



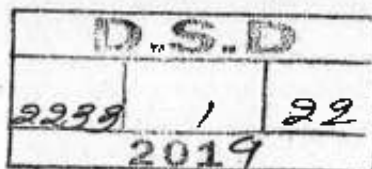
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ21172834321531R  
Certificate Issued Date : 11-Sep-2019 01:34 PM  
Account Reference : IMPACC (FI)/ gjelimp10/ DASADA-PATDI/ GJ-SN  
Unique Doc. Reference : SUBIN-GJGJELIMP1085526422701859R  
Purchased by : TRANSOCEANIC AGRO COMM.PVT LTD  
Description of Document : Article 20(a) Conveyance - Immovable Property  
Property Description : AT:-SAVADA R,NO:-512 SUB PLOT NO:-D-14% TO D-182  
SQ MT:-1404.00  
Consideration Price (Rs.) : 7,86,240  
(Seven Lakh Eighty Six Thousand Two Hundred And Forty only)  
First Party : TRANSOCEANIC AGRO COMM PVT LTD  
Second Party : ANILBHAI JAYANTILAL THAKKAR  
Stamp Duty Paid By : TRANSOCEANIC AGRO COMM PVT LTD  
Stamp Duty Amount(Rs.) : 39,000  
(Thirty Nine Thousand only)

*Signature*

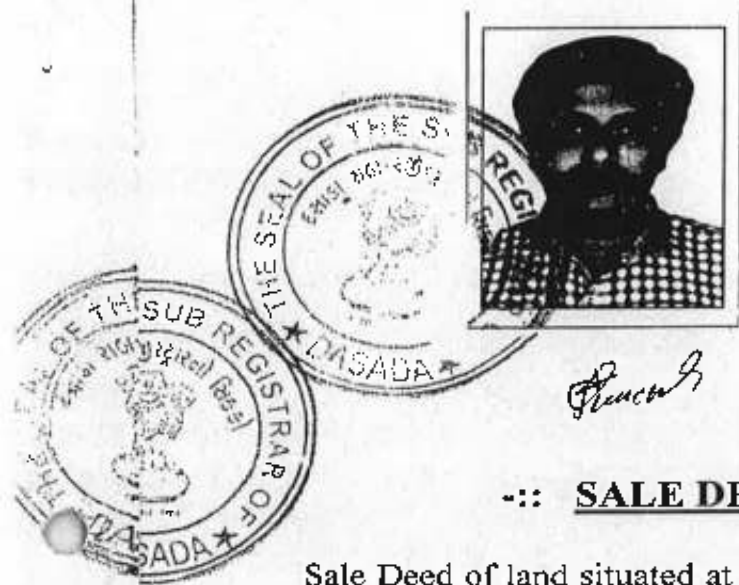


**SIR** 0004150545

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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.

VOID VOID VOID VOID VOID  
VOID VOID VOID VOID VOID



**:-: SALE DEED OF OPEN LANDS :-:**

Sale Deed of land situated at Gujarat State Registration Surendranagar Sub-district Dasada, Village Savda Revenue Re-Survey No.697 (Amalgamation Revenue survey No.512) non agriculture and residential purpose land known as "Agam 999" its plots paiki (1) Sub Plot No. **D-177** land **234-00** sq.mt. (2) Sub Plot No. **D-178** land **234-00** sq.mt (3) Sub Plot No. **D-179** land **234-00** sq.mt. (4) Sub Plot No. **D-180** land **234-00** sq.mt. (5) Sub Plot No. **D-181** land **234-00** sq.mt. (6) Sub Plot No. **D-182** land **234-00** sq.mt. total land sq.mt.**1404-00**.

.....  
**Sale Price Rs.7,86,240/- Rupees Seven Lakhs Eighty Six Thousand Two Hundred Forty only**  
.....

**Transoceanic Agro Comm Private Limited - [Pan No. AAACR0361G]**  
**Its authorized Director Shri Sumit Kishan Arora**  
Hindu, Aged : 47, Occu : Business  
Resident at : D-13-A-27, Nr. Agrawal Dharmshala,  
Model Town-II, North West Delhi.

... hereinafter referred to as the PURCHASER

Buyer

Seller

D.S.D		
2223	3	22
2019		

// 3 //

**Anil Jayantibhai Thakkar**

- [Pan No. ACMPT 1099 G]

Hindu, Aged : Adult, Occu : Business

Resident at : Siddhivinayak Duplex,

Nr. Vraj Society, Naroda, Ahmedabad-382330

... hereinafter referred to as the SELLER

We the seller executed this sale in favour of purchaser and binding



that :

Gujarat State Registration Surendranagar Sub-district Dasada, Village Savda Revenue Re-Survey No.697 (Amalgamation Revenue survey No.512) non agriculture and residential purpose land known as "Agam 999" its plots paiki (1) Sub Plot No. **D-177** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334-00 (2) Sub Plot No. **D-178** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334-00 (3) Sub Plot No. **D-179** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334-00 (4) Sub Plot No. **D-180** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334-00 (5) Sub Plot No. **D-181** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334-00 (6) Sub Plot No. **D-182** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt.

Buyer

*[Signature]*

Seller

*[Signature]*

D.S.D		
2233	4	22
2019		

// 4 //

total land sq.mt. 334-00 total land sq.mt. 2004-00, the said we the seller purchased from Agam Infrabuild Private Limited 's director Shri Shalinbhai A. Shah by sale deed bearing serial No.1235, Dt. 28/05/2019 with all my ownership easement right and possession.

- (2) The said (1) Sub Plot No. D-177 land 234-00 sq.mt. (2) Sub Plot No. D-178 land 234-00 sq.mt (3) Sub Plot No. D-179 land 234-00 sq.mt. (4) Sub Plot No. D-180 land 234-00 sq.mt. (5) Sub Plot No. D-181 land 234-00 sq.mt. (6) Sub Plot No. D-182 land 234-00 sq.mt. total land sq.mt.1404-00 sale to its total consideration Rs.7,86,240/- Rupees Seven Lakhs Eighty Six Thousand Two Hundred Forty only and do the registered sale deed on this day. Vendor hereby handed over claim, vacant and undisputed possession of land as per schedule to Vendee and executing this sale deed in his favour.
- (3) The schedule of the said Sub Plot No. D-177 to D-182 which is here mentioned herewith.
- (4) For the said property land for which schedule particular given below of which we are sole owner and in our possession and we have got all right of easement which we selling to you with all right and giving calm, piece full and undisputed possession to you and now onward you became sole owner of the said property and you, your successor and generation can use the said property and shall have right power to

Buyer

Seller

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2233	5	22
2019		

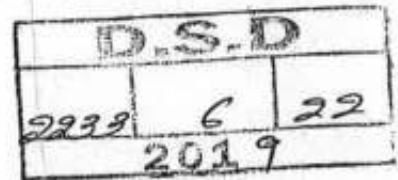
// 5 //

transfer said each for which now onward we our successor and generation shall not have any right, interest share, lion, charge dues, debt or encumbrance or right of maintenance or any objection or dispute in future for which we hereby give assurance, promises and trust. In case in future any responsibility took place regarding ownership, titles dispute and objection in this regard took place than you the purchase entitled to recover damages, loss from us and from our generation and successors.

- (5) Of the said property a land for which we are the sole owner and the said property has not been sold, executed will, gift or not transferred by any way and there are no breach of condition of encroachment or there is no legal proceeding for which we hereby giving assurance.
- (6) On the said property there are no dues, debt, mortgage, lien of Govt., Semi-Govt., Co.op.Society, Private Financial Firm or Shroff or any other person there are no dues of the or other tax, lease charges for which we are giving assurance. Even thought in future if any responsibility took place than vendor pay and clear amount and now onward the vendee has to pay or taxes.
- (7) We have paid tax, education tax, cess, revenue, lease, up this date for the said land even thought if any dues remain to pay upto this date we

Buyer

Seller



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shall pay the same for which we are taking liability. Now onward all the taxes of shall have to pay by you.

(8) For the said property you can transfer in your name in association city serve offices and Govt. and Semi-Govt. office and also revenue department your expenses and wherever necessary we shall sign and remain present.

(9) In this sale deed parties includes successor, generation, administrators, assignees, legal representative, power of attorney holder, and nature and legal guardian. The property for which the sale deed executed for which provision and condition of transfer of property act apply.

(10) That the property mentioned in schedule sale to you consideration of sum of Rs.7,86,240/- Rupees Seven Lakhs Eighty Six Thousand Two Hundred Forty only This consideration received vendors from vendee particular given below.

Rupees Ps.

Particular

Rs. 7,86,240/- Rupees Seven Lakhs Eighty Six Thousand Two Hundred Forty only receive through Bank of Baroda, Netaji Subhash Place, Delhi vide cheque No.002145, Dt.09/09/2019

Rs. 7,86,240/- (Rupees Seven Lakhs Eighty Six Thousand Two Hundred Forty only)

Buyer

Seller

S.S.D		
2233	7	22
2019		

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- (11) Above Consideration received vendor from vendee, not take any objection in future for consideration.
- (12) The property which is sold to you of which title deeds are as under which is already examine and received by you
1. Original Sale deed bearing serial No.1235, Dt. 28/05/2019 executed by Agam Infrabuild Private Limited 's director Shri Shalinbhai A. Shah in favour of Anil Jayantibhai Thakkar.
  2. Copy of N.A. Order
  3. Copy of Amalgamation order issued by Mamlatar.

**-:: SCHEDULE ::-**

**Description of the land are as under :-**

Gujarat State Registration Surendranagar Sub-district Dasada, Village Savda Revenue Re-Survey No.697 (Amalgamation Revenue survey No.512) non agriculture and residential purpose land known as "Agam 999" its plots paiki (1) Sub Plot No. **D-177** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334 (2) Sub Plot No. **D-178** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334 (3) Sub Plot No. **D-179** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334 (4) Sub Plot

Buyer

Seller

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2299	8	22
2019		

// 8 //

No. **D-180** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334 (5) Sub Plot No. **D-181** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334 (6) Sub Plot No. **D-182** land **234-00** sq.mt. (Super Plot) and road common Plot land 100-00 sq.mt. total land sq.mt. 334 total land sq.mt. 2004-00 bounded as under :-

Sub Plot No. **D-177** bounded are as under :-

East : Internal road  
West : Sub Plot No. D-232  
North : Sub Plot No. D-178  
South : Sub Plot No. D-176

Sub Plot No. **D-178** bounded are as under :-

East : Internal road  
West : Sub Plot No. D-231  
North : Sub Plot No. D-179  
South : Sub Plot No. D-177

Sub Plot No. **D-179** bounded are as under :-

East : Internal road  
West : Sub Plot No. D-230  
North : Sub Plot No. D-180  
South : Sub Plot No. D-178

Buyer

Seller

D.S.D		
2299	9	29
2019		

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Sub Plot No. **D-180** bounded are as under :-

East : Internal road  
 West : Sub Plot No. D-229  
 North : Sub Plot No. D-181  
 South : Sub Plot No. D-179

Sub Plot No. **D-181** bounded are as under :-

East : Internal road  
 West : Sub Plot No. D-228  
 North : Sub Plot No. D-182  
 South : Sub Plot No. D-180

Sub Plot No. **D-182** bounded are as under :-

East : Internal road  
 West : Sub Plot No. D-227  
 North : Sub Plot No. D-183  
 South : Sub Plot No. D-181

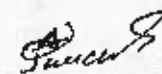
(13) This sub plots land sold to with above terms and conditions and you purchased binding all the terms and conditions mentioned in regi. sale deed no. 1235, Dt. 29-5-2019.

(14) This sale deed executed and transaction is completed and register in your favour in our presence.

Buyer



Seller



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2233	10	22
2019		

// 10 //

This sale deed is executed by both the parties i.e. seller and purchaser in which their successor and generation included. And same has been executed with good understanding, read without any undue influence which is binding to generation and successors.

Place : Pardi

Date : 11/9/19

Here .....sign

Here .....witness

*[Signature]*

.....  
Anil Jayantibhai Thakkar  
Seller

(1) *[Signature]* .....

(2) *[Signature]* .....



D.S.D		
2239	19	92
2019		

// 12 //



**Photograph of Sub Plot No. D-178 sold to you.**

Buyer

*[Signature]*

Seller

*[Signature]*

S.D		
9983	13	22
2019		

// 13 //



Photograph of Sub Plot No. D-179 sold to you.

Buyer

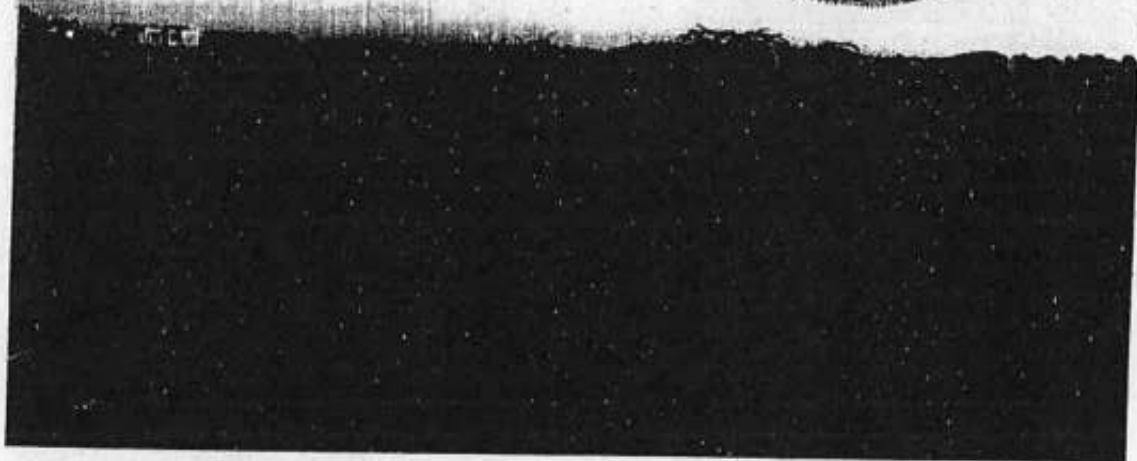
*[Signature]*

Seller

*[Signature]*

D.S.D		
2233	14	22
2019		

// 14 //



Photograph of Sub Plot No. D-180 sold to you.

Buyer 

Seller 

D.S.D		
2232	15	22
2014		

// 15 //



Photograph of Sub Plot No. D-181 sold to you.

Buyer

*[Signature]*

Seller

*[Signature]*

D.S.D		
2233	1C	22
2019		

// 16 //



Photograph of Sub Plot No. D-182 sold to you.

Buyer

*[Signature]*

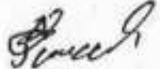


Seller




*[Signature]*

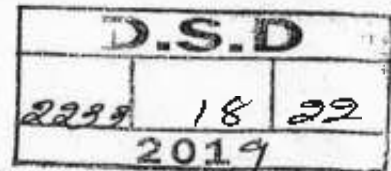


// 17 //

Schedule as per Registration Act Section - 32 (A)

SELLER		
Signature & Name	Photo	Thumb Impression
 <b>Anil Jayantibhai Thakkar</b>		

PURCHASER		
Signature & Name	Photo	Thumb Impression
 <b>Shri Sumit Kishan Arora</b> <b>Authorized Director of</b> <b>Transoceanic Agro Comm</b> <b>Private Limited</b>		



Sale deed No. 2233, Dated 11/09/2019

**Check List as per Registration Act -1908, Section -34, Sub-Section-3**

Sr.No.	Question	Answer (Yes or No)
1	As per mentioned in deed, sale deed executed of property situated at Village Savda Revenue Re-Survey No.697 (Amalgamation Revenue survey No.512) (Survey number / Block No. / T.P. No., F.P. No. etc. agriculture / non agriculture property "Agar-999" its Sub Plot No. D-177 to D-182's Open Land Sale deed (Type of deed) executed ? Sale deed	Yes
2	As mention in total 1404-00 Sq.Mtr. H.A., A.G., Vigha etc. property's Sale deed has been executed.	Yes
3	Received consideration amount which is mentioned in sale deed ?	Yes
4	Do you confirm that you have read understood and thought over the details given in the documents and that you have signed/put thumb impression?	Yes
5	Giver of power of attorney is alive on the day of the deed ?	—
6	Has the giver of POA person signed/put thumb impression on the document of POA?	—
7	Is the POA inforce on the day of the deed?	—
8	What taken together with you person known to you for given identification	Yes
	Question to be asked to Identifier	
1	Do you personally know the person who has executed the deed and confirms?	Yes
2	Is the name mentioned in the deed and the confirming party are same ?	Yes
3	Do you guarantee that nobody has confirmed after having assumed false identity?	Yes

Signature of executants

[Signature]

Signature of Identified by

1. [Signature]

2. [Signature]

(W) 11/09/2019 3:28 PM

DASADA		
2233	19	22
2019		

Serial No. 2233 Presented of the office of the  
Sub-Registrar of S.R.O - Dasada-Patdi  
Between the hour of 15 To 16 on Date  
11/09/2019

Receipt No :- 2019124006047

Received Fees as following

Rs.

Registration

7870.00

Side Copy Fee (23)

460.00

Other Fees

0.00

TOTAL :-

8330.00



*Anil Jayantibhai Thakkar*

Anil Jayantibhai Thakkar

A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi

A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1	Anil Jayantibhai Thakkar At- Siddhivinayk Duplex, Nr.Vraj Society, Naroda, Ahmedabad PANNO:ACMPT1099G	39			<i>Anil Jayantibhai Thakkar</i>

Executing Party  
admits execution

(W) 11/09/2019 3:26 PM

DASADA		
2233	20	22
2019		

- 1 Dolarbhai D. Vyash  
At-Om, Subhashnagar-3, Main Road, Behind Amrapali  
Cinema, Ralya Road, Rajkot
- 2 Bhatt Vijaykumar Kantilal  
At-138, rdham flat Industries estate, Naroda, Ahmedabad



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

1. Vyash
2. Vijay. K. M. B.

Date: 11 Month: September -2019

A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi

Produced Form No.1  
for finalise the Marketvalue.

Date: 11/09/2019

A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi

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

Date: 11/09/2019


A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi

(W) 11/09/2019 3:26 PM

DASADA		
2233	21	22
2019		

**Circular No.: EJR/VAHAT/347/2014/13001 to 13364**

That explained about details of document to party no. (1)  
..... as per circular no. :  
EJR/VAHAT/347/2014/13001 to 13364 and circular no.  
EJR/VAHAT/347/2014/32392 to 32757, dated: 11/11/2016 of  
Inspector general of registration, gujarat state, gandhinagar, and  
confirmed their identity by identifiers and completed thr procedure  
as per section - 34,35,58 and 59 of registration act., 1908.

  
A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi



(W) 11/09/2019 4:21 PM

DASADA		
2233	22	22
2019		

1	Book No.	2233	Registered No.
Date: 11-09-2019			

A. R. Rathod  
Sub Registrar  
S.R.O - Dasada-Patdi



## રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૧૯૧૨૪૦૦૬૦૪૭ દસ્તાવેજ નંબર ૨૨૩૩ દસ્તાવેજ વર્ષ ૨૦૧૯  
તારીખ ૧૧ માટે સપ્ટેમ્બર સને ૨૦૧૯

દસ્તાવેજનો પ્રકાર: માલિકી ફેરખત/વેચાણ

મૂલ્ય ૭૮૬૨૪૦.૦૦

રજુ કરનારનું નામ Anil Jayantilal Thakkar

નીચે પ્રમાણે હી પર્હોયી

રૂ. પેસા

રજીસ્ટ્રેશન ફી..... ૭૮૭૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૪૬૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા વાહીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



કુલ એકદરે રૂ. ૮૨૩૦.૦૦

અંકે રૂપિયા આંક હજાર ત્રણ સો ત્રીસ પૂરા

દસ્તાવેજ ના કિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

ફેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

At: Siddhivinayak Duplex, Nr.Vraj Society, Naroda, Ahmedabad

ખાતર

ને ચાપણી

રજુ કરનારની સહી

A. R. Rathod  
સબ રજીસ્ટ્રાર  
અમદાવાદ