

રજીસ્ટ્રેશન પર્ચેસ



પર્ચેસ નંબર: ૨૦૧૭૦૦૪૦૦૨૯૩૨

દસ્તાવેજ નંબર: ૧૦૧૦

દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૧૦

માહે: ફેબ્રુઆરી

સને: ૨૦૧૭

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

અવેજ Rs. ૧૯૩૯૦૦૦૦.૦૦

રજી કરનારનું નામ Classic Build Projects Pvt. Ltd. through its Designated Partner Mr. B.B. Narsinhndani

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૧૯૩૯૦૦૦

નકલ કરવા ની ફી ચાર્જ / કોવીયો.....

૬૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાંદોઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૩).....

નકલ ફી કોવીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકદર રૂ.

૧૯૩૯૬૦૦

અંકે રૂપિયા ઓગણીસ લાખ ઓગણચાલીસ હજાર છસો પુ;

દસ્તાવેજ

ના દિવસે તૈયાર કરે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

182, Classic Highty Juhupura, Ahmedabad

Babini

અગર

ને આપશે

રજી કરનારની સહી

(સહી)

સબ રજીસ્ટ્રાર

અમદાવાદ-૪ પાલડી

IGR-NIC(G)

7709746381219225040

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૧:૪૪:૩૩ pm

Ashok M. Patel

NOTARY

Date 11-2-2017

For, Classic Build Projects Pvt. Ltd.

Babini
Director

પહોંચ નંબર: ૨૦૧૭૦૦૪૦૦૨૯૮૭ દસ્તાવેજ નંબર: ૧૦૧૦ દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૧૦ માટે: ફેબ્રુઆરી મને: ૨૦૧૭

રજી કરનારનું નામ Classic Build Projects Pvt. Ltd.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
 નકલ કરવા ની ફી સાર્ફડ / કોલીયો..... ૧૬૦
 શેરોની નકલ કરવા માટે ફી.....
 ટપાલ ખર્ચ.....
 નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....
 શોધ અગર નપાસતી.....
 દંડ કલમ-૨૫.....
 કલમ-૩૪ (કલમ-૧૭).....
 નકલ ફી કોલીયો.....
 ઈન્ડેક્સ-૨ ફી.....



આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.	૧૬૦
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અંકે રૂપીયા એકસો નેવું પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને
 નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે
 ફોટોમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(Signature)
 સબ રજીસ્ટ્રાર

અમદાવાદ-૪ પાલડી

IGR-NIC 6778707469125306480

૧૦/૨/૨૦૧૭

૪:૦૩:૧૩ pm

TRUE COPY

(Signature)

Ashok M. Patel

NOTARY

Date 11-2-2017

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi

ગ્રામનું નામ : મકરબા

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 કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી કેરખત/વેચાણ રૂ. ૧૯૩૯૦૦૦૦૦=૦	ટી.પી.સી.મ નં-૬૪/વેમકરબા, એડ પી-૬૨+૬૨+૬૭ સબ-પ્લોટ નં-૫૧ ની ૮૭૧૭.૫૨ ચો.મી. સરવે નંબર-૬૨/૨૧/પાટી ઓરીજનલ પ્લોટ ટી.પી.૬૨/૧ ની ૧૬૧૯ ચો.મી. તથા સરવે નંબર-૬૨/૨૨/પાટી ઓરીજનલ પ્લોટ -૬૨/૨ ની ૧૭૨૦ ચો.મી. તથા સરવે નંબર-૬૨/૨૩/પાટી ઓરીજનલ પ્લોટ -૬૨/૩ ની ૧૭૨૦ ચો.મી. તથા સરવે નંબર-૬૪/૧/પાટી ઓરીજનલ પ્લોટ -૬૨/૪ ની ૧૨૧૪ ચો.મી. તથા સરવે નંબર-૬૪/૨/પાટી ઓરીજનલ પ્લોટ -૬૨/૫ ની ૪૦૬ ચો.મી. તથા સરવે નંબર-૬૭ ઓરીજનલ પ્લોટ -૬૨ ની ૭૮૯૨ ચો.મી. તથા સરવે નંબર-૭૫ ઓરીજનલ પ્લોટ -૬૭ ની ૧૩૬૬૭ ચો.મી.	Shri Manoj B. Vadodaria Nilsan Realty LLP through its partners No. (1) Nila Infrastructure Ltd. through Director Mr. Deep Vadodaria No. (2) Sandesh Procon LLP. through authorized person Mr. Saurabhkumar J. Shah કન્કુર્મ પાર્ટી : Classic Procon LLP through its Partner Mr. B.B. Narsinhdeni	Classic Build Projects Pvt. Ltd. 	૧૦/૦૨/૨૦૧૭ ૧૦/૦૨/૨૦૧૭	૧૦૧૦	

મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4 Paldi



TRUE COPY

Ashok M. Patel

NOTARY

Date 11-2-2017

જે.એચ.પંડયા ની તારીખ : ૧૦/૦૨/૨૦૧૭ ના રોજની

અરજી નંબર : ૧૯૦૭

પરોચ નંબર : ૨૦૧૭૦૧૦૦૨૬૫૭

તારીખ : ૧૦/૦૨/૨૦૧૭

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4 Paldi

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



GUJ/SOS/AUTH/AV/29/2005

SERIAL No. 77979 DATE: 10.2.17
NAME OF THE PURCHASER: Classic Build
ADDRESS: Juhapura, Projects Pvt Ltd
VALUE Rs.: 500000/- About
LICENCE No. GUJ/SOS/AUTH/AV/29/2005/14838
NUTAN NAGRIK SAHKARI BANK LTD.
Opp. Samaritreshwar Mahadev,
Law Garden, Ellisbridge, Ahmedabad-380006.

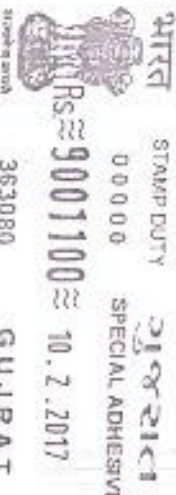


SERIAL No. 8111 DATE: 10-2-17
NAME OF THE PURCHASER: Classic Build Projects Pvt Ltd
ADDRESS: 122, classic heights, near hotel garden
Juhapura - Ahmedabad
VALUE Rs.: 98,01,100/-
LICENCE No. GUJ/SOS/AUTH/AV/29/2005/3960
NUTAN NAGRIK SAHKARI BANK LTD.
Opp. Samaritreshwar Mahadev,
Law Garden, Ellisbridge, Ahmedabad-380006.

AHD-4 PALDI
1010-11-79
2017

THIS INDENTURE made at Ahmedabad this 10th day of February Two Thousand Seventeen BETWEEN SHRI MANOJ B. VADODARIA, (PAN: AALPV5038N), adult, Indian Inhabitants, Address: 1, Anjani Avenue Bungalow, Opp. Chief Justice Bungalow, Bodakdev, Ahmedabad - 380 015, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, legal representatives, executors and successors) of the First Part, NILSAN REALTY LLP, (PAN: AAHFN6339C), a Limited Liability Partnership, formed and registered under the Limited Liability Partnership Act, 2008, under No. AAA-0642 LLPIN, on 18th February, 2010, Address: Sandesh Bhavan, Lad Society Road, B/h. Vastapur Gam, Bodakdev, Ahmedabad - 380 054, hereinafter called "THE DEVELOPER" (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) of the Second Part, CLASSIC PROCON LLP, (PAN: AAKFC0983G), Limited Liability Partnership, bearing LLP Identification No. AAD-3851, as per

NUTAN NAGRIK SAHKARI BANK LTD.
AHMEDABAD



GUJ/SOS/AUTH/AV/29/2005
INDIA **Zero*Five*Zero*Zero*Zero*Zero*Zero***

STAMP DUTY 00000 SPECIAL ADHESIVE
Rs. 9001100 10.2.2017
363080 GUJRAT



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2017

bearing Final Plot No. 52+62+67, Sub Plot No. B, admeasuring about 8717.52 Sq.mts., of Town Planning Scheme No. 84/A (Makarba), old Revenue Survey Numbers and Original Plots

Survey No.	Original Plot in TPS	Area in Sq.mts.
52/2/1 (part)	52/1	1619
52/2/2 (part)	52/2	1720
52/2/3 (part)	52/3	1720
54/1 (part)	52/4	1214
54/2/3 (part)	52/5	405
67	62	7892
75	67	13557

or thereabouts, and the land sold of Final Plot No. 52+62+67, Sub Plot No. B is bounded as follows, that is to say on or towards the -

North by : Final Plot Nos. 91 and 59

South by : T.P. Road

East by : Sub Plot Nos. A and C

West by : Final Plot No. 99

AND the said Sub Plot No. B is delineated with red colour boundary line on the plan annexed herewith as Annexure "C".

SIGNED AND DELIVERED)
BY THE WITHIN NAMED:)
SHRI MANOJ B. VADODARIA)
In the presence of:)

H. V. Vadodaria



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1010 12 79

2017

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED:)
NILSAN REALTY LLP)
through its Designated Partners)

NILSAN REALTY LLP

Authorized Signatory

For, NILA INFRASTRUCTURES LTD.

Deep

AUTHORIZED SIGNATORY

1. Nila Infrastructure Ltd.)
represented through its)
Director)
Shri Deep Vadodaria)

2. Sandesh Procon ^{LLP})
Through its Authorised)
Person, Shri Saurabhkumar)
Jayantilal Shah)

For, SANDESH PROCON LLP

Shri Saurabhkumar Jayantilal Shah
AUTHORISED SIGNATORY

In the presence of:)

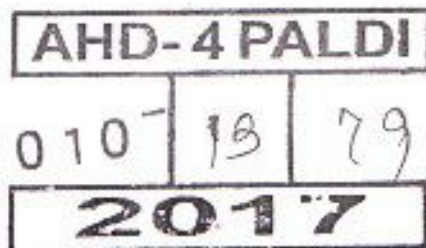
H. V. Narsinhani
J. V.

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED:)
CLASSIC PROCON LLP)
Through its Designated Partner)
Mr. B. B. Narsinhani)
In the presence of:)

For, CLASSIC PROCON LLP

B. B. Narsinhani
Designated Partner / Partner

H. V. Narsinhani
J. V.



RECEIPT

RECEIVED of and from the Purchaser herein the sum of Rs. 19,39,00,000/- (Rupees nineteen crores thirty-nine lacs only), which consist of

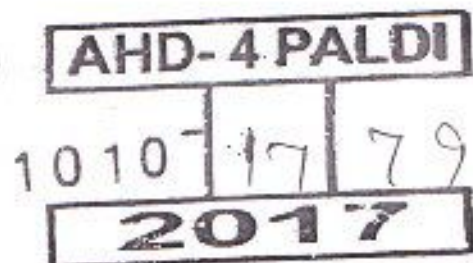
- a) Rs. 16,90,00,000/- (Rupees sixteen crores ninety lacs only) paid by the Confirming Party to the Developer and upon request of the Confirming Party given credit to the Purchaser and re-imbursed by the Purchaser to the Confirming Party, which include the sum of Rs. 6,25,56,900/- representing consideration for the said Land paid by the Developer to the Vendor and upon request of the Developer treated as paid by the Purchaser,
- b) Rs. 2,49,00,000/- (Rupees two crores forty-nine lacs only) paid by the Purchaser to the Developer,

as per details given in Annexure "B" hereto.

WE SAY RECEIVED
For, NILA INFRASTRUCTURES LTD. For, SANDESH PROCON LLP
[Signature] *[Signature]*
AUTHORISED SIGNATORY DEVELOPER AUTHORIZED SIGNATORY

The Vendor and Confirming Party also acknowledge receipt of their part of the amounts from the Developer, being the sum of Rs. 6,25,56,900/- (Rupees six crores twenty-five lacs fifty-six thousand nine hundred only) and sum of Rs. 16,90,00,000/- (Rupees sixteen crores ninety lacs only), respectively, as stated in above receipt.

[Signature]
VENDOR
For, CLASSIC PROCON LLP
[Signature]
CONFIRMING PARTY
Designated Partner / Partner



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

VENDOR AFORESAID



SHRI MANOJ B. VADODARIA

DEVELOPER AFORESAID

NILSAN REALTY LLP
Through its Designated Partners

For, NILA INFRASTRUCTURES LTD.

AUTHORISED SIGNATORY

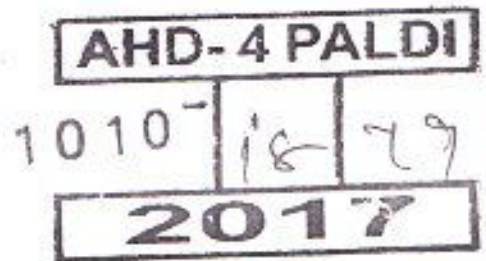
1. Nila Infrastructure Ltd.
represented through its Director
Shri Deep Vadodaria

For, SANDESH PROCON LLP

AUTHORISED SIGNATORY

2. Sandesh Procon ~~LLP~~ LLP
Through its Authorised Person,
Shri Saurabhkumar Jayantilal Shah





CONFIRMING PARTY AFORESAID

CLASSIC PROCON LLP
Through its Designated Partner

For, CLASSIC PROCON LLP
B. B. Narsinhani
Designated Partner / Partner

Mr. B. B. Narsinhani

PURCHASER AFORESAID

CLASSIC BUILD PROJECTS PVT. LTD.
Through its Director

For, Classic Build Projects Pvt. Ltd.
B. B. Narsinhani
Director

Mr. B. B. Narsinhani



AHD-4 PALDI
1010-16879
2017



TRUE COPY

[Signature]

Ashok M. Patel

NOTARY

Date 10-2-2017





"Heights" Royal Nawab Avenue, Nr. Hotel Garden Vasna-Sarkhej Road, Ahmedabad - 380 055,
Phone : 079 - 26829721, 26829856.
E-mail : classicdvp@yahoo.co.in, Web : www.theclassicbuild.com, www.classicbuilders.



AHD-4 PALDI

7010-6979
1010-2017

Dt.08/02/2017

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTOS OF THE COMPANY HELD AT THE REGISTERED OFFICE ON DAY OF 8TH FEBRUARY 2017 AT 11:00 A.M.

Chairman put note about the Registration Conveyance Deed of non-agricultural land, hereditaments situate at Makarba (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad - 4 (Paldi), bearing Final Plot No. 52+62+67, Sub Plot No. B, admeasuring about 8717.52 Sq.mts., of Town Planning Scheme No. 84/A (Makarba) (Said Land), with Registrar and authorized signatory for the same. Then board member discussed the issue at the detailed length with implication of various issues. Then following resolution was passed unanimously:

"RESOLVED THAT the board has been offered by the group Sister concern firm Classic Procon LLP for acquisition of the non-agricultural land or ground, hereditaments situate at Makarba (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad - 4 (Paldi), bearing Final Plot No. 52+62+67, Sub Plot No. B, admeasuring about 8717.52 Sq.mts., of Town Planning Scheme No. 84/A (Makarba) with same terms and conditions mentioned in the Agreement for Sale, dated 16th March, 2015 made between SHRI MANOJ B. VADODARIA (Vendor) and NILSAN REALTY LLP (Developer), and Classic Procon LLP (Purchaser) read with Supplementary Agreement, dated 29th March, 2016, for



Royal Nawab Avenue, Nr. Hotel Garden Vasna-Sarkhej Road, Ahmedabad - 380055
Phone : 079 - 26829721, 26829656
Email : classicdvp@yahoo.co.in, Web : www.theclassicbuild.com, www.classic.builders.



the same consideration of Rs. 193900000/- (Nineteen Crores Thirty Nine Lacs Only). The board has agreed to acquire said land with same terms and conditions as per the agreement dated 3rd January, 2017 made between the Classic Procon LLP and Classic Build Projects Pvt. Ltd. As per said the agreement Rs. 169000000/- (Sixteen Crore Ninety Lacs Only) inclusive TDS has already been paid by the Classic Procon LLP to the Nilsan Realty LLP, the Said Consideration is inclusive of the sum of Rs. 6,25,56,900/- (Rupees six crores twenty-five lacs fifty-six thousand nine hundred only), being the proportionate consideration for the said Land under the said Development Agreement already paid by Nilsan Realty LLP the Developer to SHRI MANOJ B. VADODARIA the Vendor. The total consideration paid by the Classic Procon LLP has been reimbursed by the Classic Build Projects Pvt. Ltd. The Balance Consideration of Rs. 24900000/- (Two Crore Forty Nine Lacs only) inclusive TDS is directly paid to the Nilsan Realty LLP by the Classic Build Projects Pvt. Ltd. As all payments have been paid, the board is agreed and resolved to get register the conveyance deed of the said land in favour of Classic Build Projects Pvt. Ltd.

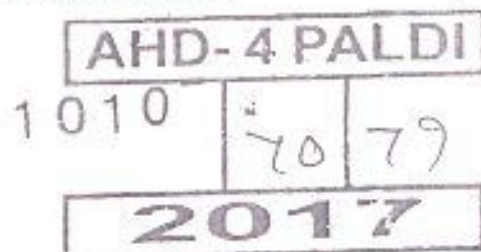
"FURTHER RESOLVED THAT Mr. Baracatali Bahadurali Narsihndani, the Director of the Company be and hereby is appointed and authorized to sign, deliver and execute any Documents, Agreements, or any other incidental Documents relating registration of the said Conveyance Deed and make necessary payment of stamp duty and registration charges for the same.

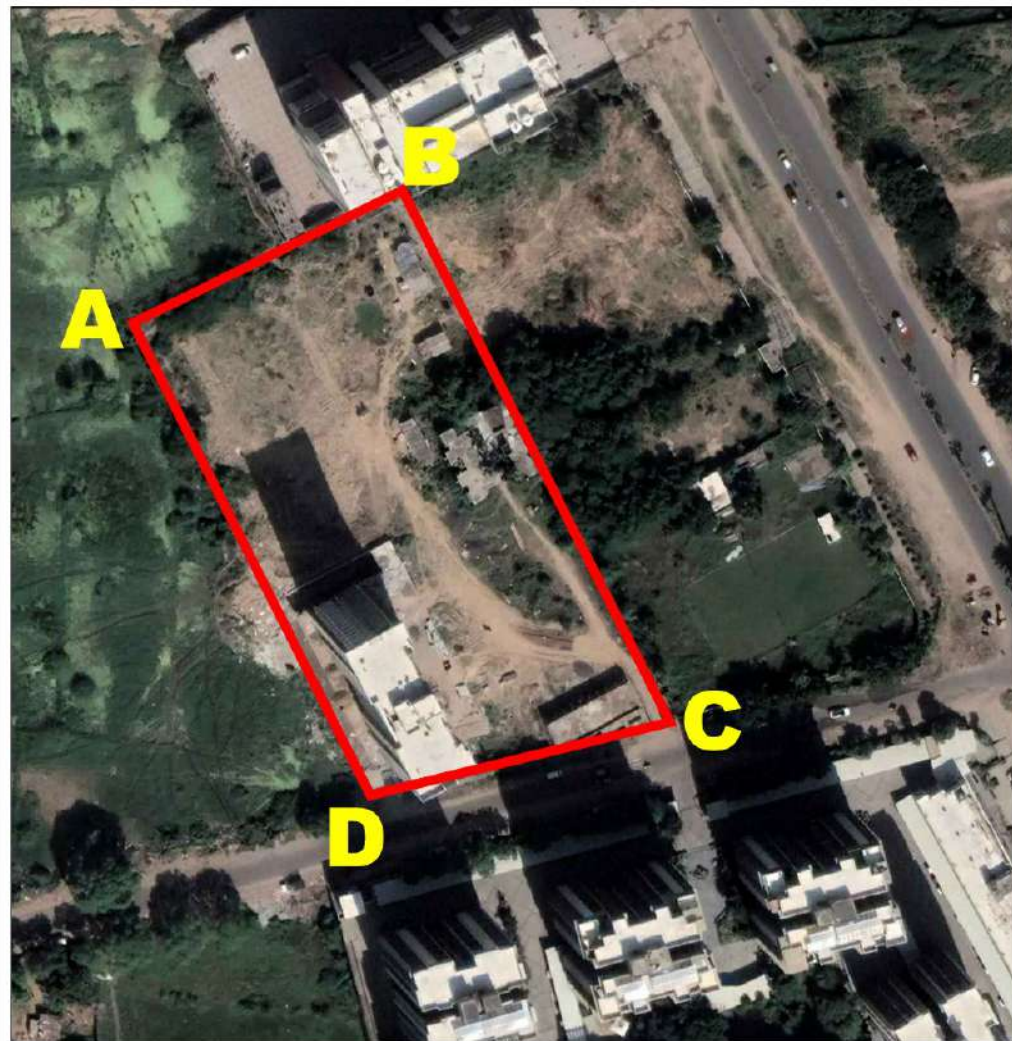
"CERTIFIED TRUE COPY"

For, Classic Build Projects Pvt. Ltd.


Director

Shaher:





LEGEND

 SITE BOUNDARY

	Latitude	Longitude
A	22°59'40.38"N	72°30'41.60"E
B	22°59'36.49"N	72°30'43.95"E
C	22°59'35.95"N	72°30'41.56"E
D	22°59'39.41"N	72°30'39.54"E

SCALE

0 20 40 60 80M