

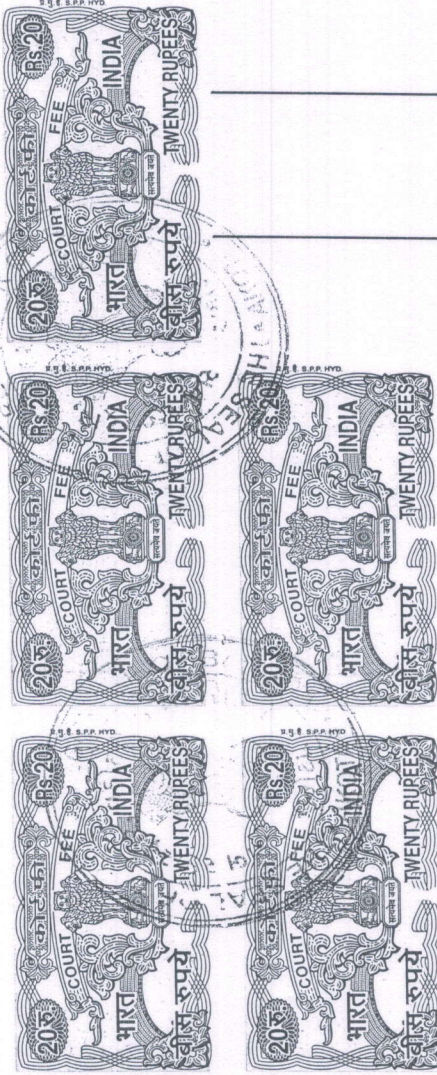


સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - Akota

ગામનું નામ : ભાટલી

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર ક્ષેત્રફળ (જો કંઈ પણ હોય તો) આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૩૦૦૦૦૦૦૦=૦૦	R.S.NO.173/2 PART BLOCK NO.158, T.P.NO.1,F.P.NO.100 PLOT NO.4 ADM 396.19 SQ.MTR UNDIVIDED LAND COMMON ROAD AND COMMON PLO T.P. SHCHIM NO.1 PLOT AREA IS 296.87 SQ.MTR & PLOT NO.5 ADM 361.50 SQ.MTR UNDIVIDED LAND COMMON ROAD AND COMMON PLO T.P. SHCHIM NO.1 PLOT AREA IS 261.81 SQ.MTR &	SHRI AKHILESH P. JOSHIPURA	PRATHMESH DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER TARUNBHAI GORDHANBHAI SOJITRA	05/10/2016 05/10/2016	15320	



PRATHMESH DEVELOPERS
PARTNER

મુકાબલ કરનાર

ખરી નકલ

એસ પી રાજગોર 16130/2018,2957/2008 ફોટોકોપી ની તારીખ : ૦૮/૧૦/૨૦૧૮ ના રોજની

અરજી નંબર : 15330

પહોંચ નંબર : ૨૦૧૮૦૧૬૦૩૪૦૬૨

તારીખ : ૦૮/૧૦/૨૦૧૮

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Akota

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Akota

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

16320
06/10/2018

Sale Deed

**Plot No. 4, admeasuring 396.19 Sq. met. &
Plot No. 5, admeasuring 361.50 Sq. Mtrs.,
Situatd in Revenue Survey No. 173/2 part, Block
No. 158, T. P. Scheme No. 1, F. P. No. 100, Moje –
Bhayli, Registration District Sub District Vadodara**

PRATHMESH DEVELOPERS

S.V. Patel

PARTNER

શ્રેણી	
ધનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	૧૬૩૨૦
	RS 20 INDIA 20 RUPEES

૧૮ ના રોજની

રજીસ્ટ્રાર
- Akota



સત્યમેવ જયતે

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No.

IN-GJ856968177073950

Certificate Issued Date

05-Oct-2018 12:58 PM

Account Reference

SHCIL (FI)/ gjshcil01/ AKOTA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJSHCIL0118282960865662Q

Purchased by

BHAVIN THAKKAR

Description of Document

Article 20(a) Conveyance - Immovable Property

Property Description

PLOT NO-4 AND 5 OLD REVENUE SURVEY NO-173/2
PART BLOCK NO-158 TP SCHEME-1 FP-100° BHAYLI
VADODARA

Consideration Price (Rs.)

3,00,00,000

(Three Crore only)

First Party

SHRI AKHILESH P JOSHIPURA

Second Party

PRATHMESH DEVELOPERS A PARTNERSHIP FIRM

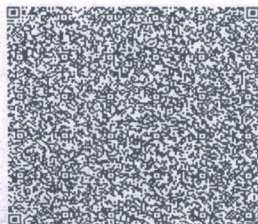
Stamp Duty Paid By

PRATHMESH DEVELOPERS A PARTNERSHIP FIRM

Stamp Duty Amount(Rs.)

14,70,000

(Fourteen Lakh Seventy Thousand only)



PRATHMESH DEVELOPERS

S. V. Patel

PARTNER



TQ 0004969247

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર: **2018016033952**

દસ્તાવેજ નંબર: **16320**

દસ્તાવેજ વર્ષ: **2018**

તા: **6**

માહે: **ઓક્ટોબર**

સને: **2018**

દસ્તાવેજનો પ્રકાર **માલિકી ફેરખત/વેચાણ**

અવેજ Rs. **30000000.00**

રજુ કરનારનું નામ **SHRI AKHILESH P. JOSHIPURA**

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....	300000
નકલ કરવા ની ફી સાર્વજનિક / કોલીયો.....	200
શેરોની નકલ કરવા માટે ફી.....	
ટપાલ ખર્ચ.....	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....	0
શોધ અગર તપાસણી.....	
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી કોલીયો.....	
ઈન્ડેક્સ-૨ ફી.....	
આ સિવાયની બાબતોની ફી	

કુલ ચેકેદરે રૂ.

300200

અંકે રૂપીયા ત્રણલોખ બસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

17 KAILASH PARK
AKOTA ROAD VADODARA

(RAJIV P. SACHDEV.)

સબ રજીસ્ટ્રાર
Akota

અગર

રજુ કરનારની સહી

ને આપશો

IGR-NIC(G)

-1795292232177374600

6/10/2018

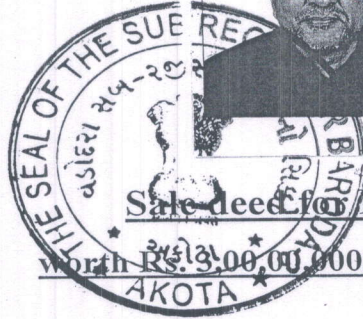
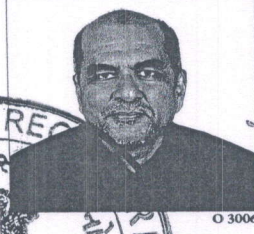
12:16:36 pm

PRATHMESH DEVELOPERS

PARTNER

BRA - 3 - ATA

16320 2 14
2018



Sale deed for Immovable Property

Worth Rs. 3,00,00,000/- (Rupees Three Crore Only)



THIS INDENTURE OF SALE is made on this 06th day of
October, 2018, at Vadodra, Between

SELLER

Shri Akhilesh P. Joshipura,

Aged – 58 years Occupation – Service, PAN : ACUPJ1663J

Residing at 17, Kailash Park, Akota, Vadodra.

(Hereinafter called the “SELLER” or “OWNER”, which expression shall unless it be repugnant to the context be deemed to include Heirs, executors, administrators, assignees, etc) of the ONE PART

PURCHASER

Prathmesh Developers, a partnership firm through its partner Tarunbhai Gordhanbhai Sojitra, Age – 36 years, Occupation – Business, PAN : AAWFP1635J, Office at - Verona County, R. S. No. 173/2, F. P. NO. 100, TP 1, B/H Urban, Vasna Bhayli Road, Bhayli, Vadodra

(Hereinafter called the "PURCHASER" Which expression shall unless it be repugnant to the context be deemed to include all Directors, Heirs, executors, administrators, assignees, representatives etc.) of the SECOND PART.

PRATHMESH DEVELOPERS

S. V. Patil
PARTNER

[Signature]



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16320	3	14
2018		

DESCRIPTION OF THE PROPERTY FOR SALE

Plot No. 4, admeasuring 396.19 Sq. met. including proportionate undivided land of common road and Common Plot, as Per T. P. Scheme 1, Plot area is 296.87 Sq. Met. & Plot No. 5, admeasuring 361.50 Sq. Mtrs. including proportionate undivided land of common road and Common Plot, as Per T. P. Scheme 1, Plot area is 261.81 Sq. Met., Situated in Revenue Survey No. 173/2 part, Block No. 158, T. P. Scheme No. 1, F. P. No. 100, Moje - Bhayli, Registration District Sub District Vadodara.

Plot No. 4 is bounded as under.

On or towards East by : Plot No. 5
On or towards West by : Plot No. 3
On or towards North by : F. P. No. 101
On or towards South by : 7.50 Mt. Internal Road

Plot No. 5 is bounded as under.

On or towards East by : 12 Mt. T. P. Road
On or towards West by : Plot No. 4
On or towards North by : F. P. No. 101
On or towards South by : 7.50 Mt. Internal Road

(Here in after is called as "Said Property")

Whereas in consideration of the total purchase price of Rs.3,00,00,000/- (Rupees Three Crore Only) received by the Seller from the Purchaser (as mentioned below). The Seller hereby conveys and transfers by way of sale all the right, title and interest in the property mentioned in the above schedule and assigns and



PRATHMESH DEVELOPERS

S. V. Patil
PARTNER

[Handwritten signature]

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transfers it to have and to hold the same as absolute owner thereof free from all encumbrances the said property is handed over by the Seller to the Purchaser.

PURCHASER has paid the said amount of **Rs.3,00,00,000/- (Rupees Three Crore Only)** to the Seller on this Sale Deed and the Seller hereby acknowledges the receipt of the said sale price from the Purchaser, in consideration of the amount received from the Purchaser the Seller has sold the said property to the Purchaser.

Mode of payment is as under

Amount (Rs.)	Particulars
11,00,000/-	by Cheque No. 006698 IndusInd Bank, Nizampura, Vadodara, dated 16/07/2018
49,00,000/-	by Cheque No. 112676 Axis Bank, Vasna Road, Vadodara, dated 03/10/2018
48,00,000/-	by Cheque No. 112677 Axis Bank, Vasna Road, Vadodara, dated 03/10/2018
47,00,000/-	by Cheque No. 112678 Axis Bank, Vasna Road, Vadodara, dated 03/10/2018
46,00,000/-	by Cheque No. 112679 Axis Bank, Vasna Road, Vadodara, dated 03/10/2018
27,24,000/-	by Cheque No. 112680 Axis Bank, Vasna Road, Vadodara, dated 03/10/2018
71,76,000/-	TDS
3,00,00,000/-	<u>(Rupees Three Crore Only)</u>

NOW THIS INDENTURE WITNESSES AS UNDER :

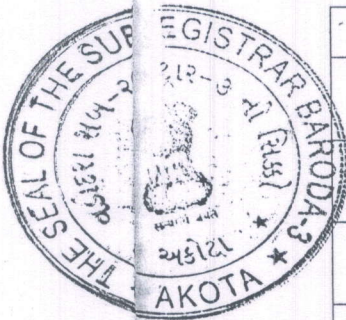
1. The Seller as absolute owner of the said property do hereby sell, grant, convey, transfer, assign unto and to the use and benefit of the Purchaser forever subject to all taxes, assessment, dues chargeable upon the said property or may herein become payable in respect thereof any Government or Semi-Government body or bodies.

PRATHMESH DEVELOPERS

S.V. Patel
PARTNER

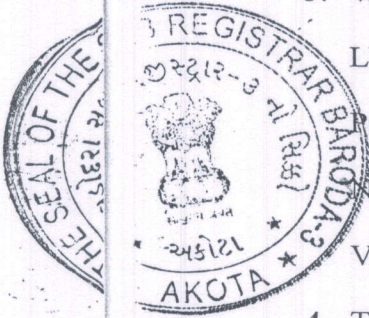
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BRA - 3 - ATA		
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2018		

2. Whereas, The Seller has purchased said Plot No. 4, from Rajkumar Baheti son of Shri Ram Baheti and Rukmani Baheti wife of Ram Baheti, by registered sale deed, dated 29/11/2002, which is registered at sub registrar office, Vadodara, vide No. 8884 and Plot No. 5, from Jugalkishor M. Maru, by registered sale deed, dated 28/11/2002, which is registered at sub registrar office, Vadodara, vide No. 8864 (New No. 7453, dated 24/06/2008) and Therefore seller has right to sell said property.
3. Whereas, N. A. Permission for said land was granted vide order No. LND/SR/56/92-93, Vashi/1759/93, dated 18/10/1993 and Development permission vide No. VUDA/Permission/129/93, dated 24/06/1993 & vide No. UDA/Plan-4/Permission/96/2009, dated 23/03/2010 from the Vadodara Urban Development Authority.
4. The Seller has handed over quiet, vacant and peaceful possession of the said property to the Purchaser and the said property is now possession of the Purchaser and he shall be personally responsible for all the matters relating to the property.
5. The Seller do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary, the Seller is lawfully seized and possessed of the said property and free from any encumbrances, attachments or defects in title whatsoever and the title of the said property is clear and marketable. The purchaser has got the same verified through his legal consultant and has also invited the objections, if any, by giving public advertisement. No



PRATHMESH DEVELOPERS

S. N. P. D.

PARTNER

(Signature)

(Signature)

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2018		

objections whatsoever are received. Thus, a clear marketable title is passed on to the purchaser.

6. . The Seller has hereby handed over all the original documents related to property and society to the purchaser at the time of sale deed.
7. The Purchaser shall hereafter peacefully and quietly hold, possess and enjoy the said property in or without any claim or demand whatsoever from the Seller or any person claiming through or under it.
8. That the Seller covenant that it shall at the request and cost of the Purchaser agrees to do or execute or cause to be done or executed all such lawful acts, deeds, things, whatsoever for and more perfectly conveying the said property in the name of the Purchaser. The Seller further covenant that they have sold the said property with all common rights attached with it and the Purchaser has now become the absolute owner of the said Property and the Purchaser has now all rights to transfer, sell, mortgage, assign, gift, the said property and the Seller has no right, claim, interest on the said property. It is hereby further agreed that the stamp duty, Registration Charges, Conveyance Charges payable in respect of the said property will be paid by the Purchaser. The Seller has handed over original Sale Deeds and photo copy of all documents of the said property to the Purchaser.
9. The Seller also assures and undertakes that he has paid Municipal Taxes, and such other taxes in respect of the said property and now nothing to be paid toward the taxes. However it is clarified that Municipal Taxes, Electricity charges, association charges, etc. till the execution of Sale Deed



PRATHMESH DEVELOPERS

S. V. Patil

PARTNER

[Signature]

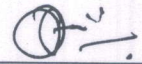
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16320	7	19
2018		

is responsibility of the Seller and from the date of execution of Sale Deed
it will be the responsibility of the Purchaser to pay the taxes in future.

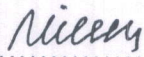
IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND
YEAR FIRST ABOVE WRITTEN:

Signed, Sealed and Delivered by
The Within name Seller –
Shri Akhilesh P. Joshipura



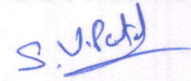


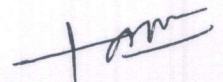
In Presence of :

1. 

2. 

PRATHMESH DEVELOPERS

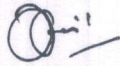

PARTNER



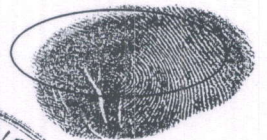
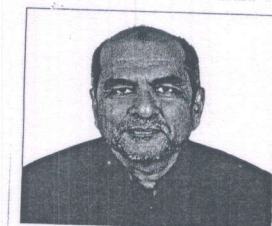
BRA - 3 - ATA		
16320	8	14
2018		

SCHEDULE AS PER REGISTRATION ACT 1908, SECTION 32A

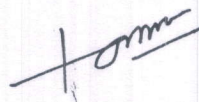
Seller



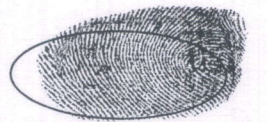
.....
Shri Akhilesh P. Joshipura



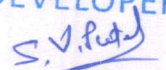
Purchaser



.....
Prathmesh Developers,
a partnership firm
through its partner
Tarunbhai Gordhanbhai Sojitra



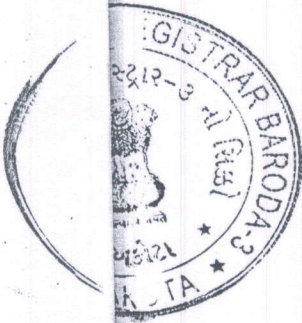
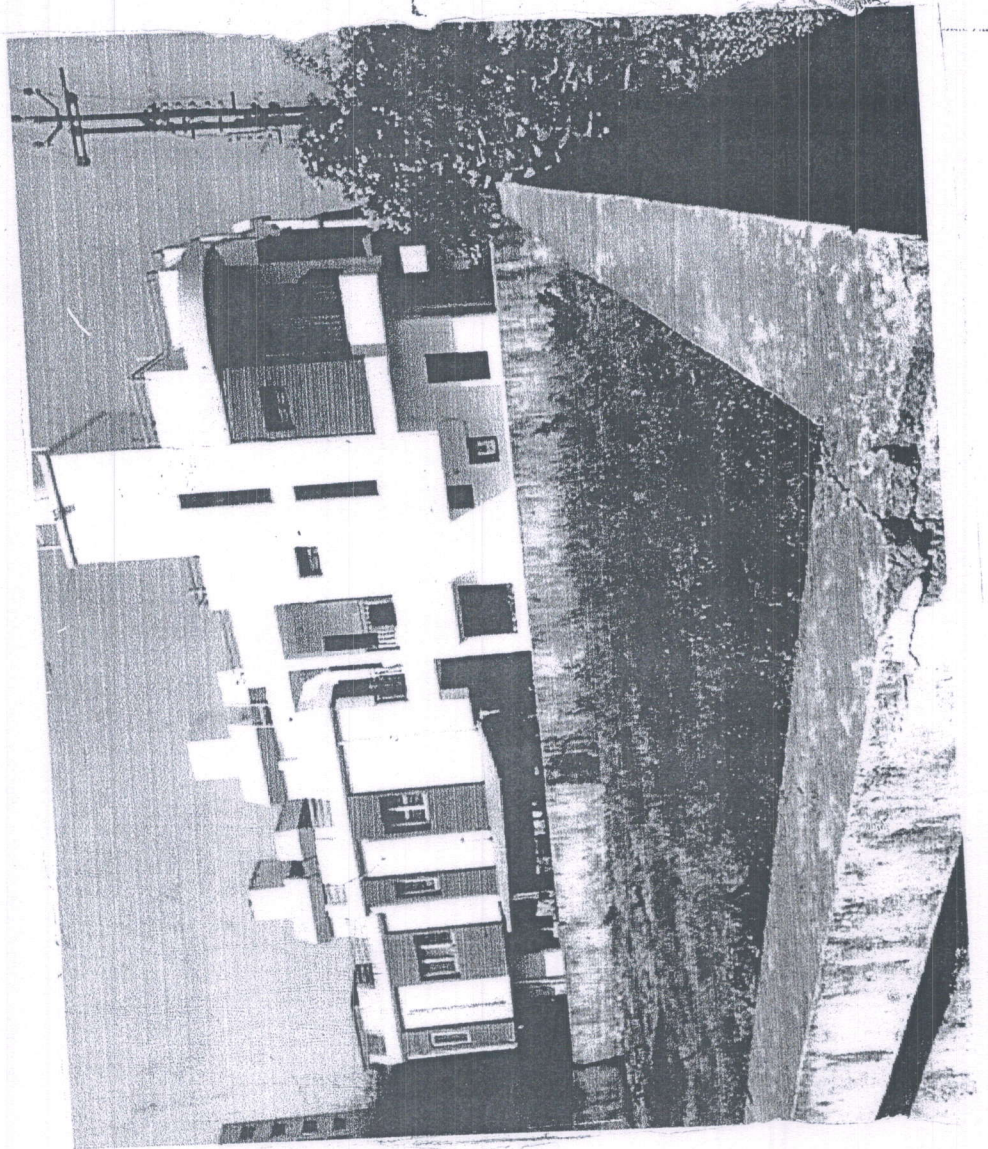
PRATHMESH DEVELOPERS



PARTNER

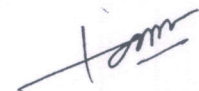
Photo of Plot No. 4, admeasuring 396.19 Sq. met. & Plot No. 5, admeasuring 361.50 Sq. Mtrs., Situated in Revenue Survey No. 173/2 part, Block No. 158, T. P. Scheme No. 1, F. P. No. 100, Moje – Bhayli, Registration District Sub District Vadodara

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2018		





Sellers



Purchasers

:: પરિશિષ્ટ ::

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

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
૧.	લેખમા દર્શાવ્યા મુજબ મોજે ગામ - ભાયલીના બ્લોક નં. ૧૫૮, જુનો સર્વે નં. ૧૭૩/૨ પાર્ટ, ટી. પી. સ્કીમ નં. ૧, ફા. પ્લોટ નં. ૧૦૦ પૈકી પ્લોટ નં. ૪ અને ૫ વાળી મીલકતનો વેચાણ લેખ કરી આપેલ છે?	હા
૨.	લેખમા દર્શાવ્યા મુજબ પ્લોટ નં. ૪, જેનુ ક્ષે. ૩૮૬.૧૮ ચો.મી. તથા પ્લોટ નં. ૫, જેનુ ક્ષે. ૩૬૧.૫૦ ચો.મી. વાળી મીલકતનો લેખ કરી આપેલ છે?	હા
૩.	લેખમા દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે?	હા
૪.	લેખમા દર્શાવેલ 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?	—
૬.	પાવર ઓફ એટર્નીના લેખમા પાવર ઓફ એટર્ની આપનાર વ્યક્તિ /ઓએ સહી/અંગુઠાનુ નીશાન કરેલ છે?	—
૭.	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમા છે?	—
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.	દસ્તાવેજમા લખેલનામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે?	હા
૩.	કોઈ વ્યક્તિએ ખોટુનામ ઘારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો?	હા

લખી આપનારની સહી

.....

ઓળખાણ આપનારની સાહી.

.....

.....

.....

સહી
સબ-રજીસ્ટ્રાર
Sub Registrar
Vadodara, Akota-6.

BRA - 3 - ATA

16320

11

15

2018

06/10/18 12:12:56 pm

Version:1.1.2018.7

Serial No. **16320**

Presented of the office of the Sub-Registrar of
S.R.O - Akota Between the hour of
12 to 13 on Date **06/10/2018**



Receipt No :- **2018016033952**

Received Fees as following

Rs.

Registration

300000

Side Copy Fee

(20) :

200

Other Fees

0

TOTAL :-

300200

SHRI AKHILESH P. JOSHIPURA



(RAJIV. P. SACHDEV.)

Sub Registrar

S.R.O - Akota

(RAJIV. P. SACHDEV.)

Sub Registrar

S.R.O - Akota

Sl.no

Party Name and Address

Age

Photograph

Thumb Impression

Signature

Executing

1.000

SHRI AKHILESH P. JOSHIPURA 58
17 KAILASH PARK
AKOTA ROAD VADODARA
PANNO:ACUPJ1663J



Executing Party
admits execution

PRATHMESH DEVELOPERS

S. V. Patel
PARTNER

BRA - 3 - ATA

16320

12/14

2018

06/10/18 12:12:56 pm

Version:1.1.2018.7

1 NILESH SOLANKI
MUJMAHUDA VADODARA



2 SHEKH MOHAMADSAJID
TANDALJA ROAD VADODARA



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

1. Nilesh

Shekh

Date 6 Month October-2018

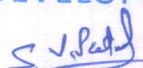

RAJIV. P. SACHDEV.
Sub Registrar
S.R.O - Akota

Produced Form No.1
for finalise the
Marketvalue.

Date : 6-10-18


Sub Registrar Akota

PRATHMESH DEVELOPERS



PARTNER

BRA - 3 - ATA

16320

13

14

2018

06/10/18 12:12:56 pm

Version:1.1.2018.7

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

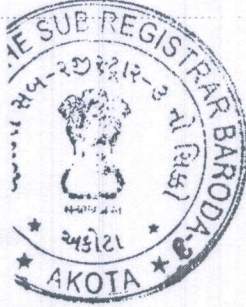
Executant No. ✓

Claimant No. ✓

Conformer No.

Date: 6-10-18

Sub Registrar Akota



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

Date 6-10-18

Sub Registrar Akota

નોંધણી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૫/૨૦૧૫ ના પરિપત્ર
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧/૧૧/૨૦૧૬
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૯૨ થી ૩૨૭૫૭ મુજબ લખી
આપનાર નં ૯
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ-૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

RAJIV. P. SACHDEV.

"સબ રજીસ્ટ્રાર"

S.R.O - Akota

BRA - 3 - ATA		
16320	14	19
2018		

06/10/18 3:04:11 pm

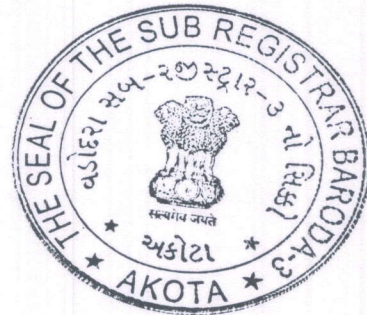
Version:1.1.2018.7

1	Book No.	16320	Registered No.
Date : 06/10/2018			

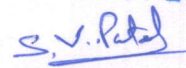


(RAJIV. P. SACHDEV.)

Sub Registrar
S.R.O - Akota

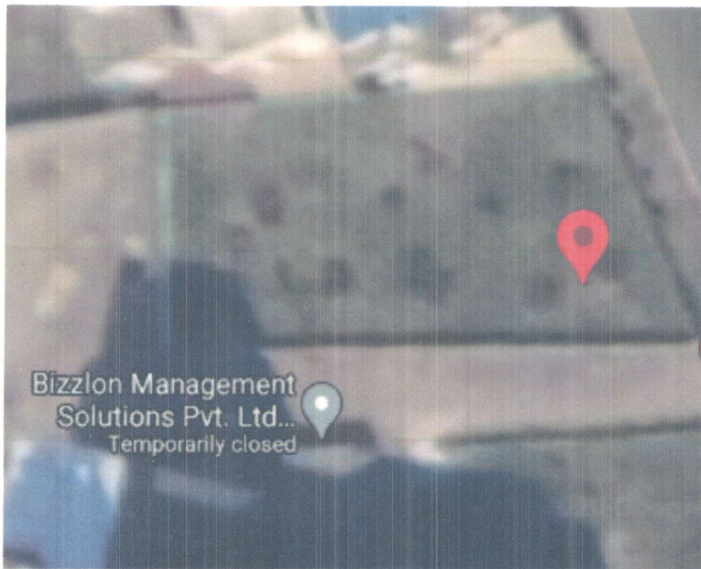


PRATHMESH DEVELOPERS



PARTNER

22°17'42.1"N 73°08'16.5"E



PRATHMESH DEVELOPERS

S.V. Patel
PARTNER