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SCINFFN

SAILARA INDIA COMMERCIAL CORPORATION LIMITED,
company incorporated under the Companies Act, 1956 before Registrar of
Companies Kolkata having Corporate Identification Number,

Ըստի՜նք՝ ի՜նչ

NUTAN NAGRIK BANK LTD
AHMEDABAD

31721

STAMPED
CDDNO

31721
SPECIAL ADHESIVE

99000000

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GUJARAT

GUJARAT AUTHORITY 22006 INDIA

INDIA

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NUTAN NAGRIK BANK LTD
AHMEDABAD

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NUTAN NAGRIK BANK LTD
AHMEDABAD

GUJARAT AUTHORITY 22006 INDIA

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2014

U70109WB1992PLC053999, having its registered office at 2A, Shakti
Sarani, Kolkata [PAN NO: AADCS 6118 F] through its Authorized
Signatory Mr. Pradeep Singh S/o Mr. Haka Prasad Singh, aged about 18
years, residing at 1302, Lupin, Mansi Park, Dhondshi, Goregaon

Vendor

Purchaser

NUTAN NAGRI SAHAKARI
BANK LTD
AHMEDABAD



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Mumbai: 400063 hereinafter referred to as "the Vendor"
expression shall unless repugnant to the context or meaning thereof
deemed to include the said Vendor and its successors and assigns
One Part.

[Signature]

Vendor

[Signature]

Purchaser

NU TAN HADRIK SAHKARI
BANK LTD
AHMEDABAD

STATE CITY

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SPECIAL ADVISORY

9900000

25.6.2014

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GUJARAT

GUJSSOS AUTH/VAV/2006

INDIA

NOT FOR CIRCULATION OUTSIDE THE STATE

NU TAN HADRIK SAHKARI BANK LTD
AHMEDABAD

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INDIA

NOT FOR CIRCULATION OUTSIDE THE STATE

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NU TAN HADRIK SAHKARI BANK LTD
AHMEDABAD

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INDIA

NOT FOR CIRCULATION OUTSIDE THE STATE

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AND

M/s Safal Goyal Realty LLP, a limited liability Partnership firm registered under The Limited Liability Partnership Act, 2008 having LLP Identity Number AAB-5157 on account of certificate of incorporation issued by the Registrar, Gujarat, Dadra and Nagar Haveli.

Vendor

Purchaser

NUTAN NAGRIK SANKARI
BANK LTD.
AHMEDABAD



GUJARAT
INDIA

NUTAN NAGRIK SANKARI
BANK LTD.
AHMEDABAD



GUJARAT
INDIA



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214

on 20-5-2013, having its registered office at 10th Floor, Commerce House
Besides Shell Petrol Pump, 100 Feet Road, Prahladnagar Satellite
Ahmedabad - 380 015 [PAN: ACIF5 8356 D] through its authorized
signatory MR. DAKESH CHANDRAKANT PATEL aged about 45 years

Vendor

Purchaser

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SPRINKLE NO. 17155 TO 183 BASES - 6 & 6 1/2
NAME OF THE PURCHASER - Mrs. SORAD GOYAL
ADDRESS - Janki Nagar, Secunderabad
Value Rs. - ₹ 1900.00/- Secunderabad, Andhra Pradesh
LICENCE NO. CU/SO/S&L/T/NW/27/2005-14538
MUNYAN NAGARIK SAHAKARI BANK LTD.
D/O, Sahakar Bhawan, 1st Floor, New Market,
Ellipottla, APURACHA 522004

SND
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2014

Occupation. Service residing at A/602, Shakambha Tower, Sanshodhan House, Memnagar Ahmedabad-380 052 hereinafter referred to as the "Purchaser". (which expression shall unless repugnant to the context or meaning thereof be deemed to include the said Purchaser and its partners or partner for the time being, the survivors or survivor of them and their heirs, executors, administrators, successors and assigns) of the Other Part.

Vendor

Purchaser

MUTHU KAGAN LAKSHMI BANK LTD
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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WHEREAS

(a) The Vendor herein is the absolute owner and is seized possessed of or otherwise well and sufficiently entitled to the piece or parcel of Non Agricultural land bearing (i) Amalgamated Block no 215 and measuring 3,90 927 sq. mtrs. (including Pot-Kharab and

Vendor

Purchase

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admeasuring 910 sq mtrs.), (b) Block no 251 admeasuring
 mtrs., (c) Block no 305 admeasuring 11,129 sq mtrs and (d) Block
 no 306 admeasuring 10,016 sq. mtrs totally admeasuring
 4,21,683 sq mtrs. now given Final Plot no 21 admeasuring

Vendor

Purchaser

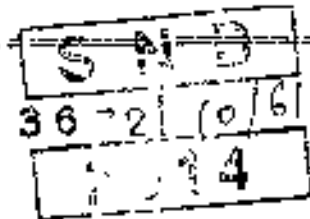


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4,16,887 sq. mtrs of Draft Town Planning Scheme no 1 (bula) and the Vendor is seized and possessed of unfinished construction admeasuring about 44525 sq mtrs on a portion of land designated in the plan attached herewith forming part of the said Land

[Signature]
 Vendor

[Signature]
 Purchaser



(defined hereunder), all situate lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and hereinafter collectively referred to as the said "Property" in this Sale deed and the said Property includes the said Land and the said Property is more particularly described in Schedule hereunder written and demarcated by red colour boundary line in the plan annexed herewith.

- (b) That the Vendor herein has purchased the land bearing Block nos 215, 235, 236, 237, 249, 240, 241, 242, 243, 244, 249, 250, 251, 294/A, 294/B, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 totally admeasuring 4,21,683 sq. mtrs. vide various registered sale deeds dated 23-07-2003 as stated in the table below

Sr. No.	Block No.	Area (in sq. mtrs.)	Sale Deed Registration no.	Rectification Deed/ Date
1	205	11129	1172	Not applicable
2	206	10016	1175	Not applicable
3	215	31465	1147	Not applicable
4	235/park	10016	1152	Not applicable
5	236	11938	1158	Not applicable
6	294A	53620	1161	Not applicable
7	294B	38243	1153	Not applicable

Vendor

Purchaser

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				applicable
8	295	72055	1159	Not applicable
9	296	7713	1154	Not applicable
10	297	4856	1135	Not applicable
11	298	73877	1156	Not applicable
12	300	9103	1157	Not applicable
13	301	12950	1148	1322 25-04-2003
14	302	4654	1149	Not applicable
15	303	15783	1150	Not applicable
16	304	29339	1151	Not applicable
17	299	15379	1142	Not applicable
18	239	12647	1166	Not applicable
19	240	13355	1167	Not applicable
20	241	7588	1161	1321 23-08-2002
21	242	9108	1168	Not

Vendor

Purchaser

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				applicable
22	243	3541	1163	Not applicable
23	244	13985	1169	1320 25-08-2003
24	249	11028	1170	Not applicable
25	250	11331	1171	Not applicable
26	251	9611	1160	Not applicable
27	227	19324	1165	Not applicable

- (c) That the Non Agricultural Use Permission for residential purpose for land bearing Block No. 251 admeasuring 9611 sq. mtrs. was granted by the Taluka Vikas Adhikari, Sanand vide his order dated 20-04-1996 bearing no. TP/JMN/BKHP/S.R. 23/97-98
- (d) That the Non Agricultural Use Permission for residential purpose for land bearing Block No. 306 admeasuring 11,129 sq. mtrs. and land bearing Block No. 306 admeasuring 10,016 sq. mtrs. was granted by the Taluka Vikas Adhikari, Sanand vide his order dated 03-06-1982 bearing no. TP/JMN/BKHP/S.R. 27/82
- (e) That the District Collector Ahmedabad vide his order dated 30-06-2003 bearing no. CB/CTS/K-5559 had granted permission under Section 63 of the Bombay Tenancy and Agricultural Lands Act,

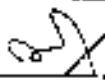
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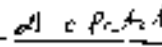
Purchaser

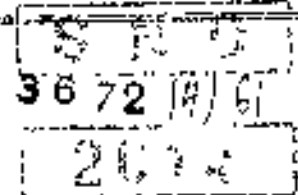


1956 to the Vendor herein for purchasing following agricultural lands.

Block no	Area (in sq mtrs)
215	31463
235	10016
236	11938
237	19324
239	12647
240	13353
241	7582
242	9105
243	3541
244	15985
249	11028
250	11331
294/A	53620
294/B	38245
295	22155
296	3743
297	4836
298	23677
300	9105
301	12950


Vendor


Purchaser



302	4564
303	15785
304	29339
299	15379

- (f) That pursuant to the above referred sale deeds executed in favour of the Vendor, the Vendor herein had vide its application dated 12-09-2003 applied for amalgamation of following Block nos 215, 235, 236, 237, 239, 240, 241, 242, 243, 244, 245, 246, 249, 250, 294, A, 294/B, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304 and 299. Hence vide order bearing no. Jamun/Amalgamation/Shela/V (13) dated 08-10-2003 passed by the Mamlatdar, Sanand above referred Block nos. were amalgamated and given a new Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs (including 910 sq. mtrs of Pat Kharaba).
- (g) That Non Agricultural Use permission for commercial as well as residential purpose was granted vide order bearing no. MASAL/BKHP/ SR/380/VASHI 1376 to 1381 dated 01-10/11-2004 passed by the District Development Officer, District Panchayat, Ahmedabad for the lands bearing Block nos 215, 235, 236, 237, 239, 240, 241, 242, 243, 244, 249, 250, 251, 294/A, 294/B, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 totally admeasuring 4,21,693 sq mtrs (hereinafter referred to as the said "Land").
- (h) That Vendor herein to Sahara India Commercial Corporation Limited had granted the development rights with respect to the

Vendor

Purchaser



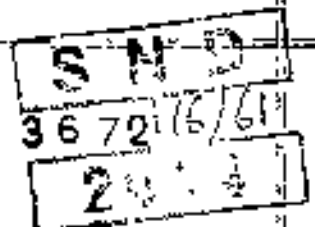
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2014

said Land bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs (including Pot-Kharaba land admeasuring 910 sq mtrs.), (b) Block no 251 admeasuring 9611 sq mtrs., (c) Block no 305 admeasuring 11,129 sq mtrs. and (d) Block no 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,21,883 sq. mtrs to Aadi Homes Kalamn Pvt. Ltd vide a Development Agreement dated 07-07-2008 registered before the Sub-Registrar of Sonard at serial no. 4633 dated 07-07-2008. However, the said Development Agreement is cancelled vide a Cancellation Agreement dated ~~3/6/2014~~ 6/6/2014 registered before the Sub-Registrar of Sonard at serial no. 3671 dated 6/6/2014.

- (i) On implementation of Draft Town Planning Scheme no. 1 (Sheela), the said Land bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no 251 admeasuring 9611 sq mtrs., (c) Block no 305 admeasuring 11,129 sq mtrs. and (d) Block no 306 admeasuring 10,016 sq mtrs. totally admeasuring about 4,21,883 sq mtrs. was given Easli Plot no. 21 and its area was fixed at 4,18,887 sq mtrs.
- (j) That in pursuance to an application made by the Vendor the Government of Gujarat, Urban, Development and Urban Housing Department, Sachivalaya, Gandhinagar has vide its order dated 16-06-2010 bearing no. P.K.M. - 102010 - 2015 - E (SACHIN KAD) granted permission for development of a Residential Township on the said Land.

Vendor

Purchaser



- (k) That plans for constructing Residential buildings is approved by Senior Town Planner, Ahmedabad Urban Development Authority by order bearing No PRM/107/5/2011/513 dated 17-07-2012. At present the Vendor is seized and possessed of unfinished construction of approximately 4425 sq mtrs on a portion of land demarcated in the plan attached herewith forming part of the said Land
- (l) That the Securities and Exchange Board of India ("SEBI") had vide its order dated 13-03-2013 ordered attachment of various properties belonging to Sahara India Real Estate Corporation Ltd. and other group companies and individuals. Pursuant to aforesaid order of SEBI the Resident Additional Collector, Ahmedabad vide m. letter dated CB/CTS/SAHARA INDIA/13 dated 06-03-2013 ordered attachment of the said Land belonging to the Vendor and mutation entry to the said effect was made in the revenue records of the said Land vide entry no. 4442 dated 13-03-2013.
- (m) That the Hon'ble Supreme Court of India vide its judgment dated 04-06-2014, modified the order dated 21-11-2013 passed by the Hon'ble Supreme Court of India and the order dated 13-02-2013 passed by SEBI and thereby gave permission for sale of the said Property
- (n) That the Vendor herein alongwith erstwhile developer/s had made bookings and/or entered into agreement for sale of few units which were to be constructed on a portion of the said Land. The Vendor has represented to the Purchaser that the units which have

Vendor

Purchaser

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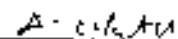


been booked are not spread over the entire said Land but are restricted to a single parcel of land. The Vendor has further represented to the Purchaser that a sum of Rs. 43,51,46,161/- (Rupees Forty Three Crores Fifty One Lakhs Forty Six Thousand One Hundred and Sixty One only) has been paid by such third parties who had made bookings and in whose favour agreements were executed. It has been agreed between the Parties that this liability of Rs. 43,51,46,161/- (Rupees Forty Three Crores Fifty One Lakhs Forty Six Thousand One Hundred and Sixty One only) is hereby transferred to the account of the Purchaser and it shall be adjusted by the Vendor towards the total consideration payable by the Purchaser to the Vendor and the Purchaser shall hereafter be liable for all claims and/or demands of such third parties and all Vendor's rights under such bookings/agreements.

- (c) That pursuant to negotiations between the Parties, the Vendor has agreed to sell and the Purchaser has agreed to purchase the said Property being Non Agricultural Land bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Plot Kharsaba land admeasuring 910 sq. mtrs.), (b) Block no. 237 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,010 sq. mtrs. totalling admeasuring about 4,21,663 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Sheela) alongwith unfinished construction admeasuring about 44525 sq. mtrs. on a portion of land demarcated in the plan attached herewith forming part of the said Land situate lying and being at Muje Sheela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand or at for the



Vendor



Purchaser

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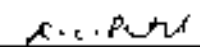
Total Consideration of Rs. 463,51,46,161/- (Rupees Four Hundred Sixty Three Crores Fifty One Lakhs Forty Six Thousand One Hundred and Sixty One only)



- (p) That as agreed between the Parties and as per the instructions of the Vendor, the Purchaser has on execution of this Deed paid the Total Consideration of Rs. 463,51,46,161/- (Rupees Four Hundred Sixty Three Crores Fifty One Lakhs Forty Six Thousand One Hundred and Sixty One only) subject to deduction of TDS @ 1% as per the applicable provisions of Income Tax Act 1961 in the following manner :-

Sr. No.	Amount (In Rs.)	Instrument Details	Name of Bank / Branch	In favour of
1	11,82,50,138/-	Demand Draft bearing no 141021 Dated 06-06-2014	Kotak Mahindra Bank, Chandan House, Navranpur a, Ahmedabad	SEBI Sahara Refund Account bearing No. 01230110003 740 with the Bank of India, Bandra Kurla Complex Branch, Mumbai
2	3,33,93,400/-	Demand Draft	Kotak Mahindra	Vendor


Vendor


Purchaser

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		Bearing no. 141022 Dated 06/06-2014	Bank, Chandan House, Navrangpur, Ahmedabad	
3.	4,63,51,462/- deducted by the Purchaser towards 1% TDS on the total consideration as required under the provisions of the Income Tax Act, 1961 and the same shall be deposited by the Purchaser with the appropriate Income Tax Authority and a certificate to that effect will be forwarded by the Purchaser to the Vendor within the stipulated statutory period.			
4.	43,51,46,161/- amount deducted from the total consideration towards liabilities of the Flat Purchasers referred to in recital (n) since the same have been taken over by and transferred to the Purchaser.			
	Total Consideration - Rs 463,51,46,161/- (Rupees Four Hundred Sixty Three Crores Fifty One Lakhs Forty Six Thousand One Hundred and Sixty One only)			

NOW THIS INDENTURE WITNESSETH.

- (1) That in pursuance of this sale deed and in consideration of the sum of Rs. 463,51,46,161/- (Rupees Four Hundred Sixty Three Crores Fifty One Lakhs Forty Six Thousand One Hundred and Sixty One only) which has been paid in the manner stated above on or before

Vendor

Purchaser



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the execution hereof by the Purchaser as per the instructions of the Vendor (the receipt whereof the Vendor does hereby admit and acknowledge and of and from the same and every part thereof does hereby acquit release and discharge the Purchaser forever), the Vendor doth hereby grant, sell, convey, transfer and assure unto the Purchaser ALL that piece or parcel of said Property along with all development made therein and unfinished construction standing thereon, i.e. the said Property more particularly described in the Schedule hereunder written (hereinafter demarcated by Red colour boundary line in the Plan Annexed herewith) AND TOGETHER WITH all and singular the structures, compounds, sewers, fences, trees, drains, ways, paths, passages commons, gullies, wall waters, water-courses, lights liberties privileges easement and appurtenances whatsoever to the said Land/Property or any part thereof belonging or in anywise appurtenant to or with the same or any part thereof now or at or any time heretofore usually held used occupied or enjoyed or reputed or known as part and to belong or be appurtenant thereto

- (2) AND TOGETHER ALSO WITH full and free right liberty and license for the said Purchaser and their successors and assigns and the owners or occupiers for the time being of the said Property or any part thereof and its or their future tenants and servants and all other persons authorized in that behalf by it or them from time to time and at all times hereafter by day or night for all purposes connected with the use and enjoyment of the said Land/Property to go return pass and re-pass with or without vehicles in along over and upon the said Land and on approach road or public road and to hold, use, enjoy and transfer the said Land/Property AND all

Vendor

Purchaser

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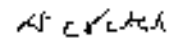
the estate right, title, interest in the said Property, whatsoever at law and in equity of them, the Vendor, into out of or upon the said Land/Property or any part thereof TO HAVE AND TO HOLD the said Land/Property hereby granted, conveyed and transferred and assured or intended or expressed so to be with their and every of their rights and benefits UNTO AND TO THE USE AND BENEFIT of the Purchaser and their successors and assigns forever AND the Vendor doth hereby for itself and its successors 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 them made done committed omitted or knowingly or wilfully suffered to the contrary, the Vendor now has in itself good right full power and absolute authority to grant, sell, convey, transfer and assure the said Property unto and to the use of the Purchaser

- (3) AND it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly to hold enter upon possess enjoy and transfer the said Property hereby sold or expressed so to be with their appurtenance and receive the rents and profits thereof for their own use and benefit without any suit, eviction interruption claim or demand whatsoever from or by the Vendor or its successors and assigns or the earlier land owners or its predecessors in title or from or by any other person or persons lawfully or equitably claiming by from under or in trust for them

- (4) AND that free and clear and freely, clearly and absolutely acquitted exonerated released and forever discharged or otherwise for the



Vendor



Purchaser



Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all estates charges and encumbrances whatever made, executed, occasioned or suffered by the Vendor or by any other person or persons having or lawfully or equitably claiming by from under or in trust for them

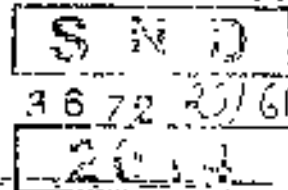
- (5) AND further that the Vendor and all persons having or lawfully or equitably claiming by from under or in trust for it shal. and will from time to time and at all times hereafter during the said term at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances to the law whatsoever for further and more perfectly and absolutely assuring the said Property hereby sold or expressed so to be and every part thereof unto and to the use of the Purchaser and in manner aforesaid as shall or may be reasonably required.
- (6) AND the Vendor do hereby covenant with the Purchaser that the Vendor have not done/omitted to do, knowingly or willingly, or suffered or been party or privy to any act deed matter or thing where by it is prevented from selling/transferring the said Land and/or Property in manner aforesaid or whereby the same or any part thereof are/is can or may be charged encumbered or prejudicially affected in estate title or otherwise howsoever AND that the right, title and interest of Vendor in the said Land and/or Property are absolutely clear and marketable and free from any doubts or encumbrances

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Vendor

A handwritten signature in dark ink, appearing to be "D. [unclear]".

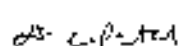
Purchaser



(7) AND THAT the Vendor has delivered to the Purchaser quite vacant, peaceful and actual physical possession of the said Property more particularly described in the Schedule hereunder with a along with the originals of the document of titles in the custody of the Vendor AND THAT THE Purchaser shall and may at all time hereafter peacefully and quietly enter upon, have, occupy, and possess the said Land and every part thereof to and for its use and benefit, and the Vendor further assures that the said Property is absolutely free and clear property and there is no lien or charge or encumbrances of any nature with respect to it and that the said Property is not dealt with or agreed to deal with by Vendor with any Third Party (except bookings made in favour of the intending unit purchasers) and that there is no defect in the title of the said Land and that the Purchaser and future owners will be entitled and fully authorized to develop the said Property in any manner they like and they shall also be entitled to sell, mortgage, assign, lease, sub-lease or in any other manner transfer the said Land and/or said Property or any part thereof or construction made thereon to any third party on such terms and conditions as may be deemed fit by the Purchaser

(8) That the Purchaser shall be entitled to have and enjoy all right title and interest in the said Land pursuant to all Sale Deeds which are made and registered in the past in respect of the said Land or any portion thereof in favour of earlier owners. The Purchaser shall be entitled to make any type of residential, commercial etc construction on the said Land or any part thereof subject to the applicable laws


Vendor


Purchaser

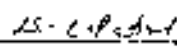
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(9) The Vendor hereby agrees to keep indemnified and hereby indemnifies and keep harmless the Purchaser and/or its successors in title of, from and against any loss, damages, demand, action, judgment, order dispute, claim costs, charges and expenses of any nature suffered or sustained by the Purchaser in respect of titles of the said Land/Property and due to any representations of the Vendor as recorded herein being found incorrect and/or due to any breach of the covenants/assurances given by the Vendor and/or due to any claim made or which may hereafter be made on the said Land/Property or any part thereof and / or due to any act or omission on the part of the Vendor or due to any defect or right/title/interest/claim raised by any third party in respect of the said Land/Property or any part thereof and the Vendor further covenants with the Purchaser to reimburse it and or his nominees and/or successors in title for any, claim, cost, charges and expenses arising thereof and to remove the defects in titles of said Land/Property at Vendor's risk and cost.

(10) THE Vendor covenants with the Purchaser that the said Land and Property or any part thereof is not under any acquisition, litigation, requisition, attachment or reservation for any purpose whatsoever and that no one else has any right of maintenance or otherwise from and over the said Land/Property and that said Land and Property is free from any encumbrances, mortgages, lien or charge of any nature whatsoever and that the Vendor has not taken any loan or financial assistance of any nature from anyone by creating charge over the said Land/Property or its title deeds and title of the said Land is clear and marketable and free from all encumbrances The Vendor's Company Secretary Mr. Paawan

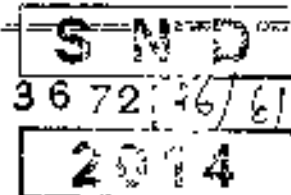

Vendor


Purchaser



- (11) That the Vendor covenants that it has paid all AMC/AUD V/Panchayat assessments, rates, rents, taxes, Cesses, all outgoings/dues, betterment charges, in respect of the said Land or Property or any part thereof upto the date of execution of this sale deed and if the same are found to be due and unpaid, the Vendor shall be liable to pay the same and failing it, the Purchaser shall be entitled to recover them from Vendor.
- (12) That under the provisions of the Gujarat Town Planning and Urban Development Act, 1979, the Draft Town Planning Scheme No. 1 (Shela) is implemented in Village Shela and as a result thereof the land of (i) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot Kharaba land admeasuring 910 sq. mtrs.), (ii) Block no. 251 admeasuring 9611 sq. mtrs., (iii) Block no. 305 admeasuring 11,124 sq. mtrs. and (iv) Block no. 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,21,688 sq. mtrs. has been allotted Final Plot no. 21 admeasuring about 4,16,557 sq. mtrs. However the Vendor hereby passes on, sell, transfer and convey all their rights, title and interests in the entire Land of (i) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot Kharaba land admeasuring 910 sq. mtrs.), (ii) Block no. 251 admeasuring 9611 sq. mtrs., (iii) Block no. 305 admeasuring 11,124 sq. mtrs. and (iv) Block no. 306 admeasuring 10,016 sq. mtrs. total,

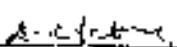
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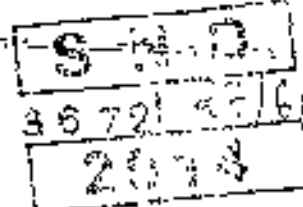


admeasuring about 4,21,683 sq. mtrs. to the Purchaser for the purpose of deletion of Vendor's name from the 7/12 form and other relevant records and bringing the name of the Purchaser on record in its place. It is further agreed between the Parties that in future upon finalization of Town Planning Scheme if there is any variation in the number of Final Plot or its areas, then since the Vendor has sold, transferred and conveyed all its right title and interest in the entire land of (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,21,683 sq. mtrs., the Purchaser shall become absolute owner and occupier of such final plot number and area as may be allotted to the entire land on finalization of Town Planning Scheme and the Vendor shall not claim any right title or interest therein.

- (13) The Vendor covenants with the Purchaser and their future transferees and successors-in-title that in future if any notice or order is issued or passed by the appropriate authority in respect of deficit or unpaid stamp duty or registration fees on any document executed after the Vendor herein became the owner of the said Land, irrespective of whether or not the Vendor is a party to such agreement, then the Vendor shall always be liable to pay all such amount with interest, penalty, etc., immediately upon receipt of such notice or order and hereby, indemnifies the Purchaser and their future transferees and successors-in-title in this respect. The Vendor further irrevocably declares that it shall always be liable to pay deficit or unpaid stamp duty or registration fees or


Vendor


Purchaser

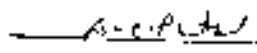


penalty/interest (as and when demanded) in all agreements, deeds executed after the Vendor became the owner of said Land, and the Vendor shall never claim exemption, waiver on the grounds that the Vendor is not a party to such agreements, allotment/buying, etc.

- (14) The stamp duty, registration fees and out of pocket expense payable in respect of this Sale Deed shall be borne and paid by the Purchaser. As per the jantri value (circle rates) fixed by the Govt. of Gujarat, the jantri value of non agricultural land of Block/Survey No. 215 and 251 of Village Shela is Rs. 2275/- per sq. mtr. and the jantri value of non agricultural land of Block/Survey No. 305 and 306 of Village Shela is Rs. 2175/- per sq. mtr. and the jantri value for construction is Rs. 9800/- per sq. mtr. So as per the jantri value (circle rates) the value of land admeasuring 4,18,987 sq. mtrs. of Final Plot No. 21 (given in lieu of Block No. 215, 251, 305 and 306 of Village Shela) is Rs. 95,29,67,925/- and the value of construction admeasuring 44325 sq. mtrs. is Rs. 44,07,97,500/- Hence the total valuation of the said Property as per the jantri value (circle rates) is Rs. 139,37,65,425/- However as per provisions of Gujarat Stamp Act, prevailing stamp duty @ 4.90% on the Total Consideration of Rs. 460,51,46,161/- is payable on this Sale Deed. Therefore Stamp Duty of Rs. 22,72,00,000/- has been paid by the Purchaser on this Sale deed.

- (15) Notwithstanding what has been stated hereinabove, the Vendor and the Purchaser have agreed that the above referred covenant (except covenant with respect to deficit/unpaid stamp duty on


Vendor


Purchaser

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registration fees) shall not be applicable in respect of any bookings/agreements received/executed by the Vendor and/or erstwhile developer/s from/with the intending unit purchasers and the Purchaser shall hereafter be liable for all claims/demands of such intending unit purchasers

(16) That the Vendor, Sahara India Commercial Corporation Limited, has appointed Mr. Pradeep Singh vide its resolution dated 5th June 2014 as its Authorized Signatory and is given authority to affix the seal of the Vendor and execute and register this Deed for and on behalf of the said Vendor

(17) That the Purchaser, SAFARI COYAL REALTY LLP, has appointed Mr. Daxesh Chandrakant Patel vide its resolution dated 5th June 2014 as its Authorized Signatory and is given authority to affix the seal of the Purchaser and execute and register this Deed for and on behalf of the said Purchaser.

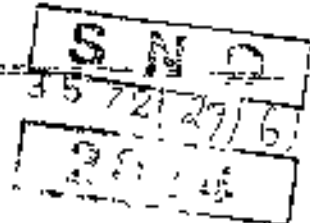
(18) The Schedule above referred to

SCHEDULE

All that piece or parcel of said Property being Non Agricultural Land bearing (i) Amalgamated Block no 225 admeasuring 3,90,927 sq. mtrs. (including Poi-Kharaba land admeasuring 910 sq mtrs.), (b) Block no. 231 admeasuring 9611 sq mtrs., (c) Block no 305 admeasuring 11,129 sq. mtrs and (d) Block no 306 admeasuring 10,016 sq. mtrs totally admeasuring about 1,21,683 sq mtrs now given Final Plot no 21 admeasuring about 4,18,887 sq mtrs of Draft Town Planning Scheme no 1 (Sheela) alongwith unfinished construction admeasuring about 41525 sq

Vendor

Purchaser



mtre. on a portion of land demarcated in the plan attached herewith forming part of the said Land situate lying and being at Vioje Sulea, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand and the said Property is bounded as under

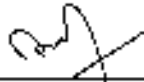
On or towards North	30 mtres. wide T. P. Road
On or towards South	24 mtres. wide T. P. Road and land of other Final Plots
On or towards East	30 mtres. wide T. P. Road
On or towards West	land of other Final Plots

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written,

SIGNED SEALED AND DELIVERED by
the above named Vendor,

**SAHARA INDIA COMMERCIAL
CORPORATION LIMITED,**

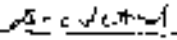
through its Authorized Signatory, MR.
Pradeep Singh pursuant to the Resolution
of Board of Directors passed at meeting of
the said Company held on 05.06.2014,
who has signed this presents,



Mr. Pradeep Singh

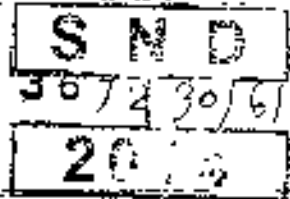


Vendor



Purchaser

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SIGNED SEALED AND DELIVERED by
the above named Purchaser
M/s Safal Goyal Realty LLP
through its Partners (1) Safal Realty Pvt.
Ltd. and (2) Goyal & Co. (Cons.) Pvt. Ltd.
through their Authorized Signatory Mr.
Daxesh Chandrakant Patel, pursuant to
the Resolution of Board of Directors
passed at meeting of the said Company's
held on 03-06-2014 who has signed the
presente

D. C. Patel

Mr. Daxesh C. Patel

WITNESSES -

[1]

[2]

[Signature]

Vendor

D. C. Patel

Purchaser

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3"x7" Photograph of the said Property hereby sold by Vendor to Purchaser



[Signature]

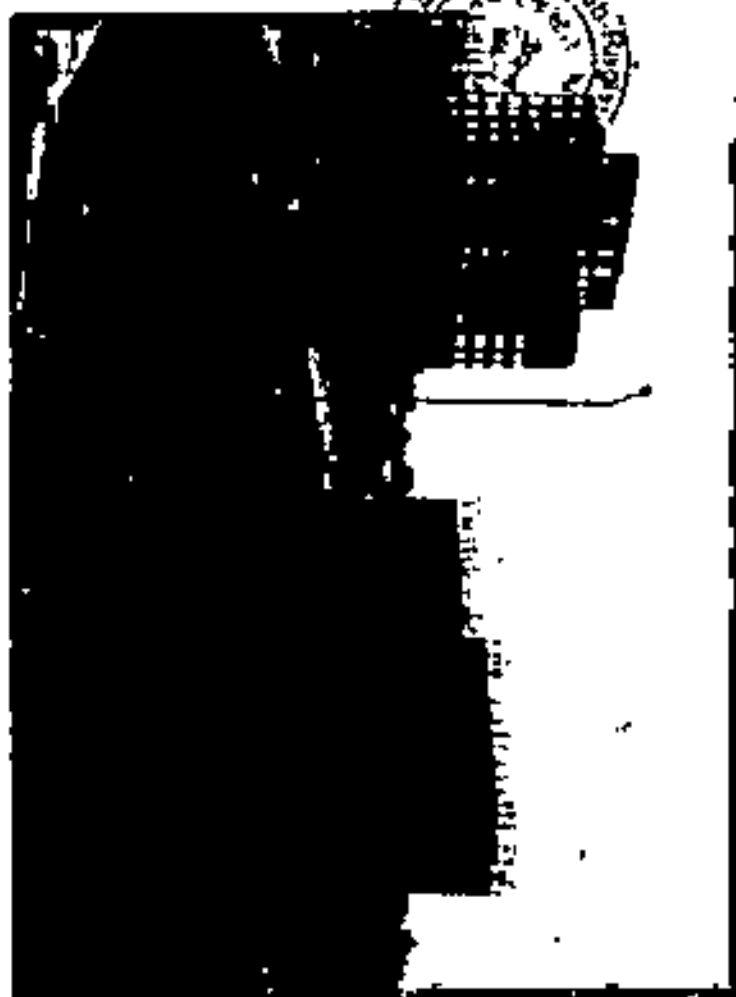
Vendor

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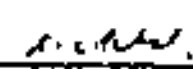
Purchaser

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5"x7" Photograph of the said Property hereby sold by Vendor to
Purchaser




Vendor


Purchaser

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FIRST PARTY-VENDOR

Photograph

Left Hand

Thumbprint





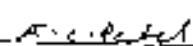
SAHARA INDIA COMMERCIAL CORPORATION LIMITED through
its Authorized Signatory Mr. Pradeep Singh

SECOND PARTY-PURCHASER

Photograph

Left Hand

Thumbprint



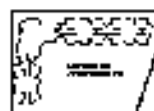


M/s Safal Goyal Realty LLP through its Authorized Signatory Mr.
Daxesh C. Patel

PLAN

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Plan showing Non Agricultural Land having (1) Admeasurement Block no. 215 admeasuring 3,80,821 sq. mtrs. (including Pot-Kharab land admeasuring 810 sq. mtrs.), (2) Block no. 251 admeasuring 9511 sq. mtrs., (3) Block no. 305 admeasuring 11,128 sq. mtrs. and (4) Block no. 308 admeasuring 10,046 sq. mtrs. totally admeasuring about 4,28,683 sq. mtrs. shown in Final Plot no. 21 admeasuring about 4,19,107 sq. mtrs. of Draft Town Planning Scheme No. 1 (Shah)



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21

ગામ નમુનો નંબર ૭

સરકારે નંબર રપમ
જુની ૨૦૨૦ (જી ૧૭)
કે. આન
વિસ્તાર

પોષ્ટ સેલા
લાલુકો અર્જુન
જુલો અમદાવાદ

પાનું નં. ૧

ક્રમ નંબર	સેલફ ક્રેડિટ ઓર્ડર	આવક નંબર/સેલફ ક્રેડિટ ક્રેડિટ ઓર્ડર	જોઈ નામની અને કન્ટ્રીના ના નામ
1	0-૨૬-૧૧	0૧-૦૭-૨૦૧૧, ૨૦૧૧, ૨૦૧૧, ૨૦૧૨, ૨૦૧૨, ૨૦૧૨, ૨૦૧૨	
2	0-૨૬-૧૧	૨૦૧૨ ૦-૨૬-૧૧ ૨૦૧૨ ૨૦	અમદાવાદ સેલફ ક્રેડિટ ક્રેડિટ ઓર્ડર (૨૦૧૨)
3	૦-૨૬-૧૦		
4	૦.૦૦		
5	૦.૦૦		
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સરકારે નંબર રપમ
જુની ૨૦૨૦ (જી ૧૭)
કે. આન
વિસ્તાર
પોષ્ટ સેલા
લાલુકો અર્જુન
જુલો અમદાવાદ
પાનું નં. ૧

ગામ નમુનો નંબર ૭

५५ ३०५

જાહેર સાર્વજનિક (જા.સા.પ.)

સૌજ શિલ્પ

ଅବସ୍ଥା ସାକ୍ଷୀ

গতকাল বৃহস্পতি

॥ ५ ॥ १५१ ॥

ક્રમ નંબર	કે.સી.સી. નંબર	પા.પા. નંબર/સી.સી.સી.નંબર	સી.સી. નંબરો અને કમ્પોઝીટ ના નામ
1	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
2	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
3	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
4	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
5	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
6	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
7	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
8	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
9	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533
10	1-11-20	1032.2533	સિનિયર સેક્રેટરી, સી.સી.સી.નંબર 1032.2533



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संस्कृत-संज्ञा-संग्रहः ६५ लक्ष्मणः ५५

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જાન્યુઆરી ૨૦૧૭ના વિશાલ કેન્દ્ર, ગુજરાત રાજ્ય નાદાંડ અધિનિયમ ૧૯૬૯ ના અનુચિત અંગેની મુદતોના અંગેની રાજ્ય

ગામ જમુનો નંબર ૩

ਪ੍ਰਿੰਟਰ	ਮਾਸਟਰ
ਪ੍ਰਿੰਟਰ	ਮਾਸਟਰ

નૌજો	રૈ, ઞ
તાલુકો	આફ઼
ગાલ્લી	અ, ખ, ઘ, ઞ, ળ

જાણી	કિલોગ્રામ	આપના નંબરથી સહમાત્રાપકારી	નોંધ લાગતી અને કોલેક્ટરે જા. ના.મ. કે આરે એમી
સેલ	૧-૩૩ ૧૬		૩૧૫,૮૮૦ ૨૬૪/૧ ૪૪૪૪
સેલ	૧.૦૦ ૧૩	૪૪૩ ૧ ૦૦ ૧૬ ૪૪૦ ૬૪	અમદાવાદ ઇન્ટરિયાર એડીશન લી (૨૪૩૩)
સેલ	૪૪૦,૬૪		
સેલ	૦.૦૮		
સેલ	૦.૦૬		
જાણી કિલોગ્રામ		જાણી કિલો અને જાણીની વિગતો	
		૧.૮૩૨,૨૫૩૫	
		વિનંતીની મફતી આપી ૧૦૩૨૩	
		વિનંતીની મફતી ૨ ૧૩ ૨૩	
		૨૦૧૧ ૧૮/૧૩/૨૦૧૩ જા. કુલમી ૨૪૩૫ સેલક્ટ કરતી. ૧૮/૧૩/૨૦૧૩	



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ગામ તમુલી નંબર ૧૨

સરકારી નંબર ૨૧૫

સરકારી (કે. આર. એસ.)

૩૬-૦૦-૨૭

પેજ

ફોટો

નાણાં

સરકાર

ફોટો

સરકાર

પાન નં. ૧૦૧

સરકારી નામ (ગામ તમુલી)

સરકારી (કે. આર. એસ.)

સરકારી

સરકારી	સરકારી	સરકારી નામ	સરકારી નિર્ધારિત કે. આર. એસ.	સરકારી નિર્ધારિત અને સરકારી સાધન	સરકારી પેનલ અને સરકારી	સરકારી
સરકારી ૨	સરકારી	સરકારી	સરકારી-૧૬-૦૧	---		
સરકારી ૩	સરકારી	સરકારી	સરકારી-૧૬-૦૧	---		
સરકારી ૪	---	---	સરકારી નંબર	---		



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2014

સરકારી નંબર ૨૧૫

સરકારી

સરકારી નંબર ૨૧૫ (સરકારી નંબર ૨૧૫) સરકારી નંબર ૨૧૫

સરકારી નંબર ૨૧૫ (સરકારી નંબર ૨૧૫) સરકારી નંબર ૨૧૫

સરકારી નંબર ૨૧૫ (સરકારી નંબર ૨૧૫) સરકારી નંબર ૨૧૫

સરકારી નંબર ૨૧૫

સરકારી નંબર ૨૧૫

ગામ જમીનો નંબર ૧૨

જમીન નંબર ૩૦૫

પાનું ૧૦

જમીન (કે. આરે ચોખી)

૧-૧૧-૨૦

મેજી રેલા

સામુકી સમુદાય

જામીની ૧૧૫૦૮૫૬

જમીનના નામ (આમ નંબર)

જમીન કીમીનલ સેપેરેટ લી (૧૧૩)

જમીન

વર્ષ	મોજી	પાનું નામ	પાનું વિસ્તાર કે. આરે ચોખી	જિલ્લાનો સીલ અને જિલ્લાનું સમય	પુરો પોતાના અને મરજી	૨૨
૧૯૦૧૨	પરી	કે. કે. કે. કે.	૧ ૧૧ ૨૦	---	---	---
૧૯૦૧૩	મરી	કે. કે. કે. કે.	૧ ૧૧ ૨૦	---	---	---
૧૯૦૧૪	---	---	પાનું નંબર	---	---	---



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જમીન નંબર ૩૦૫

જમીન નંબર ૩૦૫ (પાનું નંબર ૩૦૫) મોજી કે. આરે ચોખી ૧૧૫૦૮૫૬ ૧૨૩૩૩૩

જમીન નંબર ૩૦૫, જમીન નંબર ૩૦૫, જમીન નંબર ૩૦૫, જમીન નંબર ૩૦૫

ગામ નમુનો નંબર ૧૨

સંક્રમણ નંબર ૧૦૬
સંક્રમણ (કે આરે ચોપા) ૧-૧૦-૧૬

મોજી રોડ
તાલુકો સાણે
જિલ્લો અમદાવાદ

આવકારીના નામ (જ્યાં નંબર)
દલીમ રામદાસ રામદાસ હો. ૧૪૪૩

વિગતો

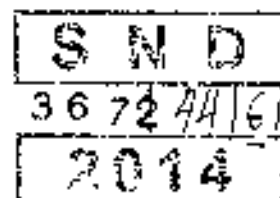
વર્ષ	માસ	પાકનું નામ	પાકનો વિસ્તાર કે આરે ચોપા	વિચારનો કોત અને સિંચાઈનું સાધન	પછી પોતીના અને સરકારી	પેસે
૨૦૧૧-૨૦૧૨	૫/૬	બી.ડી.પા	૧-૦૦-૧૬	-- / --		
૨૦૧૨-૨૦૧૩	૫/૬	બી.ડી.પા	૧-૦૦-૧૬	-- / --		
૨૦૧૩-૨૦૧૪	--	--	માફી ની તરીકે,	--	--	



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કોમ્પ્યુટર રજીસ્ટ્રેશન નંબર

ગામ નમુનો નંબર ૧૨ - ૧૨/૧૨/૨૦૧૩ થી ૧૨/૧૨/૨૦૧૪ સુધી માટે, અમદાવાદ જિલ્લો, સાણે તાલુકો, ૦૬/૦૮/૨૦૧૩ ૧૨/૧૨/૨૦૧૩
સરકારી નમુનો વિગતોના સુચકાનું નંબર - ૬૬૬ આપનાર કચેરી અમદાવાદ જિલ્લો સાણે



SAHARA INDIA COMMERCIAL CORPORATION LIMITED
Head Office: Sahara India Centre 2, Kapoorthala Complex, Aliganj, Lucknow-226 024 (U.P.)
Tel: 3622 2332015 / 2441408, 2534799 Fax: 0522 / 2331115 e-mail: sahara@saahara.co.in

CIN No: U70108WB2592PLC053999



EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
COMPANY HELD ON 5th JUNE 2014 AT SAHARA INDIA BHAWAN, 1, KAPOORTHALA
COMPLEX, LUCKNOW.

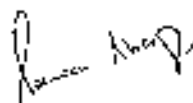
Sale of Land Parcel along with all unfinished construction / development standing there
located at Village Sheba Taluka Sanand District Ahmedabad (Gujarat):

RESOLVED THAT the proposal to authorize Shri Pradeep Singh S/o Shri Iluka Prasad Singh
2/o 1302, Lupin Mann Park, Dinkoshi, Goregaon (East), Mumbai - 400 063 to finalize and
execute/sign Sale Deed(s), in favour of Sa'at Goyal Realty LLP having its registered office at
101, 10th floor, Commerce House IV, Nr. Reliance Petrol Pump, 100 ft. Road, Pratiknagar,
Ahmedabad 380015 and for this purpose if required, to engage counsel, make
representations, correspondences with present Development Rights holder or Power of
Attorney Holder of the said Land Parcel and to such other person as may be required from
time to time and to execute such other documents/papers as may be required for the
purpose of proposed sale of Land parcel along with all construction / development standing
there on bearing Block No. 215, 251, 305 and 306 admeasuring approx. 104.17 Acres now
included in Town Planning Scheme No. 1 and given Final Plot No 21 situated at Village Sheba
Taluka Sanand in the Registration District of Ahmedabad and sub district of Sanand, be and
is hereby approved

RESOLVED FURTHER that aforesaid Shri Pradeep Singh, be and is hereby authorized to
execute / sign and verify such other necessary document(s) as may be required and to
appear on behalf of the Company before the Registrar / Sub-Registrar or any other
Registering Authority, for Registration of Agreement(s) to Sell / Sale Deed(s), Power of
Attorney, Affidavits, Applications, Bonds, etc., and to do all such other acts, deeds matters
and things which may be required for the aforesaid purposes, in the best interest of the
Company. He may perform necessary acts before all State Government and Central
Government offices and local authorities with respect to above subject matter.

Certified to be true

For Sahara India Commercial Corporation Limited


(PAWAN BELAGAVA)
Company Secretary

Registered Office: Sahara India Sadan, 2A, Shekspore Sarani, Kolkata - 700 071



Goyal & Co.
Real Estate Brokers
Since 1977



SAFAL
LIFE & REALTY

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD AT REGISTERED OFFICE OF THE LLP ON 5th JUNE, 2014 AT 3.00 PM

It was informed that SAFAL GOYAL REALTY LLP (LLP) has to purchase the immovable properties being all that piece or parcel of said Property being Non-Agricultural Land bearing (a) Amalgamated Block no. 215 admeasuring 2,50,927 sq. mtrs. including Pot-Kharaba land admeasuring 910 sq. mtrs. (b) Block no. 251 admeasuring 6611 sq. mtrs., (c) Block no. 305 admeasuring 11,127 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,27,653 sq. mtrs. more given Final Plan no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (53 a) along with unfinished construction admeasuring about 44525 sq. mtrs. or a portion of the said Land where being and being at Moje Shela, Taluka Sanand, in the registration District of Ahmedabad and Sub-District of Sanand ("Property"). The partners have authorized Mr. Daxesh Chandrakant Patel as Authorized Signatory of the LLP to sign and execute on behalf of said LLP in all the necessary documents including Sale Deed in order to Purchase the aforesaid property in favor of LLP and to represent LLP to register the Sale Deed in the office of Sub-Registrar by passing the following resolutions.

"RESOLVED THAT, Mr. Daxesh Chandrakant Patel is hereby appointed as Authorized Signatory of SAFAL GOYAL REALTY LLP to sign and execute the Sale Deed and all other necessary documents, deeds, papers, forms etc., in order to Purchase the aforesaid "Property" in favor of LLP."

"RESOLVED FURTHER THAT, Mr. Daxesh Chandrakant Patel is hereby appointed as Authorized Signatory of SAFAL GOYAL REALTY LLP, to represent the LLP to register the Sale Deed in the office of Sub-Registrar at Sanand.

"RESOLVED FURTHER THAT, any of the Designated Partners of LLP may sign and deliver a certified true copy of the aforesaid resolutions as such Designated Partner may consider necessary and required."

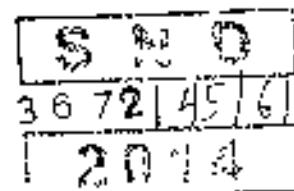
Certified True Copy,
For SAFAL GOYAL REALTY LLP

Sandip Aggarwal
Designated Partner
Date: 5th June, 2014
Place: Ahmedabad

Safal Goyal Realty LLP

SAFAL Goyal Realty, Main Office
Plot No. 10, Sector 10,
Gurgaon, Haryana 122001

Phone: 0124-2333333, 2333334
Fax: 0124-2333335



SAFAL
LLP WITHOUT LIMITS

Safal Realty Pvt. Ltd.

"Safal" First Floor Corporate Road,
Opp. Auda Garden, Pahlad Nagar, Ahmedabad - 380 015
Phone: +91 79 43800800 • Fax: +91 79 43801888
Email: safal@saafal.com • Website: www.hrsafe.com
CTIN: UJ452046GJCJ06PXCJ-81102

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE DULY CONVENED,
HELD AND CONDUCTED MEETING OF THE BOARD OF DIRECTORS OF THE
COMPANY ON THURSDAY THE 05TH DAY OF JUNE, 2014 AT 10:00 AM AT THE
REGISTERED OFFICE OF THE COMPANY**

The board was informed that, SAFAL GOYAL REALTY LLP ("LLP") wherein the company is a partner has to purchase the immovable properties being all that piece or parcel of said Property being Non Agricultural Land bearing (i) Auzalgamated Block no. 275 admeasuring 3,90,927 sq. mtrs (including Pot-Kharaba land admeasuring 910 sq. mtrs), (ii) Block no. 251 admeasuring 9633 sq. mtrs, (c) Block no. 305 admeasuring 1,12,79 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Sheela) alongwith unfinished construction admeasuring about 14525 sq. mtrs. on a portion forming part of the said Land situated along and being at Moje Sheela, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand ("Property"). The company has authorized Mr. Daxesh Chandrakant Patel as its Authorised Signatory to sign and execute on behalf of said LLP on all the necessary documents including Sale Deed in order to Purchase the aforesaid property in favor of LLP and to represent LLP to register the Sale Deed in the office of Sub-registrar by passing the following resolutions.

"RESOLVED THAT Mr. Daxesh Chandrakant Patel is hereby appointed as Authorised Signatory of SAFAL GOYAL REALTY LLP, wherein the company is a partner to sign and execute the Sale Deed and all other necessary documents, deeds, papers, forms etc. in order to Purchase the aforesaid "Property" in favor of LLP"

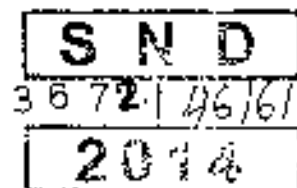
"RESOLVED FURTHER THAT, Mr. Daxesh Chandrakant Patel is hereby appointed as Authorised Signatory of SAFAL GOYAL REALTY LLP, wherein the company is a partner to represent the LLP to register the Sale Deed in the office of Sub-Registrar at Sanand."

"RESOLVED FURTHER THAT any of the Directors of the company may sign and deliver a certified true copy of the aforesaid resolutions as such Director may consider necessary and required."

<<Certified True Copy>>
For Safal Realty Private Limited

Company Secretary
(Mem No: A26351)

Date: 06th June, 2014
Place: Ahmedabad





Goyal & Co. creating landmarks since 1971

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING HELD AT REGISTERED OFFICE OF THE COMPANY ON 5th June, 2014 AT 11:00 AM

The board was informed that SAFAL GOYAL REALTY LLP ("LLP") wherein the company is a partner has to purchase the immovable properties being all that piece or parcel of said Property being Non Agricultural Land bearing (i) Amalgamated Block no 215 admeasuring 390,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq mtrs.), (b) Block no 251 admeasuring 9611 sq mtrs., (c) Block no 305 admeasuring 11,129 sq mtrs. and (d) Block no 306 admeasuring 10,916 sq mtrs. totally admeasuring about 4,21,483 sq mtrs. now given Final Plot no 21 admeasuring about 4,18,887 sq mtrs. of Town Planning Scheme no 1 (Shela) alongwith unfinished construction admeasuring about 44525 sq mtrs. on a portion forming part of the said Land situated lying and being at Maje Shela Taluka Sanand in the Registration District of Ahmedabad and Sub-District of Sanand ("Property"). The company has authorized Mr. Daxesh Chandrakant Patel as its Authorized Signatory to sign and execute on behalf of said LLP on all the necessary documents including Sale Deed in order to Purchase the aforesaid property in favor of LLP and to represent LLP to register the Sale Deed in the office of Sub-registrar by passing the following resolutions:

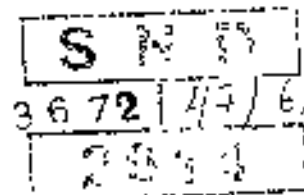
"RESOLVED THAT, Mr. Daxesh Chandrakant Patel is hereby appointed as Authorized Signatory of SAFAL GOYAL REALTY LLP, wherein the company is a partner to sign and execute the Sale Deed and all other necessary documents, deeds, orders, forms etc. in order to Purchase the aforesaid "Property" in favor of LLP."

"RESOLVED FURTHER THAT, Mr. Daxesh Chandrakant Patel is hereby appointed as Authorized Signatory of SAFAL GOYAL REALTY LLP wherein the company is a partner to represent the LLP to register the Sale Deed in the office of Sub-Registrar at Sanand."

"RESOLVED FURTHER THAT any of the Directors of the company may sign and deliver a certified true copy of the aforesaid resolutions as such Director may consider necessary and required."

Certified True Copy,
For Goyal & Co. (Const) Pvt. Ltd.

Director
Date 5th June, 2014
Place Ahmedabad,



Goyal & Co.
Constructions Pvt. Ltd.
Registered Office,
Plot No. 11, Phase II,
Industrial Estate,
Vijay Nagar, Ahmedabad - 380 015
GSM: 98240 11111
E-mail: goyal@goval.co
www.goval.co



SAHARA
INDIA PARIWAR

SAHARA INDIA COMMERCIAL CORPORATION LIMITED
Head Office : Sahara India Centre 2 Koperthala Complex, A-1, Lucknow 226 024 (U.P.)
Tel: 0522-2214218, 2881408, 2834769 Fax: 0522 2890130, 0522116101@sahara.co.in

CIN:U70100WB1992PLC053489

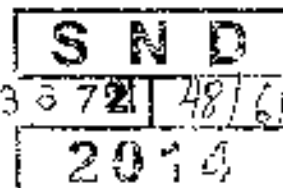
TO WHOMSOEVER IT MAY CONCERN

This is to confirm that as on date there is no attachment on the land admeasuring in aggregate about 4,21,683 square meters or thereabouts, comprising of (i) amalgamated block no. 215 admeasuring 3,90,927 square meters (including pot-kharaba land admeasuring 910 square meters), (ii) block no. 251 admeasuring 9,611 square meters, (iii) block no. 305 admeasuring 11,128 square meters, and (iv) block no. 308 admeasuring 10,016 square meters situated at Village Shola, Taluka and registration Sub-District Sanand and District Ahmedabad, Gujarat (hereinafter referred to as "Property"). Further we have not as on date received any notice from any statutory body for the attachment of all that piece and parcel of the Property. The company has not received any Show Cause notice from any court for grant of injunction against transfer of the said property. The Hon'ble Supreme Court of India has on 4.6.2014, permitted the company to sell the said property.

For Sahara India Commercial Corporation Limited

(Signature)
Paswan Bhargava
Company Secretary

Dated 5/06/2014 *(Signature)*



S N 13
3672/49/61
2014



SAHARA INDIA
GOVT. OF INDIA



SAHARA INDIA
GOVT. OF INDIA

SAHARA INDIA COMMERCIAL
CORPORATION LIMITED

1992
ACCOUNT NUMBER



TRUE COPY

SAHARA INDIA
GOVT. OF GUJARAT



SND
3672/50/6
2014

TRUE COPY
S. R. Bhelav
MISS S. R. BHELAT
NOTARY
GOVT. OF GUJARAT





आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT OF INDIA

SAFAL GOYAL REALTY LLP

20/05/2013

Permanent Account Number

AGIFS8856D

SND
36743416
2014

TRUE COPY

S. R. Shelat

MISS S. R. SHELAT
NOTARY
GOVT OF GUJARAT



SND
36723161
2014



as stated

TRUE COPY

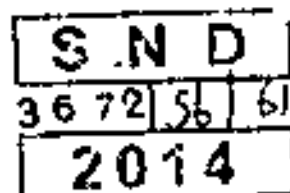
S. R. Shelat

MISS S. R. SHELAT
NOTARY
GOVT. OF GUJARAT



Handwritten signature or mark

TRUE COPY
Signature
MESS S. R. SHELAT
NOTARY
GOVT. OF GUJARAT





THE NEW YORK PERMANENT ACCOUNT NUMBER
ABJPGS887F
MR. NAME
OMKAR CHANDRASEN GEEDH
MR. & MRS. KATHIRNADU
CHANDRASEN KUNATH GEEDH
NEW YORK STATE OF NEW YORK
10-6T 1967
SECRET CONTINUE

COMPARED WITH ORIGINAL
DOCUMENTS BY

ADVOCATE
Name:
Serial No.

S R 3
36729861
2.1.14



CONFIRMED WITH ORIGINAL
D-1275 BY ME

ADVOCATE
Name: Adhish Patel
Gandhinagar No. 26/2011



SND

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61

2014

05/06/14 1:05:28 pm Version: 0 2014 ZC

Serial No. **3672**
Presented of the office of the Sub-Registrar of
S.R.O - Sarand Between the hour of
12 to 13 on Date **04/06/2014**

Receipt No - 2014029008181
Received Fees as following
Registration Rs 48351470
Stico Copy Fee 24 240
Postage 40
Other Fees 0
TOTAL - 48351950



[Signature]

Sahara India Commercial Corporation Ltd
Through its Authorized Signatory Pradeep
Singh S/o Ilaka Prasad Singh

[Signature]
(R B PATEL)

Sub Registrar
S.R.O - Sarand

[Signature]
(R B PATEL)

Sub Registrar
S.R.O - Sarand



Slno	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Executing

000

Sahara India Commercial
Corporation Ltd Through its
Authorized Signatory Pradeep
Singh S/o Ilaka Prasad Singh
1302 Lophi, Mantri Park
Dindoshi, Goregaon East, Mumbai
400063
PANNO AAQC58110F

0



[Signature]

Witnessing

000

Safal Goyal Realty LLP Through
its Authorized Signatory Daxesh
Chandrasekhar Patel
10th Floor Commerce House -
4 Besides Shell Petrol Pump, 100
Feet
Road Prashantnagar, Ahmedabad
PANNO AGPS83350

0



[Signature]

Executing Party
excludes execution

SND

3672

60/61

2014

09/08/14 1 05:28 pm Version: 1.0-2014 20

1 Agrawal Vinay Rajendrasprasad
E45 Vastuneman Soc, Sector - 21, Gandhinagar

2 Omkar Chandrasekh Geshh
Sakar Bung Bazarward Vwar East, Thana, - 401305



State that they personally known
above named executant and
Indefinites him/them.

1.

2.

Date 05 Month June -2014.

R.B.PATEL
Sub Registrar
S.R.O. - Sanand

Produced Form No.1
for finalise the
Market value

Date : 06/08/2014

R.B.PATEL
Sub Registrar
S.R.O. - Sanand



SND		
3672	61	61
2014		

05/06/14 1:25:32 pm

Verified PAN Number to get
Income Tax Return filed.

Execution No. 1

Claim No. 1

Confession No.



Date: 05/06/2014
(R.S. PATEL)
Sub Registrar
S.R.O. - Baramulla

Noted that Copies of Certified Statements of Seller, Buyer are
inclosures of Document

Date: 05/06/2014

(R.S. PATEL)
Sub Registrar
S.R.O. - Baramulla

1 Doc. No. 2577 Registered No.
Date: 05/06/2014

(R.S. PATEL)
Sub Registrar
S.R.O. - Baramulla



