

પ્રમાણ નંબર ૨૦૧૧૦૦૪૦૨૫૭૬૧

દસ્તાવેજ નંબર ૧૨૩૪૫

દસ્તાવેજ વર્ષ ૨૦૧૧

તારીખ ૧૪ માર્ચ ૨૦૧૧

સર ૨૦૧૧

દસ્તાવેજનો પ્રકાર માલિકી હકનું લેણાણ

મૂલ્ય Rs ૨૦૧૦૦૦૦૦.૦૦

દ્વારા સંસ્થાનું નામ Classic Build Project Pvt.Ltd. Through its Director Barkamli Bahadurali Narsikani

નીચે પ્રમાણે કરી પાડેલી

૩૦

રજીસ્ટ્રેશન કરી

નામ સંસ્થા ના કાર્યાલય ૭ મી માળે

રોડની નામ સંસ્થા માટે કરી

ટપાલ ખર્ચ

નામી મુલ્ય પાડેલી (કલમ ૬૪ થી ૬૭)

સીલ મુજબ તપાસણી

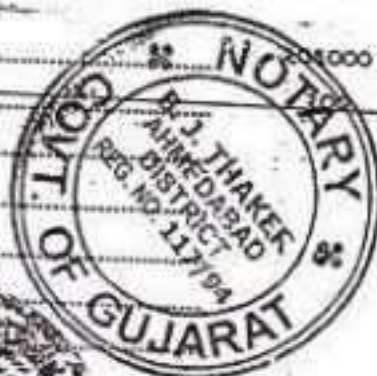
દંડ કલમ-૨૪

કલમ-૩૪ (કલમ-૧૭)

નામી કરી કરેલી

ઉપર-૨ કરી

મા સિલ્કાની ખામતોની કરી



૩૦ માર્ચ ૨૦૧૧

૨૦૧૧૦૦

અંતે રૂપિયા ને લાખ એકસાથે બેસી પૂરા.

દસ્તાવેજ

ના રીવાજે લેવાર કરી બને

નામ

તે રજીસ્ટર દપાલથી મોકલવામાં

કરેલીમાં આપવામાં

આવશે

દસ્તાવેજ રજીસ્ટર દાખલથી નીચેના સરનામે મોકલણી

14/16, FF, Classic Sunny Complex, Shandham Tolnaka, Ahmedabad

(મંત્રી મંત્રી બની)

મમ રજીસ્ટર

પાડેલી

TRUE COPY

BUPENDRA THAKER
NOTARY

મુજર

દ્વારા સંસ્થાની કરી

IGR-NIC(G)

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BHUPENDRA THAKER
NOTARY



NUTAN NAGRIK SAHAKARI
BANK LTD.
AHMEDABAD



STAMP DUTY
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સુચકાત્ર
SPECIAL ADHESIVE

Rs. 0065800 = 24.10.2011

363080

GUJRAT

GUJ/SOS/AUTH/AV/2/2005

INDIA

Zero Zero Six Five Eight Zero Zero

8936788 9729

AHD-4, PALDI

2377/1-12

2011

Serial No. 679 2001

NOTARY
25 OCT 2011

SERIAL NO. 213370 DATE: 22/10/2011, 24/10/2011
NAME OF THE PURCHASER: classic build project P. Ltd.
ADDRESS: 14/16, FF, classic symny bmt, shahdram
Tolnaka, A'bad.
VALUE RS: 9,84,900/- + 65,800 = 10,50,700/-
LICENCE No. GUJ/SOS/AUTH/AV/2/2005/3860
NUTAN NAGRIK SAHAKARI BANK LTD
Sardharu Complex, Panjra Pole, AHMEDABAD-380 015

THIS INDENTURE made at Ahmedabad, this
October Two Thousand Eleven BETWEEN
NAWABKHAN PATHAN, (P.A. ADP 8895F), adult, of Ahmedabad
Indian Inhabitant, Indian Citizen, Address: Maktampura, Tahuka City,
District Ahmedabad, hereinafter called "THE VENDOR NO. 1" (which
expression shall unless it be repugnant to the context or meaning thereof
be deemed to include his heirs, legal representatives, executors and

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BHUPENDRA THAKER
NOTARY

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NOTARY

NUTAN NAGRIK SAHAKARI
BANK LTD.
AHMEDABAD



Rs. 0984900 = 22.10.2011

SPECIAL ADHESIVE

5669 7556400



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N°2377 12-18
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successors) of the First Part, SILVER CONSTRUCTION COMPANY,
(PAN: AAFPN3341L), Sole Proprietary Concern of Barkatali Bahadurali
Narsidani, Address: Royal Nawab Avenue, Near SOG Office, Sarkhej
Road, Ahmedabad - 380 055, hereinafter called "THE VENDOR NO. 2"
(which expression shall unless it be repugnant to the context or meaning
thereof be deemed to include his / her heirs, legal representatives,
executors, successors and assigns) of the Second Part AND CLASSIC
BUILD PROJECT PVT. LTD., (PAN: AADCC5297M), a Company
formed and registered under the law relating to Companies, Address:
14/16, FF, Classic Sunny Complex, Opp. Swaminarayan College,
Shahalam Tolnaka, Ahmedabad - 380 028, hereinafter called "THE
PURCHASER" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to include its successors and
assigns) of the Third Part.

WHEREAS the Vendor No. 2 is seized and possessed of or otherwise
well and sufficiently entitled to an immoveable property, situate at
Maktamjur (sim), Taluka City, in the Registration District Ahmedabad
and Sub District Ahmedabad - 4 (Paldi), bearing Survey No. 8-2,
admeasuring about 5269 Sq.mts., more particularly described in the
schedule hereunder written (Hereinafter referred to as the "Land"), as per
Deed of Confirmation, dated 20th September, 2010, registered under Sr.
No. 13517, made between the Vendor No. 1 therein called the "Trustee"
and Vendor No. 2 therein called the "Beneficiary, in the manner and on
the basis of facts, circumstances and details contained therein.

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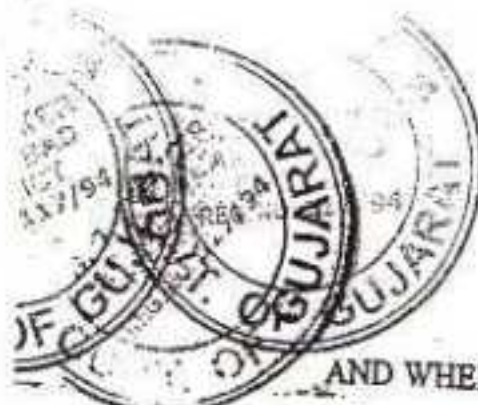
AND WHEREAS the Vendor No. 2 proposed to develop the Land. The plans, specifications and designs of the proposed development of constructing buildings, mainly of residential use have been sanctioned by the Ahmedabad Urban Development Authority (AUDA) as per its Development Permission, dated 24th September, 2003, bearing No. PRM/18/1/2003/015731. The Vendor No. 2 has put up construction of ground floor of the area admeasuring about 2165.85 Sq.mts. on the Land. The Land with such construction shall hereinafter be referred to as the "Said Property".

AND WHEREAS the Land has been granted permission for Non Agricultural Use as per Order of Collector, Ahmedabad, dated 29th December, 2009, bearing No. CB/CTS-2/NA/SR-708/2009.

AND WHEREAS the Vendor No. 2 agreed for sale of the said Said Property to the Purchaser on 16th March, 2011, at or for the price of Rs. 2,01,00,000/- (Rupees two crores one lac only). The said Said Property as on date stands in the name of the Vendor No. 1 in the revenue record and with a view to properly and legally complete the transfer and to legally and properly vest the Said Property unto the Purchaser, the Vendor No. 1 has agreed to join as conveying party with Vendor No. 2 in such completion of sale without Vendor No. 1 having actually, factually and legally any right or interest in the Said Property, or in any proceeds or revenue thereof, including said consideration.

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AND WHEREAS the Vendor No. 1 and Vendor No. 2 shall hereinafter be collectively referred to as the "Vendors".

AND WHEREAS accordingly the Vendors, as requested by the Purchaser, have agreed to execute Conveyance of the Said Property in favour of the Purchaser, being these presents.

NOW THIS INDENTURE WITNESSETH that IN CONSIDERATION of the premises and IN FURTHER CONSIDERATION of the sum of Rs. 2,01,00,000/- (Rupees two crores one lac only) being the full consideration paid by the Purchaser to the Vendor No. 2, (payment and receipt whereof, the Vendor No. 2 doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser), the Vendor No. 2 joined by the Vendor No. 1 (Hereinafter collectively referred to as the "Vendors") do and each of them doth hereby sell, grant, convey, transfer and assure unto the Purchaser the Said Property, 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 Property 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 ALSO TOGETHER WITH all deeds, documents, writings,

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...and other evidences of title relating to the Said Property, 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 applicable Town Planning Scheme and any variation or modifications therein by way of land of Final Plot, 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 Vendors in, to, out of or upon the Said Property or any part thereof TO HAVE AND TO HOLD all and singular the Said Property 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 Panchayat, Ahmedabad Municipal Corporation, State of Gujarat or any other public body in respect thereof AND THE VENDORS do and each of them doth hereby for themselves, their heirs, executors, administrators and assigns covenant with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors 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 willingly suffered to the contrary, THEY the Vendors now have in themselves good right, full power and absolute authority to sell, grant, release, convey and assure the Said Premises hereby sold, granted,

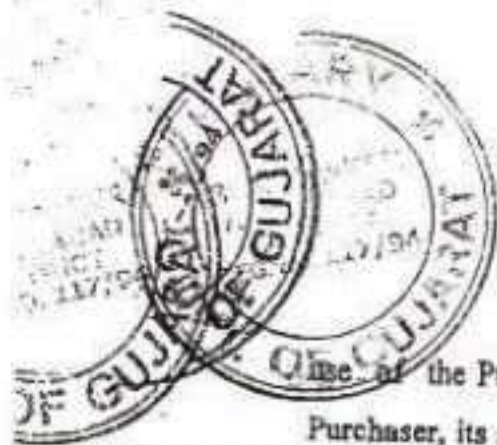
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2011

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 their own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any person or persons lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendors well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim, by, from, or under or in trust for them AND FURTHER THEY, the Vendors 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 them, the Vendors 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

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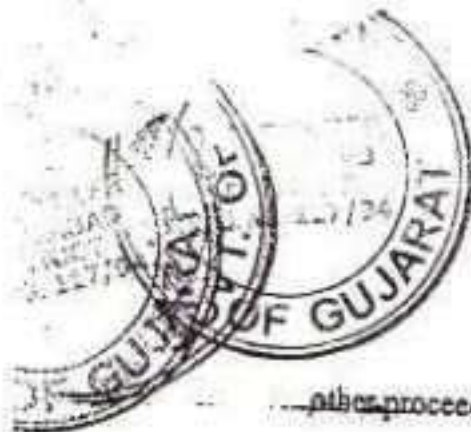


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2011

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.

B. NOW THIS INDENTURE FURTHER WITNESSETH that in consideration of the aforesaid and as per covenant for further assurances contained hereinabove, the VENDORS, jointly and severally, hereby irrevocably authorize, nominate, constitute and appoint the Purchaser acting through its Director or any other person authorized and nominated by it to be their true and lawful attorney in their (Vendors) name and on their (Vendors) behalf and in all and every other capacities in which they may have or can be said to have in law, fact or equity share, right or interest in the Said Property, 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 Property, more particularly described in the schedule hereunder written, in its favour as intended or expressed to be herein, including to execute and register further and other assurance, agreements, supplementary writing, rectification regarding any matter or thing herein, papers and writings 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 commence, carry on or defend all actions, suits or

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other proceedings touching the Said Property or any part thereof and to appear and represent in any court and before all judicial, revenue, municipal, town planning, or other authorities whatsoever and if the said Purchaser think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non suited in any action, suit or proceedings and to declare and affirm all plaints, written statements, affidavits, petitions and other necessary pleadings, AND FURTHER to prepare and get sanctioned plans and/or revised plans from the concerned authority / authorities for putting up construction on the Said Property and to sign and execute applications, layout plans, construction plans, declaration, undertaking etc. AND to commence, carry on or defend all actions, suits or other proceedings touching the Said Property or any part thereof and to appear and represent in any court and before all judicial, revenue, Town Planning, AUDA, municipal or other authorities whatsoever and if the said Purchaser think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non suited in any action, suit or proceedings and to declare and affirm all plaints, written statements, affidavits, petitions and other necessary pleadings, 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 Property AND generally to do any act, deed, matter or thing with respect to, touching to or concerning the Said Property AND all and every liabilities, responsibilities and consequences arising on exercise of any of these powers and authorities shall belong to the

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Purchaser, except as regards ~~covenant~~ for clear and marketable title on the part of the Vendors.

C. The Vendor No. 2 simultaneously with the execution hereof have put the Purchaser in actual, physical, vacant and peaceful possession of the Said Property. The Vendor No. 1 give consent for the same.

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

E. All stamp duty, 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 and is paid on the Jantri price which is high than the consideration paid herein.

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

:-THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece or parcel of land or ground, hereditaments and premises situate at Maktampur (sim), Taluka City, in the Registration District Ahmedabad and Sub District Ahmedabad - 4 (Paldi), bearing Survey No. 8-2, admeasuring about 5269 Sq.mts., or thereabouts and

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construction of ground floor admeasuring about 2165.85 Sq.mts. and bounded as follows, that is to say on or towards the -

North by: Road
South by: Survey No. 31
East by : Survey Nos. 32 and 33
West by : Survey No. 8/1

SIGNED AND DELIVERED)
BY THE WITHINNAMED:)
MOHMEDKHAN NAWABKHAN)
PATHAN)

M. N. Pathan

In the presence of:)

H. E. Ram
SIGNED, SEALED & DELIVERED)

BY THE WITHINNAMED:)
SILVER CONSTRUCTION)
COMPANY, Sole Proprietary)
Concern of Barkatali Bahadurali)
Narsidani)

FOR SILVER CONSTRUCTION CO.
Barkatali Bahadurali
PROPRIETOR

In the presence of:)

H. E. Ram
10



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12377 11-09
2011

RECEIVED

RECEIVED the day and year first here above written of and from the Purchaser herein the sum of Rs. 2,01,00,000/- (Rupees two crores one lac only) as per particulars, being the sale price - consideration as stated above.

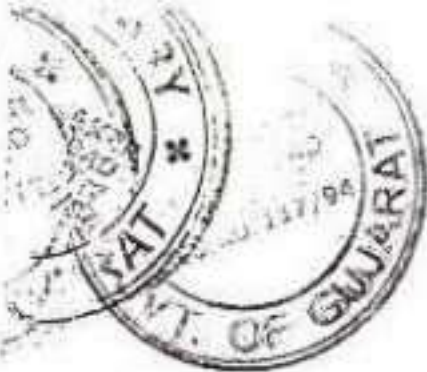
Amount in Rs.	Date of Cheque	Cheque No.	Name of Bank
7,00,000/-	16-3-2011	0391	IDBI Bank C.G. Road Ahmedabad
25,00,000/-	26-8-2011	0391	"
40,00,000/-	1-11-2011	1176	"
40,00,000/-	11-11-2011	1176	"
40,00,000/-	21-11-2011	1176	"
49,00,000/-	1-12-2011	1176	"
2,01,00,000/-	Total		

In the presence of:

WITNESSES RECEIVED
SILVER CONSTRUCTION CO.

PROPRIETOR

DOR NO. 2

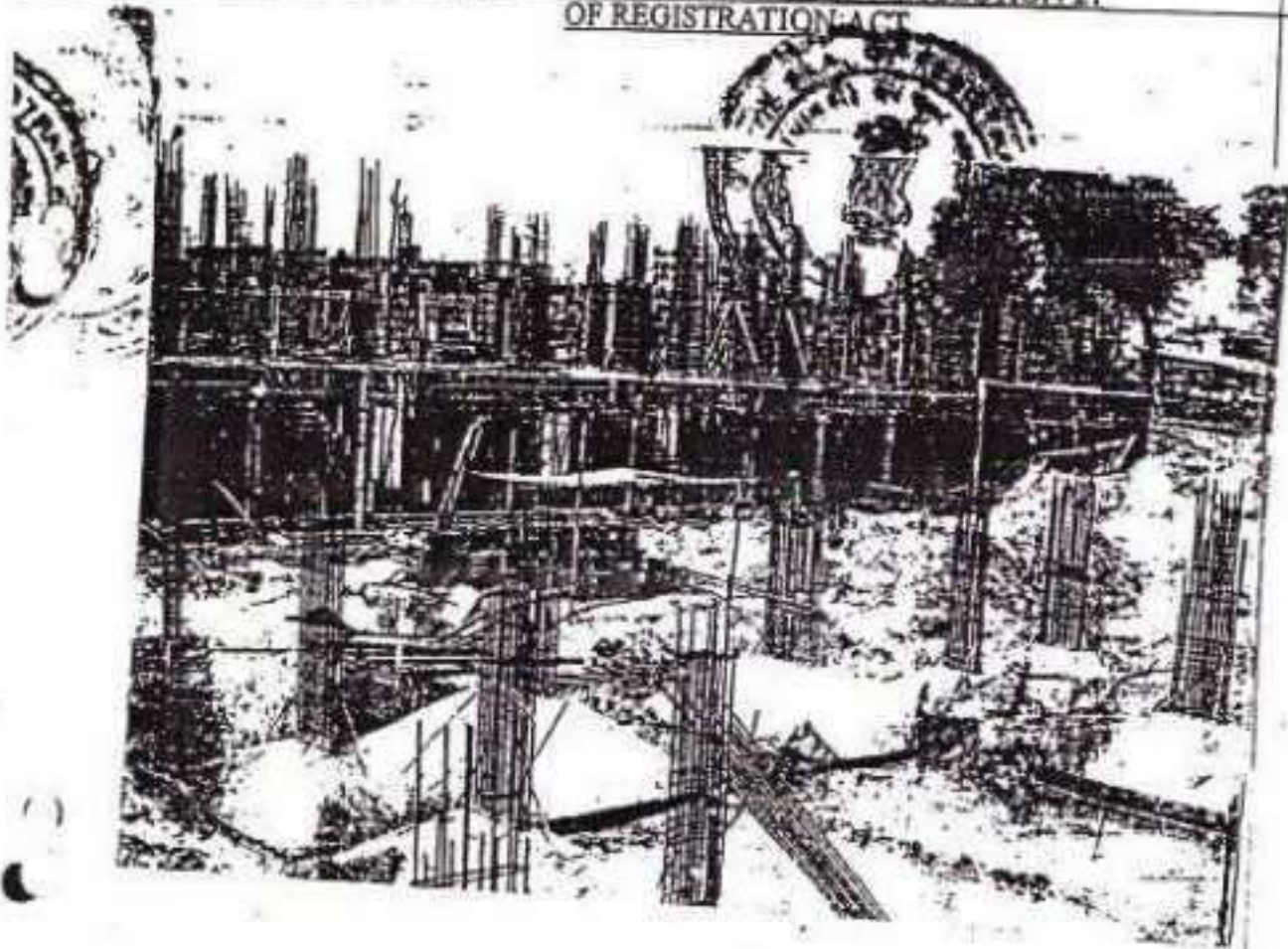


AHD-4, PALDI

11,2377/1, 11/11/2011

2011

PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT



FOR, SIVRAJ CONSTRUCTION CO

M. V. Ketharam

B. S. Srinivas
PROPRIETOR

For, Classic Build Projects Pvt. Ltd.

B. S. Srinivas
Director



A.P.D-4, PALDI

12377

12-18

2011

POSTAL ADDRESS OF PROPERTY

Survey No. 8-2, Maktampur, Ta. City, District Ahmedabad

FOR SILVER CONSTRUCTION CO

For, Classic Build Projects Pvt Ltd.

M. N. Bhatnagar

VENDOR NO. 1

Bhatnagar
PROPRIETOR

VENDOR NO. 2

Bhatnagar
Director

PURCHASER



AHD-4, PALDI

123771, 4-18

2011

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

VENDOR NO. 1 AFORESAID



M. N. Pathan

MOHMEDKHAN NAWABKHAN PATHAN



VENDOR NO. 2 AFORESAID

SILVER CONSTRUCTION COMPANY
Sole Proprietary Concern of

FOR, SILVER CONSTRUCTION CO

Barkatali
PROPRIETOR



Barkatali Bahadurali Narsidani





AHD-4, PALDI
12377
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2011



PURCHASER AFORESAID

CLASSIC BUILD PROJECT PVT. LTD.

Through its Director

For, Classic Build Projects Pvt. Ltd.

Barkatali
Director

Barkatali Bahadurali Narsidani





AHD-4, PALDI		
12377	16	18
2011		



Serial No. 12377
Represented of the office of the Sub-Registrar of
S.R.O - Ahmedabad-4 Between the hour of
14 to 16 on Date 24/10/2011

Receipt No:- 2011004025729
Received Fees as following
Registration - 201000
Side Copy Fee (20) - 200
Other Fees 0
TOTAL - 203200



Jassie Build Project Pvt.Ltd. Through its
Director Barkatali Bahadurali Narsidani

(સહ નો નો)
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

(સહ નો નો)
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

Sl.No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

Executing

1.000

Mohmedkhan Nawabkhan Pathan
Maktampura, Ta-City
Dist-Ahmedabad

0



Mohmedkhan

Confirm

1.000

Silver Construction Company
Through its Sole Proprietor
Barkatali Bahadurali Narsidani
Royal Nawab Avenue, Sarkhej
Road, Ahmedabad

0



Barkatali

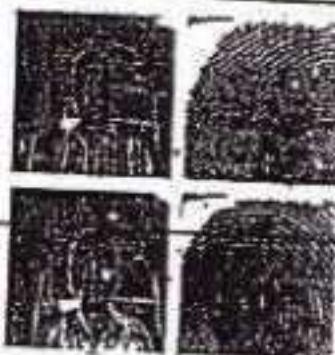
Executing Party
admits execution



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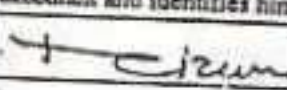


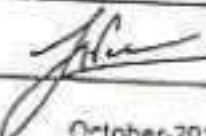
1 Nizamuddin Gulamhusain Salyed
3, Classic Flat, Juhapura, Ahmedabad



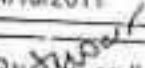
2 Jaiminikumar H. Pandya
Vaana, Te-City Dist-Ahmedabad

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


Date 24 Month October-2011


Sub Registrar
S.R.O. - Ahmedabad-4 Paldi

Produced Form No.1
for finalise the
Marketvalue.
Date : 24/10/2011


Sub Registrar
S.R.O. - Ahmedabad-4 Paldi



AHD-4, PALDI		
12377	11	IX
2011		



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

Executant No. ✓

Claimant No. ✓

Conformer No.

Date: 24/10/2011

(સહચીવ જાણી)
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

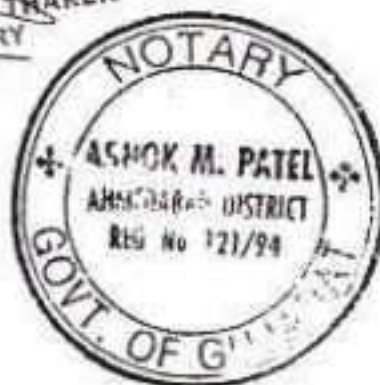
Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date: 24/10/2011

TRUE COPY

TRUE COPY
BHUPENDRA THAKER
NOTARY

(સહચીવ જાણી)
Sub Registrar
S.R.O - Ahmedabad-4 Paldi



Book No.	12377	Registered No.
Date: 24/10/2011		

(સહચીવ જાણી)
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

TRUE COPY

Ashok M. Patel
NOTARY
Date 25-10-2011



GUJAR



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