



AGREEMENT

SALE DEED

AGREEMENT FOR SALE

POWER OF ATTORNEY

Document No. :

Document Date. :

SELLER'S NAME & ADDRESS

PURCHASER'S NAME & ADDRESS



ADVOCATE

Miss. Rashmika N. Mehta

B. Com., LLM

(Advocate & Notary)

Office : Shop No. 03, Snehdeep Commercial Complex, Next to Surat Peoples Co-Op. Bank,

N.H. No. 08, GIDC, Vapi - 396 195. Cell. : 98255 40552

Email: rnmehta.adv@gmail.com



e-Challan ૧૨
 Inspector General of Registration
 Revenue Department
 Government of Gujarat ૫/૧૨/૨૦૨૩
 સબ રજીસ્ટ્રાર કચેરી ઉમરગામ

Application No (અરજી નંબર)	20231101993010	Printed On (પ્રિંટ કર્યા તારીખ)	01/12/2023 11:10:25		
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20231201993889418	Registration Fee (0030-03-104-00)	74800.00	5700001355100300112 2355281	01-12-2023	SBIEPAY
Page Fee (પેજ ફી)	(40) 800	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	74000.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	7400000.00
Total Amount (કુલ રકમ)	74800.00	In Words (શબ્દોમાં)	Rupees Seventy Four Thousand Eight Hundred Only		

Payee Details (નાણા સરનારની વિગત)			
Name (નામ)	SRINIVAS PAPERS PRIVATE LIMITED	Office District (કચેરીનો જિલ્લો)	VALSAD
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - UMBERGAON
Mobile (મોબાઇલ નંબર)	9825540552	E-Mail (ઈ-મેલ)	rnmehta.adv@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2023-2024 One time

Property Details (મિલકતની વિગત)	an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting Ground + Mezzanine + First Floor and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 30+31+2/2/Paikie 2, admeasuring about H. 3-04 Are-00 Square Meters (New Promulgation Survey No. 1529) in the 'Royal Industrial Hub', Village Panchayat, vide Property No. 2289,
---------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Remarks (ટીપ્પણી)	
-------------------	--

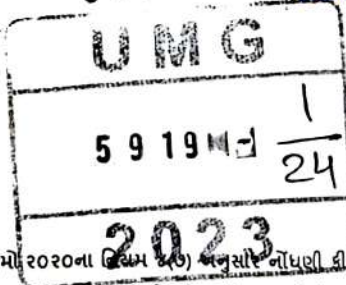
સબ રજીસ્ટ્રાર, ઉમરગામ

05 DEC 2023

SRINIVAS PAPERS PRIVATE LIMITED

Minal Ubar

Director



નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો ૨૦૨૦ના કલમ ૨૭(૨) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૬૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ગ્રેજદારી ગુનો બને છે.

Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર 202323500009616 દસ્તાવેજ નંબર 5919 દસ્તાવેજ વર્ષ 2023
તારીખ 5 માહે ડિસેમ્બર સને 2023
દસ્તાવેજનો પ્રકાર Convayance/Sale(Convayance /Sale) અવેજ 7400000.00
રજુ કરનારનું નામ SRINIVAS PAPERS PRIVATE LIMITED ની અધિકૃત વ્યક્તિ NIMESH PRATAPRAI VORA
દાનજેક્સન નંબર 20231201993889418

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... 74000.00
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... 800.00
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

કુલ એકદરે રૂ. 74800.00

અંકે રૂપીયા ચુમ્મોત્તેર હજાર આઠ સો પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

અગર Authority Name :Adv R N Mehta ને આપશો

રજુ કરનારની સહી

Np. neta

B
BHARGAVKUMAR HARILAL PATEL
સબ રજીસ્ટ્રાર
ઉમરગામ



નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.



IN-GJ86750501091796V



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

U M G
5919 $\frac{2}{24}$
2023

Certificate No. : IN-GJ86750501091796V

Certificate Issued Date : 05-Dec-2023 12:00 PM

Account Reference : IMPACC (AC)/ gj13076511/ VALSAD/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJ1307651196882340876001V

Purchased by : SRINIVAS PAPERS PRIVATE LIMITED

Description of Document : Article 20(a) Conveyance - Immovable Property

Property Description : IND GALA NO.48, ROYAL INDUSTRIAL HUB, NEW S.NO.1529, VALWADA, UMBERGAON

Consideration Price (Rs.) : 74,00,000
(Seventy Four Lakh only)

First Party : MRS MINAL NIMESH VORA

Second Party : SRINIVAS PAPERS PRIVATE LIMITED

Stamp Duty Paid By : SRINIVAS PAPERS PRIVATE LIMITED

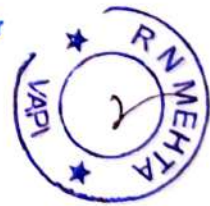
Stamp Duty Amount(Rs.) : 3,62,600
(Three Lakh Sixty Two Thousand Six Hundred only)



SRINIVAS PAPERS PRIVATE LIMITED

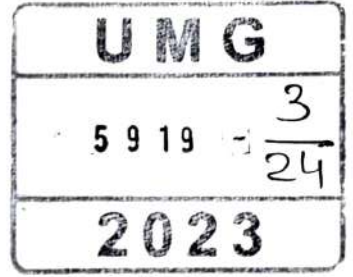
Minal Vora

rep. vora
Director



0009779155





-:: SALE DEED OF Rs.74,00,000/- ::-

THIS INDENTURE OF SALE DEED IS MADE AND ENTERED INTO AT: UMBERGAON, TALUKA: UMBERGAON, DISTRICT: VALSAD ON THIS 05TH DAY OF DECEMBER, 2023 BETWEEN:-

MRS. MINAL NIMESH VORA,

Age 53 years, Occupation: Business,

[Income Tax Pan Card No. AAFPV9729E]

Residing at: Flat No. 401, Plot No. 40, Mayur Building, Road No. 8, J.V.P.D. Scheme, Near Punjab National Bank, Vile Parle (West), Juhu, Mumbai-400 049, State. Maharashtra, India hereinafter called as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her legal heirs, executors, administrators, successors and assignees) of the "FIRST PART".

AND

SRINIVAS PAPERS PRIVATE LIMITED a company incorporated under the provision of the Indian Companies Act-1956, having its Registered Office at: 3rd Floor, Plot No. 13, A-40, Shree Ram Industrial Estate, G. D. Ambekar Marg, Wadala, Mumbai-400 031, State. Maharashtra, India and Branch Office at: 307, HI Scan House, Near Mithakali Under Bridge, Navrangpura, Ahmedabad-380 009,

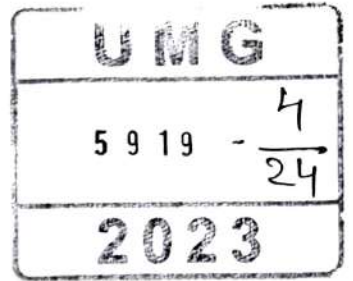
Contd...2...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal Vora

SRINIVAS PAPERS PRIVATE LIMITED

Np. Vora
Director



[2]

State. Gujarat, India (GST No. 24ABBCS9127P1ZU) [Income Tax Pan Card No. ABBCS9127P] and represented through its authorized director namely:-

MR. NIMESH PRATAPRAI VORA,

Age 54 years, Occupation: Business,

[Income Tax Pan Card No. AAAPV6350J]

Residing at: Flat No. 401, Plot No. 40, Mayur Building, Road No. 8, J.V.P.D. Scheme, Near Punjab National Bank, Vile Parle (West), Juhu, Mumbai-400 049, State. Maharashtra, India, hereinafter called as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include present director from time to time of the company, executors, administrators, successors and assignees) of the "**OTHER PART**".

WHEREAS:- the seller is lawful owner, occupier and possessor of an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting **Ground + Mezzanine + First Floor** and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about H. 3-04 Are-00 Square Meters in the '**Royal Industrial Hub**', Situated within the village limit of **Valvada**, Taluka. Umbergaon, District. Valsad, State. Gujarat, India with all rights attached thereto (hereinafter called as '**THE SAID PROPERTY**' more particularly described in **SCHEDULE** hereunder written).

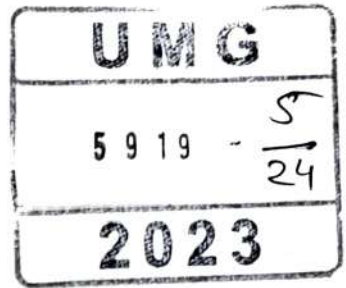
Contd...3...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal Vora

SRINIVAS PAPERS PRIVATE LIMITED

N.P. Vora
Director



[3]

AND WHEREAS the seller had purchased the above said property from M/s. ROYAL INFRASTRUCTURE a partnership firm through its authorized partner Mr. Alpeshbhai Shamjibhai Kalavadia himself and as a POA holder of others partner 1]. M/s. Kakariya Housing and Infrastructure Ltd. through its authorized Director Mr. Vipul Kakariya, 2]. Mr. Varun Laxminarayan Garg, 3]. Mr. Bhavesh Bhupatrai Shah, 4]. Mr. Mansukh Karsanbhai Rojivadia, by executed Conveyance Deed on 12th day of November, 2021 and the said Conveyance Deed is duly registered in the office of the Sub-Registrar of Umbergaon, vide Serial No. 4313/21 on 12th day of November, 2021 and on the basis of the said Sale Deed the seller became absolute owner, occupier and possessor of above said property.

AND WHEREAS the purchaser has persued all deeds, things and writings in respect of above said property and have satisfied themselves regarding the title of the said property.

AND WHEREAS the purchaser has agreed to purchase the above said property from the seller.

AND WHEREAS **SRINIVAS PAPERS PRIVATE LIMITED** in its board meeting held on 27th day of November'2023 had passed resolution to acquire and purchase the aforesaid property and had empowered it's director **MR. NIMESH PRATAPRAI VORA** to sign and execute all necessary documents relating to the above said property.

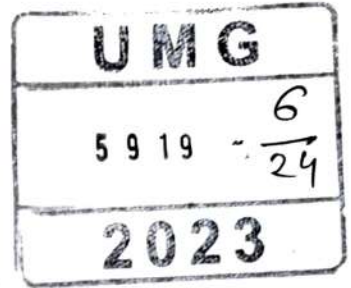
Contd...4...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal Vora

SRINIVAS PAPERS PRIVATE LIMITED

N. Vora
Director



[4]

AND WHEREAS the seller have declared to the purchaser that the seller has authority to sell the above said property and no one, except the seller have any right, title, interest or claim of any nature whatsoever in the said property and the title of the said property is clear and marketable and free from all whatsoever and purchaser is also satisfied regarding the title of the said property.

AND WHEREAS the seller have agreed to convey and transfer to the purchaser the said property for a total lumpsum consideration of **Rs.74,00,000/-**(RUPEES SEVENTY FOUR LACS ONLY).

AND WHEREAS the purchaser have called upon the seller to execute this conveyance against receipt of the above said amount for the amount of **Rs.74,00,000/-**(RUPEES SEVENTY FOUR LACS ONLY) being the full and final purchase price which the seller have agreed upon to do.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said deed and consideration of the above amount of **Rs.74,00,000/-**(RUPEES SEVENTY FOUR LACS ONLY) received by the seller from the purchaser by following mode of payment:-

-:: MODE OF PAYMENT ::-				
Sr. No.	Bank' Name	Cheque / D.D. No.	Dated	Amount (Rs.)
1.	State Bank of India, Worli Branch.	084615	30.11.23	73,26,000/-
3.	TDS	-	-	74,000/-
Total Rs.				74,00,000/-

Contd...5...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minalbha

SRINIVAS PAPERS PRIVATE LIMITED

N. V. S.

Director

UMG	
5919	7 24
2023	

[5]

The seller do hereby admit and acknowledge thereof and does hereby acquit, release and forever discharge the purchaser that the seller do hereby grant, convey, assign, release, transfer and assure unto the purchaser forever, absolutely all right, title and interest claim possession and demands of the seller in the said piece and parcel forever, absolute all right, title and interest claim possession and demands of the seller in the said piece and parcel of the property more particularly described in the schedule hereunder written.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



The seller hereby declare that she is the absolute owner of the said property and that before execution of this deed, the seller has made full, free and complete disclosure and the purchaser has verified and do hereby covenant with the purchaser that the said property and all the rights incidental thereto hereby sold and transferred is free from all encumbrances and that he have not any time before, created any mortgage or charge on the said property in any other person's favour and that she have not dealt with the same in any manner whatsoever which may prejudice the interest of the purchaser in respect of the said property.

The seller also hereby covenants with the purchaser that she shall be lawful for the purchaser from time to time and at all times hereafter

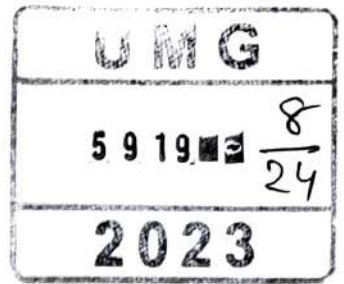
Contd...6...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal

SRINIVAS PAPERS PRIVATE LIMITED

Mr. Venk
Director



[6]

peacefully and quietly to hold, enter upon, occupy and enjoy the said property hereby conveyed, transferred and assured with the appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the seller or by any person or persons lawfully or equitably claiming from under or in trust for the seller.

The seller hereby declares and confirms that the said deed is still valid, subsisting and effectual in law and the same has not been terminated, cancelled, or determined or become void or voidable and that the covenants, conditions contained and reserved in the said deed have been duly observed and performed up to date by the seller.



The seller hereby confirms having handed over all titles relating to the said property on the date of execution of these presents, which are in her possession in respect of the said property and the purchaser herein hereby confirm having received the same.

It is hereby agreed and confirmed by the seller and the purchaser that the stamp duty and registration charges and expenses of land incidental to these presents has been borne and paid by the purchaser only and the purchaser shall do all acts, deeds, and things necessary for effecting the transfer of the said property in the name of the purchaser in the revenue records at their costs and expenses.

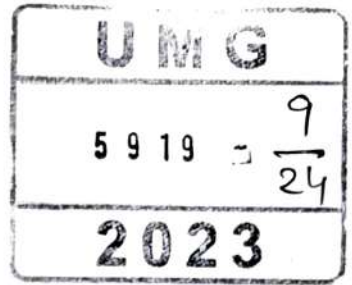
Contd...7...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal

SRINIVAS PAPERS PRIVATE LIMITED

N. V. S.
Director



[7]

The purchaser shall bear all D.G.V.C.L. Bills, Water charges, Maintenance charges etc. charges from time to time from the date of possession.

The purchaser shall bear forthcoming Village Panchayat Tax and other lawful taxes, which may come in the future from the date of possession.

A vacant and peaceful possession of above said property is handed over by the seller to the purchaser on execution of this deed and hence the purchaser are become lawful owners, occupiers and possessors of above said property as per law and by virtue of this deed, the seller have surrendered her lawful rights, title, interest and benefits of above said property in favour of purchaser. In future the seller is not entitled to ask or claim the said property.



The purchaser shall not at any time or cause of permit to do any nuisance or annoyance in or upon the premises or any things, which shall cause unnecessary, annoyance in conveyances, hindrance or disturbance to the property in the neighborhood.

The seller has not mortgage the said property in any Financial Institution/Bank/Any Third Persons, if the said property not transferred in the name of purchaser on government, the seller is entitle to bear all the loss occur to the purchaser.

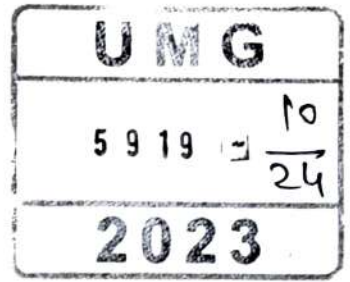
Contd...8...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Rinalba

SRINIVAS PAPERS PRIVATE LIMITED

np. uox
Director



[8]

The purchaser shall abide all the terms and conditions as mentioned in registered Conveyance Deed on 12th day of November, 2021 executed between seller and M/s. Royal Infrastructure a partnership firm through its authorized partner Mr. Alpeshbhai Shamjibhai Kalavadia himself and as a POA holder of others partner 1]. M/s. Kakariya Housing and Infrastructure Ltd. through its authorized Director Mr. Vipul Kakariya, 2]. Mr. Varun Laxminarayan Garg, 3]. Mr. Bhavesh Bhupatrai Shah, 4]. Mr. Mansukh Karsanbhai Rojivadia.

The seller has surrendered her all tangible and intangible rights, title, interest and benefits in respect of above said property in favour of the purchaser and the purchaser are lawful owners, occupiers and possessors of above said property.



It is agreed between the parties that the title of the said property is clear and marketable, in future if any legal liability arise the seller shall be responsible for the same and purchaser are entitle to receive all the claims to the seller.

It is hereby agreed and confirmed by the seller and the purchaser that the stamp duty and registration charges and expenses of land incidental to these presents has been borne and paid by the purchaser only and the purchaser shall do all acts, deeds, and things necessary for effecting the transfer of the said property in the name of the purchaser in the revenue records at their costs and expenses.

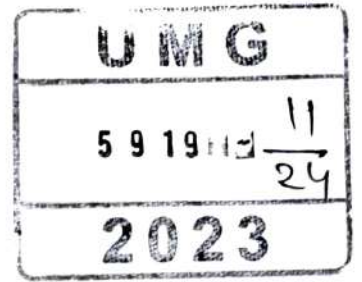
Contd...9...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Nival Va

SRINIVAS PAPERS PRIVATE LIMITED

Np. Vora
Director



[9]

The purchaser has incurred all the expenses for preparing this sale deed however any deficit stamp duty may levy by the Government of Gujarat, in such case such amount shall be payable by the purchaser only.

At present value of the said property is **Rs.74,00,000/-**(RUPEES SEVENTY FOUR LACS ONLY) and purchasers has affixed **Rs.3,62,600/-**Stamp Paper affixed on this Sale Deed.

-:: SCHEDULE ::-

-:: [DESCRIPTION OF PROPERTY] ::-

All that piece and parcel of an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting **Ground + Mezzanine + First Floor** and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about H. 3-04 Are-00 Square Meters in the '**Royal Industrial Hub**', Situated within the village limit of **Valwada**, Taluka. Umbergaon, District. Valsad, State. Gujarat, India and the said gala registered in Valwada Village Panchayat, vide Property No. 2289 along with DGVCL Consumer No.17021/01779/0 with all rights attached thereto. And bounded as follows:-

On or towards the East :- by Open Land & N. H. No. 48;
On or towards the West :- by Internal Road;
On or towards the North :- by Gala No. 47;
On or towards the South :- by Gala No. 49;

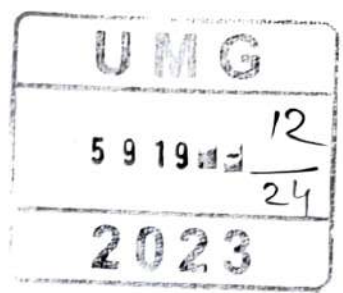
Contd...10...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valwada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Nivalba

SRINIVAS PAPERS PRIVATE LIMITED

Np. 407
Director



[10]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET
AND SUBSCRIBED THERE RESPECTIVE HANDS ON THE DAY
AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
"THE SELLER"

Minalbva

MRS. MINAL NIMESH VORA



SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
"THE PURCHASER"

SRINIVAS PAPERS PRIVATE LIMITED

np. vora

Director

SRINIVAS PAPERS PRIVATE LIMITED

represented through its authorized director
namely MR. NIMESH PRATAPRAI VORA



WITNESSES BY:-

1 *संतोष तिवारी*

Name:- *संतोष तिवारी*

2 *Alex Patel*

Name:- *Alex Patel*

Contd...11...

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal Vora

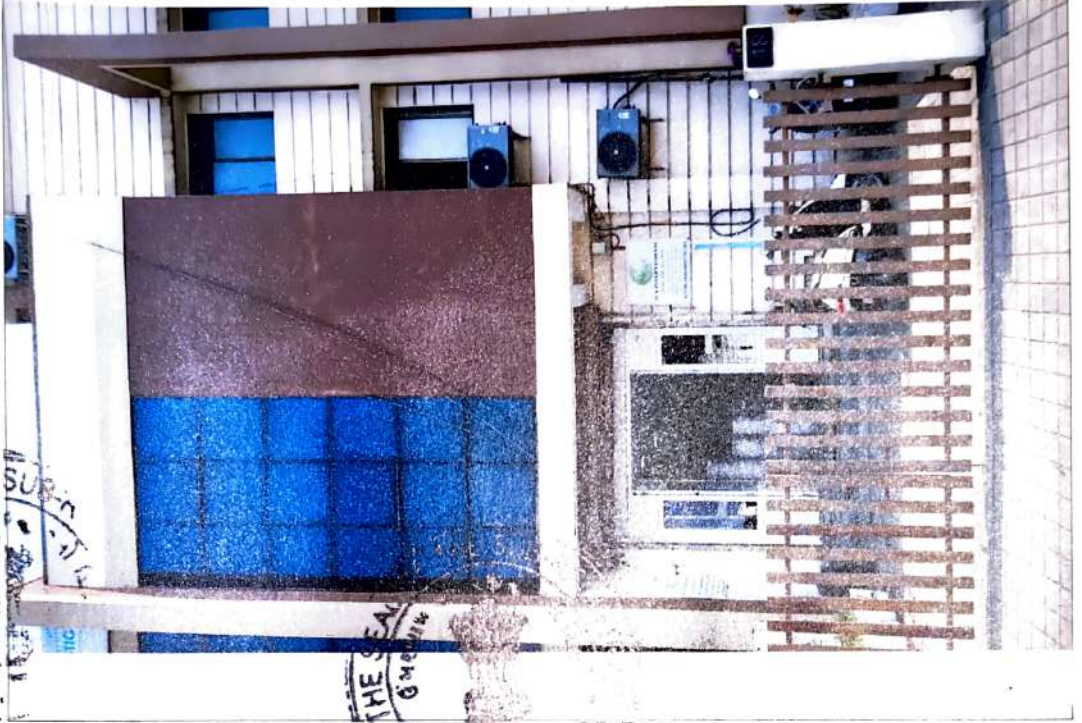
SRINIVAS PAPERS PRIVATE LIMITED

np. vora

Director

PHOTO PROPERTY :- 5919 = $\frac{13}{24}$

2023



DESCRIPTION OF PROPERTY :-

All that piece and parcel of an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting Ground + Mezzanine + First Floor and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about H. 3-04 Are-00 Square Meters in the 'Royal Industrial Hub', Situated within the village limit of Valwada, Taluka. Umbergaon, District. Valsad, State. Gujarat, India.

'SELLER'

Minal Vora

'PURCHASER'

SRINIVAS PAPERS PRIVATE LIMITED

N. Vora

Director

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valvada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal Vora

SRINIVAS PAPERS PRIVATE LIMITED

N. Vora

Director

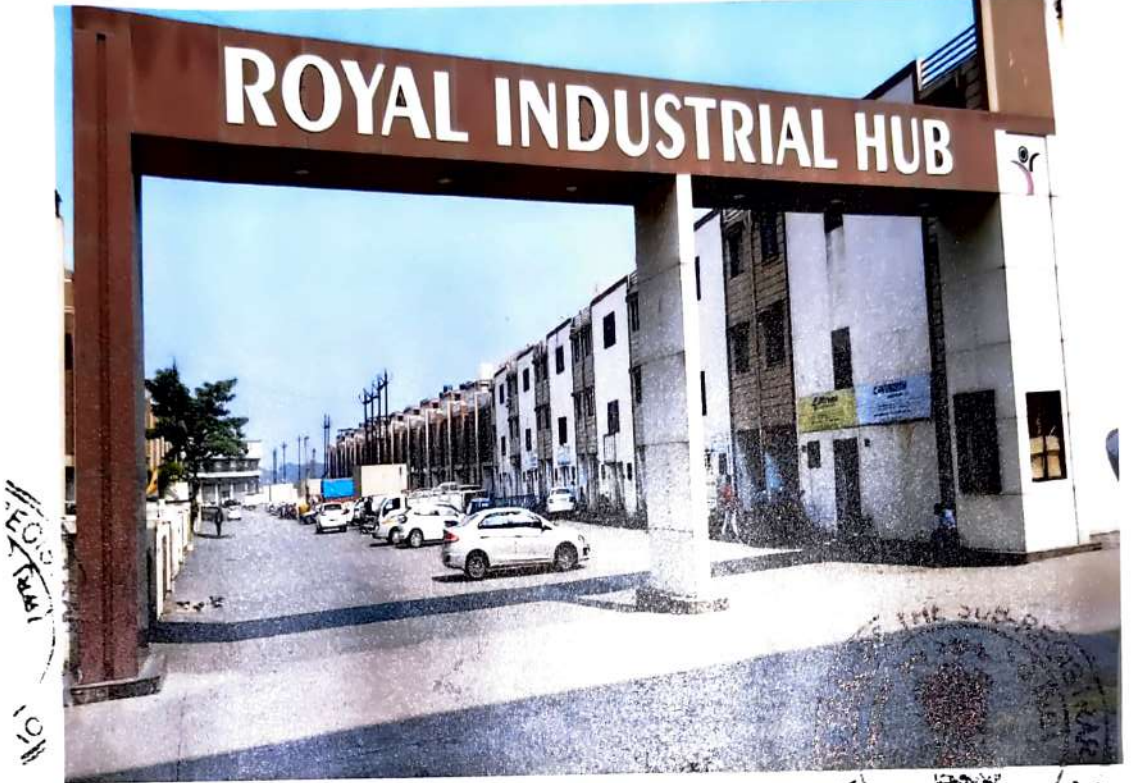
-: PHOTO PROPERTY :-

U M G

5 9 19

14
24

2023

**-: DESCRIPTION OF PROPERTY :-**

All that piece and parcel of an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting Ground + Mezzanine + First Floor and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about H. 3-04 Are-00 Square Meters in the 'Royal Industrial Hub', Situated within the village limit of Valwada, Taluka. Umbergaon, District. Valsad, State. Gujarat, India.

'SELLER'

Minal

'PURCHASER'

SRINIVAS PAPERS PRIVATE LIMITED

N. V. V.
Director

Type of Deed	Sale Deed	Consideration	Rs.74,00,000/-
Village Name	Valwada	Gala No.	48
Old Survey No.	30+31+2/2/Paikee 2	Construction Area	302.044 Sq. Mtrs. (Built-up Area)
New Block/Survey No.	1529	Plot Area	185.87 Sq. Mtrs.

Minal

SRINIVAS PAPERS PRIVATE LIMITED

N. V. V.
Director



દસ્તાવેજ નંબર 5919 તારીખ 05/12/2023

પરિશિષ્ટ

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

અ. નં.	પ્રશ્ન	જવાબ(હા/ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુલમુખત્યારને પુછવાના પ્રશ્નો		
1	લેખમાં દર્શાવ્યા મુજબ VALWADA.. મહેસુલી ગામની 30+31+2/2/Paikoo 2, (સર્વે નંબર/ બ્લોક નંબર/ ટી.પી.નંબર /એફ.પી.નંબર વિગેરે) ની ખેતી/બિનખેતીની મિલકતનો મિલકત કેરખત/વેચાણ(વેચાણ) લેખ કરી આપેલ છે?	હા
2	લેખમાં દર્શાવ્યા મુજબ 302.044 ચો.મી. ખેતી/બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
3	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
4	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવી, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
5	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	લાગુ પડતું નથી
6	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિઓ સહી/અંગુઠાનું નિશાન કરેલ છે?	લાગુ પડતું નથી
7	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	લાગુ પડતું નથી
8	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો?	હા

ઓળખાણ આપનારને પુછવાના પ્રશ્નો

1	દસ્તાવેજ લખી આપનાર વ્યક્તિઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
2	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિઓ એક જ છે ?	હા
3	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી જેની તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

1.	
2.	

ઓળખાણ આપનારની સહી

1.	
2.	લંતેશ તિવારી

S.R.O - UMBERGAON
સબ રજીસ્ટ્રાર



Admin Office : 'B' Wing, Ground Floor, "Brij Bhoomi", Nehru Road, Behind Canara Bank, Vile Parle (East), Mumbai - 400057. Tel.: (+91) (22) 40380505 e-mail : info@srinivaspapers.com

Regd. Office : A - 40, Shriram Ind. Estate, 3rd Floor, G. D. Ambekar Marg, Wadala, Mumbai - 400 031. (India)

Authorised Dealers :

ITC LTD.

PAPERBOARDS & SPECIALTY PAPERS DIVISION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DIRECTORS OF M/S. SRINIVAS PAPERS PVT. LTD. HELD ON DATED 27th NOVEMBER, 2023 AT ADMIN OFFICE 7TH FLOOR, B-WING, BRIJ BHOOMI, NEHRU ROAD, BHIND CANARABANK, VILE PARLE (E). MUMBAI -400057

The Director decided that the company proposes to purchase the Royal Industrial Hub, Gala No.48, Opp.N.H.48, Near Daman Ganga Bridge, Valwada, Vapi - 396195, Gujarat. totally area admeasuring about 3,250 Sq. Ft., Built-Up Area. Further informed that for the propose of executing Purchase of property, the authority would be required to be given to some of the authorised signatory/Director of the Company to sign documents on behalf ofthe company.

And hence, the following resolution was passed unanimously.

RESOLVED THAT the Company do Purchase the above said property in the Valwada, Dist. Valsad, State of Gujarat for the purpose of doing business activity and this address will used as Branch office.

RESOLVED FURTHER THAT SHRI NIMESH PRATAPRAI VORA, DIRECTOR of the Company be and is hereby authorised for doing following acts and things:-

To enter, sign, admit, execute, convey the Leave and License Agreement and all such necessary document/s, agreement/s as may be required for and on behalf of the Company for the purpose of purchase the said property in the Valwada, Dist. Valsad, State of Gujarat.

RESOLVED FURTHER THAT certified true copy of the aforesaid resolution duly signed by any one of the Director of the Company be forwarded to the persons requiring the same."

For, SRINIVAS PAPERS PVT LTD

rep. vora NPVT DIRECTOR



Nimal Vora DIRECTOR



અનુક્રમશિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

અસ. આર. ઓ - ઉમરગામ

ગામનું નામ	દસ્તાવેજનો પ્રકાર અને બલેન્સ (ભાડા પટાના દિસ્સામાં આકાર પટે આપનાર અથવા પટે યાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેચક્ષણ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પાકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી બેનાર પાકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ તોંધાણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃથ નંબર	થેરો
VALWADA..	માલિકી દેખવવાયાજુ રૂ. 7400000.00			an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting Ground + Mezzanine + First Floor and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 30+31+2/2/Paikce 2, admeasuring about H. 3-04 Are-00 Square Meters (New Promulgation Survey No. 1529) in the 'Royal Industrial Hub', Village Panchayat, vide Property No. 2289,	MINAL NIMESH VORA	SRINIVAS PAPERS PRIVATE LIMITED ની અધિકૃત વ્યક્તિ NIMESH PRATAPRAI VORA	05/12/2023 05/12/2023	5919	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20231213677854611 Date. 13-12-2023 થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦



Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - UMBERGAON
Date: 13-12-2023 12:00:49 IST
VALSAD, GUJARAT



R N Mehta ની તારીખ 13/12/2023 ના રોજની

અરજી નંબર : 8012023052770

તારીખ : 13/12/2023

આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમશિકા નં : ૨ ની નકલમાં કોઈ ફેરફાર/વિડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુનો બને છે.

U M G
59.19 18
24
2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIMESH PRATAPRAI VORA
PRATA/PRAI HARIDAS VORA

15/10/1969
Permanent Account Number
AAPV6350J

N. P. Vora
Signature



TRUE COPY

R. N. Mehta
RASHMIKA N. MEHTA
ADVOCATE & NOTARY
Shop No.03, Sreebhadr Commercial Complex,
Next to Sural Deep Co. Op. Bank,
N.H.No.03, Dhule, Dist. 350 150
Mob. No. 98290 10567
Email : rmehta.dcv@gmail.com

UMG
5919 - $\frac{19}{24}$
2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MINAL NIMESH VORA
SURESH PRATAPRAI SHANGHVI

13/05/1970
Permanent Account Number

AAFPV9729E

Minal Vora
Signature

09012014



TRUE COPY
Rashmi N. Mehta
RASHMIKA N. MEHTA
ADVOCATE & NOTARY
Shop No.03, Snehdeep Commercial Complex,
Next to Surat Peoples Co.Op.Bank,
N.H.No.8, GIDC, Tap. 39C 195
Mob. No. 98255 40552
Email : rnmehta.adv@gmail.com

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABBCS9127P

नाम / Name SRINIVAS PAPERS PRIVATE LIMITED

नियमन/गठन की तारीख
Date of Incorporation / Formation 12/04/2019

5919127P
20
24
2023



Signature valid

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGov. Finance
Date: 2019.04.12 10:07:42
GMT+05:30 (IST) PAN Sign
Location: Mumbai

✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक कर्ता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)

आयकर अधिनियम, 1961 के तहत निरिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)

Quoting or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.

एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card."

संलग्न कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Gut



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABBCS9127P

नाम / Name
SRINIVAS PAPERS PRIVATE LIMITED



नियमन/गठन की तारीख
Date of incorporation/formation
12/04/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदर्यः
आयकर विभाग इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलनी, नरूप डीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

TRUE COPY

RASHMIKA N. MEHTA
ADVOCATE & NOTARY
Shop No.03, SnehdEEP Commercial Complex,
Next to Surat Peoples Co.Op.Bank,
N.H.No.8,GIDC.,Vapi - 396 195
Mob: No-98255 40552
Email : rnmehtha.adv@gmail.com

UMG		
5919	21	24
2023		

(G2.0) 05/12/2023 3:05 PM

Serial No. <u>5919</u> Presented of the office of the Sub-Registrar of S.R.O - UMBERGAON Between the hour of <u>15 To 16</u> on Date 05/12/2023	Receipt No :- 202323500009616	
	Received Fees as following	Rs.
	Registration	74000.00
	Side Copy Fee (40)	800.00
	Other Fees	0.00
TOTAL :-	74800.00	



Document Type: Conveyance/Sale : Conveyance /Sale
20231201993889418

np. vora

SRINIVAS PAPERS PRIVATE LIMITED ની અધિકૃત
બંધારણ NIMESH PRATAPRAI VORA

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

Executing

1 MINAL NIMESH VORA
53
Flat No. 401, Plot No. 40, Mayur Building, Road No. 8, J.V.P.D. Scheme, Near Punjab National Bank, Vile Parle (West), Juhu, Mumbai City (Mumbai City), Mumbai City (Mumbai City), MAHARASHTRA (મહારાષ્ટ્ર), 400049
PANNO:AAPV9729E



Minal Vora



Claiming

1 SRINIVAS PAPERS PRIVATE LIMITED ની અધિકૃત બંધારણ NIMESH PRATAPRAI VORA
AAAPV6350J
Flat No. 401, Plot No. 40, Mayur Building, Road No. 8, J.V.P.D. Scheme, Near Punjab National Bank, Vile Parle (West), Juhu, Mumbai-400 049, State. Maharashtra, India ,,,,,,



np. vora

**Executing Party
admits execution**

Minal Vora

np. vora

(G2.0) 05/12/2023 3:05 PM

UMG		
5919	22	24
2023		

1 ALEX ASHWIN PATEL
.Thane.,Thane,Palghar (Palghar),Palghar
(Palghar),MAHARASHTRA (महाराष्ट्र),401404



2 SANTOSH KUMAR TIWARI
.Mumbai.,Mumbai,Mumbai City (Mumbai City),Mumbai City
(Mumbai City),MAHARASHTRA (महाराष्ट्र),400101

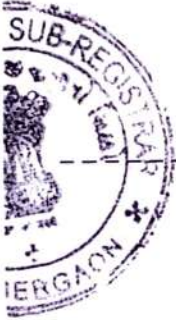


State that they personally known above named
executant and Indetifies him/them.

1

2

Date: 5 Month: December -2023



BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Circular No.: EJR/VAHAT/347/2014/13001 to 13364

That explained about details of document to party no. as per circular no. EJR/VAHAT/347/2014/13001 to 13364 and circular no. EJR/VAHAT/347/2014/32392 to 32757, dated: 11/11/2016 of Inspector general of registration, gujarat state, gandhinagar, and confirmed their identity by identifiers and completed thr procedure as per section - 34,35,58 and 59 of registration act., 1908.


BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

(G2.0) 05/12/2023 3:05 PM

UMG		
5919	23	24
2023		

Produced Form No.1
for finalise the Marketvalue.

Date: 05/12/2023



BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

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

Executant No 1
Claimant No
Confirmer No


Date: 05/12/2023




BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

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

Date: 05/12/2023


BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

(W) 05/12/2023 3:59 PM

UMG		
5919	24	24
2023		

1	Book No.	5919	Registered No.
Date: 05-12-2023			

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

