

પોલિસ નંબર: ૨૦૧૩૧૫૦૦૦૨૬૦૯

દસ્તાવેજ નંબર: ૧૮૬૪

દસ્તાવેજ વર્ષ: ૨૦૧૩

તા: ૨૯

માસ: એપ્રિલ

સને: ૨૦૧૩

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

રજ કરનારનું નામ ANANT C THACKER

અવેજ Rs ૫૫૦૦૦૦.૦૦

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....

૫૫૦૦૦

નકલ કરવા ની ફી સાર્વજિક / કોલીયો.....

૧૧૦

શેરાની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

૦

શ્રોત્ર અગર તપાસની.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૩).....

નકલ ફી કોલીયો.....

ફિન્ટેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે ૩

૫૫૧૧૦

અંકે રૂપીયા પંચાવન હજાર એકસો દસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલવો.

Post No. 52, Sector 1/A, Opp. Court, Gandhidham-Kutch

અગર

રજ કરનારની સહી



Vasantlal Chhensulal Bhargya

સબ રજીસ્ટ્રાર

મુંદ્રા

IGR-NIC(G)

7815627669708124289

૨૯/૪/૨૦૧૩

૩:૩૮:૫૮ pm



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

MDR

1864 112

2013

Certificate No. : IN-GJ46325599020410L

Certificate Issued Date : 29-Apr-2013 12:37 PM

Account Reference : NONACC (FI)/ gjevpl10/ MUNDRA/ GJ-BJ

Unique Doc. Reference : SUBIN-GJGJEVLPL1068519031057337L

Purchased by : RAJESH J RABARI

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

Property Description : VILL.DHRUB TA.MUNDRA R.S.NO.169 PAIKI GIDC PLOT NO.99 AREA.2000 SQMT

Consideration Price (Rs.) : 55,00,000
(Fifty Five Lakh only)

First Party : MR ANANT C THACKER

Second Party : MS TANNA COMMERCIALS PVT LTD DIRE R V TANNA ETC 2

Stamp Duty Paid By : MS TANNA COMMERCIALS PVT LTD DIRE R V TANNA ETC 2

Stamp Duty Amount(Rs.) : 2,69,500
(Two Lakh Sixty Nine Thousand Five Hundred only)



ZK 0003143801

Statutory Alert

- 1 The authenticity of the Stamp Certificate can be verified at the Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
- 2 The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilstamp.com



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

MDR

1864 212
2013

Certificate No. : IN-GJ46377157042982L

Certificate Issued Date : 29-Apr-2013 04:38 PM

Account Reference : NONACC (FI)/ gjevlp10/ MUNDRA/ GJ-BJ

Unique Doc. Reference : SUBIN-GJGJEVLPL1068611391184268L

Purchased by : RAJESH J RABARI

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

Property Description : VILL.DHRUB TA.MUNDRA R.S.NO.169 PAIKI GIDC PLOT NO.99 AREA.2000 SQMT

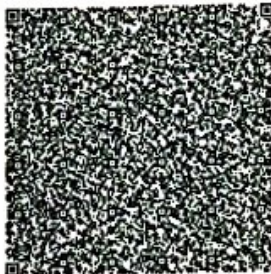
Consideration Price (Rs.) : 55,00,000
(Fifty Five Lakh only)

First-Party : MR ANANT C THACKER

Second-Party : MS TANNA COMMERCIALS PVT LTD DIRE R V TANNA ETC 2

Stamp Duty Paid By : MS TANNA COMMERCIALS PVT LTD DIRE R V TANNA ETC 2

Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



ZK 0003143862

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

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3/2

2013

①



DEED OF ASSIGNMENT

(For Rs.55,00,000-00)

First Party:

Mr. ANANT C. THACKER

(Executing Party)

Age: 52 Years Occupation: Business Religion: Hindu
Plot No. 52, Sector 1/A, Opp. Old Court, Gandhidham,
District Kutch, Gujarat. (Mobile No. +91 99251 23123)

Address:

PAN Card:

ACHPT5989Q

Second Party:

M/s. TANNA COMMERCIALS PVT. LTD. (Claiming Party)
(DIRECTOR 1 & 2)

Director 1:

Mr. RIDDHESH VINOD TANNA

Age: 30 Years Occupation: Business Religion: Hindu
A-203, Park Royale, M. M. Malviya Road, Mulund West,
Mumbai – 80. Maharashtra. (Mobile No. +91 99699 22227)

Address:

PAN Card:

ACEPT9519K

Director 2:

Mr. KARTIK VINOD TANNA

Age: 28 Years Occupation: Business Religion: Hindu
A-203, Park Royale, M. M. Malviya Road, Mulund West,
Mumbai – 80. Maharashtra. (Mobile No. +91 99699 22227)

Address:

PAN Card:

ADLPT1561B

For Tanna Commercials Pvt. Ltd.

Kartik tanna

Director

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2013

Whereas the First Party has agreed to transfer his interest of possession and put in possession to the Second Party of the property Plot No. 99 situated in Dhrub Industrial Estate of the Gujarat Industrial Development Corporation within the village limits of Dhrub of Taluka Mundra, District Kutch under the following terms and conditions.

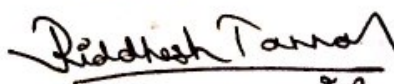
That as per the agreement between Mrs. Asha K Ramchandani and the Gujarat Industrial Development Corporation entered in to on **07th January 2004** and **Lease Deed dated 17th October 2008** registered with the Sub-Registrar of Mundra, under Srl. No. MDR-6750-2008 the said Gujarat Industrial Development Corporation granted on lease basis to Mrs. Asha K. Ramchandani all that piece or parcel of land admeasuring 2000 sq.mtrs for a period of 99 years. Pursuant to the said Indenture of Lease dated 17th October 2008, Mrs. Asha K. Ramchandani became the entitled to the said property as a Lessees thereof.

Then Vide Deed of Assignment dated **20th July 2011** executed between Mrs. Asha K. Ramchandani and Shri Anant C. Thacker, the said Mrs. Asha K. Ramchandani assigned to Mr. Anant C Thacker all that piece or parcel of land admeasuring 2000 sq.mtrs in consideration of Rs. 25,00,000=00 (Rupees Twenty Five Lacs only). The said Deed of Assignment dated 20th July 2011 is duly registered with the Sub-Registrar of Mundra under Srl. No. MDR-107-2012. Pursuant to the execution of the Deed of Assignment dated 20th July 2011, Mr. Anant C Thacker became absolutely seized, possessed of and sufficiently entitled to the said property as the Lessees thereof.

And then now Mr. Anant C. Thacker (First Party) being desirous of assigning the said property and M/s Tanna Commercials Pvt. Ltd. (Second Party) being desirous of acquiring the said property negotiations were held between both First Party and Second Party. The Negotiations fructified between the First Party and Second Party, and the First Party agrees to assign and the Second Party agrees to acquire the said property for a sum of Rs.55,00,000=00 (Rupees Fifty Five Lacs only) being consideration towards assignment of the Lessors leasehold interest in piece or parcel of land admeasuring 2000 sq.mtrs or thereabouts and bearing Revenue Survey No. 169/P and bearing Plot No.



For Tanna Commercials Pvt. Ltd.



Riddesh Tanna

M D R

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2013

99, situate at Dhrub Industrial Estate within the village limit of Dhrub, Taluka Mundra, District Kutch which is paid by Second Party to First Party as under:

RTGS Details:-

Date	Bank Name & A/c No.	UTR No.	Vide Cheque No.	Amount
28 th March, 2013	State Bank of India A/c.31463366435	SBINH13087327872	729478	15,00,000/-
03 rd April, 2013	---do---	SBINH13093988092	971917	15,00,000/-
16 th April, 2013	---do---	SBINH13087327872	971933	20,00,000/-
			Total:-	50,00,000/-

Cheque Details:-

Date	Cheque No.	Bank Name & A/c No.	Amount
26 th April, 2013	971957	State Bank of India A/c No.31463366435	5,00,000/-
		Total:-	5,00,000/-



the receipt whereof, as full and final payment of the consideration amount, the first party hereby admits & acknowledges.

That as per the terms and conditions of the said agreement and lease deed executed on 07th January 2004 & 17th October 2008 respectively for Plot No. 99 between Mrs. Asha K Ramchandani and Gujarat Industrial Development Corporation, Mrs. Asha K. Ramchandani has paid all installments up to **Full Payment**.

- That as per the terms and conditions of the said agreement and lease deed executed on 07th January 2004 & 17th October 2008 respectively for Plot No. 99 between Mrs. Asha K Ramchandani and Gujarat Industrial Development Corporation, Mrs. Asha K. Ramchandani had obtained the necessary permission from G.I.D.C. Vide letter No. GIDC:RM: BHUJ:ALT:TFR:1720 dated 06th July 2011 and that by

For Tanna Commercial Pvt. Ltd.

Rishabh Tanna
Kartik Tanna

Director

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M D R

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virtue of the said permission given by the G.I.D.C. Mr. Anant C Thacker (First Party) had become the permitted transferee in respect of the said property in form of Plot No. 99 of GIDC, Dhrub and as such Mr. Anant C Thacker agrees to abide by all the terms and conditions of agreement dated 07th January 2004 & Lease Deed dated 17th October 2008 and terms of letter No. GIDC:RM:BHUJ:ALT: TFR:1720 dated 06th July 2011 and received the possession of the said property with all documents thereon. And then now Mr. Anant C Thacker has obtained the necessary permission from G.I.D.C. **Vide letter No. GIDC:RM:BHUJ:ALT:TFR:403 dated 25th April 2013** and that by virtue of the said permission from G.I.D.C. M/s. Tanna Commercials Pvt. Ltd. (Second Party) had become the permitted transferee in respect of the said property in form of Plot No. 99 of GIDC, Dhrub and as such the Second Party hereby agrees to abide by all the terms and conditions the First Party has to deliver the possession of the property within ten days with all documents thereon to the Second Party.

3. That after accepting the Second Party as permitted transferee by the said Corporation the Second Party is liable and responsible for all the remaining Installments, Service Charges, N.A. Assessment, Lease Rent, Taxes and all other further taxes and if any which may become due and payable to the Corporation in future as per the terms.
4. The Second Party will also be liable to pay a stamp duty of Rs. 2,69,000 (Rupees Two Lacs Sixty Nine Thousand) so as per Bombay Registration Stamp Act for the said property Market Value price of Rs. 55,00,000 (Rupees Fifty Five Lacs)



A piece of land known as Plot No.99 at Dhrub Industrial Estate of Revenue Survey No.169/P, within the village limit of Dhrub Taluka Mundra District Kutch containing by admeasurement 2000 Sq. mtrs. of there and bounded as follows that is to say:-

On or Towards North by	: 16 Mt. Wide Road.
On or towards South by	: Plot No.94.
On or towards East by	: Plot No.98.

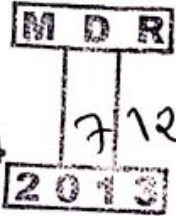
For Tanna Commercials Pvt. Ltd.

Reddheesh Tanna

On or towards West by

: Plot No. 100..

1864



In witness whereof the parties to this transfer deed have subscribed their hands and seal on: _____

SIGNED, SEALED AND DELIVERED by
Mr. ANANT C. THACKER
(First Party)

SIGNED, SEALED AND DELIVERED by
M/s. TANNA COMMERCIALS PVT. LTD.
(Second Party)
through the hands of its Managing Directors
1. Mr. Riddhesh Vinod Tanna

For Tanna Commercials Pvt. Ltd.
Riddhesh Tanna
Director



2. Mr. Kartik Vinod Tanna

For Tanna Commercials Pvt. Ltd.
Kartik Tanna
Director

in the presence of..

1. Mr. Arunbhai Narbheram
2. Mr. Kamlesh B Ganatra.

Arjun Narbheram
Kamlesh Ganatra



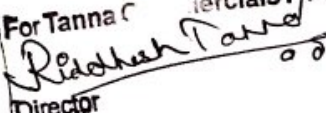
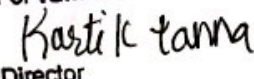
M D B

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9/12

2013

Annexure Under Section 32-A of Registration Act 1908.

Signature	Photo	Left Hand Thumb Impression
 Mr. Anant C Thacker (First Party)	 	
For Tanna Commercials Pvt. Ltd.  Director For Tanna Commercials Pvt. Ltd. Mr. Riddhesh V Tanna (Second Party)	 	
For Tanna Commercials Pvt. Ltd.  Director For Tanna Commercials Pvt. Ltd. Mr. Kartik V Tanna (Second Party)	 	



29/04/13 4:19:35 pm

Version:1.0.2012.90

MDR**1864**

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2013Serial No. **1864**

Presented of the office of the Sub-Registrar of
S.R.O - MUNDRA Between the hour of
 15 to **16** on Date **29/04/2013**

Receipt No :- **2013150002609**

Received Fees as following	Rs.
Registration	55000
Side Copy Fee (11)	110
Other Fees	0
TOTAL :-	55110

**ANANT C THACKER**

(Vasantlal Chhanalal Bhatiya
 Sub Registrar
 S.R.O - MUNDRA

(Vasantlal Chhanalal Bhatiya
 Sub Registrar
 S.R.O - MUNDRA



Party Name and Address

Age

Photograph

Thumb Impression

Signature

Executing

ANANT C THACKER
 Polt No. 52, Sector 1/A, Opp.
 Court, Gandhidham-Kutch

52



Claiming

1.000

M/S TANNA COMMERCIAL
PVT.LTD DIRECTOR 1 Mr.
RIDDHESH VINOD TANNA
A-203, PARK ROYALE M.M.
MALVIYA ROAD, MULUN WEST.
MUMBAI- 80, MAHARASHTRA

30



Claiming

2.000

M/S TANNA COMMERCIALS
PVT.LTD DIRECTOR KARTIK
VINOD TANNA
A-203, PARK ROYALE M.M.
MALVIYA ROAD, MULUN WEST.
MUMBAI- 80, MAHARASHTRA

28



Executing Party
 admits execution

1. LEELAWANTI K AMLANI
MUNDRA-KUTCH

MDR		
1864	11	12
2013		



Known to the under signed
Sub-Registrar state that the
personally known the above
executant and identifies him/them.

1. _____
2. _____

Date 29 Month April - 2013

Vasantlal Chhanalal Bhatiya
Sub Registrar
S.R.O - MUNDRA

Produced Form No.1
for finalise the
Marketvalue.
Date : 29/04/2013

Vasantlal Chhanalal Bhatiya
Sub Registrar
S.R.O - MUNDRA



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

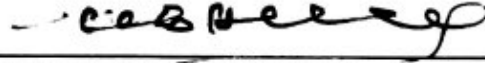
Date 29/04/2013

(Vasantlal Chhanalal Bhatiya
Sub Registrar
S.R.O - MUNDRA

ઇકમટેક્સ રૂલ્સ ૧૯૬૨ ની જોગવાઈ મુજબ (૧) પાન નં/ઇ.જ.ર. નંબર દર્શાવેલ છે. જેન
ખરાઈ કરવામાં આવેલ છે.

આપનાર નંબર
લેનાર નંબર
સંમતી આપનાર નંબર

તારીખ : ૨૯/૦૪/૨૦૧૩



(Vasantlal Chhanalal Bhatiya)

સબ રજીસ્ટ્રાર
મુંદ્રા

૧ નંબરની બુકના 1864 નંબરે નોંધ્યો છે.

તારીખ : ૨૯/૦૪/૨૦૧૩



Vasantlal Chhanalal Bhatiya

સબ રજીસ્ટ્રાર
મુંદ્રા

