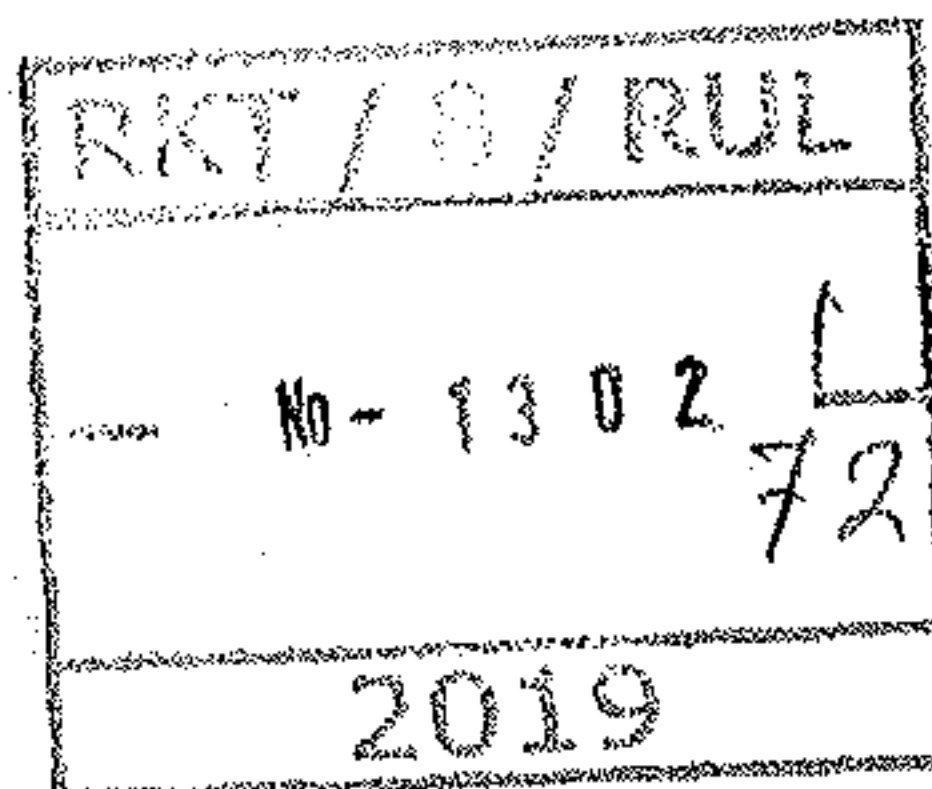


No. 4604 / 7132555 DATE: 16/08/2019
 4605 / 7233446
 4606 / 754343417
 Purchaser Name: Shardaaben J Doshi & Others
 Address: A- Savar Khudala, Amreli
 Two crore sixty five lakh
 Stamp Value (Words) Sixty eight thousand rupees
 Licence No. GUJ/SOS/AUTH/AVI/367/2015
 The Mehsana Urban Co-op. Bank Ltd.
 NAXTRA 1, 150 Feet Ring Road, RAJKOT-360 005
 Signature



CONVEYANCE DEED IN RESPECT TO Non Agricultural (N.A.)
land of revenue Survey No. 44, 57 Paiki, 60/1 of Village
Anandpar (Navagam), Taluka & District Rajkot.

SALE CONSIDERATION Rs. 54,21,00,000/- Rupees Fifty
Four Crore Twenty One Lakhs only. *Accepted*

or Sahara India Commercial Corporation Limited

[Signature]
Authorised Signatory

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કચ્છના રાજાના પાંચ પુત્રો

SAHARA CITY HOMES, RAINCO

L.H.T. of Ranjuben K.
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Approved Signature _____

D. I. Chelny

L.H.T. Of Sardaben I. P.d. (Pute)
 Identified By

16 MAR 2019

J. K. Praveen

RKT / 8 / RUL
No - 1302 ² / ₇₂
2019

This Conveyance Deed - Indenture of sale has been executed
by :

BETWEEN

1. Sahara India Commercial Corporation Limited,

A company incorporated under
The Companies Act 1956, having its
Registered office at 3rd Floor,
Executive Office, Sahara Star,
Vile Parle (East) Mumbai - Maharashtra,
Through its authorized signatory,

Mr. Somesh Bose,

Hindu, Age : 61 years,

Occupation : Service

The Company having PAN No. AADCS 6118F

2. M/s. Sahara City Homes, Rajkot.

A Partnership Firm, represented through all of its
partners, namely,

A. M/s. Sahara Prime City Ltd.

B. M/s. Pratham Towers Pvt. Ltd.

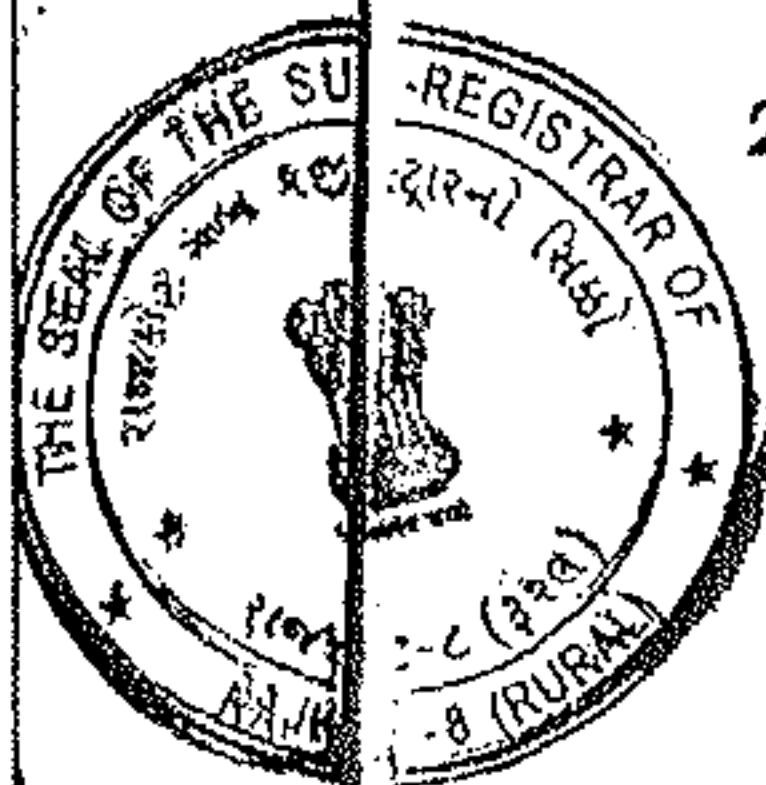
C. M/s. Sahara Q Shops Unique Products Range Ltd.

D. M/s. Sahara India Commercial Corporation Ltd.

Having their Registered Office At.

"Raj Viraj", 3rd Floor,

Deeet



Sahara India Commercial Corporation Limited

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Authorised Signatory

SAHARA CITY HOMES - RAJKOT

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Authorised Signatory

L.H.T. Of RanJuben K.

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16 MAR 2019

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L.H.T. Of Sardaben J. P.d. Patel
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Sardaben J. P.d. Patel

સર્દાબેન જી. પી. ડી. પટેલ

RKT / 8 / RUL
No - 1302 ³ 72
2019

Grand Regency Hotel,
Furniture Street, Dhebar Road, Rajkot
Through its authorized signatory,
Mr. Somesh Bose,
Hindu, Age : 61 years,
Occupation : Service
The Firm having PAN No. ABZFS 4659 K

.....THE VENDOR(s)/SELLER

(The term 'The Vendors / Sellers' shall, unless repugnant to the context means and include the said company and / or firm, its partners, office bearers, executors, administrators and assigns) of the One Part.

AND



In favour of

1) Shardaben Jasvantray Doshi

D/o Bavchandbhai Bhurabhai Udani

Religious : Jain, Age : 74 years,

Occupation : Business and Agriculture,

Address : Derasar Seri, Savarkundla, Dist. Amreli.

Having PAN No. AUCPD 9578 L

Deeet

Sahara India Commercial Corporation Limited

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Authorised Signatory

SAHARA CITY HOMES - RAJKOT

[Signature] L.H.T. of Ranjuben K.
Authorised Signatory Identified By

Page No.3

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Sardaben Jasvantray Doshi

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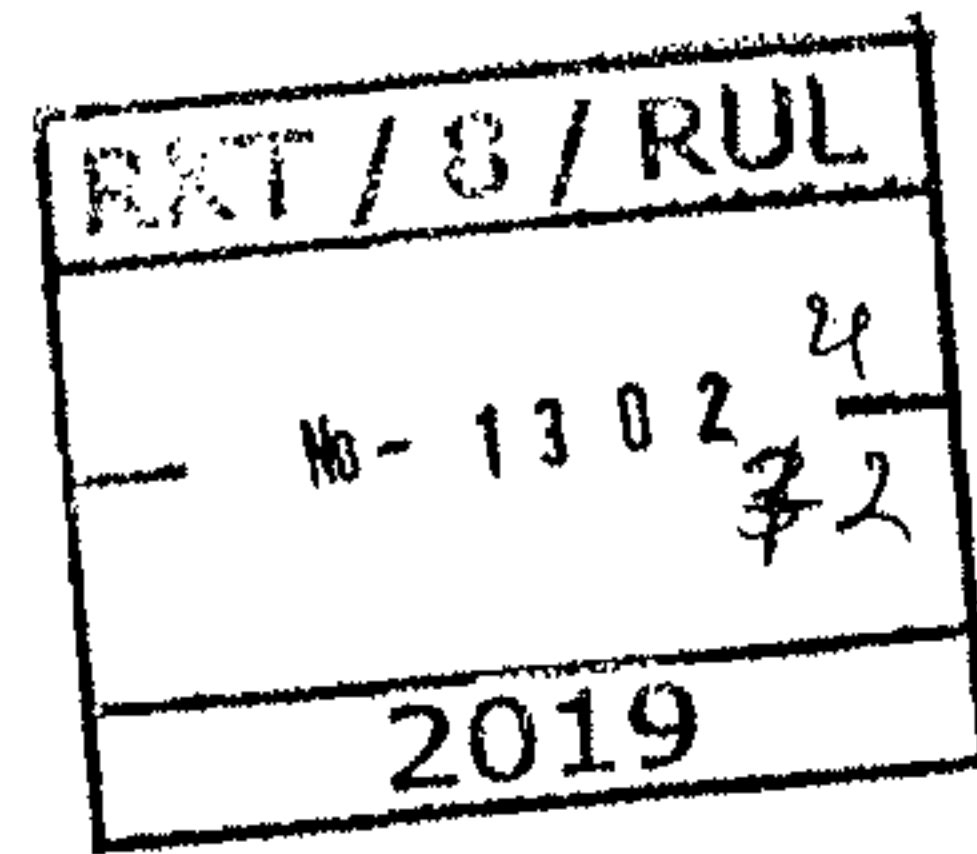
L.H.T. of Sardaben J. P. D. Doshi
Identified By

16 MAR 2019

J.K. MUKHARJEE



[Signature]



2) Mr. Vasant Trambaklal Turakhiya

Religious : Jain, Age : 57 years,
Occupation : Business and Agriculture,
Address : "Mother Love", Royal Park,
Street No. 3, Near Jain Upashray,
Kalawad Road, RAJKOT
Having PAN No. AAWPT 9496 M

3) Mr. Jiteshkumar Khimjibhai Makwana

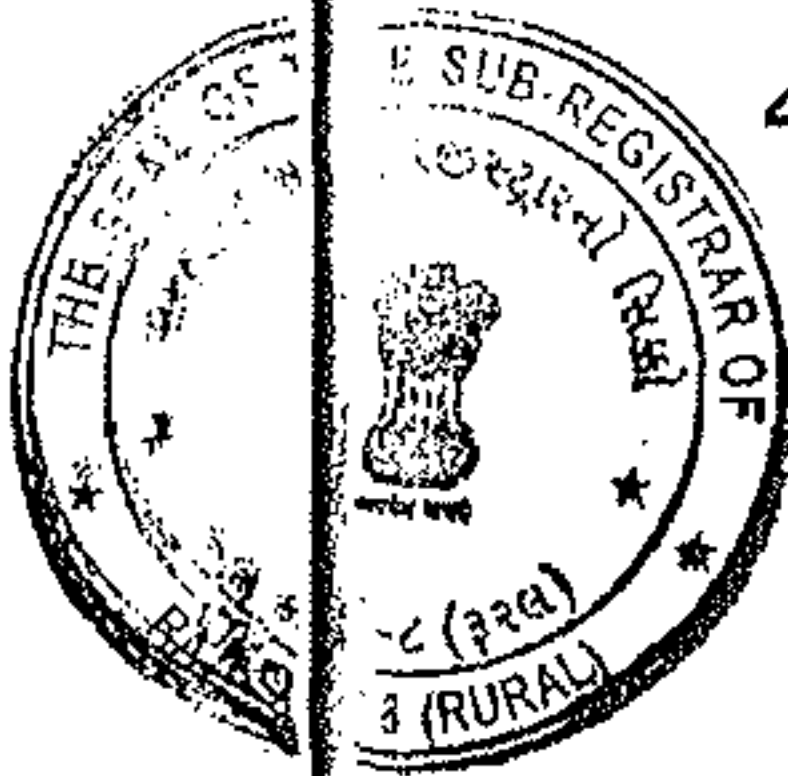
Religious : Hindu, Age : 35 years,
Occupation : Business and Agriculture,
Address : "Kanaya", Sardar Patel colony Main Road,
Kuvadva Road, Rajkot.
Having PAN No. AINPM 6554 C

4) Mrs. Ramaben Rameshbhai Makvana

Religious : Hindu, Age : 43 years,
Occupation : Housewife and Agriculture,
Address : "Kanaya", Sardar Patel colony Main Road,
Kuvadva Road, Rajkot.
Having PAN No. ACXPM 4811 C

5) Mrs. Ranjuben Kanubhai Makvana

Religious : Hindu, Age : 49 years,
Occupation : Housewife and Agriculture,
Address : "Kanaya", Sardar Patel colony Main Road,
Kuvadva Road, Rajkot.
Having PAN No. ACXPM 4807 G



India Commercial Corporation Limited

Authorised Signatory

CHHARA CITY HOMES - RAJKOT

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L.H.T. Of Ranjuben K.
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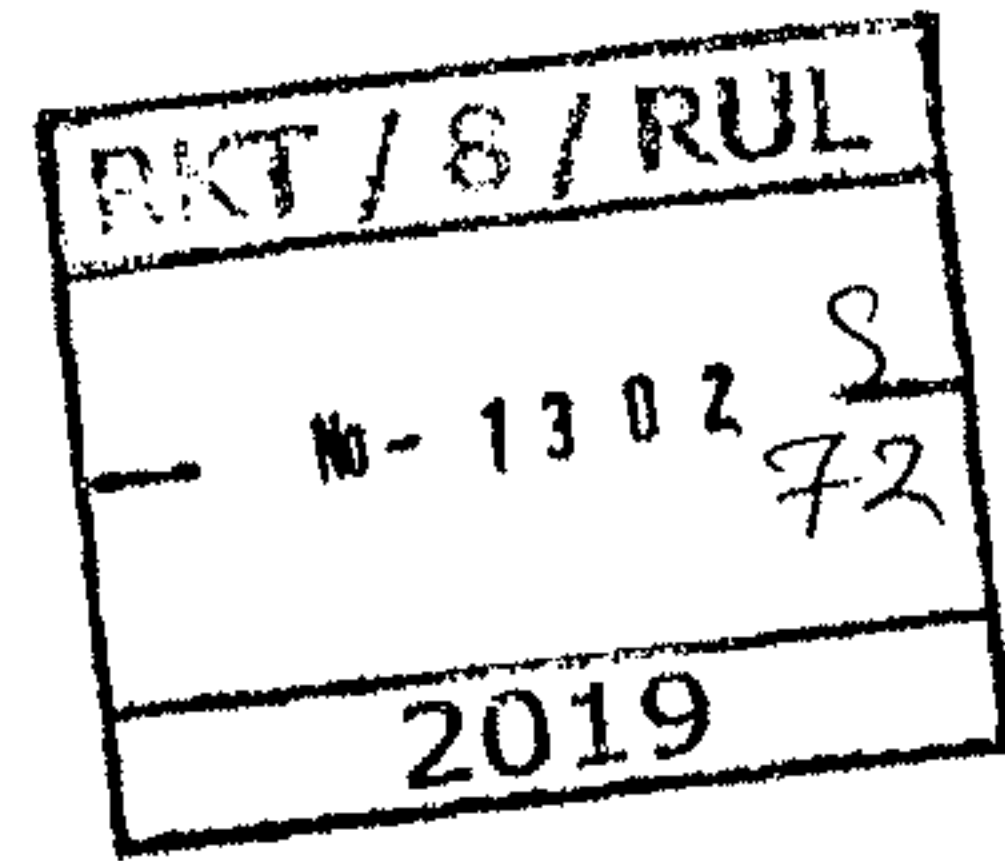
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116 MAR 2019

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L.H.T. Of Sardaben J. P.d. Patil
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6) RK Infraspac LLP

A Partnership Firm, represented through its partners,
namely,

Mr. Sarvanand Sadhuram Sonvani

Religious : Hindu, Age : 58 years,

Having their Registered Office of partnership firm

At.: 1st Floor, Navkar Complex,

Dhebar Road One Way,

Near Syndicate Bank, Rajkot.

The Firm Having PAN No. AAYFR 0338 L

7) Mr. Hardik Mahasukhlal Parekh

Religious : Jain, Age : 42 years,

Occupation : Business and Agriculture,

Address : No.1001/1002 "Rajpath",

Pradhyuman Green City, Kalawad Road, Rajkot.

through his power of attorney

Ami Hardik Parekh

Religious : Jain, Age : 40 years,

Address : No.1001/1002 "Rajpath",

Pradhyuman Green City, Kalawad Road, Rajkot.

Having PAN No. ACAPP 5815 A

8) Mr. Harishkumar Jayantilal Lakhani

Religious : Hindu, Age : 60 years,

Occupation : Business and Agriculture,

Address : "Vrundavan", 1-Tapovan Society,

Sahara India Commercial Corporation Limited

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Authorised Signatory

16 MAR 2019

SAHARA CITY HOMES - RAJKOT

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L.H.T. of Ranjuben K.

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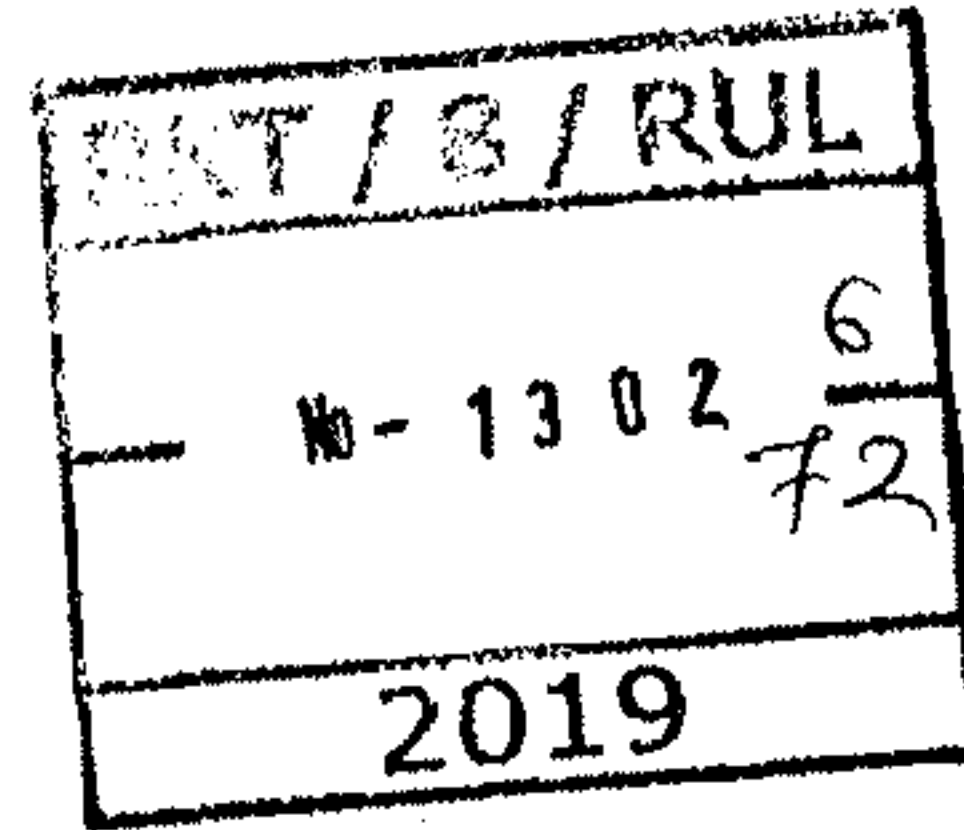


J.K. MUKHERJEE

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L.H.T. of Sardaben J.
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Near Amin Marg,
Kalawad Road, RAJKOT
Having PAN No. AAQPL 3256 P

.....THE VENDEES/PURCHASERS

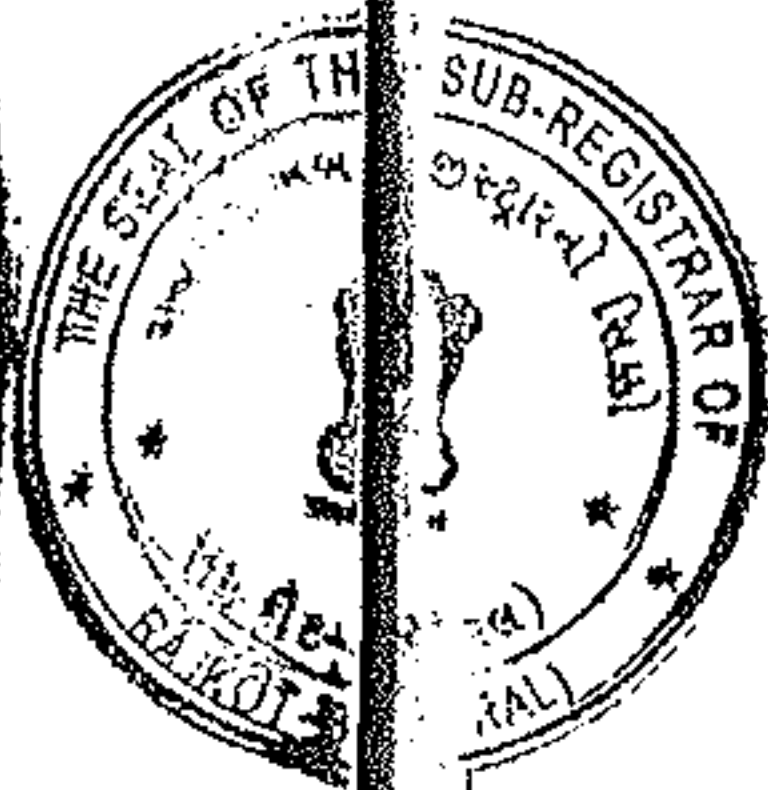
(The terms 'the Vendees/Purchasers' will include their respective heirs, successors, executors, administrators, assigns, legal representatives, attorney, natural guardian etc. as the case may be) of the Second Part.

WHEREAS:

(1)

a. By virtue of different sale deeds as described in Para 3 & 6, Vendor No. 1 herein has purchased the agricultural lands as described herein below.

- (i) Land admeasuring 2,60,113-00 sq. mts. Of revenue survey No. 44 of village Anandpar (Navagam) of Rajkot Taluka and District;
- (ii) Land admeasuring 1,55,603-00 sq. mts. Of revenue survey No. 57 of village Anandpar (Navagam) of Rajkot Taluka and District;



India Commercial Corporation Limited

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HARA CITY HOMES - RAJKOT

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L.H.T. Of RanJuben K.
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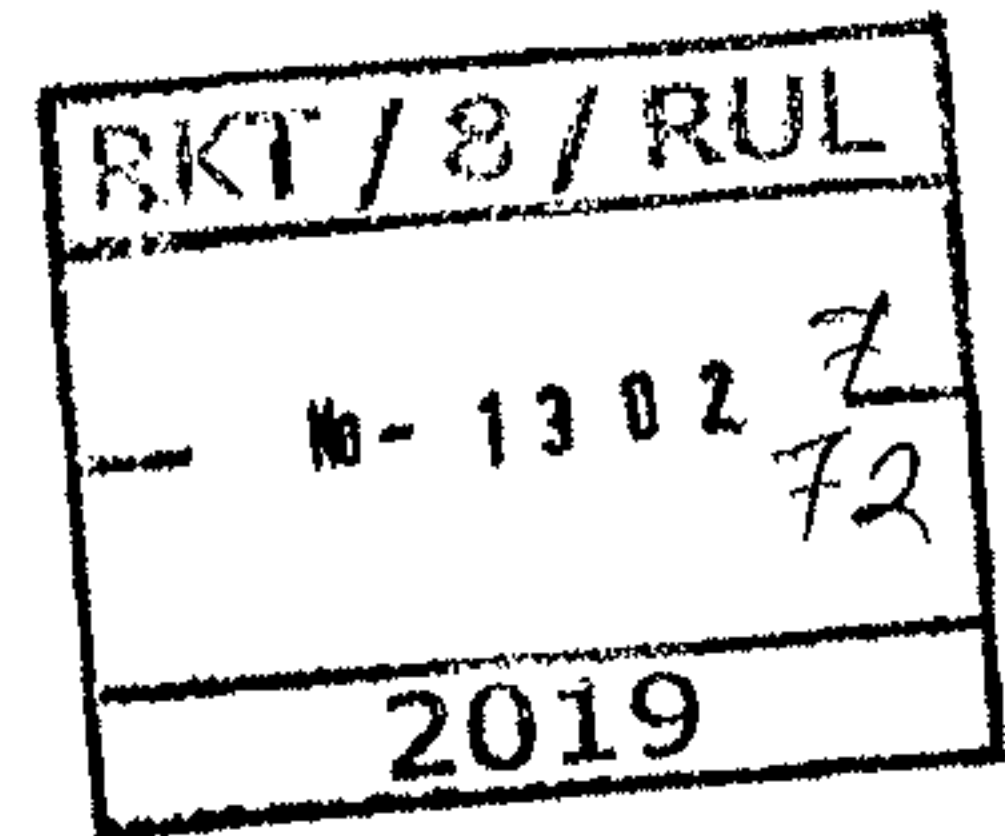
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- (iii) Land admeasuring 13,861-00 sq. mts. Of survey No. 60 paiki 1 of village Anandpar (Navagam) of Rajkot Taluka and District; and
- (iv) Land admeasuring 20,235-00 sq. mts. Of revenue survey No. 27 paiki 2 of village Maliasan of Rajkot Taluka and District;

Total land admeasuring 4,49,812-00 sq. mts.

b. Thereafter, Vendor No. 1 entered into Reg. Development Agreement No. 7027 dated 25.06.2008 with M/s. Sahara Prime City Ltd. in respect to the land as described herein above.

c. Thereafter, a Partnership Agreement / Deed dated 29.03.2011 was executed between M/s. Sahara Prime City Ltd. and M/s. Pratham Towers Pvt. Ltd. In said partnership M/s. Sahara Prime City Ltd. brought / contribute their rights - project undertaking in respect to the above land as their capital in the firm.

d. Thereafter, M/s. Sahara Q Shop Unique Products Range Ltd. and M/s. Sahara India Commercial Ltd., entered into the above Partnership Firm as partners

Sahara India Commercial Corporation Limited

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SAHARA CITY HOMES - RAJKOT

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L.H.T. Of Ranjuben K.

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Sahara India Commercial Corporation Limited

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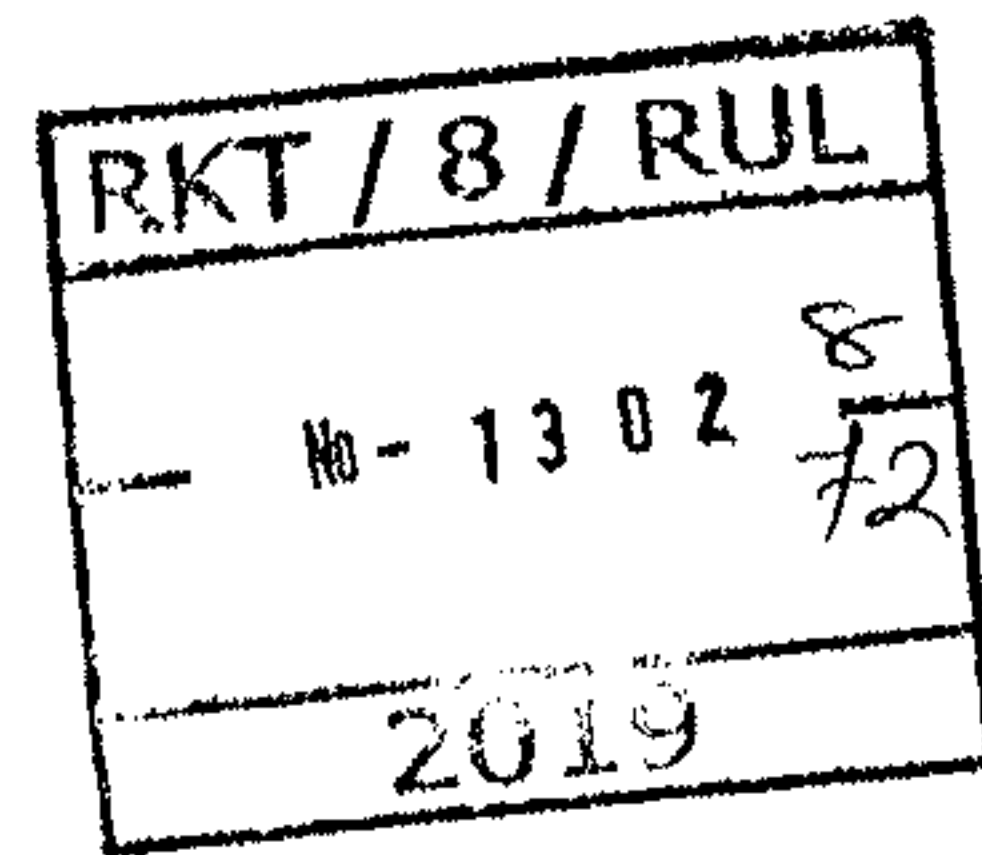
P.D. Patel



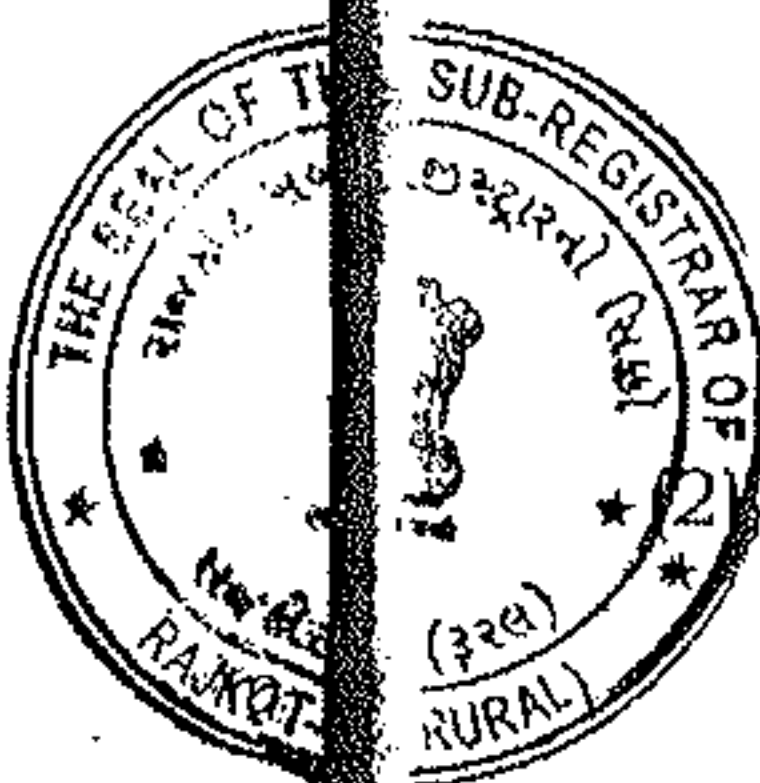
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by executing an addendum Deed of Partnership dated 29.03.2012 by way of an addendum was executed among the above four partners of the firm. Thus, the above four partners and / or partnership firm, have development rights over the above land and / or land as described herein above, on the basis of above deeds with rights to transfer the said property - land by sale etc. Hence in this conveyance deed, M/s. Sahara India Commercial Corporation Ltd. has executed and signed the deed / document as Vendor No. 1, while the above firm M/s. Sahara City Homes, through their partners, have signed and executed the deed / document as Vendor No. 2.



That the Deputy Collector, Rajkot by his order No. Prak/JMN/1/Section 54 - Anandpar - 3994 - 03, dated 20-10-2003 and corrigendum order No. Prak/JMN/1/Section 54-Anandpar/3994(1)/03, dated 21-10-2003 granted permission to the Vendor No.1 to purchase the agricultural land described herein below tabulate at Sr. Nos. 1 to 12 and Sr. Nos. 16 to 25 above and by order No. Prak/JMN/1/ Section 54 - Anandpar - 7011/03, dated 18-11-2003 granted permission to purchase the

Sahara India Commercial Corporation Limited

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Sahara City Homes - Rajkot

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L.H.T. of Ranjuben K.
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J. K. Makwana

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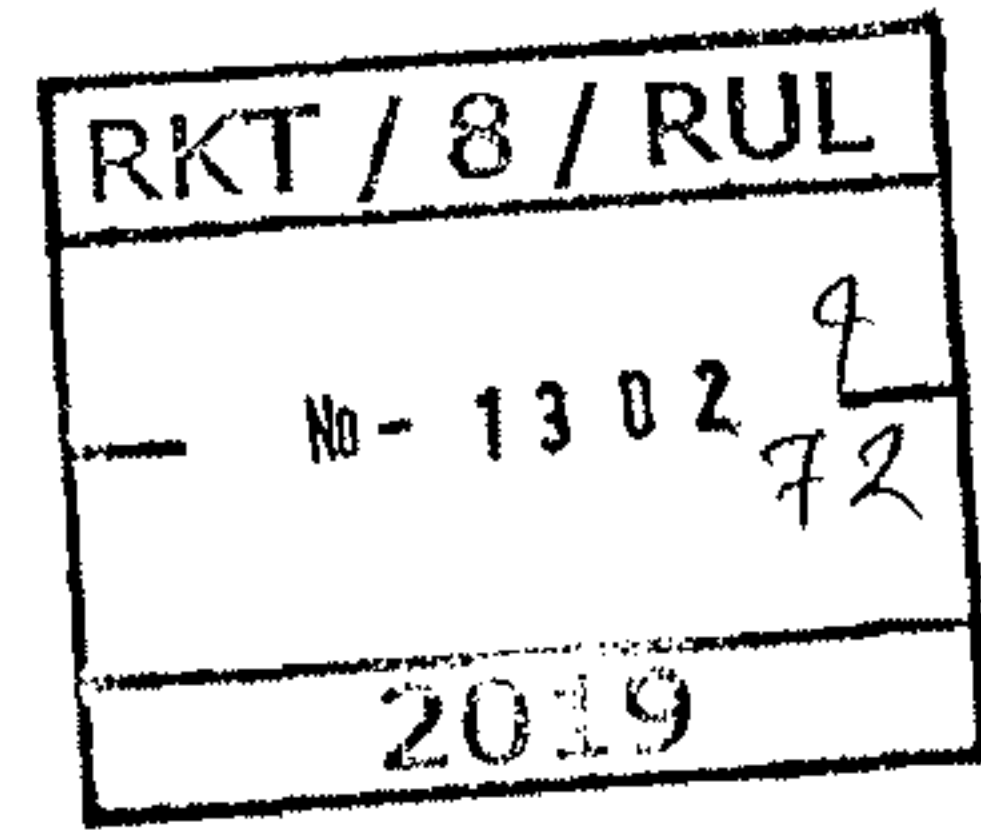
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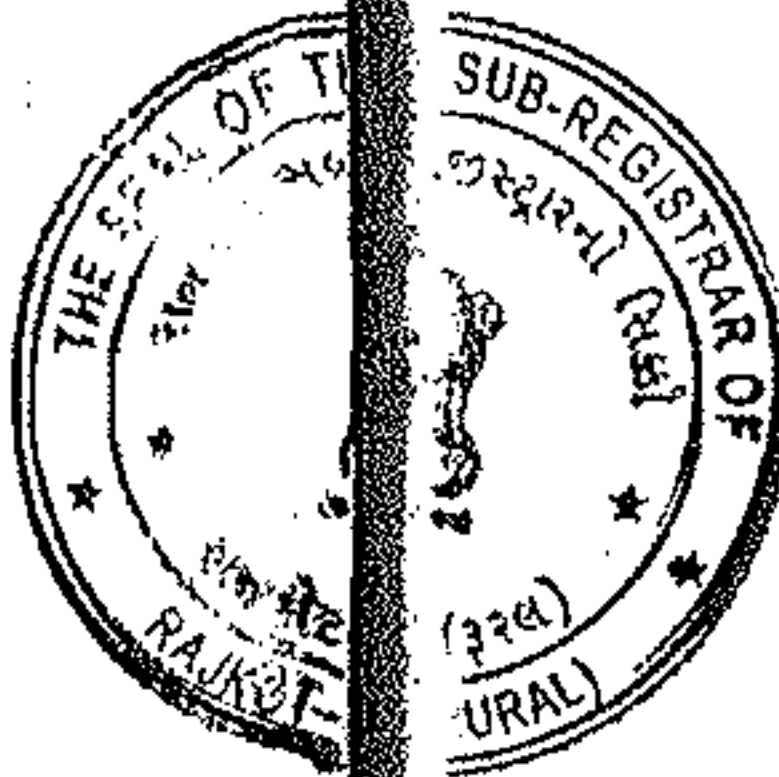




agricultural land described herein below tabulate at Sr.
No. 13 to 15 to the Vendor No.1 agricultural land.

- (3) That, on and after above permission the Vendor No. 1
purchased the land of different survey Nos. of Village
Anandpar (Navagam) of Rajkot Taluka and District of
Gujarat state, as per following particulars / tabulate :

Sr. No	Survey No.	Area in Acre-guntha	Registrati on No. of sale deed	Date of registration
1	44 paiki	4-01	4434	7-11-2003
2	44 paiki	4-02	4445	7-11-2003
3	45 paiki	3-06	4439	7-11-2003
4	45 paiki	2-00	4441	7-11-2003
5	46/1 paiki	3-05	4440	7-11-2003
6	46/2 paiki	1-37	4437	7-11-2003
7	47/1	2-39	4453	7-11-2003
8	47/2	3-09	4451	7-11-2003
9	48 paiki	6-00	4444	7-11-2003
10	49/2	2-14	4450	7-11-2003
11	49/3 paiki	1-21	4443	7-11-2003
12	49/4	1-25	4446	7-11-2003
13	50 paiki	6-00	4810	28-11-2003
14	51 paiki	6-00	4811	28-11-2003
15	52/1 paiki	3-16	4812	28-11-2003
16	52/2 paiki	2-34	4435	7-11-2003
17	53 paiki	10-02	4438	7-11-2003
18	57 paiki	3-33	4432	7-11-2003
19	57 paiki	3-33	4448	7-11-2003
20	58/1	6-24	4452	7-11-2003
21	58/2	6-01	4449	7-11-2003



India Commercial Corporation Limited

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AHARA CITY HOMES - RAJKOT

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J.K. MAKRENA

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Sardaben J. Makre
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2019

22	59 paiki	6-00	4442	7-11-2003
23	59 paiki	6-07	4433	7-11-2003
24	59 paiki	6-00	4447	7-11-2003
25	60/1 paiki	3-17	4436	7-11-2003

- (4) Thereafter, vide order No. VHV/Vashi-471/04, dated 16-03-2004 Mamlatdar, Rajkot granted permission to the Vendor No.1 for consolidation of the lands of different survey Nos., whereby the lands described in above tabulate at Sr. Nos. 1 to 17 hereinabove have been consolidated and the land admeasuring 2,60,113-00 sq. mts. has been given new survey No. 44, the land admeasuring 1,55,603-00 sq. mts. described in above tabulate at Sr. Nos. 18 to 24 has been given new survey No. 57 and the land described at Sr. No. 25 has been given new survey No. 60 paiki 1, totalling to 4,29,577-00 sq. mts.

That the Deputy Collector, Rajkot vide order No. PRAK-JMN-1-Ra.-Ta.-MALIYASAN-Fa.No.41/06-Vashi-3437/06 dated 15-11-2006 granted permission to the Vendor No.1 for purchase of agricultural lands as mentioned herein below in tabulate.

- (6) That the Vendor No. 1 also purchased agricultural lands of different survey Nos. of village Maliasan of Rajkot

India Commercial Corporation Limited

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AHARA CITY HOMES - RAJKOT

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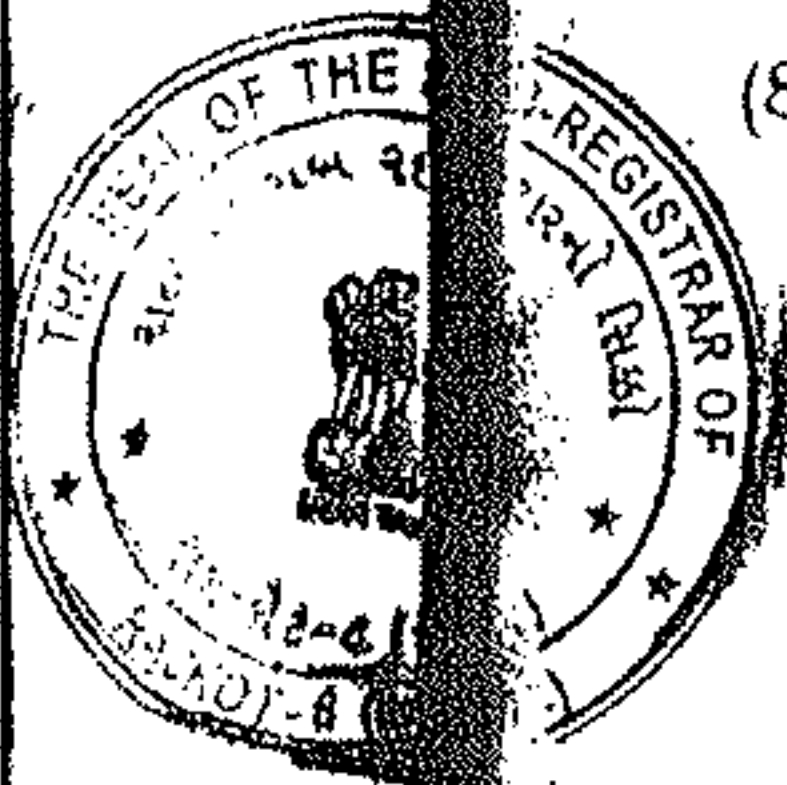
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No - 1302 ¹¹ / ₇₂
2019

Taluka and District of Gujarat state on the basis of above permission, as per following particulars / tabulate:

Sr. No	Survey No.	Area in Acre-Guntha	Registration No. of sale deed	Date of registration
1	27	1-10	9934	22-11-2006
	28	1-29		
	31	1-01		
2	32 paiki 1	1-00	9933	22-11-2006

(7) Thereafter, vide order No.VHV/Vashi-6931/08, dated 1-8-2008 passed by the Mamlatdar, Rajkot permission for consolidation of above land of different survey Nos. of village Maliasan has been granted to the Vendor No.1, whereby the land admeasuring 20,235-00 sq. mtrs. has been given new survey No. 27 paiki 2.

(8) That, Collector, Rajkot District, Rajkot vide order No. Rev.-Ten-Khadap-54-57/07-25-03 dated 14.09.2018 granted extension of time to the Vendor No.1 for use of the subject land i.e. total land adm. about 106 acre 06 guntha of different survey numbers of Village Anandpar, for bonafide Non-agricultural purpose use. Similarly, Collector Rajkot, Dist. Rajkot vide his order No. Rev-Ten-Khadap-54-57/07-25/03 dated 15.11.2018 granted the extension of time in respect to the land of Survey no. 27



India Commercial Corporation Limited

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 L.H.T. Of Sardaben J.
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No - 1302	12
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2019	

of Village Maliasan adm. about 20235.00 sq. mtrs. for bonafide N. A. use of the said land.

- (9) That, Rajkot Urban Development Authority vide order No. RUDA/TEC/DEV/Anandpar - Maliyasan/750/18/6887 dated 27.11.2018, approved / sanctioned the Lay Out Plan / Permission in respect to the land adm. about 4,49,812.00 sq. mtrs. of Village Anandpar & Maliasan for residential purpose. In said order land adm. about 1,79,924-80 sq. mtrs. has been deducted from the total land adm. about 4,49,812-00 sq. mtrs. for proposed T. P. Road + T. P. Reservation etc as per the Regulations - GDCR. After deducting the above land, the land adm. about 2,69,887-20 sq. mtrs. remained with the Vendor No.1 herein. According to said Approved Lay Out Plan, the land is divided - sub divided into 801 N. A. Plots bearing Plot No. 1 to 801 as described in said Lay Out. The Vendors are seized and possessed of otherwise well and sufficiently entitled to the peace and parcel of land as described herein after in Schedule - A of property.

- (10) That, the layout of sub plotting of the land approved/ sanctioned by RUDA vide order No. RUDA/TEC/DEV/ Anandpar - Maliyasan/750/18/6887 dated 27.11.2018, is in respect to the land of R. S. No. 44, 57 paiki & 60/1 of Village Anandpar adm. about 4,29,577.00 sq. mtrs.



India Commercial Corporation Limited

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HARA CITY HOMES - RAJKOT

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L.H.T. Of Sardaben J.

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T.K. Makvana

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No - 1302	13 72
2019	

and land of Village Maliasan of R. S. No. 27 paiki 2 Adm. about 20,235.00 sq. mtrs. On approval / sanction of the Layout by RUDA, the above-mentioned complete land of R. S. No. 27 paiki 2 of Village Maliasan has been deducted / kept reserved for the Town Planning Deduction, as evident from the approved layout. Hence, the land account in Revenue Records in respect to the land of R. S. No. 27 paiki 2 of Village Maliasan has become 'Nil'. As such, the land of Village Maliasan being deducted and kept reserved for the Town Planning Deduction, is not saleable. Therefore, the Schedule - B to J of the land which is saleable land, as mentioned herein below in this sale deed / conveyance deed, does not disclose - contain the description viz name of Village Maliasan and Revenue Survey No. 27 paiki 2 etc.

That, the land as described herein above as well as in Schedule - A of property herein under is converted into Non-Agricultural for multipurpose use by Collector, Rajkot District, Rajkot vide order No. N.A./Le.Re.Ko.K. /65/Case No. 365/422/423/18-19 dated 21.12.2018.

- (12) Thereafter, Collector Rajkot, Dist. Rajkot vide his order No. Rev-Ten-Khadap-54-57/07-25/03 dated 01.01.2019 and order No. Rev-Ten-Khadap-54-57/07-25/03 dated 15.03.2019 granted permission to Vendor herein

India Commercial Corporation Limited

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Page No.13

16 MAR 2019

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L.H.T. of Sardaben J.

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P.d. Patel

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J.K. Makvana



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No - 1302	14 72
2019	

Sahara India Commercial Corporation Pvt. Ltd. for sale of the scheduled land on the terms and conditions as mentioned therein.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS IN CONSIDERATION OF MUTUAL COVENENTS AND PREMISES CONTAINED HEREIN.

(13) That the Vendors hereby sale the N. A. Plots bearing No. 1 to 801 along with undivided proportionate ownership rights in the area of common plots and common roads as described in Schedule - A herein under on the ownership alongwith vacant and peaceful possession thereof with rights of easement to the Vendees No. 1 to 8 herein as described in Schedule B to J respectively herein under in this deed in total consideration of **Rs. 54,21,00,000/- Rupees Fifty Four Crore Twenty One Lakhs only.** The Vendors have sold to Vendees No. 1 to 8, the land as described in Schedule B to J as stated & shown in the name of each Vendees. The each of the Vendee has paid the said amount of consideration to the Vendors in respect to the plots sold to him / her / them by the Vendors. The Vendors hereby acknowledge receipt of the same from the Vendee, and in consideration thereof, the Vendors executes this sale deed in favour of the Vendees in respect to the land as described in schedule B to J



Sahara India Commercial Corporation Limited

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ARACITY HOMES - RAIPUR Authorised Signatory

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Authorised Signatory

16 MAR 2019

L.H.T. of Ranjuben K.

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Page No.14

[Signature] Deed

Servant and son of
श्रीमती रंजुबेन क. शर्मा

L. T. of Sardaben J.

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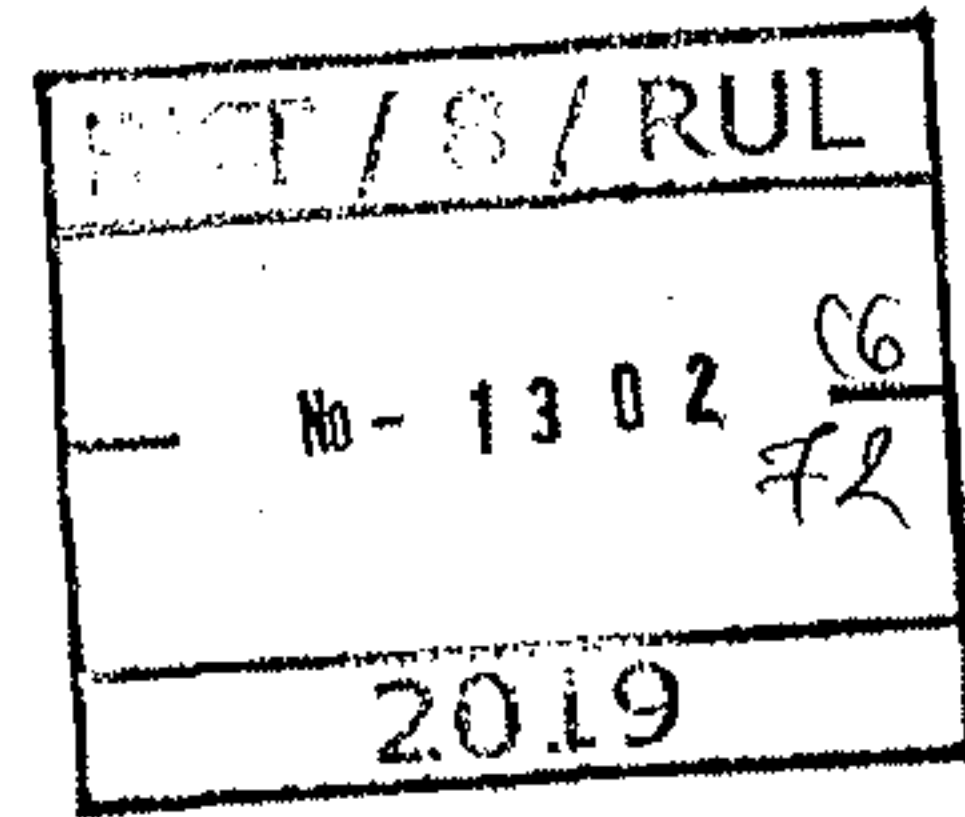


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J.K. Makwana

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(14) The Vendees have paid to the Vendors the amount of consideration in the following manner as Vendor's Instructions:

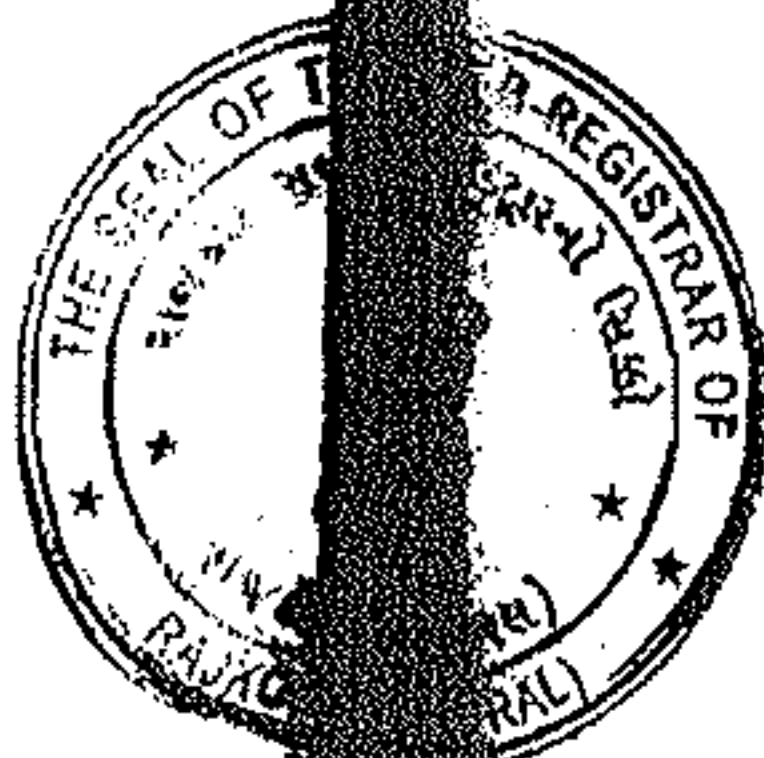
1. Vendee No. 1 - **Shardaben Jasvantray Doshi D/o Bavchandbhai Bhurabhai Udani** has purchased plots as described in Schedule - B herein under. Consideration paid by her to Vendors for the same is described as under:-

Amount in Rs.
2,97,00,000/-

Particulars
Rs. Two Crore Ninety Seven Lakhs Only by DD No. 328618, dated 02.01.2019 of Kotak Mahindra Bank Ltd., Rajkot; in favour of SEBI Sahara account no. 012210110003740 BOI Bandra Kurla Complex Branch Payable at Mumbai

7,00,00,000/-

Nilesh Kanubhai Makwana had filed CIVIL SUIT No. 236 of 2014 against the Vendor in Civil Court, Rajkot. The Vendee paid on behalf of the Vendor the amount of Rs. Seven Crore



Commercial Corporation Limited

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Authorised Signatory

A CITY HOMES - RAJKOT

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Authorised Signatory

16 MAR 2019

L.H.T. Of Ranjuben K.
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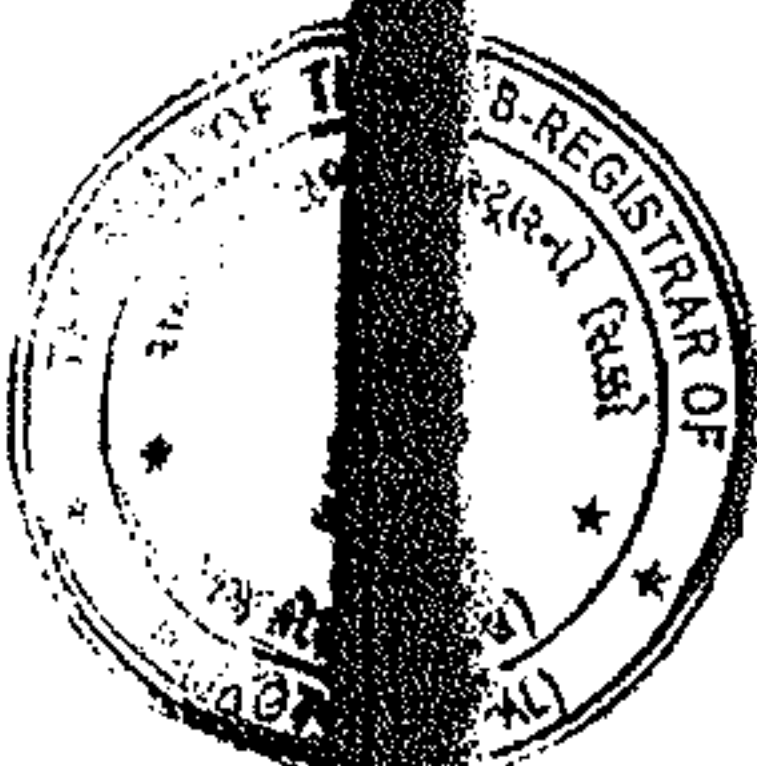
Only to said Nilesh Kanubhai Makwana for settlement of the dispute by Cheque No. 000575, dated 13-9-2018 of Kotak Mahindra Bank Ltd., Rajkot;

15,12,82,133/-

Rs. Fifteen Crore Twelve Lakhs Eighty Two Thousand One Hundred Thirty Three Only by DD No. 328720 dated 13-3-2019 by Kotak Mahindra Bank Ltd., Rajkot; in favour of SEBI Sahara account no. 012210110003740 BOI Bandra Kurla Complex Branch Payable at Mumbai.

99,94,000/-

Rs. Ninety Nine Lakhs Ninety Four Thousand Only In favour of NNM SECURITIES PVT. LTD. On behalf of Sahara Prime City Ltd. by DD No. 328712 dated 07-3-2019 by Kotak Mahindra Bank Ltd., Rajkot.



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41,73,867/-

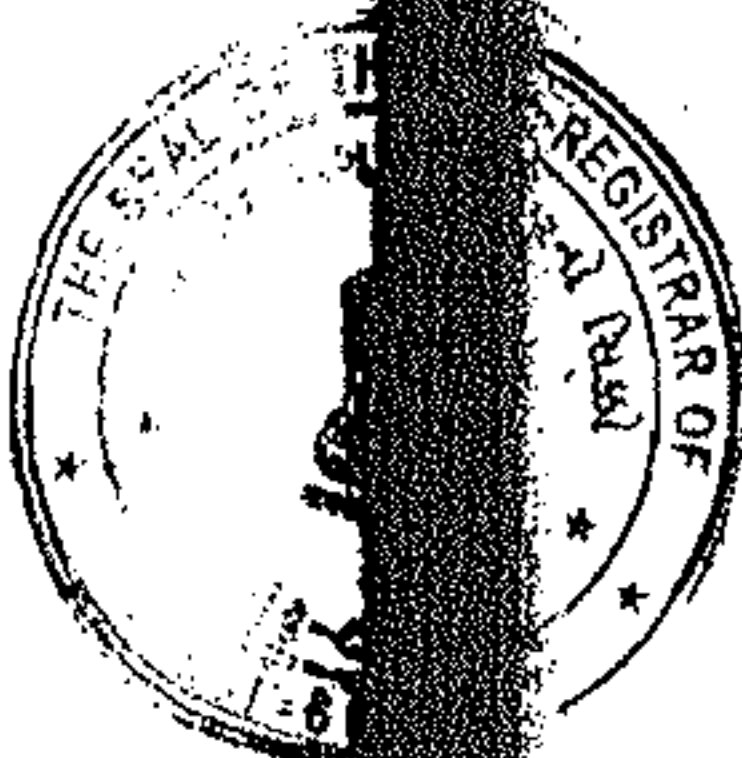
Rs. Forty One Lakhs Seventy Three Thousand Eight Hundred Sixty Seven Only In favour of Sahara Prime City Ltd. by DD No. 328711 dated 07-3-2019 of Kotak Mahindra Bank Ltd., Rajkot, towards expenses incurred by the Vendors in respect to complete present transaction.

9,00,000/-

Rs. Nine Lakhs Only, In favour of Sandeep Bajaj on behalf of Sahara Prime City Ltd., by DD No. 328710 dated 07-3-2019 of Kotak Mahindra Bank Ltd., Rajkot

1,61,00,000/-

Rs. One Crore Sixty One Lakhs Only expenditure made to get the N. A. lay out plan approved from RUDA as well as expenditure to obtain the permission for N. A. use of the land from Collector Office, Rajkot. The said expenses are made by the Vendee No. 1 on



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behalf of Vendors and same are to be considered as part of consideration.

28,50,000/-

Rs. Twenty Eight Lakhs Fifty Thousand Only for Income -tax deducted at source.

28,50,00,000/-

Rs. Twenty Eight Crore Fifty Lakhs Only.

2. Vendee No. 2 - **Mr. Vasant Trambaklal Turakhiya** has purchased plots as described in Schedule - C herein under. Consideration paid by him to Vendors for the same is described as under :-

Amount in Rs.
2,28,69,000/-

Particulars
Rs. Two Crore Twenty Eight Lakhs Sixty Nine Thousand Only by DD No. 066383 dated 13-3-2019 by HDFC Bank, Rajkot; in favour of SEBI Sahara account no. 012210110003740 BOI Bandra Kurla Complex Branch Payable at Mumbai.

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2,31,000/-

Rs. Two Lakhs Thirty One
Lakhs Only for Income -tax
deducted at source.

2,31,00,000/-

Rupees Two Core Thirty One
Lakhs only.

3. Vendee No. 2 - **Mr. Vasant Trambaklal Turakhiya**
has purchased plots as described in Schedule - D
herein under. Consideration paid by him to Vendors
for the same is described as under :-

Amount in Rs.

Particulars

19,80,000/-

Rs. Nineteen Lakhs Eighty
Thousand Only by DD No.
066384, dated 13-3-2019 of
HDFC Bank, Rajkot; in favour
of SEBI Sahara account no.
012210110003740 BOI
Bandra Kurla Complex Branch
Payable at Mumbai

20,000/-

Income-tax deducted at source.

20,00,000/-

Rs. Twenty Lakhs Only



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4. Vendee No. 3 - **Mr. Jiteshkumar Khimjibhai Makwana** has purchased plots as described in Schedule - E herein under. Consideration paid by him to Vendors for the same is described as under:-

Amount in Rs.	Particulars
1,78,20,000/-	Rs. One Crore Seventy Eight Lakhs Twenty Thousand Only by DD No. 054678 dated 13-3-2019 by Indian Overseas Bank, in favour of SEBI Sahara account no. 012210110003740 BOI Bandra Kurla Complex Branch Payable at Mumbai.
1,80,000/-	Rs. One Lakh Eighty Thousand Only for Income -tax deducted at source.
1,80,00,000/-	Rupees One Crore Eighty Lakhs only.

5. Vendee No. 4 - **Mrs. Ramaben Rameshbhai Makvana** has purchased plots as described in Schedule - F herein under. Consideration paid by him to Vendors for the same is described as under:-

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Amount in Rs.	Particulars
1,58,40,000/-	Rs. One Crore Fifty Eight Lakhs Forty Thousand Only by DD No. 054677 dated 13-3-2019 by Indian Overseas Bank, in favour of SEBI Sahara account no. 012210110003740 BOI Bandra Kurla Complex Branch Payable at Mumbai.
1,60,000/-	Rs. One Lakh Forty Five Thousand Only for Income -tax deducted at source.

1,60,00,000/- Rupees One Crore Sixty Lakhs only.

6. Vendee No. 5 - **Mrs. Ranjuben Kanubhai Makvana** has purchased plots as described in Schedule - G herein under. Consideration paid by her to Vendors for the same is described as under :-

Amount in Rs.	Particulars
1,78,20,000/-	Rs. One Crore Seventy Eight Lakhs Twenty Thousand Only by DD No. 054679 dated 13-3-2019 by Indian Overseas Bank, in favour of SEBI Sahara

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account no. 012210110003740

BOI Bandra Kurla Complex

Branch Payable at Mumbai.

1,80,000/-

Rs. One Lakh Sixty Five

Thousand Only for Income -tax

deducted at source.

1,80,00,000/-

Rupees One Crore Eighty

Lakhs only.

7. Vendee No. 6 - **RK Infraspac LLP** A Partnership Firm, represented through its partners, namely, **Mr. Sarvanand Sadhuram Sonvani** has purchased plots as described in Schedule - H herein under. Consideration paid by him to Vendors for the same is described as under :-

Amount in Rs.

Particulars

7,12,80,000/-

Rs. Seven Crore Twelve Lakhs

Eighty Thousand Only by DD

No. 513542 dated 08-3-2019

by Rajkot Nagarik Sahakari

Bank Ltd., Rajkot; in favour of

SEBI Sahara account no.

012210110003740

BOI

Bandra Kurla Complex Branch

Payable at Mumbai.

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7,20,000/- Rs. Seven Lakhs Twenty Thousand Only for Income -tax deducted at source.

7,20,00,000/- Rs. Seven Crore Twenty Lakhs Only

8. Vendee No. 7 - **Mr. Hardik M. Parekh** has purchased plots as described in Schedule - I herein under. Consideration paid by him to Vendors for the same is described as under :-

Amount in Rs.	Particulars
3,56,40,000/-	Rs. Three Crore Fifty Six Lakhs Forty Thousand Only DD No.210906, dated 11/03/2019 of City Bank, in favour of Sahara SEBI Account
3,60,000/-	Income-tax deducted at source.

3,60,00,000/- Rs. Three Crore Sixty Lakhs Only

9. Vendee No. 8 - **Mr. Harishkumar Jayantilal Lakhani** has purchased plots as described in Schedule - J herein under. Consideration paid by him to Vendors for the same is described as under:-

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Amount in Rs.	Particulars
7,12,80,000/-	Rs. Seven Crore Twelve Lakhs Eighty Thousand Only by DD No. 371565 dated 07-3-2019 by Oriental Bank of Commerce, Rajkot; in favour of SEBI Sahara account no. 012210110003740 BOI Bandra Kurla Complex Branch Payable at Mumbai.
7,20,000/-	Rs. Seven Lakhs Twenty Thousand Only for Income-tax deducted at source.
7,20,00,000/-	Rs. Seven Crore Twenty Lakhs Only

Total Consideration - 1 to 9 = Rs. 54,21,00,000/- (In Words Rupees Fifty Four Crore Twenty One Lakhs Only)

(15) That, the Vendors are seized and possessed of otherwise well and sufficiently entitled to the peace and parcel of land as described herein after in Schedule - A of property. That, Rajkot Urban Development Authority vide order No. RUDA/TEC/DEV/Anandpar - Maliyasan/

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750/18/6887 dated 27.11.2018, approved / sanctioned the Lay Out Plan / Permission in respect to the land adm. about 4,49,812.00 sq. mtrs. of Village Anandpar & Maliasan for residential purpose. In said order land adm. about 1,79,924-80 sq. mtrs. has been deducted from the total land adm. about 4,49,812-00 sq. mtrs. for proposed T. P. Road + T. P. Reservation etc as per the Regulations - GDCR. After deducting the above land, the land adm. about 2,69,887-20 sq. mtrs. remained with the Vendors herein. The said land adm. about 2,69,887.2 contain land of N. A. Plot No. 1 to 801 aggregating to land adm. about 2,15,157.24 sq. mtrs., land adm. about 26,992.15 sq. mtrs. is kept reserved for the common plot and land adm. about 27,737.81 sq. mtrs. is kept reserved for internal road. Out of the said total land, the Vendors herein sold land as described in Schedule - B to J herein under i.e. land adm. about 2,15,157.24 sq. mtrs. on exclusive ownership basis to the respective Vendees and the Vendees and their future transferees shall have undivided proportionate co-ownership rights in the area of common plots i.e. land adm. about 26,992.15 sq. mtrs. and internal roads i.e. land adm. about 27,737.81 sq. mtrs. by this sale deed. The common roads and common plots as described in layout of the land approved by the RUDA as described in Schedule - A herein under, being

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the co-ownership are to be used by Vendees herein and successive Purchasers of the land in common for the purpose as described in approved layout plan and N.A. order.

(16) However, in case, revised N. A. lay - out of the subject land is required to be obtained by the Vendee herein, after execution of this deed, in that case, the Vendors have No Objection and shall not take any Objection. As the different plots of the scheduled land are purchased by different Vendees as mentioned in this deed, and for the said reasons, all the Vendees, can jointly apply to the Competent Authority under Law, to obtain permission of revised N.A. layout of the above total land. The Vendors herein confirm, consent and acknowledge the same.

(17) That, the parties hereto have agreed upon that the rights and obligation to develop internal roads and common plots in all aspects shall be with and / or of only Vendees herein. And the Vendors are not under obligation of any nature to develop the internal roads and common plots of the scheduled land. The Vendees hereby indemnify the Vendors in case any liability of any nature is fastened on to the Vendors due to any act or violation by the Vendees and its successors purchasers in respect to the Layout, Plan and Permissions.

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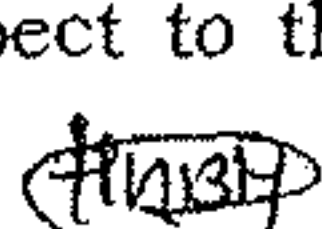

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(18) The Vendors do hereby declare that, Sahara Group - wherein Vendors are some of the group companies among others have been permitted by the Hon'ble Supreme Court vide order dated 11.07.2016 & dated 28.02.2017 passed in Contempt Petitions (C) No.412-413 of 2012 in Civil Appeals No.9813 and 9833 of 2011 and Contempt Petition (C) No.260 of 2013 in Civil Appeal No.8643 of 2012 (SEBI v/s Sahara India Real Estate Corporation Limited & Ors). to sell the properties owned by Vendors subject to the condition that such sales are not for a price less than 90% of circle rates stipulated for the area in which the properties are situated. The expenses, TDS and all other applicable taxes etc are to be deducted from the said sale price. And after such deductions the amount received shall be deposited with SEBI SAHARA REFUND ACCOUNT.



The circle rate of the subject land is Rs. 2200/- per sq. mtr. The amount of consideration / sale price is not less than 90% of the circle rate of the land. The amount received as consideration after deducting TDS, expenses etc in present sale transaction has been paid by Vendors to SEBI. The order of the Hon'ble Supreme Court is fully complied with by the Sahara Group and / or Vendors, and the subject property / land as described herein

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above as well as described in Schedule of Property herein below is free from all encumbrances.

(19) That no debt or dues of the Government or nationalized bank or co-operative bank or any private firm, person, shroff, company, SEBI, or any State or Central Government Department or any other body on the said land is payable. That there is no charge, attachment, litigation, lien, mortgage of any nature is subsisting on the said land. The said land / land as described herein above is free from all encumbrances and except the Vendors, no one else has any right, share or claim of whatsoever nature on the scheduled land.

(20) That all the taxes, cesses, amount of land revenue, education cess, lease etc. and other charges payable in respect of the said land upto the date of this sale deed will be paid and borne by the Vendors. From today onwards, such taxes, cesses etc. will be paid and borne by the Vendees. The Vendees shall get this property transferred to his / their name in the relevant government record and the Vendors shall give its consent and make signature in necessary application - forms - documents etc. and if necessary, shall also remain personally present before the concerned office and give his / their consent for the same.

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(21) The Vendors agree and undertake to get this sale deed registered at the expenses of the Vendee. The expenditure like registration fee, stamp duty, etc. for this sale deed will be paid and borne by the Vendees.

(22) It is hereby declared that, Vendor No. 1 Sahara India Commercial Corporation Ltd. has passed Resolution in their meeting of Board of Directors, wherein Mr. Somesh Bose S/o. Late Onimesh Chandra Bose and / or Mr. Tapas Kumar Basak S/o. Late Subodh Kumar Basak are jointly and / or severally authorized and appointed by the Company as Constituted Attorney of the Company, and authorized to sign and to do all necessary acts in respect to complete the sale transaction of the scheduled land. Similarly, the companies namely M/s. Sahara Prime City Ltd., M/s. Pratham Towers Pvt. Ltd., Sahara Q Shop Unique Products Range Ltd., & Sahara India Commercial Corporation Ltd., all partners of M/s. Sahara City Homes - A Partnership Firm, have passed Resolution in meetings in their respective Board of Directors of the Company, whereby Mr. Somesh Bose S/o. Late Onimesh Chandra Bose and / or Mr. Tapas Kumar Basak S/o. Late Subodh Kumar Basak - Official of the said Companies, has been appointed as Constituted attorney of the company, authorized to sign the sale deeds and do

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all necessary acts to complete the sale transaction, on behalf of the company as a partner of the aforesaid firm jointly and / or severally. The said authorities so granted are in force and operation as on today.

(23) The following are the title deeds relating to the said land:

1) Original order No. Prak/JMN/1/Section 54-Anandpar-3994-03, dated 20-10-2003 and corrigendum order No. Prak/JMN/1/54/Section 54-Anandpar/3994(1)/03, dated 21-10-2003, and order No. Prak/JMN/1/Section 54-Anandpar-7011/03, dated 18-11-2003 passed by the Deputy Collector, Rajkot granting permission to the Company for purchase of agricultural land.

2) Original order No. VHV/Vashi-471/04, dated 16-3-2004 passed by the Mamlatdar, Rajkot granting permission for consolidation of the land of different survey Nos. of village Anandpar.

3) Original order No. Prak/JMN-1-Rajkot Taluka - Maliasan- F. No. 41/06-Vashi-343/7/06, dated 15-11-2006 passed by the Deputy Collector, Rajkot granting permission to the Company for purchase of the agricultural land.

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- 4) Original order No.VHV/Vashi-6931/08, dated 1-8-2008 passed by the Mamlatdar, Rajkot permission for consolidation of the land of different survey Nos. of village Maliasan.
- 5) Total 27 sale-deeds executed in favour of the Vendee, Sahara India Commercial Corporation Limited, of land of different survey Nos. more fully described in para - 2 of this sale deed. In Original.
- 6) Certified True Copy of Reg. Development Agreement bearing Registration No. 7027 dated 25-06-2008.
- 7) Copy of the Partnership Deed dated 29.03.2011 of M/s. Sahara City Homes, Rajkot.
- 8) Copy of the Addendum to the Partnership Agreement dated 29.03.2012 of M/s. Sahara City Homes, Rajkot.
- 9) Copy of the Resolution passed in the meeting of Board of Directors dated 20-12-2018 of Sahara India Commercial Corporation Ltd.,
- 10) Copy of the Resolution passed in the meeting of Board of Directors dated 18-12-2018 of Sahara Prime City Ltd.

Sahara India Commercial Corporation Limited

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11) Copy of the Resolution passed in the meeting of Board of Directors dated 11-12-2018 of Pratham Towers Pvt. Ltd.

12) Copy of the Resolution passed in the meeting of Board of Directors dated 5-03-2019 of Sahara Q Shops Unique Products Range Ltd.

13) Power of attorney given by M/s. Sahara India Commercial Corporation Ltd., to Mr. Somesh Bose S/o. Late Onimesh Chandra Bose and / or Mr. Tapas Kumar Basak S/o. Late Subodh Kumar Basak are jointly and / or severally.

14) Power of attorney given by M/s. Sahara Prime City Ltd., to Mr. Somesh Bose S/o. Late Onimesh Chandra Bose and / or Mr. Tapas Kumar Basak S/o. Late Subodh Kumar Basak are jointly and / or severally.

15) Power of attorney given by M/s. M/s. Pratham Towers Pvt. Ltd., to Mr. Somesh Bose S/o. Late Onimesh Chandra Bose and / or Mr. Tapas Kumar Basak S/o. Late Subodh Kumar Basak are jointly and / or severally.

16) Power of attorney given by M/s. Sahara Q Shop Unique Products Range Ltd., to Mr. Somesh Bose S/o. Late Onimesh Chandra Bose and / or Mr. Tapas

Sahara India Commercial Corporation Limited

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Kumar Basak S/o. Late Subodh Kumar Basak are jointly and / or severally.

17) Original order No. REV/TEN/KDP/54-57/07-25/03, dated 14-9-2018 passed by the Collector, Rajkot granting extension of time.

18) Original order No. REV/TEN/KDP/54-57/07-25/03, dated 15-11-2018 passed by the Collector, Rajkot granting extension of time.

19) Original approved lay out plan by R. U. D. A. on 27.11.2018.

20) Original order No. N.A./Le.Re.Ko.K./65/Case No. 365/422/423/18-19 dated 21.12.2018 passed by the Collector, Rajkot granting permission for Multipurpose N. A. Use of the land.

21) Original order No. Rev-Ten-Khadap-54-57/07-25/03 dated 01.01.2019 passed by the Collector, Rajkot granting permission for sale of the land.

22) Original order No. Rev-Ten-Khadap-54-57/07-25/03 dated 15.03.2019 passed by the Collector, Rajkot granting permission for sale of the land.

23) Certificate of circle rate dated 11.03.2019 as endorsed by Sub-Registrar Zone 8, Rajkot

Sahara India Commercial Corporation Limited

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24) Certified true copy of the relevant revenue record in the name of the Vendor No.1.

That, Original Title Deeds of the entire land are in custody of Smt. Shardaben Jasvantrai Doshi by Vendee No. 1 herein, who has purchased major stake of the subject land from the Vendors herein. Other Vendees are handed over Certified True Copies / True Copies of the title deeds of the subject land.

SCHEDULE - A

- (i) Land admeasuring 2,60,113-00 sq. mtrs. Of revenue survey No. 44 of village Anandpar (Navagam) of Rajkot Taluka and District;
- (ii) Land admeasuring 1,55,603-00 sq. mtrs. Of revenue survey No. 57 of village Anandpar (Navagam) of Rajkot Taluka and District;
- (iii) Land admeasuring 13,861-00 sq. mtrs. Of survey No. 60 paiki 1 of village Anandpar (Navagam) of Rajkot Taluka and District;

Total admeasuring 4,29,577-00 sq. mtrs.

Sahara India Commercial Corporation Limited

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SAHARA CITY HOMES - RAJKOT

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Sardaben Somani

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L.H.T. of Sardaben J.

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L.H.T. of Ranjuben K.

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J. A. Chole



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- (iv) Land admeasuring 20,235-00 sq. mtrs. Of revenue survey No. 27 paiki 2 of village Maliasan of Rajkot Taluka and District;

Aggregate land admeasuring 4,49,812-00 sq. mts. converted into non-agricultural use for multi-purpose. On conversion of aforesaid land into non-agricultural for multi-purpose use by Collector, Rajkot District, Rajkot vide order No. N.A./Le.Re.Ko.K./65/Case No. 365/422/423/18-19 Dated 21.12.2018, land adm. about 1,79,924.80 sq. mtrs. is deducted for T. P. Road + T. P. Reservation. And accordingly, net land adm. about 2,69,887-20 sq. mtrs. of Village Anandpar (Navagam) remained with the Vendors. The said net land admeasuring 2,69,887-20 sq. mts. Of village Anandpar (Navagam) & Village Maliasan is divided into 801 sub plots and common plots and internal roads as under:

PLOT NO. ★	SQ.MTR.	PLOT No.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.
1	797.24	51	279.87	101	250.00	151	250.00
2	476.06	52	250.00	102	279.87	152	250.00
3	472.66	53	250.00	103	300.00	153	250.00
4	469.27	54	250.00	104	300.00	154	250.00
5	465.88	55	250.00	105	300.00	155	250.00
6	462.56	56	250.00	106	300.00	156	250.00
7	459.24	57	250.00	107	459.00	157	250.00
8	455.77	58	250.00	108	279.62	158	250.00
9	451.94	59	250.00	109	250.00	159	250.00
10	739.99	60	250.00	110	250.00	160	250.00
11	801.77	61	250.00	111	250.00	161	250.00
12	279.62	62	250.00	112	250.00	162	275.54
13	250.00	63	279.62	113	250.00	163	279.87

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14	250.00	64	279.62	114	250.00	164	250.00
15	250.00	65	250.00	115	250.00	165	250.00
16	250.00	66	250.00	116	374.12	166	250.00
17	250.00	67	250.00	117	361.87	167	250.00
18	250.00	68	250.00	118	250.00	168	250.00
19	250.00	69	250.00	119	250.00	169	250.00
20	250.00	70	250.00	120	250.00	170	250.00
21	250.00	71	250.00	121	250.00	171	250.00
22	250.00	72	250.00	122	250.00	172	250.00
23	250.00	73	250.00	123	250.00	173	250.00
24	279.87	74	250.00	124	250.00	174	250.00
25	279.87	75	250.00	125	250.00	175	279.62
26	250.00	76	279.87	126	279.62	176	279.62
27	250.00	77	279.87	127	279.62	177	250.00
28	250.00	78	250.00	128	250.00	178	250.00
29	250.00	79	250.00	129	250.00	179	250.00
30	250.00	80	250.00	130	250.00	180	250.00
31	250.00	81	250.00	131	250.00	181	250.00
32	250.00	82	250.00	132	250.00	182	250.00
33	250.00	83	250.00	133	250.00	183	250.00
34	250.00	84	250.00	134	250.00	184	250.00
35	250.00	85	250.00	135	250.00	185	250.00
36	250.00	86	250.00	136	250.00	186	250.00
37	279.62	87	250.00	137	286.62	187	250.00
38	279.62	88	250.00	138	420.87	188	279.87
39	250.00	89	279.62	139	250.00	189	279.87
40	250.00	90	279.62	140	250.00	190	250.00
41	250.00	91	250.00	141	250.00	191	250.00
42	250.00	92	250.00	142	250.00	192	250.00
43	250.00	93	250.00	143	250.00	193	250.00
44	250.00	94	250.00	144	250.00	194	250.00
45	250.00	95	250.00	145	250.00	195	250.00
46	250.00	96	250.00	146	250.00	196	250.00
47	250.00	97	250.00	147	250.00	197	250.00
48	250.00	98	250.00	148	250.00	198	250.00
49	250.00	99	250.00	149	279.62	199	250.00
50	279.87	100	250.00	150	279.62	200	250.00

PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.
201	279.62	251	250.00	301	250.00	351	250.00
202	279.62	252	250.00	302	250.00	352	250.00

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203	250.00	253	250.00	303	250.00	353	250.00
204	250.00	254	250.00	304	250.00	354	250.00
205	250.00	255	250.00	305	279.62	355	250.00
206	250.00	256	250.00	306	279.62	356	250.00
207	250.00	257	442.00	307	250.00	357	279.87
208	250.00	258	449.00	308	250.00	358	279.87
209	250.00	259	250.00	309	250.00	359	250.00
210	250.00	260	250.00	310	250.00	360	250.00
211	250.00	261	250.00	311	250.00	361	250.00
212	250.00	262	250.00	312	250.00	362	250.00
213	250.00	263	250.00	313	250.00	363	250.00
214	279.87	264	250.00	314	250.00	364	250.00
215	828.24	265	250.00	315	250.00	365	250.00
216	610.30	266	250.00	316	250.00	366	250.00
217	610.30	267	250.00	317	250.00	367	250.00
218	610.30	268	239.78	318	279.87	368	250.00
219	610.30	269	346.12	319	279.87	369	250.00
220	610.30	270	250.00	320	250.00	370	279.62
221	610.30	271	250.00	321	250.00	371	279.62
222	828.64	272	250.00	322	250.00	372	250.00
223	702.21	273	250.00	323	250.00	373	250.00
224	344.62	274	250.00	324	250.00	374	250.00
225	250.00	275	250.00	325	250.00	375	250.00
226	250.00	276	250.00	326	250.00	376	250.00
227	250.00	277	250.00	327	250.00	377	250.00
228	490.20	278	250.00	328	250.00	378	250.00
229	374.32	279	383.49	329	250.00	379	250.00
230	246.93	280	279.62	330	250.00	380	250.00
231	222.30	281	250.00	331	279.62	381	250.00
232	250.00	282	250.00	332	321.81	382	250.00
233	250.00	283	250.00	333	311.80	383	279.87
234	250.00	284	250.00	334	334.85	384	279.87
235	250.00	285	250.00	335	357.90	385	250.00
236	250.00	286	250.00	336	250.00	386	250.00
237	250.00	287	250.00	337	250.00	387	250.00
238	267.00	288	250.00	338	250.00	388	250.00
239	504.40	289	250.00	339	250.00	389	250.00
240	250.00	290	250.00	340	250.00	390	250.00
241	250.00	291	250.00	341	250.00	391	250.00
242	250.00	292	279.87	342	250.00	392	250.00
243	250.00	293	279.87	343	250.00	393	250.00
244	250.00	294	250.00	344	279.87	394	250.00
245	250.00	295	250.00	345	279.62	395	250.00



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16 MAR 2019

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246	250.00	296	250.00	346	250.00	396	279.62
247	279.87	297	250.00	347	250.00	397	503.03
248	279.87	298	250.00	348	250.00	398	250.00
249	250.00	299	250.00	349	250.00	399	250.00
250	250.00	300	250.00	350	250.00	400	250.00

PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.
401	250.00	451	250.00	501	250.00	551	250.00
402	250.00	452	250.00	502	250.00	552	250.00
403	250.00	453	250.00	503	279.87	553	250.00
404	250.00	454	250.00	504	279.87	554	250.00
405	250.00	455	250.00	505	250.00	555	250.00
406	250.00	456	250.00	506	250.00	556	250.00
407	250.00	457	279.87	507	250.00	557	250.00
408	279.87	458	279.87	508	250.00	558	279.62
409	279.87	459	250.00	509	250.00	559	279.62
410	250.00	460	250.00	510	250.00	560	250.00
411	250.00	461	250.00	511	250.00	561	250.00
412	250.00	462	250.00	512	429.62	562	250.00
413	250.00	463	250.00	513	261.87	563	250.00
414	250.00	464	250.00	514	244.00	564	250.00
415	250.00	465	250.00	515	250.00	565	250.00
416	250.00	466	250.00	516	250.00	566	250.00
417	250.00	467	250.00	517	250.00	567	250.00
418	442.84	468	250.00	518	250.00	568	250.00
419	237.45	469	250.00	519	250.00	569	279.87
420	247.81	470	279.62	520	250.00	570	250.00
421	250.00	471	470.49	521	279.87	571	250.00
422	250.00	472	250.00	522	279.87	572	250.00
423	250.00	473	250.00	523	250.00	573	250.00
424	250.00	474	250.00	524	250.00	574	250.00
425	250.00	475	250.00	525	250.00	575	250.00
426	250.00	476	250.00	526	250.00	576	250.00
427	250.00	477	250.00	527	250.00	577	250.00
428	250.00	478	250.00	528	250.00	578	250.00
429	250.00	479	250.00	529	269.99	579	250.00
430	250.00	480	250.00	530	384.12	580	250.00
431	279.87	481	250.00	531	250.00	581	279.62
432	279.87	482	279.87	532	250.00	582	279.62
433	250.00	483	279.87	533	250.00	583	250.00
434	250.00	484	250.00	534	250.00	584	250.00

For Sahara India Commercial Corporation Limited

Authorised Signatory 6 MAR 2019

SAHARA CITY HOMES - RAJKOT

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435	250.00	485	250.00	535	250.00	585	250.00
436	250.00	486	250.00	536	279.87	586	250.00
437	250.00	487	250.00	537	341.00	587	250.00
438	250.00	488	250.00	538	250.00	588	250.00
439	250.00	489	250.00	539	250.00	589	250.00
440	250.00	490	250.00	540	250.00	590	250.00
441	250.00	491	250.00	541	231.37	591	250.00
442	250.00	492	250.00	542	376.28	592	250.00
443	250.00	493	339.83	543	255.80	593	250.00
444	279.62	494	416.12	544	255.80	594	279.87
445	279.62	495	250.00	545	348.78	595	254.08
446	250.00	496	250.00	546	279.62	596	228.50
447	250.00	497	250.00	547	250.00	597	228.50
448	250.00	498	250.00	548	250.00	598	228.50
449	250.00	499	250.00	549	250.00	599	228.50
450	250.00	500	250.00	550	250.00	600	228.50

PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.	PLOT NO.	SQ.MTR.
601	228.50	651	279.87	701	250.00	751	250.00
602	228.50	652	250.00	702	250.00	752	279.62
603	446.48	653	250.00	703	250.00	753	279.62
604	295.50	654	250.00	704	250.00	754	250.00
605	250.00	655	250.00	705	250.00	755	250.00
606	250.00	656	250.00	706	250.00	756	250.00
607	250.00	657	250.00	707	250.00	757	250.00
608	250.00	658	250.00	708	250.00	758	250.00
609	250.00	659	250.00	709	250.00	759	250.00
610	250.00	660	250.00	710	250.00	760	250.00
611	279.62	661	250.00	711	279.87	761	250.00
612	279.87	662	250.00	712	279.62	762	250.00
613	250.00	663	279.62	713	524.75	763	250.00
614	250.00	664	279.62	714	279.87	764	250.00
615	250.00	665	250.00	715	250.00	765	279.87
616	250.00	666	250.00	716	250.00	766	276.18
617	250.00	667	250.00	717	250.00	767	250.00
618	250.00	668	250.00	718	250.00	768	250.00
619	250.00	669	250.00	719	250.00	769	250.00
620	250.00	670	250.00	720	250.00	770	250.00
621	250.00	671	250.00	721	250.00	771	250.00
622	250.00	672	250.00	722	250.00	772	250.00
623	250.00	673	250.00	723	250.00	773	250.00

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L.H.T. of Sardaben J.

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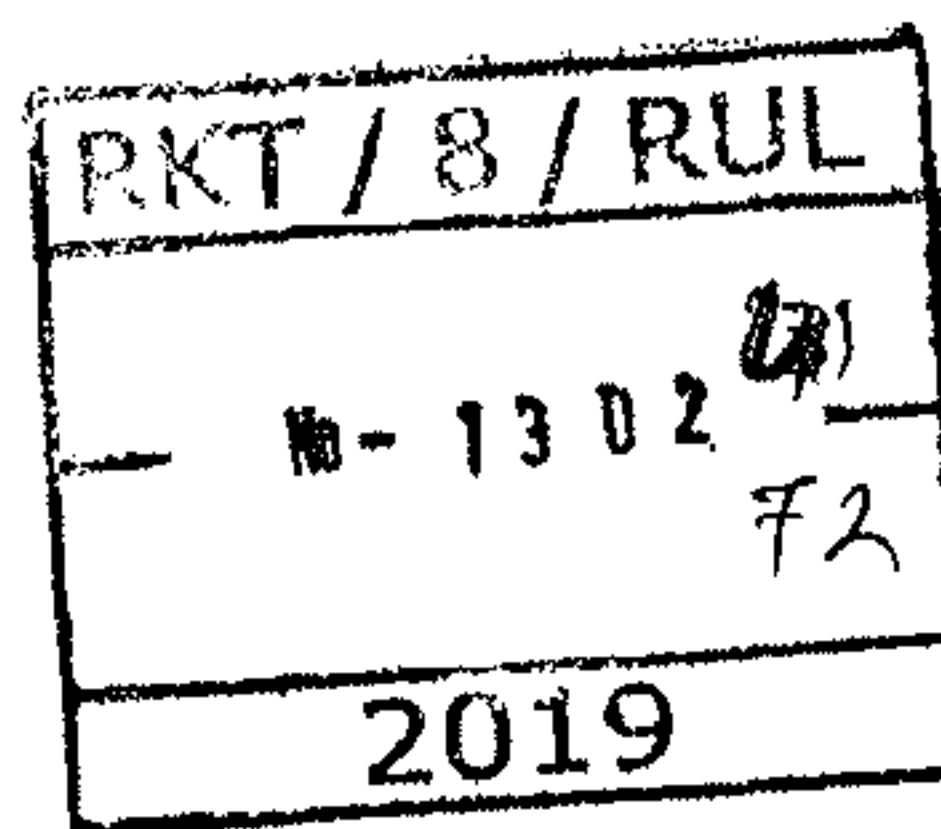
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624	279.62	674	250.00	724	250.00	774	250.00
625	279.62	675	250.00	725	250.00	775	250.00
626	250.00	676	279.87	726	279.62	776	250.00
627	250.00	677	279.62	727	279.62	777	250.00
628	250.00	678	250.00	728	250.00	778	279.62
629	250.00	679	250.00	729	250.00	779	279.62
630	250.00	680	250.00	730	250.00	780	250.00
631	250.00	681	309.00	731	250.00	781	250.00
632	250.00	682	251.12	732	250.00	782	250.00
633	250.00	683	250.00	733	250.00	783	250.00
634	250.00	684	250.00	734	250.00	784	250.00
635	250.00	685	279.62	735	250.00	785	250.00
636	250.00	686	279.87	736	250.00	786	250.00
637	279.87	687	250.00	737	250.00	787	250.00
638	279.62	688	250.00	738	250.00	788	250.00
639	250.00	689	250.00	739	279.87	789	250.00
640	250.00	690	250.00	740	279.87	790	401.50
641	250.00	691	250.00	741	250.00	791	362.75
642	250.00	692	250.00	742	250.00	792	250.00
643	250.00	693	250.00	743	250.00	793	250.00
644	323.25	694	250.00	744	250.00	794	250.00
645	284.61	695	250.00	745	250.00	795	250.00
646	250.00	696	250.00	746	250.00	796	250.00
647	250.00	697	250.00	747	250.00	797	250.00
648	250.00	698	279.62	748	250.00	798	250.00
649	250.00	699	279.62	749	250.00	799	250.00
650	279.62	700	250.00	750	250.00	800	250.00
						801	279.62

	Area (sq. mtrs.)
Total Plot Area (Plot No.1 to 801)	215157.24
Total Common Plot Area (A to F)	26992.15
Internal Road Area	27737.81
Total Land Area	2,69,887.20

The Vendees shall have undivided proportionate co-ownership rights in the Common Plots and Internal road.

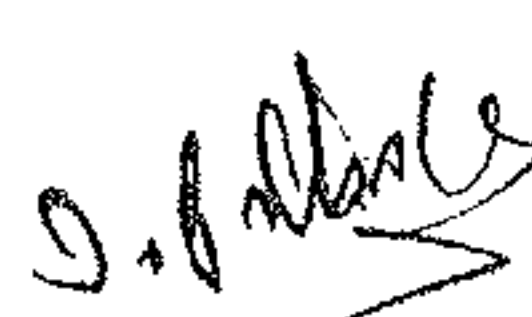
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16 MAR 2019


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The said Total Land area admeasuring 2,69,887.20 sq. mtrs. of Village Anandpar (Navagam) & Village Maliasan are bounded as under:

North : The land of old survey No. 60/3, 35/1, 37, 38 of village Maliasan

South : Boundary of village Amargadh;

East : Lands of survey No. 49/2, 49/1, 52 paiki, 54 paiki, 55/1, 54 paiki of village Maliasan;

West : Lands of survey No. 62, 56 paiki, 55 paiki, 54 paiki, 207 paiki, 42 paiki, 43 paiki

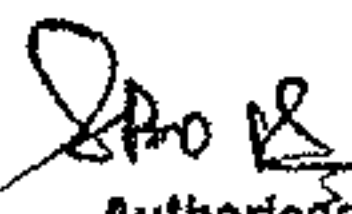
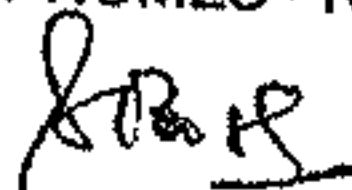
SCHEDULE - B

Description of the land sold by Vendors to the Vendee No. 1 -
Shardaben Jasvantray Doshi D/o Bavchandbhai Bhurabhai Udani

NA land of Plot No. 38 to 63 land admeasuring 6618.98 sq.mts., Plot No. 64 to 89 land admeasuring 6618.98 sq.mts., Plot No. 90 to 97 land admeasuring 2029.62 sq.mts., Plot No. 215 to 222 land admeasuring 5318.68 sq.mts., Plot No. 239 to 257 land admeasuring 5256.14

Sahara India Commercial Corporation Limited

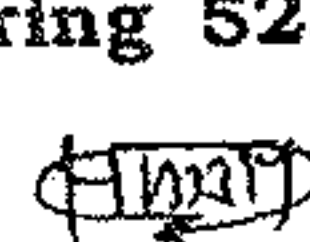
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J.K. Makwana



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2019

sq.mts., Plot No. 258 to 279 land admeasuring 5918.39
 sq.mts., Plot No. 280 to 305 land admeasuring 6618.98
 sq.mts., Plot No. 306 to 331 land admeasuring 6618.98
 sq.mts., Plot No. 332 to 344 land admeasuring 3606.23
 sq.mts., Plot No. 345 to 357 land admeasuring 3309.49
 sq.mts., Plot No. 358 to 383 land admeasuring 6618.98
 sq.mts., Plot No. 384 to 408 land admeasuring 6592.39
 sq.mts., Plot No. 409 to 431 land admeasuring 5987.84
 sq.mts., Plot No. 432 to 457 land admeasuring 6618.98
 sq.mts., Plot No. 676 land admeasuring 279.87 sq.mts.,
 Plot No. 686 to 711 land admeasuring 6618.98 sq.mts.,
 Plot No. 714 to 739 land admeasuring 6618.98 sq.mts.,
 Plot No. 740 to 765 land admeasuring 6618.98 sq.mts.,
 Plot No. 766 to 790 land admeasuring 6486.92 sq.mts.,
 Plot No. 791 to 801 land admeasuring 2892.37 sq.mts.,
 Plot No. 645 to 650 and 677 to 681 land admeasuring
 2902.85 sq.mts., Plot No. 712 and 713 land admeasuring
 894.37 sq.mts. Total land admeasuring 110955.98 sq.mts.

* of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar
 (Navagam), Taluka & District Rajkot.

Plot No. 38 to 63 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.

South : 30 Mtr. proposed TP road.

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No - 1302 ¹⁸⁴ 72
2019

East : 9 Mtr. road.

West : 9 Mtr. road.

Plot No. 64 to 89 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.

South : 30 Mtr. proposed TP road.

East : 30 Mtr. proposed TP road.

West : 9 Mtr. road.

Plot No. 90 to 97 land admeasuring 2029.62 sq.mts.

North : 30 Mtr. proposed TP road.

South : Plot No. 98.

East : Common plot.

West : 30 Mtr. proposed TP road.

Plot No. 215 to 222 land admeasuring 5318.68 sq.mts.

North : 30 Mtr. proposed TP road.

South : 30 Mtr. proposed TP road.

East : 30 Mtr. proposed TP road.

West : Proposed TP reservation.

Plot No. 239 to 257 land admeasuring 5256.14 sq.mts.

North : Other land.

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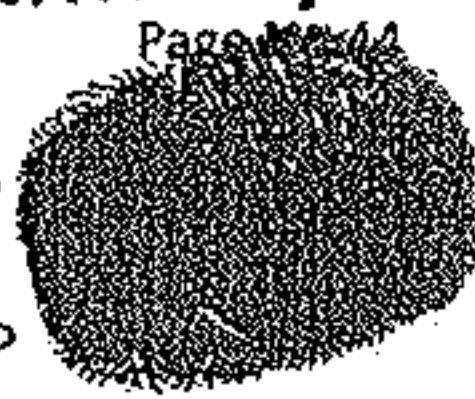
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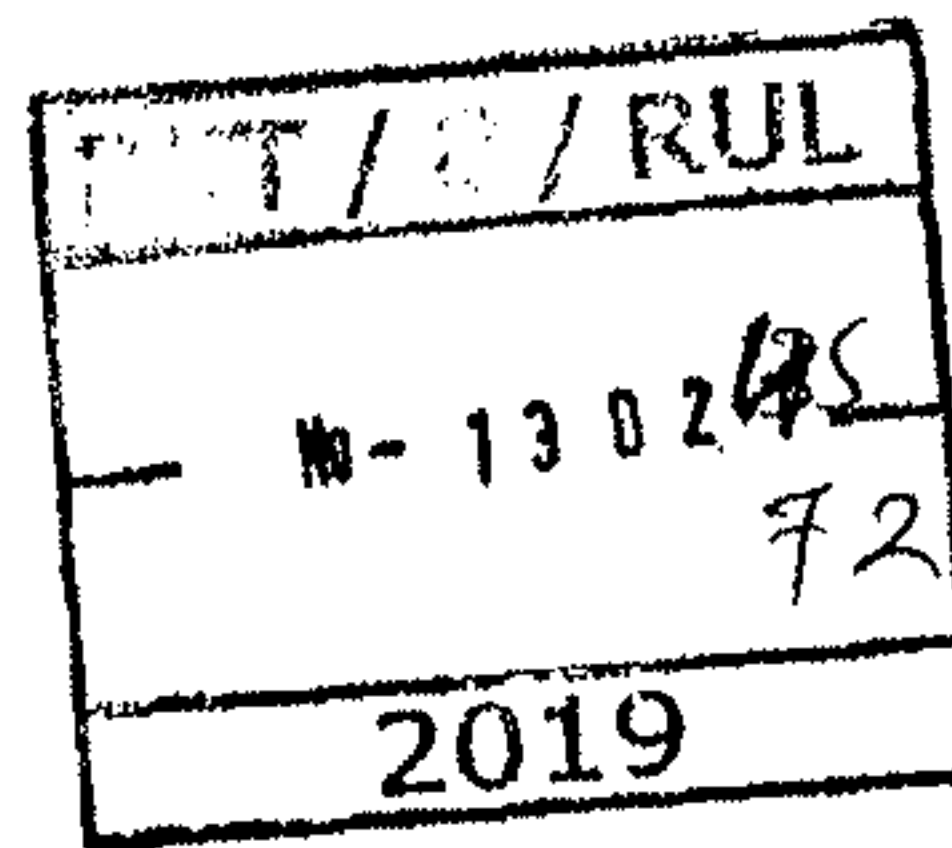
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South : 30 Mtr. proposed TP road.

East : 9 Mtr. road.

West : 9 Mtr. road.

Plot No. 258 to 279 land admeasuring 5918.39 sq.mts.

North : Other land.

South : Other land and 30 Mtr. proposed TP road.

East : 30 Mtr. proposed TP road.

West : 9 Mtr. road.

Plot No. 280 to 305 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.

South : 30 Mtr. proposed TP road.

East : 9 Mtr. road.

West : 30 Mtr. proposed TP road.

Plot No. 306 to 331 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.

South : 30 Mtr. proposed TP road.

East : 9 Mtr. road.

West : 9 Mtr. road.

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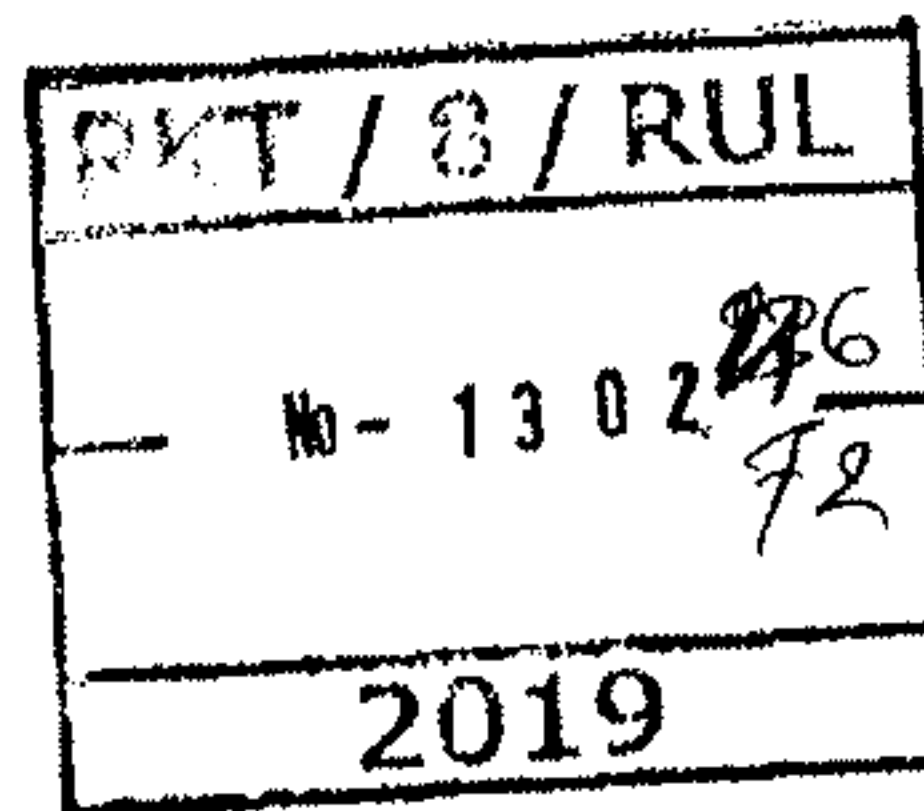
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Page No. 45

J. K. Makwana





Plot No. 332 to 344 land admeasuring 3606.23 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : Common plot and Other land of Village Maliyasan.
West : 9 Mtr. road.

Plot No. 345 to 357 land admeasuring 3309.49 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : Common plot.
West : 9 Mtr. road.



Plot No. 358 to 383 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : 9 Mtr. road.

Plot No. 384 to 408 land admeasuring 6592.39 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : 30 Mtr. proposed TP road and Other land.

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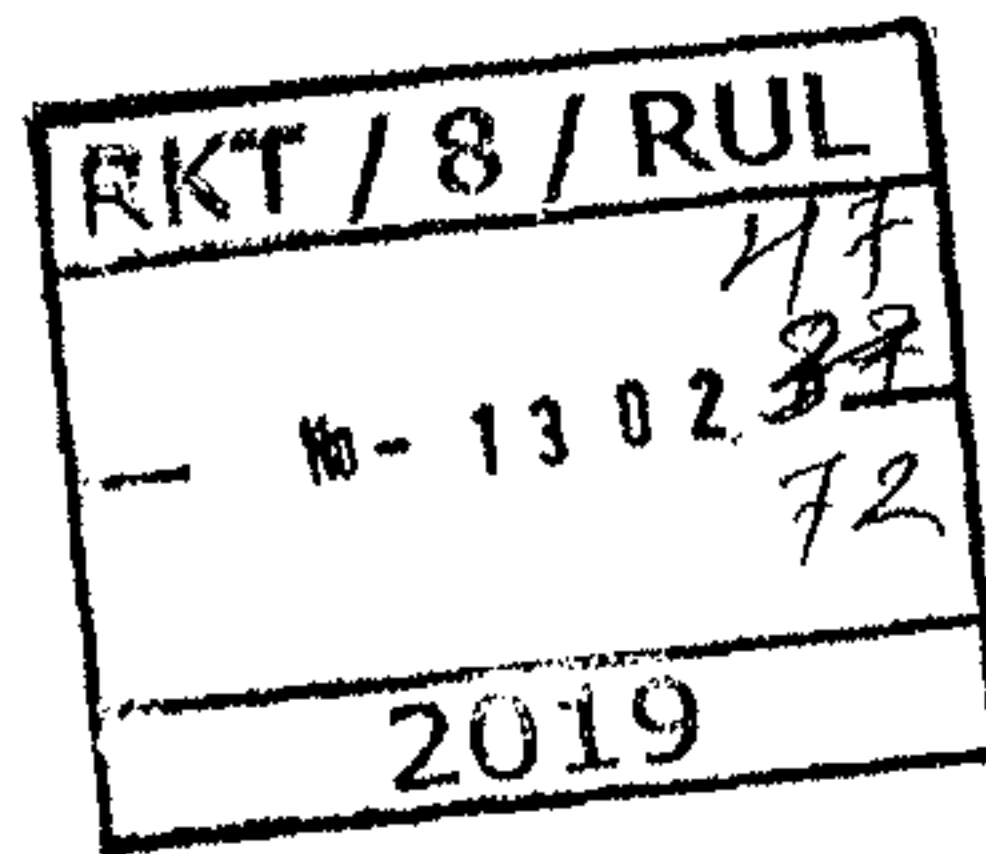
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Plot No. 409 to 431 land admeasuring 5987.84 sq.mts.

North : 30 Mtr. proposed TP road and Other land.
South : 30 Mtr. proposed TP road.
East : 30 Mtr. proposed TP road and Other land.
West : 9 Mtr. road.

Plot No. 432 to 457 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : 9 Mtr. road.

Plot No. 676 land admeasuring 279.87 sq.mts.

North : Plot No.675.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : Plot No.651.

Plot No. 686 to 711 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 30 Mtr. proposed TP road.
West : 9 Mtr. road.

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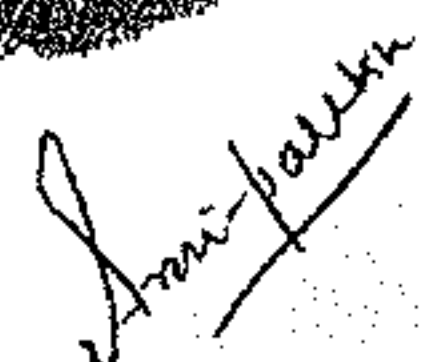
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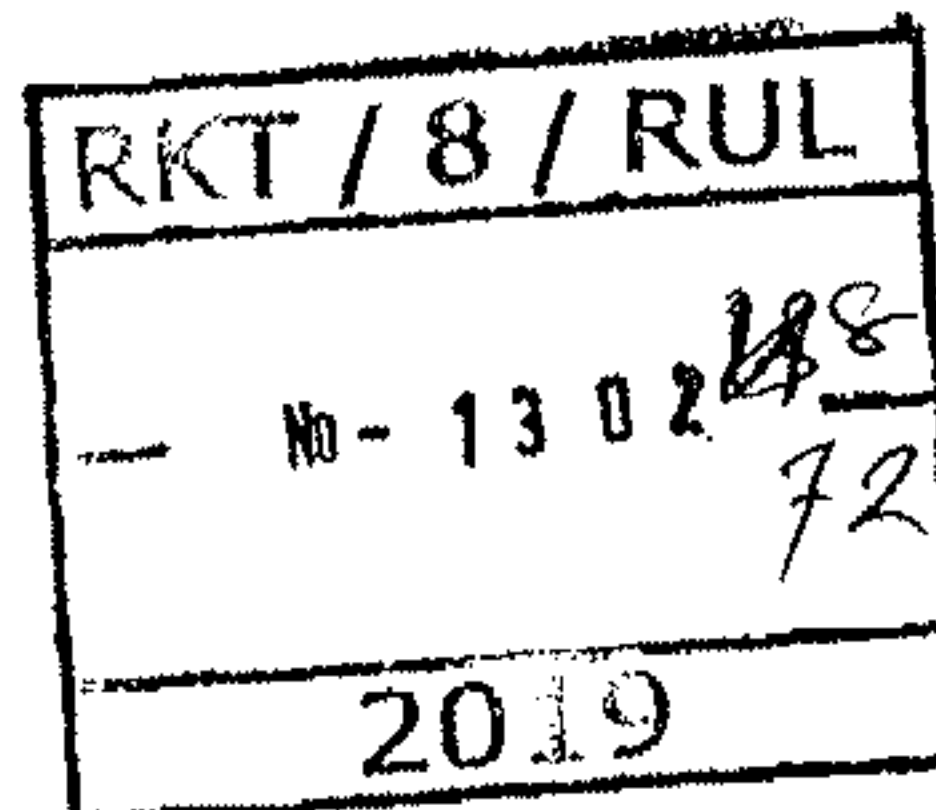
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Plot No. 714 to 739 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : 30 Mtr. proposed TP road.

Plot No. 740 to 765 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : 9 Mtr. road.

Plot No. 766 to 790 land admeasuring 6486.92 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road and others land.
East : 9 Mtr. road.
West : 9 Mtr. road.

Plot No. 791 to 801 land admeasuring 2892.37 sq.mts.

North : 30 Mtr. proposed TP road.
South : Others land.
East : Proposed TP reservation.
West : 9 Mtr. road.

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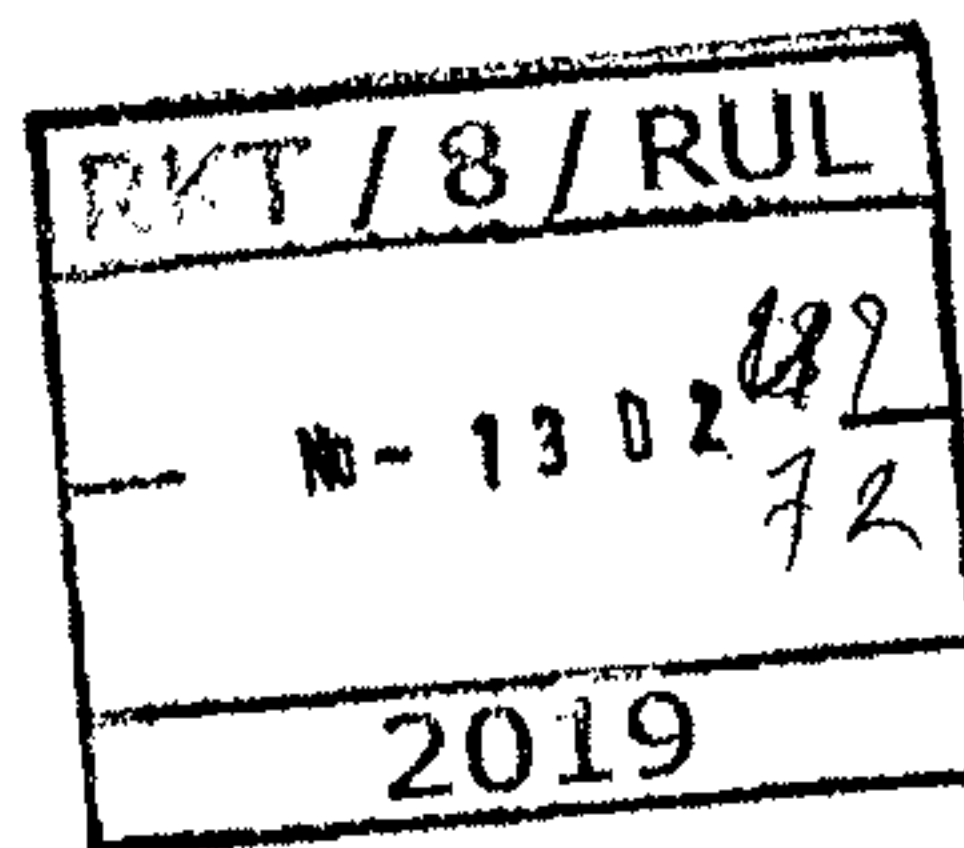


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Plot No. 645 to 650 and 677 to 681 land admeasuring 2902.85 sq.mts.

North : 30 Mtr. proposed TP road.

South : Others land.

East : 9 Mtr. road.

West : 9 Mtr. road.

Plot No. 712 and 713 land admeasuring 804.37 sq.mts.

North : 30 Mtr. proposed TP road.

South : Others land.

East : 30 Mtr. proposed TP road.

West : Plot No. 682 to 685.

SCHEDULE - C



Description of the land sold by Vendors to the Vendee No. 2 -

* **Mr. Vasant Trambaklal Turakhiya**

NA land of Plot No. 99 to 102 land admeasuring 1029.87 sq.mts., Plot No. 103 to 107 land admeasuring 1659.00 sq.mts., Plot No. 223 land admeasuring 702.21 sq.mts., Plot No. 224 to 238 land admeasuring 4195.37 sq.mts., Plot No. 458 to 465 land admeasuring 2029.85 sq.mts.

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Total land admeasuring 9616.30 sq.mts. of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam) & Revenue Survey No.27 Paiki 2 of village Maliyasan, Taluka & District Rajkot.

Plot No. 99 to 102 land admeasuring 1029.87 sq.mts.

North : Plot No.98.
South : 30 Mtr. proposed TP road.
East : Common plot and Plot No. 103.
West : 30 Mtr. proposed TP road.

Plot No. 103 to 107 land admeasuring 1659.00 sq.mts.

North : Common plot.
South : 30 Mtr. proposed TP road.
East : Others land of Village Maliasan.
West : Plot No.100 to 102.

Plot No. 223 land admeasuring 702.21 sq.mts.

North : 30 Mtr. proposed TP road.
South : Other land.
East : 30 Mtr. proposed TP road.
West : Others land.

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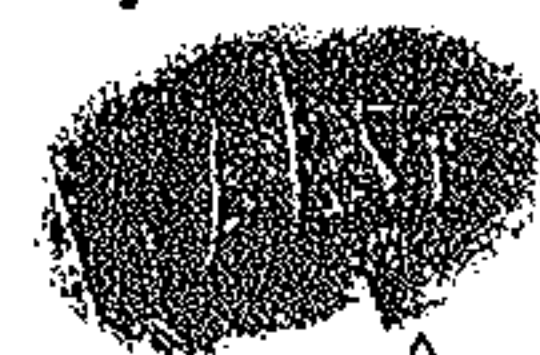
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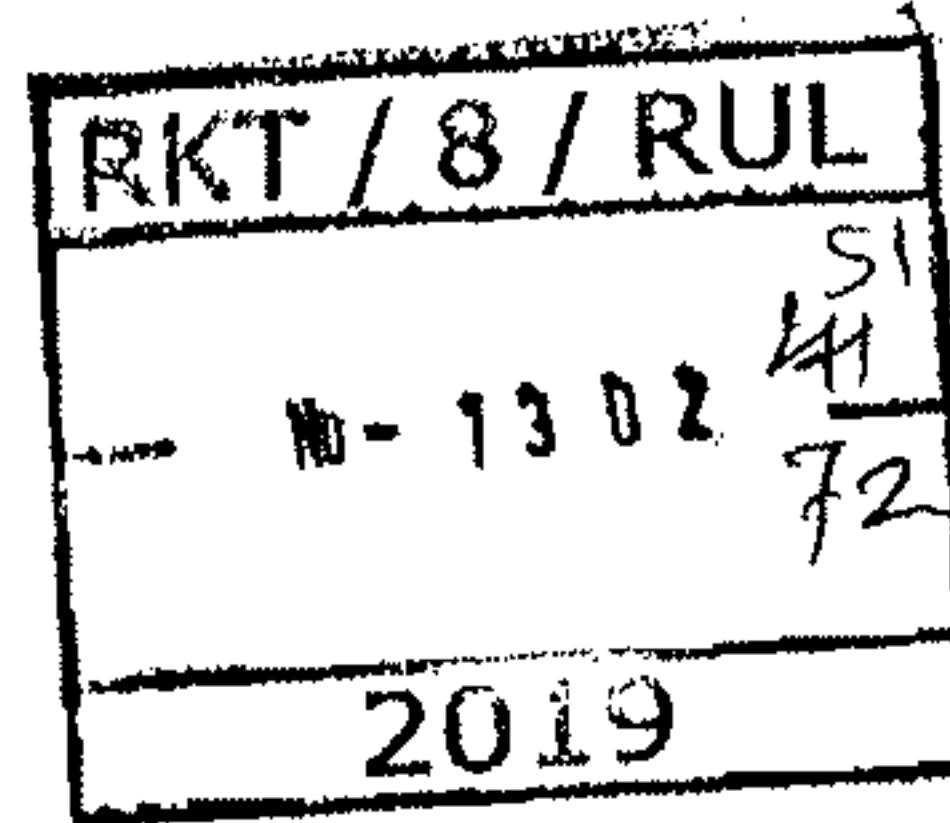
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Plot No. 224 to 238 land admeasuring 4195.37 sq.mts.

North : ULC land.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : 30 Mtr. proposed TP road and Others land.

Plot No. 458 to 465 land admeasuring 2029.85 sq.mts.

North : Plot No. 466
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.
West : Plot No.476 to 482.

SCHEDULE - D

Description of the land sold by Vendors to the Vendee No. 2 -

Mr. Vasant Trambaklal Turakhiya

MA land of **Plot No. 11 land admeasuring 801.77** of revenue
Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam),
Taluka & District Rajkot.

Plot No. 11 land admeasuring 801.77 sq.mts.

North : Others land of Village Maliasan.
South : 30 Mtr. proposed TP road.

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SAHARA CITY HOMES - RAJKOT

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RKT / 8 / RUL
No - 1302 ⁵² 72
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East : Others land of Village Maliasan.

West : 30 Mtr. proposed TP road.

SCHEDULE - E

Description of the land sold by Vendors to the Vendee No. 3 -
Mr. Jiteshkumar Khimjibhai Makwana

NA land of Plot No. 466 to 470 land admeasuring 1279.62 sq.mts., Plot No. 471 to 482 land admeasuring 3250.36 sq.mts. Plot No. 483 to 493 land admeasuring 2869.70 sq.mts. Total land admeasuring 7399.68 sq.mts., of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam) & Revenue Survey No.27 Paiki 2 of village Maliyasan, Taluka & District Rajkot.

Plot No. 466 to 470 land admeasuring 1279.62 sq.mts.

North : 30 Mtr. proposed TP road.

South : Plot No. 465.

East : 9 Mtr. road.

West : Plot No.471 to 474.

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Plot No. 471 to 482 land admeasuring 3250.36 sq.mts.

North : Others land.
 South : 30 Mtr. proposed TP road.
 East : Plot No. 458 to 470.
 West : 30 Mtr. proposed TP road.

Plot No. 483 to 493 land admeasuring 2869.70 sq.mts.

North : Others land.
 South : 30 Mtr. proposed TP road.
 East : 30 Mtr. proposed TP road.
 West : Plot No. 494 to 503.

SCHEDULE - F

Description of the land sold by Vendors to the Vendee No. 4 -
Mrs. Ramaben Rameshbhai Makvana

NA land of Plot No. 522 to 536 land admeasuring 3963.85 sq.mts., Plot No. 537 to 545 land admeasuring 2559.03 sq.mts. Total land admeasuring 6522.88 sq.mts. of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam) & Revenue Survey No.27 Paiki 2 of village Maliyasan, Taluka & District Rajkot.

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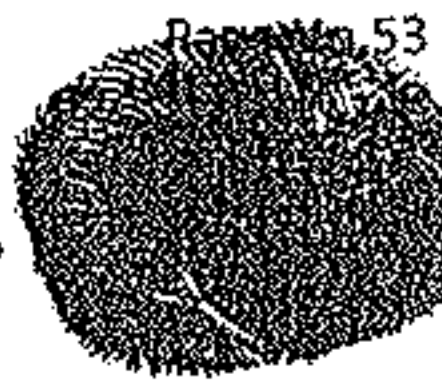
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Plot No. 522 to 536 land admeasuring 3963.85 sq.mts.

North : Others land.
 South : 30 Mtr. proposed TP road.
 East : 9 Mtr. road.
 West : 9 Mtr. road.

Plot No. 537 to 545 land admeasuring 2559.03 sq.mts.

North : Others land.
 South : Common plot.
 East : 9 Mtr. road.
 West : 30 Mtr. proposed TP road.

SCHEDULE - G

Description of the land sold by Vendors to the Vendee No. 5 -
Mrs. Ranjuben Kanubhai Makvana

NA land of Plot No. 494 to 503 land admeasuring 2695.99 sq.mts., Plot No. 504 to 521 land admeasuring 4745.23 sq.mts. Total land admeasuring 7441.22 sq.mts. of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam) & Revenue Survey No.27 Paiki 2 of village Maliyasan, Taluka & District Rajkot.

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J. K. Makvana

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No - 1302
2019

Plot No. 494 to 503 land admeasuring 2695.99 sq.mts.

North : Others land.
 South : 30 Mtr. proposed TP road.
 East : Plot No. 483 to 493.
 West : 9 Mtr. road.

Plot No. 504 to 521 land admeasuring 4745.23 sq.mts.

North : Others land.
 South : 30 Mtr. proposed TP road.
 East : 9 Mtr. road.
 West : 9 Mtr. road.

SCHEDULE - H

Description of the land sold by Vendors to the Vendee No. 6 -
RK Infraspac LLP a Partnership Firm, represented through
 its partners, namely, **Mr. Sarvanand Sadhuram Sonvani**

NA land of Plot No. 546 to 548 land admeasuring 779.62
 sq.mts., Plot No. 549 to 568 land admeasuring 5059.24
 sq.mts., Plot No. 569 to 594 land admeasuring 6618.98
 sq.mts., Plot No. 612 to 637 land admeasuring 6618.98
 sq.mts., Plot No. 651 to 663 land admeasuring 3309.49
 sq.mts. Plot No. 664 to 675 land admeasuring 3029.62

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RKT / 8 / RUL
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sq.mts. Plot No. 604 to 611 and 638 to 644 land admeasuring 3927.99 sq.mts. Total land admeasuring 29343.92 sq.mts. of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam) & Revenue Survey No.27 Paiki 2 of village Maliyasan, Taluka & District Rajkot.

Plot No. 546 to 548 land admeasuring 779.62 sq.mts.

North : 30 Mtr. proposed TP road.
 South : Common plot.
 East : 9 Mtr. road.
 West : Common plot.

Plot No. 549 to 568 land admeasuring 5059.24 sq.mts.

North : 30 Mtr. proposed TP road.
 South : Common plot.
 East : 9 Mtr. road.
 West : 9 Mtr. road.

Plot No. 569 to 594 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
 South : 30 Mtr. proposed TP road.
 East : 30 Mtr. proposed TP road.
 West : 9 Mtr. road.

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Plot No. 612 to 637 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
 South : 30 Mtr. proposed TP road.
 East : 9 Mtr. road.
 West : 30 Mtr. proposed TP road.

Plot No. 651 to 663 land admeasuring 3309.49 sq.mts.

North : 30 Mtr. proposed TP road.
 South : 30 Mtr. proposed TP road.
 East : Plot No.664 to 676.
 West : 9 Mtr. road.

Plot No. 664 to 675 land admeasuring 3029.62 sq.mts.

North : 30 Mtr. proposed TP road.
 South : Plot No.676.
 East : 9 Mtr. road.
 West : Plot No.652 to 663.

Plot No. 604 to 611 and 638 to 644 land admeasuring 3927.99 sq.mts.

North : 30 Mtr. proposed TP road.
 South : Others land.
 East : 9 Mtr. road.

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No - 1302	58 72
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West : 30 Mtr. proposed TP road.

SCHEDULE - I

Description of the land sold by Vendors to the Vendee No. 7 -
Mr. Hardik M. Parekh

NA land of Plot No. 1 to 10 land admeasuring 5250.61 sq.mts. Plot No. 12 to 37 land admeasuring 6618.98 sq.mts. Plot No. 98 land admeasuring 250.00 sq.mts. Plot No. 108 to 116 land admeasuring 2403.74 sq.mts. Total land admeasuring 14523.33 sq.mts. of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam) & Revenue Survey No.27 Paiki 2 of village Maliyasan, Taluka & District Rajkot.

Plot No. 1 to 10 land admeasuring 5250.61 sq.mts.

North : Other land of Village Maliyasan.
South : 30 Mtr. proposed TP road.
East : 30 Mtr. proposed TP road.
West : 30 Mtr. proposed TP road.

Plot No. 12 to 37 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.

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East : 9 Mtr. road.

West : 30 Mtr. proposed TP road.

Plot No. 98 land admeasuring 250.00 sq.mts.

North : Plot No. 97.

South : Plot No. 99.

East : Common plot.

West : 30 Mtr. proposed TP road.

Plot No. 108 to 116 land admeasuring 2403.74 sq.mts.

North : 30 Mtr. proposed TP road.

South : Other land.

East : Proposed TP reservation.

West : 9 Mtr. road.

SCHEDULE - J

Description of the land sold by Vendors to the Vendee No. 8 -
Mr. Harishkumar Jayantilal Lakhani

NA land of Plot No. 117 to 137 land admeasuring 5457.73
sq.mts., Plot No. 138 to 162 land admeasuring 6505.65
sq.mts., Plot No. 163 to 188 land admeasuring 6618.98
sq.mts., Plot No. 189 to 214 land admeasuring 6618.98

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sq.mts., Plot No. 595 to 603 land admeasuring 2320.06
sq.mts., Plot No. 682 to 685 land admeasuring 1030.74
sq.mts. Total land admeasuring 28552.14 sq.mts. of
revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar
(Navagam) & Revenue Survey No.27 Paiki 2 of village
Maliyasan, Taluka & District Rajkot.

Plot No. 117 to 137 land admeasuring 5457.73 sq.mts.

North : 30 Mtr. proposed TP road.
South : Other land.
East : 9 Mtr. road.
West : 30 Mtr. proposed TP road.

Plot No. 138 to 162 land admeasuring 6505.65 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road and Other land.
East : 30 Mtr. proposed TP road.
West : 9 Mtr. road.

Plot No. 163 to 188 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.
South : 30 Mtr. proposed TP road.
East : 9 Mtr. road.

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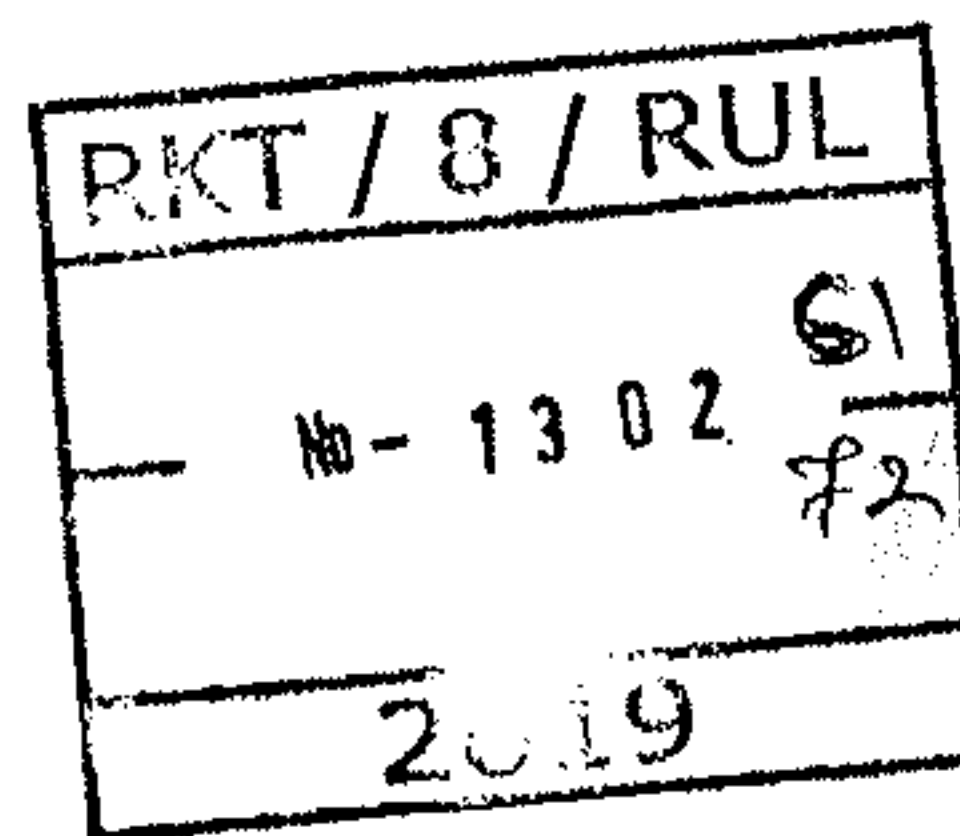
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West : 9 Mtr. road.

Plot No. 189 to 214 land admeasuring 6618.98 sq.mts.

North : 30 Mtr. proposed TP road.

South : 30 Mtr. proposed TP road.

East : 9 Mtr. road.

West : 30 Mtr. proposed TP road.

Plot No. 595 to 603 land admeasuring 2320.06 sq.mts.

North : 30 Mtr. proposed TP road.

South : Others land.

East : 30 Mtr. proposed TP road.

West : Proposed TP reservation.

Plot No. 682 to 685 land admeasuring 1030.74 sq.mts.

North : 30 Mtr. proposed TP road.

South : Others land.

East : Plot No. 712 & 713.

West : 9 Mtr. road.

In testimony whereof, the Vendors have signed and executed this sale deed in favour of the Vendee voluntarily, and at its free will and full consent, in sound state of mind, without any

For Sahara India Commercial Corporation Limited

Authorised Signatory

For SAHARA CITY HOMES - RAJKOT

Authorised Signatory

L.H.T. Of RanJuben K.

Identified By

Page No. 51



J. K. Makwana

16 MAR 2019
L.H.T. Of Sardaben J.
Identified By (P. S. Patel)



RKT / 8 / RUL
No - 1302 82 72
2019

force or fear from anybody and the same will be binding to the Vendor, its successors, administrators, etc.

RAJKOT

DATE :- 16 MAR 2019

DATE : 16/3/19 For Sahara India Commercial Corporation Limited

[Signature]
Authorised Signatory

Sahara India Commercial Corporation Limited,

Through its constituted attorney,

Mr. Somesh Bose,

THE VENDOR NO. 1
For SAHARA CITY HOMES - RAJKOT

[Signature]
Authorised Signatory

M/s. Sahara City Homes, Rajkot

A Partnership Firm

Represented through its partners

- A. M/s. Sahara Prime City Ltd.
- B. M/s. Pratham Towers Pvt. Ltd.
- C. M/s. Sahara Q Shops Unique Products Range Ltd.
- * D. M/s. Sahara India Commercial Corporation Ltd.

Through its constituted attorney,

Mr. Somesh Bose

THE VENDOR NO. 2

Witness

1. *[Signature]*
2. *[Signature]*

[Signature]

[Signature]

[Signature]

[Signature]

16 MAR 2019

L.H.T. Of Sardaben J.
Identified By P. d. Patel

L.H.T. Of Ranjuben K.
Identified By

[Signature]



[Signature]



[Signature]

For Sahara India Commercial Corporation Limited

Somesh Bose
Authorised Signatory



Sahara India Commercial Corporation Limited,

Through its constituted attorney,

Mr. Somesh Bose,

THE VENDOR NO. 1

For SAHARA CITY HOMES - RAJKOT

Somesh Bose
Authorised Signatory



M/s. Sahara City Homes, Rajkot

A Partnership Firm

Represented through its partners

E. M/s. Sahara Prime City Ltd.

F. M/s. Pratham Towers Pvt. Ltd.

G. M/s. Sahara Q Shops Unique Products Range Ltd.

H. M/s. Sahara India Commercial Corporation Ltd.

Through its constituted attorney,

Mr. Somesh Bose

THE VENDOR NO. 2



L.H.T. Of Sardaben J.
Identified By P. d. Patel

Shardaben Jasvantray Doshi

D/o Bavchandbhai Bhurabhai Udani

THE VENDEE

RST / S / RUL	
No - 1302	63
72	
2019	

L.H.T. Of Sardaben J.
Identified By P. d. Patel

16 MAR 2019

L.H.T. Of Ranuben K.
Identified By

Page No. 63

J. K. Makwana

J. K. Makwana

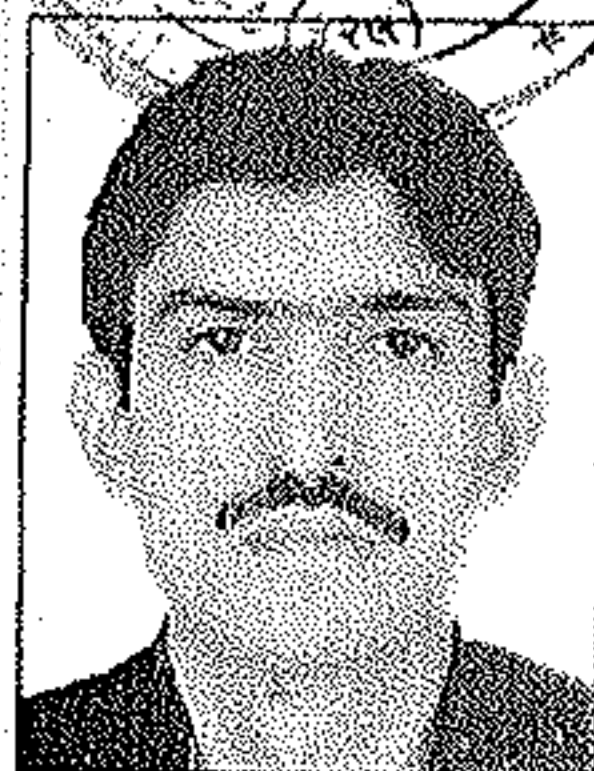
J. K. Makwana

RKT / 8 / RUL
No - 1302 64
72
2019

Deeet



Mr. Vasant Trambaklal Turakhiya
THE VENDEE



J. K. Makwana
Mr. Jiteshkumar Khimjibhai Makwana
THE VENDEE



सहारा इंडिया कॉमर्सियल कॉर्पोरेशन लिमिटेड
Mrs. Ramaben Rameshbhai Makvana
THE VENDEE

L.H.T. of Ranjuben K.
Identified By



S. A. Chavhan
Mrs. Ranjuben Kanubhai Makvana
THE VENDEE

Sahara India Commercial Corporation Limited

S. A. Chavhan

Authorised Signatory

For SAHARA CITY HOMES - RAJIV

S. A. Chavhan

Authorised Signatory

16 MAR 2019

L.H.T. of Sardaben J.
Identified By P. J. Patel

J. K. Makwana



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Author

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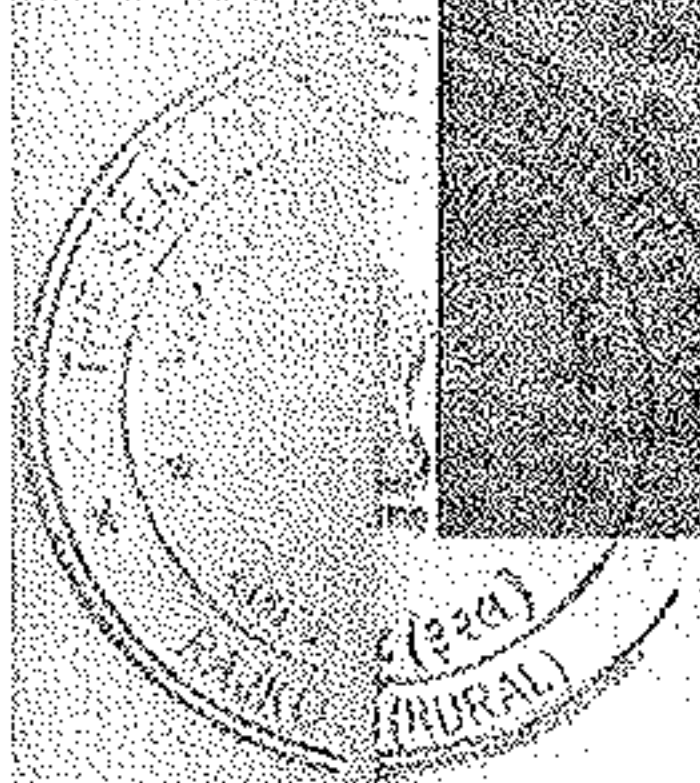
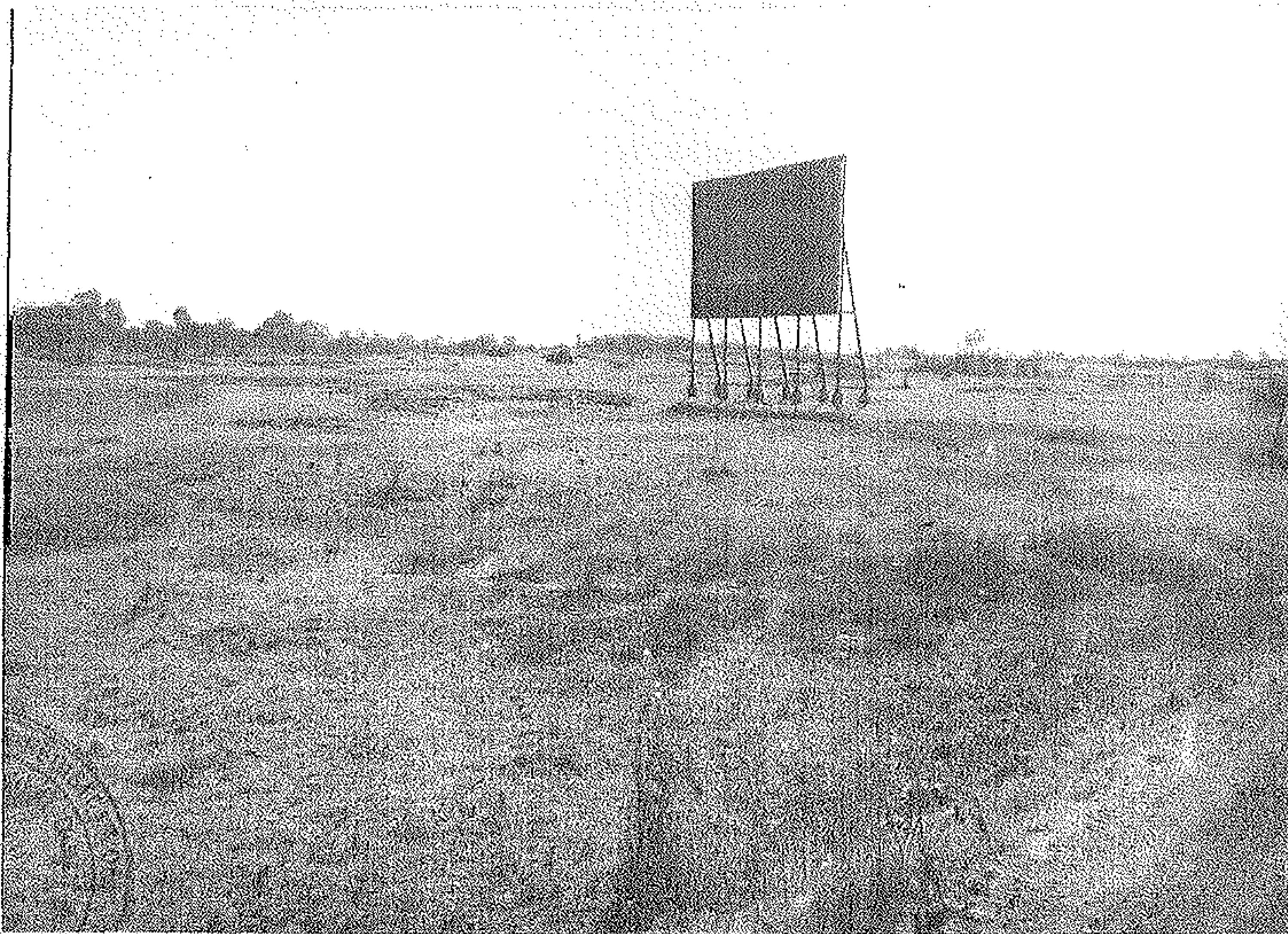
AP

100-111106 Page No. 65

G. A. Carter

Testified By P. J. Patel

RKT / 8 / RUL
No - 1302 ⁶⁶ 72
2019



Postal Address: - Non Agricultural (N.A.) land of revenue
Survey No. 44, 57 Paiki, 60/1 of Village Anandpar
(Navagam), Taluka & District Rajkot.

For Sahara India Commercial Corporation Limited

Vendors/Sellers:-

[Signature]

For SAHARA CITY HOMES - RAJKOT

Authorized Signatory

[Signature]
Authorized Signatory

Vendees/Purchasers:-

[Signature] *[Signature]* *[Signature]*

Sardaben Somani

हसदबेन सोमनी महाराष्ट्र
J.R. MAKVANA

16 MAR 2019

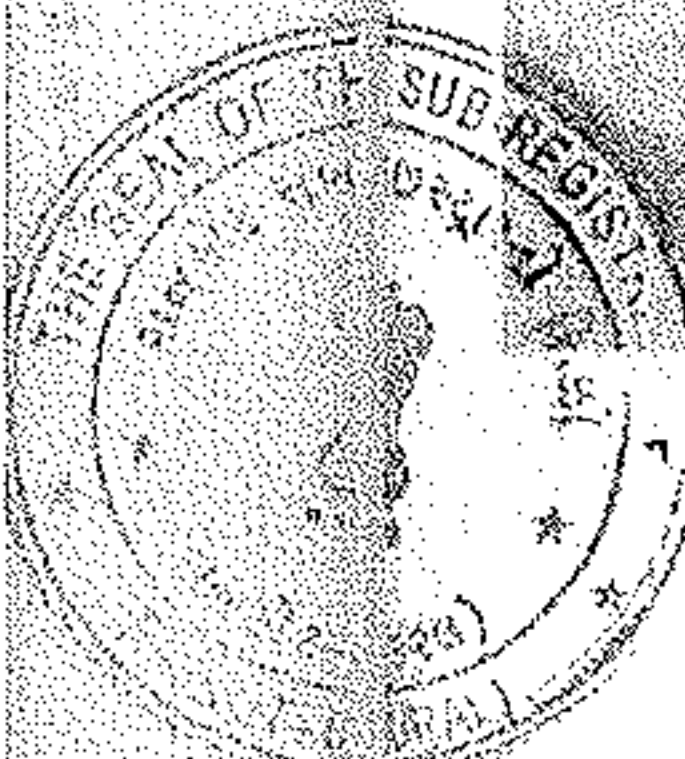
L.H.T. of Ranjuben K.
Identified By

L.H.T. of Sardaben J.
Identified By (S. J. Patel)

[Signature]



PRT / 8 / RUL
No - 1302 69 72
2019



Postal Address: - Non Agricultural (N.A.) land of revenue Survey No. 44, 57 Paiki, 60/1 of Village Anandpar (Navagam), Taluka & District Rajkot.

For Sahara India Commercial Corporation Limited For SAHARA CITY HOMES - RAJKOT

Vendors/Sellers:

Authorized Signatory

Authorized Signatory

Vendees/Purchasers:-

Sardaben J. ...

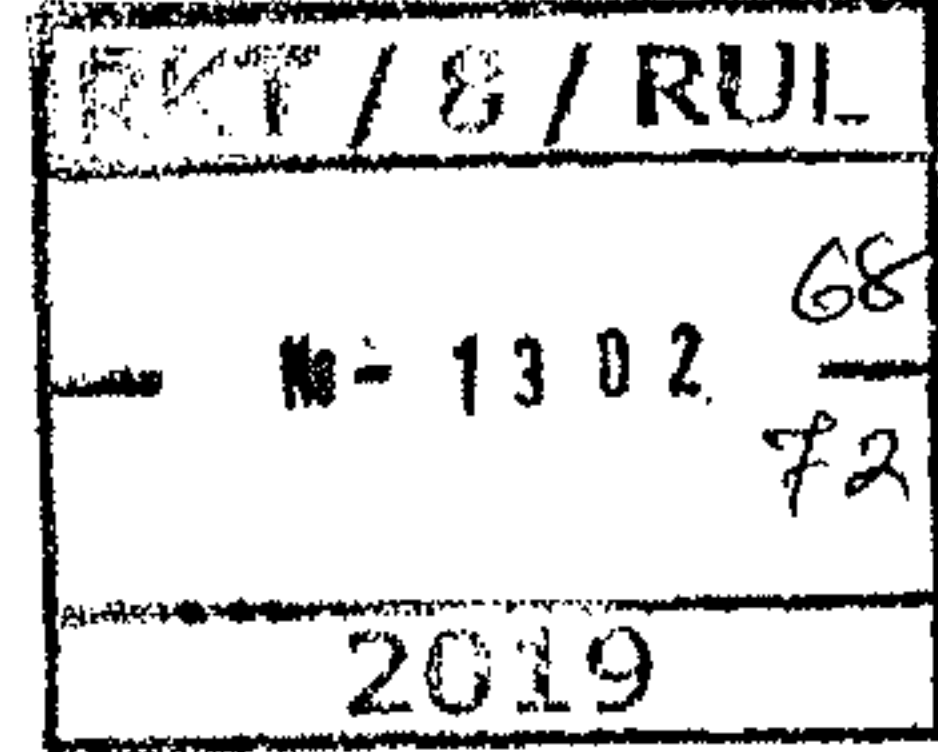
Identified By ...

16 MAR 2019

L.H.T. Of Sardaben J. Identified By (P. B. J. 21)

ક્રમિક/452/55/26
Sub-Registrar Office,
Zone - 8,
Old Collector Office,
Rajkot.
Dt.11/03/2019

To,
Sahara India Commercial Corporation Ltd.,
C/o. Mr. Kamal Sadharam Sonvani,
"Tulsi Sagun", 4/9 Balmukund Plot,
Nirmala Convent School, Rajkot.



Sub:- Information of Circle rates and Stamp duty.

Ref: 1. Your letter

2. Hon. Supreme Court order in I.A.No.77-79 etc. dated 11/7/2016

Received your letter under reference regarding information of circle rates /
jantri rates for land in question, following are the prevailing circle / jantri
rates.

Sur No.	NA land area	Circle Rate
Anandpar		
44	156067.80	2200
57	93361.80	2200
60/1	8316.60	1650
Maliyasan		
27 Paiki 2	12141.00	775
Total Sq.Mtr.	269887.20	

According to guidance provided by the Hon. Supreme Court order page no.
5 para no. 2, Rs.51,46,89,107/- is the 90% of circle/market rates of the
above land. Prevailing stamp duty rate is 4.90%.

Sub-Registrar (Zone - 8),
O/C Rajkot.

16 MAR 2019

Authorized Signatory

(સહી)
સબ રજીસ્ટ્રાર :.....
રાજકોટ-૮ (ગ્રામ્ય)

DIKT / 8 / RUL
1302 69 72
2019

દસ્તાવેજ નંબર ..૧૩૦૨ તા. ..૧૬-૩-૨૦૧૯

:: પરિશિષ્ટ ::

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

અ.નં	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ આનંદપર (નવાગામ) (મહેસુલી ગામનું નામ) ગામના સર્વે નં.૪૪, ૫૭, તથા ૬૦/૧ (સર્વે નંબર વિગેરે) તથા માલીયાસણ (મહેસુલી ગામનું નામ) ગામના સર્વે નં.૨૭ પૈકી ૨ (સર્વે નંબર વિગેરે) ની બિનખેતીની જમીનનો વેચાણ (લેખનો પ્રકાર) લેખ કરી આપેલ છે ?	હા
૨	લેખમાં દર્શાવ્યા મુજબ બીનખેતી પ્લોટ નં.૧ થી ૮૦૧ ની જમીન ૨૧૫૧૫૭.૨૪ તથા કોમન પ્લોટ ની જમીન ૨૬૮૮૨.૧૫ તથા ઇન્ટરનલ રોડની જમીન ૨૭૭૩૭.૮૧ સહિત (ચો.મી./હે.આ.ચો.મી./ એ.ગું./વીધા વિ.) બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
૪	લેખમાં દર્શાવ્યા 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 ?	હા
૬	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ સહી/અંગુઠાનું નિશાન કરેલ છે. ?	હા
૭	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજ ની તારીખે અમલમાં છે ?	હા
૮	ઓળખાણ આપવા સારૂ 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 વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

Sahara India Commercial Corporation Limited

[Signature]
Authorized Signatory

For SAHARA CITY HOMES - RAJKOT

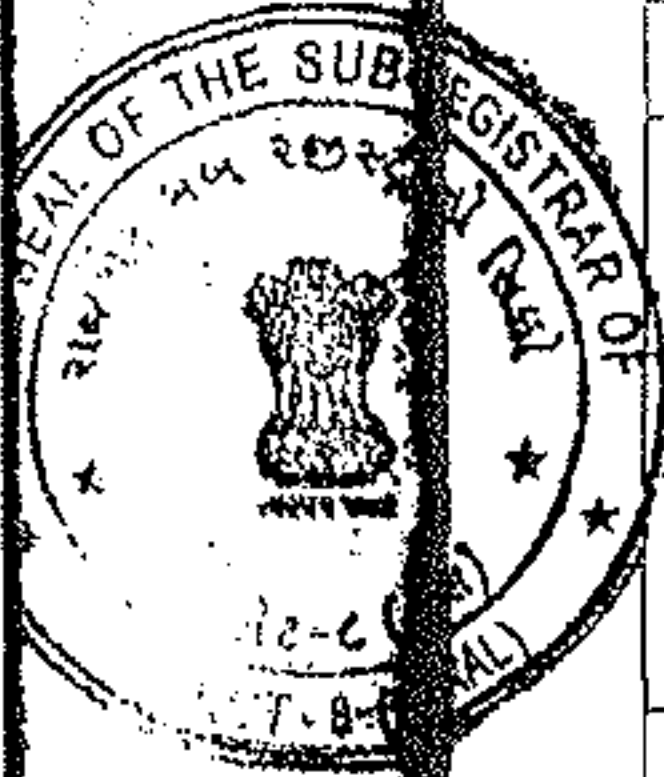
[Signature]
Authorized Signatory

ઓળખાણ આપનારની સહી

[Signature]
[Signature]

16 MAR 2019

(સહી) *[Signature]*
સબ રજીસ્ટ્રાર :
સબ રજીસ્ટ્રાર
રાજકોટ-૮ (ગ્રામ્ય)



(W) 16/03/2019 1:57 PM

RKT/8/RUL		
1302	૪૦	૪૨
2019		

અનુક્રમ નંબર ૧૩૦૨ સને ૨૦૧૯ ના માર્ચ માસની	પહોચ નંબર: ૨૦૧૯૩૨૮૦૦૨૨૨૭	
૧૬ મી તારીખે ૧૩ થી ૧૪ વાગ્યાની વચ્ચે રાજકોટ -	ફીપહોચી છે તે	Rs.
૮ - ગ્રામ્ય સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.	રજીસ્ટ્રેશન ફી	૫૪૨૧૦૦૦.૦૦
	અન્ય ફી	૦.૦૦
	કુલ ચેકડેરૂ.	૫૪૨૧૦૦૦.૦૦



KOTAK BANK D.D. 328721 DATE 15/03/2019, HDFC BANK D.D. NO. 072956 & D.D. NO. 073018 & D.D. NO. 072957 & D.D. NO. 073017, OBC BANK D.D. NO. 371584, RNSB D.D. NO. 070026, SCB D.D. NO. 078272, IOB D.D. NO. 054676 & D.D. NO. 0

જુરતી રી ૨૧.૭૫૦૧-૫.૦-૨૦૧૫૩૨૮૦
૨૨૩૦.૫૧ વસુલ કરેલ છે.

For Sahara India Commercial Corporation Limited

Somesh Bose Sahara India Commercial Corporation Limited Through its Authorized Signatory

DHAREK NILESH ICHHASHANKAR

સબ રજીસ્ટ્રાર
રાજકોટ - ૮ - ગ્રામ્ય

DHAREK NILESH ICHHASHANKAR

સબ રજીસ્ટ્રાર
રાજકોટ - ૮ - ગ્રામ્ય

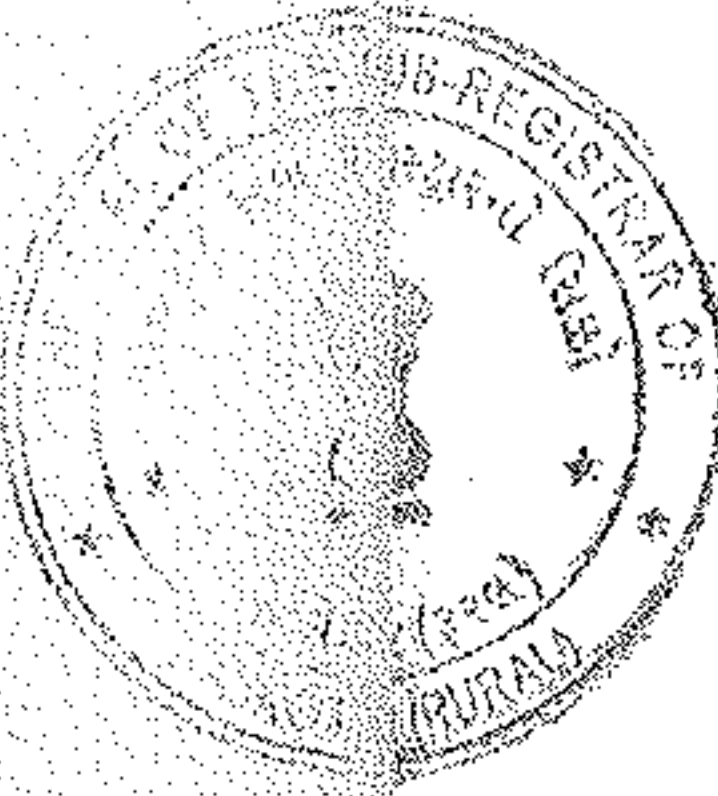
અનુ.નંબર પસંદકરનું નામ અને સરનામું ઉમર ફોટોગ્રાફ ડા.હા.અ.ની છાપ સહી

આપનાર

Somesh Bose Sahara India Commercial Corporation Limited Through its Authorized Signatory 3rd Floor Executive Office Sahara Star Vile Parle (East) Mumbai - Maharashtra PANNO/ABDCS6118F

For Sahara India Commercial Corporation Limited

Somesh Bose Authorized Signatory



આપનાર

Somesh Bose M/s. Sahara City Homes, Rajkot through is Authorized Signatory Raj Vraj 3rd Floor Grand Regency Hotel Furniture Street Dhebar Road, Rajkot PANNO/ABZFS4659K

For SAHARA CITY HOMES, RAJKOT

Somesh Bose Authorized Signatory

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબૂલ કરે છે.

(W) 16/03/2019 1:47 PM

RKT/8/RUL		
1302	71	72
2019		

1 Bhavesh P. Anilani
201 Shiv Arcade Kalavad Road, Rajkot



2 Mayank Dinesh Shah
Flat No. 1202 12 th Floor Imperial Residency Gulmohar Road
JVPD Scheme Axis Bank Lane Andheri West Mumbai



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

1. *P. Anilani*
2. *M. Shah*

Date: 16 Month: March -2019

[Signature]
DHAREK NILESH ICHHASHANKAR
Sub Registrar
S.R.O - Rajkot-8 Rural

Produced Form No.1
for finalise the Marketvalue.

Date: 16/03/2019

[Signature]
DHAREK NILESH ICHHASHANKAR
Sub Registrar
S.R.O - Rajkot-8 Rural

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

Executant No 1,2

Claimant No 1,2,3,4,6,7,8

Confirmer No

Date: 16/03/2019

[Signature]
DHAREK NILESH ICHHASHANKAR
Sub Registrar
S.R.O - Rajkot-8 Rural

RKT/8/RUL

1302

72 72

2019

6/03/19 3:10:35 pm

Version:1.1.2018.7

Affidavite presented as per the circular No.9
U.L.C
1099/1040/0/1 dated 07/08/1999 by Revenue
Department, Government of Gujarat.

Date. 16/03/2019

(DHAREK NILESH ICHHASHANKAR)

Sub Registrar
S.R.O - Rajkot-8 Rural

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

Date 16/03/2019

(DHAREK NILESH ICHHASH

Sub Registrar
S.R.O - Rajkot-8 Rural

1 Book No. 1302 Registered No.

Date : 16/03/2019

(DHAREK NILESH ICHHASHANKAR)

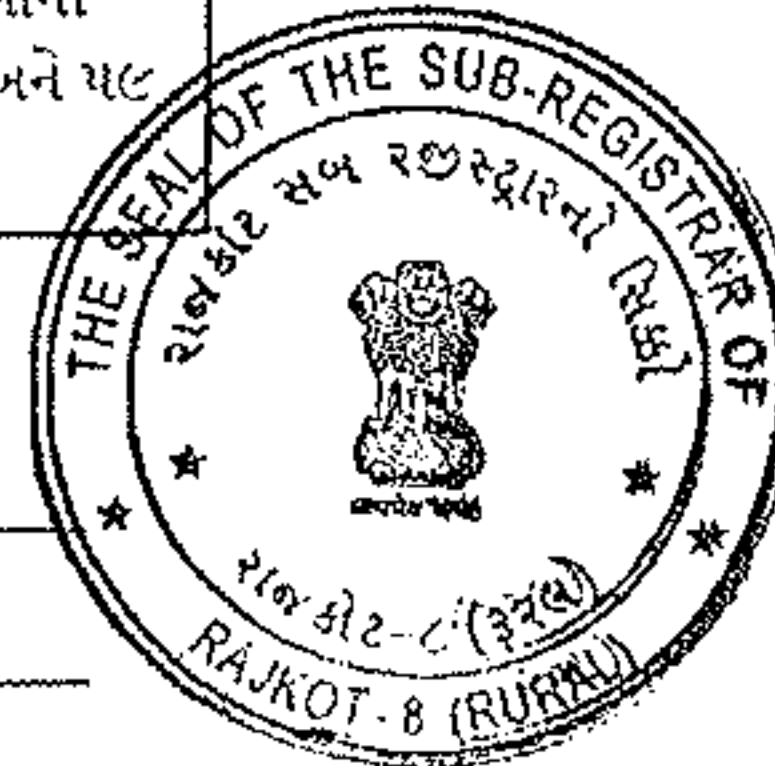
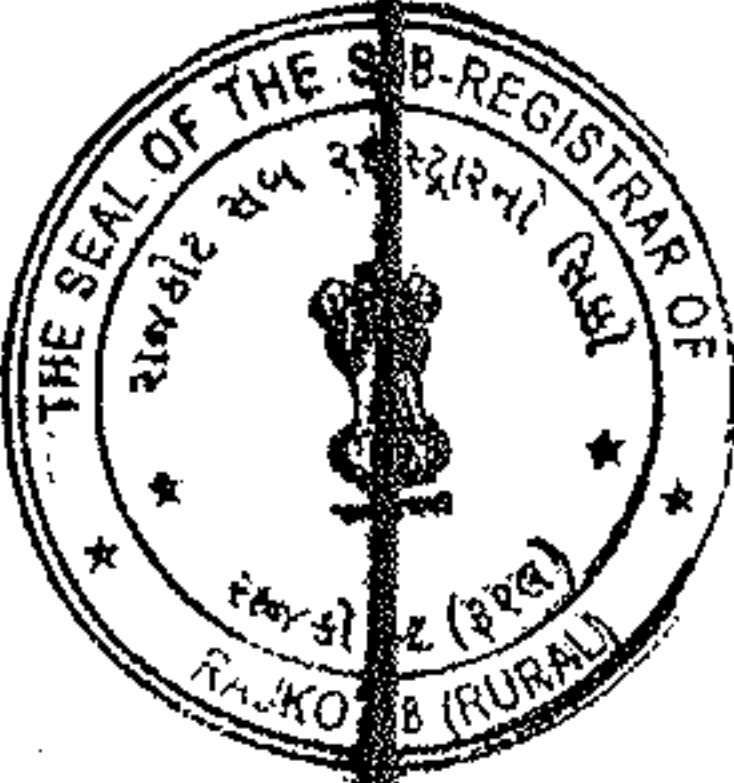
Sub Registrar
S.R.O - Rajkot-8 Rural

નોંધપાત્રી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૩/૨૦૧૯ 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 સમજૂતી કર્યો અને ઓળખાણુ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

DHAREK NILESH ICHHASHANKAR

"સબ રજીસ્ટ્રાર"

S.R.O-Rajkot - 8 Rural



રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૧૯૩૨૮૦૮૨૨૨૭ દસ્તાવેજ નંબર ૧૩૦૨ દસ્તાવેજ વર્ષ ૨૦૧૯
તારીખ ૧૬ માહે માર્ચ સને ૨૦૧૯

દસ્તાવેજની પ્રકાર: માલિકી ફેરખત/વેચાણ

અલેજ ૫૪૨૧૦૦૦૦.૦૦

રજુ કરનારનું નામ Sonesh Bose Sahara India Commercial Corporation Limited Through its Authorized Signatory

નીચે પ્રમાણે ફી પહોળી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૫૪૨૧૦૦૦.૦૦

નકલ કરવા ની ફી સાર્વિક / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

કુલ એકદર રૂ. ૫૪૨૧૦૦૦.૦૦

અંકે રૂપિયા ચીપન લાખ એકવીસ હજાર પુરા

દસ્તાવેજ

જા દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

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Miscellaneous पहेलियाँ

પાલિકા નંબર	૬૬૭૩૫૩૬૬૭૩૫૩૬૬૭	સરનામેજ નંબર	૩૩૭૩૩	સરનામેજ વર્ષ	૨૦૧૭
તારીખ	૩૦	માહે	મુસરી	સબે	૨૫૫૭

સુરેશ હેસે સહારા ઇન્ડિયા કોમ્મર્સિયલ કોર્પોરેશન લિમિટેડ Through its Authorized Signatory
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Page 6 of 6

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À regret, nous ne pouvons

महेश्वर,

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செய்தியை உறுதிப்படுத்த

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Maharashtra

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