

Development Agreement

Registration No:	23626
Date:	16/10/2023

Village :- Bhayali, Block No. 1574/2,
T. P. Scheme No. 24B, Final Plot No. 42-2

Owner :- 1. Sujataben Ketankumar Parikh
2. Dimple Varshalbhai Parikh

Developers :- VRAJ ICON
BY & Through Administrative Partner:
Manoj Kalyan Prasad Agrawal

Devang M. Gosaliya (Advocate)
GF/04 Giriraj Complex, Opp. Bansal Super Market,
Nr. Urmi Crossing, Akota, Vadodara-390020.
M. +91 98798 84564.

**Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પહોંચ**

પહોંચ નંબર 202301600036970 દસ્તાવેજ નંબર 23626 દસ્તાવેજ વર્ષ 2023
તારીખ 16 માહે ઓક્ટોબર 2023
દસ્તાવેજનો પ્રકાર Agreement(Development Agreement) અવેજ 900000000.00
રજુ કરનારનું નામ Manoj Kalyan Prasad Agrawal
ટ્રાન્ઝેક્સન નંબર 20231010302630401

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... 900000.00
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... 800.00
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.....
ઈન્ટેક્સ-૨ ફી
અન્ય ફી



કુલ ચેકદરે રૂ. 900800.00

અંકે રૂપીયા નવ લાખ આઠ સો પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Shop No. GF-7, Indiabulls Mall, Jetalpur Road 390007

અગર Authority Name :Manoj Kalyan Prasad Agrawal ને આપશે

રજુ કરનારની સહી

Manoj Kalyan Prasad

Jignesh Kumar Sadva
સબ રજીસ્ટ્રાર
Akota

અસલ દસ્તાવેજ પરત મળ્યા



નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.

IGR-NIC(G) 8299061365371168352 (W)

10/16/2023 10:57:27

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e-Challan

2023

Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)	20231101758870	Printed On (પ્રિન્ટ કર્યા તારીખ)	11/10/2023 11:39:55
Transaction No (ટ્રાંઝેક્શન નંબર)	20231010302630401	Account Head (ખાતાનું હેડ)	Registration Fee (0030-03-104-00)
Page Fee (પેજ ફી)	(40) 800	Amount (Rs.) (રકમ)	900800.00
Registration Fee (નોંધણી ફી)	900000.00	Other (અન્ય)	0
Total Amount (કુલ રકમ)	900800.00	Fee Exemption (ફી માફી?)	No
		In Words (શબ્દોમાં)	Rupees Nine Lac Eight Hundred Only
		Bank CIN (બેંક સી.આઇ.એન)	5700001355100301010 2329555
		Date (તારીખ)	10-10-2023
		Postage (પોસ્ટેજ)	અવેજ ની રકમ
			900000000.00
		Bank Branch (બેંક શાખા)	SBIEPAY

Payee Details (નાણા ભરનારની વિગત)

Name (નામ)	Manoj Kalyan Prasad Agrawal	Office District (કચેરીનો જિલ્લો)	VADODARA
Address (સરનામું)	Shop No. GF-7, Indiabulls Mall, Jetalpur Road VADODARA (વડોદરા) VADODARA (બરોડા) GUJARAT (ગુજરાત) 390007	Office Name (કચેરીનું નામ)	S.R.O - Akota
Mobile (મોબાઇલ નંબર)	9825341534	E-Mail (ઈ-મેઇલ)	greenleaficon@gmail.com
PAN (પાન નંબર)	AAWFFV5937F	Year (વર્ષ)	2023-2024 One time

Property Details (પિંડસતત્ત્વ વિગત)	Bhayali, Block No. 1574/2, Old Survey No. 2345, Having T. P. Scheme No. 24B, Final Plot No. 42-2, Admeasuring 4735.00 Sq. Meter,
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Remarks (ટીપ્પણી)

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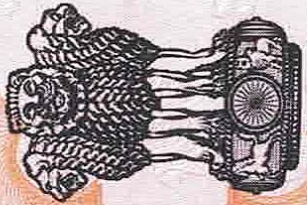
Manoj Kalyan Prasad Agrawal

Manoj Kalyan Prasad Agrawal



નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-પેમેન્ટ દ્વારા માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર ઈ-ચલણથી ભરેલ સ્ટેમ્પ જ્યુરીની સમય મર્યાદા જ્યુરી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઈ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફેજદારી ગુનો બને છે.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

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23626	2
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Certificate No. : IN-GJ58560294607136V

Certificate Issued Date : 12-Oct-2023 03:22 PM

Account Reference : IMPACC (FI)/ gjelimp10/ AKOIA1/GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1040949859202182V

Purchased by : JIGAR PRAJAPATI

Description of Document : Article 5(g-a) Agreement - Construction / Development / Sale / Transfer (Imm. Property)

Description : AT BHAYALI BLOCK NO-1574/2 TP NO-24B FP NO-42-2

Consideration Price (Rs.) : 9,00,00,000
(Nine Crore only)

First Party : SUJATABEN KETANKUMAR PARIKH AND OTHER

Second Party : VRAJ ICON
मृत्युमेव जयते

Stamp Duty Paid By : VRAJ ICON

Stamp Duty Amount(Rs.) : 31,50,000

(Thirty One Lakh Fifty Thousand only)



IE 0004012702

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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16 OCT 2023



II Shree Ganeshay Namah II

DEVELOPMENT AGREEMENT

This Development Agreement is executed on **16 day of October, 2023** by the Writer

The Party of the First Part :-

1. Sujataben Ketankumar Parikh, Age 59 Year, Pan Card No. ACPPP3012L, Residing at 16, Aneeraj Bungalow, B/h Shreekunj Bungalow, Gotri-Sevasi Road, Sevasi, Vadodara-391101.

2. Dimple Varshalbhai Parikh, Age 54 Year, Pan Card No. ACPPP3011K, Residing at 4, Saral Society, B/h Kalpavruksh, Gotri Road, Vadodara-390021.

(who hereinafter in this Agreement shall be referred to as the Party of the First Part "Land Owner", which meaning thereof be deemed to include her legal, heirs, administrators, successors and assignees, etc. all)

In favour of

The Part Of the Second Part – (Developers in the present Agreement)

VRAJ ICON (PAN No. AAWFFV5937F), a partnership firm, having its office at Shop No. GF-7, Indiabulls Mall, Jetalpur Road, Vadodara-390007. Represented Through its Authorized Signatory Partner **Manoj Kalyan Prasad Agrawal, aged about 41 years, Occupation - business, Residing at: Vadodara.**

(Who hereinafter referred to as "Developers" in this Agreement and shall be referred to as the Party of the Second Part which meaning of words would mean and include the said Party of Second Part itself, its partners from time to time and their heirs, successors, assignees, executors, etc. all)

The Party of the First Part execute present Development Agreement in favour of Party of the Second Part which is as under:

Whereas The Party of the First Party/The Land Owners is the owners and possess, right, title and interest and its well and sufficiently entitled to lawfully own an immovable property Bearing **Block No. 1574/2, Old Survey No. 2345, Having**

T. P. Scheme No. 24B, Final Plot No. 42-2, Admeasuring 4735.00 Sq. Meter

[Signature]

[Signature]

Party of the First Part

Party of the Second Part



which are approved in the Records, of **Mouje Bhayali**, in the Registration district and Sub- District Vadodara, more particular described in the Schedule hereunder written and shown on the plan hereto annexed.

- (2) Whereas the Collector of Vadodara have given non-agricultural permission for Commercial/Residential purpose Vide Order No. 1972/19/18/036/2023, Date 07/06/2023.
- (3) Whereas the Party of The Second Part has Physically surveyed the property and ensured themselves that there are no electrical overhead/underground lines, underground pipe lines, etc. Passing through the said property at present schedule Land.
- (4) Whereas the said property is free from all encumbrances and no other person or persons have any right, title, interest, claim or demand of any nature whatsoever into or upon the said property by say of sake, lien, charge, gift, trust, requisition, reservation and acquisitions and free from other liabilities.
- (5) Whereas the said property is free from any litigations, proceedings, and Court matters, restrictions, injunctions or under any order by court of law, Tribunal, Collector, Revenue Authority, Gram Panchayat, or nay Appropriate Authority, which prevents sale of the said property.
- (6) Whereas the party of the First part has Full Power and Absolute Authority to deal with the development and sale or transfer of the said property.
- (7) And Whereas pursuant to the negotiations, which took place between the Land Owner and Developer it is agreed that the said property shall be developed by the Developer on the terms and conditions hereinafter mentioned.

This Agreement Witnessed and it is agreed by and between the parties hereto as follows:

A. The Party Of the First Party Land Owner hereby grants the Developers the development right in respect of the said property for a total mutually consented consideration of Rs. **9,00,00,000/- Rupees Nine Crore Only**. To be paid as follows:

Amount Rs.	Cheque No.	Bank	To Pay
8,00,000/-	000002	IDFC Bank	S. K. Parikh
8,00,000/-	000003	IDFC Bank	D. V. Parikh

[Signature]

Party of the First Part

[Signature]

Party of the Second Part

25,00,000/-	000004	IDFC Bank	D. V. Parikh
25,00,000/-	000005	IDFC Bank	S. K. Parikh
50,00,000/-	000007	IDFC Bank	S. K. Parikh
25,00,000/-	000008	IDFC Bank	S. K. Parikh
50,00,000/-	000009	IDFC Bank	S. K. Parikh
25,00,000/-	000010	IDFC Bank	S. K. Parikh
50,00,000/-	000011	IDFC Bank	S. K. Parikh
25,00,000/-	000012	IDFC Bank	S. K. Parikh
50,00,000/-	000013	IDFC Bank	S. K. Parikh
25,00,000/-	000014	IDFC Bank	S. K. Parikh
50,00,000/-	000039	IDFC Bank	S. K. Parikh
62,50,000/-	000016	IDFC Bank	S. K. Parikh
50,00,000/-	000017	IDFC Bank	D. V. Parikh
25,00,000/-	000018	IDFC Bank	D. V. Parikh
50,00,000/-	000019	IDFC Bank	D. V. Parikh
25,00,000/-	000020	IDFC Bank	D. V. Parikh
50,00,000/-	000021	IDFC Bank	D. V. Parikh
25,00,000/-	000022	IDFC Bank	D. V. Parikh
50,00,000/-	000023	IDFC Bank	D. V. Parikh
25,00,000/-	000024	IDFC Bank	D. V. Parikh
50,00,000/-	000025	IDFC Bank	D. V. Parikh
62,50,000/-	000026	IDFC Bank	D. V. Parikh
4,50,000/-		T. D. S.	
4,50,000/-		T. D. S.	
9,00,00,000/-		Rupees Nine Crore Only.	



**Party of the Second Part Schedule Payment Paid April 2026 on or Before to
The Party of The First Part.**

B. The Developer shall be allowed and granted a license/permissive user to enter upon the said property and develop the said property by constructing one or more buildings thereon consisting of dwelling units, plot, bungalow and other premises

[Signature]

Party of the First Part

[Signature]

Party of the Second Part

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in accordance with the terms and conditions and stipulations, if any contained in the exemption order, permissions, orders and pre-sanctions of the Competent Authority and Authorities and the building plans approved by the municipal Corporation of Vadodara and/or any other concerned authorities and to allot and sell the premises in the buildings to be constructed on the said property to such party of parties and to receive the price in respect of the allotment and sale of such premises and appropriate the same and to transfer as and when developed the said premises or part of parts thereof from time to time to one or more proposed bodies corporate of the purchasers of the premises.

C. It is agreed that for the purposes aforesaid the Party of the First Part (Land Owner) grants permission to the Developer to do in their own name and at the entire cost of the Developer do all acts, deeds, things and applications and in particular :-

1. To make necessary applications and/or revised or modified applications for permission under the provisions of the Gujarat Municipal Corporation Act or any other statute or Act applicable thereof.
2. To have the plans of the proposed buildings to be constructed on the said property in accordance with the rules and regulations of the Vadodara Municipal Corporation and Town Planning Authorities and to submit the said plans to the Vadodara Municipal Corporation and Authorities with the application for the approval and sanction and to do and sing all writings and undertakings as may be necessary in connection with the approval and sanction of such plan.
3. To appoints Architects, Surveyors, Engineers, Contractors and Other Person or Persons.
4. To make applications to concerned authorities for obtaining electrical connections and permit or permits or quota or quotas for cement, steel and other controlled building materials.
5. To negotiate and/or arrive at arrangement with the occupiers if any of the said property and to accept surrenders from such occupiers their occupancy rights and to receive possession of the premises in their occupations.
6. To accept the service of any writ, summons or other legal process or notice and to appear and represent the land holder in any court and before Magistrate, Judicial Tribunal and other Tribunal in connection with the said property and to



[Signature]

Party of the First Part

[Signature]

Party of the Second Part

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commence or file suits actions or other proceedings in any court or before any

Public Officer or Tribunal for the recovery and enforcement of the possessions of the said property or part or parts thereof and for any of the purposes aforesaid to sing execute and deliver or file all necessary Vakalatnama, Warrants of Claims, Plaints, Orders, Applications, Defenses, Statements of Accounts, Declaration, Affidavits and other Documents, Papers and Writing.

7. And generally, to do all deeds and things for developing the said Property.
8. The Developer follow all the terms and conditions as per the Non-agriculture permissions, Development Permission or any other Government permission in case of any default in such permission and penalties or other dues the developer shall be responsible for clearing payment and do all such things required to rectify the sane at the own cost of developers.

D. The Land Owner hereby agrees and undertakes & authorizes the Developer for developing the said property and in particular for the purposes set out clause-C hereinabove. Provided however that notwithstanding anything contained hereinabove the Developer shall not be entitled to convey the said property or any part or parts thereof to any Individuals, the Co-Operative Society or Bodies corporate formed of the purchasers of the premises.

E. The Developer is granted permissive entry for the purposes of the development/Construction activities in respect of the said Land/property. The legal and Notional Possession of the said property for all terms with the Land owners till full purchase price of the said property is paid by the Developer to the Land Owner. This development agreement is only a contractual lien in favour of the developers and does not give/ establish any rights on the land to the developers.

The Developer hereby agrees to do and complete the development / Construction in accordance with the permission granted by the authorities or under any other laws and regulations of any applicable and as per the plans sanctioned by the Vadodara Municipal Corporation. It is agreed and understood by and between the parties that time is the essence of this contract.

- G. It is also agreed by the parties that incase the party of the Second Part commits any default or do not honor the payments of any of the aforesaid installments on its due date, a grace period of additional 30 days shall be provided to the party of the second

[Signature]

Party of the First Part

[Signature]

Party of the Second Part





part to pay up and / or honor such defaulted installment along with interest at 18 % per annum for such the delayed period. Such grace period shall be given only on the written request to be made by the party of second part to the party of the first party. And in case the party of the Second Part commits defaults towards payment of any installments or do not honor the payments of any of the defaulted installments (Not more Any Two installments) with interest within 30 days from the date of default, then this Agreement shall come to an end automatically and permanently terminated, rescinded, cancelled, revoked and the party of the First Part shall be entitled to deal with the said property as he/she deems fit. Provided however, that in the event of cancellation / termination of this agreement due to such defaults as aforesaid, then the part payments(s) made by the Party of the Second Part to the Party of the First Part against consideration / value of the said property shall be refundable to the Party of the Second Part, subject to deduction of overdue interest, deficit if any against the total sale price due to the Party of the First Part and administrative cost, only after the Party of the Second Part hands over vacant and peaceful possession of the said property to the Party of the First Part and thereafter the said property is sold out to a new Buyer on as is where is basis and after a period of 6 months from receipt of total sale price of the said property form the new Buyer.

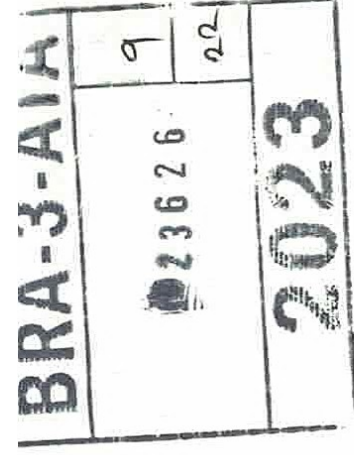
H. All the outgoings in respect of the said property from the date of this agreement shall be borne and paid by the Developer, as also, all betterment or any other charges as may be levied by the Town Planning Authorities or other authorities shall be borne and paid by the Developer. The Developer shall be entitled to the refund of the benefit of free charges, deposits etc., which may have been paid by Developer to the Vadodara Municipal Corporation and other authorities in the name of the Land Owner and for the purpose the Land Owner shall sign such application, papers and writings as may be required by the Developer.

The development of the said Property shall be for and on total expense of the Developer. The Developer shall develop the said Property in their own name and at their own cost and shall alone be responsible and liable to the Government, Municipality and other authorities and to the purchasers of the premises for the development of the said Property and shall alone be liable for the loans, if any, or for any claim arising from the development of the said Property and shall indemnify

Party of the First Part

Party of the Second Part





and keep indemnified the Land Owner against and in respect of all actions, proceedings demands, claims, costs, charges, expenses, losses, damages, any Claim in the land and or penalties of any sort or of whatever nature which the Land Owner may be put to sustain or incur due to and / or arising out of or in connection with the development of the said Property by the Developer or any other act default or failure of or breach of contract by the Developer or breach of any of the terms and conditions of the exemption order, permissions, order under acts or of the Municipal and other authorities. The agreements to be entered into by the Developer for allotment and / or premises in the buildings to be constructed on the said Property shall include the Land owner as party therein and shall specifically provide that development of the said Property is for and on account of the Developer and the Land Owner is in no way liable to any person or persons including such purchasers of the premises for any claim arising from the development of the said Property or from any other act default or failure of or breach of contract by the Developer or breach of the terms and conditions of the exemption order. It is also agreed that, if at the time of executing the agreements for sale of units / allotment as mentioned above, any amounts are due for payment by the Developer to the Land Owner, as per clause I above, then the Land Owner shall be entitled to appropriate the dues from the consideration received from the said Purchasers/ Allottees of premises in the buildings to be constructed. It is agreed that the Developer shall insure and keep insured the workmen and laborers employed by them for the development work under the Workmen Compensation Act, ESI, PF, Labour License, Insurance, Labour Cess and shall indemnify and keep indemnified the Land Owner against any liability in respect thereof and against any liability arising out of this agreement of the nature whatsoever and the Developers shall if required by the Land Owner execute an Indemnity Bond indemnifying and keeping indemnified the Land Owner against the said liability.

J. The Developer hereby declares that they are satisfied as to the title due to the acts of the land owner's of the said property & any dispute regarding title of the said property occurs then it should be cleared & resolved by and at the cost of the Land Owner. Any other dispute / liabilities in the title of land occurring due to the act of

Party of the First Part

Party of the Second Part





Developers shall be cleared, resolved and settled by the Developers at their own cost only.

K. All out of pocket costs charges and expenses of the Development and incidental to this agreement including development or any other charges levied by any Authorities, pursuant to this agreement shall be borne and paid by the Developer alone. The Developer and the Land Owner will bear and pay the professional costs of their respective advocates.

L. The Developers can register/enroll members in this scheme by giving advertisement in the newspaper.

M. The Developer, by this development agreement shall not do any act which shall cause any loss, court case, or any such act, to the Landowners.

N. For construction of the scheme, the Developer herein can give sub-contract to any person/developer/contractor at their own cost and risk and in such an agreement relating to the sub-contract, the Party of the First Part shall not be considered as party in any manner and the responsibility to reimburse the damage arising out of such sub-contract shall be that of the Developers herein only in which the Party of the First Part shall not have any concern nor shall sign any type of documents related to the same.

O. Any tax payable on the development and income arising out of this development shall be borne by the developer including service tax, GST, indirect taxes or any such other taxes, but not limited to the same.

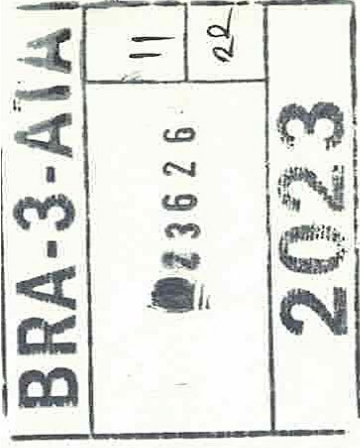
P. If this development agreement is under the ambit of Service or service Tax / GST or such other taxes, then such taxes due shall be paid by the Developers only.

Whereas the party of the First part has Full Power and Absolute Authority to deal with the development and sale or transfer of the said property and As Per Rera Rules Present Landowner declared At the time of execution of the conveyance deed/Sale Deed of the structure to the association of Purchaser and the Promoter And Landowner shall handover lawful, vacant, peaceful, physical possession of the common areas, Undivided Share of Land the structure to the association of the Purchaser.

Q. After making full payment as per above schedule to Party of the First Part any constructed one or more buildings thereon consisting of dwelling units, open plot,

Party of the First Part

Party of the Second Part



bungalow and other premises remain unsold, then Party of the Second Part automatically become owners of said property, and Party of the First Part will execute agreement for sale, Cancellation Deed, Correction Deed, And sale deed in favour of Party of the Second Part or any other person, individual, entity, body, corporate as suggested by Party of the Second Part.

R. It is hereby specifically agreed between the parties hereto that the Developer shall comply with the following conditions

1. To submit to the Land Owner within 7 days of approval by Requisite Authorities certified true copies of the development plans showing therein the total buildable area of the project duly approved by the appropriate authorities and the terms and conditions to be complied with by them for doing such development and to keep the Land Owner informed about the changes if any made in the said plans from time to time duly approved by the appropriate authorities. The Developer shall also submit copies of such development plans, which are submitted to the Requisite Authorities for their approval.
2. To honor post dated cheques in respect of each and every installment of payment to the Land Owner as aforesaid, without fail for any reason as these cheques have been given by the Developer to the Land Owner against their agreed, accepted a confirmed liability as mentioned in Clause No.1 hereinabove.
3. To clear all the liabilities in the form of cases or monetary arising due to any conflict between the Developers and their customers (of the said scheme on the said plot) at the own cost of the Developers.
4. To pay all kind of charges like property tax, mehsul, incremental contribution or any such other taxes imposed and named by any other name on the said property are to be paid only by the Developers
5. To comply with all rules, regulations and norms imposed / applicable by the Gujarat RERA authority from time to time and to pay all such dues, charges, penalties, interest or payments in any other forms or names related to the development, regularly. The Landowners shall not be responsible or payable for any type of taxes, dues, penalties, interest or any other payments in any other names or forms for the said land / plot. In case of cancellation of this agreement automatically, the land owner shall intimate the Authority without any prejudice

[Signature]

Party of the First Part

[Signature]

Party of the Second Part





from the developers, its banks, its customers or such other parties involved through the developers.

6. It is made clear between the parties in this development agreement that, any agreements, agreement to sale or any documents executed between the developers and its customers are legal document binding between only the developer and the customer, it does not have any effect or binding with the landowners and the customer. Any such liability arising from such documents between the Developers and its customers shall be the sole responsibility and at the cost of the developers only. The developers shall indemnify the landowners from time to time against all such liabilities.
7. To provide list & a copy of all such documents signed by the land owners on request of the developers from time to time and keep the land owners updated regarding the same.

Description of Property (Schedule)

The immovable property being Commercial/Residential Block No. 1574/2, Old Survey No. 2345, Having T. P. Scheme No. 24B, Final Plot No. 42-2, Admeasuring 4735.00 Sq. Meter of Mouje Bhayali, In the Registration District Vadodara And Sub Registration District Vadodara, Which is Bounded as under and shown on the plan annexed here to and thereon delineated by red colored boundary line.

On the East	: Block No. 1574/3
On the West	: Block No. 1574/1
On the North	: 24.00 Meter T. P. Road
On the South	: Block No. 921 & Block No. 143/2

In Witness whereof the Parties hereto have set their respective hand and seal the day and year first hereinabove written.

Signed, Sealed And Delivered by
Within named the Land Owner and the
Party of The First Part.



16 OCT 2023


1. Sujataben Ketankumar Parikh


2. Dimple Varshalbhai Parikh

Party of the First Part

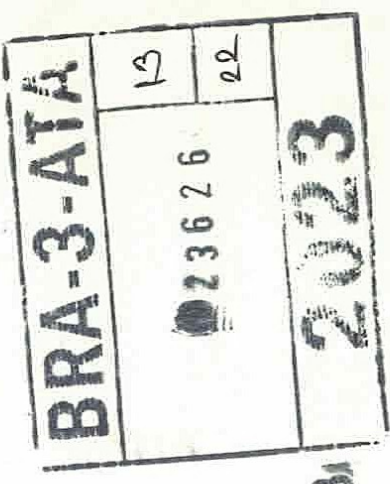
16 OCT 2023



2. Dimple Varshalbhai Parikh



Party of the Second Part



Signed, Sealed And Delivered by
Within named the Developer and the
Party of The Second Part

Manoj Kalyan Prasad Agrawal

16 OCT 2023

VRAJ ICON a partnership firm,
Through its Authorized Signatory Partner
Manoj Kalyan Prasad Agrawal

In Witness:

1. *Manoj Kalyan Prasad Agrawal*

2.

Manoj Kalyan Prasad Agrawal

16 OCT 2023

16 OCT 2023

Schedule under Sec. 32 (A) of The Registration Act 1908.

Parties Of The First Part (Land Owner):-



Thumb Impression & Signature



S. K. Parikh

1. Sujataben Ketankumar Parikh



Dimple Varshalbhai Parikh

2. Dimple Varshalbhai Parikh

Manoj Kalyan Prasad Agrawal

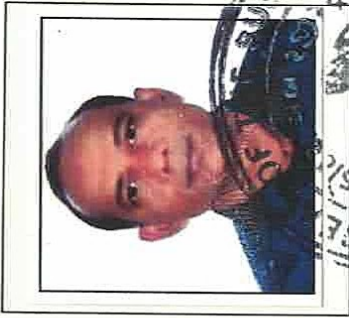
Party of the First Part

Manoj Kalyan Prasad Agrawal

Party of the Second Part

The Party Of The Second Part/ Developer :-

Thumb Impression & Signature



Manoj Kalyan Prasad Agrawal

VRAJICON
a partnership firm,
Through its Authorized Signatory Partner
Manoj Kalyan Prasad Agrawal



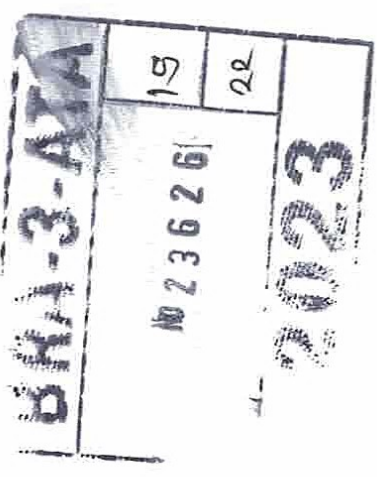
BRA-3-ATA	
NO 23626	14
2020	

Manoj Kalyan Prasad Agrawal

Party of the First Part

Manoj Kalyan Prasad Agrawal

Party of the Second Part



ગામ નમૂનો નંબર ૭

બ્લોક/ સરવે નંબર: ૧૫૭૪/૨
સત્તા પ્રકાર: બીન ખેતી
ખેતરનું નામ: જુનો સર્વે નંબર-૨૩૪૫, ટી.પી. મુજબ કુલ ક્ષે.૭૮૯૧.૬૭
અન્ય વિગતો: ચો.મી. પૈકી ક્ષે.૪૭૩૫.૦૦ ચો.મી. બિનખેતી

ગામ/ મોજું: ભાયલી
તાલુકો: વડોદરા શહેર (પશ્ચિમ)
જિલ્લો: વડોદરા

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચો.મી.	ખાતા નંબર/ ક્ષેત્રફળ/ આકાર હે. આરે. ચો.મી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૪૭-૩૫		૪૪૯, ૨૩૮૬, ૨૬૭૦, ૨૬૮૬, ૪૨૬૧, ૪૩૮૧, ૬૪૨૬, ૮૪૫૭, ૯૯૬૩, ૧૨૫
કુલ ક્ષેત્રફળ આકાર રૂ.	૦-૪૭-૩૫ ૫.૮૯		૭૯, ૧૪૪૩૦, ૧૪૮૩૮, ૧૪૯૬૮, ૧૭૦૨૦, ૧૭૦૬૯, ૧૭૭૫૯, ૧૮૧૬૮, ૧૮૨૧૧, ૧૮૫૯૫,
જુડી તથા વિશેષધારો રૂ પાકીલાગ રૂ.	૦.૦૦ ૦.૦૦	૨૧૭૫ ૦-૪૭-૩૫ ૫.૮૯	સુજાતાબેન કેતનકુમાર પરીખ(૧૪૯૬૮)(૧૭૦૨૦) ડીપ્પલ વર્ષેલભાઈ પરીખ(૧૪૯૬૮)(૧૭૦૨૦)
ગણતિયાની વિગતો		બીજા હકો અને બોજાની વિગતો	
		૧૭૨૩, ૫૧૩૨, ૫૬૫૫, ટુકડો.<૦> ટુકડો.<૦> ટુકડો.<૧૭૨૩> મે.કલેક્ટરશ્રી, વડોદરાના હુકમ નં.એન.એ./એસ.આર./૧૮૧/૨૦૧૫-૧૬, નં.જમીન-ડી/કલમ-૬૫/વશી/૪૧૫૨શી૪૧૬૦/૧૫, તા.૧૭/૦૭/૨૦૧૫શી હુકમ<૧૪૪૩૦> મામલતદાર અને કૃષિપંચ વડોદરા શહેર પશ્ચિમના હુકમ ગણોત કેસ નં.૪૫/૨૦૨૧ તા.૦૪/૦૭/૨૦૨૨ આધારે નોંધ કરી.<૧૮૧૬૮> મામલતદાર અને કૃષિપંચશ્રી વડોદરા શહેર(પશ્ચિમ)ના હુકમ ગણોત કેસ નં.૪૬/૨૦૨૧ તા.૦૬/૦૮/૨૦૨૨ આધારે નોંધ કરી.<૧૮૨૧૧> કલેક્ટરશ્રી વડોદરા ના તા. ૦૭/૦૬/૨૦૨૩ ના હુકમ ક્રમાંક. ૧૯૭૨/૧૯/૧૮/૦૩૬/૨૦૨૩ શી કુલ ક્ષે.૭૮૯૧.૬૭ ચો.મી. પૈકી ક્ષે.૪૭૩૫.૦૦ ચો.મી. બિનખેતી પરવાનગી આપવા હુકમ આધારે નોંધ કરી<૧૮૫૯૫>	



Sub Registrar



1191823071509642



Digitally signed by:

DS REVENUE DEPARTMENT
GOVERNMENT OF GUJARAT
Date: 27-07-2023 10:42:38 IST



MAMLATDAR OFFICE, VADODARA CITY (W)

#-નોંધપાત્ર ધ-તકરારી *-૨૬
છેલ્લી નોંધની અસર આપ્યા તા.20/06/2023 ૦1:25:34 ની સ્થિતિએ
સૌજન્ય : રાષ્ટ્રીય સંયના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણની નકલ/ Chargeable Copy અંકે રૂ. ૫.૦૦/- (રૂપિયા પાંચ પુરા).

BRA-3-ATA

23626	16	20
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2023

आयकर विभाग
INCOME TAX DEPARTMENT
DIMPLE VARSHAL PARIKH
DINESH RATANLAL CHOKSHI
11/05/1969
Permanent Account Number
ACPPP3011K

भारत सरकार
GOVT. OF INDIA

51026012

आयकर विभाग
INCOME TAX DEPARTMENT
SUJATA PARIKH
THAKORLAL SHAH
29/06/1953
Permanent Account Number
ACPPP3012L

भारत सरकार
GOVT. OF INDIA

10112015

भारत गणराज्य
REPUBLIC OF INDIA
PARIKH
DIMPLE VARSHAL
11/03/1969
वर्ग: P
राष्ट्रियता: भारतीय
वसोदारा, गुजरात
अहमदाबाद

23/12/2016 22/12/2026

23905396

क्रिष्णाकान्त चिमलाल पारिख
KRISHNAKANT CHIMANLAL PARIKH
चारुबेन क्रिष्णाकान्त पारिख
CHARUBEN KRISHNAKANT PARIKH
दिम्पल वारशल पारिख
DIMPLE VARSHAL PARIKH
4, SARAL SOCIETY, OPP. G E B SUBSTATION
GOTRI ROAD, VADODARA
PIN: 390021, GUJARAT, INDIA
H1170503 30/10/2008
AHMEDABAD
AH3070537811016

भारत गणराज्य
REPUBLIC OF INDIA
सुजाता क पारिख
SUJATA K PARIKH
18-06-2002 28-06-2023
COOK 25/03/2018
25-06-1963 A+ VE

UNION OF INDIA Driving Licence (G) (NT)
GUJARAT STATE
GJ06 20020027256

गुजरात सरकार
GOVT. OF GUJARAT
सुजाता क पारिख
SUJATA K PARIKH
18, DIVYAKI FARM HOUSE, BHA
SARAL SOCIETY, OPP. G E B SUBSTATION
GOTRI ROAD, VADODARA 390021
GJ06 20020027256
18-06-2002 28-06-2023
COOK 25/03/2018
25-06-1963 A+ VE



S. N. Parikh

S. N. Parikh

આયકર વિભાગ
INCOME TAX DEPARTMENT

ભારત સરકાર
GOVT. OF INDIA

સ્થાયી લેખા સંખ્યા કાર્ડ
Permanent Account Number Card

AAWFV5937F

નામ / Name
VRAJICON

નિગમન / પદ્ધતિ વર્ગીકરણ
Date of Incorporation/Information

14/02/2023

2111003

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19-20

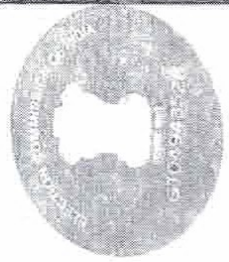
2023

Manoj



ભારતનું ચૂંટણી પંચ
ઓળખ પત્ર
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HDG6127526



મતદારનું નામ : અગ્રવાલ મનોજ
Electoror's Name : Agrawal Manoj
પિતાનું નામ : કલ્યાણપ્રસાદ
Father's Name : Kalyanprasad
જાતિ / Sex : પુરુષ / Male
જન્મ તારીખ / Date of Birth : 17/12/1981



HDG6127526

સરનામું : 23, નવનીત પાર્ક, બસસ્ટેન્ડ પાસે
જુના પાદરા રોડ,
વડોદરા-390007,
તા.વડોદરા, જિ.વડોદરા

Address: 23, Navnit Park, Near Bus Stenda
Juna Padara Road,
Vadodara-390007,
Tal.-Vadodara, Dist.-Vadodara

Date : 10/10/2013

143-અકોટા વિધાનસભા મતવિભાગનું
મતદાર નોંધણી અધિકારીની સહીની અનુક્રિતિ
For 143-Akota Constituency
Facsimile Signature of the
Electoral Registration Officer

સરનામું બદલવાથી, નવા સરનામા પર
મતદારવાદીનું નામ દાખલ કરાવવા તથા તે
સરનામું ઉપર આ નંબરનું કાર્ડ મેળવવા માટે
સબમિટ કરવા સાથે આ કાર્ડ નંબર અવશ્યક લખવો.
In case of change in address, mention this
Card No, in the relevant Form for including
your name in the roll at the changed address
and to obtain the card with the same number.

VRAJ ICON

Shop No : GF-7 , Indiabulls Mall,
Jetalpur Road , Vadodara-390 007, Gujarat

BRA-3-ATA	
23626	18
2023	

AUTHORITY LETTER

Date: 21.09.2023

We undersigned Partners of "VRAJ ICON" Partnership firm do hereby authorised

1) **NIRAV VIJAYKUMAR SHAH** And 2) **MANOJ KALYAN PRASAD AGRAWAL**.

Individually or jointly to sign legal documents and correspondence with private, Semi Government and government offices. To deal with Vadodara Urban Development authority (VUDA) and Vadodara Municipal corporation (VMC) regarding any issues to sign Property Buy, Sale, Agreement to Sale, Sale Deed, Cancellation Agreement, Development Agreement, Power of Attorney, Accommodation Agreement, Correction Deed, Construction Agreement, Affidavit and Cancellation Deed of Documents, or to sale or to appear before the Sub register office and to present the deed before sub register and also accept the execution of the same on behalf of partnership firm. To sign any legal documents regarding MGACL or any other Government of Semi government office of Residential Block No. 1574/2, Old Survey No. 2345 , Admeasuring 7891.00 Sq. Meter And Having T. P. Scheme No. 24B, O. P. No. 42/2 And Allotted Final Plot No. 42/2, Admeasuring 4735.00 Sq. Meter of Mouje village Bhayali, In the Registration District Vadodara And Sub Registration District Vadodara

Authority given by:

1)  VISHAL SANTOSHBAHAI AGRAWAL

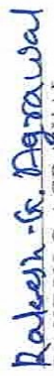
7)  SHAILESH G AGRAWAL

2)  REKHA VISHAL AGRAWAL

8)  KRUNAL M AGRAWAL

3)  NIRAV V SHAH

9)  ASHISH D AGRAWAL

4)  RAKESH G AGRAWAL

10)  RAJENDRA G AGRAWAL

5)  KAVITA M AGRAWAL

11)  MANOJ K AGRAWAL

6)  MEHUL N PATEL

12)  SANTOSH M AGRAWAL

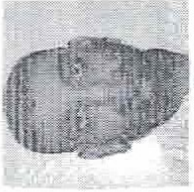


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2023

સરકારી ધરખાતે રાખવા માટે બાકી રાખવા
સરકારી ધરખાતે રાખવા માટે બાકી રાખવા



PATEL

SANKETKUMAR HASMUKHBHAI

06/07/1985

M

AHMEDABAD

સરકારી ધરખાતે રાખવા માટે બાકી રાખવા

સરકારી ધરખાતે રાખવા માટે બાકી રાખવા

25/07/2023

24/07/2023

Y6642985

EMERITATION CHECK REQUIRED

DINESH RATANLAL CHOKSHI

USHABEN DINESH CHOKSHI

VARSHAL KRISHNAKANT PARIKH

4, SARAL SOCIETY, OPP G E B SUB STATION

GOTRI ROAD, VADODARA

PIN: 390021, GUJARAT, INDIA

H1170514 30/10/2008

AHMEDABAD

AU3070537816816



ELECTION COMMISSION OF INDIA
IDENTITY CARD

ભારતનું ચૂંટણી પંચ

ઓળખ પત્ર HDG8513574



Elector's Name

મતદારનું નામ

: Agrawal Sanjay

: અગ્રવાલ સંજય

Father's Name

પિતાનું નામ

: Murarilal

: મુરારીલાલ

જાતિ

: Male /

: પુરુષ

સુદેશન 1.1.2002

સુદેશન 1.1.2002

સુદેશન 1.1.2002

સુદેશન 1.1.2002

સુદેશન 1.1.2002

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સુદેશન 1.1.2002

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સુદેશન 1.1.2002

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સુદેશન 1.1.2002

સુદેશન 1.1.2002

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(G2.0) 16/10/2023 11:06 AM

Serial No. 23626 Presented of the office of the Sub-Registrar of S.R.O - Akota Between the hour of 10 To 11 on Date 16/10/2023	Receipt No :- 202301600036970
	Received Fees as following
	Registration Rs. 900000.00
	Side Copy Fee (40) 800.00
	Other Fees 0.00
	TOTAL :- 900800.00



Manoj Kalyan Prasad Agrawal

Manoj Kalyan Prasad Agrawal

Jigneshkumar I Sabva
Sub Registrar
S.R.O - Akota

Jigneshkumar I Sabva
Sub Registrar
S.R.O - Akota

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Executing

1 Sujataben Ketankumar Parikh
16,,Aneeraj Bungalow, B/h Shreekunj
Bunglow,, Gotri-Sevasi
Road,,Sevasi,VADODARA
(૧૩૧૩૨૧), VADODARA (૧૨૧૩૧), GUJARAT
(૩૭૨૧૧), 391101
PANNO:ACPPP3012L



Sujataben



2 Dimple Varshalbhai Parikh
4,, Saral Society,, B/h
Kalpavruksh,, Gotri Road, VADODARA
(૧૩૧૩૨૧), VADODARA (૧૨૧૩૧), GUJARAT
(૩૭૨૧૧), 390021
PANNO:ACPPP3011K



Dimple

Claiming

1 VRAJ ICON: ૧૫૧૧૨૧૧., Manoj
Kalyan Prasad Agrawal
Shop No. GF-7,,Indiabulls
Mall,,Jetalpur Road, VADODARA
(૧૩૧૩૨૧), VADODARA (૧૨૧૩૧), GUJARAT
(૩૭૨૧૧), 390007
PANNO:AAWFFV5937F



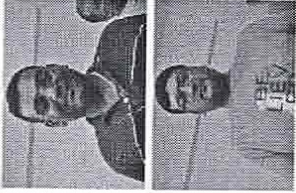
VRAJ ICON

Executing Party
admits execution

(G2.0) 16/10/2023 11:06 AM

BRA - 3 - ATA		
23626	21	22
2023		

1 Sanketkumar H Patel
,Pipla Gate,,Sevasi,VADODARA (૫૩૬૨૧),VADODARA
(૫૨૨૧૧),GUJARAT (૨૫૪૨૧૧),391101



2 Sanjay M Agrawal
42,Aika Society,,Akota,VADODARA (૫૩૬૨૧),VADODARA
(૫૨૨૧૧),GUJARAT (૨૫૪૨૧૧),390020

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

1

2

Date: 16 Month: October -2023

Jigneshkumar I Sabva
Sub Registrar
S.R.O - Akota



Produced Form No.1
for finalise the Marketvalue.

Date: 16/10/2023

Jigneshkumar I Sabva
Sub Registrar
S.R.O - Akota

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

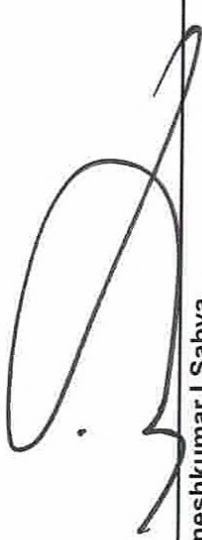
Date: 16/10/2023

Jigneshkumar I Sabva
Sub Registrar
S.R.O - Akota

(W) 16/10/2023 1:28 PM

BRA - 3 - ATA		
23626	22	22
2023		

1	Book No.	23626	Registered No.
Date: 16-10-2023			



Jigneshkumar I Sabva
Sub Registrar
S.R.O - Akota

