

AATREY TULIPS INFRACON LLP

4TH FLOOR, SHOPPERS PLAZA-II, OPP. TELEPHONE EXCHANGE, C.G.ROAD,
NAVRANGPURA, AHMEDABAD-380009

LAND LOCATION :

Corner No.	Latitude (DD MM SS.s)	Longitude (DD MM SS.s)
A	N23°05'40.91"	E72°37'52.86"
B	N23°05'39.36"	E72°37'52.85"
C	N23°05'40.16"	E72°37'56.09"
D	N23°05'40.11"	E72°37'49.62"

ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૨-અ
સત્તા પ્રકાર : જુની શરત (જુ.શ)
ખેતરનું નામ :
અન્ય વિગતો : બીનખેતી

મોજો : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

પાનું : 1 of 1

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૫૭-૬૭		૩૬૭,૫૧૭,૧૬૯૫,૧૭૦૩,૧૭૧૮,૧૭૩૭,૧૭૫૩,૧૮૦૫, ૨૪૫૦,૨૫૬૪,૨૭૭૩,૩૨૧૭,૩૨૫૯,૪૭૮૦#,૪૭૮૧#,૪૭ ૪,
કુલ ક્ષેત્રફળ	૦-૫૭-૬૭		
આકાર રૂ.	૦.૦૦	૬૯૪ ૦-૫૭-૬૭ ૫.૧૯	Aatrey Tulips Infracon LLP(૪૭૮૪)
જુડી તથા વિષેશધારો રૂ.	૫.૧૯		through its Designated Partner Mohanbhai B Agrawal (F.P 10646 sq.mtrs) Binkheti(૪૭૮૪)
પાણીભાગ રૂ.	૦.૦૦		6234 sq.mtrs T.P કપાત(૪૭૮૪)
પાણીભાગની વિગતો		બીજા હકો અને બીજાની વિગતો ૫૨૦,૯૬૭,૧૩૩૨,૧૮૫૬,૨૬૦૪,૨૬૬૫,૩૨૧૭, વાણીજયના હેતુ માટે બીનખેતી<૩૨૧૭>	



#-નામંજુર &-તકરારી *-૨૬
29/09/2017 01:03 am ની સ્થિતિએ

વેચાણની નકલ/ Chargable Copy અંકે રૂ. 5/- (રૂપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રીંટ તા. 09/12/2019 15:06:36
સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દસકોઇ

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-અ
કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૫૭-૬૭

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

Aatrey Tulips Infracon LLP (૬૯૪)

through its Designated Partner Mohanbhai B Agrawal (F.P 10646
sq.mtrs) Binkheti (૬૯૪)

6234 sq.mtrs T.P કપાત (૬૯૪)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૮-૨૦૧૯	ખરીફ	ખેસિ.ઉપ	૦-૫૭-૬૭	સાધન નથી/----		
૨૦૧૯-૨૦૨૦	---	---	માહિતી નથી.	---	---	
૨૦૨૦-૨૦૨૧	---	---	માહિતી નથી.	---	---	



ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૨-બ

સત્તા પ્રકાર : જુની શરત (જ.શ)

ખેતરનું નામ :

અન્ય વિગતો : બીનખેતી

પાનું : 1 of 1

મોજે : ભાટ

તાલુકો : ગાંધીનગર

જીલ્લો : ગાંધીનગર

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૨૦-૨૩		૩૫૮,૮૦૨,૧૧૨૬,૧૩૮૪,૧૯૬૬,૧૯૬૭,૨૨૦૪,૩૨૧૭, ૩૨૫૯,૪૭૮૦#,૪૭૮૧#,૪૭૮૪,
કુલ ક્ષેત્રફળ	૦-૨૦-૨૩		
આકાર રૂ.	૦.૦૦	૬૯૪ ૦-૨૦-૨૩ ૧.૮૧	Aatrey Tulips Infracon LLP(૪૭૮૪)
જુડી તથા વિષેશધારો રૂ	૧.૮૧		through its Designated Partner Mohanbhai B Agrawal (F.P 10646 sq.mtrs) Binkheti(૪૭૮૪)
પાણીભાગ રૂ.	૦.૦૦		6234 sq.mtrs T.P કપાત(૪૭૮૪)
ગણોતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો ૫૨૦,૯૬૭,૩૨૧૭, ----- ટુકડો<૦> ખે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭> વાણીજ્યના હેતુ માટે બીનખેતી<૩૨૧૭>	



#-નામંજુર &-તકરારી *-૨૯

29/09/2017 01:03 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 09/12/2019 15:06:43

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દસકોઇ

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-બ
કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૨૦-૨૩

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

Aatrey Tulips Infracon LLP (૬૯૪)

through its Designated Partner Mohanbhai B Agrawal (F.P 10646
sq.mtrs) Binkheti (૬૯૪)

6234 sq.mtrs T.P કપાત (૬૯૪)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૮-૨૦૧૯	ખરીફ	ખેસિ.ઉપ	૦-૨૦-૨૩	સાધન નથી/----		
૨૦૧૯-૨૦૨૦	---	---	માહિતી નથી.	---	---	
૨૦૨૦-૨૦૨૧	---	---	માહિતી નથી.	---	---	



ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૨-ક
સત્તા પ્રકાર : બીન ખેતી
ખેતરનું નામ :
અન્ય વિગતો :

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

પાનું : 1 of 1

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૩૬-૪૨		૩૬૭,૪૪૯,૪૫૮,૯૯૪,૧૬૯૫,૧૭૧૮,૧૭૩૭,૧૭૫૩, ૧૮૦૫,૨૪૫૦,૨૬૫૧,૨૯૨૩,૩૨૫૮,૪૦૯૫,૪૦૯૭,૪૧૦૦ ૪૧૧૧,૪૪૪૨,૪૪૬૮,૪૫૮૭,૪૭૭૪,૪૮૦૪,૪૮૧૩,૪૮૧૪, -----
કુલ ક્ષેત્રફળ	૦-૩૬-૪૨		
આકાર રૂ.	૩.૨૫		
જુડી તથા વિશેષધારો રૂ.	૦.૦૦	૬૦૪ ૦-૩૬-૪૨ ૩.૨૫	AATREY TULIPS INFRACON LLP, F.P No. (88 તથા 89)/2(૪૮૧૪)
પાણીભાગ રૂ.	૦.૦૦		through its partner Mohan Bhagvatprasad Agrawal(૪૮૧૪)
ગણોતિયાની વિગતો		બીજા હકો અને બીજાની વિગતો	
૯૯૪<૦>		૫૨૦,૬૬૪,૯૬૭,૯૯૪,૧૦૪૬,૧૬૯૫,૨૪૪૨,૨૯૨૩, -----	
૧૦૪૬<૦>		૨૯૩૪૧.જ.ટો.મ.અધિ-૧૯૭૬ હેફળ ફાજલ કબજો -<૦>	
૨૭૩૨<૦>		સંભાળ્યો /૮/૯૦<૦>	
૬૬૪<૦>		ટુકડો<૦>	
૭૨૮<૦>		ખે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭>	
		ગણોત કેસ નં.૫૯૯૯/૮૮, તા.૯.૦૧.૮૯ નો હુકમ કાયમ<૨૯૨૩>	
		મે.મામશ્રીના હુકમ તા.૩૦/૩/૧૩થી ૯૦ દિવસ મુળ સ્થિતિમાં લાવવાનો રહેશે.<૪૦૯૫>	
		<૪૧૦૦>	
		નોટીસ પરત ખેંચવા તથા કેસની તપાસ બંધ કરવા હુકમ કરવામાં આવે છે.<૪૧૧૧>	
		<૪૪૪૨>	
		<૪૪૬૮>	
		રહેણાકના હેતુ માટે હેતુકેર કરવા મંજૂરી મળેલ છે.<૪૭૭૪>	
		રહેણાકના હેતુ માટે હેતુ માટે ક્ષે. ૨૧૮૫ ચો.મી. બિનખેતી<૪૮૦૪>	
		1457 sq.mtrs ટી.પી. કપાત<૪૮૧૪>	



#-નામંજુર &-તકરારી *-૨૬
25/11/2017 01:03 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પીટ તા. 09/12/2019 15:06:40
સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દસકોઇ

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-ક

કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૩૬-૪૨

મોજે : ભાટ

તાલુકો : ગાંધીનગર

જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

AATREY TULIPS INFRACON LLP, F.P No. (88 તથા 89)/2 (૬૦૪)

through its partner Mohan Bhagvatprasad Agrawal (૬૦૪)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૮-૨૦૧૯	ખરીફ	ખે.પડતર	૦-૩૬-૪૨	સાધન નથી/----		
૨૦૧૯-૨૦૨૦	---	---	માહિતી નથી.	---	---	
૨૦૨૦-૨૦૨૧	---	---	માહિતી નથી.	---	---	



ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૪

સત્તા પ્રકાર : બીન ખેતી

ખેતરનું નામ :

અન્ય વિગતો :

મોજે : ભાટ

તાલુકો : ગાંધીનગર

જિલ્લો : ગાંધીનગર

પાનું : 1 of

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૫૫-૩૮		૪૭૫,૧૦૩૩,૧૧૩૬,૧૨૮૬,૧૫૩૮,૧૫૮૦,૧૬૬૫,૩૩૩૩, ૩૮૮૨,૩૮૮૮,૩૯૪૯,૩૯૮૨,૪૦૪૧,૪૦૬૦,૪૦૬૭,૪૩૩૧, ૪૭૮૦#,૪૭૮૧#,૪૭૮૪,
કુલ ક્ષેત્રફળ	૦-૫૫-૩૮		
આકાર રૂ.	૪.૯૫		
જુડી તથા વિશેષધારો રૂ.	૦.૦૦	૬૯૪ ૦-૫૫-૩૮ ૪.૯૫	Aatrey Tulips Infracon LLP(૪૭૮૪) through its Designated Partner Mohanbhai B Agrawal (F.P 10646 sq.mtrs) Binkheti(૪૭૮૪) 6234 sq.mtrs T.P કપાત(૪૭૮૪)
પાણીભાગ રૂ.	૦.૦૦		
ગણોતિયાની વિગતો		બીજા હકો અને બીજાની વિગતો	
૫૪૬<૦>		૫૨૦,૯૬૭,૧૦૩૩,૧૧૮૮,૧૨૮૯,૧૨૯૦,૧૩૩૨,૧૩૭૨, ૧૪૬૯,૨૭૧૯,	
૯૮૦<૦>			
૧૦૩૩<૦>			
૧૨૮૯<૦>			
		વેચાણ મંજુરી<૦>	
		ખે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭>	
		ભાટ સે.સહ.મં.નું તારણ,રૂ.<૧૧૮૮>	
		ટુકડો<૧૩૭૨>	
		કેસ નં.૨૮/૧૦ રીવ્યુ<૩૮૮૮>	
		કેસની તપાસ બંધ <૩૯૪૯>	
		<૩૯૮૨>	
		રહેણાંકના હેતુ માટે શરતફેર કરવા મંજુરી મળેલ છે. <૪૦૪૧>	
		રહેણાંકના હેતુ માટે બીનખેતી<૪૦૬૦>	



#-નામંજુર &-તકરારી *-૨૯

29/09/2017 01:03 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 09/12/2019 15:06:49
સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દસક્રોહ

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૪
કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૫૫-૩૮

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

Aatrey Tulips Infracon LLP (૬૯૪)

through its Designated Partner Mohanbhai B Agrawal (F.P 10646
sq.mtrs) Binkheti (૬૯૪)

6234 sq.mtrs T.P કપાત (૬૯૪)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૮-૨૦૧૯	ખરીફ	ખેસિ.ઉપ	૦-૫૫-૩૮	સાધન નથી/---		
૨૦૧૯-૨૦૨૦	---	---	માહિતી નથી.	---	---	
૨૦૨૦-૨૦૨૧	---	---	માહિતી નથી.	---	---	



ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૫
સત્તા પ્રકાર : જુની શરત (જ.શ)
ખેતરનું નામ :
અન્ય વિગતો : બીનખેતી

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

પાનું : 1 of

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૩૬-૪૨		૩૫૫,૧૬૦૨,૨૫૭૮,૨૬૬૪,૩૨૧૭,૩૨૫૯,૪૭૬૫,૪૭૮૦#
કુલ ક્ષેત્રફળ	૦-૩૬-૪૨		૪૭૮૧#,૪૭૮૪,
આકાર રૂ.	૦.૦૦	૬૯૪ ૦-૩૬-૪૨ ૩.૨૫	Aatrey Tulips Infracon LLP(૪૭૮૪)
જુડી તથા વિશેષધારો રૂ.	૩.૨૫		through its Designated Partner Mohanbhai B Agrawal
પાણીભાગ રૂ.	૦.૦૦		(F.P 10646 sq.mtrs) Binkheti(૪૭૮૪)
ગણતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો	6234 sq.mtrs T.P કપાત(૪૭૮૪)
		૫૨૦,૯૬૭,૧૧૮૮,૧૩૩૨,૧૭૦૮,૨૫૭૮,૨૬૬૪,૨૬૭૦,	
		૩૨૧૭,	
		ટુકડો<૫૨૦>	
		ખે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭>	
		વાણીજ્યના હેતુ માટે બીનખેતી<૩૨૧૭>	



#-નામંજુર &-તકરારી *-૨૬
29/09/2017 01:03 am ની સ્થિતિએ

વેચાણની નકલ/ Chargable Copy અંકે રૂ. 5/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 09/12/2019 15:06:54
સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દસકોઇ

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૫

કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૩૬-૪૨

મોજે : ભાટ

તાલુકો : ગાંધીનગર

જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

Aatrey Tulips Infracon LLP (૬૯૪)

through its Designated Partner Mohanbhai B Agrawal (F.P 10646
sq.mtrs) Binkheti (૬૯૪)

6234 sq.mtrs T.P કપાત (૬૯૪)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૮-૨૦૧૯	ખરીફ	ખેસિ.ઉપ	૦-૩૬-૪૨	સાધન નથી/----		
૨૦૧૯-૨૦૨૦	---	---	માહિતી નથી.	---	---	
૨૦૨૦-૨૦૨૧	---	---	માહિતી નથી.	---	---	



AXIS BANK LTD.,
LAW GARDEN, AHMEDABAD.

Jyoti Patel
GUJ/SOS/AUTH/AV/9/2005

भारत 82578
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INDIA

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GUJARAT
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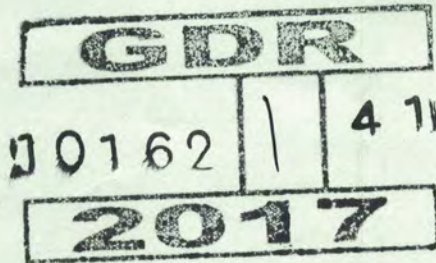
15:10
Rs. 4900000/- PB5388

STAMP DUTY

GUJARAT

Serial No. 82578 Date: 29-06-2017
Name: Aatrey Tulips Infracon LLP.
Place: Navrangpura, Ahmedabad
Amount Rs: 4900000/-

AXIS BANK LTD.
Licence No. Guj/SOS/Auth/AV/9/2005/7002
Sign: *Jyoti Patel*



Ran *Anand* THIS DEED OF CONVEYANCE ON SALE made at Ahmedabad this
30th day of **June** Two Thousand Seventeen BETWEEN
SHIVANGI REALTIES PVT. LTD., (PAN: AAICS2249A), a Company
formed and registered under the law relating to Companies, registered
under No. U45201GJ2004PTC44115, Registered on 11th May, 2004,
Address: S. N. House, Opp. Rock Regency Hotel, Samartheshwar
Mahadev Road, Ellisbridge, Ahmedabad - 380 006, hereinafter called
"THE VENDOR" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to include its successors) of the
One Part AND AATREY TULIPS INFRACON LLP, (PAN:
ABIFA0862B), a Limited Liability Partnership, formed and registered
under the Limited Liability Partnership Act, 2008, under No.
AAJ-1874, Address: 4th Floor, Shopper's Plaza-II, Opp. Telephone
Exchange, C. G. Road, Navrangpura, Ahmedabad - 380 009, hereinafter
called "THE PURCHASER" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to include its
partners as at present and from time to time and its successors and assigns)
of the Other Part. *Ran*

For, Aatrey Tulips Infracon LLP

Anand

Designated Partner

SHIVANGI REALTIES PRIVATE LIMITED

Ran

DIRECTOR



A. WHEREAS

1. The Vendor and one Shri Ishwarbhai Baldevdas Patel ("Ishwarbhai") are seized and possessed of or otherwise well and sufficiently entitled to an immovable property, being land situate at Bhat (sim), Taluka Gandhinagar, in the Registration District and Sub District Gandhinagar, bearing
 - a) Survey No. 16/2/A, admeasuring about 5767 Sq.mts., Survey No. 16/2/B, admeasuring about 2023 Sq.mts., Survey No. 16/4, admeasuring about 5538 Sq.mts., and Survey No. 16/5, admeasuring about 3642 Sq.mts., belonging to the Vendor (Hereinafter referred to as the "Vendor's Land"), and
 - b) Survey No. 16/2/C, admeasuring about 3642 Sq.mts. belonging to Ishwarbhai (Hereinafter referred to as the "Ishwarbhai's Land").

B. AND WHEREAS

1. All the said lands are included in Draft Town Planning Scheme No. 80 (Bhat -- Sughad) and
 - a) Survey No. 16/2/A, Survey No. 16/2/B, Survey No. 16/2/C and Survey No. 16/5 are given Original Plot No. 88, admeasuring about 15074 Sq.mts., and
 - b) Survey No. 16/4/part is given Original Plot No. 89, admeasuring about 5408 Sq.mts.,
 - c) and both these Original Plots are given Final Plot No. 88+89, admeasuring about 10646 Sq.mts. and
 - 1
Final Plot No. 88+89, admeasuring about 2185 Sq.mts.
 - 2
2. As mutually agreed between the Vendor and Ishwarbhai, and recorded in Memorandum of Understanding, dated 27-06-2017

For, Aatrey Tulips Infracon LLP

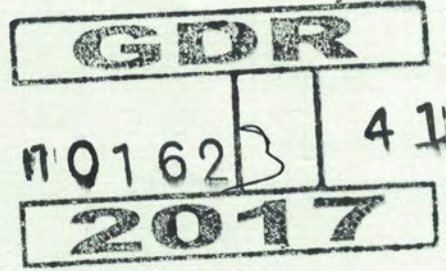
Aatrey Tulips
Designated Partner

2

Ran
SHIVANGI REALTIES PRIVATE LIMITED

Ran
DIRECTOR

Am



made between them,

- a) the Vendor's Land of Survey Nos. 16/2/A, Survey No. 16/2/B, Survey No. 16/4 and Survey No. 16/5 have been agreed to represent and be treated as given Final Plot No. 88+89, admeasuring about 10646 Sq.mts.,

1

more particularly described in the schedule hereunder written (Hereinafter referred to as the "Land") to solely and absolutely belong to Vendor to the exclusion of Ishwarbhai, and

- b) Ishwarbhai's Land of Survey No. 16/B/C has been agreed to represent and be treated as given Final Plot No. 88+89, admeasuring about 2185 Sq.mts.

2

to solely and absolutely belong to Ishwarbhai to the exclusion of Vendor.

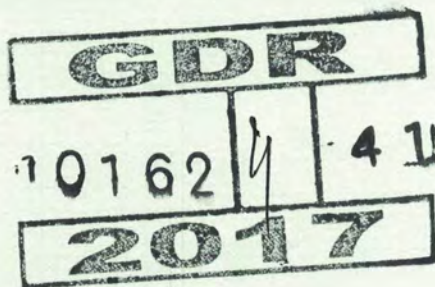
3. All the said lands, being Vendor's Land are Non Agricultural Lands as per permissions granted, as per details below.

- a) By District Development Officer, District Panchayat, Gandhinagar, dated 9th D\October, 2007, bearing No. D. P. / JMN/NASR/Vashi/2380-87/07 for Survey Nos. 16/2/A, 16/2/B and 16/5.

- b) By District Collector, Gandhinagar, dated 26th December, 2012, bearing No. CB/Jamin/NA/SR/67/12/Vashi.26173 to 26185/2012 for Survey No. 16/4.

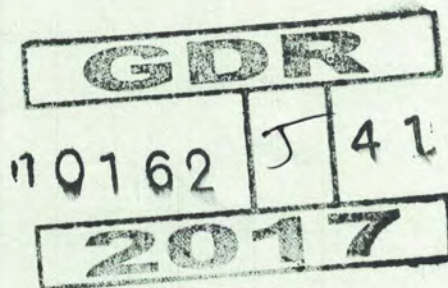
C. AND WHEREAS

1. The Purchaser has desired to purchase and Vendor has agreed to sell to Purchaser the said Land at or for the price or consideration of Rs. 10,00,00,000/- (Rupees ten crores only), with clear and marketable title, with actual, physical, vacant and peaceful possession.



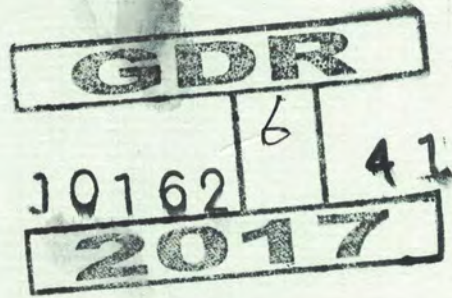
D. AND WHEREAS

1. The Vendor has represented, assured and covenanted with the Purchaser as follows:-
 - a) That the Vendor is entitled to the Land with clear and marketable title, free from all encumbrances, and no other person or persons has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the Land or any part thereof by way of sale, other mortgage, lease, exchange, gift, possession, inheritance, succession, maintenance, leave and license basis, caretaker basis, tenant, right of way, easement right, benami, guarantee, partnership, financier, developer, project consultant, organisor, trust or otherwise.
 - b) The expression "encumbrance" shall mean and include any claim, interest, dispute, notice, demand, order, judgment, gift, mortgage, lien, pledge, charge, non disposal undertaking, notification, government acquisition, hypothecation, security, interest, right of way, claim for marriage and maintenance as HUF member, as HUF member or coparcener, relating to legal necessary and benefit of estate under the law relating to Hindu, any other claim as per any personal law Hindu, Mohmedian or other options, title retention, statutory charges, preferential right, trust, arrangement, right of set-off, counter claim, bankers lien or any privilege or priority of any kind having the effect of creating any right or interest or claim in relation to Land in favour of any person.
 - c) That the Land is not the subject matter of any litigation nor is attached in execution of any decree and that no acquisition proceedings are pending before any authority whatsoever in respect thereof.
 - d) That the Vendor has not created any mortgage, charge, lien or any other encumbrance whatsoever and howsoever,



in respect of the Land or any part thereof, and the same is not subject to any claim, demand, encumbrances, attachment or any process issued by any Court or Authority.

- f) That the Vendor has not entered into any Agreement or Arrangement orally or written in respect of sale or any other transaction in respect of the Land.
- g) That the Vendor has not created any adverse rights or interests in respect of the Land whereby the Vendor is prevented from selling, transferring and conveying the Land in favour of the Purchaser, and that there are no proceedings instituted or pending against the Vendor before any Court or any Authority and the Land is not in Lis-pendens.
- h) That no notice from any public body or authority or any notice under any law has been received or served upon the Vendor or any predecessors-in-title in respect of the Land or part thereof, which would prevent the Vendor from selling, transferring and conveying the Land.
- i) That there is no Injunction or any other Order from any Court, Tribunal, Collector, Revenue Authority, Urban Development Authority, Municipal Corporation or any direct or indirect Taxation Authority for any taxes or dues on account whereof the Vendor is disentitled to or restrained from selling, transferring or conveying the Land or which otherwise adversely affect the title.
- j) That if any litigation, dispute, claims or differences arise that have any adverse impact on the said Land or any part thereof and on title, the Vendor shall at its sole cost settle any such disputes, litigations, claims or differences as expeditiously as practicable.
- k) There is no order of attachment by Income Tax Authorities and/or by any other authorities under the law



for the time being in force or any notice issued or likely to be issued under section 281 or any other provision of the Income Tax Act. There are no direct or indirect tax or other liabilities of Vendor that could have the effect of creating any charge over the Land or any part thereof (statutory or otherwise) in favour of any person or Governmental Authority.

- l) The Land is separate and self-acquired property of Vendor, purchased from its own fund. The same is not attracted by Prohibition of Benami Property Transaction Act, 1988.
- m) That no person, whether male or female, has any right to receive maintenance or a provision for advancement or marriage from the profits or proceeds of the said Land and no charge has been created over the said Land for maintaining any dependent as that expression is defined in the Hindu Adoptions and Maintenance Act, 1956, whether by decree of Court or by agreement or otherwise.
- n) If the said Land is found or held or given effect by Revenue Authority as of inferior tenure like New Tenure or any other, the Vendor shall get the same cleared at its cost and expenses including to pay premium or any other amount imposed by the Government, Revenue or any authority.
- o) That there are no stamp duty proceedings pending as on date in respect of any instruments registered or unregistered relating to any previous / past transaction/s. No proceedings for recovery of any deficient stamp duty have ever been initiated or no notice for the same is ever served upon the Vendor or its predecessors in title, and if any, present or future, the Vendor shall clear the same at his cost and expenses.
- p) The said Land is not adversely affected by the provisions of The Urban Land (Ceiling & Regulations) Act, no portion of the Land was excess vacant land or land acquisible or



acquired under the said Act, nor is adversely affected by the Agricultural Lands Ceiling Act.

- q) The said Land is Non Agricultural Land. The permission granted as aforesaid for Non Agricultural Use is valid and subsisting as on date, and have not been revoked, cancelled, suspended, nor any notice or intimation has been served in respect of any breach or default of any of the terms and conditions thereof.
- r) The said Land 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.
- s) That all rates, charges, taxes, outgoing, assessments, dues, etc., in respect of the Land payable to any Authority has been paid by the Vendor upto the date of execution of these presents.
- t) Neither the Vendor nor any predecessors in title, nor anybody claiming from or under them nor any of them, have or has granted any right of way or easement or license or created any other rights to or in favour of any person or persons, firm or corporation, or in respect of the Land, and that no such right has become effective by prescription or otherwise howsoever, and that the owners or occupiers of adjoining lands or their tenants or the public do not use or have lawful access to any part of the Land, for passing and repassing between any points within the Land.
- u) There is no boundary dispute in respect of the Original Plot and Final Plot land with any public authorities or third parties or any of the adjoining property holders.
- v) There is no claim, dispute, objection or challenge with regard to any of the link transactions / previous transactions / past transactions on account of legal capacity, legal



competency or any other as encumbrance defined above or otherwise.

- w) The Vendor has agreed to sell the Land to the Purchaser with clear and marketable title, free from all encumbrances whatsoever, with actual, physical, vacant and peaceful possession of the Land in accordance with the representations and warranties herein.
- x) The Vendor has agreed to indemnify and keep indemnified the Purchaser against any damage, action, claim, suit, proceedings, costs, charges and expenses in respect of the aforesaid representations and warranties and for any defect or deficiency therein.

D. AND WHEREAS

1. The Purchaser relying upon the aforesaid has requested the Vendor to execute Deed of Conveyance of the Land, more particularly described in the schedule hereunder written in favour of the Purchaser, which the Vendor has agreed, being these presents.

A. NOW THIS INDENTURE WITNESSETH THAT

1. IN CONSIDERATION of the premises and IN FURTHER CONSIDERATION of the sum of Rs. 10,00,00,000/- (Rupees ten crores only) being the full consideration agreed to be paid by the Purchaser to the Vendor (payment and receipt whereof, the Vendor doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser) the Vendor doth hereby sell, grant, convey, transfer, and assure unto the Purchaser the said Land, more particularly described in the schedule hereunder written, together with courts, yards, areas, compounds, ways, sewers, ditches, fences, trees, drainages, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Land or any part thereof belonging or anywise appertaining to or with the same or any part thereof now or at any time heretofore



usually held, used, occupied, and enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and together with all and every rights and claims in respect thereof, and ALSO TOGETHER WITH all deeds, documents, writings, vouchers and other evidences of title relating to the said Land, more particularly described in the Schedule hereunder written, AND ALL THE ESTATE, right, title, interest, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor in, to, out of or upon the said Land or any part thereof TO HAVE AND TO HOLD all and singular the said Land hereby sold, granted, conveyed and assured and intended or expressed so to be with their and every of their rights, members and appurtenances (Hereinafter collectively referred to as the "Said Premises") UNTO AND TO THE USE and benefit of the Purchaser for ever SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Municipal Corporation, State of Gujarat or any other public body in respect thereof.

2. THE VENDOR doth hereby for itself, 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 it made, done, committed, omitted or knowingly or willingly suffered to the contrary, IT, the Vendor now has in itself good right, full power and absolute authority to sell, grant, release, convey and assure the Said Premises hereby sold, granted, released, conveyed and assured or intended so to be unto and to the use of the Purchaser.
3. THE VENDOR doth hereby for itself, its successors and assigns covenant with the Purchaser 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 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 Vendor or by any person or persons lawfully or equitably claiming by, from, under or in trust for it.



4. THE VENDOR doth hereby for itself, its successors and assigns covenant with the Purchaser THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendor 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 Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from, or under or in trust for it.

5. THE VENDOR doth hereby for itself, its successors and assigns covenant with the Purchaser THAT the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely granting and assuring unto and to the use of the Purchaser as shall or may be reasonably required by the Purchaser, its successors or assigns or its counsel in law for assuring the Said Premises and every part thereof hereby sold, granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

B. NOW THIS INDENTURE FURTHER WITNESSETH that the Land sold is Survey No. 16/2/A, admeasuring about 5767 Sq.mts., Survey No. 16/2/B, admeasuring about 2023 Sq.mts., Survey No. 16/4, admeasuring about 5538 Sq.mts., and Survey No. 16/5, admeasuring about 3642 Sq.mts., included in Town Planning Scheme No. 80 (Bhat-Sughad), with corresponding Original Plot Nos. 88, part and 89, part, Final Plot No. 88+89, admeasuring about 10646 Sq.mts.

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For, Aatrey Tulips Infracon LLP

Aatrey

Designated Partner

SHIVANGI REALTIES PRIVATE LIMITED

Shivangi
DIRECTOR



In regard thereto without prejudice to the generality of what has been stated hereinabove, the Vendor and Ishwarbhai have agreed, undertaken and covenanted with the Purchaser as follows:-

- i) The Land has been sold, conveyed and handed over possession to Purchaser as per Survey Numbers, Original Plots and Final Plots under Town Planning Scheme, including any accession (past, present or future). The Vendor has not been left with any share, right, title, claim or interest of any nature whatsoever in, upon, or to the same or any part thereof.
- ii) All rights, interests and benefits as regards allotment of Final Plots past, present or future and any variation or modification in location, area, dimension, boundaries, etc. by Town Planning Authority or upon application or request of Purchaser to concerned authority for said Survey Number lands / Original Plot lands, including by way of allotment of more Final Plot land in the Town Planning Scheme shall belong to the Purchaser only.
- iii) The Purchaser will be entitled to get the entire land of said Survey Numbers, corresponding land of Original Plots and corresponding land of Final Plot under the Town Planning Scheme entered and registered in its name in the revenue records, Town Planning Scheme records and other relevant Government records and the Vendor agree to co-operate the Purchaser.
- iv) In view of acquisition of the Land under the Town Planning Scheme and surrendered or required to be surrendered to the Town Planning Authority, if any, such land or part thereof for any technical or other reason continues in the name of the Vendor in the revenue or any other Government record, the Vendor shall not have any claim, right or interest therein and such land will stand in their name representing the Purchaser as Trustee of Purchaser without the Vendor's any right, claim, interest or possession whatsoever.
- v) If any right, claim, interest, benefit or advantage as regards Land and/or any matter or thing relating thereto shall revert or received or is receivable or recoverable in the name of or by the Vendor, the



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same shall fully, solely and absolutely belong to the Purchaser, and the Purchaser alone will be entitled to the same. The Purchaser shall be entitled to recover / receive the same directly. If the same is received by / in the name of Vendor, the Vendor will be express trustee for the Purchaser.

C. NOW THIS INDENTURE FURTHER WITNESSETH that in consideration of the aforesaid premises and as per covenant for further assurances contained hereinabove, the VENDOR hereby irrevocably authorise, nominate, constitute and appoint the said Purchaser, in its (Vendor) name and on its (Vendor) behalf and in all and every other capacities in which it may have or can be said to have in law, fact or equity share, right or interest in the said Land, to do, execute and perform all acts, deeds, matters and things as the nature and circumstances may require or the Purchaser may deem fit.

- a) For more properly, legally, absolutely vesting the said Land, more particularly described in the schedule hereunder written, in its favour as intended or expressed to be herein.
- b) To perfect, support, defend, upgrade and complete the title.
- c) To execute and register further and other assurance, agreements, supplementary writing, rectification regarding any matter or thing herein, papers and writings.
- d) 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.
- e) To get the said Land entered in the name of the said Purchaser in the revenue records, Town Planning Scheme Records, records of the Municipal Corporation, Urban Development Authority or any other land or property records maintained under the provisions of any law for the time being in force.
- f) To commence, carry on or defend all actions, suits or other proceedings touching the said Land 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, dis-continue or become non suited in any action, suit or proceedings and to declare and affirm all complaints, written statements, affidavits, petitions and other necessary pleadings.

- g) To prepare and get sanctioned plans and/or revised plans from all concerned authority / authorities for putting up construction on the said Land and to sign and execute applications, layout plans, construction plans, declaration, undertaking, etc.
- h) To examine, adjust and settle all accounts and reckonings with any person or persons whomsoever and to receive the balance if any with respect to the said Land.
- i) Generally to do any act, deed, matter or thing with respect to, touching to or concerning the said Land.

All or any of the aforesaid authorities shall be exercised by the Purchaser at its cost and expenses. All and every liabilities, responsibilities and consequences, arising on exercise of any of these powers and authorities shall belong to the Purchaser, except referring to covenant for clear and marketable title of the Vendor and representations and warranties given by Vendor as stated above. It is clarified and agreed between the parties hereto that the said powers and authorities are to support and supplement the sale effected and completed as stated hereinabove, and are not and shall not be construed to have been given for any sale or transfer in favour of any third party whomsoever.

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

IN WITNESS WHEREOF the parties hereto 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 Non Agricultural Land or ground, hereditaments and premises situate at Bhat (sim), Taluka Gandhinagar, in the Registration District and Sub District Gandhinagar, bearing

Survey No. 16/2/A, admeasuring about 5767 Sq.mts.,
Survey No. 16/2/B, admeasuring about 2023 Sq.mts.,
Survey No. 16/4, admeasuring about 5538 Sq.mts., and
Survey No. 16/5, admeasuring about 3642 Sq.mts.,
in all aggregating to 16970 Sq.mts.

Corresponding Final Plot No. 88+89, admeasuring about 10646 Sq.mts.,
1

of Town Planning Scheme No. 80 (Bhat-Sughad), or thereabouts, and
Final Plot land is bounded as follows, that is to say on or towards -

North by : Final Plot Nos. 80/1 + 80/2 + 80/3

South by : Final Plot Nos. 84, 90, 88+89/2

East by : Final Plot No. 79/1

West by : Ahmedabad – Gandhinagar Road

AND delineated with red colour boundary line on the plan annexed herewith.

Note:

Total land as per Survey Numbers is 16970 Sq.mts. Final Plot land is 10646 Sq.mts. Remaining land of 6324 Sq.mts. is going in Town Planning Scheme.

For, Aatrey Tulips Infracon LLP

Aatrey

Designated Partner

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SHIVANGI REALTIES PRIVATE LIMITED

Shivangi DIRECTOR

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1016215-411

2017

SIGNED AND DELIVERED)
BY THE WITHIN NAMED:)
SHIVANGI REALTIES PVT. LTD.)
through its Director / Authorised)
Signatory)

SHIVANGI REALTIES PRIVATE LIMITED

[Signature]

DIRECTOR

In the presence of :

1. *[Signature]*
(J.P. Joshi)

2. *[Signature]*



RECEIVED the day and year first)
hereinabove written of and from the)
Purchaser herein the sum of)
Rs. 10,00,00,000/- (Rupees ten)
crores only) as per particulars given)
in Annexure "A" hereto)
being the full consideration - sale)
price as stated above,)
In the presence of :

Rs. 10,00,00,000/-

WE SAY RECEIVED

SHIVANGI REALTIES PRIVATE LIMITED

VENDOR

[Signature]

DIRECTOR

1. *[Signature]*
(J.P. Joshi)

2. *[Signature]*

For, Aatrey Tulips Infracon LLP

[Signature]

Designated Partner

15

SHIVANGI REALTIES PRIVATE LIMITED

[Signature]

DIRECTOR

Annexture "A"

Particulars of Payment of Rs. 10,00,00,000/-

By Aatrey Tulips Infracon LLP to Shivangi Realities Pvt. Ltd.

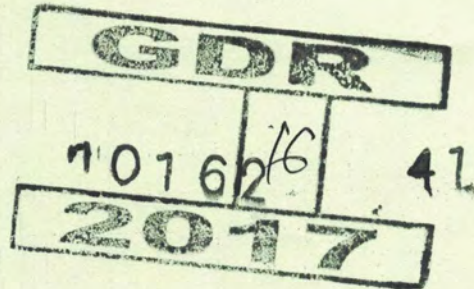
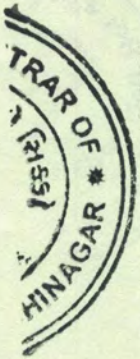
Date	Cheque No.	UTR No.	Amount
17-Jun-2017	007401	UTIBR52017061700356074	99,00,000
17-Jun-2017	007402	UTIBR52017061700356092	99,00,000
20-Jun-2017	007404	UTIBR52017062100350796	99,00,000
22-Jun-2017	007407	Axis Bank, Stadium Bz	99,00,000
23-Jun-2017	007408	- do -	1,48,50,000
24-Jun-2017	007409	- do -	1,48,50,000
25-Jun-2017	007410	- do -	1,48,50,000
26-Jun-2017	007411	- do -	1,48,50,000
	TDS	TDS	10,00,000
		Total	10,00,00,000

SHIVANGI REALTIES PRIVATE LIMITED

DIRECTOR

For, Aatrey Tulips Infracon LLP

Amkar
Designated Partner



For, Aatrey Tulips Infracon LLP

Amkar
Designated Partner

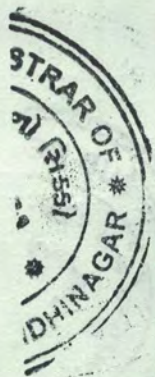
SHIVANGI REALTIES PRIVATE LIMITED

Ran
DIRECTOR

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2017

PHOTOGRAPHS OF PROPERTY AS PER SECTION 21

OF REGISTRATION ACT



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1016218-4U
2018



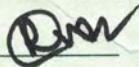
ADMINISTRATOR
GANDHINAGAR



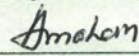
POSTAL ADDRESS OF PROPERTY

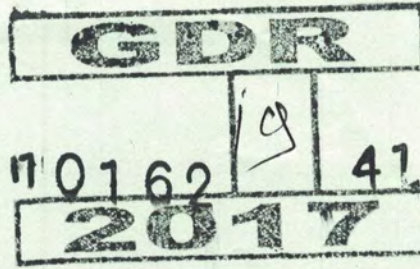
Survey Nos. 16/2/A, 16/2/B, 16/4 and 16/5, Bhat, Taluka Gandhinagar,
District Gandhinagar.

SHIVANGI REALTIES PRIVATE LIMITED


VENDOR DIRECTOR

For, Aatrey Tulips Infracon LLP


PURCHASER
Designated Partner



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

VENDOR AFORESAID

SHIVANGI REALTIES PRIVATE LIMITED

[Signature]

DIRECTOR



SHIVANGI REALTIES PVT. LTD.

Through its Director / Authorised Signatory

PURCHASER AFORESAID

For, Aatrey Tulips Infracon LLP

[Signature]

Designated Partner

AATREY TULIPS INFRACON LLP



ગામ નમુનો નંબર ૭

દા. ૧૦૧૬૨
૨૦૧૭
પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-અ
સત્તા પ્રકાર : જુની શરત (જ.શ)
ખેતરનું નામ :
અન્ય વિગતો : બીનખેતી

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૫૭-૬૭		૧૬૯૫,૧૭૦૩,૧૭૧૮,૧૭૩૭,૧૭૫૩,૧૮૦૫,૨૪૫૦,૨૫૬૪, ૨૭૭૩,૩૨૧૭,૩૨૫૯,૩૬૭,૫૧૭,
કુલ ક્ષેત્રફળ	૦-૫૭-૬૭		
આકાર રૂ.	૦.૦૦	૫૧૨ ૦-૫૭-૬૭ ૦.૦૦	શીવાબી રીયાલીટી પ્રા.લી.તેના(૩૨૫૮)
જુડી તથા વિષેશધારો રૂ.	૫.૧૯		ડાયરેક્ટર તંરલ એસ.શાહ(૩૨૫૮)
પાણીભાગ રૂ.	૦.૦૦		
ગણતરીની વિગતો		બીજા હકો અને બીજાની વિગતો ૧૩૩૨,૧૮૫૬,૨૬૦૪,૨૬૬૫,૩૨૧૭,૫૨૦,૯૬૭, વાણીજ્યના હેતુ માટે બીનખેતી<૩૨૧૭>	

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ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-અ
કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૫૭-૬૭

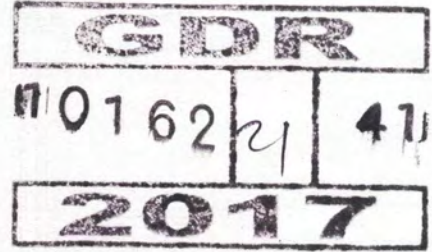
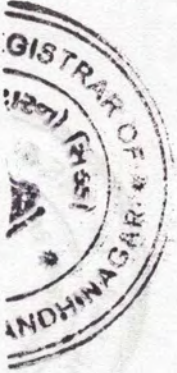
મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :
શીવાળી રીયાલીટી પ્રા.લી.તેના (૫૧૨)

ડાયરેક્ટર તંત્રલ એસ.શાહ (૫૧૨)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૫-૨૦૧૬	ખરીફ	ખેસિ.ઉપ	૦-૫૭-૬૭	સાધન નથી/----		
૨૦૧૬-૨૦૧૭	---	---	માહિતી નથી.	---	---	
૨૦૧૭-૨૦૧૮	---	---	માહિતી નથી.	---	---	



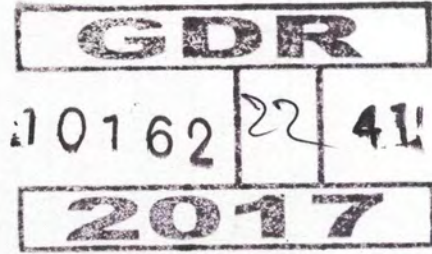
ગામ નમુનો નંબર ૭

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-બ
સત્તા પ્રકાર : જુની શરત (જ.શ)
ખેતરનું નામ :
અન્ય વિગતો : બીનખેતી

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૨૦-૨૩		૧૧૨૬,૧૩૮૪,૧૯૬૬,૧૯૬૭,૨૨૦૪,૩૨૧૭,૩૨૫૯,૩૫૮, ૮૦૨,
કુલ ક્ષેત્રફળ	૦-૨૦-૨૩		
આકાર રૂ.	૦.૦૦	૫૧૨ ૦-૨૦-૨૩ ૦.૦૦	શીવાભી રીયાલીટી પ્રા.લી.તેના(૩૨૫૮)
જુડી તથા વિષેશધારો રૂ	૧.૮૧		ડાયરેક્ટર તંત્રલ એસ.શાહ(૩૨૫૮)
પ્રાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો		બીજા હકો અને બીજાની વિગતો ૩૨૧૭,૫૨૦,૯૬૭, ----- ટુકડો<૦> ખે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭> વાણીજ્યના હેતુ માટે બીનખેતી<૩૨૧૭>	



#-નામંજુર &-તકરારી *-૨૬

11/10/2010 04:58 pm ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 27/02/2017 16:32:16

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી ઘાટલોડીયા

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૨-બ
કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૨૦-૨૩

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

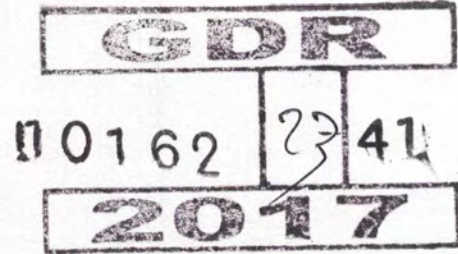
હાલના ખાતેદારોના નામ (ખાતા નંબર) :

શીવાંગી રીયાલીટી પ્રા.લી.તેના (૫૧૨)

ડાયરેક્ટર તંત્રલ એસ.શાહ (૫૧૨)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૫-૨૦૧૬	ખરીફ	ખેસિ.ઉપ	૦-૨૦-૨૩	સાધન નથી/----		
૨૦૧૬-૨૦૧૭	---	---	માહિતી નથી.	---	---	
૨૦૧૭-૨૦૧૮	---	---	માહિતી નથી.	---	---	



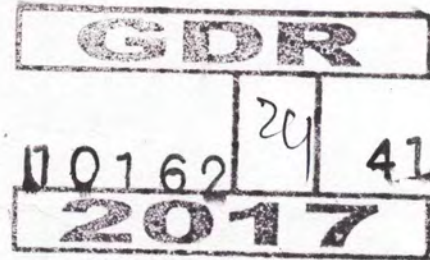
ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૪
સત્તા પ્રકાર : બીન ખેતી
ખેતરનું નામ :
અન્ય વિગતો :

પાનું : 1 of 1

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૫૫-૩૮		૪૭૫,૧૦૩૩,૧૧૩૬,૧૨૮૬,૧૫૩૮,૧૫૮૦,૧૬૬૫,૩૩૩૩, ૩૮૮૨,૩૮૮૮,૩૯૪૯,૩૯૮૨,૪૦૪૧,૪૦૬૦,૪૦૬૭,૪૩૩૧,
કુલ ક્ષેત્રફળ	૦-૫૫-૩૮		
આકાર રૂ.	૪.૯૫	૫૯૮ ૦-૫૫-૩૮ ૪.૯૫	શીવાંગી રીયલ્ટીઝ પ્રા.લી.ના ડાયરેક્ટર તરલ એસ શાહ(૪:
જુડી તથા વિષેશધારો રૂ	૦.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો		બીજા હકો અને બીજાની વિગતો	
૫૨૦<૦>		૫૨૦,૯૬૭,૧૦૩૩,૧૧૮૮,૧૨૮૯,૧૨૯૦,૧૩૩૨,૧૩૭૨,	
૯૮૦<૦>		૧૪૬૯,૨૭૧૯,	
૧૦૩૩<૦>			
૧૨૮૯<૦>			
		વેચાણ મંજુરી<૦>	
		ખે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭>	
		ભાટ સે.સહ.મં.નું તારણ,રૂ.<૧૧૮૮>	
		ટુકડો<૧૩૭૨>	
		કેસ નં.૨૮/૧૦ રીવ્યુ<૩૮૮૮>	
		કેસની તપાસ બંધ <૩૯૪૯>	
		<૩૯૮૨>	
		રહેણાંકના હેતુ માટે શરતફેર કરવા મંજુરી મળેલ છે. <૪૦૪૧>	
		રહેણાંકના હેતુ માટે બીનખેતી<૪૦૬૦>	



#-નામંજુર &-તકરારી *-૨૯

02/01/2015 01:06 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 27/02/2017 16:32:35

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી ઘાટલોડીયા

ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૪

કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૫૫-૩૮

મોજે : ભાટ

તાલુકો : ગાંધીનગર

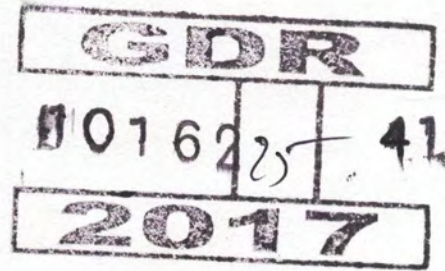
જિલ્લો : ગાંધીનગર

હાલના ખાતેદારોના નામ (ખાતા નંબર) :

શીવાંગી રીયલ્ટીઝ પ્રા.લી.ના ડાયરેક્ટર તરલ ચેસ શાહ (૫૯૮)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૫-૨૦૧૬	ખરીફ	ખેસિ.ઉપ	૦-૫૫-૩૮	સાધન નથી/----		
૨૦૧૬-૨૦૧૭	---	---	માહિતી નથી.	---	---	
૨૦૧૭-૨૦૧૮	---	---	માહિતી નથી.	---	---	



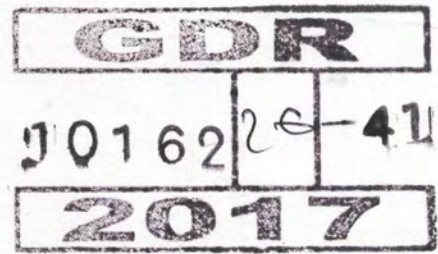
ગામ નમુનો નંબર ૭

બ્લોક/સરવે નંબર : ૧૬/૫
સત્તા પ્રકાર : જુની શરત (જુ.શ)
ખેતરનું નામ :
અન્ય વિગતો : બીનખેતી

પાનું : 1 of 1

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૩૬-૪૨		૧૬૦૨,૨૫૭૮,૨૬૬૪,૩૨૧૭,૩૨૫૯,૩૫૫,
કુલ ક્ષેત્રફળ	૦-૩૬-૪૨	૫૧૨ ૦-૩૬-૪૨ ૦.૦૦	શીવાબી રીયાલીટી પ્રા.લી.તેના(૩૨૫૮)
આકાર રૂ.	૦.૦૦		ડાયરેક્ટર તંત્રલ એસ.શાહ(૩૨૫૮)
જુડી તથા વિષેશધારો રૂ.	૩.૨૫		
પ્રાણીભાગ રૂ.	૦.૦૦		
ગણતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો ૯૬૭, ૧૧૮૮,૧૩૩૨,૧૭૦૮,૨૫૭૮,૨૬૬૪,૨૬૭૦,૩૨૧૭,૫૨૦, ટુકડો<૫૨૦> પ્રે.શી.ની પરવાનગીની મનાઇ છે.<૯૬૭> ભાટ સે.સહ.મં.નું તારણ,રૂ.<૧૧૮૮> કેનેરા બેંક અમદાવાદ ના રૂ.૧,૧૦,૦૦૦/-<૧૭૦૮> વાણીજ્યના હેતુ માટે બીનખેતી<૩૨૧૭>	



#-નામંજુર ૬-તકરારી *-૨૬

11/10/2010 04:58 pm ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. ૬/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રીંટ તા. 27/02/2017 16:32:48

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી ધાટલોડીયા



ગામ નમુનો નંબર ૧૨

પાનું : 1 of 1

બ્લોક/સરવે નંબર : ૧૬/૫
કુલ ક્ષેત્રફળ (હે. આરે. ચોમી.) : ૦-૩૬-૪૨

મોજે : ભાટ
તાલુકો : ગાંધીનગર
જિલ્લો : ગાંધીનગર

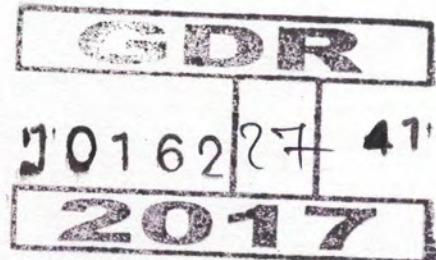
હાલના ખાતેદારોના નામ (ખાતા નંબર) :

શીવાબી રીયાલીટી પ્રા.લી.તેના (૫૧૨)

ડાયરેક્ટર તંત્રલ એસ.શાહ (૫૧૨)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે. ચોમી.	સિંચાઈનો સ્ત્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૫-૨૦૧૬	ખરીફ	ખેસિ.ઉપ	૦-૩૬-૪૨	સાધન નથી/----		
૨૦૧૬-૨૦૧૭	---	---	માહિતી નથી.	---	---	
૨૦૧૭-૨૦૧૮	---	---	માહિતી નથી.	---	---	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVANGI REALTIES PVT LTD

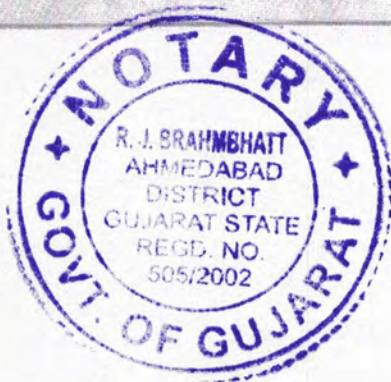


11/05/2004

Permanent Account Number

AAICS2249A

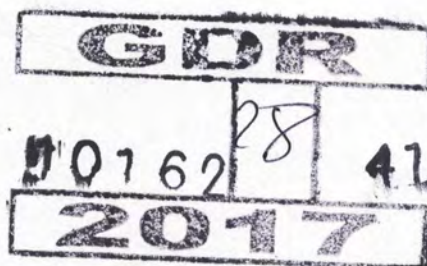
Signature



TRUE COPY

R. J. BRAHMBHATT
NOTARY
GOVT. OF GUJARAT

SHIVANGI REALTIES PRIVATE LIMITED
DIRECTOR



GDR
1016229 41
2017



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

RAJESHKUMAR FULCHANDBHAI VORA

FULCHANDBHAI LAXMICHAND VORA

18/11/1968

Permanent Account Number

AEDPV483CF

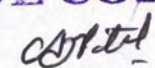

Signature



SHIVANGI REALTIES PRIVATE LIMITED
 DIRECTOR



TRUE COPY


ARUNABEN D. PATEL
NOTARY
GOVT. OF INDIA



Shivangi Realities Pvt. Ltd.

S.N. House-II, Opp. Rock Regency Hotel, Samartheswar Mahadev Road,
Off. C.G. Road, Ahmedabad-380006.
Phone : 2646 4095 / 96

**EXTRACT OF THE MINUTES OF THE RESOLUTION PASSED IN THE MEETING OF THE
BOARD OF DIRECTORS OF THE SHIVANGI REALITIES PVT LTD HELD ON 28TH JUNE, 2017
AT THE REGISTERED OFFICE OF THE COMPANY.**

The Chairman informed the Board that it is desirable and in the best interests of this Company to sale out certain property located at T.P.S.No.80(Bhat-Sughad), F.P.No.88+89/1, 88+89/2, Revenue Survey Nos.16/2/4, 16/2/4, 16/4, 16/5, Near Kalrav Party Plot, Opp. Mother Dairy, Near Indira Bridge, Moje : Bhat, Ta : Gandhinagar, Dist : Gandhinagar (the "Property").

NOW, THEREFORE, BE IT RESOLVED, that this Company will sell out the said Property for a price of approximately Rs.10,00,00,000/- (Ten Crores Only).

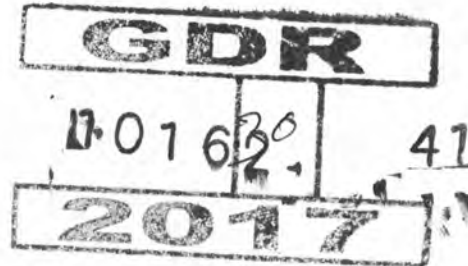
RESOLVED FURTHER, that the **SHRI. RAJESHKUMAR FULCHANDBHAI VORA**, a Director of this company is hereby authorized, directed and empowered to execute, for and on behalf of this Company and in its name, any and all documents required in connection with the sale of the said Property.

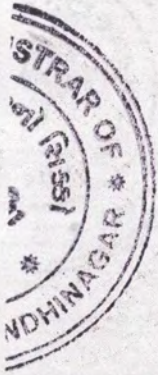
RESOLVED FURTHER THAT **SHRI. RAJESHKUMAR FULCHANDBHAI VORA** be and is hereby instructed to deliver to the concerned persons or authority a copy of the resolution signed by the all partners.

CERTIFIED TRUE COPY

SHIVANGI REALITIES PRIVATE LIMITED

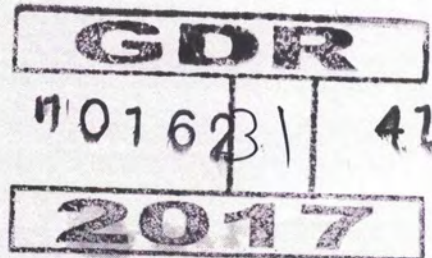
 **DIRECTOR**





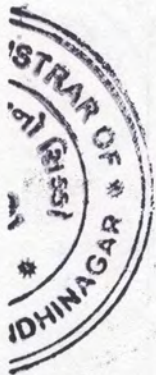
For, Aatrey Tulips Infracon LLP

Amish
Designated Partner



TRUE COPY

Tarang R. Dave
TARANG R. DAVE
NOTARY
GOVT. OF INDIA



GDR
10162 32 41
2017

GUJARAT STATE DRIVING LICENCE

DL No. GJ01 19690648119 DOI: 01/06/1969
CDOL 12/01/2015

VALID THROUGHOUT INDIA

COV LMV MCWG VALID FROM 29/06/1969 VALID TILL 11/01/2020(NT)

Form-7

NAME MOHANBHAI B AGRAWAL
S/o BHAGAVTPRASAD
D.O.B 03/07/1964 B.G.
ADDRESS 14/A ANAND PARK SOC NR DEVENDRA BUS STOP, NARANPURA AHMEDABAD 380013

Holder's Sign. [Signature]

Issued Authority [Signature]

For, Aatrey Tulips Infracon LLP

Amala

Designated Partner



TRUE COPY

Tarang R. Dave
TARANG R. DAVE
NOTARY
GOVT. OF INDIA

AATREY TULIPS INFRACON LLP

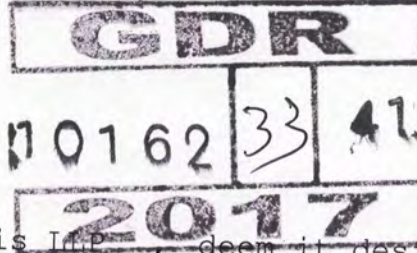
LLP Identification Number : AAJ-1874

Site Address : Near Kalrav Party Plot, Opp. Mother Dairy, Near Indira Bridge,
Gandhinagar Road, Ahmedabad 382010.

Office Address : 4th Floor, Shopper's Plaza - II, Opp. Telephone Exchange, C. G. Road,
Navrangpura, Ahmedabad 380 009.

Ref No. :

Date :



WHEREAS, all the Partners of this LLP, deem it desirable and in the best interests of this LLP to acquire that certain property located at T.P.S.No.80 (Bhat-Sughad), F.P.No.88+89/1, 88+89/2, Revenue Survey Nos.16/2/4, 16/2/4, 16/4, 16/5, Near Kalrav Party Plot, Opp. Mother Dairy, Near Indira Bridge, Moje : Bhat, Ta : Gandhinagar, Dist : Gandhinagar (the "Property").

NOW, THEREFORE, BE IT RESOLVED, that this LLP acquire the said Property for a price of approximately Rs.10,00,00,000/- (Ten Crores Only).

RESOLVED FURTHER, that the Shri Mohanbhai Bhagwatprasad Agrawal, Designated Partner, is hereby authorized, directed and empowered to execute, for and on behalf of this LLP and in its name, any and all documents required in connection with the purchase of the said Property.

RESOLVED FURTHER THAT MR. MOHANBHAI BHAGWATPRASAD AGRAWAL be and is hereby instructed to deliver to the concerned persons or authority a copy of the resolution signed by the all partners.

FOR AND ON BEHALF OF PARTNERS.

PLACE : AHMEDABAD

1.

Mohan

[MOHANBHAI BHAGWATPRASAD AGRAWAL]

DATE : JUNE 28, 2017

AATREY TULIPS INFRACON LLP

LLP Identification Number : AAJ-1874

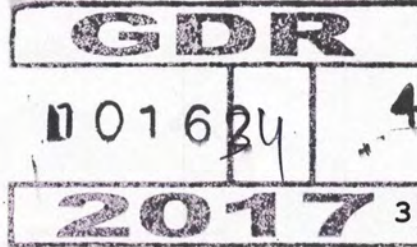
Site Address : Near Kalrav Party Plot, Opp. Mother Dairy, Near Indira Bridge,
Gandhinagar Road, Ahmedabad 382010.

Office Address : 4th Floor, Shopper's Plaza – II, Opp. Telephone Exchange, C. G. Road,
Navrangpura, Ahmedabad 380 009.

Ref No. :

Date :

2. Arunkumar Mehta
[ARUNKUMAR CHHAGANLAL MEHTA]



Anilkumar Dayaldas Miterani
[ANILKUMAR DAYALDAS MITERANI]

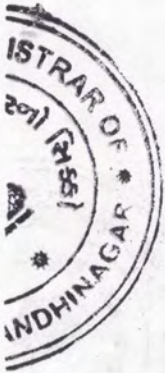
4. Komal
[KOMAL THAKORBHAI DESAI]

5. Rajesh
[RAJESHKUMAR FULCHANDBHAI VORA]

6. Mukund Kumar Vishnu Prasad Raval
[MUKUNDKUMAR VISHNUPRASAD RAVAL]

7. Jatin Chhampaklal Shah
[JATIN CHAMPAKLAL SHAH]

8. Umesh Manharlal Mehta
[UMESH MANHARLAL MEHTA]





(C. U. SHELAT)
NOTARY
GOVT. OF INDIA

TRUE COPY

GUJARAT STATE DRIVING LICENSE

DL No. : GJ18 19950002107 DOI : 03/02/1995

CDOI : 16/02/2015

VALID THROUGHOUT INDIA

COV : VALID FROM : 23/03/2000 VALID TILL : 07/09/2023(MT)

LMV : MCWG : 03/02/1995

Form-7

NAME : JATIN JOSHI

S/o : RAMESHCHANDRA

D.O.B : 08/09/1973 B.G. : O+

ADDRESS : ABHISHEK PLOT

NO-201/1 SECTOR-GGANDHINAGAR 382006

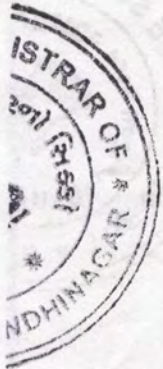
Holder's Sign

Licensing Authority
GGANDHINAGAR

GDR

01623541

2017



GUJARAT STATE DRIVING LICENCE

DUPLICATE

DL No. : GJ01 20090142329 DOI : 06/08/2009
CDOI : 29/06/2015

VALID THROUGHOUT INDIA

Form-7

COV LMV MCWG

VALID FROM 06/08/2009

VALID TILL 06/08/2019(NT)

NAME : BIPINKUMAR N VAGHELA
S/o : NATVARLAL
D.O.B : 07/08/1969 B.G. : B+
ADDRESS : G-2, SHIVAM APPARTMENT, SHRINAGAR SOC,
BHAIKAVNATH RD, MANINAGAR,
AHMEDABAD 380008

Holder's Sign

Licensed Authority
AHMEDABAD

B. Mughy

GDR

701623641

2017

TRUE COPY

Tarang R. Dave

TARANG R. DAVE
NOTARY
GOVT. OF INDIA



GDR

0016234 41

2017

દસ્તાવેજ નંબર ૬૦૧૬૨ તા. ૩૦/૬/૧૭

::પરિશિષ્ટ::

નોંધણી અધિનિયમ-1908 ની કલમ-34 ની પેટા કલમ-3 મુજબનું ચેકલીસ્ટ

અ. નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ. ને પુછવાના પ્રશ્નો		
1.	લેખમાં દર્શાવ્યા મુજબ વિગતો : મોજે ગામ(મહેસુલી ગામનું નામ): <u>મોજે</u> બ્લોક/સર્વે નંબર: <u>૧૬/૨/૨૦૧૧</u> ટી.પી. નંબર: <u>૬૦</u> ફા.પ્લોટ નંબર : <u>૬૮+૬૮/૧</u> સબપ્લોટ નંબર : હિસસા નંબર : _____ સ્કીમ નુ નામ : _____ ટેનામેન્ટ/રો-હાઉસ/મકાન/ફ્લેટ/ફુકાન/ઓફિસ/શેડ નંબર: માળ/ફ્લોર: _____	હા
2.	લેખમાં દર્શાવ્યા મુજબ : <u>૬૦,૬૪૬</u> ચો.મી. (ચો.મી./હે.આ.ચો.મી./એ.ગુ/વીધાવિ.) ખેતી/બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે?	હા
3.	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે? <u>૩,૧૦,૦૦,૦૦૦/-</u>	હા
4.	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો ?	હા
5.	પાવર ઓફ એટર્ની આપનાર દસ્તાવેની તારીખ હયાત છે?	-
6.	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ એ સહી/અંગુઠાનું નિશાન કરેલ છે?	-
7.	પાવર ઓફ એટર્નીના લેખ દસ્તાવેજની તારીખે અમલમાં છે?	-
8.	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :		
1.	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો?	હા
2.	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે.	હા
3.	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ. ની સહી
SHIVANG REALTIES PRIVATE LIMITED

DIRECTOR

ઓળખાણ આપનારની સહી

X [Signature]
X [Signature]

વિભાગ - અર્થ ઉભાપ દસ્તાવેજ

LHP ગામખાતે

જેવન માટે લખવા પ્રસાદ અપાયાન

GDR**10162**

38 41

2017

30/06/17 5:54:50 pm

Version:1.1.2017.4

Serial No. **10162**

Presented of the office of the Sub-Registrar of

S.R.O - GANDHINAGAR Between the hour of16 to 17 on Date **30/06/2017***Ansh*Aatreya Tulips Infracon LLP through its
Designated Partner Mohanbhai B Agrawal

(J.M. THAKKAR)

Sub Registrar

S.R.O - GANDHINAGAR

Receipt No :- **2017048024666**

Received Fees as following

Rs.

Registration

1000000

Side Copy Fee

(50):

500

Other Fees

0

TOTAL :-

1000500

(J.M. THAKKAR)

Sub Registrar

S.R.O - GANDHINAGAR



Executing

1.000

Shivangi Realties Pvt Ltd through
its Director Rajeshkumar
Fulchandbhai Vora
S.N.House-II, Opp.Rock Regance
Hotel, Samartheshwar Mahadev
Road, C.G.Road Ahmedabad
PANNO:AAICS2249A

0

*Ran*Executing Party
admits execution

GDR

10162

39

41

2017

30/06/17 5:26:20 pm Version:1.1.2017.4

1 Jatin R Joshi
201/1 Sector-6/B Gandhinagar



2 Bipinkumar N Vaghela
C-2 Shivam Appt, Maninagar Ahmedabad



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



1. *Joshi*

2. *B. Vaghela*

Date 30 Month June -2017

J.M. THAKKAR
J.M. THAKKAR
Sub Registrar
S.R.O - GANDHINAGAR

Produced Form No.1
for finalise the
Marketvalue.
Date : 30/06/2017

J.M. THAKKAR
J.M. THAKKAR
Sub Registrar
S.R.O - GANDHINAGAR

GDR**10162**

40 41

2017

30/06/17 5:26:20 pm

Version:1.1.2017.4

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

Executant No. ✓

Claimant No. ✓

Conformer No. ✓

Date : 30/06/2017

(J.M.THAKKAR)

Sub Registrar
S.R.O - GANDHINAGAR

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

Date 30/06/2017

(J.M.THAKKAR)

Sub Registrar
S.R.O - GANDHINAGAR

નોંધણી સર નિરક્ષકશ્રી, ગુ.સ., ગાંધીનગરના તા.૨૨/૦૫/૨૦૧૫ ના પરિપત્ર
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧/૧૧/૨૦૧૬
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૮૨ થી ૩૨૭૫૭ મુજબ લખી
આપનાર નં ✓
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

J.M.THAKKAR

"સબ રજીસ્ટ્રાર"

S.R.O - GANDHINAGAR

GDR

10162

41 41

2017

30/06/17 6:22:03 pm

Version:1.1.2017.4

1 Book No. 10162 Registered No.

Date : 30/06/2017

(J.M.THAKKAR)
Sub Registrar
S.R.O - GANDHINAGAR



રજીસ્ટ્રેશન પર્હોચ

પર્હોચ નંબર: ૨૦૧૭૦૪૮૦૩૮૭૩૧

દસ્તાવેજ નંબર: ૧૫૫૫૬

દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૬

માહે: ઓક્ટોબર

સને: ૨૦૧૭

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/ વેચાણ

અવેજ Rs. ૨૦૦૦૦૦૦.૦૦

રજુ કરનારનું નામ AATREY TULIPS INFRACON LLP through its Partner Mohan Bhagvatprasad Agrawal

નીચે પ્રમાણે ફી પર્હોચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....

૨૦૦૦૦૦

નકલ કરવા ની ફી સાર્દડ / કોલીયો.....

૪૫૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડક્ષ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૨૦૦૪૫૦

અંકે રૂપીયા બે લાખ ચારસો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

NAVRANGPURA, AHMEDABAD

આવૃત્તિ,

(J.M. THAKKAR)

સબ રજીસ્ટ્રાર

ગાંધીનગર

For, Aatrey Tulips Infracon LLP

અગર

Aatrey Tulips
Designated Partner
રજુ કરનારની સહી

ને આપશો

IGR-NIC(G)

7519134303353541248

5/10/2017

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TRUE COPY
Ashwin V. Modi
ASHWIN V. MODI
NOTARY
GOVT. OF GUJARAT (INDIA)

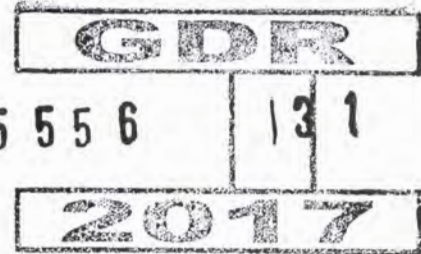
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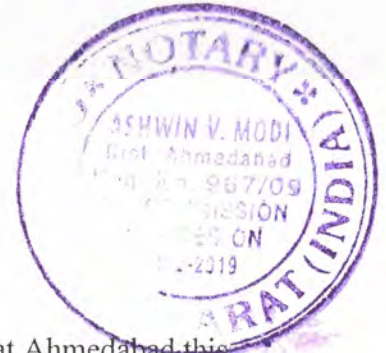
zero nine eight zero zero zero zero 14:54

R.0980000/-PB5900

STAMP DUTY GUJARAT



Serial No 66770 Date: 6/10/2017
Name Aartsey Tulips Infareem LLP
Address narvanyapuri
Ahmedabad
Value Rs. 980,000/-
Licence No. GUJ/SOS/AUTH/AV/149/2007
Amarnath Co. Op. Bank Ltd.
Stadium Road, Ahmedabad - 380014.



THIS DEED OF CONVEYANCE ON SALE made at Ahmedabad this 6 day of 'oct.' Two Thousand Seventeen BETWEEN SHIVANGI REALTIES PVT. LTD., (PAN: AAICS2249A), a Company formed and registered under the law relating to Companies, registered under No. U45201GJ2004PTC44115, Registered on 11th May, 2004, Address: S. N. House, Opp. Rock Regency Hotel, Samartheshwar Mahadev Road, Ellisbridge, Ahmedabad – 380 006, hereinafter called “THE VENDOR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors) of the One Part AND AATREY TULIPS INFRACON LLP, (PAN: ABIFA0862B), a Limited Liability Partnership, formed and registered under the Limited Liability Partnership Act, 2008, under No. AAJ-1874, Address: 4th Floor, Shopper’s Plaza-II, Opp. Telephone Exchange, C. G. Road, Navrangpura, Ahmedabad – 380 009, hereinafter called “THE PURCHASER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time and its successors and assigns) of the Other Part.

For, Aatrey Tulips Infracon LLP

Amela
Designated Partner

1
SHIVANGI REALTIES PRIVATE LIMITED

DIRECTOR



A. WHEREAS

1. The Vendor is seized and possessed of or otherwise well and sufficiently entitled to an immoveable property, being lands situate at Bhat (sim), Taluka Gandhinagar, in the Registration District and Sub District Gandhinagar, bearing Survey No. 16/2/C, admeasuring about 3642 Sq.mts, having corresponding Final Plot No. $\frac{88+89}{2}$, admeasuring about 2185 Sq.mts., of Town Planning Scheme No. 80 (Bhat-Sughad),. (Hereinafter referred to as the "Said Land").

B. AND WHEREAS

1. Tthe said land and other Lands of Survey Nos: 16/2/A, 16/2/B, 16/4 and 16/5 are included in Draft Town Planning Scheme No. 80 (Bhat – Sughad) and
 - a) Survey No, 16/2/A, Survey No. 16/2/B, Survey No. 16/2/C and Survey No. 16/5 are given Original Plot No. 88, admeasuring about 15074 Sq.mts., and
 - b) Survey No. 16/4/part is given Original Plot No. 89, admeasuring about 5408 Sq.mts.,
 - c) and both these Original Plots are given Final Plot No. $\frac{88+89}{1}$, admeasuring about 10646 Sq.mts. and
Final Plot No. $\frac{88+89}{2}$, admeasuring about 2185 Sq.mts.

All the said lands are Non Agricultural Lands as per permissions granted, as per details below.

- a) By District Development Officer, District Panchayat, Gandhinagar, dated 9th D\October, 2007, bearing No. D. P. / JMN/NASR/Vashi/2380-87/07 for Survey Nos. 16/2/A, 16/2/B and 16/5.



- b) By District Collector, Gandhinagar, dated 26th December, 2012, bearing No. CB/Jamin/NA/SR/67/12/Vashi.26173 to 26185/2012 for Survey No. 16/4.
- c) By District Collector, Gandhinagar, dated 31/08/2017, bearing No. CB/Jamin/Tatkal/NA/SR/16/17/Vashi.19482 to 19485/2012, for Survey No. 16/2/C (under sale).

4. One Ishwarbhai Baldevdas Patel, after grant of the said permission for Non Agricultural Use, has sold and conveyed the said Land, more particularly described in the schedule hereunder written to the Vendor herein, by or under a Deed of Conveyance on Sale, dated 04/10/2017, registered under Sr. No. 15319, in the manner as stated therein. Accordingly, the Vendor is sole and absolute owner, possessor and title holder of the said Land.

C. AND WHEREAS

1. The Vendor by or under a Deed of Conveyance on Sale, dated 30th June, 2017, registered under Sr. No. 10162, has sold and conveyed the said land of Final Plot No. $\frac{88+89}{1}$, corresponding land of Survey No. 16/2/A, Survey No. 16/2/B, Survey No. 16/4 and Survey No. 16/5 to the Purchaser herein.
2. The Purchaser has now desired also to purchase and Vendor has agreed to sell to Purchaser the said Land at or for the price or consideration of Rs. 2,00,00,000/- (Rupees two crores only), with clear and marketable title, with actual, physical, vacant and peaceful possession.
3. With the result, upon completion of sale under this Conveyance of the said Land, the Purchaser shall become sole and absolute owner, title holder and possessor of both the said lands of Final Plot No. $\frac{88+89}{1}$ and Final Plot No. $\frac{88+89}{2}$, and the corresponding land of all said five Survey Numbers.



For, Aatrey Tulips Infracon LLP

SHIVAN

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Amala

P



D. AND WHEREAS

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

- a) That the Vendor is entitled to the Land with clear and marketable title, free from all encumbrances, and no other person or persons has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the Land or any part thereof by way of sale, other mortgage, lease, exchange, gift, possession, inheritance, succession, maintenance, leave and license basis, caretaker basis, tenant, right of way, easement right, benami, guarantee, partnership, financier, developer, project consultant, organisor, trust or otherwise.
- b) The expression "encumbrance" shall mean and include any claim, interest, dispute, notice, demand, order, judgment, gift, mortgage, lien, pledge, charge, non disposal undertaking, notification, government acquisition, hypothecation, security, interest, right of way, claim for marriage and maintenance as HUF member, as HUF member or coparcener, relating to legal necessary and benefit of estate under the law relating to Hindu, any other claim as per any personal law Hindu, Mohmedian or other options, title retention, statutory charges, preferential right, trust, arrangement, right of set-off, counter claim, bankers lien or any privilege or priority of any kind having the effect of creating any right or interest or claim in relation to Land in favour of any person.
- c) That the Land is not the subject matter of any litigation nor is attached in execution of any decree and that no acquisition proceedings are pending before any authority whatsoever in respect thereof.
- d) That the Vendor has not created any mortgage, charge, lien or any other encumbrance whatsoever and howsoever,



in respect of the Land or any part thereof, and the same is not subject to any claim, demand, encumbrances, attachment or any process issued by any Court or Authority.

- f) That the Vendor has not entered into any Agreement or Arrangement orally or written in respect of sale or any other transaction in respect of the Land.
- g) That the Vendor has not created any adverse rights or interests in respect of the Land whereby the Vendor is prevented from selling, transferring and conveying the Land in favour of the Purchaser, and that there are no proceedings instituted or pending against the Vendor before any Court or any Authority and the Land is not in Lis-pendens.
- h) That no notice from any public body or authority or any notice under any law has been received or served upon the Vendor or any predecessors-in-title in respect of the Land or part thereof, which would prevent the Vendor from selling, transferring and conveying the Land.
- i) That there is no Injunction or any other Order from any Court, Tribunal, Collector, Revenue Authority, Urban Development Authority, Municipal Corporation or any direct or indirect Taxation Authority for any taxes or dues on account whereof the Vendor is disentitled to or restrained from selling, transferring or conveying the Land or which otherwise adversely affect the title.
- j) That if any litigation, dispute, claims or differences arise that have any adverse impact on the said Land or any part thereof and on title, the Vendor shall at its sole cost settle any such disputes, litigations, claims or differences as expeditiously as practicable.
- k) There is no order of attachment by Income Tax Authorities and/or by any other authorities under the law



For, Aatrey Tulips Infracon LLP

5

Anshu
Designated Partner

SHIVANGI REALTIES PRIVATE LIMITED

DIRECTOR



for the time being in force or any notice issued or likely to be issued under section 281 or any other provision of the Income Tax Act. There are no direct or indirect tax or other liabilities of Vendor that could have the effect of creating any charge over the Land or any part thereof (statutory or otherwise) in favour of any person or Governmental Authority.

- l) The Land is separate and self-acquired property of Vendor, purchased from its own fund. The same is not attracted by Prohibition of Benami Property Transaction Act, 1988.
- m) That no person, whether male or female, has any right to receive maintenance or a provision for advancement or marriage from the profits or proceeds of the said Land and no charge has been created over the said Land for maintaining any dependent as that expression is defined in the Hindu Adoptions and Maintenance Act, 1956, whether by decree of Court or by agreement or otherwise.
- n) If the said Land is found or held or given effect by Revenue Authority as of inferior tenure like New Tenure or any other, the Vendor shall get the same cleared at its cost and expenses including to pay premium or any other amount imposed by the Government, Revenue or any authority.

That there are no stamp duty proceedings pending as on date in respect of any instruments registered or unregistered relating to any previous / past transaction/s. No proceedings for recovery of any deficient stamp duty have ever been initiated or no notice for the same is ever served upon the Vendor or its predecessors in title, and if any, present or future, the Vendor shall clear the same at his cost and expenses.

- n) The said Land is not adversely affected by the provisions of The Urban Land (Ceiling & Regulations) Act, no portion of the Land was excess vacant land or land acquisible or

For. Aatrey Tulips Infracon LLP

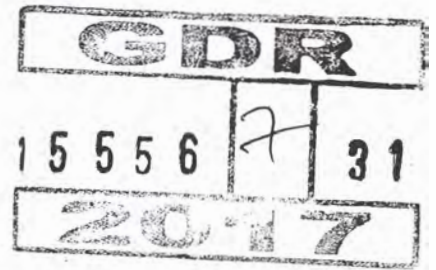
Amul

Partner

SHIVANGI REALTIES PRIVATE LIMITED

P

DIRECTOR



acquired under the said Act, nor is adversely affected by the Agricultural Lands Ceiling Act.

- q) The said Land is Non Agricultural Land. The permission granted as aforesaid for Non Agricultural Use is valid and subsisting as on date, and have not been revoked, cancelled, suspended, nor any notice or intimation has been served in respect of any breach or default of any of the terms and conditions thereof.
- r) The said Land 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.
- s) That all rates, charges, taxes, outgoing, assessments, dues, etc., in respect of the Land payable to any Authority has been paid by the Vendor upto the date of execution of these presents.
- t) Neither the Vendor nor any predecessors in title, nor anybody claiming from or under them nor any of them, have or has granted any right of way or easement or license or created any other rights to or in favour of any person or persons, firm or corporation, or in respect of the Land, and that no such right has become effective by prescription or otherwise howsoever, and that the owners or occupiers of adjoining lands or their tenants or the public do not use or have lawful access to any part of the Land, for passing and repassing between any points within the Land.
- u) There is no boundary dispute in respect of the Original Plot and Final Plot land with any public authorities or third parties or any of the adjoining property holders.
- v) There is no claim, dispute, objection or challenge with regard to any of the link transactions / previous transactions / past transactions on account of legal capacity, legal



competency or any other as encumbrance defined above or otherwise.

- w) The Vendor has agreed to sell the Land to the Purchaser with clear and marketable title, free from all encumbrances whatsoever, with actual, physical, vacant and peaceful possession of the Land in accordance with the representations and warranties herein.
- x) The Vendor has agreed to indemnify and keep indemnified the Purchaser against any damage, action, claim, suit, proceedings, costs, charges and expenses in respect of the aforesaid representations and warranties and for any defect or deficiency therein.

E. AND WHEREAS

1. The Purchaser relying upon the aforesaid has requested the Vendor to execute Deed of Conveyance of the Land, more particularly described in the schedule hereunder written in favour of the Purchaser, which the Vendor has agreed, being these presents.

A. NOW THIS INDENTURE WITNESSETH THAT

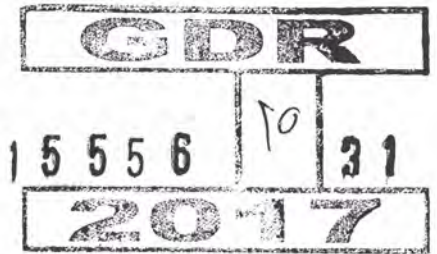
- 1 IN CONSIDERATION of the premises and IN FURTHER CONSIDERATION of the sum of Rs. 2,00,00,000/- (Rupees two crores only) being the full consideration agreed to be paid by the Purchaser to the Vendor (payment and receipt whereof, the Vendor doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser) the Vendor doth hereby sell, grant, convey, transfer, and assure unto the Purchaser the said Land, more particularly described in the schedule hereunder written, together with courts, yards, areas, compounds, ways, sewers, ditches, fences, trees, drainages, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Land or any part thereof belonging or anyway appertaining to or with the same or any part thereof now or at any time heretofore



usually held, used, occupied, and enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and together with all and every rights and claims in respect thereof, and ALSO TOGETHER WITH all deeds, documents, writings, vouchers and other evidences of title relating to the said Land, more particularly described in the Schedule hereunder written, AND ALL THE ESTATE, right, title, interest, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor in, to, out of or upon the said Land or any part thereof TO HAVE AND TO HOLD all and singular the said Land hereby sold, granted, conveyed and assured and intended or expressed so to be with their and every of their rights, members and appurtenances (Hereinafter collectively referred to as the "Said Premises") UNTO AND TO THE USE and benefit of the Purchaser for ever SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Municipal Corporation, State of Gujarat or any other public body in respect thereof.

2. THE VENDOR doth hereby for itself, 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 it made, done, committed, omitted or knowingly or willingly suffered to the contrary, IT, the Vendor now has in itself good right, full power and absolute authority to sell, grant, release, convey and assure the Said Premises hereby sold, granted, released, conveyed and assured or intended so to be unto and to the use of the Purchaser.

THE VENDOR doth hereby for itself, its successors and assigns covenant with the Purchaser 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 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 Vendor or by any person or persons lawfully or equitably claiming by, from, under or in trust for it.

THE VENDOR doth hereby for itself, its successors and assigns covenant with the Purchaser THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendor 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 Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from, or under or in trust for it.

5. THE VENDOR doth hereby for itself, its successors and assigns covenant with the Purchaser THAT the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely granting and assuring unto and to the use of the Purchaser as shall or may be reasonably required by the Purchaser, its successors or assigns or its counsel in law for assuring the Said Premises and every part thereof hereby sold, granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

B. NOW THIS INDENTURE FURTHER WITNESSETH that the Land sold is Survey No. 16/2/C, admeasuring about 3642 Sq.mts., included in Town Planning Scheme No. 80 (Bhat-Sughad), with corresponding Original Plot Nos. 88, part, Final Plot No. $\frac{88+89}{2}$, admeasuring about 2185 Sq.mts. as stated above. In regard thereto without prejudice to the generality of what has been stated hereinabove, the Vendor have agreed, undertaken and covenanted with the Purchaser as follows:-



- i) The Land has been sold, conveyed and handed over possession to Purchaser as per Survey Numbers, Original Plots and Final Plots under Town Planning Scheme, including any accession (past, present or future). The Vendor has not been left with any share, right, title, claim or interest of any nature whatsoever in, upon, or to the same or any part thereof.
- ii) All rights, interests and benefits as regards allotment of Final Plots past, present or future and any variation or modification in location, area, dimension, boundaries, etc. by Town Planning Authority or upon application or request of Purchaser to concerned authority for said Survey Number lands / Original Plot lands, including by way of allotment of more Final Plot land in the Town Planning Scheme shall belong to the Purchaser only.
- iii) The Purchaser will be entitled to get the entire land of said Survey Numbers, corresponding land of Original Plots and corresponding land of Final Plot under the Town Planning Scheme entered and registered in its name in the revenue records, Town Planning Scheme records and other relevant Government records and the Vendor agree to co-operate the Purchaser.
- iv) In view of acquisition of the Land under the Town Planning Scheme and surrendered or required to be surrendered to the Town Planning Authority, if any, such land or part thereof for any technical or other reason continues in the name of the Vendor in the revenue or any other Government record, the Vendor shall not have any claim, right or interest therein and such land will stand in their name representing the Purchaser as Trustee of Purchaser without the Vendor's any right, claim, interest or possession whatsoever.
- v) If any right, claim, interest, benefit or advantage as regards Land and/or any matter or thing relating thereto shall revert or received or is receivable or recoverable in the name of or by the Vendor, the same shall fully, solely and absolutely belong to the Purchaser, and the Purchaser alone will be entitled to the same. The Purchaser shall be entitled to recover / receive the same directly. If the same



is received by / in the name of Vendor, the Vendor will be express trustee for the Purchaser.

C. NOW THIS INDENTURE FURTHER WITNESSETH that in consideration of the aforesaid premises and as per covenant for further assurances contained hereinabove, the VENDOR hereby irrevocably authorise, nominate, constitute and appoint the said Purchaser, in its (Vendor) name and on its (Vendor) behalf and in all and every other capacities in which it may have or can be said to have in law, fact or equity share, right or interest in the said Land, to do, execute and perform all acts, deeds, matters and things as the nature and circumstances may require or the Purchaser may deem fit.

- a) For more properly, legally, absolutely vesting the said Land, more particularly described in the schedule hereunder written, in its favour as intended or expressed to be herein.
- b) To perfect, support, defend, upgrade and complete the title.
- c) To execute and register further and other assurance, agreements, supplementary writing, rectification regarding any matter or thing herein, papers and writings.
- d) 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.
- e) To get the said Land entered in the name of the said Purchaser in the revenue records, Town Planning Scheme Records, records of the Municipal Corporation, Urban Development Authority or any other land or property records maintained under the provisions of any law for the time being in force.
- f) To commence, carry on or defend all actions, suits or other proceedings touching the said Land 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,

For, Aatrey Tulips Infracon LLP

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SHIVANGI REALTIES PRIVATE LIMITED

Designated Partner

DIRECTOR



refer to arbitration, submit to judgment, dis-continue or become non suited in any action, suit or proceedings and to declare and affirm all claims, written statements, affidavits, petitions and other necessary pleadings.

- g) To prepare and get sanctioned plans and/or revised plans from all concerned authority / authorities for putting up construction on the said Land and to sign and execute applications, layout plans, construction plans, declaration, undertaking, etc.
- h) To examine, adjust and settle all accounts and reckonings with any person or persons whomsoever and to receive the balance if any with respect to the said Land.
- i) Generally to do any act, deed, matter or thing with respect to, touching to or concerning the said Land.

All or any of the aforesaid authorities shall be exercised by the Purchaser at its cost and expenses. All and every liabilities, responsibilities and consequences, arising on exercise of any of these powers and authorities shall belong to the Purchaser, except referring to covenant for clear and marketable title of the Vendor and representations and warranties given by Vendor as stated above. It is clarified and agreed between the parties hereto that the said powers and authorities are to support and supplement the sale effected and completed as stated hereinabove, and are not and shall not be construed to have been given for any sale or transfer in favour of any third party whomsoever.

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

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

For, Aatrey Tulips Infracon LLP

Aatrey

Partner

SHIVANGI REALTIES PRIVATE LIMITED

[Signature]

DIRECTOR



:-THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece or parcel of Non Agricultural Land or ground, hereditaments and premises situate at Bhat (sim), Taluka Gandhinagar, in the Registration District and Sub District Gandhinagar, bearing Survey No. 16/2/C, admeasuring about 3642 Sq.mts., corresponding Final Plot No. $\frac{88+89}{2}$, admeasuring about 2185 Sq.mts., of Town Planning Scheme No. 80 (Bhat-Sughad), or thereabouts, and Final Plot land is bounded as follows, that is to say on or towards -

North by : Final Plot No. $\frac{88+89}{1}$
South by : Final Plot No. 91/1/2
East by : Partly by Road and
Partly by Final Plot No. 79/1
West by : Partly by Final Plot No. $\frac{88+89}{1}$
Partly by Final Plot No. 90

AND delineated with red colour boundary line on the plan annexed herewith.

Note:

Total land as per Survey Number is 3642 Sq.mts. Final Plot land is 2185 Sq.mts. Remaining land of 1457 Sq.mts. is going in Town Planning Scheme.

SIGNED AND DELIVERED)
BY THE WITHINNAMED:)
SHIVANGI REALTIES PVT. LTD.)
through its Director Rajeshkumar)
Fulchandbhai Vora)

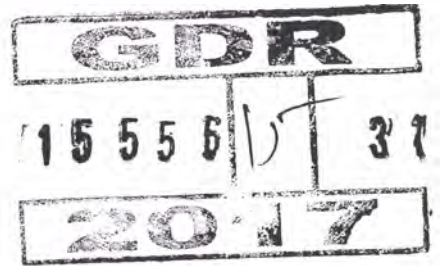
SHIVANGI REALTIES PRIVATE LIMITED

Rajesh

DIRECTOR

Aatrey

P



In the presence of :

(1) *[Signature]* (Jatna-R-Joshi)

(2) *[Signature]*



RECEIVED the day and year first)
hereinabove written of and from the)
Purchaser herein the sum of)
Rs. 2,00,00,000/- (Rupees two crores)
only) as per RTGS/SK/UTIBR)
52017100400350569/1336/Shivangi)
Real, dated 4th October, 2017 from)
Axis Bank,)
being the full consideration – sale)
price as stated above,)
In the presence of :) WE SAY RECEIVED



[Signature] (Jatna-R-Joshi)

(2) *[Signature]*

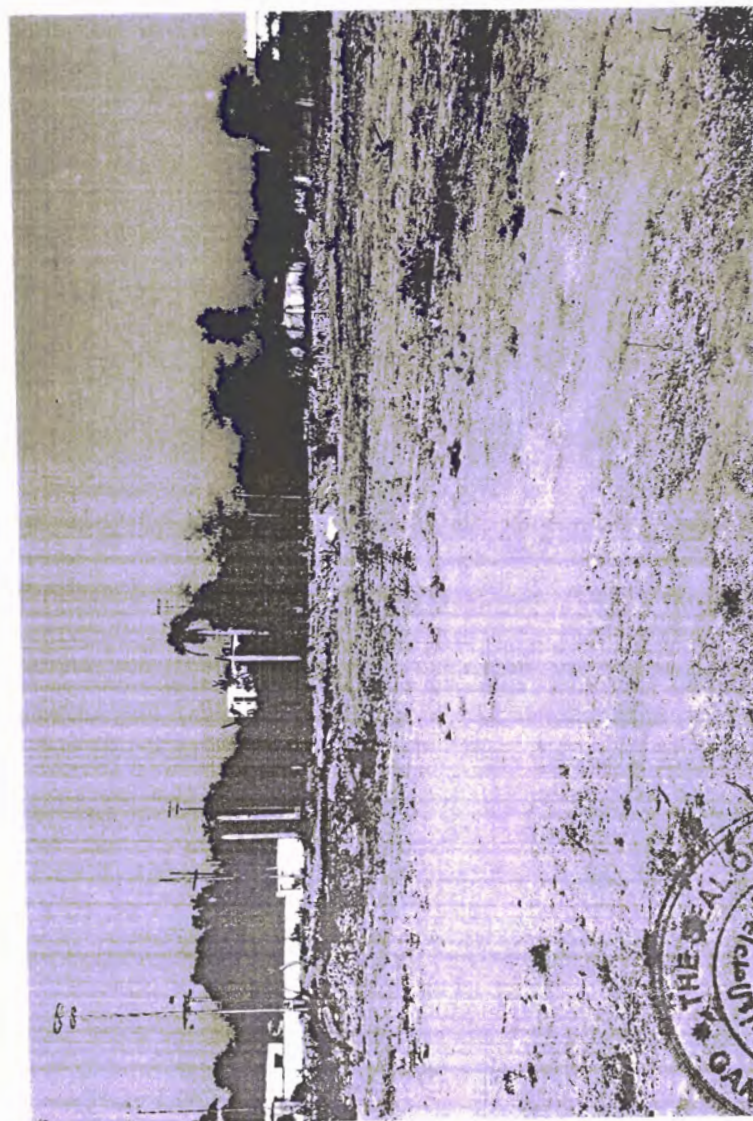
SHIVANGI REALTIES PRIVATE LIMITED

[Signature]

VENDOR



PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT





POSTAL ADDRESS OF PROPERTY

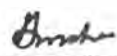
Final Plot No: 88+89/2, Bhat, Taluka Gandhinagar, District Gandhinagar.

SHIVANGI REALTIES PRIVATE LIMITED

For, Aatrey Tulips Infracon LLP


VENDOR

DIRECTOR


PURCHASER Designated Partner

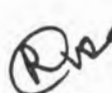




SCHEDULE AS PER SECTION 32 (A) OF REGISTRATION ACT.

VENDOR AFORESAID

SHIVANGI REALTIES PRIVATE LIMITED

 DIRECTOR



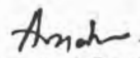
SHIVANGI REALTIES PVT. LTD.

Through its Director Rajeshkumar Fulchandbhai

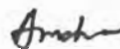


PURCHASER AFORESAID

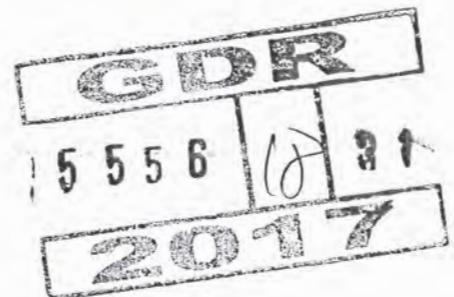
For, Aatrey Tulips Infracon LLP


Designated Partner





AATREY TULIPS INFRACON LLP



15556/18

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVANGI REALTIES PVT LTD



11/05/2004

Permanent Account Number

AAICS2249A

Signature



SHIVANGI REALTIES PRIVATE LIMITED

[Signature]

DIRECTOR



GDR
15556 | 1931
2017



भारत सरकार
भारतीय विधि एवं न्याय विभाग
 Unique Identification Authority of India
 Government of India



E-Aadhaar Letter

ऑनलाइन ई आ ईडी/Enrolment No.: 1308/22048/03836

Vora Rajesh (वोरा राजेश)

S/O: Fulchandbhai, e-35, aishwariya apartment, bopal,

Bopal, Ahmedabad,
 Gujarat - 380058

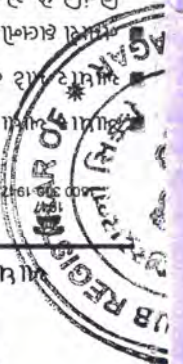
आपकी आधर संख्या/ Your Aadhaar No.:

8515 4234 8835



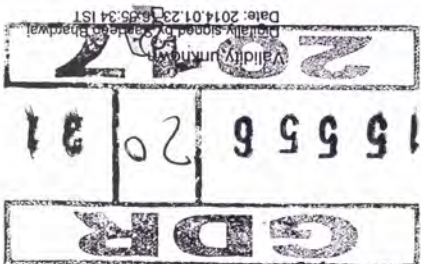
आधर-सामान्य माहिती अधिकार

help@uidai.gov.in
 www.uidai.gov.in



आधर का उपयोग करके आपकी आधर संख्या को जांच सकते हैं।
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 आधर का उपयोग करके आपकी आधर संख्या को जांच सकते हैं।

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- आधर आयोग द्वारा जारी किया गया है।

संख्या



TRUE COPY
 AADHAAR
 GOVT OF INDIA
 AADHAAR Adm ka Adhikar

Address: S/O: Fulchandbhai, e-35, aishwariya apartment, bopal, Ahmedabad, Gujarat - 380058



पुत्र / MALE



Vora Rajesh
 वोरा राजेश
 %म रीडी/ DOB: 18/11/1968

भारतीय विधि एवं न्याय विभाग
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



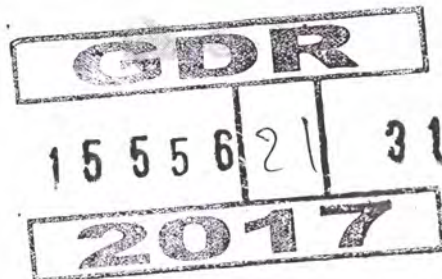
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ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1116/35036/05223

To,
મોહન ભગવતપ્રસાદ અગ્રવાલ
Mohan Bhagwatprasad Agrawal
14-A, anandpark Society
opp devendra Society
naranpura-AEC Road naranpura
Ahmedabad City
Naranpura Vistar Ahmadabad City Ahmedabad
Gujarat 380013
9825013595

Ref 164 / 06C / 151694 / 152378 / P



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તમારો આધાર નંબર / Your Aadhaar No. :

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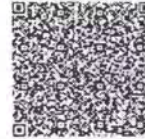
આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



મોહન ભગવતપ્રસાદ અગ્રવાલ
Mohan Bhagwatprasad Agrawal
જન્મ તારીખ / DOB : 03/07/1964
પુરુષ / Male



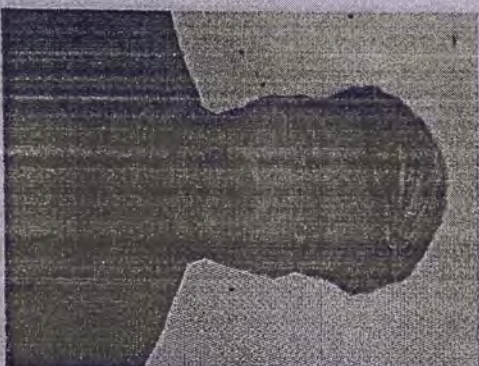
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આધાર - સામાન્ય માણસનો અધિકાર

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Government of India

ગોપાલ જાદવજીભાઈ પંચાલ

Gopal Narabhai Panchal

જામીન નંબર / DOB : 08/02/1970

ਯਤਨ / Male.



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આધાર - સામાન્ય માન્યતાઓ અધિકાર



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સાચી

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ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણી નંબર / Enrollment No.: 1116/35025/17935

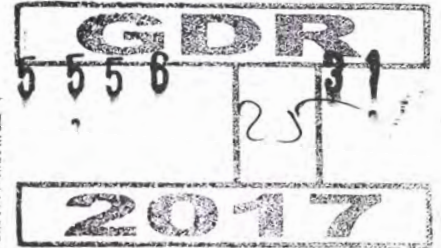


To
જતીન રમેશચંદ્ર જોશી
Jatin Rameshchandra Joshi
abhishek 201/1 sector-6 B
gandhinagar
Gandhinagar
(gandhinagar) Sector 6
Mansa Gandhinagar
Gujarat 382006
9625297978

25/09/2015
292085341



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તમારો આધાર નંબર / Your Aadhaar No. :

6624 7440 7936

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



જતીન રમેશચંદ્ર જોશી
Jatin Rameshchandra Joshi
જન્મ તારીખ / DOB : 08/09/1973
પુરુષ / Male



6624 7440 7936

આધાર - સામાન્ય માણસનો અધિકાર



TRUE COPY

ARUNABEN D. PATEL
NOTARY
GOVT. OF INDIA

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અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - ગાધીનગર

ગામન નામ : ભાટ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર સેક્ટરફળ (જો કંઈ પણ હોય તો) આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ.	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ.	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૧૪૮૦૦૦૦૦=૦૦	Survey No. 16/2-C Adm. 3642 Sq.Mtrs TP No. 80(Bhat-Sughad) with corresponding Original Plot No. 88/Part FP No. 88+89/2 Adm. 2185 Sq.Mtrs Note- The total Land of Survey No. is 3642 Sq.mtrs and FP Plot No. is 2185 Sq.Mtrs Remaining land of 1457 Sq.mtrs as per present position is going in Tp Scheme	ISHWARBHAI BALDEVBHAI PATEL	SHIVANGI REALTIES PRIVATE LIMITED	૦૪/૧૦/૨૦૧૭ ૦૪/૧૦/૨૦૧૭	૧૫૩૧૮	

મુકાબલ કરનાર

ખરી નકલ
સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - ગાધીનગર

જતીન મેત્રી ની તારીખ : ૦૪/૧૦/૨૦૧૭ ના રોજની

અરજી નંબર : ૨૧૬૨૮

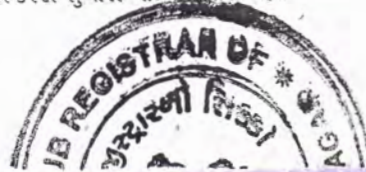
પહોંચ નંબર : ૨૦૧૭૦૪૮૦૩૮૧૭૩

તારીખ : ૦૪/૧૦/૨૦૧૭

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - ગાધીનગર

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.



દસ્તાવેજ નંબર 15556 તા. 10/10/17

:: પરિશિષ્ટ ::

નોંધણી અધિનિયમ-૧૯૦૯ ની કલમ-૩૪ ની પ્રેરક કલમ-૩ મુજબનું ચેકલીસ્ટ

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ (મહેસુલી ગામનું નામ) ગામની (સર્વે નં./પ્લોટ નંબર/ ટી.પી.નં/એક.પી.નં વિગેરે) ની ખેતી/બિનખેતીની મિલકતનો (લેખનો પુકાર) લેખ કરી આપેલ છે ? T-P ૪૦, F-P (૪૪+૧૭/૨) ૪૪+૪૭	હા
૨	લેખમાં દર્શાવ્યા મુજબ ૨૧૬૬ (ઓ.મી./હે.આ.ઓ.મી./ એ.ગુ./વીધા વિ.) ખેતી/ બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ? ૨,૦૦,૦૦,૦૦૦	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
૫	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે ?	
૬	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ એ સહી/અંગુઠાનું નિશાન કરેલ છે ?	
૭	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે ?	
૮	ઓળખાણ આપવા સાથે તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :		
૧	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	
૨	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે ?	
૩	કોઈ વ્યક્તિએ ખોટું નામ પ્રારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

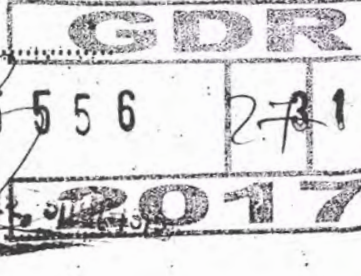
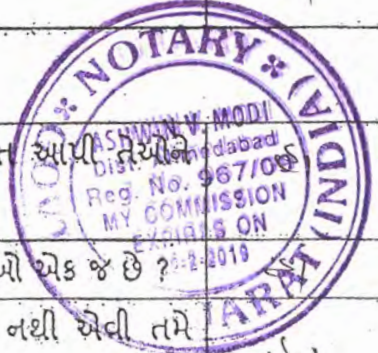
ઓળખાણ આપનારની સહી

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GDR**15556**

2831

2017

10/17 5:09:53 pm

Version:1.1.2017.5

Serial No. **15556**
Presented of the office of the Sub-Registrar of
S.R.O - GANDHINAGAR Between the hour of
15 to 16 on Date **06/10/2017**

Receipt No :- **2017048038731**

Received Fees as following	Rs.
Registration	200000
Side Copy Fee (45):	450
Other Fees	0
TOTAL :-	200450

*Mohan*

AATREY TULIPS INFRACON LLP through its
Partner Mohan Bhagvatprasad Agrawal



(J.M. THAKKAR)

Sub Registrar

S.R.O - GANDHINAGAR

(J.M. THAKKAR)

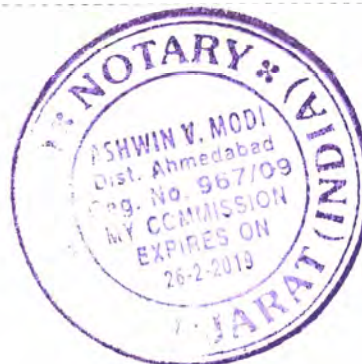
Sub Registrar

S.R.O - GANDHINAGAR

Executing

000

SHIVANGI RELTIES PVT LTD 0
through its Director Rajeshkumar
Fulchandbhai Vora
S.N.HOUSE,OPP.ROCK
REGENCY
HOTEL,SAMARTHESHWAR
MAHADEV
ROAD,ELISBRIDGE,AHMEDABA
D
PANNO:AAICS2249A

*Ran*

Executing Party
admits execution

GDR

15556

29 31

2017

10/17 5:09:53 pm Version:1.1.2017.5

1 Gopal Naranbhai Panchal
B/103,Sundivin-2,Satelite,Ahmedabad



2 Jatin R Joshi
201/1,Sector-6/B,Gandhinagar



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

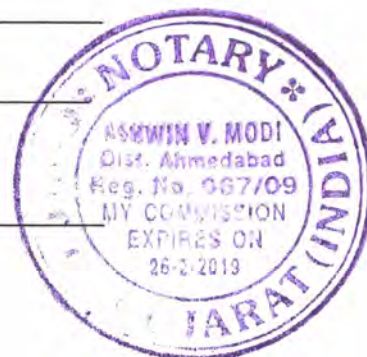
1. [Signature]

2. [Signature]

Date 6 Month October-2017



J.M.THAKKAR
Sub Registrar
S.R.O - GANDHINAGAR



Produced Form No.1
for finalise the
Marketvalue.
Date : 06/10/2017

J.M.THAKKAR
Sub Registrar
S.R.O - GANDHINAGAR

GDR

15556

30/31

2017

10/17 5:09:53 pm

Version:1.1.2017.5

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

Executant No. - 1

Claimant No. - 1

Conformer No. - 1

Date : 06/10/2017

(J.M.THAKKAR)

Sub Registrar
S.R.O - GANDHINAGAR



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

Date 06/10/2017

(J.M.THAKKAR)

Sub Registrar
S.R.O - GANDHINAGAR

નોંધણી સર નિશ્ચક્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૫/૨૦૧૫ ના પરિપત્ર
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧/૧૧/૨૦૧૬
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૮૨ થી ૩૨૭૫૭ મુજબ લખી
આપનાર નં - 1
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

J.M.THAKKAR

"સબ રજીસ્ટ્રાર"

S.R.O - GANDHINAGAR

GDR

15556

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31

2017

/10/17 5:38:58 pm

Version:1.1.2017.5

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Book No.

15556

Registered No.

Date : 06/10/2017



(J.M.THAKKAR)
Sub Registrar
S.R.O - GANDHINAGAR



TRUE COPY

Ashwin V. Modi
ASHWIN V. MODI
NOTARY
GUJARAT (INDIA)

ગામનું નામ : ભાટ

સબ-રજીસ્ટ્રાર કચેરી
એસ.આર.ઓ - ગાંધીનગર

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર ક્ષેત્રફળ (જો કંઈ પણ હોય તો) આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૨૦૦૦૦૦૦૦=૦૦	Survey No. 16/2/C, adm 3642 Sq.mtrs corresponding F.P.No.(88+89)/2, adm 2185 Sq.mtrs T.P.S.No.80 (Bhat-Sughad), N.A.Land. Note-Total land as per Survey Number is 3642 Sq.mtrs Final Plot land is 2185 Sq.mtrs remaining land of 1457 Sq.mtrs going in Town Plannig Scheme.	SHIVANGI RELTIES PVT LTD through its Director Rajeshkumar Fulchandbhai Vora	AATREY TULIPS INFRACON LLP through its Partner Mohan Bhagvatprasad Agrawal	૦૬/૧૦/૨૦૧૭ ૦૬/૧૦/૨૦૧૭	૧૫૫૫૬	



મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - ગાંધીનગર



TRUE COPY

Ashwin V. Modi
ASHWIN V. MODI
NOTARY
GOVT. OF GUJARAT (INDIA)

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ સીલ કે સ્ટેમ્પ ગણાશે નહીં.

હરેશ શાહ ની તારીખ : ૦૬/૧૦/૨૦૧૭ ના રોજની

અરજી નંબર : ૨૧૮૬૧

પહોંચ નંબર : ૨૦૧૭૦૪૮૦૩૮૭૮૮

તારીખ : ૦૬/૧૦/૨૦૧૭

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - ગાંધીનગર