

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર: ૨૦૧૭૦૧૭૦૩૩૦૫૧ દસ્તાવેજ નંબર: ૧૮૪૭૯ દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૨૩ માર્ચ: નવેમ્બર સને: ૨૦૧૭

દસ્તાવેજનો પ્રકાર માલિકી ફેરફાર/વેચાણ અલેજ Rs. ૨૯૯૨૦૦૦૦.૦૦

રજુ કરનારનું નામ AIM OCTANE INFRA SPACE A PARTNERSHIP FIRM REPRESENTED BY ITS AUTHC
GHANSHYAM D PATEL
નીચે પ્રમાણે ફી પહોંચી રૂ. પેસા

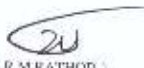
રજીસ્ટ્રેશન ફી.....	૨૯૯૨૧૦૦
નકલ કરવા ની ફી સાર્વજનિક / કોર્પોરેટીવો.....	૩૦૦
શેરોની નકલ કરવા માટે ફી.....	
ટપાલ ખર્ચ.....	
નકલો અથવા પાટીઓ (ફલમ ૬૪ થી ૬૭).....	૦
શોષ અગર તપાસણી.....	
દંડ ફલમ-૨૫.....	
ફલમ-૩૪ (ફલમ-૫૭).....	
નકલ ફી કોર્પોરેટીવો.....	૦
ઈ-ટેક્સ-૨ ફી.....	
આ સિવાયની બાબતોની ફી.....	




અંકે રૂપીયા ઓગણત્રીસ લાખ બાણું ફજાર ચારસો પુરા.

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

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.
GF-25, KALPVUKSH COMPLEX,
GOTRI ROAD
VADODARA


(R. M. RATHOD)
સબ રજીસ્ટ્રાર
Akota

અગર  ને આપશો.
રજુ કરનારની સહી

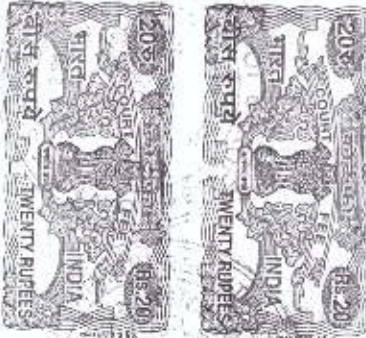

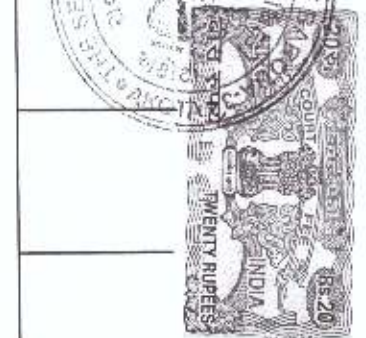
IGR-NIC(G) 6731779198347994784 ૨૩/૧૧/૨૦૧૭ ૧૨:૦૫:૦૦ pm

અંકે રૂ. ૨,૯૯૨,૧૦૦.૦૦
ICICI BANK
D.D.NO. 500296
DATE: 22/11/2017
સબ રજીસ્ટ્રાર, Akota

અનુક્રમિકા નંબર - ૨

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Akota

ગામનું નામ : વાઘલી

<p>દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના વિસ્તારમાં આકાર પટે આપનાર અથવા પટે રાખનાર આગે છે તે જણાવવું)</p>	<p>સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) આકાર અથવા જુદી આકારમાં આરે આરે તે.</p>	<p>દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ</p>	<p>દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ</p>	<p>સહીની તારીખ તારીખ</p>	<p>પાનક્રમ, સોલ્યુમ અને ફીઝ નંબર</p>	<p>કોટી</p>
<p>માલિકી ફરખત/વિચાર</p>	<p>F P NO. 105 ADM 7124 SQ.MTR T P NO. 02</p>	<p>VADODARA URBAN DEVELOPMENT AUTHORITY/VUDAVA LOCAL AUTHORITY CONSTITUTED UNDER THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT THROUGH ITS D.Y. COLLECTOR SHRI DINESHCHANDRA Z GANVIT THROUGH AUTHORIZED SIGNATORY S A PATEL</p>	<p>AIM OCTANE INFRASPACE A PARTNERSHIP FIRM REPRESENTED BY ITS AUTHORIZED SIGNATORY MR. GHANSHYAM D PATEL</p>	<p>૨૩/૧૧/૨૦૧૭ ૨૯/૧૧/૨૦૧૭</p>	<p>૧૮૪૩૯</p>	
<p>રૂ. ૨૯૯૨૦૮૦૦૦=૦૪</p>						

મુશાવલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - Akota



નોંધ: શ્રીમયુરર વિઝમાં કોઈ પણ રીતે કચેલ સુધારો માન્ય ગણાશે નહીં.

અરજી નંબર : ૧૫૯૯૦

પહોંચ નંબર : ૨૦૧૭૦૧૬૦૩૬૩૩૦

તારીખ : ૨૯/૧૧/૨૦૧૭

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - Akota

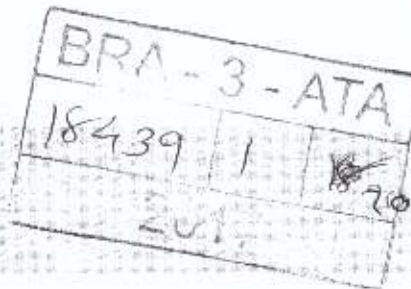
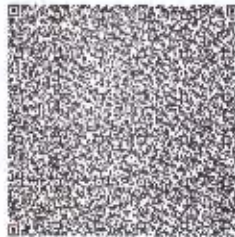


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Certificate No.	IN-GJ58350004230166P
Certificate Issued Date	22-Nov-2017 04:53 PM
Account Reference	SHCIL (FI)/ gjshcil01/ AKOTA/ GJ-BA
Unique Doc. Reference	SUBIN-GJGJSHCIL0166692124465484P
Purchased by	V C PATEL
Description of Document	Article 20(a) Conveyance - Immovable Property
Property Description	NON AGRICULTURAL OPEN LAND BEARING EP-105 ADM 7124 SQ MTR TPS-2 MOJE BHAYLI TAL DIST VADODARA
Consideration Price (Rs.)	29,92,08,000 (Twenty Nine Crore Ninety Two Lakh Eight Thousand only)
First Party	VADODARA URBAN DEVELOPMENT AUTHORITY
Second Party	AIM OCTANE INFRASPACE PARTNERSHIP FIRM
Stamp Duty Paid By	AIM OCTANE INFRASPACE PARTNERSHIP FIRM
Stamp Duty Amount(Rs.)	1,46,61,500 (One Crore Forty Six Lakh Sixty One Thousand Five Hundred only)



UP 0002671228

Statutory Alert:

1. The authenticity of the Stamp Certificate should be verified at www.shcirstamp.com. Any discrepancy in the details of 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.

BRA-3-ATA
18439 | 2 | 2020
2017



SALE DEED IN RESPECT OF OPNE NON-AGRICULTURAL LAND FOR COMMERCIAL PURPOSE BEARING F.P.NO.105, T.P. SHCEME NO.02 AT MOJE BHAYLI, TA. & DISTRICT VADODARA WORTH RS.29,92,08,000/- RS. TWENTY NINE CRORE NINETY TWO LAKHS EIGHT THOUSAND ONLY.

THIS INDENTURE / SALE DEED MADE AT VADODARA this 23rd day of November, Two thousand Seventeen BETWEEN.

THE SELLER :-

Vadodara Urban Development Authority (VUDA) a local authority constituted under the Gujarat Town Planning and Urban Development Act, 1976 having its registered office situated at VUDA Bhavan, Nr. VUDA Circle, VIP Road, Karelibaug, Vadodara-390018, through its Dy. Collector, Shri. Dineshchandra J. Ganvit. Age : 52 Yrs., assessed to income Tax under PAN No. AAABV0141M hereinafter referred to as "THE SELLER" (which expression shall unless it be repungnant to the context or meaning thereof be deemed to mean and include their respective attorneys, legal representatives, executors, successors in title and permitted assigns) of the **FIRST PART**.

AND

Cham.

DRD

BRA - 3 - ATA		
18439	3	20
2017		

THE BUYER :

AIM OCTANE INFRASPACE A Partnership Firm assessed to income tax under PAN No : ABIFA8100E having its office at GF-25, Kalpvruksh Complex, Gotri Road, Vadodara Represented by its Authorized Signatory, **Mr.GHANSHYAM D. PATEL & Others, Age-45, occupation-business, residing at-66/N Harinagar Society, Gotri Road, Vadodara.** Hereinafter referred to as "THE BUYER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective attorneys, legal representatives, executors, successors in title and permitted assigns) of the **SECOND PART.**

The Seller and Buyer are hereinafter individually referred to as a "Party" and collectively as the "Parties", as the context may require.

WHEREAS

(1) Whereas the seller has absolute of possession of the land by implementing final sanctioned Town Planning Scheme No. **2(Bhayli)** admeasuring **7124 sq.mt.** open land falling in revenue survey No. --- and denoted as **F.P. No.105** of T.P.S. **No.2(Bhayli)** situated at Moje Village **Bhayli, Taluka Vadodara, District Vadodara, Gujarat** and this property stands in the name of VUDA. The property which is sold by this sale deed is more particularly described in Schedule Written herein under. The land conveyed under this deed is marked with cross lines (hatches) in the plan attached here with which is also forming a part of this sale deed. The property which is sold by this Sale Deed is hereinafter referred to as "The said property".



(2) The seller, under its official capacity, has gone through all the legal procedures for the disposal of the said property under section-119 of the Gujarat Town Planning and Urban Development Act, 1976 by the Competent Authority Constituted under the provision of the Gujarat Town Planning and Urban Development Act. 1976 and disposed the said property after the auction procedure conducted as per regulations made under the said enactments. Neither any objection is raised / initiated by any interested person during the said disposal procedure nor any one claim any interest in the said property till the final disposal of the said property. No litigation or suit or claim is pending nor any charge or encumbrance raised or claimed over the said property. Neither any person opposed nor any objection raised or pending before any Court of Law or Revenue Authority in against of the whole procedure or for the

Signature

Signature

-3-

BRA - 3 - ATA

18439/2/1820

recovery of the said land. The Competent Authority of VUDA / The seller has transferred the clear and marketable title of the said property to the Buyer therefore the Buyer has absolute rights over the said property. The competent Authority has followed the disposal procedure as per rules and regulation of the disposal of land and other property of UDA rules 2002. The Seller has for the purpose of disposal of said plot by inviting Tenders cum public auction by publishing public Advertisements in widely spread daily news papers and also published on Website of VUDA, subject to rules and regulations of disposal of land and other properties of UDA rules 2002. The purchaser has submitted the Tender for Bhayli T.P.S. No.2 F.P.No.105, admeasuring 7124 sq.mt. area of dt. 03/05/2017 by offering amount of Rs.41,423/- per sq.mt. and the VUDA Authority / the Seller has accepted the highest bid made by the Buyer at the said Auction dated 09/5/2017 offering purchase price Rs. 42,000/- per sq.mt. against upset price of Rs. 40,957/- Per Sq.mt. Thereafter the Seller issued and was given the allotment order No.UDA/ADM/1031/2017, dtd.02/06/2017 to the Buyer. And the Buyer has accepted the allotment order made by the Authority granting the total and full market sale price of Rs. 29,92,08,000/- (Rupees **Twenty Nine Crore Ninety Two-Lakh Eight Thousand Only**) for the said plot situated at **Bhayli**, T.P.S. No. 2, F.P. No. 105, admeasuring 7124 sq. mt. as mentioned in the Schedule-A as shown in this sale deed.



(3) Originally the said property was possessed by the seller through implementation of final and sanctioned Town Planning Scheme No.2(Bhayli) vide state govts. Notification No. GH/V/208/of2014/TPS-122014-2667-L dated. 20/12/2014 and hence became the Seller an absolute owner of the property and sold by this sale deed and has all rights to sale and conveys the property and have rights to execute this Sale Deed in favour of the Buyer. The Seller hereby represents and warrants that he is the absolute and lawful owner or otherwise well and sufficiently entitled to and he has exclusive title to the said property. The Seller hereby further state and declare that he is truly qualified and sufficiently empowered to sell the property mentioned in this Deed to the Buyer. The Buyer has purchased the said property by this sale Deed. The Buyer has purchased the said property and has also deposited the sale deed amount as mentioned in this Deed Under schedule-A. Thus, the Buyer has purchased the said property on as-is-where-is basis, at the price mentioned in this Deed. The Buyer confirms that he is executing this Deed with full knowledge

[Signature]

[Signature]

-4-

B-3-ATA		
18439	5	20

of all the laws, bylaws, Rules and Regulations issued by any Government authorities having jurisdiction over the said property, which are applicable to the said property.

- (4) By this sale deed the buyer hereby vested with absolute title to the said property convey and the buyer have been vested by this deed full title to the said property with all the proportionate rights to convey the same to any one hereafter of the property owners by virtue after construction or development of the said property by the buyer(s).
- (5) The Buyer has purchased this property by this sale deed by paying full market price in auction hence it is made clear hereby that the restrictions mentioned in rule of 20 sub section 2 (a), 2 (b) and 3 (a), 3 (b) urban area development authorities disposal of land and other properties regulations dated 02-02-2008 are not applicable.
- (6) The parties confirm that the consideration has been paid to the seller by the buyers as per the instruction of the seller as per details below.

:: SCHEDULE-A ::

Details of Consideration



Rs.29,51,000/-	1. Rs. <u>Twenty Nine Lakhs Fifty One Thousand Only</u> By DD No. <u>501526</u> dtd.03/05/2017 drawn on ICICI Bank, (855)Akota Branch, Vadodara in Favour of the seller as a token at the time of submitted the tender.
2. Rs.1,00,00,000/-	2. Challan. No. 1445 Dt. 18-05-2017, Rs. <u>One Crore Only</u> By Cheque No. <u>013727</u> . dtd. <u>15/05/2017</u> . drawn on Federal Bank Alkapuri Branch, Vadodara ,
3. Rs.45,00,000/-	3. Challan. No. 1446 Dt. 18-05-2017, Rs. <u>Forty Five lakhs Only</u> By Cheque No. <u>803964</u> dtd. <u>17/05/2017</u> . drawn on IndusInd Bank Baroda Branch, Vadodara.
4. Rs.63,00,000/-	4. Challan. No. 1519 Dt. 22-05-2017, Rs. <u>Sixty Three Lakhs</u> Only by Cheque No. <u>013736</u> dtd. 18/05/2017. drawn on Federal Bank, Alkapuri Branch, Vadodara
5. Rs.62,50,000/-	5. Challan. No. 1550 Dt. 23-05-2017, Rs. <u>Sixty Two Lakhs Fifty Thousand Only</u> By Cheque No. <u>013741</u> dtd. 20/05/2017. drawn on Federal Bank, Alkapuri Branch, Vadodara

(Lgn)

JAC

BRA ATA
 18439 8 20
 2017

6. Rs.4,00,00,000/-	6. Challan. No. 3955 Dt. 28-08-2017 Rs. <u>Four Crore Only</u> By Cheque No. <u>000881</u> dtd.24/08/17 drawn on ICICI Bank, Atmajyoti Branch, Vadodara
7. Rs.8,00,00,000/-	7. Challan. No. 4074 Dt. 30-08-2017, Rs. <u>Eight Crore Only</u> By Cheque No. <u>000884</u> dtd.29/08/17 drawn on ICICI Bank Atmajyoti Branch, Vadodara
8. Rs. 14,62,14,920/-	8. Challan. No.6213 Dt.18/11/17 Rs. <u>Fourteen Crore Sixty Two Lakhs fourteen Thousand Nine Hundred Twenty Only</u> By Cheque No. <u>000897</u> dtd.16/11/17 drawn on ICICI Bank Atmajyoti Branch, Vadodara
9. Rs. 29,92,080/-	9. Challan. No. 6213 Dt.18/11/17, Rs. <u>Twenty Nine Lakh Ninety two Thousand Eighty Only</u> By Challan Sr. No.01216, 01220, 01221, Dated 18/11/17 (TDS)
Rs.29,92,08,000/-	TOTAL AMOUNT
(Total Rupees in words	(Rupees Twenty Nine Crore Ninety Two Lakhs
:	Eight Thousand Only)

The receipt whereof the Seller hereby acknowledged is as the full and final payment. In consideration for receipt of the consideration as set out herein above, the Seller hereby grant, transfer and convey unto the Buyer by way of absolute sale this said property, free from all encumbrances. Whereas whatever the amount paid by the Buyer as a deposit shall be consider as a part of the sale price and the Buyer has paid the remaining and full payment to the Seller as mentioned herein this indenture. The Consideration of the said property is exclusive of all or any taxes, and whereas the Seller agree, confirm and declare that the Seller has received entire consideration money for the sale of the said property. The Seller has on this day placed the Buyer herein given possession of the said property free from all encumbrances. The Buyer does hereby further acknowledge that the Seller has done all such acts, deeds or thinks towards absolute transfer of the ownership rights in the said property hereby conveyed, granted, transferred and sold to the Buyer.

RECEIVED

(7) As Mentioned above, BUYER has paid full amount of the said plot and its possession has been handed over the BUYER with full rights, easement rights described hereinafter.

[Signature]

[Signature]

BRA - 3 - ATA
18439 7 20
2017

- (1) The BUYER is the sole occupant and owner of the above mentioned property which is described in the schedule and is now liable to pay all Taxes, Assessment, Cesses and charges of whatever nature including all service charges.
- (2) The SELLER has ensured to the BUYER that the said property or any part of it is not subject matter of any dispute or pending litigation before any Court including Civil, Criminal and Revenue and also ensure the SELLER has absolute authority to sell, transfer and convey the said property and also ensure that the title of the above mentioned property is clear marketable and free from all encumbrances.
- (3) The SELLER hereby ensure to the BUYER that the SELLER has not executed any document of sale, mortgage or gift deed or any other document in favour of any person, institution, bank and has not created any charges over the said property.
- (4) The BUYER becomes the absolute owner of the said open land of Bhayli bearing T.P.S.No. 2(Bhayli), F.P.No. 105 admeasuring 7124 sq. mt. situated at Bhayli, Vadodara from the date of this executed sale deed therefore BUYER can enter his name in City Survey records and other Government records and SELLER hereby extends co-operation in this regards in accordance to the law.
- (5) All the taxes pertaining to the said Property have already been paid by SELLER up-to-date of this executed sale deed, which has been verified by BUYER.
- (6) The SELLER put the BUYER into the actual and peaceful possession of the said Property, described hereinabove the Schedule and the BUYER shall hold the possession of the said Property as an absolute owner from SELLER by virtue of this indenture.

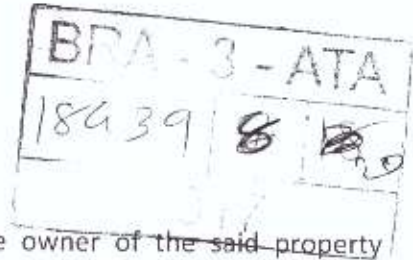


(8) Representations, Warranties and Covenants of the Seller:

The Seller represents, warrants, and covenants as follows: subject to Disposal of land and other properties of Urban Development Authority rules 2002.

(Signature)

(Signature)



- (1) That he is the sole and absolute owner of the ~~said property~~ and is in possession of the said property.
- (2) That, as on the date of this Deed, the said property is free from any and all encumbrances, liens, mortgages, charges, actions, agreements, fines, penalties, taxes, third party covenants and conditions, third party rights or restrictions of any kind or nature whatsoever, or any covenants and conditions attached to governmental approvals or licenses and the title of the Seller to the said property is clear and marketable and is conveyed and transferred to the Buyer in terms hereof.
- (3) That all taxes, cesses, electricity charges, water charges, municipal taxes, charges for other utilities or facilities and all other public dues, as applicable, in respect of the said property for the period up to and including the date of this Sale Deed have been paid as on the date hereof.
- (4) That the Seller has not received any notice from any authority in respect of the said property restricting rights to transfer the said property.
- (5) The Seller is fully entitled to executed this Sale Deed.
- (6) The Seller gives consent to transfer the electricity, water etc. connection in the name of the BUYER.

9) Representations, Warranties and covenants of the BUYER:

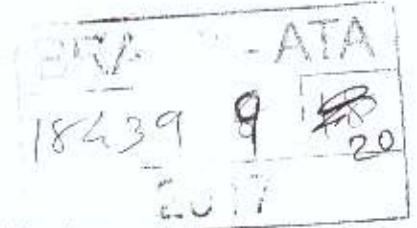


The BUYER represents warrants and covenants' as follows:

- (1) That he is executing this Deed with full knowledge of all the Laws, Bylaws, Rules and Regulation issued by any Governmental Authority having jurisdiction over the said property, which are applicable to the said property including disposal of land and other properties regulation-2002 for Urban Development Authorities dated 2/2/2008 and as and when amended by the state government from time to time.
- (2) The BUYER has completed a due diligence exercise including the physical assessment of the said property, ownership record of the said property and other documents relating to the title, nature and usage of the said property including the pending litigation and studying the position of the said property in the master plan of the city and the reservation, competency and all other relevant details and pursuant thereto and after fully satisfying has purchased the said property.

[Handwritten signature]

[Handwritten signature]



- (3) All taxes, cesses and all other public dues, as applicable in respect of the said property accruing from the date of execution and registration of this Sale Deed and pertaining to the period after such date shall be the sole liability of the Buyer and the Seller shall have no liability whatsoever in respect thereto.
- (4) The BUYER shall obtain requisite statutory approvals development permission, building use permission and licenses to carry out any further development of the said property and Seller shall have no liability whatsoever in respect thereto.
- (5) The BUYER is full entitled to execute this Deed and has been duly authorized to enter into the transaction set out herein.
- (6) The BUYER represents and undertakes that in registration of this Sale Deed; it has complied with all applicable laws and shall remain responsible for ensuring at all times compliances with all applicable laws with no liability of the Seller whatsoever.
- (7) The BUYER has borne the expenses relating to the stamping and registration of this Sale Deed and shall remain solely liable for any deficiency or undervaluation of stamp duty hereunder and / or for payment of the same and shall always keep the Seller fully indemnified in this respect. The Seller shall not liable to pay any local, state govt., central govt. and any taxes, duties payable in future including any such duties, taxes which is implied by the statutory bodies with retrospective effects.



SCHEDULE OF THE PROPERTY

(Property Sold by this Sale Deed)

All the piece and parcel of open Non-Agricultural land bearing **F.P.No.105** admeasuring **7124 sq.mt.** of **T. P. Scheme No. 02** situated at Moje Village **Bhayli**, Taluka, District : Vadodara and bounded that is to say :

- East** : F. P. No. 45 and 46
West : 24.00 MTR. T. P. ROAD
North : F. P. No. 43
South : 24.00 MTR. T. P. ROAD

Signature

Signature

ATA
18439 10 ~~20~~ 20

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENT ON THIS THE.....TH DAY OF NOVEMBER, 2017 IN THE PRESENCE OF THE WITNESSES :

Signature:

Witnesses:

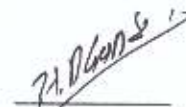
Party of the First Part / The Seller :

Authorized Signatory of
Vadodara Urban Development
Authority (VUDA)





(Shri. Dineshchandra J. Ganvit)
Deputy Collector
Urban development Authority
Vadodara



Party of the Second Part /The Buyer :

AIM OCTANE INFRA SPACE
A Partnership Firm Represented
by its Authorized Signatory



(Mr. GHANSHYAM D. PATEL)



BRA-3-ATA
18439110

SCHEDULE

As per the Registration Act 1908 Rule 32,A as under

Signature of Seller
Authorized Signatory

Photo

Impression of Left Thumb

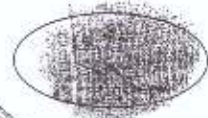


(Shri. Dineshchandra J. Ganvit)
Deputy Collector
Urban development Authority
Vadodara



Signature of Purchaser :

AIM OCTANE INFRASPACE
A Partnership Firm Represented
by its Authorized Signatory



(Mr. GHANSHYAM D. PATEL)



EPD - ATA
18439 12. 20

Photo of the schedule property



Signature of Seller :-

Cham.



Signature of Purchaser :-

[Handwritten Signature]

સરકારી કામગીજ માટે

ગુજરાત નગર રથના અને શહેરી વિકાસ અધિનિયમ - ૧૯૭૬

(નિયમ ૩૧ અન્વે, ૩૫ મુજબ)
 નગર રથના વીજળા કમિટી નં. ૧ (શહેરી વીજળા)
 મુ. નહેરૂની મહે મુલાકાત નં.૧૧

ક્રમ	નામિક નંબર	મતા પુસ્તક	રે.ક.નં. નંબર	મુલ્યાંકન		શુભિય મા મુલ્ય		કુલમુલ્ય	વરદી સીલ (કલમ ૨૫(ક) કોડ ડીલિન ટે)	રૂબા ૧૨ મુલ્ય આપવાના કામ પુસ્તકનું કોડનું કોડનું નામ	જીક માટે મુલ્ય આપવાના કામ પુસ્તકનું કોડનું નામ	આવેશ પહેલી વેલુદે (૧) અથવા (૨) આરોગ્ય સેવાની સીમી રૂબા કોડનું નામ
				સરકારી	શુભિય મા મુલ્ય	કુલમુલ્ય	આવેશ પહેલી વેલુદે (૧) અથવા (૨) આરોગ્ય સેવાની સીમી રૂબા કોડનું નામ					
૧	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩	૧૦૧૩



BRA - 3 - ATA
 18/03/17 14 20
 2017

સહી-
 નગર રથના અધિકારી
 નગર રથના વીજળાની ઓફીસ
 વડોદરા

સુનિયમિત રીતે પાલન
 શહેરી વિકાસ સંચા મંડળ
 વડોદરા.

નકલ તૈયાર કરનાર
 નકલ તપાસનાર

(Signature)



વડોદરા શહેરી વિકાસ સત્તામંડળ

“વુડા ભવન” વુડા સર્કલ પાસે, વી.આઇ.પી. રોડ, કારેલીબાગ, વડોદરા-૧૮.
ફોન નં. : ૨૪૬૬૭૧૦, ૨૪૬૬૭૧૫, ૨૪૬૬૭૧૭ ફેક્સ : ૦૨૬૫-૨૪૬૫૧૨૨




BRA - 3 - ATA		
18U39	15	20
2017		

તા. ૧૪/૧૧/૨૦૧૭

—:: ઓથોરીટી પત્ર ::—



આથી હું નીચે સહી કરનાર શ્રી દિનેશચંદ્ર ઝવેરભાઈ ગાંધિત, નાયબ કલેક્ટર, વુડા, વડોદરા શહેરી વિકાસ સત્તામંડળની કચેરીની માલિકીના મોજે પાદરા મુકામે આવેલ વુડા શોપીંગ સેન્ટર, વુડા પ્લાઝા, વુડા કોર્નર, EWS / LIG-1 / LIG-2 / MIG આવાસો તથા વુડા હસ્ટલની મોજે ભાયલી ખાતેની ટી.પી.રફીમ.નં.૧,૨,૩,૪ તથા મોજે પાદરા ખાતેની ટી.પી.રફીમ.નં.૧,૨, તથા સેવાસી ખાતેની ટી.પી.રફીમ.નં.૧ અને વેમાલી ખાતેના ખુલ્લા પ્લોટોનું વેચાણ આપનાર તરીકેની સહી કરૂં છું. જે બાબતે મારા પ્રતિનિધિ તરીકે સત્તામંડળની કચેરીમાં ફરજ બજાવતા કર્મચારી શ્રી એસ.એ.પટેલ દ્વારા મારી ઓળખાણ આપવા સત્તા આપું છું. જેથી, તમામ અરજદારો/ લાભાર્થીઓને દસ્તાવેજ સ્વીકૃતિ કરી આપશો.


(એસ.એ.પટેલ)




(દિનેશચંદ્ર ઝવેરભાઈ ગાંધિત)
નાયબ કલેક્ટર
શહેરી વિકાસ સત્તામંડળ
વડોદરા

પ્રતિ,
સબ સ્વિકૃતિ પાદરા/વેમાલી/ભાયલી/સેવાસી તરફ જાણ સારૂ.

E.	3-A.
18439	16/18

દસ્તાવેજ નંબર...૧૮૩૯...તા...૨૩/૧૧/૨૦૧૭

:: 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 પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ મોજે ભાયલીનાં ટી. પી. સ્કીમ નં. ૦૨, ફાયનલ પ્લોટ નં. ૧૦૫ વાળી જમીનનો નો વેચાણ લેખ કરી આપેલ છે?	હા
૨	લેખમાં દર્શાવ્યા મુજબ 7124 sq.mt. વાળી જમીન માટેનો વેચાણ લેખ કરી આપેલ છે?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે?	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી / અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો?	હા
૫	ઓળખાણ આપવા સારુ 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 વ્યક્તિ/ઓ એક જ છે?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો?	હા



લખી આપનારાની સહી

[Signature]

ઓળખાણ આપનારાની સહી

[Signature]

[Signature]

(સહી)

સબ રજીસ્ટ્રાર
સબ રજીસ્ટ્રાર
વડોદરા-૩, (અકોટા)

BRA - 3 - ATA		
18439		
2017		

23/11/17 11:28:53 am Version:1.1.2017.5

Serial No. 18439

Presented of the office of the Sub-Registrar of
S.R.O - Akota Between the hour of
 11 to 12 on Date 23/11/2017

Receipt No :- **2017016036051**

Received Fees as following	Rs.
Registration	2992100
Side Copy Fee (30)	300
Other Fees	0
TOTAL :-	2992400





(Signature)

ICICI BANK
 D.D.NO. 500296
 DATE: 22/11/2017

AIM OCTANE INFRASPACE A PARTNERSHIP
 FIRM REPRESENTED BY ITS AUTHORIZED
 SIGNATORY MR. GHANSHYAM D PATEL

(Signature)
 (R.M.RATHOD)
 Sub Registrar
 S.R.O - Akota

(Signature)
 (R.M.RATHOD)
 Sub Registrar
 S.R.O - Akota

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
52	VADODARA URBAN DEVELOPMENT AUTHORITY(VUDA)A LOCAL AUTHORITY CONSTITUTED UNDER THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT THROUGH ITS DY. COLLECTOR SHRI DINESHCHANDRA Z GANVIT THROUGH AUTHORIZED SIGNATORY S A PATEL VUDA BHAVAN NR.VUDA CIRCLE, VIP ROAD KARELIBAUG VADODARA PANNO:AAABV0141M				<i>(Signature)</i>



Executing Party admits execution

BRA - 3 - ATA		
18439		
2017		

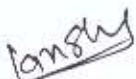
23/11/17 11:28:53 am Version:1.1.2017.5

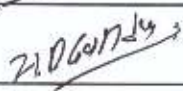
1 KUNAL M SHAH
MANJALPUR
VADODARA

2 HITESH GANDHI
AKOTA
VADODARA

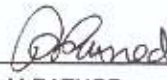


State that they personally known
above named executant and
Indetifies him/them.

1. 

2. 

Date 23 Month November - 2017


R.M.RATHOD
Sub Registrar
S.R.O - Akota



Produced Form No.1
for finalise the
Marketvalue.
Date : 23-11-17


Sub Registrar

BRA - 3 - ATA

18439

[Signature]
19

[Signature]
20

2017

23/11/17 11:28:53 am Version:1.1.2017.5

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

Executant No. ✓

Claimant No. ✓

Conformer No. —

Date: 23-11-17

[Signature]
Sub Registrar

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

Date 23-11-17

[Signature]
Sub Registrar



नोंधिली सर निरमकश्री, गु.रा., गांधीनगरना ता.२२१०१०२०१५ ना परिपत्र
क्रमांक : ई/२/५४२/३४७/२०१४/१३००१ बी १३३६४ तथा ता.११/११/२०१६
ना परिपत्र क्रमांक : ई/२/५४२/३४७/२०१४/३२३८२ बी ३२३५७ मुख्य कार्मी
आपनार नं ✓
ने दस्तावेजोनी विजने समलुत कर्षो अने ओगपनापू आपनाराओओ तेओनी
ओगपन भातरी आपना रजिस्ट्रेशन ओकेट -१८०८ नी क्वाम -३४,३५,५८ अने ५८
डिंठनी सर्ववादी पुदी करी.

[Signature]
R.M.RATHOD

"सम रजिस्ट्रार"

S.R.O - Akota

BRA - 3 - ATA

18439

~~18~~ ~~18~~
20 20

2017

29/11/17 12:25:14 pm

Version:1.1.2017.5

1	Book No.	18439	Registered No.
Date : 29/11/2017			

R.M. Rathod

(R.M.RATHOD)
Sub Registrar
S.R.O - Akota

