

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

પહોંચ નંબર 202612700000022 દસ્તાવેજ નંબર 10 દસ્તાવેજ વર્ષ 2026
તારીખ 1 માહે જાન્યુઆરી સને 2026

દસ્તાવેજનો પ્રકાર Convayance/Sale(Assignment) અવેજ 18049000.00

રજુ કરનારનું નામ DEVSON CATALYST PRIVATE LIMITED PVT LTD COMPANY Consisting of PRAHLADBHAI DEVJIBHAI SHIYANIYA ની અધિકૃત વ્યક્તિ PRAHLADBHAI DEVJIBHAI SHIYANIYA

ટ્રાન્જેક્સન નંબર 20251226913316251

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... 180490.00

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... 600.00

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 એકંદરે રૂ.

181090.00

અંકે રૂપીયા એક લાખ એકાશી હજાર નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

અસલ દસ્તાવેજ પરત મળેલ છે.

અગર Authority Name :M.C.RAVAL ADV ને આપશો

રજુ કરનારની સહી

R.D MORI
સબ રજીસ્ટ્રાર
વઢવાણ



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

IGR-NIC(G) 6012583603422683151 (W)

01/01/2026 15:51:55



e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)	20251102247207	Printed On (પ્રિન્ટ કર્યા તારીખ)	26/12/2025 12:27:36		
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20251226913316251	Registration Fee (0030-03-104-00)	181090.00	5700001355100302612 2575492	26-12-2025	SBIEPAY
Page Fee (પેજ ફી)	(30) 600	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	180490.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	18049000.00
Total Amount (કુલ રકમ)	181090.00	In Words (શબ્દોમાં)	Rupees One Lac Eighty One Thousand Ninety Only		

Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	DEVSON CATALYST PRIVATE LIMITED PVT LTD COMPANY Consisting of PRAHLADBHAI DEVJIBHAI SHIYANIYA	Office District (કચેરીનો જિલ્લો)	SURENDRANAGAR
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - Wadhawan
Mobile (મોબાઇલ નંબર)	8401345300	E-Mail (ઈ-મેલ)	officesur2025@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2025-2026 One time

Property Details (મિલકતની વિગત)	All the price of land known as Industrial Plot No. 259 in the Wadhwan Industrial estate of Revenue Survey No.: 1679 - 1672 within the village limit of Wadhwan, Taluka Wadhwan, Dist. Surendranagar containing by admeasurements 3223.00 Sq. Mtrs.,
Remarks (ટીપ્પણી)	

For, Devson Catalyst Pvt. Ltd.

P. D. Siroson
Director

Carewell Porcelain Industries

Partner
Partner

For, Devson Catalyst Pvt. Ltd.

P. D. Siroson
Director

Carewell Porcelain Industries

Partner
Partner

નોંધ:

- ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.



e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)	20251102247207	Printed On (પ્રિન્ટ કર્યા તારીખ)	26/12/2025 12:32:37
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Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20251226341117519	Stamp Duty (0030-02-102-01)	884500.00	5700001355100302612 2576092	26-12-2025	SBIEPAY
Total Amount (કુલ રકમ)	884500.00	In Words (શબ્દોમાં)	Rupees Eight Lac Eighty Four Thousand Five Hundred Only		

Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	DEVSON CATALYST PRIVATE LIMITED PVT LTD COMPANY Consisting of PRAHLADBHAI DEVJIBHAI SHIYANIYA	Office District (કચેરીનો જિલ્લો)	SURENDRANAGAR
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - Wadhawan
Mobile (મોબાઇલ નંબર)	8401345300	E-Mail (ઈ-મેલ)	officesur2025@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2025-2026 One time

Property Details (મિલકતની વિગત)	All the price of land known as Industrial Plot No. 259 in the Wadhwan Industrial estate of Revenue Survey No.: 1679 - 1672 within the village limit of Wadhwan, Taluka Wadhwan, Dist. Surendranagar containing by admeasurements 3223.00 Sq. Mtrs.,
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Remarks (ટીપ્પણી)	
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For, Devson Catalyst Pvt. Ltd.

P. D. Sijmani
Director

Carewell Porcelain Industries

[Signature]
Partner

For, Devson Catalyst Pvt. Ltd.

P. D. Sijmani
Director

Carewell Porcelain Industries

[Signature]
Partner

નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.

: Registered Deed of Assignment:

Where as the First Party has agreed to Transfer Interest of possession and put in possession to the Secondary of the property **Industrial Plot No. 259** Revenue **Survey No. 1679 – 1672 Paiki**, situated at Wadhwan Industrial Estate of **Gujarat Industrial Development Corporation** Village : Wadhwan of Surendranagar District. Registration District Surendranagar. Sub-District: Wadhwan Municipal Limits within Industrial Estate.

Consideration Rs. 1,80,49,000/- Stamp Duty Paid: Rs. 8,84,500/- Stamp Duty Payable 4.9%

First Party : **CAREWELL PORCELAIN INDUSTRIES**
(SELLER) Partnership Firm Consisting of
PAN NO: AAFFC0981R

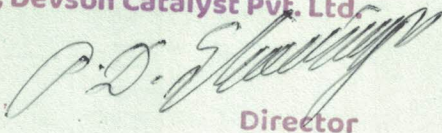
(1) **MAHESHBHAI RUGNATHBHAI KUNDARIYA**
Age: 50 Years, Religion: Hindu, Occupation: Business
Residing At. 18, Shaktipark Society, Canal Road,
Morbi, Gujarat - 363641
PAN No.: AKRPK7772L

(2) **RUGNATHBHAI SHIVABHAI KUNDARIYA**
Age: 77 Years, Religion: Hindu, Occupation: Business
Residing At. Moti Street, At and Post: Gala
Dist: Rajkot, Gujarat - 363630
PAN No.: ARMPK3432B

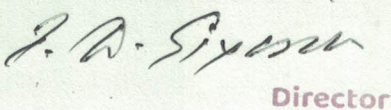
(3) **BALVANTBHAI LALJIBHAI THORIYA**
Age: 70 Years, Religion: Hindu, Occupation: Business
Residing At. Block No. 7, Somaiya Society, Vavdi Road,
Morbi, Gujarat - 363641
PAN No.: AEXPT7530F

(4) **GITABEN CHATURBHAI KUNDARIYA**
Age: 67 Years, Religion: Hindu, Occupation: Business
Residing Nikunj Park Society, Nr. Avani Park, Canal Road
Morbi, Gujarat - 363641
PAN No.: ARMPK3433A

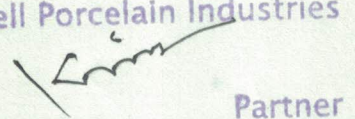
For, Devson Catalyst Pvt. Ltd.


Director

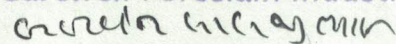
For, Devson Catalyst Pvt. Ltd.


Director

Carewell Porcelain Industries


Partner

Carewell Porcelain Industries


Partner

Partner

Second Party : **DEVSON CATALYST PRIVATE LIMITED**
PVT LTD COMPANY Consisting of
PAN NO: AACCD0456C

(1) PRAHLADBHAI DEVJIBHAI SHIYANIYA
Age: 62 Years, Religion: Hindu, Occupation: **Business**
Plot No. H-48, GIDC Residential Area,
Wadhwan City Ind. Estate,
Wadhwan - 363030, Surendranagar
PAN No.: ADRPS4482Q

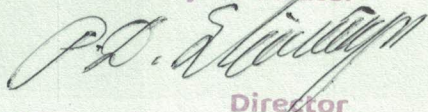
(2) SAVAN PRAHLADBHAI PATEL
Age: 38 Years, Religion: Hindu, Occupation: **Business**
Residing At. Plot No. H-48, GIDC Residential Area,
Wadhwan City Ind. Estate,
Wadhwan - 363030, Surendranagar
PAN No.: AYLPP9495K

(3) PRATAPBHAI DEVJIBHAI SHIYANIA
Age: 58 Years, Religion: Hindu, Occupation: **Business**
Residing At. Plot No. H-13, GIDC Residence Area
Wadhwan City Ind. Estate,
Wadhwan - 363030, Surendranagar
PAN No.: ASQPS8969N

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. 259 Situated Wadhwan Industrial Estate of the GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION, Village limit Wadhwan of Taluka Wadhwan City Dist: Surendranagar under the following terms and conditions.

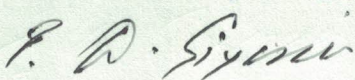
1. That as per the agreement between the **C.I. Pipes Mfg. Corporation** and the **GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION** entered into on 18/12/1978. the C.I. Pipes Mfg. Corporation is occupying the possession of the property in the form of Plot No. 259 Situated Wadhwan Industrial Estate of the GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION, Village limit Wadhwan of Taluka Wadhwan City Dist: Surendranagar as a lessee for the period of 99 years. And make lease deed Between the **C.I. Pipes Mfg. Corporation** and the **GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION** on 25/02/1983 wide No. 900.

For, Devson Catalyst Pvt. Ltd.



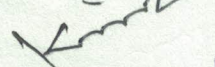
Director

For, Devson Catalyst Pvt. Ltd.



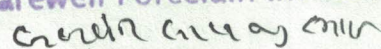
Director

Carewell Porcelain Industries



Partner

Carewell Porcelain Industries



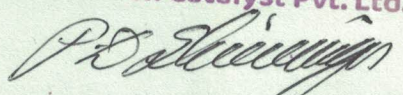
Partner

2. As per the terms and conditions of said agreement executed on. 18/12/1978 & lease deed on. 25-02-1983 between the **C.I. Pipes Mfg. Corporation** and **GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION**, Deed of assignment made between **M/s C.I. Pipes Mfg. Corporation** and **Carewell Porcelain Industries** on 31/03/2006 wide No. 732 (**New No 4296.**) . Then after change in constitution with same partnership Firm Name wide deed of assignment no. 1805 (**New 4298**) Date: 15/10/2008. The first Party has obtained necessary permission from GIDC vide letter no. GIDC/RM/SUR/TRF/PTO/WAD1/468 Dt. 18/08/2025 and that by virtue of the said permission given by the G.I.D.C., that the second party has become the permitted lessee in respect of the said property in the form of Plot No. 259 of G.I.D.C. and as such the second party hereby agree to abide by all the terms and conditions of agreement dtd. 18/08/2025 and terms of – letter No. GIDC/RM/SUR/TRF/PTO/WAD1/468 Dt. 18/08/2025. The building has old. There for the building is demolish and make open plot and that by virtue of the said permission given by the G.I.D.C., The first party has to hand over r the possession of the property immediately with all documents thereon to the second party. The second party shall be liable for all the costs and damages, the second party which might be suffered by the first party in this regard.
3. That after becoming the permitted transferee of the said Corporation, the second party is bound by the said agreement Dt. 18/08/2025 to the said Corporation and terms of letter No. GIDC/RM/SUR/TRF/PTO/WAD1/468 Dt. 18/08/2025.
4. The First Party herein declare that the said plot is free from all encumbrances, charges, and liabilities and there is no action, suit, or proceedings pending against the said plot of **Carewell Porcelain Industries**
5. The sum of **Rs. 1,80,49,000/-**
(Rupees One Crore Eighty Lakh Forty Nine Thousand Only)
Paid by **Cheque / Transfer as under.**

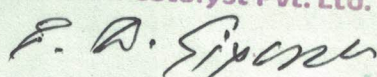
Bank Name	Cheque No.	Date	Amount (Rs.)
ICICI BANK	Transfer Ref. No. INF/INFT/041586241501/58522820	12/09/2025	50,00,000/-
ICICI BANK	Transfer Ref. No. INF/INFT/041643225101/58778513	17/09/2025	50,00,000/-
ICICI BANK	CH. NO.: 000958	01/01/2026	80,49,000/-

Being the full and final consideration price of the said premises of 3223.00 Sq.mt Area. There on as mentioned in the Agreement herein has been received fully.

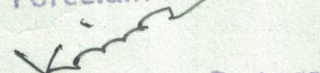
For, Devson Catalyst Pvt. Ltd.


Director

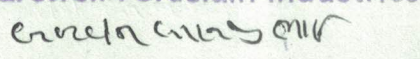
For, Devson Catalyst Pvt. Ltd.


Director

Carewell Porcelain Industries


Partner

Carewell Porcelain Industries


Partner

6. 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 future taxes if any which may become due and payable to the Corporation in future as per the terms and herein declare that the assignor paid all rent, taxes, including assessment, Wadhwan city, Municipal Corporation Tax, GST, Stamp Duty, Income Tax, Excise Department, GIDC dues & - Outgoings, GEB Bills, C.C. Limit Bill, discount facilities and other outgoings either with Semi, Local, State, Central Government office in respect of the said plot with collector of tax authority and not committed and default of whatsoever nature. The responsibilities till – 29/12/2025 will be of the first party and in no way the second party will be held liable and responsible for any part liabilities as mentioned above till dt. 30/12/2025
7. The party of the Second Party/ the Lessee that have to full up at least 80% post by that persons in their industrial unit and for Manager and Supervisor cadets at least 50% posts are to be said up by local persons the expression "Local Person" shall mean and person domiciled in Gujarat State for minimum 15 years shall be considered as local person.
8. We are confirming party agrees to this deed of assignment. In future we will not take any objection in this property.
9. All the price of land known as **Industrial Plot No. 259** in the Wadhwan Industrial estate of Revenue Survey No.: 1679 - 1672 within the village limit of Wadhwan, Taluka Wadhwan, Dist. Surendranagar containing by admeasurements **3223.00 Sq. Mtrs.** Of their including of there on as mentioned in the Agreement herein has been received fully. and bounded as follows that is to say

On or towards North by : PLOT No. 101/10

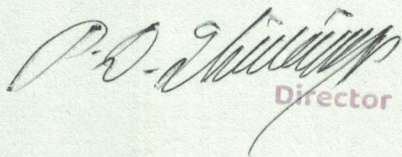
On or towards South by : 15.20 MTRS. WIDE ROAD

On or towards East by : OPEN LAND

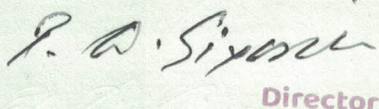
On or towards West by : GIDC BOUNDRY

In witness where of the parties of this Transfer deed have subscribed their hands and sealed on the Dtd. 29/12/2025

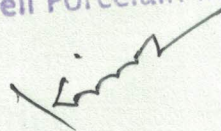
For, Devson Catalyst Pvt. Ltd.


Director

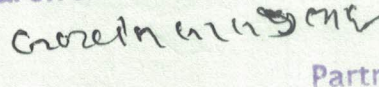
For, Devson Catalyst Pvt. Ltd.


Director

Carewell Porcelain Industries


Partner

Carewell Porcelain Industries


Partner

Property Schedule:



Property Address: Industrial Plot No. 259, G.I.D.C. Estate, WADHWANCITY.
DIST: SURENDRANAGAR, GUJARAT

Signature of the First Party

Carewell Porcelain Industries
[Handwritten Signature]
Partner

Carewell Porcelain Industries
[Handwritten Signature]
Partner

Signature of the Second Party

For, Devson Catalyst Pvt. Ltd.

[Handwritten Signature]
Director

For, Devson Catalyst Pvt. Ltd.

[Handwritten Signature]
Director



Property Address: Industrial Plot No. 259, G.I.D.C. Estate, WADHWANCITY.
DIST: SURENDRANAGAR, GUJARAT

Signature of the First Party

Carewell Porcelain Industries
[Handwritten Signature]
Partner

Carewell Porcelain Industries
[Handwritten Signature]
Partner

Signature of the Second Party

For, Devson Catalyst Pvt. Ltd.

[Handwritten Signature]
Director

For, Devson Catalyst Pvt. Ltd.

[Handwritten Signature]
Director

નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ

દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

૧.	ગુજરાત સ્ટેમ્પ અધિ.અંતર્ગત દસ્તાવેજનો પ્રકાર	Convayance/Sale Assignment		
૨.	અવેજ	18049000.00		
૩.	બજાર કિંમત	0.00		
૪.	1	તબદિલ થનાર સ્થાવર મિલકતનું વર્ણન	All the price of land known as Industrial Plot No. 259 in the Wadhwan Industrial estate of Revenue Survey No.: 1679 - 1672 within the village limit of Wadhwan, Taluka Wadhwan, Dist. Surendranagar containing by admeasurements 3223.00 Sq. Mtrs.	
		સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન ઉત્તર પશ્ચિમ ---- --- પૂર્વ દક્ષિણ	ઉત્તર	PLOT No. 101/10
			પૂર્વ	OPEN LAND
			દક્ષિણ	15.20 MTRS. WIDE ROAD
			પશ્ચિમ	GIDC BOUNDRY
૫.	ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૨૮ મુજબ સ્ટેમ્પ ડ્યુટીની અસર કરતી બધી બાબતો અન્વયે સ્ટેમ્પ ડ્યુટીની ગણતરી કરી યોગ્ય સ્ટેમ્પ ડ્યુટી વાપરેલ છે.			
૬.	સદર દસ્તાવેજ કરી આપવા માટે અમો દસ્તાવેજ કરી આપનાર હકદાર છીએ તેની અમો દસ્તાવેજ કરી આપનાર ખાત્રી આપીએ છીએ. ઉપરની માહિતી અમે સાચી આપી છે. જો કોઈ ખોટી માહિતી આપેલ હોય તો અમારી સમક્ષ નોંધણી અધિનિયમ ૧૯૦૮ તથા સ્ટેમ્પ એક્ટ ૧૯૫૮ અંતર્ગત દંડની અને ફોજદારી ની કાર્યવાહી કરી શકો છો એવી બાંહેધરી આપીએ છીએ. જે વાંચી સમજીને નીચે સહી કરી આપીએ છીએ.			
૭.	<p>➤ નોંધણી અધિનિયમ-૧૯૦૮ની કલમ-૮૨ અને ૮૩ અંતર્ગત સબ રજીસ્ટ્રાર સમક્ષ ખોટા કથનો કરવા માટે સાત (૭) વર્ષ સુધીની કેદ અથવા દંડની શિક્ષા અથવા તે બન્ને થઈ શકે છે.</p> <p>➤ ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૬૨ મુજબ કલમ-૨૮ અન્વયે સ્ટેમ્પ ડ્યુટી ભરવાની પાત્રતા તથા અસર કરતી હકીકત તથા સંજોગો નહીં દર્શાવવાનો ગુનો આ કલમ હેઠળ સજાપાત્ર છે. દસ્તાવેજ કરી આપનાર તેમજ દસ્તાવેજ કરાવી લેનાર બન્ને સજા પાત્ર છે તેવી જોગવાઈ અમારી જાણમાં છે.</p>			

દસ્તાવેજ કરી આપનાર

	નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1	CAREWELL PORCELAIN INDUSTRIES Partnership Firm Consisting of MAHESHBHAI RUGNATHBHAI KUNDARIYA			
2	CAREWELL PORCELAIN INDUSTRIES Partnership Firm Consisting of BALVANTBHAI LALJIBHAI THORIYA			

નોધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ

દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

3	CAREWELL PORCELAIN INDUSTRIES Partnership Firm Consisting of RUGNATHBHAI SHIVABHAI KUNDARIYA			Carewell Porcelain Industries રુગ્નથ શિવભાઈ Partner
4	CAREWELL PORCELAIN INDUSTRIES Partnership Firm Consisting of GITABEN CHATURBHAI KUNDARIYA			Carewell Porcelain Industries ગીતાબેન ચતુરભાઈ Partner
દસ્તાવેજ કરાવી લેનાર				
	નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1	DEVSON CATALYST PRIVATE LIMITED PVT LTD COMPANY Consisting of PRAHLADBHAI DEVJIBHAI SHIYANIYA			For, Devson Catalyst Pvt.Ltd. P. R. Shiyaniya Director,
2	DEVSON CATALYST PRIVATE LIMITED PVT LTD COMPANY Consisting of SAVAN PRAHLADBHAI PATEL			For, Devson Catalyst Pvt.Ltd. Savan Patel Director,
3	DEVSON CATALYST PRIVATE LIMITED PVT LTD COMPANY Consisting of PRATAPBHAI DEVJIBHAI SHIYANIA			For, Devson Catalyst Pvt.Ltd. P. R. Shiyaniya Director,

 <p>GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION</p>	<p>Gujarat Industrial Development Corporation (A Govt. of Gujarat Undertaking) Office of the Regional Manager, GIDC Housing Plot No.12,13, Near Shopping Centre, Phase-III, Wadhwan City, Surendranagar 383030 , Phone - (02752) 243260 , Mail Id - rmsnr@gidcgujarat.org , website: www.gidc.gujarat.gov.in</p>	 <p>75 Azadi Ka Amrit Mahotsav</p>
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No. GIDC/RM/SUR/TRF/PTO/WAD1/468

Date :18/08/2025

BY RPAD:

To,
CARWELL PORCELAIN IND.
Plot No. 259 ,
Wadhwan GIDC Estate,
Surendranagar

Sub.: **Wadhwan Industrial Area Transfer of Industrial Plot No. 259 area 3223.00 Sq. mtr. along with water & drainage connection (if applicable). (Informal Nature Transfer)**

Ref.: Your application No.T_WAD100707 and dtd 02/07/2025.

Dear Sir/Madam,

The Corporation has allotted / transferred **Industrial Plot No. 259 area 3223.00 Sq. Mtr.** to you in **Wadhwan Industrial Area/Estate** of the Corporation. The license agreement / agreement of sale / Lease Deed / Conveyance Deed was executed on dtd 18/12/1978. You have applied to the Corporation for transfer (**Informal**) of the said **Industrial Plot** in favour of **DEVSON CATALYST PRIVATE LIMITED. Private Limited Company.** consisting partners / Proprietor / Director / shareholders are (1)**PRAHLADBHAI DEVJIBHAI SHIYANIYA :33.0000 %**(2)**PATEL SAVAN PRAHLADBHAI :33.0000 %**(3)**SHIYANIA PRATAPBHAI DEVJIBHAI :34.0000 %**.for manufacturing of **CERAMIC BALLS AND CATALYST PRODUCTS.** Your request for transfer (**Informal**) can be considered provided the following conditions are fulfilled and the permission of transfer can be granted as provided in the clause of license agreement / agreement of sale executed with you as mentioned above.

[1] All outstanding dues, installments, revenue charges, water charges, drainage charges etc. shall be paid by you before the transfer (**Informal**) is effected i.e. within a period of 30 days and produce "No Due Certificate" / Payment Receipt from Account Officer, GIDC, Surendranagar.

* You shall have to make online payment of **Rs. 332777.00 (Rs. Three Lakhs Thirty-Two Thousand Seven Hundred Seventy-Seven Only)** towards applicable Transfer fee i.e. including **18.00% GST**, out of which transfer fees is **Rs. 282,013.00** calculated @**5.00%** and **18.00% GST** amounting to **Rs. 50,764.00**.

Signature valid

Digitally signed by KHORABAI AGDISH DHANJIBHAI
Date: 2025.08.18 13:41:39+05
Reason: J D KHORABAI REGIONAL MANAGER
Location: Surendranagar

This Document has been digitally signed, no physical signature is required.

- * You shall have to make online payment of **Rs. (Nil)** towards applicable N.U. Penalty i.e. including **18.00%** GST, out of which N.U. Penalty is **Rs. (Nil)** and **18.00%** GST amounting to **Rs. (Nil)**.
 - * You shall have to make online payment of concessions amount **Rs.(Nil)** and interest amount **Rs.(Nil)** towards applicable of withdrawal. (If applicable)
 - * You shall have to make online payment of **Rs. (Nil)** towards applicable Additional Transfer fees i.e. including **18.00%** GST, out of which transfer fees is **Rs. (Nil)** and **18.00%** GST amounting to **Rs. (Nil)**.
 - * You shall have to make online payment of **Rs. 0 Zero Only** towards applicable Deposit of Water Connection and **Rs. 0** towards applicable Deposit of Drainage Connection.
- [2] Since the service of **Wadhwan** Industrial Estate is maintained by the Association / Notified Area Office / GIDC, you shall have to obtain 'No Dues Certificate' from corresponding **Wadhwan** Industries Association / Notified Area Office /Deputy Executive Engineer or Executive Engineer GIDC.
- [3] The Transferee shall have to execute Annexure 'A' & 'B' respectively duly got affixed Special Adhesive Stamp of Rs. **300/-** for removal/ regularisation of the unauthorized construction in the form prescribed by the Corporation (specimen copy enclosed).
- [4] In the event of increase in Bank rate or in the minimum rate of lending by the financial institution or on account of increase in the over all borrowing rate of interest in the money markets, the rate of interest shall be suitably revised by the Corporation from time to time and Hirer/ Licensee/ Lessee shall be called upon to pay the interest on outstanding amount at such higher rate from the date of such revision and in such event, the amount of installment will be so refixed so as to absorb the higher rate of interest. Hirer/ Licensee/ Lessee shall be bound to pay such installments as may be fixed.
- [5] The transferee shall have to comply with the provisions of Water Prevention & Control Pollution Act, 1974 and accordingly to obtain consent from the State Water Pollution & Control Board, Gujarat State, before discharging sewerage or trade effluent, his plant and he shall not discharge trade effluent without getting such consent and failure to observe this condition would entitle the Corporation to disconnect water supply to the allottee and to resume back possession of land.

Signature valid

Digitally signed by KHORABA JAGDISH DHANJIBHAI
Date: 2025.08.18 13:41:39 IST
Reason: J D KHORABA REGIONAL MANAGER
Location: Surendranagar

This Document has been digitally signed, no physical signature is required.

- [6] Since the land is held by you by the License Agreement hold basis, you as well as the transferee will have to execute Supplementary Agreement in triplicate by getting affixed special adhesive stamp of Rs.300/- on it or registered Deed of Assignment/Deed of Rectification with the Corporation in the form of prescribed by the Corporation, a copy of which is enclosed herewith.
- [7] Transferee shall have to regularise the unauthorised non-violative construction by approving plans from our Executive Engineer, GIDC, Surendranagar within 60 days.
- [8] Transferee shall have to give Notarised undertaking on Rs.300/- stamp paper for the same as per enclosed proforma "A" & "B". You shall have to give Notarised undertaking for removal of violative unauthorized construction on stamp paper of Rs.300/- a per enclosed proforma "A" & "B". (If applicable)
- [9] You shall have to submit NOC of concerned Bank/Financial Institution having any lien charge over the plot where permission under clause 2(R/S/T) of lease-deed has been granted.(If applicable)
- [10] The transferee shall have to furnish the NOC consent of GPCB and also get the same renewed from time to time.(If applicable)
- [11] You shall have to produce NOC from the Dy. Commissioner of Industries of D.I.C (if applicable).
- [12] The transferor and transferee shall produce an undertaking (duly notarized) on stamp paper Rs. 300/- in the specimen attached herewith regarding signatures made in the transfer application form are their own and in future any financial or legal complications arise about transfer, responsibility rest with them only.
- [13] Transferee applicant have to download water supply application/agreement form and drainage connection application/agreement form from GIDC website then rs.300/- special adhesive stamp on it, dully signed and stamp, along with documentary evidence mention in it should be produce.

Signature valid

Digitally signed by KHORABA JAGDISH DHANJIBHAI
Date: 2025.08.18 13:41:40 IST
Reason: J D KHORABA REGIONAL MANAGER
Location: Surendranagar

This Document has been digitally signed, no physical signature is required.

If the above conditions laid down are not fulfilled within a period of One Month (30 days) from the date of received of this order, this order will automatically stand cancelled. It may also be noted that if the transfer policy and transfer fee of the Corporation has been revised during the given stipulated time limit and you failed to comply all or any of above terms and conditions within the stipulated time limit, revised transfer policy or transfer fee will automatically be applicable and binding to you. Your representation / disputes in this regard shall not be entertained at all which may please be noted.

Thanking you,

Yours faithfully,

Regional Manager,
G.I.D.C., Surendranagar

Encl: As above

To,
(1) DEVSON CATALYST PRIVATE LIMITED,
PLOT NO. 213 TO 218 & 233 TO 237
PHASE-II, GIDC AMBAWADI
WADHWAN-363035, DIST SURENDRANAGAR
GUJARAT

Copy to:

- (2) Executive Engineer, GIDC, Surendranagar
- (3) Account Officer., GIDC, Surendranagar
- (4) Deputy Executive Engineer, GIDC, Surendranagar

Signature valid

Digitally signed by KHORABA JAGDISH DHANJIBHAI
Date: 2025.08.18 13:41:40 IST
Reason: J D KHORABA REGIONAL MANAGER
Location: Surendranagar

This Document has been digitally signed, no physical signature is required.

आयकर विभाग
INCOME TAX DEPARTMENT

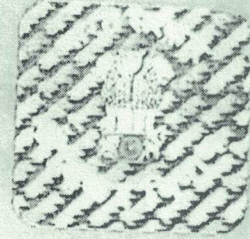


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

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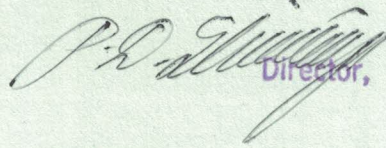


नाम / Name
DEVSON CATALYST PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
10/09/2004

23082017

For, Devson Catalyst Pvt.Ltd.


Director,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CAREWELL PORCELAIN
INDUSTRIES

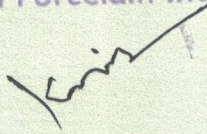
02/05/2006

Permanent Account Number *
AAFFC0981R

Signature



Carewell Porcelain Industries



Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADRPS4482Q

नाम / Name
PRAHLADBHAI DEVJIBHAI SHIYANIYA

पिता का नाम / Father's Name
DEVJIBHAI SHIYANIYA

जन्म की तारीख /
Date of Birth
23/08/1963

हस्ताक्षर / Signature

07032022

P. D. Shiyaniya

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ASQPS8969N

नाम /NAME
PRATAPBHAI DEVJIBHAI SIYANIA

पिता का नाम /FATHER'S NAME
DEVJIBHAI RATNABHAI SIYANIA

जन्म तिथि /DATE OF BIRTH
21-04-1967

हस्ताक्षर /SIGNATURE
P. D. Siyaniya

आयकर आयुक्त (क.ओ.) अहमदाबाद
Commissioner of Income-tax(Computer Operations)

Devendra

P. D. Siyaniya

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYLPP9495K

नाम / Name
PATEL SAVAN PRAHLADBHAI

पिता का नाम / Father's Name
PRAHLADBHAI DEVJIBHAI PATEL

जन्म की तारीख /
Date of Birth
24/04/1987

हस्ताक्षर / Signature

15022022

Savan Patel

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GITABEN KUNDARIA
C S KUNDARIA

10/12/1958

Permanent Account Number
ARMPK3433A



Signature

गीता बें कंदरिया

आयकर विभाग
INCOME TAX DEPARTMENT

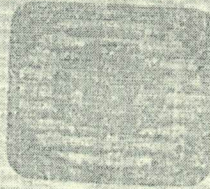


भारत सरकार
GOVT. OF INDIA

BALVANTBHAI THORIYA
L H THORIYA

02/02/1955

Permanent Account Number
AEXPT7530F



Signature

बलवंत बाबा थोरिया

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHESHBHAI RUGNATHBHAI
KUNDARIYA
RUGNATHBHAI KUNDARIA

28/01/1975

Permanent Account Number

AKRPK7772L

Signature



12032013

Handwritten signature

महेश बाबा रुग्नाथ बाबा कंदरिया

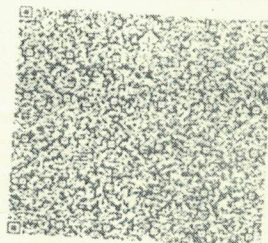
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ARMPK3432B



नाम / Name
KUNDARIYA RUGNATHBHAI SHIVABHAI

पिता का नाम / Father's Name
SHIVABHAI AMBABHAI KUNDARIA

जन्म की तारीख /
Date of Birth
01/01/1948

हस्ताक्षर / Signature

03102024

Handwritten signature


દસ્તાવેજ નંબર 10 તારીખ 01/01/2026

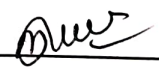

પરિશિષ્ટ

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 WADHWAN.. મહેસુલી ગામની 1679 - 1672, 259, (સર્વે નંબર/ બ્લોક નંબર/ ટી.પી.નંબર /એફ.પી.નંબર વિગેરે) ની ખેતી/બિનખેતીની મિલકતનો મિલકત ફેરખત/વેચાણ(એસાઈમેંટ) લેખ કરી આપેલ છે?	હા
2	લેખમાં દર્શાવ્યા મુજબ 3223 ચો.મી. ખેતી/બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
3	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
4	અમોએ અગાઉ કોઈ અન્યને આ મિલકતનો કોઈ પણ પ્રકારનો કરાર, વેચાણ, બક્ષીસ કરી આપેલ છે કે કેમ?	ના
5	સદર મિલકત ઉપર કોઈ લોન લીધેલ હોય અને તેનો બોજો હાલમાં ચાલુમાં છે ?	ના
6	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવી, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
7	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	લાગુ પડતું નથી
8	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિઓ સહી/અંગુઠાનું નિશાન કરેલ છે?	લાગુ પડતું નથી
9	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	લાગુ પડતું નથી
10	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.	અધિકારી
3.	સુવલ્લખ્ય શિવાભાઈ
4.	વિભાગીય અધિકારી
5.	

ઓળખાણ આપનારની સહી	
1.	
2.	

S.R.O - Wadhawan
સબ રજીસ્ટ્રાર

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2026		

Serial No. 10 Presented of the office of the Sub-Registrar of S.R.O - Wadhawan Between the hour of 15 To 16 on Date 01/01/2026	Receipt No :- 202612700000022	
	Received Fees as following	Rs.
	Registration	180490.00
	Side Copy Fee (30)	600.00
	Other Fees	0.00
TOTAL :-	181090.00	



Document Type: Convayance/Sale : Assignment
20251226913316251

P.D. Shrivastava
DEVSON CATALYST PRIVATE LIMITED PVT LTD
COMPANY Consisting of PRAHLADBHAI DEVJIBHAI
SHIYANIYA ની અધિકૃત વ્યક્તિ PRAHLADBHAI
DEVJIBHAI SHIYANIYA

R.D MORI
Sub Registrar
S.R.O - Wadhawan

R.D MORI
Sub Registrar
S.R.O - Wadhawan

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

1 CAREWELL PORCELAIN
INDUSTRIES Partnership Firm
Consisting of MAHESHBHAI
RUGNATHBHAI KUNDARIYA ની
અધિકૃત વ્યક્તિ MAHESHBHAI
RUGNATHBHAI KUNDARIYA
WADHWAN ,,,,,,



Executing

2 CAREWELL PORCELAIN
INDUSTRIES Partnership Firm
Consisting of BALVANTBHAI
LALJIBHAI THORIYA ની અધિકૃત
વ્યક્તિ BALVANTBHAI LALJIBHAI
THORIYA
WADHWAN ,,,,,,



Executing

3 CAREWELL PORCELAIN
INDUSTRIES Partnership Firm
Consisting of RUGNATHBHAI
SHIVABHAI KUNDARIYA ની અધિકૃત
વ્યક્તિ RUGNATHBHAI SHIVABHAI
KUNDARIYA
WADHWAN ,,,,,,



Executing

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2026		

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4 CAREWELL PORCELAIN
INDUSTRIES Partnership Firm
Consisting of GITABEN
CHATURBHAI KUNDARIYA ની
અધિકૃત વ્યક્તિ GITABEN
CHATURBHAI KUNDARIYA
WADHWAN ,,,,,,



ગિતાબેન
ચાતુરભાઈ

Claiming

1 DEVSON CATALYST PRIVATE
LIMITED PVT LTD COMPANY
Consisting of PRAHLADBHAI
DEVJIBHAI SHIYANIYA ની અધિકૃત
વ્યક્તિ PRAHLADBHAI DEVJIBHAI
SHIYANIYA
WADHWAN ,,,,,,



P.D. Shiyaniya

Claiming

2 DEVSON CATALYST PRIVATE
LIMITED PVT LTD COMPANY
Consisting of SAVAN PRAHLADBHAI
PATEL ની અધિકૃત વ્યક્તિ SAVAN
PRAHLADBHAI PATEL
WADHWAN ,,,,,,



Savan Patel

Claiming

3 DEVSON CATALYST PRIVATE
LIMITED PVT LTD COMPANY
Consisting of PRATAPBHAI
DEVJIBHAI SHIYANIA ની અધિકૃત
વ્યક્તિ PRATAPBHAI DEVJIBHAI
SHIYANIA
WADHWAN ,,,,,,



P. D. Shiyania

**Executing Party
admits execution**

WDN		
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2026		

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- 1 Mahendrabhai Chandubhai Raval
At,Wadhwan,121-13,GIDC Housing,Surendranagar CITY
(સુરેન્દ્રનગર શહેર),SURENDRANAGAR
(સુરેન્દ્રનગર),GUJARAT (ગુજરાત),363035
- 2 Jayeshkumar Ghanshyambhai Dave
At,Hava mahel Road,Lakadani Lati
Saame,Wadhwan,WADHWAN
(વઢવાણ),SURENDRANAGAR (સુરેન્દ્રનગર),GUJARAT
(ગુજરાત),363030



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

1

Mori

2

R.D. Mori

Date: 1 Month: January -2026

**R.D MORI
Sub Registrar
S.R.O - Wadhawan**

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.

**R.D MORI
Sub Registrar
S.R.O - Wadhawan**

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2026		

Produced Form No.1
for finalise the Marketvalue.

Date: 01/01/2026

R.D MORI
Sub Registrar
S.R.O - Wadhawan

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

Executant No

Claimant No

Confirmer No

Date: 01/01/2026

R.D MORI
Sub Registrar
S.R.O - Wadhawan

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

Date: 01/01/2026

R.D MORI
Sub Registrar
S.R.O - Wadhawan

नोंघणी सर निरीक्षकश्रीना परिपत्र क्रमांक : ६५२/वहट/३०२/
२०२०/३५३७८ ता.२३/१०/२०२० अन्वये भुल्ला प्लोटनुं सोगंठनाभुं
रजू कर्युं.

तारीख: ०१/०१/२०२६

R.D MORI
Sub Registrar
S.R.O - Wadhawan