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Deed of Assign.
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SUPERINTENDENT
OF STAMP
GUJARAT STATE
GANDHINAGAR

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INDIA

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SPADH 32359
PB 0018

R. 1878700

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STAMP DUTY GUJARAT

108,79,000/-
108,78,700

Rs. 1878700/- Eighteen Lacs seventy eight
seven thousand seven hundred only

Asstt. Suptd. of Stamp
Gujarat State, Gandhinagar



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Asstt. Suptd. of Stamp
Gujarat State, Gandhinagar

Rs. 1500000/- Forty five Lacs only

SUPERINTENDENT
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GUJARAT STATE
GANDHINAGAR

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STAMP DUTY GUJARAT

Rs. 1500,000/- Forty five
Lacs only

Asstt. Suptd. of Stamp
Gujarat State, Gandhinagar

THIS DEED OF ASSIGNMENT OF LEASE HOLD RIGHTS made at
Ahmedabad this 30th day of October, Two Thousand Seventeen

BETWEEN

ASHIMA LIMITED (PAN: AACCA2750L), a Public Company
registered under the law relating to Companies, bearing Corporate
Identity No. L99999GJ1982PLC005253, having its Registered Office
at: Texcellence Complex, Khokhara – Mehmedabad, Ahmedabad –
380 021, hereinafter referred to as "THE ASSIGNOR" (which
expression shall unless it be repugnant to the context or meaning
thereof be deemed to include its successors) of the FIRST PART

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AND

NORFOLK BUSINESS PRIVATE LIMITED (PAN: AAECN7459H), a Private Company registered under the law relating to Companies, bearing Corporate Identity No. U70100MH2014PTC254394, having its Registered Office at: Shop No. 3, Vora Ashish Building, Pandit Solicitor Road, Rani Sati Marg, Malad (East), Mumbai, Maharashtra – 400 097 and Local Office at: 105, Chinubhai Centre, 1st Floor, Nehru Bridge Corner, Ashram Road, Ahmedabad – 380 009, hereinafter referred to as "THE CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the SECOND PART



AND

SUSHRUT ENTERPRISES PRIVATE LIMITED (PAN: AAACA9722E), a Private Company registered under the law relating to Companies, bearing Corporate Identity No. U70100GJ1986PTC008849, having its Registered Office at: Near Anupam Cinema, Next to Ashima Mills, Shri Khandubhai Desai Marg, Khokhara, Ahmedabad – 380 021, hereinafter referred to as the "ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the THIRD PART.

I. WHEREAS:-

1. The Assignor at all relevant times was solely and absolutely entitled to perpetual – permanent/999 years of lease hold rights in respect of the lands situate at:

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(a) Mithipur (sim), Taluka Maninagar, in the Registration District Ahmedabad and Sub District Ahmedabad – 7 (Odhav), bearing:-

(i) Final Plot No. 24, admeasuring approx. 1908 Sq. Mts., corresponding to City Survey No. 425, admeasuring approx. 1908 Sq. Mts. of Town Planning Scheme No. 7 (Khokhara – Mehmedabad),

(ii) Final Plot No. 29/part, admeasuring approx. 139521.14 Sq. Mts., corresponding to City Survey No. 486/part, admeasuring approx. 138022 Sq. Mts. and amalgamated City Survey No. 487, admeasuring approx. 1499.14 Sq. Mts. of Town Planning Scheme No. 7 (Khokhara – Mehmedabad);

(b) Rakhial (sim), Taluka Maninagar, in the Registration District Ahmedabad and Sub District Ahmedabad – 7 (Odhav), bearing:-

(i) Final Plot No. 62, admeasuring approx. 68190 Sq. Mts., of Town Planning Scheme No. 9 (Rajpur – Hirpur),

(ii) Final Plot No. 63, admeasuring approx. 23371 Sq. Mts., of Town Planning Scheme No. 9 (Rajpur – Hirpur);

acquired by way of transfer or assignment or sublease from the Original Lessees thereof/their successors – in – interest covered by or under Deeds of Lease as per details given in

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ANNEXURE – A hereto (hereinafter collectively referred to as "THE LEASE DEEDS").



2. The Lands of Final Plot Nos. 24 & 29 of Town Planning Scheme No. 7 (Khokhara – Mehmedabad), situate at Mithipur (sim) AND the Lands of Final Plot Nos. 62 & 63 of Town Planning Scheme No. 9 (Rajpur – Hirpur), situate at Rakhial (sim), are amalgamated and sub – divided into different parts by the Ahmedabad Municipal Corporation (AMC). Portions of one of such part are the land parcels admeasuring approx. 2478.75 Sq. Mts. (hereinafter referred to as "LAND – A") AND approx. 4299.40 Sq. Mts. (hereinafter referred to as "LAND – B"), in all admeasuring approx. 6778.15 Sq. Mts., which is Sub Plot No. A/1/part of Final Plot No. (24+29+62+63)/Paiki, (also identified as: Sub Plot No. A/1/2/part of Final Plot No. (24+29+62+63)/Paiki), delineated with red colour boundary line on the Layout Plan annexed herewith as **ANNEXURE – B**.
3. The said Land – A, admeasuring approx. 2478.75 Sq. Mts., forms part of Final Plot No. 29/part, corresponding to City Survey No. 486/part, of Town Planning Scheme No. 7 (Khokhara – Mehmedabad), situate at Mithipur (sim) AND the said Land – B, admeasuring approx. 4299.40 Sq. Mts., comprises of approx. 3323.40 Sq. Mts., of Final Plot No. 62/part and approx. 976 Sq. Mts., of Final Plot No. 63/part, both of Town Planning Scheme No. 9 (Rajpur – Hirpur), situate at Rakhial (sim), ALL OF Taluka Maninagar, in the District of Ahmedabad and Registration Sub – District of Ahmedabad – 7 (Odhav).

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4. The Deputy Collector (N.A.), Ahmedabad, has granted revised Non Agricultural Use Permissions for Residential and Commercial Purposes, to the lands of: (i) Final Plot No. 29/part, vide his Order dated 10th August, 2017, bearing No. N.A./U-2/Section-65-A/Mithipur/Case No. 409/2016 (ii) Final Plot No. 62/part, vide his Order dated 3rd April, 2017, bearing No. N.A./U-2/Section-65-A/Rakhial/Case No. 412/2016 and (iii) Final Plot No. 63/part, vide his Order dated 10th August, 2017, bearing No. N.A./U-2/Section-65-A/Rakhial/Case No. 413/2016.
5. Accordingly, the Assignor herein is seized and possessed of or otherwise well and sufficiently entitled to the immoveable property, being Non Agricultural Lands for Residential and Commercial Purposes, in all admeasuring approx. 6778.15 Sq. Mts., more particularly described in the **SCHEDULE** hereunder written, being lands of:
- (i) Final Plot No. 29/part, corresponding to City Survey No. 486/part, admeasuring approx. 2478.75 Sq. Mts., of Town Planning Scheme No. 7 (Khokhara - Mehmedabad), situate at Mithipur (sim), of Taluka Maninagar, in the District of Ahmedabad and Registration Sub – District of Ahmedabad – 7 (Odhav), which as per Ahmedabad Municipal Corporation records is the Land of Sub Plot No. A/1/part of Final Plot No. (24+29+62+63)/Paiki (also identified as Sub Plot No. A/1/2/part of Final Plot No. (24+29+62+63)/Paiki), more particularly described in **PART – A** of the **SCHEDULE** hereunder written, i.e. said Land – A, AND

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- (ii) Final Plot No. 62/part admeasuring approx. 3323.40 Sq. Mts., and Final Plot No. 63/part, admeasuring approx. 976 Sq. Mts., aggregating to 4299.40 Sq. Mts., of Town Planning Scheme No. 9 (Rajpur – Hirpur), situate at Rakhial (sim), of Taluka Maninagar, in the District of Ahmedabad and Registration Sub – District of Ahmedabad – 7 (Odhav), which as per Ahmedabad Municipal Corporation records is the Land of Sub Plot No. A/1/part of Final Plot No. (24+29+62+63)/Paiki (also identified as Sub Plot No. A/1/2/part of Final Plot No. (24+29+62+63)/Paiki), more particularly described in **PART – B** of the **SCHEDULE** hereunder written, i.e. said Land – B,

Hereinafter Land – A and Land – B, are jointly referred to as the “SAID LAND”.

II. AND WHEREAS:-

1. The Confirming Party, then the Secured Creditor of the Assignor, had a charge over *inter alia* land admeasuring approx. 8173.15 Sq. Mts. (which includes the Said Land i.e. approx. 6778.15 Sq. Mts.). As a part of repayment/settlement of the secured debt of the Confirming Party, the Assignor agreed to sell to the Confirming Party, *inter alia* such land admeasuring approx. 8173.15 Sq. Mts., by way of transfer and assignment of perpetual – permanent/999 years of leasehold rights thereof and the Confirming Party agreed to purchase and acquire the same from the Assignor as per the Agreement dated 21st August, 2017, registered on 24th August, 2017, under Serial No. 7369, read with Supplementary Agreement dated 12th October, 2017, lodged for registration under Serial No. **9436**,

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[Signature]
[Signature]

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executed between the Assignor (therein called the Vendor/ Assignor) and the Confirming Party (therein called the Purchaser/Assignee) (hereinafter referred to as the "SAID AGREEMENT"), at or for the price or consideration of Rs. 26,77,00,000/- (Rupees Twenty Six Crores Seventy Seven Lacs Only) and in the manner and on the terms and conditions mutually agreed between them and recorded therein.



2. From and out of the amount payable by the Assignor to the Confirming Party towards the secured debt, the sum of Rs. 1,34,00,000/- (Rupees One Crore Thirty Four Lacs Only), has been adjusted and treated as paid by the Confirming Party to the Assignor, towards the said consideration AND the sum of Rs. 25,43,00,000/- (Rupees Twenty Five Crores Forty Three Lacs Only) is out – standing to be paid as balance amount of consideration.
3. The Assignor, as provided and agreed in the said Agreement dated 21st August, 2017 and recorded in Article 1.2 of Chapter – B thereof, has agreed to complete sale/transfer of the land admeasuring 8173.15 Sq. Mts., in favour of Confirming Party or its nominee/s, transferee/s or assigns as may be desired by the Confirming Party.

III. AND WHEREAS:-

1. The Assignee desired to acquire the Said Land i.e. land admeasuring approx. 6778.15 Sq. Mts., out of the land admeasuring approx. 8173.15 Sq. Mts. and approached the Confirming Party for the same. The Confirming Party agreed for

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the same and agreed to give its purchase rights of the Said Land under the Said Agreement, (hereinafter referred to as the "PURCHASE RIGHTS"), in the manner that:

- (a) The Confirming Party shall obtain conveyance/assignment of the Said Land from the Assignor in favour of the Assignee, at the consideration of Rs. 22,20,09,000/- (Rupees Twenty Two Crores Twenty Lacs Nine Thousand Only) (hereinafter referred to as the "SAID CONSIDERATION")
- (b) Rs. 1,11,13,000/- (Rupees One Crore Eleven Lacs Thirteen Thousand Only), being the part of the consideration already paid by the Confirming Party to the Assignor, by way of reimbursement by the Assignee, shall be paid to the Confirming Party and shall be given credit by Assignor by treating it as paid by the Assignee (hereinafter referred to as the "PAID CONSIDERATION")
- (c) Out of the balance consideration of Rs. 21,08,96,000/- (Rupees Twenty One Crores Eighty Lacs Ninety Six Thousand Only), the sum of Rs. 5,09,00,000/- (Rupees Five Crores Nine Lacs Only) shall be paid by the Assignee directly to the Assignor at the time of completion of sale/ transaction, i.e. the Confirming Party obtaining Conveyance of the Said Land from the Assignor in favour of the Assignee (hereinafter referred to as the "BALANCE CONSIDERATION PART - 1") AND the remaining amount of Rs.15,99,96,000/- (Rupees Fifteen Crores Ninety Nine Lacs Ninety Six Thousand Only) shall be paid by the



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Assignee directly to the Assignor on or before 31st March, 2019 (hereinafter referred to as the "BALANCE CONSIDERATION PART – 2").



2. The Purchase Rights shall mean and include the purchase right of the Said Land as per rights and obligations of the Assignor and Confirming Party in and under the Said Agreement. Further, the Said Consideration, Paid Consideration and balance consideration referred to herein above are the proportionate amounts pertaining to the Said Land i.e. approx. 6778.15 Sq. Mts., vis – a – vis the entire land admeasuring approx. 8173.15 Sq. Mts.
3. The said Paid Consideration of Rs. 1,11,13,000/- (Rupees One Crore Eleven Lacs Thirteen Thousand Only), has been duly reimbursed by the Assignee to the Confirming Party, by a Cheque, bearing No. 208602, dated 10th October, 2017, drawn on Bank of India, Ellisbridge Branch, Ahmedabad.

IV. AND WHEREAS:-

1. The Confirming Party and the Assignee have requested the Assignor to execute Deed of Conveyance by way of assignment of lease hold rights as agreed under the Said Agreement, in favour of the Assignee AND to give credit to the Assignee of the said Paid Consideration of Rs. 1,11,13,000/- (Rupees One Crore Eleven Lacs Thirteen Thousand Only), already received by the Assignor AND the Assignee shall pay the Balance Consideration Part – 1 of Rs. 5,09,00,000/- (Rupees Five Crores Nine Lacs Only) to the Assignor directly at the time of

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completion of sale/transaction, i.e. the Confirming Party obtaining Conveyance of the Said Land from the Assignor in favour of the Assignee AND Balance Consideration Part – 2 of Rs.15,99,96,000/- (Rupees Fifteen Crores Ninety Nine Lacs Ninety Six Thousand Only) shall be paid by the Assignee directly to the Assignor on or before 31st March, 2019. The Assignor has agreed for the same.

2. The expression "Said Land" and "Sale Transaction" herein, for the purpose of this Deed of Assignment, shall mean and be understood as the perpetual – permanent/999 years of lease hold rights of the Said Land held by the Assignor and transfer and assignment thereof.

V. AND WHEREAS:-

Out of the Said Consideration, a sum of Rs. 6,20,13,000/- (Rupees Six Crores Twenty Lacs Thirteen Thousand Only) has been paid to the Assignor in the manner as under:

Rs. 1,11,13,000/-	Paid by the Confirming Party to the Assignor as per the details given in Part A of ANNEXURE – C hereto, treated as paid by the Assignee to the Assignor towards the Said Consideration AND the same has been reimbursed by the Assignee to the Confirming Party, as per the details given in Recital III (3) above.
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Rs. 5,09,00,000/-	Paid by the Assignee to the Assignor as per the details given in Part B of ANNEXURE – C hereto.
Rs. 6,20,13,000/-	Rupees Six Crores Twenty Lacs Thirteen Thousand Only



VI. AND WHEREAS:-

1. The Assignor has represented, assured, agreed and covenanted with the Assignee as follows:-

- (a) The title of the Assignor to the Said Land, subject to the Agreement Rights of the Confirming Party, is clear, marketable and transferable and free from all encumbrances and free from any claim, charge, interest or encumbrance by way of sale, mortgage, dispute, notices, demands, orders, lien, pledge, charge, non – disposal undertaking, government acquisition, hypothecation, security interest, statutory charges, including without limitation, relating to Income Tax, labour laws, revenue taxes and charges, preferential right, any direct or indirect taxes of any nature whatsoever, trust, arrangement, partnership, guarantee, right of set off, counter – claim, bankers lien, or any privilege or priority of any kind having the effect of creating any adverse rights or interests or claims in relation to the Said Land or any part thereof. All representations and warranties shall be read and understood subject to the Agreement Rights of the Confirming Party.

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- (b) That no legal, quasi – legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations or notifications of any nature are pending against the Assignor in respect of the Said Land or any part thereof.
- (c) That there are no orders or directions passed by any authority or Governmental Authority or any court that prevent the consummation of the transaction contemplated herein.
- (d) That the Said 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.
- (e) 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 Assignor is disentitled to or restrained from selling, transferring or conveying the Said Land.
- (f) That there are no legal or other impediments whereby the Assignor is/can be prevented from selling/assigning the Said Land as intended herein.
- (g) That 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 under Section

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281 or any other provision of the Income Tax Act, there are no direct or indirect tax or other liabilities that could have the effect of creating any charge over the Said Land or any part thereof (statutory or otherwise) in favour of any person or Governmental Authority.



- (h) That the Assignor has not entered into any Agreement or Arrangement orally or written in respect of the Said Land or any part thereof, or any transaction whatsoever.
- (i) That there are no statutory charges, liabilities or encumbrances for any direct or indirect taxes or under the Workman Compensation Act, payment of Gratuity Act, Industrial Dispute Act, law relating to Provident Fund, or under any law relating to workman, labour or industry, or any other whatsoever on the Said Land or any part or parts thereof.
- (j) That there are no secured or un – secured creditors of the Assignor having charge or any liability or any encumbrance, right or interest of any nature whatsoever in, upon or to the Said Land or any part or parts thereof.
- (k) That there are no stamp duty proceedings pending as on date in respect of any instruments relating to 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 Assignor or its predecessors in title. If any in future shall arise, the Assignor will be responsible to pay and clear the same immediately.

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- (l) The said Deeds of Lease as per Annexure – A are valid and subsisting. There is no out – standing breach, violation or default on the part of the Assignor herein of any of the obligations, terms and conditions on the part of the Assignor to be observed and performed therein or any outstanding claim by way of rent or any other to be paid, settled or adjusted. If in future, any claims pertaining to the period prior to the execution of these presents arise, the Assignor will be responsible to attend/pay and clear the same immediately.
 - (m) The Assignor has agreed to indemnify and keep indemnified the Assignee against any loss, damage, action, claim, suit, proceedings, costs, charges and expenses in respect of the aforesaid representations and warranties and for any defect, short – coming or irregularity in what has been stated hereinabove.
4. The Confirming Party has represented, assured, agreed and covenanted with the Assignee as follows:
- (a) That the Confirming Party is absolutely entitled to the Purchase Rights and no other person or persons has or have any right, title or interest of any nature whatsoever in the Purchase Rights.
 - (b) That the Confirming Party has not transferred, assigned or in any way dealt with nor has agreed to transfer, assign or

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deal with the Purchase Rights nor has created any third party rights thereon. The Confirming Party has not entered into any Agreement or Arrangement orally or written in respect of transfer or any other transaction relating to the Purchase Rights, with any other person whomsoever.

- (c) That the Confirming Party has not created any charge, lien or any other encumbrance whatsoever and howsoever, on the Purchase Rights.

A. NOW THIS DEED WITNESSETH THAT:-

1. IN CONSIDERATION of the premises referred to above and IN FURTHER CONSIDERATION of the Said Agreement and IN FURTHER CONSIDERATION of the said sum of Rs. 6,20,13,000/- (Rupees Six Crores Twenty Lacs Thirteen Thousand Only) paid by the Assignee to the Assignor, in the manner as stated in Recital V hereinabove (payment and receipt whereof, the Assignor doth hereby admit and acknowledge as per Annexure – C hereto and of and from the same and every part thereof forever acquit, release and discharge the Assignee), AND IN FURTHER CONSIDERATION OF the said Balance Consideration Part – 2 of Rs.15,99,96,000/- (Rupees Fifteen Crores Ninety Nine Lacs Ninety Six Thousand Only) agreed to be paid by the Assignee to the Assignor on or before 31st March, 2019 THE ASSIGNOR DOTH HEREBY transfers, assigns, grants, conveys and assures AND CONFIRMING PARTY confirms unto the Assignee all that the Said Land, more particularly described in

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the SCHEDULE hereunder written, in the manner transfer and assignment of lease hold right of the Said Land, 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 ALL THE ESTATE, right, title, interest, possession, benefit, claim and demand whatsoever at law and in equity of the Assignor in, to, out of or upon the Said Land or any part thereof.

2. The Assignee TO HAVE AND TO HOLD all and singular the Said Land hereby transferred, assigned, 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 Assignee forever SUBJECT TO the payment by the Assignee of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to Gram Panchayat, Municipal Corporation, State of Gujarat or any other public body in respect thereof and SUBJECT TO the payment of proportionate rent reserved by the said Deeds of Lease, and to the performance and observance of the covenants and stipulations therein contained and on the Lessee's part to be observed and

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performed and henceforth on the part of the Assignee ought to be observed and performed and the said leases are valid and subsisting for the Said Premises hereinbefore expressed to be hereby assigned and is neither void or voidable AND that notwithstanding any such thing as aforesaid all the rents reserved and the covenants by the Assignor and the conditions contained in the said Deeds of Lease have been paid, observed and performed upto the date of these presents.

3. Notwithstanding any act, deed, matter or thing whatsoever by the Assignor 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 Assignor now has in itself good right, full power and absolute authority to transfer, assign, grant, convey and assure the Said Premises hereby transferred, assigned, granted, conveyed and assured or intended so to be unto and to the use of the Assignee.
4. It shall be lawful for the Assignee 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 transferred, assigned, granted, conveyed, and assured with their appurtenances and receive the issues and profits thereof and of every part thereof to and for its own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Assignor or by any person or persons lawfully or equitably claiming by, from, under or in trust for it.

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5. The Assignor having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Premises hereby sold, transferred, assigned, granted, conveyed and assured to the Assignee shall at the request (sufficient prior intimation to be provided to the Assignor) and at cost of the Assignee 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 Assignee as shall or may be reasonably required by the Assignee for assuring the Said Premises and every part thereof hereby transferred, assigned, granted, conveyed, and assured unto and to the use of the Assignee in the manner aforesaid.

B. IT HAS BEEN SPECIFICALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Said Land being acquired by the Assignee by way of transfer and assignment of lease hold rights is being acquired for the purpose of development as may be permissible under the building regulations and applicable provisions of law, subject to and in accordance with other provisions herein below.
2. The Plans of the Said Land and some of the other approvals relating to development thereof shall be got approved/obtained by the Assignor. The development to be carried out by the

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Assignee over the Said Land, shall be in accordance with the Plans so approved/permissions so obtained.



3. The Assignor shall get the plans of the proposed development approved from Ahmedabad Municipal Corporation (AMC) for development and construction on the Said Land for such area of FSI as per the development available for affordable residential housing under the policy declared by the State. The same shall be binding upon the Assignee and the Assignee will be entitled to carry out development and construction accordingly. Further, the Assignee also agrees that the construction of commercial premises in the proposed development on the Said Land shall not exceed 3% of the actual FSI that is used by the Assignee. The price/premium/consideration that may be required to be paid for purchase of FSI shall be borne and paid by the Assignee.
4. If in future right of way or any easement rights to and from the Said Land is required by the Assignor and/or the Assignee and/or their successors or assigns, the parties shall mutually agree upon the terms and conditions regarding the same in writing. Such understanding may also provide for common infrastructure and common facilities and services as may be convenient and beneficial to the entire development on Sub Plot No. A/1/part of Final Plot No. (24+29+62+63)/Paiki (also described as Sub Plot No. A/1/1/part and Sub Plot No. A/1/2 of Final Plot No. (24+29+62+63)/Paiki), admeasuring approx. 65856.40 Sq. Mts., or portion/s thereof.

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C. This Deed has been executed by the Assignor in favour of the Assignee, notwithstanding the fact that the as on date the Balance Consideration Part – 2 is outstanding to be paid by the Assignee to the Assignor. The Assignee has therefore specially agreed, undertaken and covenanted that:

1. The Assignor shall have a charge over the Said Land for the amount of Balance Consideration Part – 2 and interest (if any) thereon.
2. The Balance Consideration Part – 2 has been agreed to be paid on or before 31st March, 2019.
3. In the event the Assignee commits default in payment of the said Balance Consideration Part – 2 on the due date, and remains in default for a period of 30 days from the due date, the Assignee shall be liable to pay interest at the rate of 12% p.a. on such defaulted amount, calculated from the due date till the date of payment thereof. Further, the Assignor, without prejudice to any other rights or remedies available with it, shall be entitled to enforce its charge on the Said Land, at the costs, charges and expenses of the Assignee.

The Assignor has agreed that upon receipt of the Balance Consideration Part – 2, if requested and called upon by the Assignee, the Assignor shall execute and if required register, such document, paper or writing, acknowledging the receipt of the Balance Consideration Part – 2.

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- D. The Assignee hereby records having received from the Assignor, the actual, vacant and peaceful possession of the Said Land at Site.
- E. The Confirming Party has joined these presents, confirming the transfer/assignment of the Said Land to the Assignee herein. The Confirming Party agrees, confirms and declares that it has not been left with any right or interest as purchaser/assignee under the Said Agreement and generally in, upon or to the Said Land.
- F. 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 paid by the Assignee.

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

:-THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece or parcel of Non – Agricultural Land, admeasuring approx. 6778.15 Sq. Mts., being:

PART – A

Final Plot 29/part, corresponding to City Survey No. 486/part, admeasuring approx. 2478.75 Sq. Mts., of Town Planning Scheme No. 7 (Khokhara - Mehmedabad), situate at Mithipur (sim), of Taluka Maninagar, in the District of Ahmedabad and Registration Sub – District of Ahmedabad – 7 (Odhav), which as per Ahmedabad

[Handwritten signatures]

AHD-7 ODH

No 9452 22 56

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Municipal Corporation records is the Land of Sub Plot No. A/1/part of Final Plot No. (24+29+62+63)/Paiki (also identified as Sub Plot No. A/1/2/part of Final Plot No. (24+29+62+63)/Paiki), and is bounded as follows, that is to say on or towards the –



North by : Part land of Sub Plot No. A/1/2 of Final Plot No. (24+29+62+63)/Paiki
South by : Road (i.e. Part land of Sub Plot No. B/2 of Final Plot No. (24+29+62+63)/Paiki)
East by : Part land of Sub Plot No. C of Final Plot No. (24+29+62+63)/ Paiki
West by : Part land of Final Plot Nos. 61/2 & 29/A

AND

PART – B

Final Plot No. 62/part admeasuring approx. 3323.40 Sq. Mts., and Final Plot No. 63/part, admeasuring approx. 976 Sq. Mts., aggregating to 4299.40 Sq. Mts., of Town Planning Scheme No. 9 (Rajpur – Hirpur), situate at Rakhial (sim), of Taluka Maninagar, in the District of Ahmedabad and Registration Sub – District of Ahmedabad – 7 (Odhav), which as per Ahmedabad Municipal Corporation records is the Land of Sub Plot No. A/1/part of Final Plot No. (24+29+62+63)/Paiki (also identified as Sub Plot No. A/1/2/part of Final Plot No. (24+29+62+63)/Paiki), and is bounded as follows, that is to say on or towards the –

[Handwritten signatures]



AKD-7 ODH
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North by : Part land of Sub Plot No. A/1/2 of Final Plot No. (24+29+62+63)/Paiki
South by : Part land of Sub Plot No. C of Final Plot No. (24+29+62+63)/ Paiki
East by : Part land of Sub Plot No. B/1 of Final Plot No. (24+29+62+63)/Paiki
West by : Part land of Sub Plot No. A/1/2 of Final Plot No. (24+29+62+63)/Paiki

AND the Said Land admeasuring approx. 6778.15 Sq. Mts., is delineated with red colour boundary line on the Layout Plan annexed herewith as **ANNEXURE – B**

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
ASSIGNOR: **ASHIMA LIMITED,**)
Through its Authorised Signatory)
SHRI JAYESH KADIA)

For, ASHIMA LIMITED

(Signature)
Director/Authorised Signatory

In the presence of :)

1. *Babubhai G. Patel*)

Babubhai

2. *Shalini S. Shaikh*)

Shalini

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
CONFIRMING PARTY:)

(Signature)

(Signature)

AHD-7 ODH

No 9452 24 56

2017

NORFOLK BUSINESS PRIVATE)
LIMITED,)
Through its Authorised Signatory)
SHRI AMIT PARIKH)

For, Norfolk Business Private Limited
Amit
Director / Authorised Signatory



In the presence of :

1. Babubhai G. Patel)

Babubhai

2. Shalini S. Shaikh)

Shalini

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
ASSIGNEE:)
SUSHRUT ENTERPRISES PRIVATE))
LIMITED)
Through its Authorised Signatory)
SHRI VIJAY SHAH)

For, SUSHRUT ENTERPRISES PVT. LTD.
Vijay
Director / Authorised Signatory

In the presence of :

1. Babubhai G. Patel)

Babubhai

2. Shalini S. Shaikh)

Shalini

Vijay

AHD-7 ODH

No 9452 25 56

2017

ANNEXURE – A

(Details of Deeds of Lease)

Name of Lessor	Name of Lessee	Date of Lease	Regn . No.
Lands of Final Plot Nos. 24 & 29 of Mithipur (sim)			
Inamdar Sundarlal Govindlal	Sheth Ranchhodlal Amratlal-ni Company, through Ranchhodlal Amratlal	30-06-1920	3385
Inamdar Sundarlal Govindlal	Sheth Ranchhodlal Amratlal-ni Company, through Ranchhodlal Amratlal	06-07-1920	3662
Inamdar Ramaniklal Sundarlal	Sheth Girdharlal Amratlal	09-03-1928	2535
Inamdar Ramaniklal Sundarlal	The Bharat Laxmi Cotton Mills Co. Ltd.	14-06-1932	2977
Inamdar Ramaniklal Sundarlal & Chhabilrai Balwantrai Bhatt	The Ahmedabad Jai Bharat Cotton Mills Ltd.	08-10-1937	5343
Inamdar Ramaniklal Sundarlal	The Ahmedabad Jai Bharat Cotton Mills Ltd.	07-06-1940	3117
Lands of Final Plot Nos. 62 & 63 of Rakhial (sim)			
Goswami Shri Ranchhodlalji Madhusudhanlalji Maharajshri	The Ahmedabad New Cotton Mills Co. Ltd.	26-02-1933	1337
The Bharat Laxmi Cotton Mills Company Limited	The Ahmedabad New Cotton Mills Co. Ltd.	28-04-1935	2800
The Bharat Laxmi Cotton Mills Company Limited	The Ahmedabad New Cotton Mills Co. Ltd.	28-04-1935	2802

Note: Originally the lands covered under the Deeds of Lease, both dated 28.04.1935, registered under Sr. Nos. 2800 & 2802, were given on permanent – perpetual lease to The Bharat Laxmi Cotton Mills Company Limited, who in turn gave the same on permanent – perpetual lease to The Ahmedabad New Cotton Mills Company Limited.

[Handwritten signatures]

AHD-7 OD:1

ANNEXURE - B

No 9452 . 26 56

2017



Property Plan



Extending 29 MT. T.P.S. ROAD

24.40 MT. R.D.P. ROAD

AMC F.P. NO.-61/1

Sub Plot no. B (AMC)
FINAL PLOT NO (24+29+62+63)

Sub Plot no. A1/2
FINAL PLOT NO (24+29+62+63)

Sub Plot No. C
FINAL PLOT NO (24+29+62+63)
Textile Mill area

EXI 24.40 MT. T.P.S. ROAD
PROP. 30.50 MT. R.D.P. ROAD

AMC
F.P. NO.-29A

18.00 MT. WIDE AMC PUBLIC ROAD

Sub Plot no. A1/1
FINAL PLOT NO (24+29+62+63)

For, **ASHIMA LIMITED**
[Signature]
Director/Authorised Signatory

For, **Norfolk Business Private Limited**
[Signature]
Director / Authorised Signatory

For, **SUSHRUT ENTERPRISES PVT. LTD,**
[Signature]
Director / Authorised Signatory

KHD-7 ODH

No 9452 | 27 | 56

2017

ANNEXURE – C

(Details of Payment of Rs. 6,20,13,000/- (made to the Assignor)

PART – A

(Details of payments made by the Confirming Party to the Assignor, on instructions of Confirming Party to Assignor, treated as paid by the Assignee to the Assignor and reimbursed by the Assignee to Confirming Party before the execution hereof)



Amount (Rs.)	Particulars
1,10,01,870/-	Appropriated from and out of the amount payable by the Assignor to the Confirming Party towards secured debt AND treated as paid by the Confirming Party to the Assignor.
1,11,130/-	Being the amount of Tax Deducted at Source under the Income Tax Act, deposited/to be deposited by the Confirming Party with the Income Tax Department and necessary Certificate to be provided/to be provided to the Assignor.
1,11,13,000/-	Total – A

PART – B

(Details of payments made by the Assignee to the Assignor)

Amount (Rs.)	Particulars
5,03,91,000/-	Paid vide Cheque bearing No. 208606, dated 11 th October, 2017, drawn on Bank of India, Ellisbridge Branch, Ahmedabad.
5,09,000/-	Being the amount of Tax Deducted at Source under the Income Tax Act, deposited/to be deposited by the Assignee with the Income Tax Department and necessary Certificate provided/to be provided to the Assignor.
5,09,00,000/-	Total B
6,20,13,000/-	Total of A+B, Full Consideration.

Prachi
Amrit

AHD-7 ODH

No 9452 28 56

2017



PHOTOGRAPHS OF PROPERTY AS PER SECTION 24
OF REGISTRATION ACT

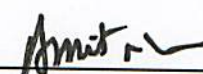


POSTAL ADDRESS OF PROPERTY

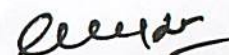
Nr. Anupam Cinema, Shri Khandubhai Desai Road, Khokhara,
Ahmedabad – 380 021.



ASSIGNOR



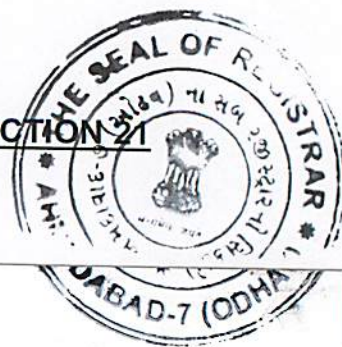
CONFIRMING PARTY



ASSIGNEE



PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT



POSTAL ADDRESS OF PROPERTY

Nr. Anupam Cinema, Shri Khandubhai Desai Road, Khokhara,
Ahmedabad – 380 021.

AHD-7 ODH

No 9452 29 56

2017

ASSIGNOR

CONFIRMING PARTY

ASSIGNEE

AHD-7 ODH

No 9452 | 36 | 56

2017

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

ASSIGNOR AFORESAID

ASHIMA LIMITED

Through its Authorised Signatory



Shri Jayesh Kadia

SHRI JAYESH KADIA

CONFIRMING PARTY AFORESAID

NORFOLK BUSINESS PRIVATE LIMITED

through its Authorised Signatory



Shri Amit Parikh

SHRI AMIT PARIKH

AHD-7 ODH

No 9452 | 31 | 56

2017

ASSIGNEE AFORESAID

SUSHRUT ENTERPRISES PRIVATE LIMITED

through its Authorised Signatory



Shri Vijay Shah

SHRI VIJAY SHAH

*Prakash
Dmitri*

AHD-7 ODH

No 9452

32

56

2017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIMA LIMITED

17/06/1982
Permanent Account Number

AACCA2750L

भारत
सरकार

12092007



AHD-7 ODH

No 9452 33 56

2017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYESH RAMANLAL KADIA

RAMANLAL CHHAGANLAL KADIA

24/08/1972

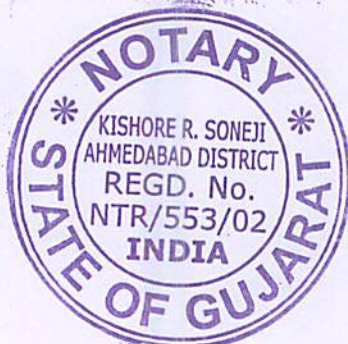
Permanent Account Number

AJYPK4788L

Signature



06/05/2015



AHD-7 ODH

No 9452 34 56

2017



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No. 1308/00016/88701

To
Kadia Jayesh
કડીયા જયેશ
S/O: Ramanlal
208
Padma pol
Vadigam
dariyapur
Ahmedabad City
Ahmedabad G.p, Ahmedabad
Gujarat - 380001

30/09/2013



KL891391481FT

89139148



તમારો આધાર નંબર / Your Aadhaar No. :

2754 2001 5561

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India

કડીયા જયેશ
Kadia Jayesh



જન્મ તારીખ / DOB: 24/08/1972
પુરુષ / Male

2754 2001 5561



આધાર - સામાન્ય માણસનો અધિકાર





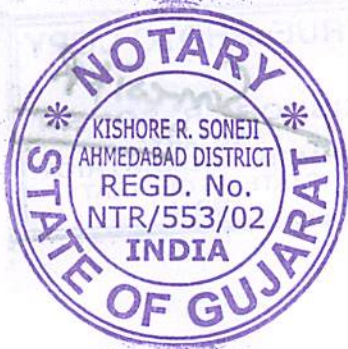
નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: રમણલાલ, 208
પદમા પોલ, વાડિગમ, દરિયાપુર
અમદાવાદ શહેર, અમદાવાદ ગ.પ., અમદાવાદ
ગુજરાત, 380001

Address: S/O: Ramanlal,
208, Padma pol, Vadigam,
dariyapur, Ahmedabad City,
Ahmedabad G.p.,
Ahmedabad, Gujarat,
380001



2754 2001 5561

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

AKD-7 ODH

No 9452 | 36 | 56

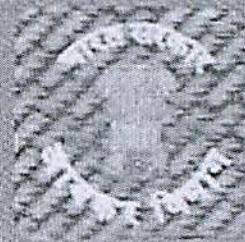
2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NORFOLK BUSINESS PRIVATE
LIMITED



15/03/2014

Permanent Account Number

AAECN7459H



07/03/2014



AHD-7 ODH

No 9452 37 56

2017

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGMPP3349K



नाम /NAME

AMIT NAVNITLAL PARIKH

पिता का नाम /FATHER'S NAME

NAVNITLAL RAMANLAL PARIKH

जन्म तिथि /DATE OF BIRTH

22-06-1957

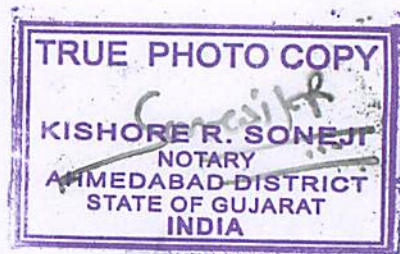
हस्ताक्षर /SIGNATURE

Mitoban

Devendra

आयकर आयुक्त (क.ओ.), अहमदाबाद

Commissioner of Income-tax(Computer Operations)





No 9452

38 56

2017

ભારતીય યુનિકાઇઝેશન અધિકારણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1116/18003/00869



To
અમિત નવનીતલાલ પરીખ
Amit Navnital Parikh
802, ASHIMA TOWER OPP, NEW SANDESH
PRESS
VASTRAPUR Ahmedabad City
Ambawadi Vistar Ahmedabad
Gujarat 380015

2294285



UH022942859IN



તમારો આધાર નંબર / Your Aadhaar No. :

6319 7786 8539

આધાર - સામાન્ય માણસનો અધિકાર

ભારત સરકાર
GOVERNMENT OF INDIA

અમિત નવનીતલાલ પરીખ
Amit Navnital Parikh
જન્મનું વર્ષ / Year of Birth : 1957
પુરુષ / Male

6319 7786 8539

આધાર - સામાન્ય માણસનો અધિકાર



Amit
Amit

AHD-7 ODH
No 9452 39 56
2017



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

2294285



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
૮૦૨, આશિમા ટાવર, ન્યુ સંદેશ
પ્રેસ સામે, વાસ્ત્રાપુર, અમદાવાદ.
ચાબાવાડી વિસ્તાર, ગુજરાત,
૩૮૦૦૧૫

Address:
802, ASHIMA TOWER, OPP.
NEW SANDESH PRESS,
VASTRAPUR, Ahmedabad
City, Ambawadi Vistar,
Ahmadabad, Gujarat,
380015

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 091

AHD-7 ODH

No 9452 40 56

2017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACA9722E

नाम / Name
SUSHRUT ENTERPRISES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
04/08/1986

03/04/2017



AHD-7 ODH

No 9452 | 41 | 56

2017



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
	ABWPS9029C	
नाम / Name SHAH VIJAYKUMAR MAFATLAL		
पिता का नाम / Father's Name MAFATLAL SHAH		
जन्म की तारीख / Date of Birth 12/07/1958	हस्ताक्षर / Signature 	 08062017



AHD-7 ODI

No 9452 | 42 | 56

2017



ભારત સરકાર
GOVERNMENT OF INDIA

શાહ વિજયકુમાર મફતલાલ
Shah Vijaykumar Mafatlal
જન્મ તારીખ/ DOB: 12/07/1958
પુરુષ / MALE
4509 9618 1022

ભારતીય આધાર, ભારતીય ઓળખ



AHD-7 ODH

No 9452 43 56

2017



 **भारतीय विशिष्ट पहचान प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

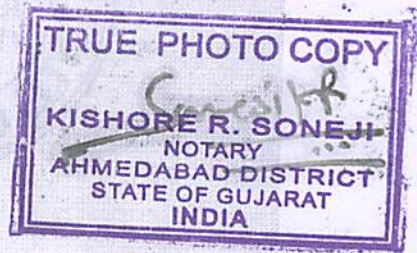
संरनाभुं : **Address:**

सी/३ विधाता अपार्टमेन्ट,
सी/१०९ स्वस्तिक सोसायटी,
सेंट जेवीयेस लेडीस होस्टेल
पासे, नवरंगपुरा, अमदावाड
शहर, अमदावाड.

C/3 Vidhata Appartment, C/109
Swastik Society, Near St Xaviers
Ladies Hostel, Navarangpura,
Ahmedabad City, Ahmedabad,
Gujarat - 380009

4509 9618 1022

 1800 260 1947  uaid@nic.gov.in  www.uaid.gov.in  No. Box No. 1247, Gandhinagar-380 015



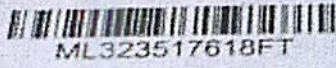


ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીનો ખોળખ / Enrollment No. : 1116/35030/12387

To
પટેલ બાબુલાલ ગણપતલાલ
Patel Babulal Ganpattal
07 Marutanandan Bungalows
K K Nagar Cross Road Ghatlodia
Ahmedabad City
Ghatlodia
Ahmadabad City Ahmedabad
Gujarat 380061
9825082252

132351761
27/03/2014



ML323517618FT



તમારો આધાર નંબર / Your Aadhaar No. :

2753 2721 6839

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ બાબુલાલ ગણપતલાલ
Patel Babulal Ganpattal
જન્મ તારીખ / DOB : 01/01/1966
પુરુષ / Male



2753 2721 6839

આધાર - સામાન્ય માણસનો અધિકાર

AHD-70DH

No 9452 1 44 56

2017



AHD-7 ODH

№ 9452

25 56

2017



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1308/22055/18381

To,
શેખ શાલીનીબેન
Shaikh Shaliniben
D/O: Sulemanbhai
A/7
Akshardham Soc
Nr. Kotarpur Gam Hansol
Ahmedabad City
Sardarnagar Ahmedabad City Ahmedabad
Gujarat 382475
7600926610

Ref: 1050 / 28A / 651292 / 651684 / P



SH832807268FT



તમારો આધાર નંબર / Your Aadhaar No. :

3891 7553 9298

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India

શેખ શાલીનીબેન
Shaikh Shaliniben
જન્મ તારીખ / DOB : 22/06/1977
સ્ત્રી / Female



3891 7553 9298

આધાર - સામાન્ય માણસનો અધિકાર

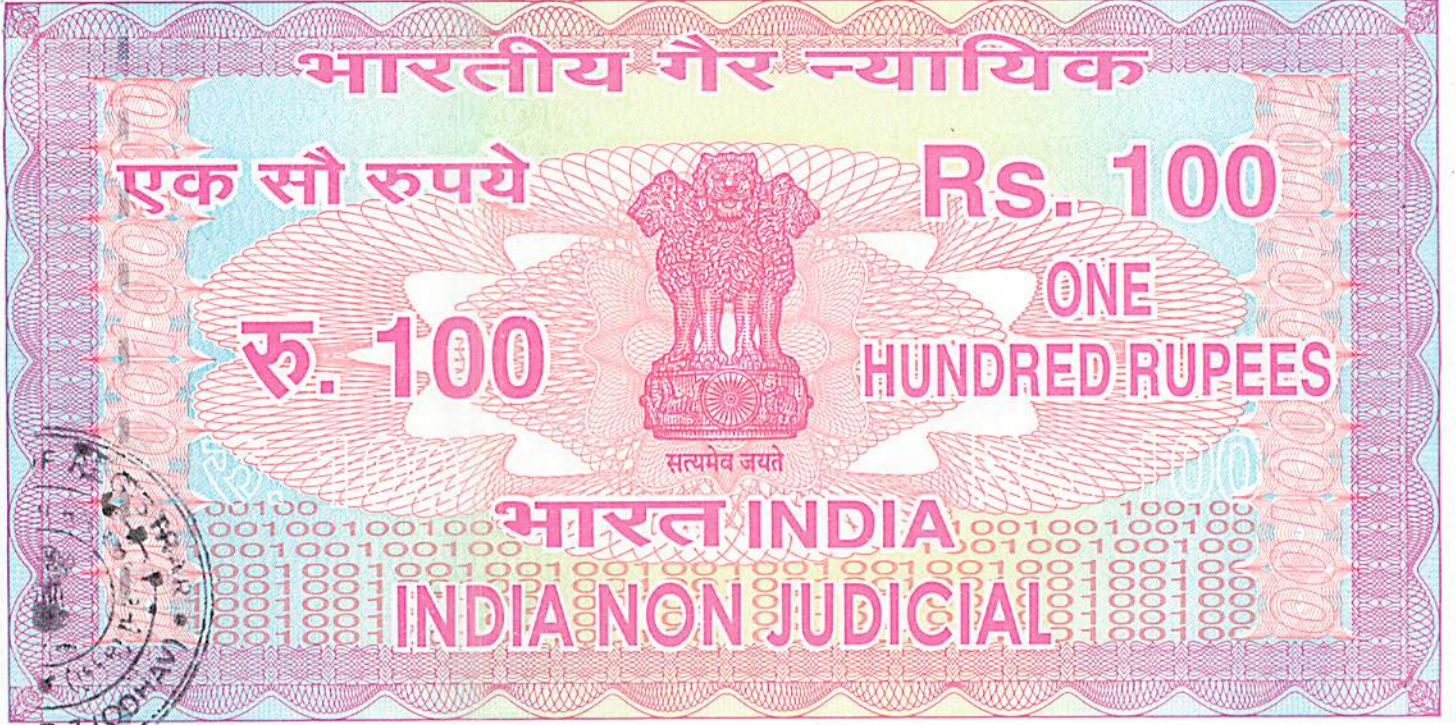


TRUE COPY

ARUNABEN D. PATEL
NOTARY
GOVT. OF INDIA

દ.નં. ૮૪૫૨

6778.15



ગુજરાત ગુજરાત GUJARAT

BC 950955

નંબર : 75550 0
લાશીખ : 25-7 સને 2017
નામ :
સરનામું :

મહાવતીબેન ડી. પંડ્યા

લા.નં. 58/222/224/1225

અમદાવાદ મહાનગરપાલિકા સંઘની

સહ : રાસના ની વતી.

ASHIMA LIMITED
Texcellence Complex,
Khokhara, Mehmedabad
Ahmedabad-380 021

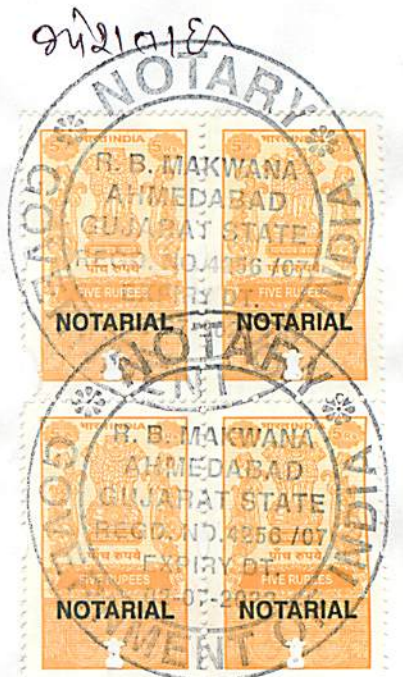
મોહર

AKD-7 ODH

SR. No. 325/A No 9452 46 56
2017

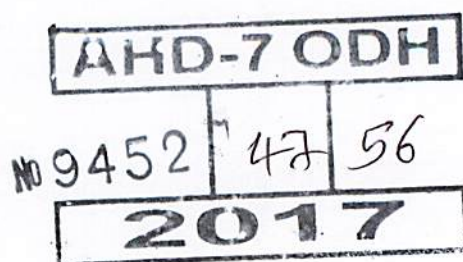
27 OCT 2017 NOTARY

એફીડેવીટ



અમો નીચે સહી કરનાર આશીમા લીમીટેડ, ઠે:- ટેક્સલેન્સ કોમ્પ્લેક્સ,
ખોખરા-મહેમદાવાદ, અમદાવાદના વતી અને તરફથી તેના ઓથોરાઇઝ્ડ
સિગ્નેટરી શ્રી જયેશ કડીયા, ઉંમર પુખ્ત વયના, ધંધો નોકરી, ધર્મે તથા જાતે
હિન્દુ તે આથી અમારા ધર્મના સોગંદ ઉપર પ્રતિજ્ઞાપુર્વક જાહેર કરીએ છીએ કે

Pradevi



(૪) સવાલવાળી જમીન ના સુચિત ઉપયોગ/ટ્રાન્સફર થી પ્રસ્તુત જમીન અંગે અગાઉ સહેરી જમીન (ટોચ મર્યાદા અને નિયમન) અધિનિયમ - ૧૯૭૬ ની કલમ - ૨૦(૧), કલમ - ૨૧ અથવા કલમ - ૨૩ હેઠળ થયેલ કોઈ દુકમની શરતનો ભંગ થતો નથી.

Prachi

AHD-7 ODH

No 94527 48 56

2017

(ક) અમો એ બાબતે પણ બાંહેધરી આપીએ છીએ કે ઉપર જણાવ્યા મુજબની કોઈપણ વિગતો ખોટી અથવા અર્ધસત્ય કે ગેરમાર્ગે દોરનારી કે છેતરપીંડી છે તો આવી આપવામાં આવેલી દસ્તાવેજ નોંધણીની પરવાનગી ઉપર કલમ (પ) માં દર્શાવ્યા મુજબ રદ થવાની પરિસ્થિતિમાં ઉભી થનાર સઘની પરિસ્થિતિ અંગેની જવાબદારી અમારે અદા કરવાની રહેશે, અને રાજ્ય સરકારની કોઈ જવાબદારી રહેશે નહીં.



ઉપર જણાવેલ સઘની હકીકત અમારી જાણ મુજબ ખરી અને સત્ય છે આજ તારીખ ૨૭ માહે ઓક્ટોબર, ૨૦૧૭ ના રોજ અમદાવાદ મુકામે અમારી સંપૂર્ણ સલાહ અવસ્થામાં બીનકેહી હાલતમાં અમારા ધર્મના સોગંદ ઉપર જાહેર કરીએ છીએ.



For, ASHIMA LIMITED

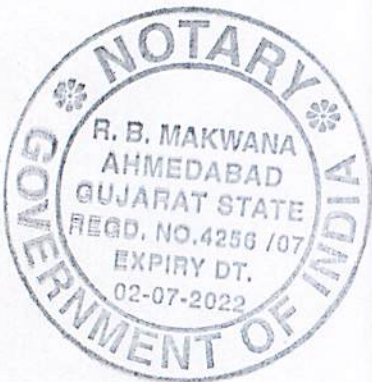
Director/Authorised Signatory



શ્રી જયેશ કડીયા

આશીમા લીમિટેડ વતી

IDENTIFIED BY ME
ADVOCATE



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]

R. B. MAKWANA
NOTARY
GOVT. OF INDIA

27 OCT 2017



AHD-7 ODH

No 9452

48 56

2017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIMA LIMITED



17/06/1982

Permanent Account Number

AACCA2750L



12092007

For, ASHIMA LIMITED

Director/Authorised Signatory

IKWAN
DABAD
T STA
.4256/101
Y DT.
2022

TTC

AHD-7 ODH

No 9452 50 56

2017



आयकर विभाग
INCOME TAX DEPARTMENT



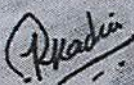
भारत सरकार
GOVT. OF INDIA

JAYESH RAMANLAL KADIA
RAMANLAL CHHAGANLAL KADIA

24/08/1972

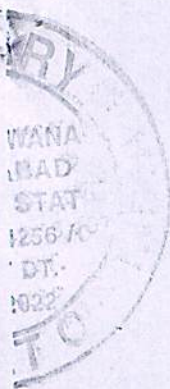
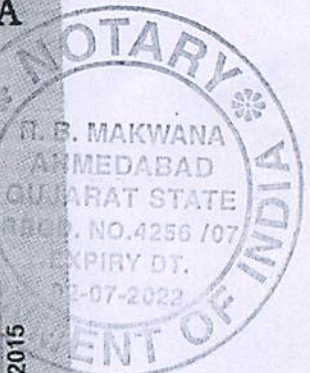
Permanent Account Number

AJYPK4788L


Signature



06052015





દસ્તાવેજ નંબર. W2 તા. 30/10/2017 4527 51 56

2017

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ

અનુ. નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર સંમતી આપનાર કે તેઓના કુ.મુ. ને પુછવાના પ્રશ્નો		
૧.	લેખમાં દર્શાવ્યા મુજબ (મહેસુલી ગામનું નામ) <u>મીઠીપુર</u> ગામનો સર્વે/સીટી સર્વે નં. <u>૪૮૬/પૈકી</u> ટી.પી.નં. <u>૭</u> (ખોખરા - મહેમદાવાદ) ક્ષા.પ્લોટ નં. <u>૨૯/પૈકી</u> માં આવેલ <u>૨૪૭૮.૭૫</u> ચો. મી. બીન ખેતીની ખુલ્લી જમીનનો અને (મહેસુલી ગામનું નામ) <u>રખીયાલ</u> ગામનો સર્વે/સીટી સર્વે નં..... ટી.પી.નં. <u>૯</u> (રાજપુર - હીરપુર), ક્ષા.પ્લોટ નં. <u>૬૨/પૈકી</u> માં આવેલ <u>૩૩૨૩.૪૦</u> ચો. મી. અને ક્ષા.પ્લોટ નં. <u>૬૩/પૈકી</u> માં આવેલ <u>૯૭૬</u> ચો. મી., કુલ મળી <u>૪૨૯૯.૪૦</u> ચો. મી., ની બીન ખેતીની ખુલ્લી જમીનનો વેચાણ લેખ કરી આપેલ છે?	હા
	લેખમાં દર્શાવ્યા મુજબ <u>૬૭૭૮.૧૫</u> ચો.મી.ની મીલકત માટે લેખ કરી આપેલ છે?	હા
૩.	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે? કુલ અવેજ પૈકી રૂ. ૬,૨૦,૧૩,૦૦૦/- મળેલ છે અને બાકી ના રૂ.૧૫,૯૯,૯૬,૦૦૦/- મળવાના બાકી છે.	નોંધ મુજબ
૪.	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને સમજી વિચારીને તમે પોતે જાતે જ સહી/ અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો?	હા
૫.	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	લાગુ પડતુ નથી.
૬.	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓએ સહી/ અંગુઠાનું નિશાન કરેલ છે?	
૭.	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	
૮.	ઓળખાણ આપવા સારુ 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?	હા
૨.	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે?	હા
૩.	કોઈ વ્યક્તિ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાત્રી આપો છો?	હા

લખી આપનાર/સંમતી આપનાર/ કુ.મુ.ની સહી

ઓળખાણ આપનારની સહી

JK

AP

[Signature]

[Signature]

[Signature]

[Signature]

SUB REGISTRAR
AHMEDABAD-7 (ODHAV)

AHD-7-ODHAV**9452**

52

56

2017

30/10/17 12:15:04 pm

Version:1.1.2017.5

Serial No. **9452**

Presented of the office of the Sub-Registrar of

S.R.O - Ahmedabad-7 Between the hour of
Odhav
11 to **12** on Date **30/10/2017**ASHIMA LIMITED THROUGH ITS AUTHORISED
SIGNATORY SHRI JAYESH KADIA

(J H Jadav)

Sub Registrar

S.R.O - Ahmedabad-7 Odhav

Receipt No :- **2017007030823**

Received Fees as following

Rs.

Registration

2220090

Side Copy Fee

(61):

610

Other Fees

0

TOTAL :-

2220700

(J H Jadav)

Sub Registrar

S.R.O - Ahmedabad-7 Odhav

AHD-7-ODHAV

9452

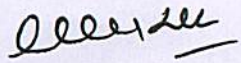
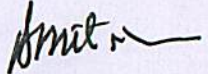
53

56

2017

30/10/17 12:15:04 pm

Version:1.1.2017.5

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1.000	ASHIMA LIMITED THROUGH ITS AUTHORISED SIGNATORY SHR JAYESH KADIA TEXCELLENCE COMPLEX, KHOKHARA-MEHMEDABAD, AHMEDABAD PANNO:AACCA2750L	0			
Claiming					
1.000	SUSHRUT ENTERPRISES PRIVATE LIMITED THROUGH ITS AUTHORISED SIGNATORY SHRI VIJAY SHAH NR. ANUPAM CINEMA, NEXT TO ASHIMA MILLS, KHOKHARA, AHMEDABAD-21 PANNO:AAACA9722E	0			
Confirm					
1.000	NORFOLK BUSINESS PRIVATE LIMITED THROUGH ITS AUTHORISED SIGNATORY SHR AMIT PARIKH 105, CHINUBHAI CENTRE, 1ST FLOOR, NEHRU BRIDGE CORNER, ASHRAM ROAD, AHMEDABAD PANNO:AAECB7459H	0			

Executing Party
admits execution

AHD-7-ODHAV

9452

54 56

2017

30/10/17 12:15:04 pm Version:1.1.2017.5

1 BABUBHAI G. PATEL
NEXT TO ASHIMA MILL, KHOKHARA, AHMEDABAD



2 SHALINI S. SHAIKH
NEXT TO ASHIMA MILL, KHOKHARA, AHMEDABAD



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



B. Patel

Shalini

Date 30 Month October-2017

J H Jadav

J H Jadav
Sub Registrar
S.R.O - Ahmedabad-7 Odhav

Produced Form No.1
for finalise the
Marketvalue.
Date : 30/10/2017

J H Jadav

J H Jadav
Sub Registrar
S.R.O - Ahmedabad-7 Odhav

AHD-7-ODHAV**9452**

55

56

2017

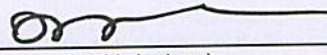
30/10/17 12:15:04 pm

Version:1.1.2017.5

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

Executant No. Claimant No. Conformer No. 

Date : 30/10/2017



(J H Jadav)

Sub Registrar

S.R.O - Ahmedabad-7 Odhav



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

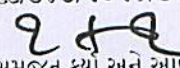
Date 30/10/2017

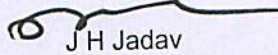


(J H Jadav)

Sub Registrar

S.R.O - Ahmedabad-7 Odhav

નોંધણી સર નિરક્ષકશ્રી, 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 
ને દસ્તાવેજોની વિગતે સમજુત કર્યો અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.



J H Jadav

"સબ રજીસ્ટ્રાર"

S.R.O - Ahmedabad-7 Odhav

AHD-7-ODHAV

9452

56

56

2017

06/11/17 2:47:17 pm

Version:1.1.2017.5

1

Book No.

9452

Registered No.

Date : 06/11/2017

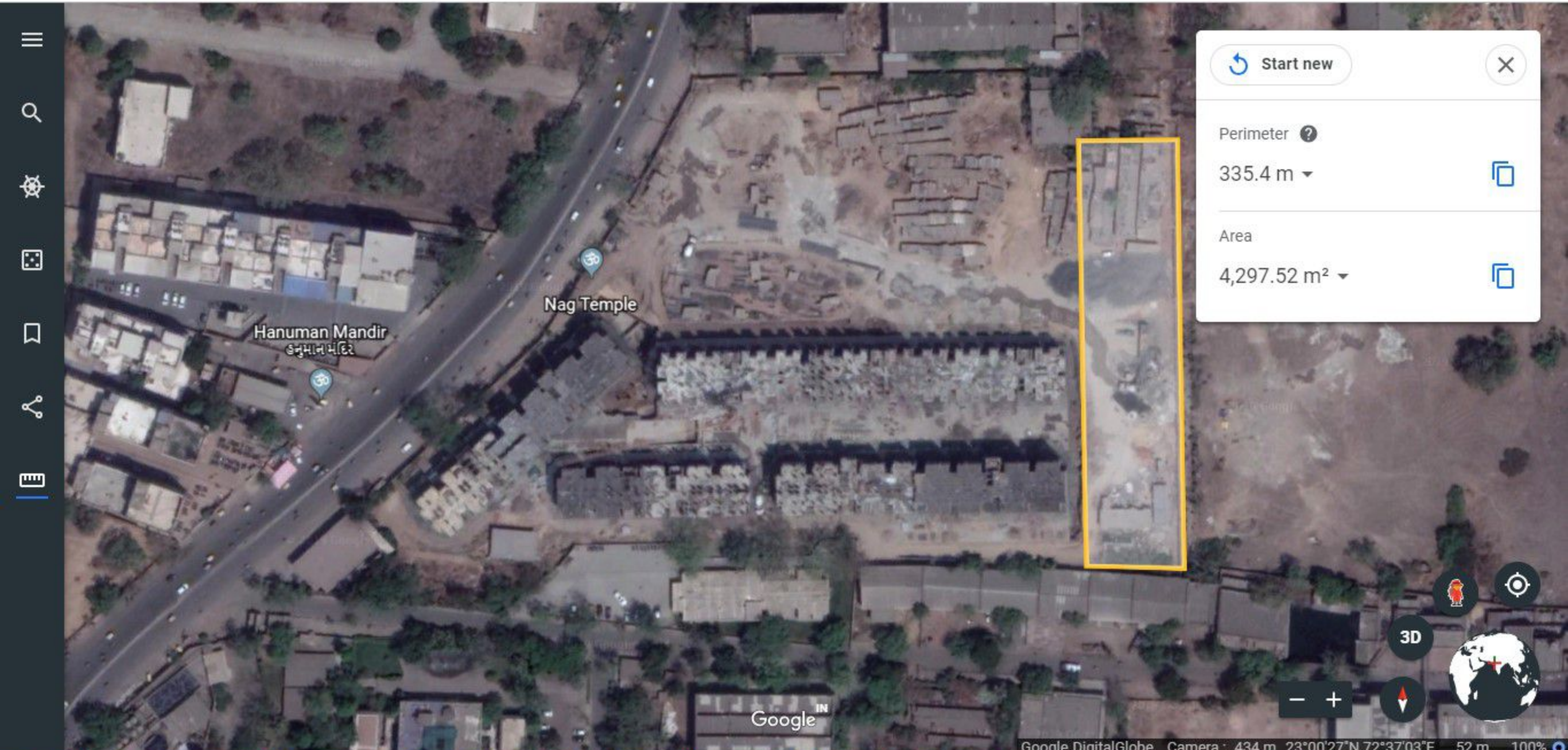


(J H Jadav)

Sub Registrar

S.R.O - Ahmedabad-7 Odhav





Start new

Perimeter ?
335.4 m

Area
4,297.52 m²