

22°15'58.5"N 73°10'22.2"E



For Accord Infra Projects.

Partner

II SALE DEED II



Reg. No : 10557 ફા. ૧૨/૭/૧૯

Date : 24/06/2019

Moje : મોજે વડસર ના રે.સ.નં. ૮૩ અને ૮૪, ફા. પ્લોટ નં. ૮૯ ના ફાઈટ ટી.પી.સ્કીમ નં. ૩૧ (વડસર-માંજલપુર-નાગરવાડા) ના સી.નં. ૨૪૧ અને ૨૪૦ વાળી

Name : **ACCORD INFRA PROJECTS** partner firm having its office at 402, Sarjan Apartment Flat, Vadodara. (Pan : AAVFA549D through partner **MAILESH SUBHASHCH. INFRA PANC**)

Shreeji
Document Consultant

All types of Property documents
Sale Deeds, Property Card Entry & GEB & etc. work

FF/105, Shinde Appartment,
Opp. Arvind Ashram, Shankar Tekri,
Lakdi Pull, Dandia Bazar, VADODARA-1.

Manish Sikligar

98240 94043, 99743 10223

e-mail : manishsikligar3@gmail.com

e-mail : niis_pariikh@yahoo.com



રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૧૮૦૧૬૦૨૧૨૬૮ દસ્તાવેજ નંબર ૧૦૫૫૭ દસ્તાવેજ વર્ષ ૨૦૧૮
તારીખ ૨૪ માહે જુન સને ૨૦૧૮

દસ્તાવેજનો પ્રકાર: માલિકી ફેરખત/વેચાણ

વેજ ૫૨૨૦૦૦.૦૦

રજુ કરનારનું નામ SHIVRAJKUNVER SURENDRASINH JADEJA

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....

૫૨૨૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

૨૦૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

કુલ ચેકદરે રૂ. ૫૨૨૨૦૦.૦૦

અંકે રૂપિયા પાંચ લાખ બાવીસ હજાર બે સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

VRAJ BUNGALOW, MANJALPIJR VADODARA

અગર

૧. ૧. ૨૦૧૮

ને આપશો

રજુ કરનારની સહી

K.B. Chavda
સબ રજીસ્ટ્રાર
Akota

અંકે રૂ. : 522200.00

CHQ NO 901177 DATE-24/06/2019 DENA BANK

સબ રજીસ્ટ્રાર, Akota

વડોદરા હવાઈપોર્ટ પ્રવાસ મંત્રાલય



અનુક્રમશિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

Sub-Registrar Office(SRO) Vadodara-3 Akota

ગામનું નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં અક્ષર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી 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	શહેર
વડસર	માલિકી ફેરખાત/વિચારણ		MOJA VADSAR R S NO 84 ADMEASURING 3845 SQ.MTS F P NO 89 T P S NO 31 (VADSAR-MANJALPUR-NAGARWADA) C S NO 241 AND 240 THE NON AGRICUTURAL LAND ADMEASURING 2678.74 SQ.MTR (OUT OF TOTAL LAND ADMEASURING 5309 SQ.MTS)		SHIVRAJKUNVER SURENDRASINH JADEJA	ACCORD INFRA PROJECTS THROUGH MANAGING PARTNER MILESH SUBHASHCHANDRA PANCHAL	24/06/2019 12/07/2019	10657	

મુકાબલ કરનાર
ખરી નદલ

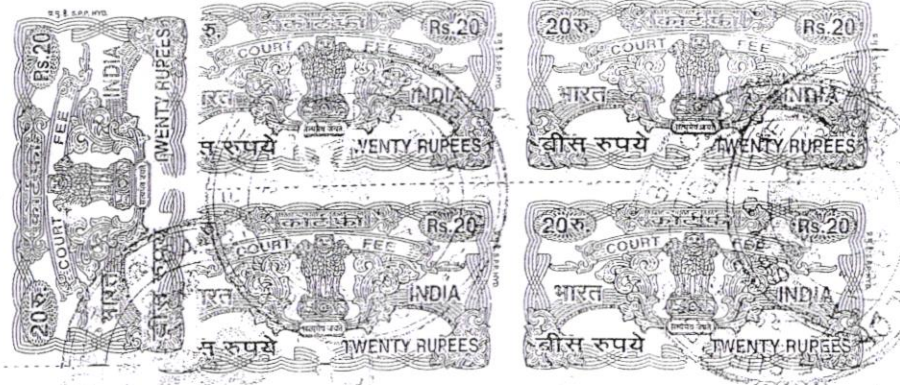
Sub-Registrar Office(SRO) Vadodara-3 Akota

PARIMAL ની તારીખ 16/07/2019 ના રોજની
અરજી નંબર : 12101
તારીખ :

Sub-Registrar Office(SRO) Vadodara-3 Akota

પિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

પિન્ટ તારીખ : 16/07/2019



રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૧૯૦૧૬૦૨૧૨૬૯ દસ્તાવેજ નંબર ૧૦૫૫૭ દસ્તાવેજ વર્ષ ૨૦૧૯
તારીખ ૨૪ માહે જૂન સને ૨૦૧૯

દસ્તાવેજનો પ્રકાર: માલિકી ફેરખત/વેચાણ

અવેજ ૫૨૨૦૦૦૦.૦૦

રજુ કરનારનું નામ SHIVRAJKUNVER SURENDRASINH JADEJA

નીચે પ્રમાણે કી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૫૨૨૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

૨૦૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

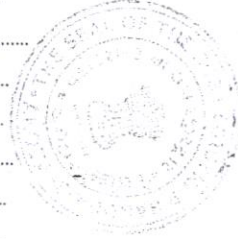
શોધ અગર તપાસણી.....

દસ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



કુલ એકદરે રૂ.

૫૨૨૨૦૦.૦૦

અંકે રૂપિયા પાંચ લાખ બાવીસ હજાર બે સો ૧૨૧

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

VRAJ BUNGALOW MANJALPUR VADODARA

અગર

ને આપશો

રજુ કરનારની સહી

K.B.Chavda
સબ રજીસ્ટ્રાર
Akota

અંકે રૂ. : 522200.00

CHQ NO 901182 DATE-24/06/2019 DENA BANK

સબ રજીસ્ટ્રાર Akota

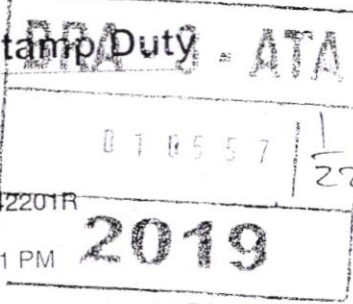




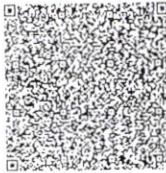
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty - ATA



Certificate No. : IN-GJ10912387542201R
Certificate Issued Date : 24-Jun-2019 03:21 PM
Account Reference : SHCIL (FI)/ gjshcil01/ AKOTA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHCIL0166196732456762R
Purchased by : NIRAV PARIKH
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : MOJE VADSAR RS NO-83 PAIKI AND 84 CTS NO-241 AND 240 FP-89 DRAFT TP-31
Consideration For : 5,22,00,000
(Five Crore Twenty Two Lakh only)
First Party : ACCORD INFRA PROJECTS
Second Party : SHIVRAJKUNVER SURENDRASINH JADEJA
Stamp Duty Paid By : ACCORD INFRA PROJECTS
Stamp Duty Amount(Rs.) : 800
(Twenty Two Thousand Fifty Seven Thousand Eight Hundred only)



0006597713

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 Sign of the Issuing Authority is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

For Accord Infra Project

Partner

1/ Page



BRA - 3 - ATA	
010557	22
2019	



SALE DEED FOR NON-AGRICULTURE LAND
FOR A VALUE OF RS. 5,22,00,000/- ONLY

This Sale Deed is made on this 24 day of June, 2019.

By the Party of the First Part / Vendor:

Shivrajkunver Surendrasinh Jadeja, Aged: Adult, Occupation: Agriculture/Business, residing at Vraj Bungalow, GIDC Road, Near Shyamdham Society, Manjalpur, Vadodara, PAN No. ANWPJ 8125C and Aadhaar No. 4523-7526-7144, hereinafter referred to as "the Party of the First Part/Vendor" (which expression shall mean and include the Party of the First Part and her heirs, successors, assignees, transferees, etc.).

AND

In Favour of Party of the Second Part / Purchaser:

ACCORD INFRA PROJECTS a Partnership Firm having its office at 402, Sarjan Appartment, Fatehgunj, Vadodara (PAN No. AAVFA8749D). Through Managing Partner **Milesh Subhashchandra**

1 | Page

For Accord Infra Project

Partner

S. Jadeja



BRA - 3 - ATA

0105-57

13
22

Panchal, Aged-Adult, Occupation: Agriculture/Business having Aadhaar No. 7170 1792

5322 (hereinafter referred to as "the Party of the Second Part/Purchaser" which expression shall mean and include the Party of the Second Part and its present as well as future Partners and their heirs, successors, assignees, transferees, etc.).

WHEREAS:

The Party of the First Part/Vendor is the owner and occupier of non-agricultural Land bearing R. S. No. 83 Paika measuring 1464.74 Sq. Mts. (out of 2732 Sq. Mts) and land bearing R. S. No. 84 admeasuring 3845 Sq. Mts of Village Vadsar in Taluka, Registration District & Sub District Vadodara. Thus, the Party of the First Part is the owner of land admeasuring 5309.74 Sq. Mts. Both these lands are given City Survey Nos. 241 and 240 and both these lands i.e. R. S. No. 83 and 84 are included in Draft Town Planning Scheme No. 31 (Vadsar-Manjalpur Nagarwada) and a Final Plot No 89 admeasuring 3946 Sq. Mts is proposed to be allotted in lieu of R. S. No. 83 and R. S. No. 84. The proposed Final Plot No. 89 includes the land admeasuring 1267.26 Sq. Mts of R. S. No. 83, which is already gifted by the Party of the First Part in the year 2009. Therefore, at present the Party of the First Part is getting land admeasuring 2678.74 Sq. Mts, out of 3946 Sq. Mts of Final Plot No. 89 (hereinafter referred to as **the said Land**). The Said Land is sold

For Accord Infra Project

2 | Page

Partner



BRA - 3 - AT

010557

4
22

2019

by the Party of the First Part to the Party of the Second Part and therefore, this Conveyance Deed is executed on the terms and conditions mentioned herein below. The Land which is sold by this Deed of Conveyance is more particularly described in the schedule hereunder which is hereinafter referred to as the said Land.

The History to the title and the ownership of the said Land is as under:

- a) Both these lands bearing R. S. No. 83 and 84 were standing in the name of Laxmidas Veridas and on the partition of his family members, these lands went to the share of Jashbhai Laxmidas and entry no 1135 dated 30/10/1968 was passed.
- b) Jashbhai Laxmidas Patel sold land bearing R. S. No. 84 to Rajratansinh Rajendrasinh Rana by a registered Sale Deed dated 11/08/2000 and his name was entered in the Revenue Records vide entry no 2803 dated 14/08/2000. Similarly land bearing R. S. No. 83 was also sold to Rajratansinh Rajendrasinh Rana by a registered Sale Deed dated 2/11/2002 by Jashbhai Laxmidas Patel. His name was entered in the Revenue Record entry no 2802 dated 21/02/2003.
- c) Rajratansinh Rajendrasinh Rana gave this land to her sister, Shivrajkunver Surendrasinh Jadeja

For Accord Infra Project

3 | Page

[Signature]
Partner
S. S. Indey



BRA - 3 - ATA

0105-57

5
22

2019

by executing a Declaration Deed and name of Shivrajkunver Surendrasinh Jadeja i.e. the Vendor herein, was entered in the Revenue Records vide entry no 3008 dated 02/05/2003. Thus, the Vendor herein has become the owner of both these lands bearing R. S. No. 83 and 84.

- d) The Collector Vadodara permitted the Vendor herein to use this land bearing R. S. No. 83 admeasuring 2732 Sq. Mts and R. S. No. 84 admeasuring 3845 Sq. Mts for Non-Agriculture purposes, vide his Order No. NA/SR/281/99-2000 and LND/D/Vashi/648/2008 dated 26/03/2008. Revenue entry no 3394 dated 21/05/2008 was passed to this effect.
- e) From land bearing R. S. No. 83 totally admeasuring 2732 Sq. Mts, a Plot No. 1 admeasuring 1113.80 Sq. Mts was given in gift by a registered Gift Deed dated 28/04/2009 to Avnidevi Karamjitsinh Rana and one another and a Plot No. 2 admeasuring 153.46 Sq. Mts is sold to Ashishkumar Ranjitsinh Jadeja by a Sale Deed dated 28/04/2009. Thus, the Vendor remains the owner of 1464.74 Sq. Mts of land bearing R. S. No. 83 and 3845 Sq. Mts of land bearing R. S. No. 84.
- f) The Vendor had become the owner of both these lands bearing R. S. No. 83 and R. S. No. 84 after execution of Declaration Deed by her Brother Rajratansinh Rajendrasinh Rana and no registered document was executed and therefore,

For Accord Infra Project

Partner

4 | Page



S. S. Jadeja

BRA - 3 - ATA

010557

6
22

2019

to regularized this defect, a registered Gift Deed dated 26/06/2012 is executed by Rajratansinh Rajendrasinh Rana for 1464.74 Sq. Mts of R. S. No. 83 and 3845 Sq. Mts of R. S. No. 84 in favour of the Vendor herein. This Gift Deed is registered with Sub Registrar Vadodara-3 at Sr. No. 8097.

- g) Both these lands are included in Draft T P Scheme No. 31 (Vadsar) and Final Plot No. 89 admeasuring 3946 Sq. Mts is allotted in lieu of this. However, this land also includes the land admeasuring 1113.80 Sq. Mts of Plot No. 1 and 153.46 Sq. Mts of Plot No. 2 gifted to different persons. Therefore, the Vendor herein is at present owner of 2678.74 Sq. Mts, which is sold by this Deed of Conveyance and the Vendor has all the rights to sale, and transfer.

In pursuance of the above, the parties are executing the present Sale Deed to record the agreement arrived between them and complete the transaction

NOW THIS DEED WITNESSETH and it is hereby agreed, confirmed, and recorded by and between the parties hereto as follows:—

- 1) That the Vendor does and doth hereby sell, transfer, convey and assign unto the Purchaser all the right, title and interest in the said Land

For Accord Intra Project

Partner

5 | Page



2.2. Joddy

BRA - 3 - ATA

01-05-57

7/22

2019

together with all the right, title and interest and also all the benefits directly and/or indirectly attached to the said Land, except future rights to additional land from town planning dept.

2) Conveyance: Consideration

The said land is sold by the Vendor to the Purchaser for a total consideration of Rs. 5,22,00,000/- (Rs. Five Crores Twenty Two Lakhs only) and the said amount is paid and is to be paid by the Purchaser as under:.

The Parties confirm that the Purchaser has paid and agreed to pay in future, the Consideration to the Vendor in the following manner.

Rs. 2,00,00,000.00 Through RTGS in the Bank account of the Vendor on 12/03/2018.

Rs. 24,78,000.00 Today By a Cheque No. 901184, drawn on Dena Bank, Fatehgunj Branch.

Rs. 5,22,000.00 paid as TDS on behalf of the Vendor in the State Bank of India, Fatehgunj Branch 8.8.1

Rs. 92,00,000.00 By a Cheque No. 901903, dated 07/08/2019 drawn on Dena Bank, Fatehgunj Branch.

Rs. 1,00,00,000.00 By a Cheque No. 901904,



For Accord infra Project

6 | Page

[Signature]
Partner

8.8. *[Signature]*

BR-3-ATA

010557

8/22

2019

dated 07/08/2019 drawn

on Dena Bank,

Fatehgunj Branch.

Rs. 1,00,00,000.00 By a Cheque No. 901905,

dated 07/08/2019 drawn

on Dena Bank,

Fatehgunj Branch.

Rs.5,22,00,000.00 **TOTAL (Rupees Five Crores
Twenty Two Lakhs only)**

Whereas the Vendor acknowledges, agrees, confirms, and declares that the Vendor has received entire consideration money for the sale of the said Land, by Cheques subject to realization of cheques. The Purchaser has assured that the post dated cheques will be cleared on the due dates. It is understood that if the post dated cheques are dishonored than the vendor will have the rights to proceed for the cancellation of this sale deed and right to forfeit the received amount.

- 3) Whereas in the premises aforesaid the Purchaser has paid entire consideration for the purchase of the said Land
- 4) The Vendor on execution hereof handed vacant, physical, and peaceful possession of the said Land to the Purchaser as absolute owner thereof and the Purchaser has received the



For Accord Infra Project.

[Signature]
Partner

7 | Page

[Signature]

BRA - 3 - ATA

010557 | 9
22

2019

vacant, physical, and peaceful possession of the said Land today.

5) The Purchaser shall hereinafter be fully entitled to, quietly and peacefully possess, occupy, enjoy and hold the said Land and to the use and benefit of the Purchaser without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Vendor or any person or persons claiming through, under or in trust for the Vendor.

6) The Vendor does hereby further agree and undertake that from time to time and at hereafter, at the request and cost of the Purchaser herein, she shall do and execute all documents, deeds and writings whatsoever as may be necessary for better and more perfectly transferring the right, title, interest and benefit of the Vendor in the said Land to the exclusive use and benefit of the Purchaser as aforesaid

7) The Vendor declares and has represented, covenanted and assured to the Purchaser:-

(a) That the Vendor has duly paid and discharged in full, all the dues and liabilities in respect of the said Land including the Panchayat outgoings, Taxes, Rates, Revenue Charges, Education Cess, etc. payable to the



For Accord Infra Project

Partner

8. 2. Jaleg

BRA - 3 - ATA

018557

11/22

2019

manner or whereby the said Land and her other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;

- (e) That the Vendor has not created or purported to create any charge, mortgage, lien or any kind of third party rights over the said Land and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever;
- (f) That the Purchaser shall on completion of the transfer peaceably and quietly be entitled to hold and own the said Land and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said Land and/or any part thereof in the Purchaser's own right without any interference, disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust of the Vendor;
- (g) That the Vendor has not received any notice for acquisition or requisition of the said Land;

For Accord Infra Project

Partner

10 | Page

8.8. Jaleg



અનુક્રમશિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

Sub-Registrar Office(SRO) Vadodara-3 Akota

ગામનું નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આરે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	સેક્ટર નંબર	આકાર અથવા જુદી 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
વડસર	માલિકી ફેરખાત/વેચાણ		MOJA VADSAR R S NO 84 ADMEASURING 3845 SQ.MTS F P NO 89 T P S NO 31 (VADSAR-MANJALPUR-JAGARWADA) C S NO 241 AND 240 NON AGRICUTURAL LAND ADMEASURING 2678 74 SQ.MTR (OUT OF TOTAL LAND ADMEASURING 5309 SQ.MTS)		SHIVRAJKUNVER SURENDRASINH JADEJA	ACCORD INFRA PROJECTS THROUGH MANAGING PARTNER MILESH SUBHASHCHANDRA PANCHAL	24/06/2019 12/07/2019	10557	
મુકાબલ કેનાર ખરી નફલ	૩૧.5220								

PARIMAL ની તારીખ 16/07/2019 ના રોજની

અરજી નંબર : 12101

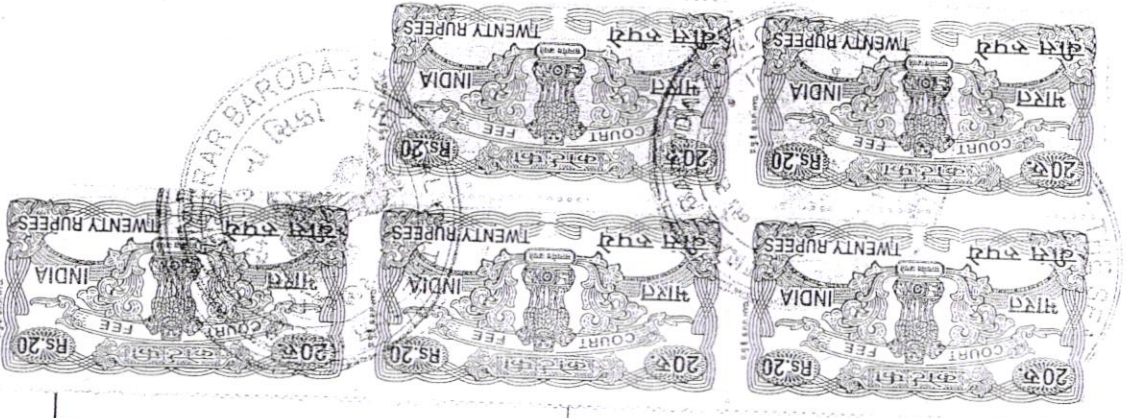
તારીખ :

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-3 Akota

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-3 Akota



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

પ્રિન્ટ તારીખ : 16/07/2019

BRA - 3 - ATA

01055-7

10
22

2019

respective authorities up to the date hereof.

- (b) That the said Land is ~~duly standing in the~~ name of the Vendor in the books, Revenue Records, City Survey Records, etc. and is absolutely entitled to the same and to all incidental rights thereto and to the exclusive right to the use, enjoyment and occupation of the said Land and except the Vendor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the said Land;
- (c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor or any person or persons lawfully or equitably claiming by, from, through, or in trust for the Vendor, the Vendor has full power and absolute authority in her own right to transfer the said Land and to relinquish and transfer all her rights, title and interest therein in favour of the Purchaser;
- (d) That neither the Vendor nor any one on her behalf has committed or omitted any act, deed, matter or thing whereby the holding of the said Land and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Land and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any

For Accord Infra Projects.

9 | Page



S. S. Jodejo

BRA - 3 - ATA

010557

12
22

2019

(h) Relying upon the aforesaid representations, statements, covenants and assurances of the Vendor, the Purchaser has purchased the said Land.

- 8) The Vendor shall pay the Revenue charges, Education Cess and any other Taxes, Cess, and all the dues and outgoings till the date hereof and thereafter the Purchaser shall be liable to pay the same. However, any amount is found payable for the period prior to date of execution hereof and the Purchaser has to pay the same, the Vendor will be liable to reimburse the same to the Purchaser. The incremental charge as fixed by the Town Planning Authority will be borne by the Purchaser.
- 9) The Vendor has on execution hereof delivered to the Purchaser copies of all documents evidencing the Vendors' right, title, and interest in the said Land.
- 10) The Vendor has represented and assured to the Purchaser that her title to the said Land is free from all encumbrances, claims, and reasonable doubts of whatsoever nature. Even the Purchaser has also verified the documents of Title of the Vendor and after fully satisfying about the same, the Purchaser has purchased this Land. However, if it is found that Vendor's

For Accord Infra Projects.

Partner

11 | Page

S. D. Sadeji



BNA - 3 - ATA	
010557	13 22
2019	

title to the said Land is defective in any claim is made on the said Land or the Purchaser has suffered any loss or damages by the statements, declarations, representations and assurances made by the Vendor in that case Vendor agrees to indemnify and hereby indemnifies the Purchaser and/or its nominees/successors.



- 11) By virtue of this Sale Deed, the Purchaser will be entitled to mutate/transfer the said Land in all the Government Records, Semi-Government Records, Revenue Records, City Survey Records, at its own cost and for mutation/transfer of the said Land, the Vendor hereby assures to give all co-operation, signatures, undertakings, assurances, and if necessary, personally attend the said Offices for the mutation/transfer of the said Land at the purchasers expense.
- 12) An Agreement for Sale dated 12/03/2018 was executed between the Vendor and Purchaser herein agreeing to sale and purchase the land admeasuring 3845 Sq. Mts of F. P. No. 89. However, the land allotted as Final Plot also includes the land already gifted by the Vendor and therefore, the parties have decided to execute this Deed of Conveyance for the land admeasuring 2678.74 Sq. Mts. If in future, the Vendor gets the additional land from the Town



For Accord Intra Projects.

Partner

8.8. Jada

BRA - 3 - ATA

010557 14
22

2019

Planning Authority, the Purchaser will not have any claim/right to purchase the said additional land and the Vendor herein will have all the right to deal with the additional land.

- 13) The Stamp Duty, Registration Charges, Advocate's fees, and all other expenses for this Sale Deed, shall be borne and paid by the Purchaser alone.

Identification of Photograph of the property



For Accord Infra Projects

Partner

13 | Page

S. S. Jodeja

BRA - 3 - ATA

010557 | 15
22

2019

SCHEDULE

(Description of the Land sold by this Sale Deed)
"the said Land"

The Non-Agricultural Land admeasuring 2678.74 Sq. Mts (out of total land admeasuring 5309 Sq. Mts) of land bearing R. S. No. 83 Paiki admeasuring 1464.74 Sq. Mts. (out of 2732 Sq. Mts) and land bearing R. S. No. 84 admeasuring 3845 Sq. Mts of Village Vadsar in Taluka, Registration District & Sub District Vadodara, of F. P. No 89 in Draft T P Scheme No. 1 (Vadsar-Manjalpur-Nagarwada). Both these lands are given City Survey No. 241 and 240. The said land is bounded as under:

- To the East : 24 Mts. wide TP Road;
To the West : Wisteria Bungalows on R.S. No. 85;
To the North : Sundaram Agency on R.S. No. 83 Paiki;
To the South : Land Reserved by Government as Plot R.S. No. 84 Paiki.

IN WITNESS WHEREOF the Vendor and the Purchaser have signed their respective hands, this day and month written.



For Accord Intra Project

9.8.2019

BRA - 3 - ATA

010557

16

22

2019

SIGNED AND DELIVERED By

The within named the **VENDOR/**

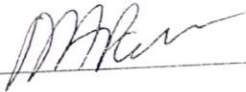
The Party of the First Part

S. S. Jadeja

Shivrajkunver Surendrasinh Jadeja

Witnesses:

1)



2)





BRA - 3 - ATA

07-05-57

17
22

2019

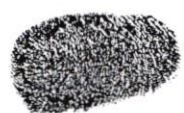
Schedule As per Sec. 32(A) of the Registration Act,
1908

VENDOR



S. S. Jadeja

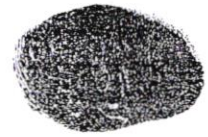
Shivrajkunver Surendrasinh Jadeja



PURCHASER

For Accord Infra Projects.

Partner



ACCORD INFRA PROJECTS
Through Managing Partner
Mitesh Subhashchandra Panchal



BRA - 3 - ATA

010557

18
22

2019

દસ્તાવેજ નં. ૧૦૫૫૭

તા. ૦૨/૦૫/૨૦૧૯

-: પરિશિષ્ટ :-

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

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવામાં પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ મોજે વડસર ના રે.સ.નં. ૮૩ પૈકી અને ૮૪, ફા. પ્લોટ નં. ૮૯ ના ફાફ્ટ ટી.પી.સ્કીમ નં. ૩૧ (વડસર-માંજલપુર-નાગરવાડા) ના સી.સ.નં. ૨૪૧ અને ૨૪૦ વાળી બિનખેતીની જમીનનો વેચાણ દસ્તાવેજ લેખ કરી આપેલ છે ?	હા
૨	લેખમાં દર્શાવ્યા મુજબ ૨૬૭૮.૭૪ ચો.મી. બિનખેતીની જમીનનો વેચાણ દસ્તાવેજ લેખ કરી આપેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે વેચાણ અવેજની રકમ મળેલ છે ?	હા
૪	લેખમાં દર્શાવ્યા વિગતે વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે 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 લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓએ સહી/અંગુઠાનું નિશાન કરેલ છે. ?	-
૭	પાવર ઓફ એટર્નીનો લેખમાં દસ્તાવેજની તારીખે અમલમાં છે. ?	-
૮	ઓળખાણ આપવા સાથે 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	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિઓ એક જ છે ?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી :-

ઓળખાણ આપનારની સહી

શિવરાજકુન્વર સુરેન્દ્રાસિંહ જાડેજા
Shivrajkunver Surendrasinh Jadeja

સહી :-

સગ રજીસ્ટ્રાર



BRA - 3 - ATA

10557

19

22

2019

(W) 24/06/2019 5:09 PM

Serial No. 10557 Presented of the office of the
Sub-Registrar of S.R.O - Akota
Between the hour of 16 To 17 on Date
24/06/2019

Receipt No :- 2019016021269

Received Fees as following

Rs.

Registration

522000.00

Side Copy Fee (20)

200.00

Other Fees

0.00

TOTAL :-

522200.00

CHQ NO 901177 DATE-24/06/2019 DENA BANK



SHIVRAJKUNVER SURENDRASINH JADEJA

K.B.Chavda
Sub Registrar
S.R.O - Akota

K.B.Chavda
Sub Registrar
S.R.O - Akota

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
1	SHIVRAJKUNVER SURENDRASINH JADEJA VRAJ BUNGALOW, MANJALPUR VADODARA PANNO: ANWPJ8125C	60			

Executing

1 SHIVRAJKUNVER SURENDRASINH
JADEJA
VRAJ BUNGALOW, MANJALPUR
VADODARA
PANNO: ANWPJ8125C

60



Executing Party
admits execution



(W) 24/06/2019 5:09 PM

BRA - 3 - ATA		
10557	120	22
2019		

1 MANISH SIKLIGAR
RAOPURA
VADODARAPANNO:FORM60



2 NIRAV PARIKH
MANDVI
VADODARAPANNO:FORM60

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

1.
2.
Date: 24 Month/ June -2019

K.B.Chavda
Sub Registrar
S.R.O - Akota

Produced Form No.1
Finalise the Marketvalue.

Date: 24/06/2019

K.B.Chavda
Sub Registrar
S.R.O - Akota

Verified PAN
Income

Executant No 1
Claimant No 1
Confirmer No

Date: 24/06/2019

K.B.Chavda
Sub Registrar
S.R.O - Akota



(W) 24/06/2019 5:09 PM

BRA - 3 - ATA		
10557	21	22
2019		

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

Date: 24/06/2019

K.B.Chavda
Sub Registrar
S.R.O - Akota

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

That explained about details of document to party no. (1)
..... 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.

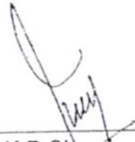
K.B.Chavda
Sub Registrar
S.R.O - Akota



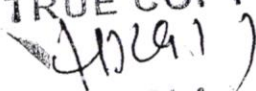
(W) 12/07/2019 8:59 PM

BRA - 3 - ATA		
10557	22	22
2019		

1	Book No.	10557	Registered No.
Date: 12-07-2019			


K.B. Chavda
Sub Registrar
S.R.O - Akota



TRUE COPY

H. J. ZALA
NOTARY (Govt. of India)

