

રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૨૦૩૧૭૦૧૧૦૨૦ દસ્તાવેજ નંબર ૫૩૪૨ દસ્તાવેજ વર્ષ ૨૦૨૦
તારીખ ૧૧ માહે ડિસેમ્બર સને ૨૦૨૦

દસ્તાવેજનો પ્રકાર: માલિકી ફેરખત/વેચાણ અવેજ ૧૨૫૦૦૦૦૦.૦૦

રજુ કરનારનું નામ SOUMYA ASSETS A PARTNERSHIP FIRM CONSISTING OF PARTNERS NAMELY 1 KEYUR RAMESHWAR AGARWAL

નીચે પ્રમાણે ફી પર્હોયી રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકદરે રૂ. ૧૨૫૮૦૦.૦૦

અંકે રૂપિયા એક લાખ પચ્ચીસ હજાર આઠ સો પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ કચેરીમાં આપવામાં
દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.
47 PRATAPGUNJ
101 ISHAVASHYAM AP
PRATAPGUNJ
VADODARA
સહી.....
તારીખ.....
મો.નં.....

અગર ને આપશો

રજુ કરનારની સહી

Nikhansan
Sonalben Narsinhbhai Kharsan
સબ રજીસ્ટ્રાર
વડોદરા - 7 છાણી

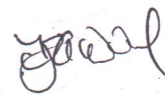
અંકે રૂ. : 125800.00
20201209532238838

સબ રજીસ્ટ્રાર, વડોદરા - 7 છાણી



e- Challan						
Login ID PDEN	2020317008403		BARCODE			Printed On 09/12/2020 14:50:08
Department	Superintendent of Stamps And Inspector General Of Registration			Payer Details		
Property Details	MOJE VEMALI			TAX ID (If Any)		
				PAN No. (If Applicable)	NA	
				Full Name	SOUMYA ASSETS	
Office Name	S.R.O-Vadodara - 7 Chani			Address	Vadodara	
Location	VADODARA				2020	
Year	2020-2021 One time				2020	
Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20201209532238838	Registration Fee (0030-03-104-00)		125800.00	57000013551003009122071343	09/12/2020	SBIEPAY
Total Amount :-			125800.00			
Total Amount In Words :-			Rupees One Lac Twenty Five Thousand Eight Hundred Only			
Remarks (If Any)						





11 DEC 2020

Memu Singh

SS&IGR-GUJARAT

Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

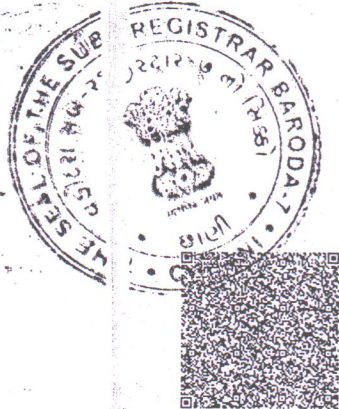
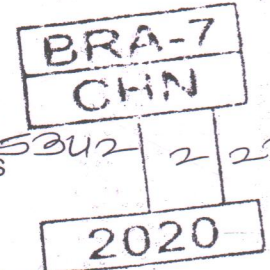
Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.





INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ77505784106860S
Certificate Issued Date : 10-Dec-2020 02:41 PM
Account Reference : SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJSH-VOD0192090939550856S
Purchased by : BHAVIN SONI
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : MOUJE VEMALI TA DIST VADODARA
Consideration Price (Rs.) : 1,25,00,000
(One Crore Twenty Five Lakh only)
First Party : SOUMYA ASSETS
Second Party : MANJU MANGALPRAKASH SINHA
Stamp Duty Paid By : SOUMYA ASSETS
Stamp Duty Amount(Rs.) : 6,12,500
(Six Lakh Twelve Thousand Five Hundred only)



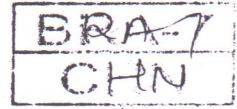
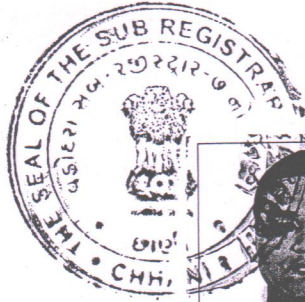
11 DEC 2020

0006063361

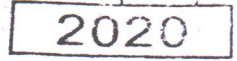
Statutory Advice:

1. The authenticity of this stamp certificate should be verified at www.shcilstamp.com or using e-Shiksha Mobile App of Stock Holding Corporation of India.
2. The authenticity of the certificate and its availability on the website / Mobile app is not a guarantee.
3. In case of any discrepancy please inform the Competent Authority.





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Shree

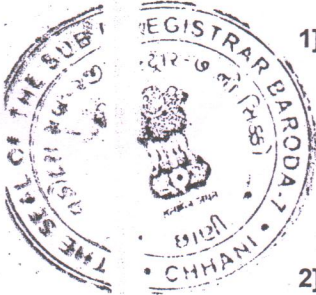
SALE DEED OF IMMOVABLE PROPERTY FOR RS. 1,25,00,000/- Only

(Rupees One Crore Twenty Five Lakhs Only)

THIS SALE DEED IS EXECUTED ON THIS 11TH DAY OF DECEMBER-2020 AT VADODARA, by and between,

Purchaser: Party of the First Part:

SOUMYA ASSETS, PAN NO. AEHFS 1783 B, a partnership firm consisting of partners namely,



- 1] **Keyur Rameshwar Agrawal, Aged: adult, Occupation: Business, Residing at: 47, Pratapgunj 101, Ishavashyam App. Nr. Rosary School, Pratapgunj, Vadodara.**

AADHAAR NO. 5674 8505 8434

- 2] **Prahladbhai Battulal Agrawal, Aged: adult, Occupation: Business, Residing at: 17, Bhoomija App. 5th Floor, B/h. Rangoli Restaurant, Fatehgunj, Vadodara.**

AADHAAR NO. 7722 4670 7441

Hereinafter called "THE PURCHASERS" on the First part (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, legal representatives, executors, successors and assignees)

11 DEC 2020¹

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[Signature]

Manin Sinha



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AND

Seller: Party of the Second Part:

Mrs. MANJU MANGALPRAKASH SINHA, Aged: adult, Occupation: Self Employed, Residing at: 303, Iona Building, Nautilus Towers, Saiyad Vasna Road, Vadodara.

PAN NO. AHKPS 1345 M

AADHAAR NO. 6625 3575 3113

[Hereinafter called "THE SELLER" on the Second part (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, legal representatives, executors, successors and assignees)]

Whereas THE SELLER hereby executes this sale deed in favour of THE PURCHASERS to sell absolutely the premises DESCRIBED IN THE SCHEDULE as under, for the price of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)

Whereas the said seller has agreed to sell and the Purchaser has agreed to purchase the said property owned by the Seller, which is free from all encumbrances, charges and demands whatsoever.

NOW THIS SALE DEED WITNESSETH THAT, the Seller has received from the purchaser, the sale consideration of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) in full in the following particulars. In lieu thereof, the seller has given the following immovable property to the purchaser and the seller has handed over the actual possession to the purchaser and the purchaser has taken over the possession thereof.

PARTICULARS OF SALE CONSIDERATION

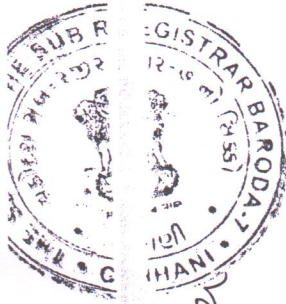
Amt. (Rs.)	Chq. No.	Date	Bank
1,51,000=00	318331	11.11.2020	Yes Bank
1,22,55,250=00	RTGS	11.12.2020	HDFC Bank
93,750=00	TDS	-	-
1,25,00,000=00	Total Rs.		

11 DEC 2020

(Rupees One Crore Twenty Five Lakhs Only)

[Signature]

Manju Sinha

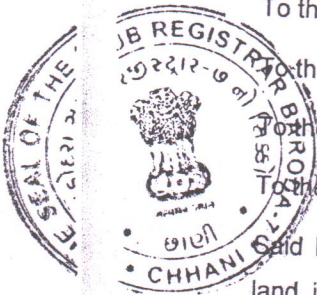


Manju Sinha

[Signature]

SCHEDULE OF THE PROPERTY" GIVEN IN SALE :-

For an immovable property being Plot No.4, (As per Plan issued by VUDA, the said plot was known as O P No.47/4 & thereafter the said plot was converted to F P No.90, T P Scheme No.1) having an area Adm. 873.25 Sq. meter (as per sale deed, including 669.50 Sq. meter Plot area and 117.75 Sq. meter common road and common plot area) and as per Village Form 7/12, net plot area 669.50 Sq. meter and common plot and common road area is 203.75 Sq. meter total aggregating to 873.25 Sq. meter, lying being on Non Agricultural land bearing R S No. 20, 26 & 27, Block No.19, Adm. 8599 Sq. meter of Mouje Village Vemali, Vadodara, In the Registration District and Sub District Vadodara is sold to the purchaser by this sale deed, bounded as under:



To the East : Final Plot No.91
To the West : 12 Meter Road and Final Plot No.89
To the North : 7.5 Meter Road and Final Plot No. 96 & 97
To the South : 12 Meter Road and Final Plot No.33

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Said land is declared as free hold land by ULC Authority in 1990. Said land is in residential Zone of VUDA and the required Non Agricultural permission of said land had been issued by Dist. Development Officer on 28.02.1992 vide Order No. LNSDR/50/91-92/Vashi/287/92.

Whereas, 7.5 Meter approach road is given at north side as per VUDA sanctions plan no. UDA/DEV./127303/2013, dated 17.06.2013. As per the map, all roads are given and all plot holders has to use for way & vehicles and for getting the connection of lights, drainage, telephone, water connection, gas connection in common etc.

Accordingly above described property had been purchased by the seller from its Owner Mrs. Bhanuben Jayshankar Bhatt by way of Sale Deed dated 09.07.1999 (registered on 28.09.1999) registered with SRO, Vadodara, vide Reg. No.3696 and by virtue of the said deed seller became the sole owner and occupant of the said property. That whatever terms and conditions mentioned in the seller's sale deed shall be binding to the present purchaser.

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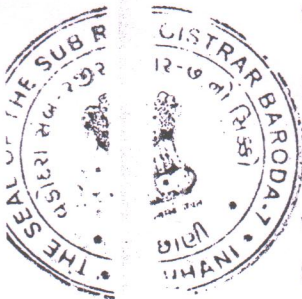
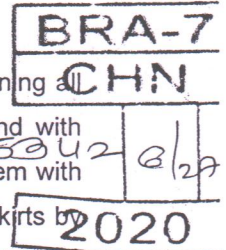
That the above described property, along with right for coming and going to the said property, with right for disposal of water is sold to Purchaser for immortal period by this sale on receiving the above amount of sale consideration and the Seller has given to the Purchaser the actual and physical possession of the said property and the purchaser has accepted its possession.

All property as described herein above and its land and its concerning all sorts of rights thereof and with all rights for disposal of water and with property thereof and whatever may be apparent to receive from them with all sorts of rights and all property from sky to earth with original, skirts by taking the aforesaid rupees from THE PURCHASER, have been given in the sale with full rights by absolute acquaintance claim till the sun and moon on the earth and THE PURCHASER and his legal heirs, guardians, successors, executors, representatives, assignees etc. have become independent owner and are entitled to use it for enjoyment and make gift, sale, mortgage and to make new building construction therein and now THE SELLER and his legal heirs, guardian, successors, executors, representatives, assignees etc. have no right, title or property claim upon the property mentioned above.

By this sale deed, the purchaser is entitled to get the said property, transferred in their names at Government, Semi-Government, City Survey etc. and for transferring the said property in the name of the purchaser whatever signatures and consent is to be required the seller is bound to give the same.

All the Taxes, Cess, Revenue Charges etc. regarding the said property are to be paid by the purchaser from the date of execution of this sale deed and whatever remaining since before this sale deed has to be cleared by the seller.

This property is of the seller's sole ownership and use enjoyment. There is no right, interest or concerns, whatever of otherwise in it and the same has not been given in attachment and not even given in any other's surety ship and title of this property is clear and marketable and there is no encumbrances of maintenance or anyone over this property and it is not



Manju, Sonu
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GOVT. OF INDIA

in the attachment of any civil court or in attachment before Judgment and is not given in mortgage, sale, gift to anyone and it is not taken in compensation by any one and it is not written to any one else by way of Banakhat or in any manner whatsoever. Thus, by giving faith and trust, and it is given in possession still, however, if any one may comes forth to sue claim such all obstacles will be removed at the seller's own expenses. Failing to do so and in that event, the same may be caused to be done by the purchaser but all liabilities thereof will be of the sellers.

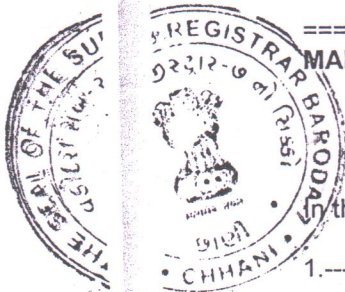
The purchasers have to bear all the cost of this Register Document, like Stamp duty, Registration Charges, and Writing fees etc.

This sale deed has been executed by the seller at their own readiness, willingness by reading, understanding the same which is admitted, approved and binding to the seller and their legal heirs, legal representatives, guardians, and successors etc.

Signature of THE SELLER

Manju Sinha

MANJU MANGALPRAKASH SINHA



the present of Witnesses:

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



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SCHEDULE

As per the Registration Act 1908 Rule 32 A as under

2020

Seller

Name & Signature	Photo	Left Hand Thumb Impression
<i>Manju Sinha</i> ===== MANJU MANGALPRAKASH SINHA		

Purchasers

SOUMYA ASSETS, a partnership firm consisting of partners namely,

Name & Signature	Photo	Left Hand Thumb Impression
<i>[Signature]</i> ===== 1] Keyur Rameshwar Agrawal		

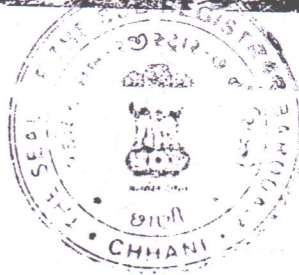
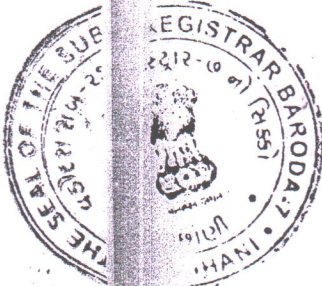
Name & Signature	Photo	Left Hand Thumb Impression
<i>[Signature]</i> ===== 2] Prahladbhai Battulal Agrawal		

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INDENTIFICATION OF PROEPRTY / ADDRESS

PLOT NO.4, FP NO. 90, MOJE VILLAGE VEMALI, VADODARA



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manu sinha

Seller's Signature

gaurav

[Signature]

Purchaser's Signature

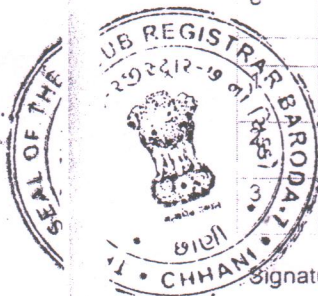


Sale Deed No. 5342 dated 11/12/2020

Schedule

Check list as per sub section 3 of Sec. 34 of the Registration Act, 1908.

Sr No.	Question	Reply Yes/No.
Questions to be asked to Vendor, Consenter or their POA.		
1	As stated in Deed, Plot No.4 (As per plan issued by VUDA, said plot was known as O P No.47/4 & thereafter the said plot was converted to F P No. 90, T P Scheme No.1), land being R S No. 20, 26, 27, Block No.19 of Village Vemali, Vadodara, said Sale Deed is made?	Yes.
2	As stated in the deed, the deed for having an area Adm. 873.25 Sq. meter (including 669.50 Sq. meter Plot area and 117.75 Sq. meter common road and common plot area) and as per Village Form 7/12, net plot area 669.50 Sq. meter and common plot and common road area is 203.75 Sq. meter total aggregating to 873.25 Sq. meter is made?	Yes.
3	Consideration amount as per details mentioned in the Deed has been received?	Yes
4	The details mentioned in the deed have been read, caused reading, understanding and signed/TI made yourself is admitted by you?	Yes.
5	Donor of Power of Attorney is alive on the date of deed?	Not Applicable
6	In the Power of Attorney Deed, person donating power of attorney has signed/made TI?	Not Applicable
7	The deed of power of attorney is in force on the date of deed?	Not Applicable
8	For giving identification, have you brought persons known to you?	Yes.
Questions to be asked to identifiers.		
	Writer person/s of the deed who have given admission, you do know them personally?	Yes.
	Name written in the deed and person/s giving admission are same person?	Yes.
	Do you give assurance that no person has given admission by holding false name?	Yes.



Signature of the Seller

Mamta Sinha

Signature of Identifier

[Signature]
[Signature]

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S.N. Khosla
Sub Registrar,
Vadodara





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As on 20/10/2021 14:39 PM

અરજી નંબર : 2021/507763		મિલકત કોડ			216
જીલ્લા વહીવટી		નિરી નરય ઓફિસ વડોદરા-૩			પોસ્ટ યેમાલી વ.વિ (બીનખેલી)
સિટી સરવે નંબર	ડી.પી. નંબર	ફ્લો.પ્લો.નં	સપ્લેન(સી.મી.)	તમા પ્રકાર	વસ્તી નંબરના આધાર અથવા ખાસ નવની ગત ફેર આકામી માટે પૂરી પતી મુદત સંબંધી વિગત
NA ૧૯			8599	સી C	૩.2150
સત્તા પ્રકાર નું પત્રોનું મુદતસરના કાંડ રેલવે કોડની ૧૮૭૮ની કલમ ૪૮ હેઠળ સરકારશ્રીને મારફત બરવાને પાસ થયેલી,					
પત્રોનું વડોદરા					
કેસ સારી ઓફિસ ના ફોટા તમે આપેલ રામે ૧ માં લેક પ્રાપ્તિનો આપેલ (સિટી શક્તિ ને પ્રમાણમાં)					
પાસનું કરનાર	જરૂરનાઈ કિનાનાથ ભટ્ટ વિગેરે વડોદરા નેત્રી રીત મળ્યા(મળી) આપે ત્યાં સુધી)				
પત્રોનું					
મીળા મીળા					
બીજા નોંધ: કિશ્કિયાલ વિકાસ અધિકારી વડોદરાના હુકમ નંબર નં.એલ.એન.ડી/ એસ.આર.પા/૨૦૧૧-૧૨/૨૨૨ વચ્ચી/૨૮૭/૨૨૨ તારીખ 28/02/1992 ના આપેલ					



ક્રમ નંબર	અરજી નંબર	અરજી નંબર	અરજી નંબર	અરજી નંબર
1	05/03/2021	બીનખેલી હુકમ આપેલ	H - પાસનુંકર્તા	પ્રમાણિત ASHOKKUMAR JIVAJI NADA (???? ???????????) 05/03/2021
343	11/08/2021	રજી. પત્રોનું નોંધ: અરજીદારની અરજી લગત રજી કરેલ રજી. પત્ર. નોંધ નં. 9849 તા. 23/07/1992 થી રૂ. 60000/- માં પત્રોનું પત્રો પત્રોનું આપનાર પ. જરૂરનાઈ કિનાનાથ ભટ્ટ વિગેરે સુધી નું નામ કમી કરી પત્રોનું પત્રોનું નામ સેવકેશ સળ પ્લોટ નં. ૪ સપ્લેન ૭૨૦૩ સી. ફોટા કોમન સેડ ૮૭૩.૨૫ સી. ફોટા પાળી મિલકત માટે દાખલ કરાવેલી નોંધ કરી.	P - પેકી પાસનુંકર્તા [બીનખેલી સંતોષકર્મા અગ્રવાલ]	પ્રમાણિત sikandarsha R. Diwan (SIRESTEDAR) 08/10/2021
344	11/08/2021	રજી. પત્રોનું નોંધ: અરજીદારની અરજી લગત રજી કરેલ રજી. પત્ર. નોંધ નં. ૪૩૪૩ તા. ૦૩/૦૮/૧૯૯૭ થી રૂ. ૩૨૫૦૦૦/- માં પત્રોનું પત્રો પત્રોનું આપનાર બીનખેલી સંતોષકર્મા અગ્રવાલ નું નામ કમી કરી પત્રોનું પત્રોનું નામ સેવકેશ સળ પ્લોટ નં. ૪ સપ્લેન ૭૨૦૩ સી. મી. કોમન માપ ૧૫૭.૭૫ સી. મી. સેડનું માપ ૮૨ સી. મી. પાળી મિલકત માટે દાખલ કરાવેલી નોંધ કરી.	H - પાસનુંકર્તા [બીનખેલી સંતોષકર્મા અગ્રવાલ]	પ્રમાણિત sikandarsha R. Diwan (SIRESTEDAR) 08/10/2021

નનુક્રમ નંબર તારીખ	ફેરફારની વિગત	પાસા પાસેથી કે નાનુક્રમ પાસેથી (અવકાશ નીચે આપવામાં)	પ્રમાણિત (સિકંદરશા ર. દિવાન) સરકારી નામ તારીખ
345 11/08/2021	રજી. વેચાણ નોંધ: અરજદારની અરજી લગત રજી કરેલ રજી.વે.દ.નોંધ નં. ૩૬૯૬ તા. ૨૮/૦૮/૧૯૯૯ થી રૂ. ૪૦૩૬૯૦/- માં વેચાણ થતાં વેચાણ આપનાર ભાનુબેન જયશંકર ભટ્ટરાજ નામ કમી કરી વે.રાખનારનું નામ કૈત્રફળ સબ પ્લોટ નં. ૪ કૈત્રફળ ૬૬૯.૫ ચો.મી. કોમન માપ ૧૧૩.૭૫ ચો.મી. કોમન રોડનું માપ ૮૬ ચો.મી. વાળી મિલકત માટે દાખલ કરાવેલી નોંધ કરી.	H - ધારણકર્તા [મંજુ સિંઘા તે અમ.પી. સિંઘાની પત્ની]	પ્રમાણિત sikandarsha R. Diwan (SIRESTEDAR) 08/10/2021
346 11/08/2021	રજી. વેચાણ નોંધ: અરજદારની અરજી લગત રજી કરેલ રજી.વે.દ.નોંધ નં. 5342 તા. 11/12/2020 થી રૂ. 12500000/- માં વેચાણ થતાં વેચાણ આપનાર Mrs. Manju Mangalprakash Sinhanું નામ કમી કરી વે.રાખનારનું નામ કૈત્રફળ સબ પ્લોટ નં. ૪ કૈત્રફળ ૬૬૯.૫ ચો.મી. કોમન માપ ૧૧૩.૭૫ ચો.મી. કુલ માપ ૮૩૩.૨૫ ચો.મી. વાળી મિલકત માટે દાખલ કરાવેલી નોંધ કરી.	H - ધારણકર્તા SOU MYA ASSETS A PARTNERSHIP FIRM CONSISTING OF PARTNERS NAMELY 1. KEYUR RAMESHWAR AGRAWAL 2. PRAHLADBHAI BATTULAL AGRAWAL	પ્રમાણિત sikandarsha R. Diwan (SIRESTEDAR) 08/10/2021



શિરસ્ટેદાર
સીટી સર્વે સુપ્રિન્ટેન્ડેન્ટ નં. ૩,
વડોદરા



SOU MYA ASSETS

101/102, Ishavashyam Apartment, 47, Pratapgunj, Vadodara - 390002
Phone: 8128563851, 9824336747

FIRM NAME: SOU MYA ASSETS

PROJECT NAME: SKY AVENUE

LOCATION DETAILS

The location details of the project, with clear demarcation of land dedicated for the project along with boundaries including the latitude and longitude of the end points of the projects:-

LATITUDES: - 22.359449

LONGITUDES: - 73.205650

ADDRESS: -SKY AVENUE,RS 20,26 AND 27,
VEMALI, VADODARA.

SOU MYA ASSETS

PARTNER