

AHD 2 V D J
12989 1/11/16
2016



Serial No. 30425... Date 1/10/16...
Name Shivalik Square LLP
Address Shivalik House, Satellite
Value Rs. 58,80,000/-
(Words) Fifty eight lakh eighty
thousand two hundred rupees
The Ahmedabad Mer. Co-Op. Bank Ltd.
Licence NO. GUJ/SOS/AUTH/AV/216/2008

DEED OF CONVEYANCE

(Rs. 12,00,00,000/-)

THIS DEED OF CONVEYANCE is executed on this 1st day of OCTOBER, 2016
at Ahmedabad BETWEEN;

(1) BHALABHAI UKABHAI, (Pan No. ACVPJ 8244 L) adult, by religion Hindu,
residing at 'Mayur', IIM Road, Vastrapur, Ahmedabad, (2) VALJIBHAI ALIAS

For, SHIVALIK SQUARE LLP

Signature

PARTNER

Signature

1 *Signature*

Signature

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ALIAS VALUBHAI UKABHAI, (Pan No. AKMPJ 1434 F) adult, by religion Hindu, residing at 'Gokul', Nr. Gopalak Society, Nava Wadaj, Ahmedabad and (3) KANTIBHAI UKADHAI, (Pan No. ACLPJ 9238 N) adult, by religion Hindu, residing at A/1/1, Devdutt Apartment, Nava Wadaj, Ahmedabad hereinafter referred to as "THE VENDORS" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assignees) of the "ONE PART".

AND

SHIVALIK SQUARE LLP (Pan No. ADDFS 4885 K) firm bearing registration LLP Identification Number : AAH-3886, dated 14/09/2016 registered under the provisions of the Limited Liability Partnership Act, 2008 having its office at : Shivalik House, B/s. Satellite Police Station, Ramdevnagar Cross Roads, Satellite, Ahmedabad - 380015 hereinafter referred to as "THE PURCHASER" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its time to time partners, executors, administrators, successors and assignees) of the "OTHER PART".



WHEREAS the non-agriculture land bearing Revenue Survey No. 453/4 admeasuring 7284 Sq. Mtrs. Paiki (Khata No.922) admeasuring about 6972 Sq. Mtrs. being Final Plot No. 327 admeasuring 3148 Sq. Mtrs. land of Town Planning Scheme No. 28 (Nava Wadaj) is situated at Mouje Wadaj, Taluka Sabarmati in the District Ahmedabad & Registration Sub-District of Ahmedabad-2 (Wadaj) hereinafter referred to as "THE SAID LAND".

For, SHIVALIK SQUARE LLP

[Signature]
PARTNER

[Signature]

2 *[Signature]*
S. M. MEH,



1. Initially the then old tenure agriculture land was belonged to Maganlal Ghelabhai and Bai Mani Wd/o. Jiva Ishwar and others prior to the year 1930.
2. Thereafter Maganlal Ghelabhai and Bai Mani Wd/o. Jiva Ishwar and Minor Parbat Jivabhai, Kantilal Jivabhai and Naran Jivabhai sold and conveyed the said land to Panachand alias Chaganbhai Madhavji vide registered sale deed dated 22/04/1930. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 788 dated- 27/05/1930 which was duly certified by the concerned Revenue Authority.
3. Thereafter family partition was made and the said land came to the share of Rughnathdas Chaganlal. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 1012 dated- 08/02/1935 which was duly certified by the concerned Revenue Authority.
4. Thereafter Khubchand Bhogilai and Davalbhai Naranbhai and Ambalal Bhikhabhai, being appointed as trustees on date- 16/03/1940 by Civil Court order on the basis of composition deed of creditors of Rughnathdas Chaganlal, sold and conveyed the said land to Ashram Gaushala through its managing Trustee Narhari Dwarkadas Parikh vide registered sale deed dated 19/08/1940. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 1453 dated- 19/11/1940 which was duly certified by the concerned Revenue Authority.



For, SHIVAJI SQUARE LLP

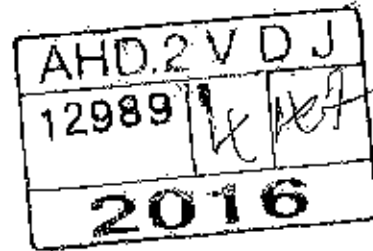
m. s. m. s. c.

PARTNER

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m. s. m. s. c.

m. s. m. s. c.



5. Thereafter Ashram Gaushala through its managing Trustee Narhari Dwarkadas sold and conveyed the said land to Ukabhai Dhulabhai vide registered sale deed dated 18/03/1942. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 1596 dated- 01/05/1942 which was duly certified by the concerned Revenue Authority.
6. Thereafter Ukabhai Dhulabhai made oral agreement and assigned the said land to Bhalabhai Ukabhai and Valjibhai Ukabhai. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 11291 dated- 01/05/1976 which was duly certified by the concerned Revenue Authority.
7. Thereafter when Ukabhai Dhulabhai assigned the said land to Bhalabhai Ukabhai, Valjibhai Ukabhai at that time Kantibhai Ukabhai was minor. Now Ukabhai Dhulabhai assigned 1/3 share to Kantibhai Ukabhai. Accordingly the said land was in the names of Bhalabhai Ukabhai, Valjibhai Ukabhai and Kantibhai Ukabhai. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 11340 dated- 19/05/1976 which was duly certified by the concerned Revenue Authority.
8. Thereafter The Special Land Acquisition Officer, Ahmedabad has acquired 312 Sq. Mtrs. land for Gujarat Housing Board as per order No. LAQ 1940 CDEF Statement No. 913 dated 23/04/1973. The entry to that effect was also entered in the Revenue Records vide mutation entry No.



For, SHIVAJI SQUARE LLP

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12030 dated- 11/06/1977 which was duly certified by the concerned Revenue Authority.

9. Thereafter the said land bearing Survey No. 453/4 Palki admeasuring about 6972 Sq. Mtrs., on being included in Town Planning Scheme No.28 [Final] (Nava Wadaj), the said land was given Final Plot No.327 admeasuring 3148 Sq. Mtrs. as per 'F' Form.
10. Thereafter the District Collector Ahmedabad granted N. A. Permission for commercial uses vide order no. CB/LAND-2/NA/SR 2279/15 dated- 16/02/2016. The entry to that effect was also entered in the Revenue Records vide mutation entry No. 24287, dated- 11/03/2016 which was duly certified by the concerned Revenue Authority.



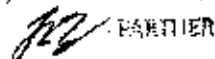
The vendors have agreed to sell the said land to the said purchaser and the purchaser have also agreed to purchase the said land at or for the total price consideration of Rs. 12,00,00,000/- (Rupees Twelve Crore Only).

WHEREAS the purchaser have requested the vendors to execute a Deed of Conveyance in respect of the said land in their favour.

NOW THIS INDENTURE WITNESSETH that in consideration of the said land purchased hereinabove, total consideration of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) paid as stated in Schedule-II by the purchaser to the vendors as full consideration. Payment, receipt of the payment as stated hereinabove for the said sum of Rs. 12,00,00,000/- (Rupees Twelve Crore

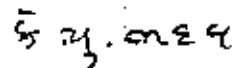
For SINGH & SINGH LLP

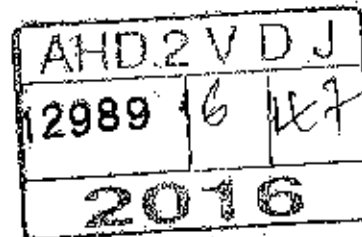


 PARTNER

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Only) the vendors doth hereby admit and acknowledge every part thereof whereby forever acquit, release and discharge the said land to the purchaser. The vendors doth hereby grant, convey transfer and assure unto the purchaser the said land more particularly described in the schedule hereunder written and together with areas, ways, sewers, ditches, rights, paths, well liberties, privileges, easements, profits, advantages, rights, and appurtenances whatsoever to the said land hereditaments and land or any part thereof belonging or otherwise appertaining to or with the same or any part thereof now or at any time herein before usually held, used, occupied and enjoyed therewith or reputed or known as part thereof and to belong or be appurtenant thereto AND ALSO TOGETHER WITH all the deeds and full and free rights and liberty for the purchaser and their, executors and assignees and the owners or occupiers for the time being of the said land or any part thereof, the tenants, agents, servants and any persons authorized and pleasure by day or by night and for all purpose documents, writings, vouchers and other evidences of title, relating to the said land AND ALL THE ESTATE, right, title, interest, possession, benefit, claim and demand whatsoever, under law and in equity of the vendors in, or out of or upon the said land, or any part thereof TO HAVE AND TO HOLD all and singular the said land hereby granted, conveyed transferred and assured and intended or expressed so to be with their rights, and appurtenances 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 local authority or any other public body in respect thereof



FOR SELLER'S SIGNATURE

[Signature]

[Signature] PARTNER

[Signature]

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[Signature]

[Signature]



AND THE VENDORS doth hereby for themselves, and assign covenant with the purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done committed, omitted, or knowingly or willingly suffered to the contrary, the vendors now have in themselves, good right, full power and absolute authority to grant, release, convey transfer and assure the said land intended so to be unto and to the use of the purchaser in manner aforesaid AND THAT it shall be lawful for the purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter, upon, occupy, possess and enjoy the said land hereby granted, conveyed, transferred and assured with their appurtenances and receive the rents, 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 vendors or by person or persons lawfully or equitably claiming by from under or in trust AND THAT freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the vendors well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever either already or thereafter had, made, executed, occasioned or suffered by the vendors or by any other person or persons lawfully or equitably claiming or to claim, by or under or in trust AND FURTHER THEY, the vendors having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said land hereby granted, conveyed, transferred or assured or any



For SHIVANI SINGH LLP

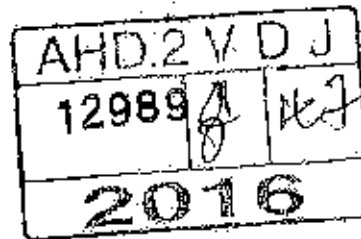
SHIVANI SINGH

SH PARTNER

SHIVANI SINGH

SHIVANI SINGH

Signature



part thereof by, from, under or in trust for them, the vendors shall and will from time to time and at all times hereafter at the request of the purchaser in any manner aforesaid AND the vendors doth hereby covenant with the purchaser that the vendors has not at any time heretofore made, done, executed, omitted, committed or knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from granting, transferring and conveying the said land in the manner aforesaid or whereby the same or any part thereof is, can be, may be, charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

The vendors have handed over the vacant and peaceful possession of the land to the purchaser as on today. The purchaser has taken over the possession of the said land on ownership basis.



THAT the vendors have not created any mortgage charge or lien or any sort of encumbrance and there is no pending any litigation, suit or injunction in respect of the said land and the rights and titles of the land are clear, marketable and free from reasonable doubts.

THAT the vendors further declares that the said land is acquired by the vendors legally accessible and available to them and the same is in their exclusive ownership as also in their actual and physical possession and the same is not sold, mortgaged charged or dealt within any manner whatsoever by the vendors.

FOR SHIVALIK SQUABE LLP

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[Handwritten signature] PARTNER

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8 *[Handwritten signature]*

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THE vendors declare that no suit or any court revenue proceedings under any act for the time being in force and applicable to the said land including under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 are pending against the vendors in respect of the said land and no attachment before or after judgment or levied on the said land and vendors have not created any lien thereon.

The vendors declare that the vendors have not been restrained by any court of law or authority for transferring or alienating the said land in any manner of whatsoever nature either under interim injunction or otherwise nor have received any notice to that effect till the date of this deed.

The vendors declare that they have not directly or indirectly committed any breach of the provision of any act or rules made there under or notifications issued there under, which are in force and particularly applicable to the said land.

That the vendors declare that the vendors have not done knowingly or unknowingly, suffered or been party or privy to anything whereby the vendors have been in any way prevented from holding the said land as absolute owner and possessor.

That the vendors declare that vendors have not obtained any solvency certificate on the basis of said land and they have/had not stood as surety for any person body or authority in any manner and/or for purpose of whatsoever nature which remains in force and effective on the date of this deed.

For, SHIVALEK SQUARE LLP

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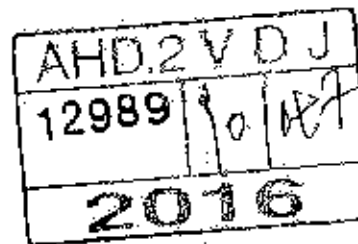
[Handwritten signature] PARTNER

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The purchaser have verified the title deeds and are satisfied about the title in respect of the said land conveyed and transferred herein.

The vendors do possess original sale deed, N. A. Permission, Village Form No. 7 & 12, Village Form No. 6 i.e. mutation entry of revenue records, and besides the same the vendors do not possess any other documents and in spite having the same, the vendors have not dealt with the same in any manner of whatsoever nature in order to create any charge or encumbrances on the said land.

That the vendors hereby agree and undertake to sign necessary forms, applications, affidavits, declaration and give statements etc. which will be required to get the name of purchaser mutated as owner and possessor of the said land in revenue and other relevant records.

The Cost of Stamp duty, additional Stamp duty, registration fees and all miscellaneous expenses in respect of these presents shall be borne and paid by the purchaser only.



SCHEDULE-I ABOVE REFERRED TO :-

(Description of Land)

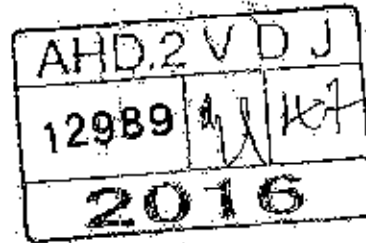
ALL THAT PIECE AND PARCEL OF non-agriculture land bearing Revenue Survey No. 453/4 admeasuring 7284 Sq. Mtrs. Paiki (Khata No.922) admeasuring about 6972 Sq. Mtrs. being Final Plot No. 327 admeasuring 3148 Sq. Mtrs. land of Town Planning Scheme No. 28 (Nava Wada) is situated at

FOR, SINGH, SINGH & CO.
S. S. SINGH
PARTNER

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G. S. SINGH

S. S. SINGH



Mouje Wadaj; Taluka Sabarmati in the District Ahmedabad & Registration Sub-District of Ahmedabad-2 (Wadaj) and the boundaries thereof are as under :

ON EAST :- Final Plot No. 328
ON WEST :- Road
ON NORTH :- Road
ON SOUTH :- Final Plot No. 326

SCHEDULE-II ABOVE REFERRED TO :-

(Particulars of Payment Consideration)

Received a sum of Rs. 12,00,00,000/- (Rupees Twelve Crore Only), as per details hereunder :-

Rs.2,00,00,000/-	(Rupees Two Crore only) paid by purchaser to vendor No. 1 vide Cheque No. 155876, dated 01/10/2016 of Dena Bank, Navrangpura Branch, Ahmedabad.
Rs.1,96,00,000/-	(Rupees One Crore Ninty Six Lacs only) paid by purchaser to vendor No. 1 vide Cheque No. 155877, dated 01/10/2016 of Dena Bank, Navrangpura Branch, Ahmedabad.
Rs.4,00,000/-	(Rupees Four Lacs only) being amount of TDS paid by purchaser on behalf the vendor No. 1.

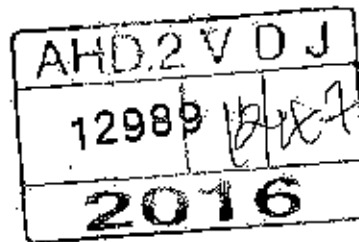


For SINGH SQUARE LLP

[Signature]
Partner

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[Signature]
S.21, 94 E.4



Rs.2,00,00,000/-	(Rupees Two Crore only) paid by purchaser to vendor No. 2 vide Cheque No. 155878, dated 01/10/2016 of Dena Bank, Navrangpura Branch, Ahmedabad.
Rs.1,96,00,000/-	(Rupees One Crore Ninty Six Lacs only) paid by purchaser to vendor No. 2 vide Cheque No. 1558779 dated 01/10/2016 of Dena Bank, Navrangpura Branch, Ahmedabad.
Rs.4,00,000/-	(Rupees Four Lacs only) being amount of TDS paid by purchaser on behalf the vendor No. 2.
Rs.2,00,00,000/-	(Rupees Two Crore only) paid by purchaser to vendor No. 3 vide Cheque No. 155880, dated 01/10/2016 of Dena Bank, Navrangpura Branch, Ahmedabad.
Rs.1,96,00,000/-	(Rupees One Crore Ninty Six Lacs only) paid by purchaser to vendor No. 3 vide Cheque No. 155881, dated 01/10/2016 of Dena Bank, Navrangpura Branch, Ahmedabad.
Rs.4,00,000/-	(Rupees Four Lacs only) being amount of TDS paid by purchaser on behalf the vendors No. 3.
Rs. 12,00,00,000/-	(Rupees Twelve Crore Only).



For, SHIVALIK SQUARE LLP

[Signature]
PARTNER

12

[Signature]

[Signature] S.Y. MEH

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IN WITNESS WHEREOF vendors have set and subscribed their respective hands hereto in the manner hereinafter appearing on the day and the year hereinabove written.

SIGNED, SEALED AND DELIVERED BY
WITHIN NAMED THE VENDORS:

(1) *Bhalabhai Ukabhai*
BHALABHAI UKABHAI

(2) *Valjibhai Alias Valubhai Ukabhai*
VALJIBHAI ALIAS VALUBHAI UKABHAI

(3) *Kantibhai Ukabhai*
KANTIBHAI UKABHAI

IN THE PRESENCE OF...

1. *Deogho*

2. *ABHAI*



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RECEIVED THE DAY AND YEAR FIRST HEREINABOVE WRITTEN WE
 SAY TO HAVE RECEIVED FROM THE PURCHASER HEREBIN THE SUM
 OF Rs. 12,00,00,000/- (Rupees Twelve Crore Only).

(1)

BHALABHAI UKABHAI

(2)

VALTIBHAI ALIAS VALUBHAI UKABHAI

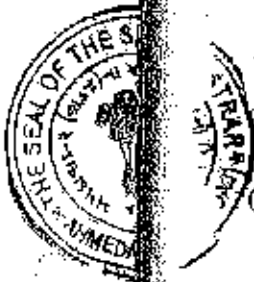
(3)

KANTIBHAI UKABHAI

IN THE PRESENCE OF...

1.

2.



For, SHIVAJI SECURITIES LLP

SHIVAJI SECURITIES LLP
 PARTNER

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2016	

**SCHEDULE UNDER SECTION 32 (A) OF THE
REGISTRATION ACT**

VENDORS :-



(1)

Bhalabhai Ukabhai

BHALABHAI UKABHAI



(2)

Valjibhai Alias Valubhai Ukabhai

VALJIBHAI ALIAS VALUBHAI UKABHAI



(3)

Kantibhai Ukabhai

KANTIBHAI UKABHAI



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PURCHASER :-

SHIVALIK SQUARE LLP through its
designated partners :-



For, SHIVALIK SQUARE LLP

Valubhai Ukabhai Jadav

PARTNER

(1)

VALUBHAI UKABHAI JADAV



For, SHIVALIK SQUARE LLP

Taral Satishkumar Shah

PARTNER

(2)

TARAL SATISHKUMAR SHAH



Valubhai Ukabhai Jadav

Taral Satishkumar Shah

Valubhai Ukabhai Jadav

AHD.2 V D J
12989 17/11/16
2016



PHOTOGRAPH OF LAND



30/09/2016 16:33

ALL THAT PIECE AND PARCEL OF non-agriculture land bearing Revenue Survey No. 453/4 admeasuring 7284 Sq. Mtrs. Paiki (Khata No.922) admeasuring about 6972 Sq. Mtrs. being Final Plot No. 327 admeasuring 3148 Sq. Mtrs. land of Town Planning Scheme No. 28 (Nava Wadaj) at Mouje Wadaj, Taluka Sabarmati in the District Ahmedabad & Registration Sub-District of Ahmedabad-2 (Wadaj).

VENDORS

S. K. M. L.
S. K. M. L.

PURCHASER

FOR SHRI CHANDRA SHEKHAR LLP

S. K. M. L.
MS PARTNER

C. K. M. L.

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2016		



PHOTOGRAPH OF LAND



ALL THAT PIECE AND PARCEL OF non-agriculture land bearing Revenue Survey No. 453/4 admeasuring 7284 Sq. Mtrs. Paiki (Khata No.922) admeasuring about 6972 Sq. Mtrs. being Final Plot No. 327 admeasuring 3148 Sq. Mtrs. land of Town Planning Scheme No. 28 (Nava Wadaj) at Mouje Wadaj, Taluka Sabarmati in the District Ahmedabad & Registration Sub-District of Ahmedabad-2 (Wadaj).

VENDORS

S. J. MEHRA

S. J. MEHRA

CO-MEMO

PURCHASER

For, SHIVAJI SQUARE LLP

S. J. MEHRA

PARTNER



ELECTION COMMISSION OF INDIA
IDENTITY CARD

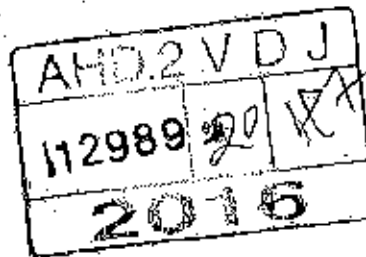
ભારતનું ચૂંટણી પંચ

ઓળખ પત્ર

DDV6479950



Elector's Name	: Jadav Bhalabhai
ચૂંટણી નામ	: જાડવ ભલાભાઈ
Father's Name	: Ukabhai
પિતાનું નામ	: ઉકાભાઈ
Sex / જાત	: Male / પુરુષ
Age as on 1.1.2007	: 66 Years
1.1.2009ના રોજ ઉંમર	: 68 વર્ષ



KB Vaghela

Address : MAYURBUNGALOW, Svatantra
Bungalows, Nr. Anarix Tower
Ahmedabad, Dist. Ahmedabad- 380015

સરનામું : મયુરબંગલો, સ્વતંત્ર બંગલો, અંતરીક્ષ ટાવરની
બાજુમાં અમદાવાદ, ડિ. અમદાવાદ- 380015



Electoral Registration Officer
68 Ellis Bridge Constituency

મહારાજ સોયલ અધિકારી
૬૮ એલિસબ્રિજ મહાર વિભાગ

Place : Ahmedabad

સ્થળ : અમદાવાદ

Date : 17/06/2007

તારીખ : ૧૭/૦૬/૨૦૦૭



File NO: 22752

Velubhai Jodav (Ward)

5



TRUE COPY

KB Vashela

K. B. VASHELA
DIRECTOR
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

J. B. V. VALUBHAI UKABHAI

UKABHAI DULABHAI JADAV



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12989 22 XX
2016

स्थायी सेवा संख्या

PERMANENT ACCOUNT NUMBER

ACLPJ9238N

नाम

KANTIBHAI UKABHAI JADAV

पिता का नाम (FATHER'S NAME)

UKABHAI DULABHAI JADAV

जन्म तिथि (DATE OF BIRTH)

01-01-1950

हस्ताक्षर (SIGNATURE)

K. B. Vashela

आयकर आयुक्त, गुजरात, अहमदाबाद
COMMISSIONER OF INCOME-TAX,
GUJARAT, AHMEDABAD



TRUE COPY

K. B. Vashela

K. B. VASHELA
DIRECTOR
GOVT. OF INDIA

ELECTION COMMISSION OF INDIA
IDENTITY CARD
 ભારતીય ચૂંટણી પંચ
 ઓળખ પત્ર **CL12173219**



Elector's Name : Jodav Kantibhai
 પાસર્જી નામ : જોડાવ કાંતિભાઈ
 Father's Name : Ukabhai
 પિતૃજી નામ : ઉકાભાઈ
 Sex/લિંગ : Male / પુરુષ
 Age as on 1.1.2002 : 46 Years
 ૧.૧.૨૦૦૨ થી ૧૧ વર્ષ : ૪૬ વર્ષ



TRUE COPY
Koraghele
 ૨૫/૧૨/૧૬
 GOVT. OFFICE

Address : A-1-1, Devdatta Apartment,
 Junaavadaj-11 Ahmedabad, Ahmedabad-
 380013

સરનામું : ઝોન-૧, દેવદત્તા એપાર્ટમેન્ટ-૧૧, જુનાવાડજ-૧૧
 અમદાવાદ, અમદાવાદ- ૩૮૦૦૧૩

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Prin...
 District Registration Officer
 67 Sabarmati Constituency
 પાસર્જી નામ : જોડાવ કાંતિભાઈ
 ૬૭ સબરમતી મત વિસ્તાર

Place : Ahmedabad
 સ્થળ : અમદાવાદ
 Date : 04/07/2003
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