

1603



Non-Agricultural Land bearing Sub Plot No.2
Paiki 20116.53 Sq. Meter, F.P. No.76/2,
T.P.S.No.66/A of Mouje KALI



1603/10

SALE ~ DEED

Sale Purchaser :- Tathya Infraspac Pvt. Ltd.

Sale Vendor :- Sahshwat Homes LLP

Mansinh K. Parmar
M.Com., L.L.B. (Advocate)



Mobile - 98240 36249
Email - parmarmansinh@gmail.com

Office: 412, Sahjanand Palace, Opp. Rajul Tower, Anandnagar Road, Satellite, Ahmedabad

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BY AND BETWEEN

Purchaser :- TATHYA INFRASPACE PRIVATE LIMITED.

First Party :- P.A. No : AANCT 5685 E

A Private Limited Company having its Registered Office at - 504, Farth Arise, Near YMCA Club, Vejalpur, S.G. Highway, Ahmedabad.

Hereinafter referred to as the "Purchaser" that expression shall unless it be repugnant to the meaning or context thereof mean and include its successors & assigns of One Part.



Vendor :- SHASHWAT HOMES LLP

Second Party :- P.A. No.: ACLES 7704 G

A Limited Liability Partnership initially incorporated as a Private Limited Company under provisions of The Companies Act, 1956 and later converted into a LLP under provisions of Section-58(1) of the Limited Liability Partnership Act, 2008 having LLP Identification No.AAB-7284, dated 23/08/2013 having its Registered Office at 603, Summit, Opp. Iskon Temple, Sakhej-Gandhinagar Highway, Ahmedabad.

Hereinafter referred to as the "Owner" and or "Vendor" that expression shall unless it be repugnant to the meaning or context thereof mean and include its successors and assignees etc of the Other Part.

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 1. A large signature on the left.
 2. "P.S. Ban" in the middle.
 3. "Shashwath" on the right.
 4. "V.D.J." on the far right.

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under new survey no. 61 and entered in the revenue records by Entry No.1172 on dated 04/01/1974.

- 4) That the Land bearing Survey No.90 was Sakari Bazar Land and was allotted to Gujarat Steel Tubes Company Limited for Industrial Use as per orders of the Government of Gujarat vide No.1970/45, dated 17/10/1947 and LND/3950/75117-D, dated 07/08/1956 with a condition to pay the premium amount of non-agricultural Land. The same was assessed at Rs.9/- per Square Meter or Rs.7.50/- per Square Yard as per order of the Hon'ble Collector, Ahmedabad by their Order No.CB/LND/9501, dated 20/09/1974 as per letter of the Revenue Department, Government of Gujarat vide Letter No.Ja.Ma.Ma./1772/ Ma-15397-A, dated 21/01/1974. Upon payment of premium amount, the Land bearing Survey No.90 was recorded in the name of Gujarat Steel Tubes Company Limited as per order of the Mamlatdar, Daskroi Taluka, District Ahmedabad vide Order No. Land/Kal/S.R. 123/74/Vashi-3191/74, dated 24/09/1974 & Vashi-3878/74, dated 30/11/1974, and effect of that has been entered in the revenue records by Entry No.1189 on dated 31/12/1974.

- 5) Pursuant to Mutation Entry No.897, Land bearing Survey No.95 Paiki 7-Guntha 4-Aare was recorded in the name of Gujarat Steel Tubes Company Limited. However erroneously, area of Land bearing Survey No.95 Paiki was entered as 2-Acre 16-Guntha 12-Aare along with 3-Guntha of Pot Kharaba Land, and accordingly a rectification order was passed to rectify the said error and update the area as 7-Guntha 4-Aare, and effect of that has been entered in the revenue records by Entry No.1190 on dated 31/12/1974.



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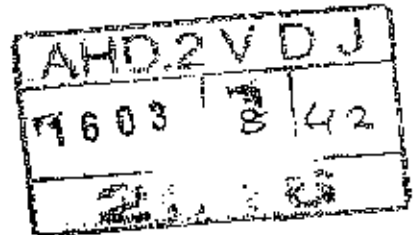
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of the same was recorded in the column of second rights in Village Form No.7/12 extract of said plot as per order of the City Mamlatdar vide Order No.RIB/Vastulata dated 15/03/2000, dated 15/03/2000, Subsequently non-agricultural lands bearing Survey Nos.80/1, 80/2, 80/3, 81/1, 81/2, 82/1, 82/2, 84 Paiki & 85 adjacent to each other and in the ownership of Gujarat Steel Tubes Company Limited was consolidated with the Land of Survey No.61 as per order of the Mamlatdar, Daskroi Taluka, District Ahmedabad vide Order No.Census-43/2 No.Land/Ekatra -Vashi-2136, dated 13/01/1980 under provisions of Rule-11 of the Land Revenue Rules, 1972, and effect of that has been entered in the revenue records by Entry No.1581 on dated 25/04/2000.

- 11) Further as per notice of the Talati, Kall and letter of the Mamlatdar vide Letter No.RTS/REB/Vashi-1763/04, dated 25/06/2004, charge of Nagar Palika was entered in the revenue records on dated 01/07/2004 vide Entry No.1658 since the payment of Nagar Palika tax was pending to be made by the Gujarat Steel Tubes Company Limited.
- 12) Gujarat Steel Tubes Limited (company in liquidation) (hereinafter referred to as "The Original Owner") was ordered to be wound up by order dated 27/12/2001 by the Hon'ble High Court of Gujarat in Company Petition No.7 of 2001. Pursuant thereto the Hon'ble High Court of Gujarat ordered constitution of a Sale Committee by order dated 05/02/2003.
- 13) The said Larger Land together with another contiguous piece and parcel of Land bearing new Survey No.20/1 admeasuring 1.70,880 Sq. Mtrs. or thereabouts (hereinafter referred to as the said "Chenpar Land") was at the time of purchase thereof by the said Original Owner approved for 'Industrial user' alone as

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(therein) for the sale of the said Larger Property in three lots by three separate sale deeds.

- 19) Accordingly, the Owner herein acquired title of the said Larger Property in three lots as above through three separate deeds of conveyance all dated 22nd November, 2006 which were duly registered with the Sub Registrar of Assurances, Ahmedabad-2 (Wadaj) at Sr. No. 13049 of 2006 (Lot-I), Sr. No. 13052 of 2006 (Lot II) and Sr. No. 13054 of 2006 (Lot III).
- 20) The Vendor herein was, upon payment of the entire consideration of the said Larger Property, put in vacant, physical and peaceful possession of the said Larger Property in three lots as above.
- 21) The said Larger Property now falls in the jurisdiction of Ahmedabad Municipal Corporation ("AMC").
- 22) By order dated 21st September, 2011 passed by the Revenue Authorities, the non agricultural user of Lot-I and Lot-II of the Larger Property [of which the Project Land (defined below) forms part] was formally approved; and a copy of the said order dated 21st September, 2011 is annexed hereto.
- 23) The said above sale in respect of Land admeasuring 89,591 sq.mtrs. was mutated in the revenue records by entry no. 1690 dated 23rd May, 2007 and in respect of Land admeasuring 172065 sq.mtrs. vide entry no. 1691 also dated 23rd May, 2007, but both of the entries were cancelled as they were erroneously recorded as if the said Larger Property was agricultural Land. The effect of entry no. 1690 was certified by mutation entry no. 1693 dated 23rd May, 2007. A copy of 7/12 extract of the said of the Larger Property is annexed hereto.
- 24) Thereafter a rectification order was issued by the City Mamlatdar, Ahmedabad vide Order No. RTS/Rectification/SR-



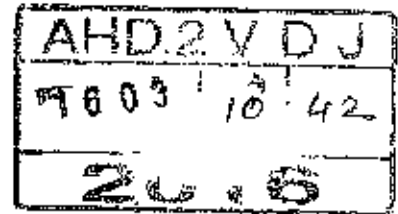
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of KALI (of previous Daskroi Taluka) is lying in Ahmedabad City-West Taluka, and effect of that has been entered in the revenue records by Entry, dated 03/05/2012.

30) Thereafter part of the said Larger Land, admeasuring 188188 Sq. Mtrs. was converted in non-agricultural Land specifically for residential use as per order of the Collector, Ahmedabad vide Order No.CR/Land-2/NA/SR-782/2011, dated 16/03/2013 subject to conditions mentioned in the order being fulfilled, and effect of that has been entered in the revenue records by Entry No.2003 on dated 02/04/2013.



31) Subsequently, charge of Government of Gujarat created by Mutation Entry No.966 & charge of sales tax created by Mutation Entry No.1538 were released as per letter of the Official Liquidator, Ministry of Corporate Affairs, Government of India vide Letter No.OL/Gujarat Steel Tubes Ltd/4885/2011, dated 12/10/2011, and effect of that has been entered in the revenue records by Entry No.2010 on dated 28/05/2013. But the entry was cancelled due to certificate of the Commissioner of Commercial Tax was not produced before the competent authority.

32) Further Shashwat Homes Private Limited has been converted and registered as a Shashwat Homes LLP as per certificate of the Ministry of Corporate Affairs, Government of India, dated 23/08/2013.

33) Thereafter the Ahmedabad Municipal Corporation proposed the Town Planning Scheme No.66/A encompassing parcels of Land falling within the limits of Village Kali, Chenpur & Ranip, and by virtue of said Draft Town Planning Scheme, Land of Survey No.61, admeasuring 261656 Sq. Mtrs. or thereabouts was proposed to be bifurcated into FOUR final plot numbers - (1)

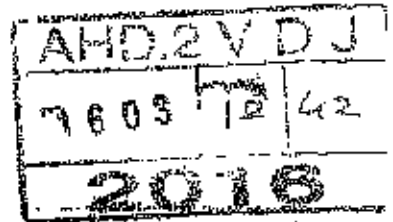
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Rajachitl No.02561/ A2201/M1 and further granted permission for development over the same.

36) Thereafter the Town Planning Inspector, Ahmedabad Municipal Corporation has revised Draft Town Planning Scheme No.66-A (Ranip-Chenpur-Kali) and accordingly re-allotted new numbers to former final plot numbers encompassing parcels of Land falling within the limits of Village Kali, Chenpur & Ranip AND by virtue of that land of Survey No.61, admeasuring 261656 Sq. Mtrs. or thereabouts has been bifurcated into FOUR new final plot numbers instead of above final plot numbers i.e. (1) Final Plot No.76/1 (Old Final Plot No.61/1), admeasuring 48854 Sq. Mtrs., (2) Final Plot No.76/2 (Old Final Plot No.61/2), admeasuring 61787 Sq. Mtrs., (3) Final Plot No.76/3 (Old Final Plot No.61/3), admeasuring 7331 Sq. Mtrs. and (4) Final Plot No.76/4 (Old Final Plot No.61/4), admeasuring 39022 Sq. Mtrs. subject to terms & conditions mentioned vide communication & Form-F, issued by the Town Planning Inspector, Ahmedabad Municipal Corporation on dated 18/03/2015. By virtue of this re-allotment of above final plot numbers there is no change made in its subsequent sub plots and admeasurements thereof.

37) Thus since then the said Land is lying in independent ownership and possession of the Vendor AND also running in the name of sale vendors in concerned government records being owner & occupier thereof. The said Land is our individual Land and there is no other partner or co-owner in the said Land except us. We have not executed and/or constituted any TRUST for the said Land.

38) Thus the said Land is lying in independent ownership and possession of the Vendor. And there is no other partner or co-owner of the said Land except us. And we have entire rights and



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09	5,00,00,000/-	000014	30/08/2016	Kalapur Comm. Co. Op. Bank
10	5,00,00,000/-	000015	30/08/2016	Kalapur Comm. Co. Op. Bank
11	5,00,00,000/-	000016	30/09/2016	Kalapur Comm. Co. Op. Bank
12	5,00,00,000/-	000017	30/09/2016	Kalapur Comm. Co. Op. Bank
13	37,00,00,000/- K.C.C. BANK CHEQUE NO- 000018	Paid by Purchaser towards TDS on behalf of Vendor whichever accepted by the Vendor as received.		
Total	37,00,00,000/-	Thirty Seven Crore Only		



Thus we Vendor have received Rs.37,00,00,000/- (Rupees Thirty Seven Crore Only) towards sale consideration, and Vendor hereby acknowledges the receipt of the same and that no amount subject to realization of cheques, remains to be received/recovered from the said Land. And from the date of execution of this Deed, the Purchaser becomes an independent and absolute owner and occupies the said Land along with all rights and share and credits attached to the said Land. Notwithstanding anything to the contrary mentioned in this Deed, till realization of the cheques mentioned above, the Vendor shall have statutory charge on the said Land for the unrealized amount of the cheques.

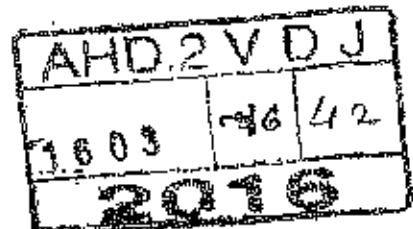
NOW THIS DEED WITNESSETH that in consideration of the payment of the agreed consideration being sum of Rs.37,00,00,000/- (Rupees Thirty Seven Crore Only), payment and receipt whereof doth the Vendor hereby admit and acknowledge, subject to realization of cheques, and acquit discharge and release the Purchaser for ever in respect thereof, subject to statutory charge of the Vendor on the said Land for the unrealized amount of the cheques, The Vendor doth hereby grant, sell, assign, release, convey, transfer and assure unto the Purchaser forever, ALL THAT piece or parcel of Land or ground being Non-Agricultural Land admeasuring 24059.36 Sq. Yards i.e. 20116.53 Sq. Metres or thereabouts being a notionally divided part

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same or hereafter to become payable to the Government or to the Municipality or any other Public Body in respect thereof; and (b) payment, performance and observance of the other obligations, undertakings and covenants of the Purchaser as are set out hereinafter. Provided that the Vendor has a single deed of conveyance for a larger property including the said Land and is therefore not able to handover the original deeds of purchase of the said Land to the Purchaser. The Vendor covenants with the Purchaser to produce the said deed of conveyance of the larger property which will include the said Land at any time when it is reasonably required by the Purchaser unless prevented by fire, tempest, earthquake or any other irresistible force.

AND the Vendor doth, covenant with the Purchaser THAT:-

- i) The recitals first appearing hereinabove shall be binding on the Vendor as if the same are physically reproduced in this operating section of this Deed.
- ii) Notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or unlawfully claiming by, from, through, under or in trust for him, made, done, committed, omitted or knowingly or willingly suffered to the contrary THE VENDOR now has 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 so to be unto and to the use of the Purchaser in the manner aforesaid. Any third party claim shall be settled by the Vendor at its own costs & consequences without any loss, cost or expenses on the Purchaser in respect thereof which shall be forthwith be indemnified by the Vendor.
- iii) 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 Land

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equity in the said Land hereby granted or any part thereof, by, from, under or in trust for the Vendor, or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid. As shall or may be reasonably required by the Purchaser, its successor or assigns or its counsel in law and assuring the said Land and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid. Provided that the Purchaser shall not be entitled to deal with and dispose of the said Land until the entire Consideration is fully realized by the Vendor.

- vi) Vendor hereby indemnifies the Purchaser that, the Vendor has not conducted anything of dispute in respect of the said Land and not conducted such acts against that intentionally. Vendor further indemnify that, the Vendor has sufficient right and power to execute this Deed and sale for sale of the said Land to the Purchaser. On and from the date of execution of this Deed Purchaser or executors, administrators, successors, assignees etc. of Purchaser are entitled to use, possess, enjoy, provide construction, mortgage, sell or transfer or do as their wish, after the entire Consideration is fully realized by the Vendor, the said Land from BOTTOM to SKY together with its all & whatever rights and limits until the SUN and MOON shines. And the Purchaser is entitled for NAVENIDDH ASHTAMASIDDH (as may be permitted by law) whatever may be found from the said Land. Vendor further indemnify that, neither the Vendor nor any

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AND the parties further agree and covenant with each other as follows:

- a. Cost of stamp duty and registration charges on this indenture to be borne and paid by the PURCHASER.

AND the recitals shall always be deemed to be an integral part of the operative section of this Deed to the necessary extent.

AND each of the Parties shall bear and pay the fee etc of its respective legal advisors.

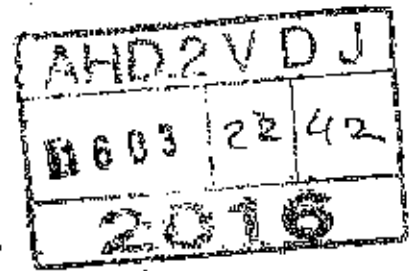
AND this Deed shall be subject to jurisdiction of Ahmedabad Courts.

SCHEDULE

ALL THAT PIECE & PARCEL of Non-Agricultural Land admeasuring 24059.36 Sq. Yards i.e. 20116.53 Sq. Meters or thereabouts being a notionally divided part of Sub Plot No.2, admeasuring 40859.53 Sq. Meters or thereabouts which is part of Final Plot No.76/2 (Old Final Plot No.61/2 allotted inter alia in lieu of Revenue Survey No.61 Paid) admeasuring 61787 Sq. Mtrs. or thereabouts of T.F. Scheme No 66/A, situate, lying and being at Village Mouje KALI, Taluka Sabarmati (Old Taluka Ahmedabad City-West) Registration District AHMEDABAD and Sub District AHMEDABAD-2 (VADAJ).



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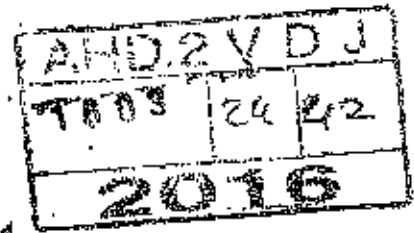
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Signed & Delivered by the }
Purchaser-Within named }
Tathya Infraspac Pvt. Ltd. }
A Private Limited Company } (1)
through its Director, }
(1) Kevalkumar B. Mehta }
(2) Kushal Patira } (2)

They have subscribed their
Signatures in the presence of
Below mentioned witnesses:

(1)
(2)
(3)





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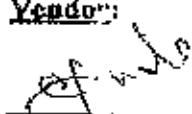
Photograph of the said land for identification



Postal Address of the Land: Non-Agricultural Land admeasuring 24859.34 Sq. Yards i.e. 20116.53 Sq. Meters or thereabouts being part of Sub Plot No.2, admeasuring 40859.53 Sq. Meters or thereabouts which is part of Final Plot No.76/2 (Old Final Plot No.61/2)

Vendor:

Purchaser:


Shashwat Homes LLP through its
Designated Partners


Tathya InfraSpace Pvt. Ltd.
through its Directors

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ALL INFORMATION IS UNCLASSIFIED



भारत सरकार
GOVERNMENT OF INDIA

पत्ता:

S/O: भूषण गुप्ता, 97 -

श्री, विभूषण विला,

चिंचोली, एन वि रोड, रानी

सती नगर मार्गे मुंबई,

मालाड वेस्ट डेरी, मुंबई

महाराष्ट्र, 400084

Address:

S/O: Bhushan Gupta, 97 - D,

Vibhushan Villa, Chincholi, S V

Road, Behind Rani Sati Nagar

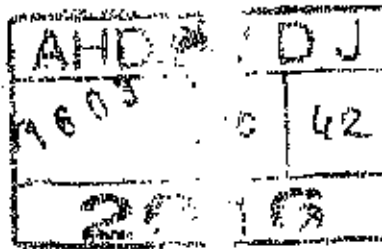
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Mumbai

Maharashtra, 400084



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भारतीय विमान
 INCORPORATED IN INDIA
 TATHYA INFRASPACE PRIVATE
 LIMITED
 07/02/2016
 भारत सरकार
 GOVT OF INDIA

GOV. FILED BY ME
 [Signature]
 Advocate

ATTESTED
 [Signature]
 Executive Magistrate
 Court No-3, Chokkura
 [Signature]

1. The first part of the document is a letter from the Director of the Central Intelligence Agency to the Director of the National Security Agency. The letter is dated 10/10/50 and is signed by the Director of the Central Intelligence Agency. The letter discusses the activities of the Central Intelligence Agency and the National Security Agency.

2. The second part of the document is a letter from the Director of the Central Intelligence Agency to the Director of the National Security Agency. The letter is dated 10/10/50 and is signed by the Director of the Central Intelligence Agency. The letter discusses the activities of the Central Intelligence Agency and the National Security Agency.

3. The third part of the document is a letter from the Director of the Central Intelligence Agency to the Director of the National Security Agency. The letter is dated 10/10/50 and is signed by the Director of the Central Intelligence Agency. The letter discusses the activities of the Central Intelligence Agency and the National Security Agency.

4. The fourth part of the document is a letter from the Director of the Central Intelligence Agency to the Director of the National Security Agency. The letter is dated 10/10/50 and is signed by the Director of the Central Intelligence Agency. The letter discusses the activities of the Central Intelligence Agency and the National Security Agency.

5. The fifth part of the document is a letter from the Director of the Central Intelligence Agency to the Director of the National Security Agency. The letter is dated 10/10/50 and is signed by the Director of the Central Intelligence Agency. The letter discusses the activities of the Central Intelligence Agency and the National Security Agency.



Name / Name in English / Name in Hindi / Legal Surname
RENTA KEVALKUNAR DHANVARLAL

Name in Hindi / Name in English
RENTA JIGZSHA KEVALKUNAR

Date of Birth / Date of Birth
7, KAMESHWAR DEV BUNG, OPP

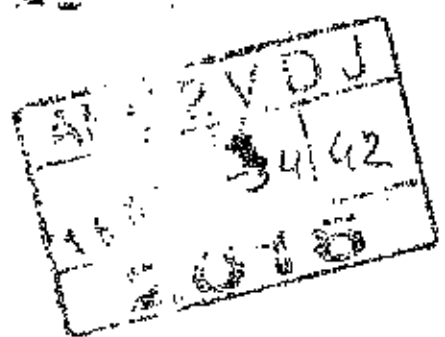
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KISHAN BUNG, B/H RAJPALE CLUB

Address / Address
BODAKDEV ANHEDAHAD-380054

Address / Address
297007/0008

Address / Address
ANDH00406711 - OLD RPT CANCELLED AND REISSUED

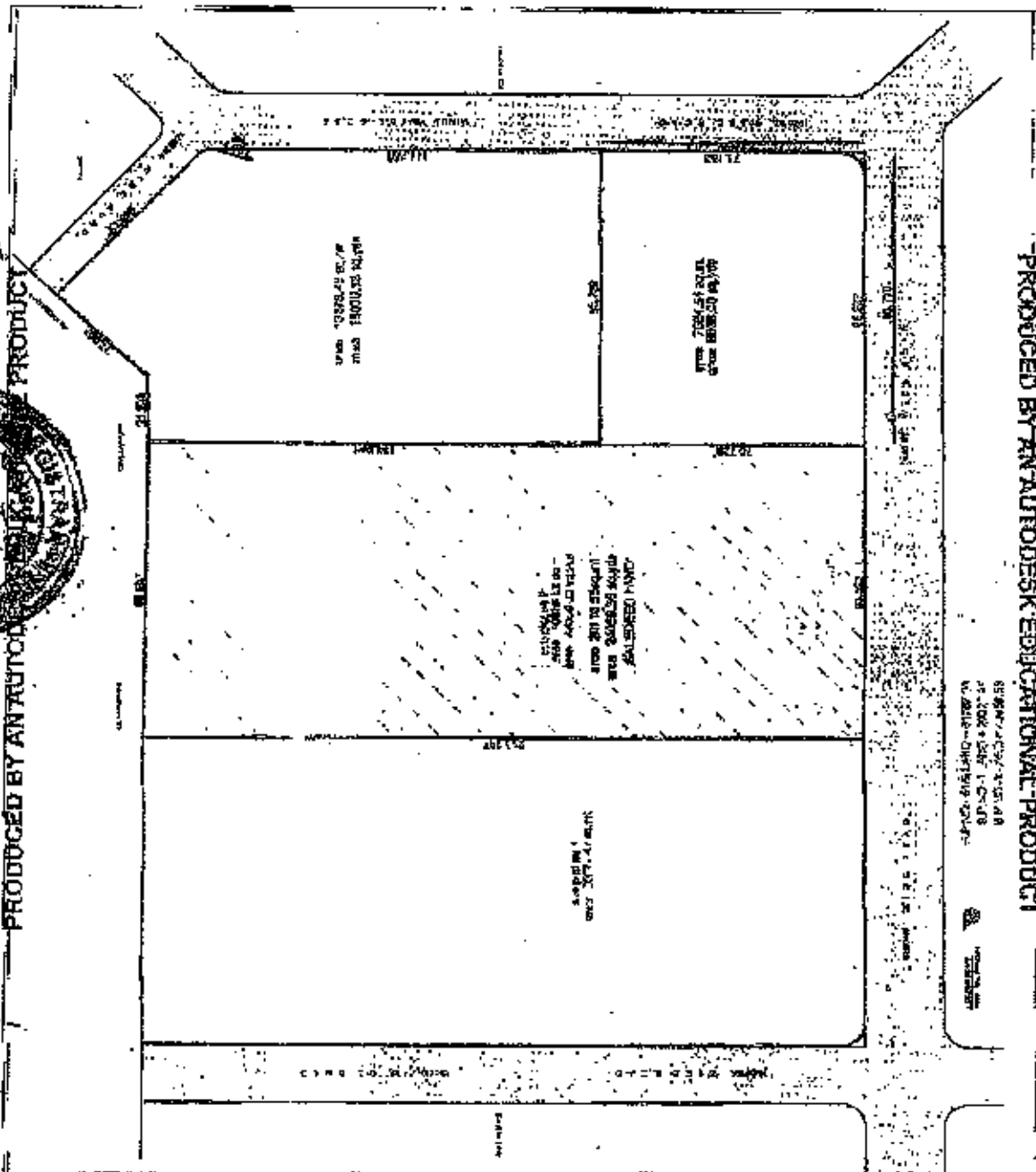
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TATHYA INFRASPACE PRIVATE LIMITED

504, EARTHARISE, NEAR Y.M.C.A CLUB, VEJALPUR, S.G. HIGHWAY, AHMEDABAD - 382 02
PHONE: 07919623635275
EMAIL: finance@tathyainfra.com WEBSITE: www.tathyainfra.com
CIN: J041016J0048970000276

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON 01ST FEBRUARY, 2016 AT REGISTERED OFFICE OF THE COMPANY AT 11.00 A.M.

The Chairperson informed that the Board willing to purchase land for the purpose of the business; the approval of the Board is to be accorded.

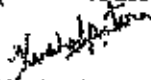
After Discussion the following resolution was passed:-

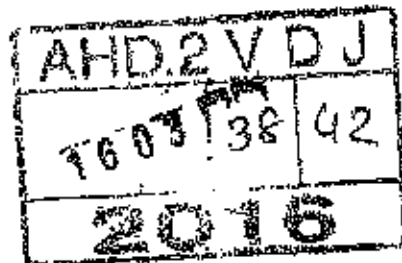
RESOLVED THAT the board of the company be and hereby authorized to purchase Agricultural Land admeasuring 24059.36 Sq. Yards i.e. 20116.53 Sq. Meters or thereabouts being a notionally divided part of Sub Plot No.2, admeasuring 40859.53 Sq. Meters or thereabouts which is part of Final Plot No.76/2 (Old Final Plot No.61/2) situated inter alia in lieu of Revenue Survey No.61 Paldi) admeasuring 61787 Sq. Mtrs. or thereabouts of T.P. Scheme No.66/A, situate, lying and being at Village Mouje KALI, Sabarmati (Old Taluka Ahmedabad City-West) Registration District AHMEDABAD Sub District AHMEDABAD-2 (VADA) for the purchase price of Rs. 87,00,00,000/- (Rupees Thirty Seven Crores Only) for the business on such terms and conditions as may be consider appropriate and in the best interest of the Company."

"RESOLVED FURTHER THAT Mr. Keval Mehta and Mr. Kushal Patra, Directors of the Company be and hereby jointly authorized to complete all administrative, revenue and legal formalities to purchase the aforesaid land in the name of the company and do all such things, acts and deeds etc. as may be required."

For, Tathya Infraspace Pvt. Ltd.


Keval Mehta
Managing Director
(DIN: 08340911)


Kushal Patra
Director
(DIN: 07399289)

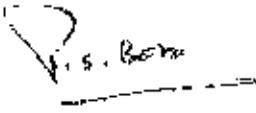
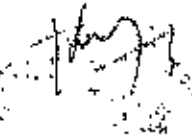
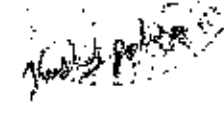


Date: 01/02/2016

Place: Ahmedabad

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Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
secuting 1.000	Shashwat Homes LLP Through Its Partners (1) Pretapsingh Bohra 603 Summit Opp. Iskon Temple Sarkhej-Gandhinagar Road, Ahmedabad PANNO:ACLF87704G	0			
secuting 2.000	(2) Bharat Bhushan Gupat 603 Summit Opp. Iskon Temple Sarkhej-Gandhinagar Road, Ahmedabad	0			
secuting 	(3) Ravi Hemiram Sawla 603 Summit Opp. Iskon Temple Sarkhej-Gandhinagar Road, Ahmedabad	0			
	Thathiya Infraspace Pvt. Ltd. Through Its Director (1) Kavalkumar B Mehra 504 Earth Arise. Sg Road, Ahmedabad PANNO:AAFC15685E	0			
claiming 2.000	(2) Kushal Pafim 504 Earth Arise. Sg Road, Ahmedabad	0			

Executing Party
admits execution

AHD-2-VDJ		
1603	42	42
2016		

09/02/16 5:19:23 pm Version: 1.1.2015.26

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

Executant No. ✓

Claimant No. ✓

Conformer No. ✓

Date: 09/02/2016

[Signature]
(R.V. Thakor)
Sub Registrar
S.R.O - Ahmedabad-2 Vada]



1	Book No.	1603	Registered No.
Date: 09/02/2016			

[Signature]
(R.V. Thakor)
Sub Registrar
S.R.O - Ahmedabad-2 Vada]

COMPANED BY ME
[Signature]
Date



[Signature]