MGMCI

# મધ્ય ગુજરાત વીજ કંપની લીપીટેડ

क्र अधिक कारण प्रत्य विद्युत क्षेत्र , केंद्रिक क्षेत्रक व्यवस्था Computer of the Wester was enjoured by Description Co. इत व्यक्ति संदर्भ विश्व काराश भीव । END ALKAPIAN 1242333500 real disease of the CHEMITROLS ENGINEE 38/189/128 401 402 GLACKERS CORP ald midel for OPP AND MINING JETELPUR WAS SHOW VILLAGE VADODAPA IM CORPHODI APR SALL 24 नेताना भारत TALLUKA WADODARA A:05/20/155 15 mm - 2 his DISTRICT VADODARA that to collect 605 I JETALPUR in nout be TLAH HGVCL SLAS - 15105019242 MPGP THE WAY THE EMBORET NOTES USES STATE
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## વડોદરા મહાનગરપાલિકા

મિલકતનો ઓળખ નંબર 06-00001-021

સેન્સસ નંબર 06-08-271-171-098-021

બીલ નંબર 208000281 બીલની મુદત 2022-23

ઈલે. વોર્ડ 8

ંકર/યાર્જ ભરવાને પ્રથમ પાત્ર થનારનું નામ : SHRI CHEMTROLS INDUSTRIES LIMITED

સરનામું

: OFFICE NO-401 "GLACIER" NR.KASHI VISHWESHAR MAHADEV JETALPUR ROAD VADODARA

ભોગવટો કરનારનું નામ

ભાડા આકારણી પધ્યતિ			ક્ષેત્રફળ આધારીત પધ્ધતિ			કુલ રકમ	
	વિગત	રકમ (અ)	વિગત	પાછલી બાકી	યાલુ માંગણું (ક)	(₩+₩+5)	
	સામાન્ય કર/મિલકત વેરા	0	સામાન્ય કર	0	21669	21669	
	નોટીસ ફી	0	નોટીસ ફી	0	109	109	
ગામ પંચાયત )	વોરંટ ફી/જાહેરાત ખર્ચ	0	વોરંટ ફી/જાહેરાત ખર્ચ	0	0	0	
	વ્યાજ	0	વ્યાજ (સામાન્ય કર)	0	748	748	
	શિક્ષણ ઉપકર	0	શિક્ષણ ઉપકર (સરચાર્જ)	0	6501	6501	
पं य	શિક્ષણ ઉપકર દંડ	0	શિક્ષણ ઉપકર (સરયાર્જ) દંડ	0	1625	1625	
ੁੱਕ	ફાયર ટેક્ષ	0	ફાયર ટેક્ષ	0	0	0	
ਨ	ફાયર ટેક્ષ નોટીસ ફી	0	ફાયર ટેક્ષ નોટીસ ફી	0	0	0	
, <u> </u>	પાણી કર/પાણી વેરો	0	પાણી યાર્જ	0	0	0	
હ			પાણી યાર્જનું વ્યાજ	0	0	0	
T T			પાણી કર	0	5418	5418	
			પાણી કર નોટીસ ફી	0	27	27	
મહાનગરપાલિકા /			પાણી કરનું વ્યાજ	0	187	187	
મુકા	કન્ઝરવન્સી ટેક્ષ/લાઇટ વેરો	0	કન્ઝરવન્સી અને સુઅરેઝ ટેક્ષ	0	7584	7584	
-	1		કન્ઝરવન્સી અને સુઅરેઝ ટેક્ષ નોટીસ ફી	0	38	38	
			કન્ઝરવન્સી અને મુંઅરેઝ ટેક્ષનું વ્યાજ	0	262	262	
	સ્પે.સેનેટરી સેસ/સફાઇ વેરો	0	સફાઇ યાર્જ	0	2500	2500	
કુલ		0	કુલ	0	46668	46668	

.૨કમ શબ્દોમાં : Rupees Forty Six Thousand Six Hundred Sixty Eight Only

Full Payment

Bank Transaction ID: YCBI1782368497

CARD of BILL DESK(NET-BANKING)

પાવતી નંબર : 80010090

તારીખ : 13-Mar-2023

નાણા લેનારની સફી

Note: This is computer generated receipt, hence signature is not necessary. Subject to actual payment received by the Vadodara Municipal Corporation.

A. 36 P. ..

THE KALUPUR COMMERCIAL PROOF 02722 SPLADH. 19677 CO UP EMALUTO 184736 JUL 13 2006 VEDODADA 184736 JUL 13 2006 R& 0090000 PB5561 INDIA STAMP DUTY GUJARAT VAD/364

Serial No. 2722 Date 13/1/2006 Name Chembrols Engineraling-Ud

Address 910, The signi Complex 212 Nationan point, Mumbai Value 1. 94,000 ft.
(Words) Minely to occasind Only

The Kalapur Com. Ca-op. Bank Ltd. Licence Re. GU3/505/407H/AV/4B/2006 Sign...





BRA - 3 ATA 0/36 8 2006

#### : SALE DEED:

This Sale deed is executed on Date: 20 Month July and the Year 2006

#### Between

Chemtrols Engineering Ltd., a Company incorporate under Companies Act, 1956 having office at 910, Tulsiani Chambers, 212, Nariman Point, Mumbai-400 021 bearing PAN No: AAACC2870R, Represented by and on behalf of Board of Directors, Mr. K. Nandakumar, Designation: Managing Director, Aged 57, Occupation Business, Address at: Amar Hill, Saki Vihar Road, Powai, Mumbai - 400 072 (Herein after referred to as the parties of the First Part, which expression shall mean and include all their heirs, executors, successors, administrators etc.)

#### AND

(1) Shri Shashikant Rasiklal Patel, Age: Adult, Occupation: Business, bearing PAN No: AFJPP 1875 N & (2) Shri Satishbhai Rasiklal Patel, Age: Adult, Occupation: Business, bearing PAN No: AFJPP1878 B, Both Residing at 16, Indrapuri Society, Harni Road, Vadodara, the Owners (Herein after referred to as the parties of the Second Part, which expression shall mean and include all their heirs, executors, administrators, etc.)

#### AND

- (3) M/s. Shiv Associates, a partnership firm registered under the Partnership Act bearing PAN No: AANFS5170 R through its Partners:
  - 1. Shri. Shashikant Rasikla! Patel, Age: Adult, Occupation: Business
  - 2. Shri, Satishbhai Rasiklal Patel, Age: Adult, Occupation: Business

Both Residing at : 16, Indrapuri Society, Harni Road, Vadodara the Developers, (hereinafter referred to as the parties of the 3<sup>rd</sup> part, which expression shall mean and include all their heirs, executors, administrators, etc.)

WHEREAS the Property bearing RS No: 104 of Village Jetalpur was earlier of the ownership of Fulabhai Jivabhai Gohil and the said property was declared of Freehold land under the Urban Land Ceiling Act vide Order of the Competent Authority Bearing No: ULS / D No: 882 dtd: 30/12/1993. The said property was divided into different plots and Baroda Municipal Corporation had sanctioned a Lay-out Plan for the said property along with the Construction Vide No: L –88/94-95, dated 19/09/1994. On the basis of the said sanctioned plans, the collector – Baroda had granted the permission for Non-Agricultural use vide his Order no: Land / D / Vashi / 2230 to 2236/97 dtd: 15/09/1997. Out of the said plots of the Anupam Co Operative Housing Society formed by the owners of the various plots, Sub-Plot Numbers: B-1 and B-2 were allotted to the parties of the Second Part in the Year 1998.

BRA-3 ATA

WHEREAS the parties of the Second part have obtained necessary permission for the \$138 construction from Vadodara Municipal Corporation and on the basis of the Sanctioned Lay-out Plan, vide its Construction Permission No: Ward / 6 / 839 / 98-99 dtd: 05 / 02 / 1999 permitting to use (1.6) F.S.I. the parties of the Second Part and Third Part have made the construction in the name of Glacier Commercial Complex.

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WHEREAS the parties of the Second part are well and sufficiently entitled to and are the owners of Shops & Office premises including Office no: 401 & adjoining east terrace of Glacier Commercial Complex constructed on sub Plot Nos: B-1 & B-2 of Plot B of Anupam Co.Op. Housing Society Ltd., situated on the land bearing R.S.L No: 104 (Part) and City Survey No: 1062 / 1063 of Moje Jetalpur Regn. District & Sub-District Vadodara. The said Office premise No: 401 having its carpet area of 122.00 Sq. Mtrs., Common utility area of 30. 50 Sq. Mtrs and with an Open Terrace of 191.00 Sq. Mtrs of carpet situated on the FOURTH Floor of the said Complex and having right in undivided common land area of 76 Sq. Mt of the detailed description of the said premises is described herein below and now referred to as the said premises.

WHEREAS the parties of the Second Part have formed a Partnership firm in the name of Chiv Associates, i.e. the parties of the Third Part, for the purpose of development of the wid property.

HEREAS the parties of the First Part have shown their readiness and willingness to inchase the said premises and the parties of the Second Part and Third Part have agreed sell the said premises to the parties of the First Part on the terms and the conditions hereinafter mentioned.

That the sale price of the said premises is agreed upon by and between the parties and that the parties of the First Part have paid the said amount of Rs. 14,85,480.00 (Rupees Fourteen Lacs Eighty Five Thousand Four Hundred Eighty Only - ) against the said total consideration as under:

Sr.	Name	Cheque No.	Bank	Amount INR
No:				
1	Shiv Associates	439641.	CBI- Paugate	5,00,000.00
2	Shiv Associates	520307	HDFC Bank Ltd	5,52,280.00
3	Shashikant R. Patel	520306	HDFC Bankle	
4	Satishbhai R. Patel	520343	HIDFC Brent Ge	-2,16,600.00
				14,85,480.00

The Parties of the Second Part and Third Part acknowledged the receipt of the said Consideration of Rs.14,85,480.00 (Rupees Fourteen Lacs Eighty Five Thousand Four Hundred Eighty Only -) as the total Sale Price and in consideration thereof the parties of Second and Third Part hereby sale the said premises along with the possession to the party of First Part.

AND WHEREAS the Parties of Second Part and Third Part hereby convey to the purchaser the said premises along with all the rights and ways attach there to including common amenities attached to the Building Such as Lifts, Toilets, Parking, Common Passage, Staircase, etc. belonging to the said property as a part and parcel thereof appurtenant thereto by this Deed.

The Parties of Second Part and Third Part declare that this deed conveys to the purchaser i.e. parties of the first part all the assets, rights, title, interest of the said parties of the Second and Third part in or upon the said premises and further the said parties of Second and Third part have handed over peaceful and vacant possession of the said premises, which the purchaser i.e. party of First Part has accepted and taken possession thereof.

The said premises as described in the schedule hereunder is of the absolute ownership of the party of Second Part and Third Part and nobody else is having the right of any nature in existence as on today and the parties of the Second Part and Third Part hereby indemnify the purchaser i.e. parties of the First Part of any such right if at all existing in relation to the said premises.

Now on the basis of the Sale Deed the Purchaser i.e. the parties of the First Part becomes the owner of the said premises and the parties of the Second Part and Third Part hereby undertake to co-operate with the purchase in transferring the said property in their names (Parties of the First Part ) at all places including records of Society, Corporation, City Survey Office and other local and Government Offices.

The Parties of the Second part and Third part declare that all the taxes, CESS, electricity charges and other charges have already been paid as on the day of possession and the purchaser will have to pay all such future taxes, CESS, electricity charges etc. in respect of the said premises.

The parties of the First Part shall pay necessary Building Maintenance charges to the society that may be formed by the owners of the said Building and keep the Building premises in good maintainable condition.

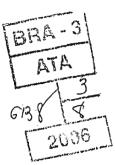
That the parties of the Third part have their full and final right for common terrace (other than the terrace areas of 191 m² conveyed under the agreement on the fourth floor), Parking, Out Skirts of the building; as also in future if Vadodara Municipal Corporation permits further Construction then they are at will to carry out the Construction and sale the premises to any body or keep it within them without any interruption by any of the occupant or Glacier Owner's Maintenance Association and give full cooperation in this regards for the use of water, water pumps electrical services needed for the construction should be given. All these conditions as applicable to the purchaser or his tenant there off.

That the purchaser or his tenant is restricted from keeping or preserving any kind of flammable substances within his owned premises or from keeping any obstructions, debris, furniture in the Common Passages, Staircase, Basement, Terraces, or in the Outskirts of the Building.

That the purchasers have become the owners of the said premises and the exclusive possession is handed over to the purchasers. Now, the Purchaser is entitled to the said premises as the Owners and can deal with the said property as they think fit.

That the parties of Second part and Third part hereby declare that the title of the said premises is clear, marketable and without any encumbrances and further undertake to remove all the defects whatsoever, if at all, that may in future arise in respect of the said property.

That all the expenses of this Sale Deed, including stamp duty and registration charges, service tax as applicable etc, , shall have to be borne by the purchaser.



### : DESCRIPTION OF THE PROPERTY:

Office Permises bearing No: 401, and its adjoining open terrace of Glacier Complex constructed on Sub Plot nos:  $B-1\ \&\ B-2$  of Plot B Anupam Co-operative Housing Society Ltd, situated on the Land bearing R.S.No: 104 (Part) and City Survey No: 1062 / 1063 of Moje Jetalpur, Regn. District and Sub-District: Vadodara. The said office premises No: 401 is having its built-up area 122.00 Sq.Mtrs. and adjoining Terrace of 191.00 Sq. Mtrs. Situated on the Fourth Floor of the said Complex and having right in undivided common land area of 76.00 Sq. Mtrs. And bounded as:

· EAST: Building Marginal Space

• WEST: Office no: 404

SOUTH: Stair Passage and Open terrace of Office no: 402

NORTH: Building Marginal Space

In witness where of this Sale Deed is executed today the 21 day of the Month, of the 106 Year at Vadodara

Parties of First Part:

Parties of Second Part:

1: (Sashikant Rasiklal Patel)

(Satishbhai Rasiklal Patel)

Parties of Third Part:

Shiv Associates represented through its partner

(Sashikant Rasiklal Patel)

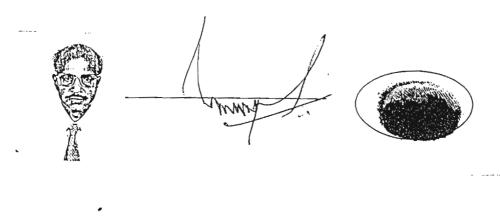
Satishbhai Rasiklal Patel )

Witnesses:

1: Sheolah

2: And Gardhi

## SCHEDULE AS PER REGISTRATION ACT: 1908, SECTION: 32





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6/38 8 2006 અનુકમ નંબર<u> ૬૧૩૮</u> સને <u>૨૦૦૬ લા જુલાઈ</u> માસની <u>૨૦</u> મી તારીખ<u>૧</u>૧ થી <u>૧</u>૨ વાગ્યાની વચ્ચે વડોદરા-૩ (અકોટા) સબ રજસ્ટ્રારની કચેરીમાં ૨જુ કર્યો.







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શશીકાંત રસિકભાઈ પટેલ

( આઈ.એમ.વસાવા ) સબ ૨જસ્ટ્રાર વડોદરા-૩ (અકોટા)

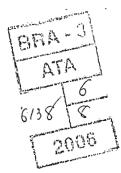
ફી પહોંચી છે	ત	ອ. ນ	<b>ી</b> સા.
નોંઘવાની ફી	:-		૨૨૩૬૫
ઇ્રોટી ફી પાનન	.l( <i>c</i>	):-	۷٥
પાલ	:		0
નેકંદરે કુલ	:-		રર૪૪૫

( અંકે રુપિયા બાવીસ હજાર ચારસો પિસ્તાલીસ પુરા:--) 😁

( આઈ.એમ.વસાવા ) સબ રજસ્ટ્રાર વડોદરા-૩ (અકોટા)

બ <i>ન્</i> યુ. ૧૯૧૪	પસંડારનું નામ અને સરનામુ	ઉપર	ફોટોગ્રાફ	ડા.ઠા.અં.ની છાપ	સહી
٩.	<u>આપનાર</u> શશીકાંત રસિકભાઈ પટેલ (વેપાર) .હરણી રોડ, વડોદરા.	૫૫			
	પાન નં. AFJPP1875N		emonophinal and receive	AND THE PROPERTY OF THE PARTY O	
	સતીષભાઈ રસિકભાઈ પટેલ (વેપાર) હરણી રોડ, વડોદરા.	82			Saul
	પાન નં. AFJPP1878B				
3.	સંમતી <u>આપનાર</u> મે. શીવ એસોસીએટસના ભાગીદાર શશીકાંતભાઈ રસિકભાઈ પટેલ (વેપાર) હરણી રોડ, વડોદરા.	87			<del>3</del> 5520.6

પાવ વં. AANFS5170R



દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબુલ કરે છે. ૧ અશોકડુમાર એસ. પટેલે (વેપાર) કડવાશેરી, વડોદરા.

જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે. અને તેમની ઓળખાણ આપે છે.

OS/orSM

BARODA ...

તારીખ \_ ર૦ માઢે \_ \_ જુલાઈ – ૨૦૦૬

( આઈ.એમ.વસાવા ) સબ ૨જીસ્ટ્રાર વડોદરા-૩ (અકોટા)

બજાર કિંમત નકકી કરવા અંગેનું ફોર્મ નં.૧ રજુ થયેલ છે. તા. ૨૦/૦૭/૨૦૦૬

( આઈ.એમ.વસાવા )

સબ ૨જીસ્ટ્રાર વડોદરા–૩ (અકોટા)

ઇન્કમટેક્ષ રૂલ્સ ૧૯૬૨ની જોગવાઇ મુજબ (૧) પાન નં./ઇ.જ.ર નંબર દર્શાવેલ છે. જેની ખરાઇ કરવામાં આવેલ છે. આપનાર નંબર. AFTPP 1875 N AANFS 570 R લેનાર નંબર. AARCC 2870 R . સંમતી આપનાર નંબર.

તારીખ: ૨૦/૦૭/૨૦૦૬

( આઈ.એમ.વસાવા )

સબ રજસ્ટ્રાર વડોદરા~૩ (અકોટા) ૧ નંબરની બુકના ક૧૩૮ નંબરે નોંદયો તા.૨૦/૦૭/૨૦૦૬ ( આઈ.એમ.વસાવા ) સબ રજીસ્ટ્રાર વડોદરા-૩ (અકોટા)



तेनी युरेपुरी इंट्रंस च प्रा = 00 આ સાસાયદીના પેટા નિયમને અનુસરીને રૂા. ૫૦-૦૦ અ'કે રૂા. પચાસના શેર નંગ એકના એવા છે. શેર સિટિફીકેટ ઉપર સાસાયડીના સિક્કા આજરાજ કરી આપવામાં આવ્યા છે. STATES IN शर सरिशिध्य नः छ आर्थी आ अभाषु पत्र आपवामां आचे माहे नेलानारो सने ६५५3 हरें होर हा. ५०-०० हा. पयास युराना सेवा शेर नंग २००० थे ७०० र ን የ यानपस डो-ओएट्टीव रस्य १८०४। व इर फिलामा रेड સુચતા :- તાપ્ર ફેર કરતી ૧ખતે અ! શેર સર્ટિફીટેટ રાષ્ટ્ર કરફ એવી ફેરફાઓ તોંધ થઈ શકે २०० मं - य ४०७८ ता. २५-६-७५ केतद्वपुर रें। अंद्राह्मभूरी, दडेाहरा શેર લાંડાળ રા. ૧.૦૦,૦૦૦ いる話がになっ અ.દે રા. <u>લ્પ્સ</u>ા होर सिटिंग्रिटेट रटस なみな <u> (कांक</u>) સુધીના નોંધાયેલા માલિક છે. G/ (1) 系為於為於大所於 होर रहारदर पान, नं, ६ ल लिस ۲. پي एंश क्शियेटा 11 ያ ያ

Boliety Chanes.

## अनुहमशिहा नंबर 🗀 २

ાસબ-રજીસ્ટ્રાર કચેરી

એસ્.આર.ઓ - Akoia

<u> आमन् नामः</u> श्रेतलपुरं

દસ્તાવેજની પ્રકાર અ <b>ને અવેજ</b> ભાડા પટાના કિસ્સામાં આકાર	સર્વે નેબર પેટા વિભળ આકાર અદ્યવા જુડી	हस्तावेष हरी आपनार पसडारन नाम	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા	સરીની તારીખ
પેટે આપનાર અથવા પરે રાખનાર આપે છે તે જણાવવું)	નંબર અને ઘર નંબર ક્ષેત્રફળ આપવામાં આવે (જો કંઈ પણ ફોય તો) ત્યારે તે.	અશુવા દિવાની કોર્ટના દુકમનામા અથવા હિવાની કોર્ટના દુકમનામા અથવા ર આદેશના સંબંધમાં પ્રતિવાદીનું નામ સંબંધમાં વાદીનું નામ		નોંધણીની તારીખ
પાંહિકી રખત/લેચાણ ફેંગ	तृते था भार 1065 कर 1063 इ.स.स. 100 ताडू क्षेत्र हुप्खते इ	શશીકાંતભાઈ રસિકભાઈ પટેલ મ. શીવ એસોસીએટસના ભાગીદાર શક્રીકાંતભાઈ રસિકભાઈ પટેલ	કેમરોલ્સ એન્જીનીયરીએ લી. તર્કે કે નંદક્રમાર	20/09/2003 20/09/2003
. ¶¥८Ч¥८0=∞	ભી એક ભૂસુડા <b>15500 ના</b> કા તુવા મામ માણ સીક્ષામ ગામાણવાલ નું 401 મહત્તાર મું ભાષ શ્રાનું ભાડ તત	GSTRA CONTRACTOR	OEGO.	
	चराडे घडती चल्रवंडेच्यांग्रेसी क्यों व 75.00 खें.ग्री			
	REGISTAL STATE OF THE PARTY OF			

યેસ ખાર એ - Akola

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(रो मान्य **अशाही नही**.

प**हीं संपर : ३०१४०**१५००५०**०** 

તારીખ : **૨૦/૦૨/**૨૦૧૫