



ગુજરાત ગુજરાત GUJARAT

આ સ્ટેમ્પ ચેપવનો ઉપયોગ
છ માસમાં ઉપયોગ કરવાનો રહેશે.

T 245866

ગા. નં. ૨૪૮૮... તા. ૨૫.૬.૧૪
સ્થ. નં. ૧૦૫/૦૨... વડોદરા
ગા. નં. ૧૦૫/૦૨... રે. કો. ૧૦૦૧...
સાબનગર નં. ૧૦૫/૦૨
રે. જ. ની સહી.....

પંકજ દી. વાનાણી
* સ્ટેમ્પ વેન્ડર *
વલ્લભીપુર.

DEVELOPMENT AGREEMENT OF IMMOVABLE PROPERTY

THIS AGREEMENT FOR DEVELOPMENT made at
Bhavnagar on this 20 day of June, 2014 BETWEEN
Mrudulaben Hariprasad Vadodaria Aged about 81 Occupation -

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House Wife, Residing at 8, Swastik Society, Juhu Road No. 1, Vileparle (West) Mumbai – 400056 India hereinafter called “**THE OWNER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the One Part; and

Vad Infra LLP a partnership firm through authorized signatory and partner **Mr. Ajay Hariprasad Vadodaria**, aged about 53, Occupation - Business, Add. 8, Swastik Society, Juhu Road No. 1, Vileparle (West) Mumbai – 400056 hereinafter called “**THE DEVELOPERS**” (which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their his or her assigns) of the Other Part;

WHEREAS:—

- (a) The Owner is seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of land or ground of land of Plot No.2189/90/B admeasuring 1153.82 Sq.Mtrs. equivalent to 1380.00 Sq.Yards as per Municipal record and land admeasuring 1151.78 Sq.Mtrs. as per site and 1145.00Sq.Mtrs. as per City Survey record situated in Vadodaria Park, Hill Drive, Bhavnagar Gujarat India within City Survey Ward No.7, City Survey No.2883 paiki and more particularly described in the Schedule hereunder written (hereinafter called “**the said property**”).
- (b) The parties hereto are members of one family. The owner had purchased the land of Plot No.2189/90/B situated in Vadodaria Park, Hill Drive, Bhavnagar by Registered Sale Deed bearing No.4722/1970 dated 28/10/1970 Registered before the Sub-registrar Mumbai.

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(c) Mr. Ajay Hariprasad Vadodaria-son of the owner and Anju Ajay Vadodaria-daughter in law of the owner have jointly decided to develop the said property in partnership in the name and style of of **Vad Infra LLP**. Vad Infra LLP is at present not registered but the Developers in future desire to make it in writing and then to get it register under the Limited Liability Partnership Act 2008, With the knowledge and consent of owner, Developer Vad Infra LLP intend to develop the said land of Plot No. 2189/90/B.

(d) The Owner is also desirous of developing the said property. The Owner has agreed to permit the Developers to develop the said property on the terms and conditions recorded hereinafter.

(e) The parties hereto are desirous of recording the said terms and conditions in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:—

1. The Owner hereby, subject to the terms and conditions hereof, permits the Developers and the Developers shall develop at their own costs, efforts and expenses "the said property" more particularly described in the Schedule hereunder written. For development of the said property, the Developers shall be entitled to apply for and obtain necessary sanctions and necessary permissions from all the concerned authorities for commencement and completion of the construction on the said premises; and to construct and complete the construction work; to construct flats, offices, shops, Show Rooms etc; to acquire Transfer of development rights as per Rules and other relevant

rules as may be applicable and to use and consume the same by putting up constructions; to sale the newly constructed premises to third parties and receive consideration thereof and to do all other acts and deeds required for complete and proper development of the said property. All the increased, additional and further FSI, other benefits directly and/or indirectly attached to the said property and TDR available and/or made available in respect of the said property shall belong to the Developers and shall be used by the Developers for their benefit without payment of any further consideration to the owner.

2. In consideration of the Owner permitting the Developers to develop the said property, the Developers shall pay to the Owner in all a sum of Land Cost as per market value agreed between the parties. As per understanding between the parties the Developers would be entitled to retain full consideration amount in the name of firm, while selling the developed property except proposed Ground Floor Shop No. G-1 and proposed Fifth Floor residential. The owner will never claim or arise dispute against what ever the consideration amount receive by the Developer. The owner would never arise objection that she has not receive consideration amount of sale deed/ sale deeds amount. As per mutual understanding of the Owner and Developers instead of decided amount of the land, the Owner would keep as sole owner Ground Floor Proposed Shop No. G-1 ad-measuring 1800.00 Sq. Feet approx and whole residential Fifth Floor of the building which will be constructed on the said land of Plot No.2189/90/B known as "**Vadodaria Edge**". The owner would keep with her and get befit and while selling get whole consideration amount of the said Proposed Ground Floor Space known as Proposed Shop No. G-1 and whole residential fifth floor. After sanctioning the plan parties may execute Arrangement agreement for further specification if need be.

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3. Thus On completion of the construction of the building on the said property, the Developers shall as part of the consideration allot and handover to the Owner on what is commonly known as ownership basis a Ground Floor Shop No. G-1 ad-measuring 1800.00 Sq. Feet and Fifth Floor whole residential portion of flat therein of the proposed new building and which Shop No. G-1 and Fifth Floor Residential Portion mutually valued at concessional amount of as per Market Value of the Land and which amount is to be adjusted out of the said total consideration payable as provided in herein above.
4. The Owner and the Developers shall jointly get the said property surveyed and ascertain the exact area of the said property. The Developers shall after the work of joint survey is complete construct at their own costs a boundary wall surrounding the said property.
5. The Developers shall for and on behalf of the Owner and in the name of the Owner be entitled to submit to the Municipal Corporation and all other concerned authorities plans for getting the said property developed. The Developers shall at their own cost get the said plans sanctioned by the concerned authorities.
6. The Developers have agreed to develop the said premises as aforesaid free from all encumbrances and reasonable doubts of whatsoever nature and with the free, clear and marketable title. The Developers shall after demolishing the existing structure be fully entitled to acquire TDR (Transfer of Development Rights) and use/consume the same on the said property by putting further and additional construction/structure.
7. The Owner hereby declares and confirms as under:—
 - (a) The Owner is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. Her title to the said property is free.

- (b) No other person except the Owner has any right, claim or demand in respect of the said property or any part thereof;
- (c) The Owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any change in the existing tenancies or any of them.
- (d) The Owner has not entered into any agreement or arrangement, oral or written with regard to the sale of the said property.
- (e) There are no proceedings instituted by or against the Owner in respect of the said property and pending in any Court or before any authority and the said property is not under any *lispendens*;
- (f) The said property is not under any reservation and there are no restrictions on development thereof.
8. The Owner shall make out free and marketable title to the said property free from all reasonable doubts and encumbrances. The Owner shall also furnish copies of all title deeds of the said property to the Developers.
9. The Developers shall complete the construction work of the said building within a period of three years after the receipt of requisite Development Permission from the Bhaynagar Municipal Corporation.

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10. Mr. Ajay Hariprasad Vadodaria is son of the owner and having General POA of the owner. The Owner shall simultaneously execute a proper Power of Attorney in future in favour of her son Ajay Hariprasad Vadodaria who is also a authorized signatory and partner of the Ved Infra LLP Developers for authorising them to do all lawful acts, deeds, matters and things pertaining to the the said property.
11. The entire development work shall be carried out by the Developers at their own risk, costs and expenses. They shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charges and expenses that may be incurred in regard to the development work. The Developers shall also save harmless and indemnify and keep indemnified the Owner against any claim that may be made by any one against the Owner on account of the Developers carrying out the said development work. The Developers shall specifically ensure that the workmen employed for the purpose of carrying out the development work are insured under the workmen's compensation Act.
12. Now The Developers are entitled to proceed with the development of the said property and commence construction on the said property and also to allot on ownership basis the premises in the buildings or structures to be constructed by the Developers on the said property or in any part of the said property to the prospective purchasers and for that purpose to enter into in their own name agreements or letters of allotment or such other writings or documents for sale of Flats/Shops/Garages etc. in the said property and to receive and retain with them all the moneys from the persons to whom the

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said premises are sold or allotted and to appropriate the same in such manner as the Developers may deem fit. All the moneys which shall be received by the Developers from such persons shall belong to the Developers and will be received by them on their own account. The Owner shall also not be liable or responsible to any such persons so far as the said moneys are concerned either for refund thereof or for any mis-application or non-application thereof or part thereof. This provision shall be specifically brought to the notice of all such purchasers, tenants, lessees, licensees etc. in the agreements or letters of allotments entered into or passed to them.

13. The Developers will be entitled to modify the approved buildings plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. The Developers shall pay all the fees of the Architects, and R.C.C. Consultants appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C. Consultants the Developers shall procure in favour of the Owner writing that they shall not look to the Owner for their fees or otherwise.
14. The Developers shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statutes applicable thereto.
15. The Developers shall not at any time, cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Owner or to the occupants of the neighbouring properties.
16. The Developers shall be entitled to form and register a co-operative Society/Association of persons and/or a limited company of all the purchasers of various premises in the newly constructed building and shall also admit/accept the owner as member/shareholder of the same.

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17. The stamp duty and registration charges, if any, in respect hereof shall be borne and paid by the Developers.

THE SCHEDULE ABOVE REFERRED TO:

(Give detailed description of the land for Development)

A property of Plot No.2189/90/B admeasuring 1153.82 Sq.Mtrs. equivalent to 1380.00 Sq.Yards as per Municipal record and land admeasuring 1151.78 Sq.Mtrs. as per site and 1145.00Sq.Mtrs. as per City Survey record situated in Vadodaria Park, Hill Drive, Bhavnagar Gujarat India within City Survey Ward No.7, City Survey No.2883 paiki and four boundaries of which are as under :-

On North :- 70.00 feet wide road.

On South :- Plot No.2189/90-C.

On East :- 50.00 feet wide road.

On West :- Plot No.2189/90-A.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE Within named

..... M. H. Vadodaria
OWNER - Mrudulaben Hariprasad Vadodaria



..... *Ajay Hariprasad Vadodaria*
DEVELOPERS - Vad Infra LLP a partnership
firm through authorized signatory and partner
Mr. Ajay Hariprasad Vadodaria



WITNESSES:

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

જા.કુસે.જા. પા. જે ઉપાધ્યક્ષ
 આરોમના ભા. ૩૧.૫૦૦૫ ના રૂ. ૩૩ મે
 બજારમાંથી ૩૩ મે મુજબની મુજબના રૂ.

સામાજિક-

રેમ્પ કચેરી મુલ્યાંકન તંત્રની સેવા. ૦૫/૦૫/૦૫

દરજાએ જ નંબર અને વર્ગ... ૨૫૫૨૨૨ ૬૨૨
 લેખમાં જણાવેલ બજાર કિંમત રૂ...
 બહારી જગ્યામાં આવેલ પરી બજાર કિંમત રૂ...
 સી... ૨૧૨૨૨૨ ૧૨૨૨૨૨
 રહેવાસી... ૨૧૨૨૨૨ ૧૨૨૨૨૨
 તકાવતની રેમ્પ કચેરી રૂ... ૨૧૨૨૨૨
 તથા ૨૩ રૂ. ૨૫૫૨૨૨ ૨૫૫૨૨૨
 ચાર રૂ. ૨૫૫૨૨૨ ૨૫૫૨૨૨
 (અને રૂપિયા) ૨૫૫૨૨૨ ૨૫૫૨૨૨
 મળેલ છે.
 સગવળ આ લેખ સંબંધમાં થોડું રેમ્પ કચેરી રૂ. ૨૫૫૨૨૨
 (અને રૂપિયા) ૨૫૫૨૨૨ ૨૫૫૨૨૨
 તથા ૨૬ મુજબ રેમ્પ કચેરી નિયમ - ૧૯૫૨ ની કલમ - ૩૨-૩
 મુજબ રેમ્પ કચેરી થયેલ છે.
 આથી નોંધ... તારીખ: ૨૫/૦૫/૦૫

ક્રમાંક:સ્ટેમ્પ/ ૨૮૨૭ /૨૦૧૬
નાયબ કલેક્ટરની કચેરી
સ્ટેમ્પ ડ્યુટી મુલ્યાંકન તંત્ર,
કેસરીનંદન કોમ્પ્લેક્સ, પહેલા માળે,
ભીડભંજન મંદિર સામે, ભાવનગર.
તારીખ : ૨૭-૬-૨૦૧૬

- વંચાણે: (૧) સબરજીસ્ટ્રાર કચેરી, ભાવનગર-૧ સીટીની કચેરીમાં નોંધણી
અર્થે રજૂ થયેલ વેચાણ કરાર અનુક્રમ નં.૩૫૬૦, તા:૨૬-૧૦-૧૫.
(૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ ની કલમ-૫(જ)ની જોગવાઈ.
(૩) અરજદારની રજૂઆત.

આ કેસની ટુંકમાં વિગત એવી છે કે શહેર ભાવનગરમાં મ્યુની
લીજ હોલ્ડ પ્લોટ નં.૨૧૮૮/૮૦ ની જમીન કે જે સીટી સર્વે કચેરીમાં વોર્ડ
નંબર ૭, સીટી સર્વે નંબર ૨૨૮૩થી નોંધાયેલ ૧૧૫૮.૮૮ ચો.મી.
જમીનના માલિક મૃદુલાબેન હરીપ્રસાદ વડોદરીયા તરફથી સદરહુ જમીન
ડેવલપ કરવા માટે વેદ ઈન્ફા એલ.એલ.પી. નામની ભાગીદારી પેઢી સાથે
તા.૨૦-૬-૨૦૧૪ ના રોજ કરાર કરેલ છે. જે કરાર અન્વયે વેદ ઈન્ફા
એલ.એલ.પી. નામની ભાગીદારી પેઢી સદર જમીન પર ડેવલપમેન્ટનું કાર્ય
કરી રહેલ છે. અને તે અન્વયે માલિક મૃદુલાબેન હરીપ્રસાદ વડોદરીયાના
કુલમુખત્યાર દરજજે અજય હરીપ્રસાદ વડોદરીયા તથા સંમતી આપનાર પક્ષ
તરીકે વેદ ઈન્ફા એલ.એલ.પી. ના ભાગીદાર દરજજે અજય હરીપ્રસાદ
વડોદરીયાએ સબરજીસ્ટ્રારશ્રીની કચેરીમાં હાજર રહી પ્રાસ્થાવિક-૧ થી ૬૩
દશવેલ વેચાણ કરાર નોંધણી અર્થે સબરજીસ્ટ્રારશ્રી, ભાવનગર-૧ ની
કચેરીમાં રજૂ રાખેલ છે. જે અન્વયે સબરજીસ્ટ્રારશ્રી, ભાવનગરના
અત્રેની કચેરીને તેમના તા.૩૦-૧૦-૨૦૦૦ ના પત્ર નંબર: સર/વહટ/જમીન/૨૨૬૦/૨૦૧૫ થી અત્રેની કચેરીને સ્ટેમ્પ ડ્યુટીના નિર્ણય અર્થે
કચેરીને રેફરન્સ કરેલ છે.

અત્રેની કચેરીને રેફરન્સ કરેલ લેખની ઈબાદત વાંચતા સદર
કરારમાં ત્રીજા પક્ષના સંમતી આપનાર પક્ષકાર તરીકે વેદ ઈન્ફા એલ.એલ.પી.
એ સહી કરેલ છે. અને સદર કરારમાં તેઓ કયા કારણસર સંમતી
આપનાર તરીકે જોડાયેલ છે તે જણાવેલ નથી. પરંતુ ગર્ભીત રીતે
ડેવલપમેન્ટ કરાર થયાનું જણાતા વેદ ઈન્ફા એલ.એલ.પી.ને તે બાબતે
ખુલાસો અને રજૂઆત કરવા તક આપતા તેઓના તરફથી મૃદુલાબેન
હરીપ્રસાદ વડોદરીયા અને વેદ ઈન્ફા એલ.એલ.પી. વચ્ચે થયેલ તા.૨૦-૬-૧૪
ના રોજ થયેલ કરારની ઝેરોલ અત્રેની કચેરીમાં રજૂ રાખવામાં આવતા તે
કરારની વિગતો વંચાણે લેતા સદર કરાર ડેવલપમેન્ટ પ્રકારનો કરાર હોય
અને ગુજરાત સ્ટેમ્પ અધિનિયમ કલમ-૫(જ) મુજબ ડ્યુટીને પાત્ર હોવાનું
જણાયેલ.

STAMP-9/84

સદરડેવલપમેન્ટ કરારવાળી મિલકત સીટી સર્વે બોર્ડ નં. ૩, તારીખ સર્વે નં. ૨૮૮૩ થી નોંધાયેલી જમીન કે જેનું કોનક્રેટ ૧૧૫૮.૯૮ ચ.મી. હોય તેથી તે જમીનની જંત્રી આધારીત બજાર કિંમત પર ડ્યુટી વસુલવાનું પાત્ર થાય. તેની ગણતરી ૧૧૫૮.૯૮ x રૂ. ૧૨૫૦૦/- = ૧,૪૪,૮૭૩.૧૨ બજાર કિંમત ગણીશકાય. અને તેના પર ગ્રેડયુઅલ-૧ ના આર્ટીકલ-૫(૪) ની જોગવાઈ મુજબ ૧% મુજબ ડ્યુટીને પાત્ર ગણાય. અને તે મુજબ રૂ. ૧,૪૪,૮૭૩/- સ્ટેમ્પ ડ્યુટીને લાગતને પાત્ર થાય. સદર કરાર રૂ. ૧૦૦/- ની સ્ટેમ્પ ડ્યુટી વપરાયેલ હોય તે મજરે બાદ આપવા રૂ. ૧,૪૪,૭૭૩/- ખુટતી સ્ટેમ્પ ડ્યુટી વસુલવાને પાત્ર થાય. તથા કરાર-૩૩ અન્વયેનો દંડ રૂ. ૧૨૨૭/- મળી કુલ રૂ. ૧,૪૬,૦૦૦/- વસુલવા નીચે મુજબ હુકમ કરવામાં આવે છે.

-:: હુકમ ::-

હું વી.કે. ઉપાધ્યાય, નાયબ કલેક્ટર, જી.એ.એલ. સ્ટેમ્પ ડ્યુટી મુલ્યાંકન તંત્રની કચેરી, ભાવનગરનો આથી પુરવઠા સ્ટેમ્પ અધિનિયમ ૧૯૫૮ ની હેઠળ મળેલ સત્તાની હેઠળે કરાર રૂ. ૧૦૦/- ની સ્ટેમ્પ ડ્યુટી હરીપ્રસાદ વડોદરીયા તરફથી વેદ ઈન્ફ્રા એલ.એલ.પી. નામની કારી રહેતા ભાગીદાર અજય હરીપ્રસાદ વડોદરીયા જોગ તા. ૨૦-૬-૧૯ ના રીતે કરી આપવામાં આવેલ ડેવલપમેન્ટના કરારમાં રૂ. ૧,૪૪,૭૭૩/- ખુટતી સ્ટેમ્પ ડ્યુટી તથા દંડ રૂ. ૧૨૨૭/- મળી કુલ રૂ. ૧,૪૬,૦૦૦/- અને રૂ. ૧૦૦/- એકલાખ છોતાલીસ હજાર પુરા વસુલવા હુકમ કરેલું છે.

આજ તા. ૭ - ૬-૨૦૧૬ ના રીતે મારી કરાર-૩૩ ની રીતે.

પડવ રવાના

(૧) અજયભાઈ હરીપ્રસાદ વડોદરીયા, વડોદરીયા, પાત્ર નામની

(૨) મુદલાબેન હરીપ્રસાદ વડોદરીયા, વડોદરીયા, પાત્ર નામની

આ હુકમથી જો પસંદગી નારાજ હોય તો ચાલુ સરકારના કચેરીમાં આપીને

આપીને (લેક્ટર-૧૧) સ્ટેમ્પ અને નોંધણી કચેરીમાં પાત્ર નામની

સર્વે પાત્રે, આપીને સમક્ષ આ હુકમ મુજબની તારીખના

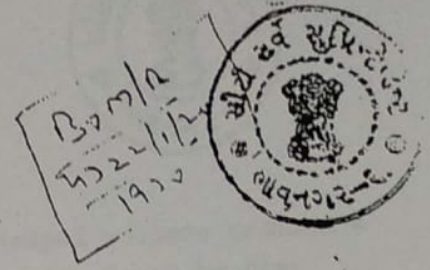
અપીલ કરી શકે છે.

પડવ રવાના કરવામાં આવેલું છે.

(૩) અવરજીસ્દારશ્રી, ભાવનગર-૧ (સીટી), મોરબી

STAMP-9/62

STAMP PAPER OF RS.1,243.50



SALE DEED OF PLOT OF LAND:

THIS INDENTURE of Sale is executed on the 26th day of October, 1970 by (1) H.H. The Maharaja Saheb Virbhadrasinghji of Bhavnagar (2) Rajmata Vijayaba widow of late H.H. The Maharaja Saheb Krishnakumar Singhji of Bhavnagar (3) Kumar Shri Shivbhadrasinghji Krishnakumarsinghji all Hindu adults residents of Bhavnagar at present staying at Bombay (4) Rohinideviba Hanvatsinhji (Daughter of Late H.H. the Maharaja Saheb Krishnakumarsinghji of Bhavnagar) (5) Dilharkumariba (Daughter of Late H.H. the Maharaja Saheb Krishnakumar Singhji of Bhavnagar) and (6) Hansadeviba (Daughter of Late H.H. the Maharaja Saheb Krishnakumarsinghji of Bhavnagar) (hereinafter called the Vendors, which expression shall where the context so admits include their heirs, executors, administrators and assigns), in favour of Smt. Mrudulaben Hariprasad Vadodaria a Hindu Adult of Bhavnagar (hereinafter called the Purchaser) which expression shall where the context so admits include their heirs, executors, administrators and assigns, on the terms and conditions and on the payment of consideration mentioned hereinafter.

1. WHEREAS MAHARAJA Shri Krishnakumarsinghji Bhav-Sinhji Gehel Maharaja of Bhavnagar was the Manager of joint Hindu undivided family suddenly died on 1-4-1965 without making any Will and leaving behind him the present Maharaja Shri Virbhadrasinghji X Eldest son X as the Manager of the family and dowager Maharani Vijayaba and Kumar Shri Shivbhadrasinghji as the persons entitled to share on partition or otherwise, and having interest as heirs, of late H.H. Krishnakumarsinghji. Just prior to this sale the Vendors were the full owners and in possession of the 1380.89 Sq. yards of land situated at Vaghawadi Road

Cont..2/-



1 2 1

Plot bearing No.2189/90 B in the Municipal records bounded on the North by 70' Road East by 50' Road, South by Plot 2189/90 C, and on the West by Plot No.2189/90 A, situate in the town of Bhavnagar in the State of Gujarat, more particularly described in the " SCHEDULE ".

2. THAT the said plot is free hold land and free from encumbrances or charges of any kind whatsoever, and the taxes levied by Local Authority or Government if any in respect thereof upto the date of Sale, shall be payable by the Vendors. All expenses in respect of Sale shall be borne by the Vendors.

3. THAT in consideration of the sum of Rs.20713/35 (Rupees Twenty thousand seven hundred thirteen and paise thirty five only) calculated at the rate of Rs.15 (Rs. Fifteen only) per sq. yards, the Vendors have sold the said plot to the said purchaser together with all rights, title and interest of the said vendors, unto the said Purchaser, his heirs, assigns and assigns and successors-in-interest, to hold and enjoy the same forever and the possession of the said plot of land has been delivered to the purchaser. Out of the total consideration of Rs. 20,713.35 (Rupees Twenty thousand seven hundred thirteen and paise thirty five only) a sum of Rs.10,000/- (Rs. Ten thousand only) has been received by the Vendors today by a cheque bearing No.AF-902420 dated 26-10-'70 on DEWA Bank before the Sub-Registrar of Bombay and for the balance of the amount of Rs.10,713.35 (Rupees Ten thd. seven hundred thirteen and paise thirty five only) purchaser has issued post-dated cheque in favour of the Vendors, payable on 25-11-1970. Both the cheques have been issued in the single name of Shri Virbhadrasinghji at the request of the Vendors. (the receipt whereof the Vendors hereby acknowledge).

4. THE Vendors have agreed with the Purchaser that

Contd.....3/-



1 3 1

that if for any defect in title of the Vendors, the purchaser is deprived of the whole or any part or share of the said plot of land the Vendors hereby undertake to compensate the Purchaser, his heirs and successors-in-interest.

5. THAT the Vendors have further assured the Purchaser that this sale is made as an Act of prudent Management and Benefit of the Members of the joint Family and its estate;

6. IN the event of any property or part thereof being lost to the said purchaser on account of the claim of any member of the said joint family the Vendors and other members of the said family shall be liable to indemnify the purchasers against any loss that may hereby have been incurred and suffered by the purchaser.

IN WITNESS WHEREOF, the parties aforementioned have signed this Deed of Sale and delivered to the Purchaser in presence of the witness mentioned herein below on the date first aforementioned.

SCHEDULE

A portion of land admeasuring 1380.89 sq.yards from original plot No.2189/90 out of the property on Vaghawadi road. Popularly known as " Vaghawadi Six Plots" In the Municipal records have handed over the Map of the said Plot. At Bhavnagar in Sub Dist. and Dist.Bhavnagar.

VENDORS:

(1) SIGNED AND DELIVERED BY
THE WITHIN NAMED VIRBHADRA
SINHJI KRISHNAKUMARSINHJI
GOHEL IN THE PRESENCE OF

1. Sd/-

Sd/-
VIRBHADRASINHJI.

(2) SIGNED AND DELIVERED BY THE
WITHIN NAMED SHIVBHADRASIN-
HJI KRISHNAKUMARSINHJI GOHEL
1. Sd/-

Sd/-

-/-



(3) SIGNED AND DELIVERED BY THE WITHIN NAMED VIJAYABA (WIDOW OF LATE H.H. THE MAHARAJA - SAHEB KRISHNAKUMAR SINHI OF BHAVNAGAR) IN THE PRESENCE OF

1. Sd/-

2.

Sd/-
Shivbhadresinhji

Sd/-
VIJAYABA

(4) SIGNED AND DELIVERED BY THE CONSTITUTED ATTORNEYS OF ROHINIDEVIA HANVANTSINHJI (DAUGHTER OF LATE H.H. THE MAHARAJA SAHEB KRISHNAKUMAR SINHI OF BHAVNAGAR) IN THE PRESENCE OF

1. Sd/-

2.

Sd/-

Sd/-

Constituted Attorneys
of ROHINIDEVIA
(Daughter of Late H.H.
The Maharaja Saheb
Krishnakumarsinghi
of Bhavnagar).

(5) SIGNED AND DELIVERED BY THE CONSTITUTED ATTORNEYS OF - DILHARKUMARIBA (DAUGHTER OF LATE H.H. THE MAHARAJA SAHEB KRISHNAKUMARSINHJI OF BHAVNAGAR) IN THE PRESENCE OF

1. Sd/-

2.

Sd/-

Sd/-

Constituted Attorneys of
DILHARKUMARIBA
(Daughter of Late H.H.
the Maharaja Saheb
Krishnakumarsinghi of
Bhavnagar)

(6) SIGNED AND DELIVERED BY THE CONSTITUTED ATTORNEYS OF - HANSADEVIA (DAUGHTER OF LATE H.H. THE MAHARAJA SAHEB KRISHNAKUMARSINHJI OF BHAVNAGAR) IN THE PRESENCE OF ...

1. Sd/-

2.

Sd/-

Sd/-

Constituted Attorneys
of HANSADEVIA
(Daughter of Late H.H.
the Maharaja Saheb
Krishnakumarsinghi of
Bhavnagar).

Attendance fee having been paid on Deed No. 4715/70/R is not leviable in this case

Date: 28-10-1970.

Sd/-
Sub-Registrar.

Contd....5/-



Serial No. 4722
Presented at 6th Floor, Kailas,
Pedder Road, Bombay - 26 between
the hours of 11 A.M. and 12 A.M.
on the 28th October 1970.

Received fees for:
Registration Rs.91.00
Photographing
(Pages (a) 19 19.00
(b)
Extra under S.30 15.00
1 Copy S.67 14.25
1 Memo 1.00
Postage 2.50

Sd/-
VIRBHADRASINHI

Total Rs. 142.75

Sd/-
SUB- REGISTRAR OF BOMBAY exercising all the powers
of a Registrar except that of hearing appeals.

1) Shri Virbhadrasinghji Krishnakumarsinghji Gohel for
self and as C.A. of a) Smt. Rohinideviba Hanvantsinhji
b) Smt. Dilharkumariba and c) Smt. Hansadeviba, all
D/o. Late H.H. The Maharaja Saheb Krishnakumarsinghji
of Wavnagar age 38; and 2) Shri Shivbhadrasinghji
Krishnakumarsinghji age 36, executing parties, Indians
Landlords, residing at Kailas, Pedder Road, Bombay 26
admit execution of the so called Deed of conveyance
at their above place of residence.

1) Virbhadrasinghji

2) Shivbhadrasinghji.

Shri R.D. DOSHI, Advocate Churchgate and known
to the Sub-Registrar states that he knows that
the above executant and identifies them.

R.D. DOSHI.

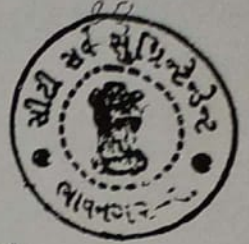
Dated: 28-10-1970.

Sd/-
Sub-Registrar.

Attendance fee having been paid on Deed
No.4715/70/R is not leviable in this case
Date: 6-11-'70.

Sd/-
Sub-Registrar.

Contd....6/-



Smt. Vijayaba W/O. Late H.H. The Maharaja Saheb
Krishnakumarsinhji Maharaja of Bhavnagar, executing
party age 60. Indian, ~~XX~~ Household residing at
Kailas, Peddar Road, Bombay - 26 admits execution
at her place of residence of the so called Deed of
conveyance ~~of~~ for self & C.A. of her 3 daughters
viz. a) Smt. Rohinideviba Hanwantsinhji b) Smt.
Dilharkumariba and 3) Smt. Mangadeviba.

Sd/-
VIJAYABA.

Shri R.D. Doshi, Advocate, Churchgate, Bombay.
and known to the Sub-Registrar states that he
knows the above executant and identifies them.

R.D. Doshi.

Dated: 6-11-1970.

Sd/-
SUB-REGISTRAR.

Bom/A
4722/20/20
1970

Registered No. 4722/70 of Book No. 1
Date 2 MARCH 1971 Sub-Registrar exercising
all the powers of a Registrar except that of
hearing appeals.

(True Copy).



21°45'18.89"N 72° 8'45.88"E

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