

DEED OF CONVEYANCE

BHAVNAGAR Registration District, Sub-district-Bhavnagar-2 (Chitra) property comprising of Flat No.101, First floor, admeasuring 86.35 sq. mtrs. carpet area with Balcony Area 9.44 sq. mtrs., built up area 103.70 sq. mtrs., known as "Marina-10", situated on 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation

Sale Price Rs.21,00,000=00

Stamp Duty Rs.1,03,000=00

Performa for Sale Deed

-2-

This "Deed of Conveyance" made on this ____st day of **AUGUST** year **TWO THOUSAND AND SEVENTEEN**.

ON THE SIDE "**Purchaser**" **Shri** _____, Age-____ yrs., Occupation-Business, residing at _____, Bhavnagar who shall now onwards in this sale deed be addressed as "**Purchaser**" and said term unless repugnant to context shall include all his legal heirs, Guardians, Attorneys, Authorized Signatories, Assignees, Administrators, Nominees, Executors and Directors of the company time to time etc.

WHEREAS on other side **Shri Salimbhai Ibrahimhai Ganiyani**, PAN No.ABFPG-8960-P Age-48, Religion-Muslim, Occupation-Business residing at Plot No.462/B-5, Shishuvihar Circle, Prabhudas Talav, Bhavnagar who shall now onwards in this sale deed be addressed as "**Vendor**" and the said term unless repugnant to context shall include all their legal heirs, Guardians, their Successors, Attorneys, Administrators, Successors, Executors, Nominees, Assignees, etc.

NOW THIS IDENTUE WITNESSETH AS UNDER

- 1) The vendor shall sell and the purchaser shall purchase property comprising of Flat No.101, First floor, admeasuring 86.35 sq. mtrs. carpet area with Balcony Area 9.44 sq. mtrs., built up area 103.70 sq. mtrs., known as "Marina-10", situated on 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation with clear and marketable title and free from encumbrances. The purchaser has already paid full consideration amount to the vendor and hence, the vendor executes this deed of conveyance in favor of the purchaser. The vendor had already handed over peaceful and vacant possession of the said property to the purchaser.
- 2) It is agreed between the parties that the sale price of property comprising of Flat No.101, First floor, admeasuring 86.35 sq. mtrs. carpet area with Balcony Area 9.44 sq. mtrs., built up area 103.70 sq. mtrs., known as "Marina-10", situated on 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation shall be Rs.21,00,000=00 and the purchaser have agreed to purchase and the vendor has agreed to sell the said flat at consideration of Rs. 21,00,000=00 (Rupees Twenty Five Lacs only). The purchaser has already paid full consideration as regards said property to the vendor and hence, the vendor executes this deed of conveyance in favor of purchaser as follows.
- 3) The said property comprising of Flat No.101, First floor, admeasuring 86.35 sq. mtrs. carpet area with Balcony Area 9.44 sq. mtrs., built up area 103.70 sq. mtrs., known as "Marina-10", situated on 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar>>>

Performa for Sale Deed

-3-

<<< and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation was originally part of Hariyala Plots at Krishnanagar and total 34 plots were granted on lease for 99 years by resolution of standing committee Dt.12/05/1952. Whereas Plot No.97 had been given to Shri Champaklal J Mehta and Brothers in auction on Dt.26/05/1952. And Plot No.97 has been divided into two parts 97/A & 97/B and the sub-plotting plan Dt.23/10/1973 approved by Bhavnagar Nagarpalika. Whereas Plot No.97 has been further sub-divided into three sub-plots 97/A, 97/B & 97/C on Dt.27/05/1980.

- 4) Whereas Plot No.97 has been mutated in name of Shri Jivabhai Keshavji vide resolution of Executive Committee No. 495 Dt.26/05/1959 the plot has been entered into Lease Register in name of Shri Jivabhai Keshavji the extract of lease registered Dt.26/03/2013 issued by Bhavnagar Municipal Corporation.
- 5) Whereas Shri Jivabhai Keshavji has sold leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. to Smt. Mrudulaben J Shah vide Registered Sale Deed No.1799/1973 Dt.20/08/1973 bearing registration No.2349/1973 Dt.01/09/1973. Bhavnagar Nagarpalika has issued sketch of Plot No.97/B in name of Smt. Mrudulaben J Shah. Whereas in City Survey Department the said Plot is recorded vide City Survey ward No.5 Sheet No.137 Survey No.4651, 4652 & 4653 and City Survey has issued sketch of city survey No.4651, 4652, 4653. Smt. Mrudulaben Jayeshbhai Shah has executed general power of attorney as regards Plot No.97/B in favor of Shri Naginbhai Ukabhai Patel on Dt.08/02/1982.
- 6) Whereas Smt. Mrudulaben Jayeshbhai Shah represented through her general power of attorney Shri Naginbhai Ukabhai Patel has sold leasehold Plot No.97/B-1 admeasuring 227.81 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 to Shri Shamjibhai Mohanbhai Patel vide Registered Sale Deed No.3353/1983 Dt.15/10/1983. The name of Shri Shamjibhai Mohanbhai Patel has been mutated in City Survey No.4653 on Dt.25/04/1991.
- 7) Whereas Smt. Mrudulaben Jayeshbhai Shah represented through her general power of attorney Shri Naginbhai Ukabhai Patel has sold leasehold Plot No.97/B-2 admeasuring 227.81 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 to Shri Gopalbhai Vithalbhai Patel vide Registered Sale Deed No.3444/1983 Dt.27/10/1983. The name of Shri Shamjibhai Mohanbhai Patel has been mutated in City Survey No.4653 on Dt.14/11/1983.

-4-

Performa for Sale Deed

-4-

- 8) Whereas Sub-plotting of Plot No.97/B has not been made and Plot No.97/B-1 Shri Shamjibhai Mohanbhai Patel and Plot No.97/B-2 Shri Gopalbhai Vithalbhai Patel have executed General power of attorney in favor of Shri Vinodrai Sukhlal Shah on Dt.12/12/1991. Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel both represented through their general power of attorney Shri Vinodrai Sukhlal Shah have executed Registered Amalgamation Deed No.910/1994 Dt.16/10/1994. By virtue of amalgamation deed the names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have been mutated in City Survey vide entry No.530 Dt.25/11/2005 for 455.62 sq. mtrs. The names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have been mutated in BMC vide resolution No.121 Dt.18/10/2002. Bhavnagar Municipal Corporation has issued sketch of Plot No.97/B in names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel. Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have executed General power of attorney for Plot No.97/B in favor of Shri Harshadrai Laljibhai Kalathia on Dt.03/12/1995.
- 9) Whereas Bhavnagar Municipal Corporation has executed Registered Lease Deed No.581/2006 Dt.24/02/2006 leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar in favor of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel both represented through their general power of attorney Shri Harshadbhai Laljibhai Kalathia. Whereas Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have executed general power of attorney for Plot No.97/B in favor of Shri Chintan Harshadbhai Kalathia on Dt.13/09/2002.
- 10) Whereas Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel both represented through their general power of attorney Shri Chintan Harshadbhai Kalathia has sold leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. to Smt. Birvaben Chintanbhai Kalathia vide Registered Sale Deed No.1432/2008 Dt.27/03/2008. The name of Smt. Birvaben Chintanbhai Kalathia has been mutated in City Survey vide entry No.2061 Dt.13/05/2008. The name of Smt. Birvaben Chintanbhai Kalathia has been mutated in Bhavnagar Municipal Corporation vide resolution No.200 Dt.15/11/2008. Bhavnagar Municipal Corporation has issued sketch of Plot No.97/B in name of Smt. Birvaben Chintanbhai Kalathia.
- 11) Whereas Smt. Birvaben Chintanbhai Kalathia has sold leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. to vendor vide Registered Sale Deed No.1735/2015 Dt.27/05/2015. The name of vendor has been mutated in City Survey vide entry No.8956 Dt.05/07/2015. The name of vendor has been mutated in Bhavnagar Municipal Corporation vide resolution No.73 Dt.07/11/2015. Whereas vendor has put forward a plan for construction of residential flats on Plot No.97/B and same has been approved by Bhavnagar Municipal Corporation on Dt.07/01/2017. Bhavnagar Municipal Corporation has issued Rajachitti No.TD/0/376/UK/16-17 Dt.07/01/2017.

Performa for Sale Deed

-5-

- 12) The Vendor has received full consideration from the purchaser of Rs.21,00,000=00 (Rupees Twenty One Lacs Only). The purchaser has made payment of **Rs.21,00,000=00** vide cheque to the vendor and the details of consideration are as below. The vendor having received full consideration as stated below has handed over the possession of the industrial plot No.1 to the purchaser and details of consideration of Rs.21,00,000=00 (Rupees Twenty One Lacs only).

Details of Consideration Received	
Rs.21,00,000=00	Rs. Twenty One Lacs Only vide cheque No. _____ of _____ Oriental Bank of Commerce Dt. ____/08/2017
Rs.21,00,000=00	Rupees Twenty One Lac only.

- 13) This deed of conveyance is executed between vendor and purchaser for Flat No.101 at Marina-10, Plot No.97/B, Hariyala Plot, Manekwadi, Bhavnagar and this deed of conveyance is executed by the vendor in favor of purchaser and the vendor declares that the said property is free from encumbrance, charge or lien and the said property bears clear and marketable title. On the said property there are no charge, encumbrance, lien of any other party, person, bank, financial institution or any other institution whatsoever.
- 14) The vendor hereby declares that all the taxes and charges as regards property at Flat No.101 at Marina-10, Plot No.97/B, Hariyala Plot, Manekwadi, Bhavnagar of government institution, semi-government institution, Bhavnagar Municipal Corporation up to year 2017-18 has been paid till this date by the purchaser. After execution of this deed of conveyance all the revenue, cess of government, semi-government institution, Bhavnagar Municipal Corporation shall be borne by purchaser. The vendor further more assure that as regards said Flats there isn't any suit or injunction pending in any court of law. On the said property at Flat No.101 at Marina-10, Plot No.97/B, Hariyala Plot, Manekwadi, Bhavnagar there are no proceedings of acquisition or requisition of the property. The vendor shall handover peaceful and vacant of possession of property after execution of this deed of conveyance. Thereafter, the purchaser shall acquire all rights over the said property and the purchaser can thereafter, mortgage, gift, transfer, lien or utilize the said property as he may wish as the vendor has assign all the rights of the said property at Flat No.101 at Marina-10, Plot No.97/B, Hariyala Plot, Manekwadi, Bhavnagar to the purchaser by executing this deed of conveyance. It is agreed that tax of Bhavnagar Municipal Corporation after the date of completion shall be paid by Purchaser.
- 15) The vendor further declares that he will assist the purchaser in transfer of said property at Flat No.101 at Marina-10, Plot No.97/B, Hariyala Plot, Manekwadi, Bhavnagar in name of purchaser. The vendor shall give full co-operation in mutation of name of purchaser in revenue records and Bhavnagar Municipal Corporation. The vendor shall make all necessary signatures wherever required. Furthermore, the vendor assures the purchaser that after execution the deed of conveyance, the purchaser shall be able to get name mutated in all government and semi-government institution.
- 16) It is further agreed between the parties that
- ⇒ In the Marina-10 residential flat an association in name of Marina-10 Residential Association has been constituted and the purchaser has to become the member of the association and the purchasers shall abide by rules and regulation of the association from time to time.

Performa for Sale Deed

-6-

- ⇒ The purchaser shall utilize flat No. 101 as owner and shall have all rights on the said flat but he shall use the flat in such a manner that he shall not harm the interest of other members.
- ⇒ The purchaser shall be entitled to sale mortgage gift or create charge thereon but prior to that he shall take the permission of Marina-10 Residential Association.
- ⇒ It is further declared that purchaser shall have right on undivided interest in land share of the Marina-10 Residential Building.
- ⇒ It is agreed that in Marina-10 Residential Building there is a lift and the maintenance of lift shall be regularly paid to Marina-10 Residential Association as decided by Association from time to time. It is further agreed that the maintenance expense of lift shall have nothing to do with less or more utility of the lift.
- ⇒ As regards remaining FSI of Marina-10 Residential Complex the vendor reserves his rights and the purchaser shall not have any right on remaining FSI.
- ⇒ It is further agreed that the purchaser shall not utilize common passage to keep furniture or any other goods.
- ⇒ The purchaser shall be entitled to utilize the facilities given to residential association and they shall not have any assess in common place of complex and common facilities as individual right.
- ⇒ The purchaser shall not do any activity which creates hindrance to other members or harms the interest of other persons. In the said flat the telephone and television in concealed and it shall be utilize in that manner only. The electricity bill shall be paid by the purchaser from the beginning and the taxes of municipal corporation shall be borne by the purchaser.
- 17) This deed of conveyance is executed for sale price of Rs.21,00,000=00 and the value of said flat as per Jantri is Rs.21,00,000=00 hence this sale deed is executed on stamp of Rs.1,03,000=00. The stamp duty of Rs.1,03,000=00 has been paid vide stamp paper of Rs.25,000=00 No.____/1; Rs.25,000=00 No.____/2; Rs.25,000=00 No.____/3; Rs.25,000=00 No.____/4; Rs.1,000=00 No.____/5; Rs.1,000=00 No.____/6; Rs.1,000=00 No.____/7 which is just and proper for stamp duties as regards said property.
- 18) The vendor has handed over the following documents to the purchaser, which shows the right of vendor on the said property. The list of documents handed over are as follows_

List of documents...

Sr. No.	Particulars	Remarks
1)	Resolution of Standing Committee Bhavnagar Borough Municipality Dt.12/05/1952	True copy
2)	Certificate of Bhavnagar Municipal Corporation as regards extract of lease Registrar of Plot No.97/B Dt.26/03/2013	Original
3)	Approved Sub-plotting plan of Plot No.97 Sub-dividing it into 97/A & 97/B Dt.23/10/1973	True copy
4)	Permission of Bhavnagar Nagarpalika for approval of Sub-plotting Dt.27/05/1980	True copy
5)	Registered Sale Deed No.1799/1973 Dt.06/07/1973	Original
6)	Sketch of Plot No.97/B in name of Smt. Mrudulaben J Shah issued by Bhavnagar Nagarpalika	Original
7)	Sketch of City Survey No.4651, 4652 & 4653	Original
8)	Property card of City Survey No.4651, 4652	Original

-7-

Performa for Sale Deed

-7-

Sr. No.	Particulars	Remarks
9)	General power of attorney executed by Smt. Mrudulaben J Shah in favor of Shri Naginbhai Ukabhai Patel Dt.08/02/1982	Original
10)	ULC permission No.ULC/26/376/83 Dt.12/10/1983	Original
11)	Registered Sale Deed No.3353/1983 Dt.15/10/1983	Original
12)	Index-II of Registered Sale Deed No.3353/1983	Xerox copy
13)	Property card of City Survey No.4653 in name of Shri Shamjibhai Mohanbhai Patel	Original
14)	ULC permission No.ULC/26/377/83 Dt.12/10/1983	Original
15)	Registered Sale Deed No.3444/1983 Dt.27/10/1983	Original
16)	Registration receipt No.878755 Dt.27/10/1983	Original
17)	Index-II of Registered Sale Deed No.3444/1983	Original
18)	Property card of City Survey No.4653 in name of Shri Gopalbhai Vithalbhai Patel	Original
19)	General Power of Attorney executed by Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel in favor of Shri Vinodrai Sukhlal Shah Dt.12/12/1991	Original
20)	Registered Amalgamation Deed No.910/1994 Dt.16/02/1994	Original
21)	Index-II of Registered Amalgamation Deed No.910/1994	Original
22)	Property card entry No.530 Dt.25/11/2005	Original
23)	Resolution of BMC No.121 Dt.18/10/2002	Original
24)	Sketch of Plot No.97/B in names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel	Original
25)	General Power of Attorney executed by Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel in favor of Shri Harshadbhai Laljibhai Kalathia Dt.13/12/1995	Original
26)	Registered Lease Deed No.581/2006 Dt.24/02/2006	Original
27)	General Power of Attorney executed by Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel in favor of Shri Chintan Harshadbhai Kalathia Dt.31/01/2007	Original
28)	Registered Sale Deed No.1432/2008 Dt.27/03/2008	Original
29)	Registration receipt No.E-3132488 Dt.24/02/2006	Original
30)	Property card entry No.2061 Dt.13/05/2008 in name of Smt. Birvaben Chintanbhai Kalathia	Original
31)	Resolution of BMC No.200 Dt.15/11/2008	Original
32)	Sketch of Plot No.97/B issued by BMC in name of Smt. Birvaben Chintanbhai Kalathia	Original
33)	Tax payment BMC year 2014-15	Original
34)	Lease payment BMC year 2015-16 receipt	Original
35)	Non-agricultural cess payment receipt and certificate Dt.20/08/2014	Original
36)	Registered Sale Deed No. 1735/2015 Dt.27/05/2015	Original
37)	Registration receipt No.2015012003291 Dt.27/05/2015	Original
38)	Property card entry No.8956 Dt.05/07/2015 in name of Shri Salimbhai Ibrahimbhai Ganiyani	Original
39)	Resolution of BMC No.73 Dt.07/11/2015	Original
40)	Approved building plan on Plot No.97/B Dt.07/01/2017 for residential flat	Original
41)	Development charge payment certificate No.34333 Dt.30/03/2016	Original
42)	Construction permission No.TD/0376/UK/16-17 Dt.07/01/2017	Original

SCHEDULE-I

Brief Description of Property

BHAVNAGAR Registration District, Sub-district-Bhavnagar-2 (Chitra) property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation and the said project is under construction and bounded as follows:

-8-

Performa for Sale Deed

-8-

At North / Plot No.96 that side admeasures 11.73 mtrs.
At South \ 70 ft. wide Public road that side admeasures 16.43 mtrs.
At East / BMT Railway Line that side admeasures 38.40 mtrs.
At West \ Plot No.97/A and 97/C that side admeasures 32.87 mtrs.
that side there is internal road for all three plots

SCHEDULE-II

Brief Description of Property(Flat No.101)

BHAVNAGAR Registration District, Sub-district-Bhavnagar-2 (Chitra) property comprising of Flat No.101, First floor, admeasuring 86.35 sq. mtrs. carpet area with Balcony Area 9.44 sq. mtrs., built up area 103.70 sq. mtrs., known as "Marina-10", situated on 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation and bounded as follow:

At North / P _____
At South \ 70 _____
At East / B _____
At West \ P _____

SCHEDULE-III

Photographs of Property

BHAVNAGAR Registration District, Sub-district Bhavnagar-2 (Chitra) property comprising of Flat No.101, First floor, admeasuring 86.35 sq. mtrs. carpet area with Balcony Area 9.44 sq. mtrs., built up area 103.70 sq. mtrs., known as "Marina-10", situated on 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation.

PICTURE-I

[_____] [_____]
 [Purchaser] [Vendor]

- 19) This indenture supersedes all the earlier deeds documents, Agreement oral or written to the extent that they are inconsistent with this indenture.
- 20) The vendor here by declares that no one except the vendor has any right, title, interest, claimed or charge on the said Industrial Plot. The said premise is not subject to any charge encumbrance, liability, litigation, adverse claim, lis-pendens nor there is proceedings pending on said premises or threatened. The vendor has not taken any financial assistance from any bank or financial institutions or persons nor has offered said premises as security or collateral security for any advances granted to the vendor/vendor. The vendor here by further undertakes to indemnify the purchaser against all contingent claims demands proceeding for charge costs and expenses.
- 21) The vendor here by covenants that the purchaser shall and will have at all times here after execution of this deed of conveyance peaceful and quite use, possession and occupy and enjoy the part of demised premises with out interruption, claim or demand, whatsoever on and from the day of execution of this indenture.
- 22) The vendor now onwards after execution of this deed of conveyance in favor of purchaser ceases all the rights on the said property and all the rights on the said property are now onwards acquired by the purchaser and the vendor hands over vacant possession of the said property to the purchaser. The purchaser now onwards becomes full and absolute owner of the said property.

Performa for Sale Deed

-10-

Above said Deed of Conveyance executed between the parties on this **Dt.____/08/2017** in presence of mind without fear or threat, or coercion, in good faith and prudence and is binding to all our heirs, attorneys, nominees, assignees etc in testimony whereon we have set our hands and seal hereunder in confirmation of this Deed in presence of witness hereunder.

BHAVNAGAR

Dt.____/08/2017

[_____]

[PURCHASER]

[_____]

SHRI SALIMBHAI IBRAHIMBHAI GANIYANI

[VENDOR]

WITNESS:

(1)

(2)
