

KOS

--- No. 1509 ---

2013

[1.]

INDIA
INDIA NON JUDICIAL
RUPEES TWENTY FIVE THOUSAND
Rs. 25000

GUJARAT

A 101830



Sr. No. 99/1 1 to 5, Date : 16/9/2013
Buyer's Name : Advance Technoforge Pvt. Ltd.
Village : Padavla
Cost of Stamp : Rs. 25,000/-
By : K. J.

Signature /- illegible
(Devshibhai Mohanlal Patel)
Stamp vendor
Opp. Taluka School, Gondal

Advance Technoforge Pvt. Ltd.

Sd/- Illegible

Director



Sale Document of Plots

Plots of uncultivated open land for general industrial purposes in **PADWALA** village of Kotdasangani taluka of Rajkot district are being sold at a price of **Rs. 12,55,000-00**, totaling **Rs. twelve lakh fifty-five thousand.**

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[2.]

INDIA
INDIA NON JUDICIAL
RUPEES TWENTY FIVE THOUSAND
Rs. 25000

GUJARAT

A 101831



Sr. No. 99/2 1 to 5, Date : 16/9/2013
Buyer's Name : Advance Technoforge Pvt. Ltd.
Village : Padavla
Cost of Stamp : Rs. 25,000/-
By : K. J.

Signature /- illegible
(Devshibhai Mohanlal Patel)
Stamp vendor
Opp. Taluka School, Gondal

Property Details :-

Land of Survey No. - 121 within the boundaries of Padwala village of Kotdasangani taluka of Rajkot district measuring acres 4-05 gunthas, 16795-00 sq. mtrs., uncultivated for general industrial purposes, consisting of Plot No. 1 measuring 355-72 sq. mtrs., 425-41 sq. yards and Plot No. 2 measuring 339-45 sq. mtrs., sq. yard 405-95 and Plot No. 3 sq. mtrs., 405-45, sq. yard 484-99 and Plot No. 4 sq. mtrs., 403-56, sq. yard 482-62 and Plot No. 5 sq. mtrs., 402-66, sq. yard 481-54 and Plot No. 6 sq. mtrs., 435-43, sq. yard 520-73 for sale.

Written by :

Buyer :

Director of "Advance Techno Forge Private Limited" -
Shri Milanbhai Mukeshbhai Hingu, Occupation- Business,
Religion - Hindu, Resi.- Gondal, Address - "Narayan Krupa",
Akshardham Society, Street No.- 1, Ashapura Road, Gondal.
(Firm PAN No. AALCA 8885 H)

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[3.]

INDIA
INDIA NON JUDICIAL
RUPEES TEN THOUSAND
Rs. 10000

GUJARAT

758520

Sr. No. 99/3 1 to 5, Date : 16/9/2013
Buyer's Name : Advance Technoforge Pvt. Ltd.
Village : Padavla
Cost of Stamp : Rs. 10,000/-
By : K. J.

Signature /- illegible
(Devshibhai Mohanlal Patel)
Stamp vendor
Opp. Taluka School, Gondal

Written in favor :

Seller :

Shri Maganbhai Popatbhai Virdia,

Occupation- Agriculture, Religion- Hindu, Age- 68 years,
Resident- **Nagadka**, Taluka Gondal, District Rajkot

**I hereby sign and the sale deed of these plots today -
(Form No. 60 has been submitted.)**

The land of the boundary of **Padwala** village of **Kotdasangani** taluka of **Rajkot** district, bearing **survey no. - 121**, acres **4-06** guntha, hectares **1-67-95**, has been sold from Shri Gani Haji Ghanchi by Shri Gitaben Bhikhubhai Sakaria etc. Sub-registered document serial no. 8612, dated 21/11/2006. The entry note no. - 1669, dated 16/12/2006 has been approved on 31/1/2007. That number has been sold from Shri Gitaben Bhikhubhai Sakaria etc. **by me, registered document serial no. 22077, dated**

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[4.]

**INDIA
INDIA NON JUDICIAL
RUPEES ONE THOUSAND
Rs. 1000**

GUJARAT

E 881966

Sr. No. 99/4 1 to 5, Date : 16/9/2013
Buyer's Name : Advance Technoforge Pvt. Ltd.
Village : Padavla
Cost of Stamp : Rs. 1,000/-
By : K. J.

Signature /- illegible
(Devshibhai Mohanlal Patel)
Stamp vendor
Opp. Taluka School, Gondal



15/12/2010. Whose entry note no. - 1983, dated 24/12/2010 has been approved from 9/2/2011. That land measuring 16795-00 square meters has been made non-cultivated for the purpose of general industry. The layout plan of which is approved from the office of the Deputy Town Planner of Rajkot vide letter no. Dev./Kotdasangani/Padwala/2013 dated 1/4/2011 and its plot no. - 1 to 21 has been made. Which has been approved for non-cultivation from the order no. N.A.Le.Re.Ka.K. 65/Case No. 649/10-11/Vashi/8416/23 dt.22/7/2011 of the District Development Officer of Rajkot. Among those plots, the open land as per the dimensions shown in its approved layout plan is Plot No. - 1 measuring 355-72 sq. mtrs, 425-41 sq. yards and Plot No. - 2 measuring 339-45 sq. mtrs, 405-94 sq. yards and Plot No. - 3 measuring 405-45 sq. meters, 484-88 sq. yards and Plot No. - 4 measuring 403-56 sq. mtrs,

The boundary and measurements of the plot number - 2
sold are as follows.

- East :** The boundary of the plot sold is completed 10-50 meters road. On this side, the measurement is 15-00 meters.
- West :** The boundary of the plot sold is completed by waste land and a cart road. On this side, the measurement is 15-00.
- North :** The boundary of the plot sold is completed by the applicable plot number - 1. On this side, the measurement is 22-68 meters.
- South :** The boundary of the plot sold is completed by the applicable plot number - 3. On this side, the measurement is 22-58 meters.

The boundary and measurements of the plot number - 3
sold are as follows.

- East :** The boundary of the plot sold is completed 10-50 meters road. On this side, the measurement is 18-00 meters.
- West :** The boundary of the plot sold is completed by waste land and a cart road. On this side, the measurement is 18-00.
- North :** The boundary of the plot sold is completed by the applicable plot number - 2. On this side, the measurement is 22-58 meters.
- South :** The boundary of the plot sold is completed by the applicable plot number - 4. On this side, the measurement is 22-47 meters.



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The boundary and measurements of the plot number - 4
sold are as follows.



- East :** The boundary of the plot sold is completed 10-50 meters road. On this side, the measurement is 18-00 meters.
- West :** The boundary of the plot sold is completed by waste land and a cart road. On this side, the measurement is 18-00.
- North :** The boundary of the plot sold is completed by the applicable plot number - 3. On this side, the measurement is 22-47 meters.
- South :** The boundary of the plot sold is completed by the applicable plot number - 5. On this side, the measurement is 22-37 meters.

The boundary and measurements of the plot number - 5
sold are as follows.

- East :** The boundary of the plot sold is completed 10-50 meters road. On this side, the measurement is 18-00 meters.
- West :** The boundary of the plot sold is completed by common plot/A. On this side, the measurement is 18-00.
- North :** The boundary of the plot sold is completed by the applicable plot number - 4. On this side, the measurement is 22-37 meters.
- South :** The boundary of the plot sold is completed by the applicable plot number - 6. On this side, the measurement is 22-37 meters.

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**The boundary and measurements of the plot number - 6
sold are as follows.**



- East :** The boundary of the plot for sale is a road measuring 10-50 meters. On this side, there is a measurement of 19-81 meters. In which there is a circle of 6-00 meters in the southern corner.
- West :** The boundary of the plot sold is completed by common plot/A. On this side, the measurement is 19-81.
- North :** The boundary of the plot sold is completed by the applicable plot number - 5. On this side, the measurement is 22-37 meters.
- South :** The boundary of the plot for sale is a road measuring 18-00 meters. On this side, there is a measurement of 22-37 meters. In which there is a circle of 6-00 meters in the eastern corner.

The plots of open land with the above boundary are ours to occupy and occupy freely. If any dispute, claim or claim arises in relation to the sale of the plot to you, we shall be responsible for all the expenses incurred by you at that time.

In return, I have received a cheque of **Rs. 12,55,000-00 in the amount of Rs. twelve lakh fifty-five thousand** drawn on Bank of Baroda, Pardi branch, dated 16/9/2013 in my name. We hereby

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acknowledge receipt of the same. And the vacant direct and fearless possession of the said plots has been handed over to you today.



This document is written on a stamp of **Rs. 61,500-00**. All expenses including stamp registrar fee are borne by you, the buyer. We have to be present when you ask and get the name registered with the Registrar Court when you ask.

There is no debt, credit or encumbrance of any kind on the said plots of the government or cooperative or any bank or any tenant nor is there any right, interest, share, claim, interest, mortgage, encumbrance, security, charge right, or lien of any kind. And these plots are sold to you completely free from all debts and encumbrances.

The said plot is sold to you with all the rights, rights and liberties enjoyed by us from heaven to earth and the right of easement of the road.

We have not sold the said plot to anyone other than you, nor have we entered into an agreement to sell it, nor have we transferred or assigned it to anyone by mortgage, gift or in any other way. We hereby guarantee that.



If there is any mistake or typographical error in this sale document of the said plot, then all the same shall be as per the title deed, government orders and account slips of the same. In addition, we, the seller, shall take all necessary steps to rectify such errors, omissions, documents, assurances, signatures or affidavits or confirmations, wherever required, by you, the buyer. We give such a firm guarantee, promise and trust.

The above-mentioned plots are non-cultivated. Therefore, we have to pay all the taxes and lease taxes that are due to the Gram Panchayat till date. And now, the subsequent taxes and the road, water, sewer, light and development costs for your use, etc., will be borne by you, the buyer.

You are entitled to transfer the said plots to the Government, Semi-Government, Revenue Record, Gram Panchayat Office in your name on the basis of this sale deed. And wherever our presence and signed consent are required, we have to be present and give our signed consent. Which we hereby confirm.

Xerox copies of the following documents have been handed over to you in support of the ownership of the said plots.

- 1. Xerox of the original of the registered document serial number 8612, dated 21/11/2006.**

2. Xerox of the original of the registered document serial number 22077, dated 15/12/2010.
3. Xerox copy of the non-agricultural order.
4. Copy of the non-agricultural layout plan.
5. Successive copies of village sample number-6.



We have written this sale deed of these plots today, with our full pleasure, without reservation, after reading, understanding, and considering it. It is our and our descendants', heirs', and successors' acceptance and approval.

Date: 16/09/2013

Signature

Signature/- Illegible
(Shri Maganbhai Popatbhai Virdiya)

Witness

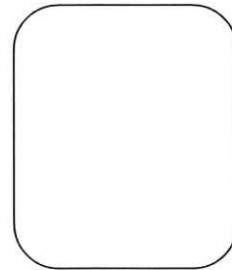
1. Signature/- Illegible
2. Signature/- Illegible

Signature of the buyer :-

Advance Technoforge Private Limited

Signature/- Illegible

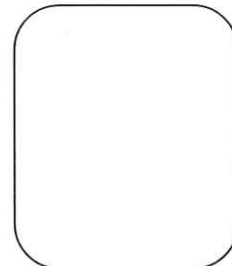
Director



Signature of the seller :-

Signature/- Illegible

(Maganbhai Popatbhai Virdiya)





Property Address : **Survey No. - 121, Plot No. - 1 to 6**
Village- **Padwala**, Taluka- Kotdasangani

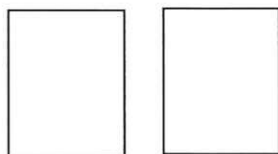
Buyer's Signature : **Advance Technoforge Pvt. Ltd.**
Sd/- Illegible Director

Seller's Signature : **Sd/- Illegible (Magan Popat)**

16/09/2013 12 : 20 : 19 p.m. Version 1.0.2012.107

Sr. Number 11509 of 2013

Presented in the office of S.R.O.
Kotadasangani Sub-Registrar
on 16st Sep, 2013 between 12:00
p.m. to 13:00 p.m.



S/d. - Illegible

Milanbhai Mukeshbhai Hingu is a
director of "Advance Technoforge Pvt.
Ltd., with PAN No. AALCA 8885 H.

Receipt No. 2013230002265

Get the fee is	Rs. Paise
Register Fees :	12550-00
Photo fees page no. (27)	160-00
Other Fees :-	0-00

Total :-	12710-00
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S/d. - Illegible

(M. G. Karkar)

Sub-Registrar
Kotdasangani

S/d. - Illegible

(M. G. Karkar)

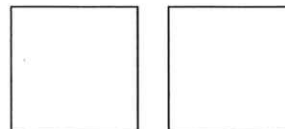
Sub-Registrar
Kotdasangani

No.	Name and address of the party	Age	Photograph	Le.He.Thub	Impress	sign
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Seller :

- (1) Maganbhai Popatbhai Virdiya
Nagadka, Taluko - Gondal,
District - Rajkot
PAN No. : FORM 60)

68



S/d.- Illegible



The person who wrote the
document acknowledges
having written the document.

16/09/2013 12 : 20 : 19 p.m. Version 1.0.2012.107

1. Nilesh Shambhubhai MoliyaPapaiyawadi, Street No.
RAJKOT

--	--

2. Kamlesh Ravjibhai KotadiyaGaytrinagar
Gondal

--	--

Those who are identified by the sub-registrar
say that they know the person
who wrote it and give their identity.

1. S/d. - Illegible
2. S/d. - Illegible

Date 16th Sep- 2013

S/d. - Illegible

(M. G. Karkar)

Sub-Registrar
Kotdasangani

Form No. 1 for determining
market price has been submitted.

Date 16/09/2013

S/d. - Illegible

(M. G. Karkar)

Sub-Registrar
Kotdasangani

As per the provisions of Income Tax Rules 1962 (1)
PAN No. E.J.R. No. is as shown. Which has been verified.
Seller No.
Buyer No.
Consentator No.

Date 16/09/2013

S/d. - Illegible

(M. G. Karkar)



[15.]

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2013

16/09/2013 12 : 20 : 19 p.m. Version 1.0.2012.107

As per the provisions of Income Tax Rules 1962 (1)
PAN No. E.J.R. No. is as shown. Which has been verified.

Seller No.

Buyer No. ✓

Consentator No.

Date 16th Sep- 2013

S/d. - Illegible

(M. G. Karkar)

Sub-Registrar

Kotdasangani

Certified evidence of the identity of the recipient,
the giver and the introducer is submitted herewith.

Date 16/09/2013

S/d. - Illegible

(M. G. Karkar)

Sub-Registrar

Kotdasangani



[16.]

KOS

--- No. 1509 ---

2013

16/09/2013 12:20:19 p.m. Version 1.0.2012.107

It is recorded at number 1509
of Book No. 1.

Date 16/09/2013

S/d. - Illegible

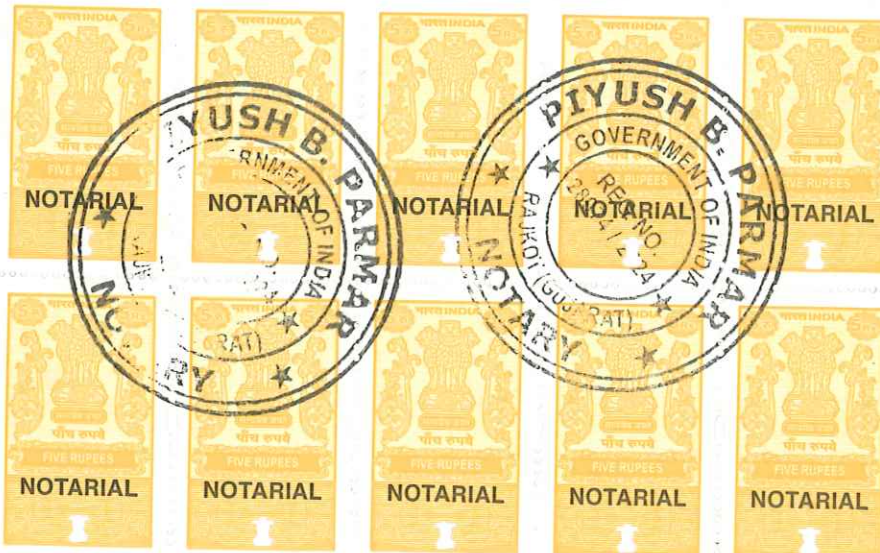
(M. G. Karkar)

Sub-Registrar
Kotdasangani

THE SEAL OF THE
SUB-REGISTRAR
OF
KOTDASANGANI

TRUE COPY

Piyush
PIYUSH B. PARMAR
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT



Page No. 019
Serial No. 324
Receipt No. 324
Date 20/07/26