

NOTA NON JUDICIAL
Government of Gujarat

SALE DEED. V. 3.

JETALPUR

FORTUNE SPACES

2012
2014
2015/1
2016

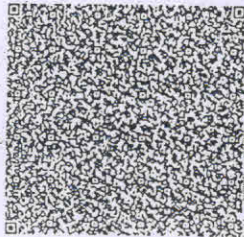
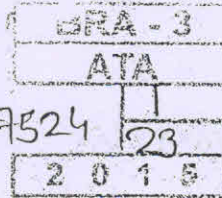




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ91277105686131N
Certificate Issued Date : 26-May-2015 04:53 PM
Account Reference : SHCIL(FI)/gjshcil01/AKOTA/GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHCIL0146633886307834N
Purchased by : FORTUNE SPACES
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : MOJE VILLAGE JETALPUR CS-2262
Consideration Price (Rs.) : 8,68,40,000
(Eight Crore Sixty Eight Lakh Forty Thousand only)
First Party : FORTUNE SPACES
Second Party : BIMAL VASANTBHAI PATEL AND OTHERS
Stamp Duty Paid By : FORTUNE SPACES
Stamp Duty Amount(Rs.) : 42,55,200
(Forty Two Lakh Fifty Five Thousand Two Hundred only)



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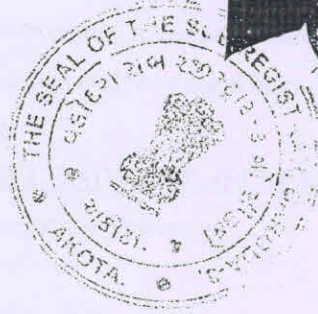
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Statutory Alert:

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



7524 ²/₂₃
[2015]



SALE DEED

THIS INDENTURE made at Vadodara on 27th day of the May 2015 BETWEEN
EXECUTEE - THE PARTY OF THE FIRST PART : (PURCHASER)

Fortune Spaces a partnership firm,

PAN No. AADFF9259P having Registered Office at A/3, Shivangi Society,
Vasna - Bhayli Road, Vadodara through its partners

- (1) Rajesh Sumantrao Suryavanshi aged : adult,
Occupation : Business
PAN No. : AGUPS0227R



Sign of Seller

Rajesh Sumantrao
Vasna

Sign of Purchaser

R.S. Suryavanshi
Rajesh Sumantrao

7524 3
23

Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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(2) **Naresh Tulsibhai Patel** aged : adult, Occupation : Business
PAN No. : ACMPM4092M

(hereinafter referred to as THE PARTY OF THE FIRST PART "PURCHASER", which expression includes the executee to the sale deed, the party of the First Part and their present & future partners and their legal heirs, administrators, executors, successors and assigns etc.)

EXECUTANT - THE PARTY OF THE SECOND PART : (SELLER)

(1) **Bimal Vasantbhai Patel** aged: adult, Occupation: Business,
PAN No. : ACWPP0793R

Residing at: 7/D, Starshell Tower, Nr. Nilamber Bellisimo, Bhyali T. P. 1, Vadodara

(2) **Sudhirbhai Manibhai Patel** aged: adult, Occupation: Business,

PAN No. : AUHPP1936B

Residing at: "Pitrusmruti", Race Course Circle, Vadodara

At present residing at : USA

(3) **Vibhaben Vasantbhai Patel** aged: adult, Occupation: Business,

PAN No. : AKPP9528J

Residing at: 2/D, Starshell Tower, Nr. Nilamber Bellisimo, Bhyali T. P. 1, Vadodara

(hereinafter referred to as THE PARTY OF THE SECOND PART "SELLER", which expression shall unless it is repugnant to the context or meaning thereof, deemed to include the executant to the sale deed, the party of the Second Part and their legal heirs, administrators, executors, successors, attorney and assigns etc.)

Do hereby execute this deed of sale that....

We the party of the Second Part (SELLER) are the joint owners of the below Scheduled mentioned property, have decided to sell the said property to the Party of the FIRST PART (PURCHASER/S).

1. WHEREAS THE SELLER is absolutely seized and possessed of Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara

Sign of Seller

[Handwritten signatures of Bimal Vasantbhai Patel, Sudhirbhai Manibhai Patel, and Vibhaben Vasantbhai Patel]



Sign of Purchaser

[Handwritten signature of R.S. Suryavanshi]

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Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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Kasba) in the Registration District Vadodara and Sub District Vadodara more described in the **Schedule** hereinafter written and herein under referred to as said property.

2. That the land bearing R. S. No. 562 of mouje : Jetalpur was originally owned by Indumati Maganlal Patel & after her death name of her son Indukumar Maganlal Patel was entered in the revenue record by heir ship. Effect to that entry no. 1/88 was posted & certified accordingly.

That in the land bearing R. S. No. 562 of mouje : Jetalpur name of Jayantkumar Mangalbhai through his natural gardian Maganbhai Vallabhbhai Patel was entered in the revenue record as per order no. RTS/443/22-4-57. Effect to that entry no. 1243 was posted on 29/4/1957. Which was certified accordingly.

That the owner of the land bearing R. S. No. 562/2, Apporx. 10010 sq. ft. i.e. Acer 0-9-23 Guntha of mouje : Jetalpur i.e. Maganbhai Vallabhbhai Patel has executed Reg. Sale Deed no. 761 dtd. 7/3/1962 in favour of Manibhai Shivabhai Patel. Effect to that entry no. 3275 was posted on 14/3/1962. Which was certified on accordingly.

That the owner of the land bearing R. S. No. 562/2, of mouje : Jetalpur i.e. Manibhai Shivabhai Patel died on 22/3/1964. So after his death name of his legal heir Kashiben Manibhai Patel was entered in the revenue record by heir ship. Effect to that entry no. 4375 was posted on 1/5/1964. Which was certified accordingly.

That Chitnish Office Samaharta Vadodara had issued N. A. Order/Construction Permission no. LNDSR/108/64 dt. 9/6/1964 for R. S. No. 562/2, Acer 0-9 Guntha in favour of Smt. Kashiben Manibhai Patel. And as per order Kashiben Manibhai Patel had construced a buiding comprising of 7 different flats.

That the owner of the land bearing R. S. No. 562/2, of mouje : Jetalpur (Old Vadodara Kasba) i.e. Kashiben Manibhai Patel had executed a Reg. Will dt. 11/11/1994. And she died on 31/1/1995. And as per her Will (1) Flat no. 1 & 4 entered in the name of Bimal Vasantbhai Patel (2) Flat no. 5, 6 & 7 entered in the

Sign of Seller

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Sign of Purchaser

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Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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name of Sudhirbhai Manibhai Patel & (3) Flat no. 2 & 3 entered in the name of Vasantbhai Manibhai Patel. Effect to that entry no. 217 was posted in City Survey Property Card on 1/5/1998. Which was certified on 6/6/1998.

That the owner of the Flat no. 2 & 3 of mouje : Jetalpur i.e. Vasantbhai Manibhai Patel died on 30/10/1998. So after his death name of his legal heir Vibhaben Vasantbhai Patel was entered in the City Survey Property Card as per Will & Pedigree. Effect to that entry no. 299 was posted on 5/4/1999. Which was certified on 10/5/1999.

That Sudhirkumar Manibhai Patel owner of Flat no. 5,6 & 7 have executed General Power of Attorney in favour of Vibhaben Vasantbhai Patel & Bimal Vasantkumar Patel. Which was notarised by Advocate M. H. Daymakumar dtd. 23/11/1998.

That City Survey Superintendent no. 1 & Addi. Mamlatdar Vadodara had issued order no. CTS/Ward/01/Remand/Case no. _____/2014 dtd. 24/09/2014 for property bearing 562 of Vadodara Kasba and Old City survey no. 2214. And as per order revised City Survey no. 2262 And Seat no. 14 of mouje : Jetalpur Ta. Dist. Vadodara was allotted to the said property instead of Old City Survey no. 2214 of mouje : Vadodara Kasba.

That VUDA had issued Zone Certificate for Residential Zone (R-1) vide no. UDA/Zone Certi/39119/2014 dtd. 17/11/2014 for R. S. No. 562 of mouje : Vadodara Kasba.

NOW BY THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the sellers have executed Reg. Agreement for Sale no. 14735 dt. 10/12/2014 regarding Schedule property in favour of the purchasers in consideration of Rs. 8,68,40,000/- (Rupees Eight Crore Sixty Eight lacs Forty Thousand only)

Sign of Seller

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[Signature]



Sign of Purchaser

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[Signature]

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Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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2. That the sellers have hereby irrevocably sold, conveyed, assigned, transferred all their rights, title and interest in the property which is specifically described in Schedule land to the purchaser in consideration of Rs. 8,68,40,000/- (**Rupees Eight Crore Sixty Eight lacs Forty Thousand only**). So the party of the first part has acquired and taken quite, vacant, and peaceful possession of the said property written hereunder from the seller i.e. the party the second part. That in the present sale deed the purchaser has paid entire consideration amount to the seller as under, and by this way the seller, has agreed to receive the sale consideration as aforesaid and in consideration of the amount paid and promised to pay, and the Seller hereby grant, convey, sell, transfer, assign to the Purchaser the said property described in Schedule.



Details of payment of consideration made by the purchaser to the party of the SECOND PART (Seller)

Sr No.	Amount	Particulars	Paid by
1.	Rs. 68,77,728	Chq. no. 040601 Axis Bank dtd. 9/12/2014	Bimal V. Patel
2.	Rs. 68,77,728	Chq. no. 040602 Axis Bank dtd. 9/12/2014	Sudhirbhai M. Patel
3.	Rs. 70,86,144	Chq. no. 040603 Axis Bank dtd. 9/12/2014	Vibhaben V. Patel
4.	Rs. 1,08,89,736	Chq. no. 040604 Axis Bank dtd. 9/02/2015	Bimal V. Patel
5.	Rs. 1,08,89,736	Chq. no. 040605 Axis Bank dtd. 9/02/2015	Sudhirbhai M. Patel
6.	Rs. 1,12,19,728	Chq. no. 040606 Axis Bank dtd. 9/02/2015	Vibhaben V. Patel
7.	Rs. 1,06,03,164	Draft no. <u>205929</u> Axis Bank dtd. 27/05/2015	Bimal V. Patel
7a.	Rs. 286572 ----	1% TDS Amount deposited in I. T. Department	

Sign of Seller

[Handwritten signature of Seller]



Sign of Purchaser

[Handwritten signature of Purchaser]

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Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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8.	Rs.51,58,296	Draft no. <u>205726</u> Axis Bank dtd. 27/05/2015	Sudhirbhai M. Patel <i>[Signature]</i>
8a.	Rs.57,31,440 ----	20% TDS Amount deposited in I. T. Department	
9.	Rs.1,09,24,472	Draft no. <u>205727</u> Axis Bank dtd. 27/05/2015	Vibhabin V. Patel <i>[Signature]</i>
9a.	Rs. 295256 ----	1% TDS Amount deposited in I. T. Department	
Total Rs. 8,05,26,732/- i.e. Rupees Eight Crores Five Lacs Twenty Six Thousand Seven Hundred Thirty Two only			

Total Sale consideration of the schedule property is Rs. 8,68,40,000/- (Rupees Eight Crore Sixty Eight lacs Forty Thousand only). Out of that 1% & 20% respectively TDS Amount i.e. Rs. 63,13,268/- is deducted and the said amount of Rs. 63,13,268/- is deposited in the Income Tax Department. So the seller has paid Rs. 8,05,26,732/- i.e. Rupees Eight Crores Five Lacs Twenty Six Thousand Seven Hundred Thirty Two only to the purchaser after deduction of TDS.

The seller does hereby acknowledges and to from the said property and every part thereof does for ever, acquit, release and discharge to the purchaser the said property, which is specifically described in the Schedule hereunder written together with the usages, appurtenances, privileges, easements, advantages, rights etc. whatsoever to the said property or any part thereof belonging or in any manner appurtenant to or with the same any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or appurtenant thereto with right together with the other occupants of the said land to use the water supply and whatsoever at law and in the equity of the seller, in to out of or upon the said land is hereby granted, released, conveyed and assured and intended or expressed to be with all the rights and appurtenant unto and to the use and benefit of the purchaser for ever.

Sign of Seller

[Signature]
[Signature]



Sign of Purchaser

[Signature]
R.S. Suryavanshi

7524/23

Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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4. **The seller** has sold the said property more particularly described in scheduled hereunder written and **the purchaser** has been given possession of the said property conveyed hereunder as absolute owners and **the purchaser** acknowledges having received peaceful vacant possession of the property conveyed hereunder on the aforesaid date and **the purchaser** shall hold, possess, occupy and enjoy the said property and receive the issues and profits thereof and for its own use and benefit without any suit eviction, interruption, hindrance, denial, claim or demand whatsoever by or from **the seller** or any other person.

AND THIS DEED FURTHER WITNESS AS FOLLOWS :

The seller hereby declare and undertake to the purchaser as under, namely

1. **The seller** is the full and absolute owner of the said property having acquired the same and no other person will have any right, whatsoever for this property. This has been understood explicitly by seller and they hereby give their consent without any reservation for this sale transaction as per the terms and conditions given in this sale deed.
2. That the title of **the seller** to the property is clear and marketable and free from all reasonable doubts and **the seller** has not created any third party interest therein, whether by way of charge, lien, right of maintenance, occupancy or any other form of interest or any other encumbrance thereon, in favour of any other person or persons or any institute and **the seller** alone is fully entitled to occupy, possess, transfer by way of sale or otherwise alienate the said property without any obstruction, impediment, restriction.
3. That **the seller** has not obtained any loan/financial assistance/facilities/ subsidy against the said property from any bank (nationalized or otherwise and scheduled, non-scheduled or private) or any other financial institutions. **The sellers** further declare that the said property is free from all encumbrances, claims, litigation/s or demands of any kind or nature

Sign of Seller

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Sign of Purchaser

R. S. Suryavanshi

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Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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whatsoever. It is hereby declared that no adverse doing of any kind exists against the said property. **The seller** hereby declare that the title deeds, documents, writings in respect of the said property is not deposited, mortgaged or surrendered with any bank or financial institutions for equitable mortgage or for any other purpose whatsoever. And the title of the said property is clear, marketable and without encumbrances. And purchaser has obtained title clearance certificate regarding schedule property from their Advocate Snehal K. Shah dtd. 30/12/2014. In spite of that any dispute regarding title of the property is created then it should be resolved by **the seller** at their own cost & expenses.

4. That **the seller** has not received any notice for acquisition or acquiring the said property or any part or portion thereof.
5. That **the seller** has made full and true disclosure of the nature for their rights to the said property and declared that the said property is free from all encumbrances, claims, litigation/s demands etc. and if some one claims and right, lien or claims and demand in any form, the seller i.e. **the seller** will settle it at their expenses and if they fail to settle, **the purchaser** will settle it through the court of law and all the cost for the same will be borne by the seller i.e. **the seller**.
6. That **the seller** i.e. the seller have not entered into any agreement with anyone they have not given power of attorney to any one with regard to the said property.

The seller has handed over to the purchaser all the original documents of Title to the said property in its possession.

THE SELLERS HEREBY FURTHER DECLARE TO, AND COVENANT WITH, THE PURCHASER AS FOLLOWS, namely :

1. That **the sellers** have delivered to **the purchasers**, peaceful and vacant Possession and the purchasers shall at all times hereafter peacefully and quietly enter upon, occupy, possess and enjoy the said property and benefits thereof to and for its own use and benefit without any interruption,

Sign of Seller

[Signature]
[Signature]



Sign of Purchaser

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Property bearing Block no/ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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claim or demand whatsoever from or by the sellers or any one or more of them or any person or persons lawfully or equitably claiming or to claim by from, under through or in trust for them.

2. Also now on the basis of this present Deed, the purchasers has become the owner of the said property and the sellers hereby undertake to execute the necessary documents for effectually transferring the said property in the name of purchasers at all places including records of Panchayat, Corporation, City Survey Office and other local Govt. and revenue officers etc.

3. The seller doth hereby declare, confirm and state that all taxes, cess and fees in respect of the said property, have been duly paid by them and that if any liability subsequently arises in respect of any past dues, relating to the period prior to 15th Dec. 2014 till the date of execution of this deed, the same shall be solely and absolutely borne and paid by the seller i.e. the seller alone and the seller shall indemnify the purchaser of any such payment or liabilities that may arise after execution of this deed.

That the seller shall indemnify and keep indemnified the purchaser against all adverse claims in respect of the said property, which may be made by reason of any defect in the title of the seller to the said property.

THE PURCHASER HEREBY COVENANTS WITH THE SELLERS

1. That all the expenses for this Sale Deed, including stamp and registration charges, etc., shall be borne by the purchaser.

Schedule

Immovable property all that piece of land bearing R. S. No. 562, City Survey no. 2262 (old City Survey no. 2214) Sheet no. 14, admeasuring 796-21-74 sq.mt. approx. 8567 sq. fts.) consisting open plot along with construction of mouje: Jetalpur (originally Vadodara Kasba) in the Registration District Vadoara, Sub District Vadodara Which is bounded and surrounded by on or towards.

Sign of Seller

[Signature]
Water



Sign of Purchaser

[Signature]
R.S. Suryawanshi

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[2015]

Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.2174 Sq. Mtrs. approxi. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

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On or towards the EAST	:	9 mtrs. road
On or towards the WEST	:	40 mtrs. main road
On or towards the NORTH	:	Akashganga commercial complex
On or towards the SOUTH	:	Neelkamal Bunglow

THIS DEED OF SALE is executed by and between the parties at Vadodara on this 27th day May 2015 and the same shall be binding to the parties and their heirs, administrators, executors etc.

Signed and delivered by

by the within named

Party of the Second Part Seller

1. Bimal Vasantbhai Patel

Sudhirbhai M. Patel

2. Sudhirbhai Manibhai Patel

Wetel

3. Vibhaben Vasantbhai Patel

Signed and delivered by the
within named the Buyer / Purchaser
and the Party of First Part
Fortune Spaces Partnership Firm

R.S. Suryavanshi

Rajesh Sumantrao Suryavanshi

Naresh Tulsi
Naresh Tulsi

1 of Seller

Sudhirbhai M. Patel
Wetel

Witnesses :-

R.K. V. K. V.

1. Shelale

2. Shelale



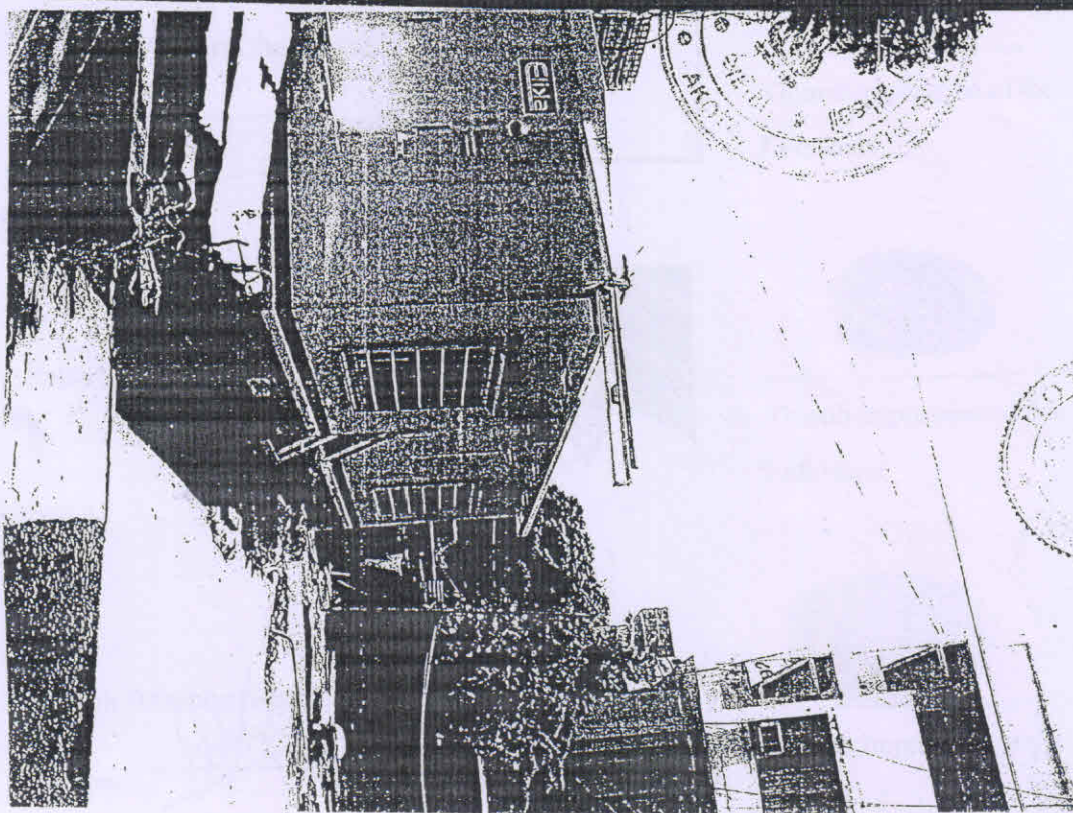
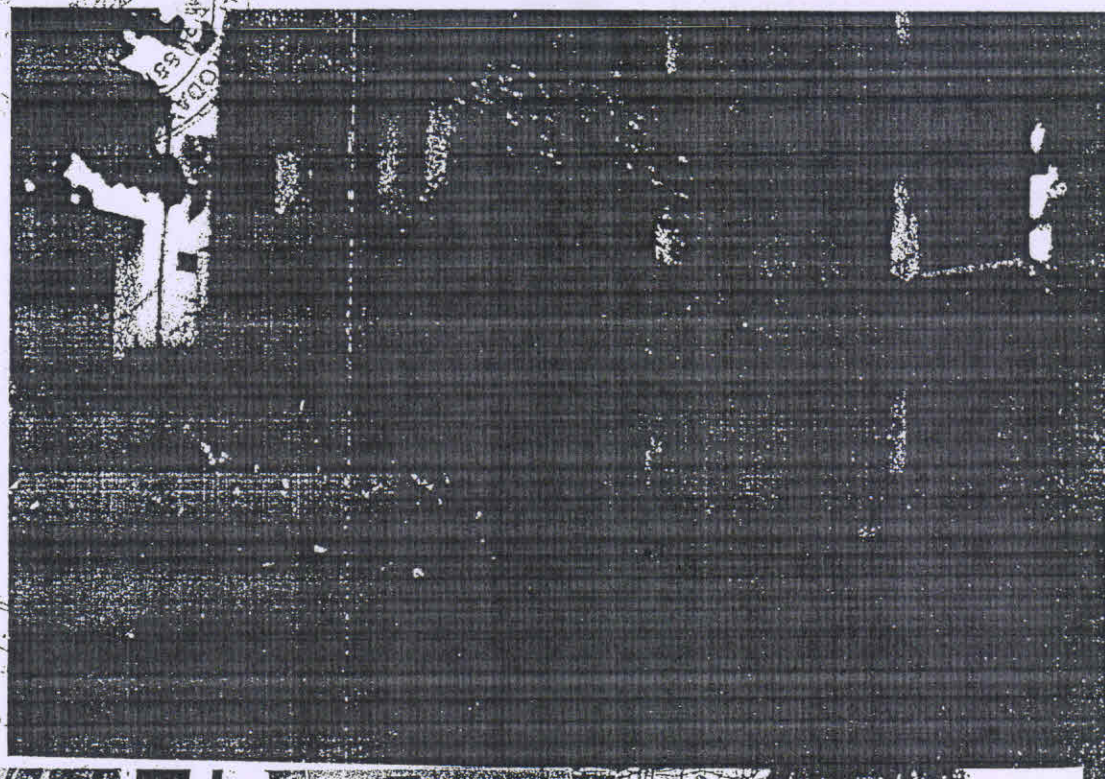
Sign of Purchaser

R.S. Suryavanshi
Naresh Tulsi

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Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570-sq. fts.) non agricultural open plot & alongwith construction of mouje : Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

Photographs of the scheduled property



Sundharkar M. Ravi
Water

R.S. Suryavanshi.
Phot

Schedule U/Sec. 32 (A) of the Registration Act 1908

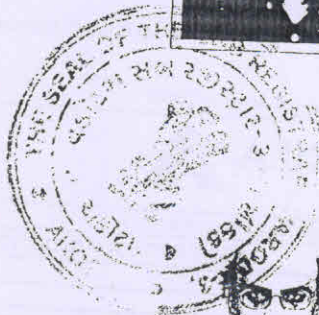
Property bearing Block no./ R. S. No. 562, City Survey no. 2262 (Old City Survey no. 2214) Sheet no. 14, admeasuring 796.21-74 Sq. Mtrs. (approx. 8570 sq. fts.) non agricultural open plot & alongwith construction of mouje - Jetalpur (originally Vadodara Kasba) in the Registration District Vadodara and Sub District Vadodara

Bimal Vasantbhai Patel

[Signature]



Thumb Impression of the
Left Hand



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2019

Sudhirbhai Manibhai Patel

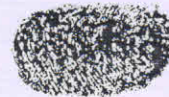
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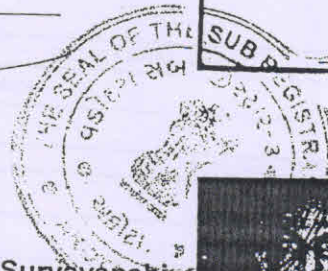
Thumb Impression of the
Left Hand

Vibhaben Vasantbhai Patel

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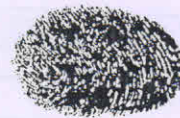


Thumb Impression of the
Left Hand



Rajesh Sumantrao Suryavanshi

[Signature]



Thumb Impression of the
Left Hand



Naresh Tulsibhai Patel

[Signature]



Thumb Impression of the
Left Hand



Sign of Seller

[Signature]

Sign of Purchaser

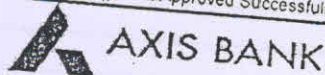
[Signature]



CBDT-ePayment Cyber Receipt

Date : 23 May 2015 3:29 PM

CBDT-ePayment Approved Successfully



CYBER RECEIPT FOR CDBT e-TAX PAYMENT

CHALLAN NO./ITNS 280

Permanent Account Number	Assessment Year : 2016-17
Full Name	AADFF9259P
Address	FORTUNE SPACES
City	29525800,23052015,AKCPP0528J,AC0886314
State	VADODARA
Pin Code	GUJARAT
	390020

TAX APPLICABLE

☐ (0020) INCOME-TAX COMPANIES (CORPORATION TAX)
☒ (0021) INCOME-TAX (OTHER THAN COMPANIES)

TYPE OF PAYMENT

☐ (100) Advance Tax
☐ (300) Self Assessment Tax
☐ (400) Tax On Regular Assessment
☐ (102) Surtax
☐ (106) Tax On Distributed Profits Of Domestic Companies
☐ (107) Tax On Distributed Income To Unit Holders
☒ (800) TDS On Sale Of Property

DETAILS OF PAYMENT

Income Tax	295256
Surcharge	0
Education Cess	0
Interest	0
Penalty	0
Others	0
Fee (Form 26QB)	0
Total	295256
Total In words	Rupees Two Lacs Ninety Five Thousand Two Hundred Fifty Six Only

BANK SEAL

AXIS BANK

Internet Tax Payment Ref No : 15027861
Debit to A/C: 013010200049744 on 23/05/2015 15:29:03

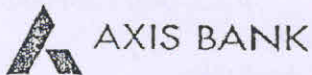
No BSR Code Tender Date Challan
CIN :- 6360218 23052015 30607

AXIS BANK Limited
Garla Branch, Kolkata (Internet Collection Branch)

Annexure - A - IV - I

Computer generated receipt	
Name of the bank collecting tax	AXIS BANK LIMITED
Full name of Deductor	FORTUNE SPACES
TAN of Deductor	BRDF00451D
Amount deposited :	
(i) Income Tax	5731440
(ii) Surcharge	--
(iii) Interest	--
(iv) Penalty	--
(v) Education Cess	--
(vi) Others	--
(vii) Reserved Amount1	--
Total amount deposited : (in figure)	5731440
Mode of deposit of tax (by cash / debit to account / by cheque bearing No.)	Debit A/C No - 914020054067473
Date of encashment of cheque (dd/mm/yy)	23/05/15
On account of Income Tax Deducted / collected from Companies (0020) / Other than Companies(0021)	0021-INCOME TAX
Minor head - Type of payment - (TDS/TCS deducted/collected by deductor OR demanded by department)	200-IT TDS
Nature of payment from which tax has been deducted or collected - (Section code)	195
Assessment Year (yyyy - yy)	2016-17
Challan Identification Number (CIN)	
BSR code of collecting bank branch	6360013
Date of tender of cheque (dd/mm/yyyy)	23/05/2015
Challan Serial Number	00001
Signature & seal of authorised signatory of collecting bank branch	
	

TDS- 24114412.9.2.



CBDT-ePayment Cyber Receipt

Date : 23 May 2015 3:30 PM

CBDT-ePayment Approved Successfully

AXIS BANK	
CYBER RECEIPT FOR CBDT e-TAX PAYMENT	
CHALLAN NO./ITNS 280	
Permanent Account Number	Assessment Year : 2016-17
Full Name	AADFF9259P
Address	FORTUNE SPACES
City	28657200,23052015,ACWPP0793R,AC0886476
State	VADODARA
Pin Code	GUJARAT
	390020
TAX APPLICABLE	☐ (0020) INCOME-TAX COMPANIES (CORPORATION TAX) ☒ (0021) INCOME-TAX (OTHER THAN COMPANIES)
TYPE OF PAYMENT	☐ (100) Advance Tax ☐ (300) Self Assessment Tax ☐ (400) Tax On Regular Assessment ☐ (102) Surtax ☐ (108) Tax On Distributed Profits Of Domestic Companies ☐ (107) Tax On Distributed Income To Unit Holders ☒ (800) TDS On Sale Of Property
DETAILS OF PAYMENT	
Income Tax	286572
Surcharge	0
Education Cess	0
Interest	0
Penalty	0
Others	0
Fee (Form 28QB)	0
Total	286572
Total In words	Rupees Two Lacs Eighty Six Thousand Five Hundred Seventy Two Only
BANK SEAL	
AXIS BANK Internet Tax Payment Ref No : 15028955 Debit to AVC: 013010200049744 on 23/05/2015 15:30:15 BSR Code Tender Date Challan No CIN :- 6360218 - 23052015 30611 AXIS BANK Limited Garla Branch, Kolkata (Internet Collection Branch)	

EX-117 41791 L. 9.

નં.અવિત/વશી/૨૧૬૨/૨૦૧૫	તા. ૨૬/૦૫/૨૦૧૫
નાયબ કલેક્ટર વડોદરા શહેરની કચેરી નર્મદા ભવન, સી બ્લોક, ૬ઠે માળ, જેલ રોડ, વડોદરા.	
ફોન નંબર-૨૪૩૪૪૦૨	

વાંચ્યા:-

૧. અરજદાર બિમલ વસંતભાઈ પટેલ વિગેરે, તા.૨૫/૫/૧૫ની અરજી તેમજ અરજી સાથે રજુ થયેલ પુરાવા.
૨. ગુજરાત અશાંત વિસ્તારમાંથી સ્થાવર મિલકતની તબદીલી પર પ્રતિબંધ મુકવા તથા તેના વિસ્તારોમાંથી જગામાંથી ભાડુઆતોને ખાલી કરાવવામાંથી રક્ષણ આપવા અંગેની જોગવાઈઓ બાબતના અધિનિયમ, ૧૯૮૧.
૩. ગુજરાત સરકારશ્રીના મહેસુલ વિભાગના નોટીફિકેશન નં.
(ક)નં.જાએચએમ/૨૦૦૮/૮૨/એમ/આરજીએન/૧૦૨૦૦૮/યુ.ઓ.-૬/એચ-૧ તા.૩૦/૮/૦૮
(ખ)નં.જાએચએમ/૨૦૦૮/૮૫/એમ/આરજીએન/૧૦૨૦૦૮/યુ.ઓ.-૬/એચ-૧ તા.૮/૧૨/૦૮
(ગ) નં.જાએચએમ/૨૦૧૧/૪૬/એમ/આરજીએન/૧૦૨૦૧૦/૪૩૧/એચ-૧ તા.૮/૬/૧૧
૪. કલેક્ટરશ્રી વડોદરાના પત્ર ક્રમાંક/આરટીએસ/વશી/૧૪૬૫/૨૦૧૧ તા.૩૦/૦૬/૧૧
ગુજરાત સરકારશ્રીના મહેસુલ વિભાગના નોટીફિકેશન નં.જાએચએમ/૨૦૧૪/૧૨૧/એમ/એસટીપી/૧૧૨૦૧૪/૧૪૪૮/એચ-૧ તા.૩૦/૮/૧૪.

—:હુકમ:—

આમુખ-(૧)માં જણાવેલ અરજીથી અરજદાર બિમલ વસંતભાઈ પટેલ વિગેરે, રહે. ૭-ડી, સ્ટાર શેલ ટાવર, નિલામ્બર બેલીસેમો પાસે, વડોદરા એ વંચાણ ૩(ક)ના નોટીફિકેશનથી જાહેર કરાયેલ અશાંત વિસ્તારમાં સમાવિષ્ટ થયેલ તેઓની નીચે જણાવેલ સ્થાવર મિલકત તબદીલ કરવા માટે અશાંત વિસ્તાર ધારાની કલમ-૫(૧)નીચે અત્રેની મંજૂરી માંગેલ છે. સ્થાવર મિલકત વેચાણ કરનાર અને વેચાણ રાખનાર બંને પક્ષે મુક્ત સંમતિથી કોઈપણ જાતની ધાકધમકી સિવાય પ્રવર્તમાન બજાર કિંમતે વેચાણ દસ્તાવેજ કરવા અંગેની હકીકત અલગ અલગ સોગંદનામાથી રજુ કરેલ છે. અરજદાર તરફથી અરજી સાથે રજુ કરવામાં આવેલ આધાર પુરાવા ધ્યાનમાં લેવામાં આવેલ છે.

સબબ આમુખ (૩(ગ)) અને (૪, ૫) થી મળેલ અધિકારોની રૂઠીએ અરજદારશ્રીને અશાંત વિસ્તાર મિલકત તબદીલી અધિનિયમ જોગવાઈઓના હેતુ પુરતી જ સદરહુ મિલકત વેચાણ લેનાર ફોર્ચ્યુન સ્પેસ નામની ભાગીદારી પેઢીના ભાગીદાર રાજેશ સુમંતરાવ સુર્યવંશી વિગેરે, રહે. એ/૩, શીવાંગી સોસાયટી, વાસણા રોડ, વડોદરાને તબદીલ કરવાની નીચેની શરતોને આધિન મંજૂરી આપવામાં આવે છે.

સ્થાવર મિલકતનું વર્ણન

અ. નં.	વિસ્તારનું નામ	સ્થાવર મિલકતનું વર્ણન / સરનામું	વોર્ડ નં. / સીટી સર્વે નં.	મ્યુનિસિપલ સે.સ.નં.	કુલ ક્ષેત્રફળ
૧	જેતલપુર	બિનખેતીનો પ્લોટ	સી.સ.નં. ૨૨૬૨	—	૭૯૬.૨૧૨૪ ચો.મી.



BRA - 3 - ATA

7524

19

23

2015

F 27/05/15 12:19:56 pm

Version:1.1.2015.14

S Serial No. 7524

Presented of the office of the Sub-Registrar of

S.R.O - Akota

Between the hour of

11 to 12 on Date

27/05/2015



R.S. Suryavanshi.

Fortune Spaces A Partnership Firm Through Its
Partners 1 Rajesh Sumantrao Suryavanshi




(Vasantlal Chhaganlal Bhatiya)

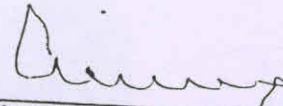
Sub Registrar
S.R.O - Akota

Receipt No :- 2015016014918

Received Fees as following

	Rs.
Registration	868400
Side Copy Fee (20):	200
Other Fees	0

- TOTAL :- 868600


(Vasantlal Chhaganlal Bhatiya)

Sub Registrar
S.R.O - Akota



BRA - 3 - ATA

7524

20

23

2015

27/05/15 12:19:56 pm Version:1.1.2015.14

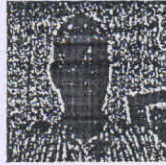
S.No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
------	------------------------	-----	------------	------------------	-----------

Executing

000

1 Bimal Vasnatbhai Patel
Race Course
Vadodara
PANNO:ACWPP0793R

43



Executing

000

2 Sudhirbhai Manibhai Patel
Race Course
Vadodara
PANNO:AUHPP1936B

46



Executing

000

3 Vibhaben Vasnatbhai Patel
Race Course
Vadodara
PANNO:AKCPP9528J

39



Executing

000

Fortune Spaces A Partnership
Firm Through Its Partners 1
Rajesh Sumantrao Suryavanshi
Alkapuri
Vadodara
PANNO:AADFF9259P

42



Executing

000

2 Naresh Tulshibhai Patel
Alkapuri
Vadodara
PANNO:ACMPM4092M

38



Executing Party
admits execution



BRA - 3 - ATA

7524

21

23

2015

27/05/15 12:19:56 pm Version:1.1.2015.14

1 Rasmikumar K Kashatriya
Karelibaug
Vadodara



2 Mahendrabhai Shah
Alkapuri
Vadodara

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

1. Shelma R. K. Kashatriya

2. Shelma



Date 27 Month May - 2015

Vasantlal Chhaganlal Bhatiya

Vasantlal Chhaganlal Bhatiya
Sub Registrar
S.R.O - Akota

Produced Form No.1
for finalise the
Marketvalue.

Date : 27/05/2015

Vasantlal Chhaganlal Bhatiya
Sub Registrar
S.R.O - Akota



BRA - 3 - ATA

7524

22

23

2015

27/05/15 12:19:56 pm

Version:1.1.2015.14

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

Executant No. ☒

Claimant No. ☒

Conformer No. ☒

Date : 27/05/2015

(Vasantlal Chhaganlal Bhatiya)

Sub Registrar
S.R.O - Akota

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

Date 27/05/2015

(Vasantlal Chhaganlal Bhatiya)

Sub Registrar
S.R.O - Akota



28/05/15 2:43:18 pm

Version:1.1.2015.15

BRA - 3 - ATA

7524

23

23

2015

District Collector Shir

Order No.P.R.O./AV/

S.R. Dated

Permission - 2162/15

28-5-15

Date : 28-5-15

Sub Registrar

1

Book No.

7524

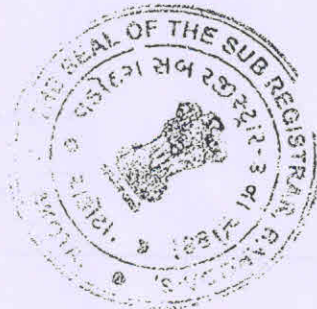
Registered No.

Date : 28/05/2015



(Vasantlal Chhaganla Bhatiya)

Sub Registrar
S.R.O - Akota



TRUE COPY

NAGIN S. GOHIL
NOTARY, VADODARA



રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર: ૨૦૧૫૦૧૬૦૧૪૮૧૮

દસ્તાવેજ નંબર: ૭૫૨૪

દસ્તાવેજ વર્ષ: ૨૦૧૫

તા: ૨૭

માહે: મે

સને: ૨૦૧૫

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

અવેજ Rs. ૮૬૮૪૦૦૦૦.૦૦

રજુ કરનારનું નામ Fortune Spaces A Partnership Firm Through Its Partners 1 Rajesh Sumantrao Suryavar

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....	રૂ. પૈસા
નકલ કરવા ની ફી સાઈડ / કોલીયો.....	૮૬૮૪૦૦
શેરોની નકલ કરવા માટે ફી.....	૨૦૦
ટપાલ ખર્ચ.....	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....	૦
શોધ અગર તપાસલી.....	
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી કોલીયો.....	૦
ઈન્ડેક્સ-૨ ફી.....	
આ સિવાયની બાબતોની ફી.....	

કુલ એકદરે રૂ.

૮૬૮૬૦૦

અંકે રૂપીયા આઠલાખ અડસઠ હજાર છસો પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Alkapuri
Vadodara

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Vasantrao Chingmal Bhatiya)

સબ રજીસ્ટ્રાર

Akota

અગર

R.S. Suryavarshi.

ને આપશે

રજુ કરનારની સહી

IGR-NIC(G)

6461134518520162179

૨૭/૫/૨૦૧૫

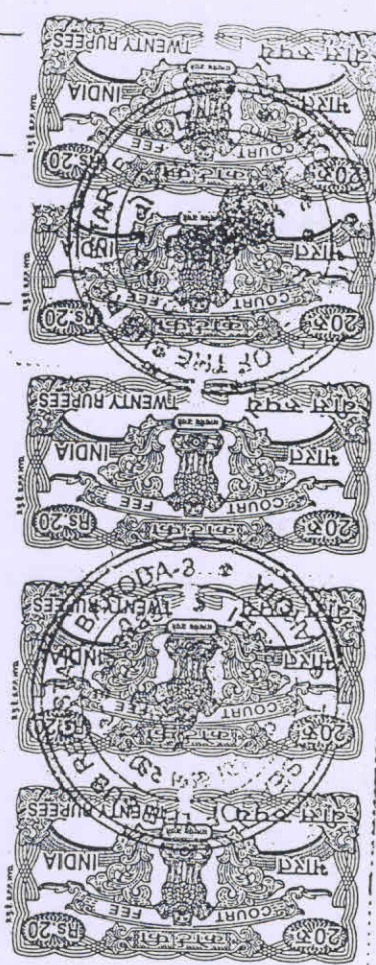
૧૨:૧૪:૪૧ pm



ગામનું નામ : જોતલપુર

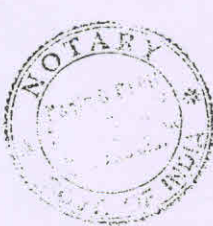
એસ.આર.ઓ - Akola

દસ્તાવેજનો પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. ચોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રા. ૮૬૮૪૦૦૦૦=૦૦	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. ચોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રા. ૮૬૮૪૦૦૦૦=૦૦	Moja Jetalpur R S No 562 C S No 2262 (Old C S No 2214) Sheet No 14 Admeasuring 796.2174 Sq.Mt (Aprox 8567 Sq.Ft)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. ચોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રા. ૮૬૮૪૦૦૦૦=૦૦	Moja Jetalpur R S No 562 C S No 2262 (Old C S No 2214) Sheet No 14 Admeasuring 796.2174 Sq.Mt (Aprox 8567 Sq.Ft)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ. ચોલ્યુમ અને પૃષ્ઠ નંબર	શેરો



મુકાબલ કરનાર

ખરી નકલ



પી જે પરીખ ની તારીખ : ૨૮/૦૫/૨૦૧૫ ના રોજની

અરજી નંબર : ૭૦૮૧
પહોંચ નંબર : ૨૦૧૫૦૧૬૦૧૫૩૨
તારીખ : ૨૮/૦૫/૨૦૧૫

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

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