 228,01,11,111
(Two Hundred Twenty Eight Crore Thirty One Lakh Eleven
Thousand One Hundred And Eleven only)
First Party : AHMEDABAD EDUCATION SOCIETY
Second Party : MAHIKA INFRA LLP
Stamp Duty Paid By : MAHIKA INFRA LLP
Stamp Duty Amount (Rs.) : 11,18,73,000
(Eleven Crore Eighteen Lakh Seventy Three Thousand
only)



UI 0000265763

Disclaimer:

1. This Certificate of this Stamp Certificate should be verified on www.stampcertify.com. Any discrepancy in the details on this Certificate will be available on the website within 1 month.
2. The value of checking the legitimacy of the users of the software.
3. In case of any discrepancy please inform the Computer Authority.



SALE CONVEYANCE

THIS INDENTURE made at Ahmedabad this 30th day June of Two Thousand Seventeen
BETWEEN

AHMEDABAD EDUCATION SOCIETY, (PAN: AAATT4300Q), (Email id: info@aesahd.edu.in) (Contact no: 079 26440171) a Public Charitable Trust, registered with the office of the Charity Commissioner at Ahmedabad, under No. F-37-Ahmedabad, Address: Commerce College Six Cross Roads, University Road, Navrangpura, Ahmedabad, represented through its Authorised Trustee/s, Shri Rajiv Lalbhai, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Trustees as at present and from time to time, executors and administrators) of the One Part

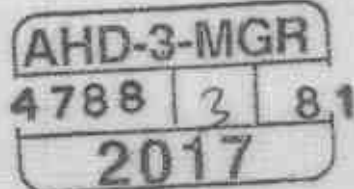
AND

MAHIKA INFRA LLP, (PAN: AAYFM1892C), (Email id: accounts@sheetalinfra.com) (Contact no: 079 22861668) a Limited Liability Partnership, formed and registered under The Limited Liability Partnership Act, 2008, under No. AAB-8774, on Address: 25, 4th Floor, Shukan Mall, Near Rajasthan Hospital, Shahibaug, Ahmedabad, hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time and its successors and assigns) of the Other Part.


Trustee
The Ahmedabad Education Society.

For, MAHIKA INFRA LLP

PARTNER



A. WHEREAS

1. This Deed of Conveyance by way of sale is by the Vendor to sell, grant, convey and assure unto the Purchaser its immovable property, being Non Agricultural Land situated at Vastrapur (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad - 3 (Memnagar), bearing Final Plot No. 229/2 (Final Plot No. 229/part), admeasuring about 23257 Sq.mts. of Town Planning Scheme No. 1 Vastrapur City Survey Ward - Vastrapur, bearing City Survey no: 207/1/1 (City Survey No. 207/part), admeasuring about 23257 Sq.mts., represents proportionate land of Original Plot Nos. 30 and 36, of 33199 Sq.mts., old Revenue Survey Numbers as follows,



Revenue Survey No.	Area in Sq.mts.
148	12444
150	4957
151	4957
152	15479
154	6779
156	3743
157	4957
159	6374
160	2125
165	15378
167	19020
163	16795

more particularly described in the First Schedule hereunder written (Hereinafter referred to as the "Land"). The Revenue Record of Rights and City Survey Property Card standing in the name of Vendor are annexed herewith as Annexure "A".

2. The land of said Final Plot No. 269 (21964 Sq.mts.) and the land of other two Final Plot Nos. 229 (46544 Sq.mts.) and 215 (10657 Sq.mts.) are allotted Final Plot lands under Town Planning Scheme No. 1 Vastrapur in lieu of said twelve revenue Survey Numbers, given Original Plot Nos. 30 and 36, in all admeasuring about 113006 Sq.mts. The said Town Planning Scheme is final and sanctioned on 1st January, 1993. The said Land proportionately corresponds to / represents said Original Plot Nos. 30 and 36, part admeasuring about 33199 Sq.mts. Xerox copy of Redistribution and Valuation Statement issued by Town Planning Authority is annexed herewith as Annexure "B".


Trustee
The Ahmedabad Education Society.

For, MAHIKA INFRA LLP

PARTNER

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2017**B. AND WHEREAS**

1. The Vendor has become entitled to the said Land by various means, assurances and events taken place as stated hereafter.

a) The land of said twelve Survey Numbers have been acquired by way of purchase by the Vendor from the owners thereof by three Deeds of Conveyance as per details below.

Sr. No.	Date of Sale Deed	Registration No.	Survey No.	Name of Seller
1	7-4-1958	2037	150 151 152 154 156 160 163 165	Ratanlal Lalubhai and twelve others
2	7-4-1958	2046	148 167	Ratanlal Lalubhai and twelve others
3	29-10-1956	5690	157 159	Gulmohammadbhai Kadarbhai and three others

b) The land of said twelve Survey Numbers are duly entered and registered in the name of Vendor in the revenue records as per certification of appropriate mutation entries, being Mutation Entry No. 1147, dated 10th April, 1958, Mutation Entry No. 1148, dated 10th April, 1958 and Mutation Entry No. 1113, dated 5th January, 1957, in respect of said three purchase transactions respectively.

C. AND WHEREAS

1. By permission / order made / passed by the Hon'ble Charity Commissioner, Ahmedabad, dated 18th April, 2016 on the Application No. 36/12 of 2012 made by Vendor Trust under section 36 of the Bombay Public Trust Act 1950, the Hon'ble Commissioner has been pleased to grant permission for sale of the said Land to the Purchaser at or for the price or consideration of Rs. 228,31,11,111/- (Rupees two hundred twenty-eight crores thirty-one lacs eleven thousand one hundred eleven only), and on the other terms and conditions contained therein. Copy of said permission / order, dated 18th April, 2016 is annexed herewith as Annexure "C".


Trustee
The Ahmedabad Education Society.

For, MAHIKA INFRALP

PARTNER

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2. The said Land has been granted permission for Non Agricultural Residential Use as per order of District Collector, Ahmedabad, dated 3rd March, 2008, bearing Ref. No. CB/Jamin/NA/SR-553/2007-2808 and attach as Annexure "D" hereto.
3. Thereafter, on request of Purchaser, the time limit for payment of consideration was extended till 17th April, 2017 by Hon'ble Charity Commissioner vide its order dated 3rd October, 2016 passed in Application No. 36/Misc/18/2016 as per terms and conditions mentioned therein. On further request of Purchaser the time limit for payment of consideration was again extended till 17th August, 2017 by Hon'ble Charity Commissioner vide order dated 17th April, 2017 passed in Application No. 36/Misc/12/2017 subject to terms and conditions mentioned therein.

The said entire payment of the consideration of Rs. 228,31,11,111/- (Rupees two hundred twenty-eight crores thirty-one lacs eleven thousand one hundred eleven only) is fully and finally paid by Purchaser to Vendor as per details given in Second Schedule written hereto.

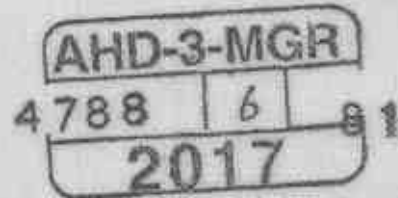
D. AND WHEREAS

1. The Land proposed to be sold, and applied for permission for sale before the Office of the Charity Commissioner, Ahmedabad, vide said Application No. 36/12 of 2012 was the half land of Final Plot No. 229 abutting 30 meter and 18 meter wide Town Planning Scheme Road, which admeasured 23272 Sq.mts. (half of the land of Final Plot No. 229 as per Form-F of said Town Planning Scheme.
2. During the process of the said Application, the Vendor also made an application for sub-division of the said Final Plot No. 229 into two plots, Plot No. 1 and Plot No. 2. The Ahmedabad Municipal Corporation while scrutinizing the application for sub-division has confirmed the area of Final Plot as per record of City Survey equal to 46514 Sq.mts. instead of 46544 Sq.mts. as per Final Plot Town Planning Scheme. The Ahmedabad Municipal Corporation accordingly, as per Commencement Letter (Rajachiththy), dated 25th May, 2016, bearing No. 6069/130416/A6247/M1, has sanctioned sub-division of Final Plot No. 229 into two plots, Sub Plot No. 1 and Sub Plot No. 2, each admeasuring about 23257 Sq.mts. Copy of said commencement letter is attached herewith of Annexure "E".
3. The Purchaser has accepted and confirmed the said sub-division and area of Final Plot No. 229/2 under sale as 23257 Sq.mts. instead of 23272 Sq.mts. without any reduction in the price or consideration as per said Order of Charity Commissioner, Ahmedabad.

For, MAHIKA INFRA LLP

PARTNER


Trustee
The Ahmedabad Education Society.



E. AND WHEREAS

1. The Vendor has represented, agreed and covenanted with the Purchaser as follows:-

- a) That the Vendor is absolutely entitled to the Land with clear and marketable title, free from all encumbrances, and no other person or persons has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the Land by way of sale, mortgage, lease, exchange, gift, possession, inheritance, succession, maintenance, leave and license basis, caretaker basis, right of way, easement right, benami, guarantee, partnership, financier, developer, project consultant, organizer, trust, tenant, litigation, pending proceedings, acquisitions, requisitions, any adverse rights, attachment, notice from any public body or authority or otherwise.
- c) The Vendor has obtained requisite permissions from the Hon'ble Charity Commissioner as mentioned herein above, for selling and disposing off the Land as warranted under the law.
- d) That the Vendor has not created any mortgage, charge, lien or any other encumbrance whatsoever and howsoever, in respect of the Land or any part thereof, and the same is not subject to any claim, demand, encumbrances, attachment or any processes issued by any Court or Authority.
- e) That the Vendor has not entered into any agreement of understanding or arrangement orally or in writing in respect of sale or any other transaction whatsoever in respect of the Land.
- f) That the Vendor has not created any adverse rights or interests in respect of the Land whereby the Vendor is prevented from selling, transferring and conveying the Land in favour of the Purchaser.
- g) That no notice from any public body or authority or any notice under any law has been received or served upon the Vendor or any predecessors-in-title in respect of the Land or part thereof, which would prevent the Vendor from selling, transferring and conveying the Land.
- h) That all rates, charges, taxes, outgoings, assessments, dues, etc., in respect of the Land payable to any Authority has been paid by the Vendor upto the date of execution of this Indenture.




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The Ahmedabad Education Society.

For, MAHIKAINER

PARTNER

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- i) Neither the Vendor nor any predecessors in title, nor anybody claiming from or under it has granted any right of way or easement or license or created any other rights to or in favour of any person or persons, firm or corporation, or in respect of the Land, and that no such right has become effective by prescription or otherwise howsoever, and that the owners or occupiers of adjoining lands or their tenants or the public do not use or have lawful access to any part of the Land, for passing and re-passing between any points within the Land.
- ii) The possession as per Final Plot land under the Town Planning Scheme is fully and finally received and held by the Vendor, and there is no possession to be taken or given under the Town Planning Scheme. There is also no boundary dispute in respect of the said Final Plot land with any public authorities or third parties or any of the adjoining property holders.

2. The Purchaser relying upon the aforesaid, otherwise in all other respect, has agreed to obtain Conveyance of the said Land in accordance with the terms and condition of Public Notice for Auction as well as Order of Hon'ble Charity Commissioner granting permission to sell for Said Land and has requested the Vendor to execute Conveyance of the said Land, being these presents.

NOW THIS INDENTURE WITNESSETH that IN CONSIDERATION of the premises and IN FURTHER CONSIDERATION of the sum of Rs. 228,31,11,111/- (Rupees Two Hundred Twenty-Eight Crores Thirty-One Lacs Eleven Thousand One Hundred Eleven Only), being the full consideration paid by the Purchaser to the Vendor as mentioned herein in Second Schedule (payment and receipt whereof, the Vendor doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser), the Vendor doth hereby sell, grant, convey, transfer and assure unto the Purchaser the said Land, more particularly described in the schedule hereunder written, together with courts, yards, areas, compounds, ways, sewers, ditches, fences, trees, drainages, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Land or any part thereof belonging or anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied, and enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto AND ALSO TOGETHER WITH all deeds, documents, writings, vouchers and other evidences of title relating to the said Land, more particularly described in the schedule hereunder written, TOGETHER WITH all rights, interests, benefits and advantages, referring to past, present or future, of and under the

Trustee

The Ahmedabad Education Society.

For, MAHIKA INFRA LLP

PARTNER

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applicable Town Planning Scheme and any variation or modifications therein by way of
land of Final Plots, compensation and in any other form whatsoever, AND ALL THE
ESTATE, right, title, interest, possession, benefit, claim and demand whatsoever at law
and in equity of the Vendor in, to, out of or upon the said Land or any part thereof TO
HAVE AND TO HOLD all and singular the said Land hereby sold, granted, conveyed
and assured and intended or expressed so to be with their and every of their rights,
members and appurtenances (Hereinafter collectively referred to as the "Said
Premises") UNTO AND TO THE USE and benefit of the Purchaser for ever SUBJECT
to the payment of all rates, taxes, assessments, dues and duties now chargeable upon
the same or hereafter to become payable to Gram Panchayat, Ahmedabad Municipal
Corporation, Ahmedabad Urban Development Authority, State of Gujarat or any other
public body in respect thereof AND THE VENDOR doth hereby for itself, its
executors, administrators and assigns covenant with the Purchaser THAT
notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any
person or persons lawfully or equitably claiming by, from, through, under or in trust
for it made, done, committed, omitted or knowingly or willingly suffered to the
contrary, IT, the Vendor now has in itself good right, full power and absolute
authority to grant, release, convey and assure the said Land hereby sold, granted,
released, conveyed and assured or intended so to be unto and to the use of the Purchaser
AND THAT it shall be lawful for the Purchaser from time to time and at all times
hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the
Said Premises hereby sold, granted, conveyed, transferred and assured with their
appurtenances and receive the rents, issues and profits thereof and of every part
thereof to and for its own use and benefits, without any suit, lawful eviction,
interruption, claim and demand whatsoever from or by the Vendor or by any person or
persons lawfully or equitably claiming by, from, under or in trust for it AND FURTHER
IT, the Vendor having lawfully or equitably claiming any estate, right, title or interest
at law or in equity in the Said Premises hereby sold, granted, conveyed, transferred
or assured or any part thereof by, from, under or in trust for it, the Vendor shall and
will from time to time and at all times hereafter at the request and cost of the Purchaser
do and execute all such further and other lawful and reasonable acts, deeds, things,
matters, conveyances and assurances in law whatsoever for better, further and more
perfectly and absolutely granting and assuring unto and to the use of the Purchaser as
shall or may be reasonably required by the Purchaser, its successors or assigns or its
counsel in law for assuring the Said Premises and every part thereof hereby sold, granted,
conveyed, transferred and assured unto and to the use of the Purchaser in the manner
aforesaid.

For, MAHIKA INFRA LLP.

PARTNER


Trustee

The Ahmedabad Education Society.

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B. In consideration of the aforesaid, the Vendor hereby authorise, nominate, constitute and appoint the Purchaser, acting through its Designated Partner in its (Vendor) name and on its (Vendor) behalf to do, execute and perform all acts, deeds, matters and things as the nature and circumstances may require or the Purchaser may deem fit for more properly, legally, absolutely vesting the said Land, more particularly described in the schedule hereunder written, in favour of the Purchaser herein alone intended or expressed to be herein, AND FURTHER to appear before the office of the appropriate Sub Registrar and also to admit execution thereof and to do all acts, deeds, matters and things as may be necessary or proper for registration thereof, AND FURTHER to prepare and get sanctioned plans and/or revised plans from the concerned authority / authorities for putting up construction on the said Land and to sign and execute applications, layout plans, construction plans, declaration, undertaking, etc. AND FURTHER to examine, adjust and settle all accounts and reckonings with any person or persons whomsoever and to receive the balance if any with respect to the said Land AND generally to do any act, deed, matter or thing with respect to, touching to or concerning the said Land alone AND all and every liabilities, responsibilities and consequences arising on exercise of any of these powers and authorities shall belong to Purchaser alone and the Vendor shall be kept completely harmless and indemnify in all respect.

The actual, physical, vacant and peaceful possession of the Said Land has been handed over by the Vendor to the Purchaser simultaneously with the execution hereof

D. The said Land is not falling under Disturbed Area and is not attracted by The Gujarat Prohibition of Transfer of Immovable Property & Provision for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991.

E. All stamp duty (present and future), registration charges, legal fees and all other out of pocket expenses in respect of these presents have been agreed to be borne and paid by the Purchaser only.


Trustee
The Ahmedabad Education Society.

For, MANIKA DFERA LLP

PARTNER

THE FIRST SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece or parcel of land or ground, hereditaments and premises, being Non Agricultural land situated at Vastrapur (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad - 3 (Memnagar), bearing Final Plot No. 229/2 (Final Plot No. 229/part), admeasuring about 23257 Sq.mts. of Town Planning Scheme No. 1 Vastrapur, City Survey Ward - Vastrapur, bearing City Survey No. 207/1/1 (City Survey No. 207/part), admeasuring about 23257 Sq.mts., represents proportionate land of Original Plot Nos. 30 and 36, of 33199 Sq.mts., old Revenue Survey Numbers as follows.

Revenue Survey No.	Area in Sq.mts.
148	12444
150	4957
151	4957
152	15479
154	6779
156	3743
157	4957
159	6374
160	2125
165	15378
167	19020
163	16795

or thereabouts and said Final Plot No. 229/2 is bounded as follows; that is to say on or towards the

East : Sub Plot No. 1 of Final Plot No. 229 - West : Town Planning Scheme Road
North : Final Plot Nos. 230 and 231 - South : Partly by T. P. Road Partly by Final Plot No. 228 Partly by Final Plot No. 226 Partly by Final Plot No. 225
AND delineated with red colour boundary line on the plan annexed herewith as


Trustee
The Ahmedabad Education Society.

For, MAHIKA INFRA LLP

PARTNER

Annexure "F".

THE SECOND SCHEDULE ABOVE REFERRED TO:-

(Particulars of payment of consideration of

(Rs. 228,31,11,111/-)

Sr.	Ch/DD	Date	Amount	Bank	Branch
1	017850	29/10/2015	70000000	Axis Bank	Ashram Road
2	126877	29/10/2015	99000000	Dena Bank	Ashram Road
3	126878	29/10/2015	99000000	Dena Bank	Ashram Road
4	126879	29/10/2015	99000000	Dena Bank	Ashram Road
5	126880	29/10/2015	99000000	Dena Bank	Ashram Road
6	126881	29/10/2015	99000000	Dena Bank	Ashram Road
7	126882	29/10/2015	99000000	Dena Bank	Ashram Road
8	126883	29/10/2015	99000000	Dena Bank	Ashram Road
9	126884	29/10/2015	99000000	Dena Bank	Ashram Road
10	126885	29/10/2015	99000000	Dena Bank	Ashram Road
11	126886	29/10/2015	99000000	Dena Bank	Ashram Road
12	126887	29/10/2015	99000000	Dena Bank	Ashram Road
13	126888	29/10/2015	99000000	Dena Bank	Ashram Road
14	126889	29/10/2015	99000000	Dena Bank	Ashram Road
15	126890	29/10/2015	99000000	Dena Bank	Ashram Road
16	126891	29/10/2015	99000000	Dena Bank	Ashram Road
17	126892	29/10/2015	99000000	Dena Bank	Ashram Road
18	126893	29/10/2015	99000000	Dena Bank	Ashram Road
19	126894	29/10/2015	99000000	Dena Bank	Ashram Road
20	126895	29/10/2015	99000000	Dena Bank	Ashram Road
21	126896	29/10/2015	99000000	Dena Bank	Ashram Road
22	126897	29/10/2015	99000000	Dena Bank	Ashram Road
23	126898	29/10/2015	99000000	Dena Bank	Ashram Road
24	126899	29/10/2015	99000000	Dena Bank	Ashram Road
25	126900	29/10/2015	99000000	Dena Bank	Ashram Road
26	126901	29/10/2015	99000000	Dena Bank	Ashram Road
27	126902	29/10/2015	99000000	Dena Bank	Ashram Road
28	126903	29/10/2015	99000000	Dena Bank	Ashram Road
29	126904	29/10/2015	47000000	Dena Bank	Ashram Road
30	017913	03/11/2015	470000	Axis Bank	Asarwa A'bad.
31	012956	29/06/2017	1782937500	PNS Bank	Cantonment, A'bad
32	021000	30/06/2017	157703611	Axis Bank	Asarwa A'bad.
TOTAL			2283111111		

TDS: Tax Deducted at Source (TDS) paid / to be paid to the Department of Income Tax under the Income Tax Act, 1961 and Purchaser to give necessary TDS Certificate/ No deduction Certificate for the same.

For, MAHAKSHERA LLP

PARTNER


Trustee
The Ahmedabad Education Society.

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IN WITNESS WHEREOF the Vendor has hereunto set and subscribed their hands and seal the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED)

BY THE WITHIN NAMED:)

AHMEDABAD EDUCATION)

SOCIETY)

Represented through its Authorized

Trustee, Shri Rajiv Lalbhai)

authorized as per Resolution)

passed in the meeting of Board of)

Trustees held on)

copy of which is annexed)

herewith as Annexure "H" hereto,)

Trustee
The Ahmedabad Education Society.

SIGNED, SEALED & DELIVERED)

BY THE WITHIN NAMED:)

MAHIKA INFRA LLP)

Through its Designated Partner)

Shri Paras Chamanlal Pandit)

For, MAHIKA INFRA LLP

PARTNER

In the presence of:)

Witness :-

(1) 

(2) 

AHD-3-MGR
4788 13 81
2017

PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT



POSTAL ADDRESS OF PROPERTY

Final Plot No. 229/2, Town Planning Scheme No. 1 Vastrapur, Taluka Vejalpur,
District Ahmedabad.

VENDOR

AHMEDABAD EDUCATION SOCIETY
Through its Authorised Trustee
Shri Rajiv Lalbhai

PURCHASER

Per, MAHIKA INFRA LLP

MAHIKA INFRA PARTNER
Through its Designated Partner
Shri Paras Chamanlal Pandit

AHD-3-MGR
4788 14 81
2017

PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT



POSTAL ADDRESS OF PROPERTY

Final Plot No. 229/2, Town Planning Scheme No. 1 Vastrapur, Taluka Vejalpur,
District Ahmedabad.

VENDOR

[Signature]

AHMEDABAD EDUCATION SOCIETY
Through its Authorised Trustee
Shri Rajiv Lalbhai

PURCHASER

For, MAHIKA INFRA LLP

[Signature]

MAHIKA INFRA PARTNER
Through its Designated Partner
Shri Paras Chamanlal Pandit

AHD-3-MGR
4788 **81**
2017

SCHEDULE AS PER SECTION 32 (A) OF REGISTRATION ACT.

VENDOR AFORESAID

AHMEDABAD EDUCATION SOCIETY
 Through its Authorised Trustee

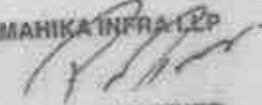


Shri Rajiv Lalbhai
 Trustee
 The Ahmedabad Education Society.



PURCHASER AFORESAID

MAHIKA INFRA LLP
 Through its Designated Partner

For, MAHIKA INFRA LLP

PARTNER

Shri Paras Chamanlal Pandit



AHD-3-MGR		
4788	16	81
2017		

RECEIPT

RECEIVED of and from the Purchaser herein the sum of Rs.228,31,11,111/- (Rupees two hundred twenty-eight crores thirty-one lacs eleven thousand one hundred elevenonly), as per particulars contained in hereto, being the full consideration - sale price as stated above.

In the presence of :

WE SAY RECEIVED



VENDOR
Trustee
The Ahmedabad Education Society.



અનુક્રમણિકા નંબર - ૨

સામ-૨૦૮૨૨૭૨૨ સંસ્કૃતિ

એસ.આર.ઓ. - ૩ Merutnagar

આમનું નામ : વસાપુર

દસ્તાવેજનો પ્રકાર અને એડેક્સ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર આકાર પટે રાખનાર અથવા છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આકાર આપવા જુદી જુદા અપવાદોમાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના ફરમાનામાં આપવા અટકાવના સંબંધમાં વાલીનું નામ	દસ્તાવેજ કરી દેનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના ફરમાનામાં આપવા અટકાવના સંબંધમાં વાલીનું નામ	સહીની તારીખ નોંધપાત્ર તારીખ	આનુક્રમ. નોંધપાત્ર અને મુદત નંબર	સેરો
માલિકી પુરબતવેચણા	સીડીસી-૨૦૨૧/૧૬૧૩ સરકાર ૨૦૧૭/૧૬૧૩ સી.વી.નં. ૧ પા. પોલીસ-૨૨૮૨૨૭૨૨ સંસ્કૃતિ-૨૨૮૨૨૭૨૨ સી.વી.નં. ૧ સી.વી.નં. ૧		Ahmedabad Education Society through its authorized Trustees Shri Rajiv Lalbhai	Manika Infra LLP through its partner Mr. Pankaj Chaudhary Pandit	૩૦/૦૬/૨૦૧૭ ૩૦/૦૬/૨૦૧૭	૪૬૮૮	

ક્ર. ૨૨૮૨૨૭૨૨૨૨

પ્રમાણભૂત કરનાર

અરી નકલ

સામ-૨૦૮૨૨૭૨૨

એસ.આર.ઓ. - ૩ Merutnagar

રોનક પંજાગર ની સહી : ૩૦/૦૬/૨૦૧૭ ના રોજની

અરજી નંબર : ૧૦૬૬૬

પરિણ નંબર : ૦૨૧૦૦૦૩૦૧૪૨૦૩

તારીખ : ૩૦/૦૬/૨૦૧૭

સામ-૨૦૮૨૨૭૨૨

એસ.આર.ઓ. - ૩ Merutnagar

નોંધ: કોમ્પ્યુટર ચિહ્નમાં કોઈ પણ રીતે ફેરફાર સુધારો માન્ય ગણાશે નહીં