

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : DELDAR

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 24-03-2025 4:37 PM

Fee Receipt No	: 202502600000410	Receipt Date	: 24/03/2025
Name	: JYOTHI VOOLLA AUTH SIG,	Document S. No.	: 202501600000360
Address	: 114 ,N E LAYOUT SEETHAMMADHARA ,VISAKHAPATNAM ,VISAKHAPATNAM		
Document Type	: Sale Deed		
Face Value	: ₹ 187500000	Evaluated Value	: ₹ 112819729
Ord-Registration Fee	: ₹ 1875000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 3093750	Stamp Duty	: ₹ 10312500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 2500	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 15284050
		Total Amount	: ₹ 15284050

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 102327293 ₹ 15284050

*Rebate U/S 9(1) :

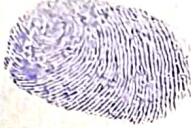
₹ 937500

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप पंजीयक
SUB-REGISTRAR
देलदर (जिला-सिरोही)



DEED OF CONVEYANCE (SALE DEED)

THIS Deed of Conveyance is made on this 24th day of March Two Thousand and Twenty Five between:-

Seller:-

M/s Jyot Overseas Private Limited (CIN : U55101GJ1997PTC032522 PAN : AAACJ4894L) a private limited company incorporated and existing under the laws of India, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009, (India) through its Director Shri Vijay R. Patel (Adhar No. 695818365742) S/o Rajnikant Patel, aged 47 years R/o G-26 Arbuda Industrial, Area, Abu Road 307026 Rajasthan (hereinafter referred to as "Seller" [which expression shall, unless the context otherwise requires, deem to include its time-to-time directors, successor(s), and permitted assign(s)] ONE PART. .

AND

Buyer:-

M/s Infrapro Projects India Private Limited (CIN : U68200GJ2024PTC151042 PAN : AAHCI6503N), a private limited company incorporated and existing under the laws of India, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Ahmedabad City, Gujarat, India, 380015 through its Director Mrs. Jyothi Voolla (Passport No. U0927266) W/o Boranath Narisimha Kali Vara Prasad Voolla, aged 51 years R/o 114 N.E. Layout, Seethammadhara Visakhapatnam, Andhra Pradesh, hereinafter referred to as "the Buyer" [which expression shall, unless the context otherwise requires, deem to include its time-to-time directors, successor(s), and permitted assign(s)] of the OTHER PART.

JYOT OVERSEAS PVT. LTD.

Vijay Patel
VIJAY PATEL
DIRECTOR

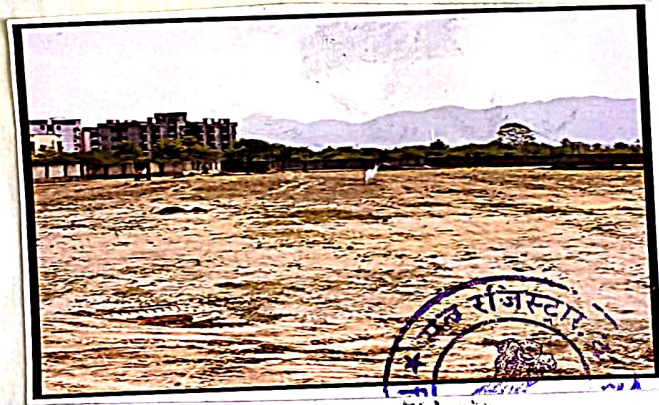


उप पंजीयक
उप पंजीयक
देलदर (जिला-सिरोही)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

Contd....2

Jyothi Voolla
JYOTHI VOOLLA
DIRECTOR



JYOT OVERSEAS PVT. LTD.
VIJAY PATEL
DIRECTOR

INFRA PRO PROJECTS INDIA PRIVATE LIMITED
DIRECTOR



INFRA PRO PROJECTS INDIA PRIVATE LIMITED
DIRECTOR

WHEREAS:

- A. The Seller is the absolute owner of Leasehold plot of land bearing No.2 approved for the residential purpose aggregating to around 21127.29. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan, (here-in-after referred to as 'said Property' and more fully described in the schedule mentioned at the bottom of this deed).
- B. The said property is free from all claims, encumbrances, attachments, mortgages, transfer etc. whatsoever and the Seller has absolute right and authority to sell and dispose off the same. No other person has any claim, rights, title or interest in the above said property.
- C. The Seller has expressed his desire to sale the above plot of land rights of the above property for a total consideration amount of Rs. 18,75,00,000/- (Rupees Eighteen Crore Seventy Five Lakh only) and the Buyer has agreed to the purchase the said Property from the Seller at the price offered by the Seller.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:



1. That in pursuance of the above said agreement the Buyer well and truly paid the entire sale consideration of the said property before the execution of these presents the sum of Rs. 18,75,00,000/- (Rupees Eighteen Crore Seventy Five Lakh only) to the Seller in the following manner :-

Details of Amount

Rupees	UTR / Cheque No.	Date	Bank
25,00,000/-	KKBKR520240 80700873375	07.08.2024	Kotak Mahndra Bank Limited
1,50,00,000/-	000057	03.03.2025	HDFC BANK LIMITED

Contd....3

JYOT OVERSEAS PVT. LTD.
VILAY PATEL
DIRECTOR

उप पंजीयक
देलदर (जिला-सिरोही)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED
DIRECTOR



Presentation Endorsement

Print Date: 3/24/2025 4:49:32 PM

आज दिनांक 24 माह 03 सन् 2025 को 04:05 PM बजे
श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG पुत्र/पुत्री/पत्नि श्री RAJNIKANT
PATEL
उम्र 47 वर्ष, जाति 0-PATEL, व्यवसाय Business
निवासी House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area:
0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202501600000360


हस्ताक्षर उप पंजीयक,
DELDAR

Sale Deed (Conveyance Deed)

Fees Receipt Endorsement

Print Date: 3/24/2025 4:49:32 PM

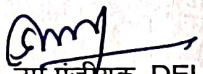
रसीद नं.	202502600000410
दिनांक	24-03-2025
पंजीयन शुल्क ₹	1875000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	10312500
कमी सरचार्ज शुल्क ₹	3093750
मौका निरीक्षण शुल्क ₹	2500
कुल योग	15284050

202501600000360

Sale Deed (Conveyance Deed)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 102327293 ₹ 15284050


उप पंजीयक, DELDAR

3,00,00,000/-	000058	04.03.2025	HDFC BANK LIMITED
3,00,00,000/-	000060	05.03.2025	HDFC BANK LIMITED
3,00,00,000/-	000061	06.03.2025	HDFC BANK LIMITED
4,00,00,000/-	000066	07.03.2025	HDFC BANK LIMITED
1,00,00,000/-	000072	31.03.2025	HDFC BANK LIMITED
1,00,00,000/-	000073	31.03.2025	HDFC BANK LIMITED
1,00,00,000/-	000074	31.03.2025	HDFC BANK LIMITED
81,25,000/-	000075	31.03.2025	HDFC BANK LIMITED
18,75,000/-	TDS deducted @1 %	18.03.2025	I.T.Dept.
18,75,00,000/-	(Total Amount in Rupees Eighteen Crore Seventy Five Lakh)		



The Seller doth hereby admit and acknowledge, accept and confirm as the full consideration and acquits the Buyer from making any further payment towards sale consideration. The Seller doth hereby sell, convey, transfer and assigns unto and to the use of the Buyer, the said property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the Seller to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the BUYER absolutely and forever.

- The Seller has handed over vacant physical and peaceful possession of the said property to the Buyer as absolute owner of the said property shall enjoy the said property without any hindrance and disturbance from the Seller, or from any person claiming through or under them and delivered the connected original title documents in respect of the said property hereby conveyed on the date of execution of these presents.

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL
DIRECTOR

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

Contd....4

उप पंजीयक
देल्दर (जिला-सिरोही)



Endorsement of Execution

Print Date: 3/24/2025 4:49:32 PM

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG, पुत्र/पुत्री/पति श्री RAJNIKANT PATEL, व्यवसाय Businessजाति 0-PATEL House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area: 0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Executant Age : 47 Signature :
2	श्री/श्रीमती/सुश्री JYOTHI VOOLLA AUTH SIG, पुत्र/पुत्री/पति श्री BORANATH NARISIMHA KALI VARA PRASAD VOOLLA, व्यवसाय Businessजाति 0-HINDU House No.:114, Colony: N E LAYOUT SEETHAMMADHARA, Area: VISAKHAPATNAM, City: VISAKHAPATNAM, Pin code: 531025, District: VISAKHAPATNAM, State: ANDHRA PRADESH			Claimant Age : 50 Signature :

ने लेख्यपत्र Sale Deed (Conveyance Deed) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 187500000/- पूर्व में / मेरे समक्ष / मैं से रु 187500000/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री DAULAT NEBHNANI, पुत्र/पुत्री/पति श्री RAHANDA MAL जाति SINDHI Age: 58 Add: House No.:0, Colony: RIICO COLONY, Area: 0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री HARSHIL SHAH, पुत्र/पुत्री/पति श्री ARVIND BHAI जाति SHAH Age: 33 Add: House No.:0, Colony: USHABHAVAN FLAT, Area: OPP LIFE SCHOOL BARRAGE ROAD, VASNA, City: AHMEDABAD, Pin code: 380007, District: AHMEDABAD, State: GUJARAT			Signature

202501600000360

Sale Deed (Conveyance Deed)

उप पंजीयक, DELDAR

INFRABRO PROJECTS PRIVATE LIMITED

DIRECTOR

3. The Seller hereby represents, covenant, warrant, undertake and declare that :

- (i) The title to the said Property is free, clear and marketable.
- (ii) That the said property shall be quietly and peacefully entered into and held and enjoyed by the Buyer without any interference, interruption or disturbance from the Seller or any person claiming through or under them.
- (iii) That the said property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the Seller shall discharge the same from and out of its own funds and keep the Buyer indemnified.
- (iv) That the Seller hereby declares with the Buyer that the Seller has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said property up to date of execution of the deed of conveyance and the Buyer shall bear and pay the same hereafter, if any arrears are found to the earlier period, the same shall be discharged by the Seller.
- (v) That the said Property or any part thereof is not subject matter of any litigation or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any court or other Civil or Revenue or other proceeding and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof or there is no any notice of acquisition or requisition in respect of the said Property.
- (vi) That The Seller represent and assure that there are no other subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and the Seller has not executed any Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- (vii) The Seller undertake and declare that the Seller has not entered into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of the registered Agreement to sell no. 202403600101107 dt. 22.10.2024.
- (viii) The Seller is regularly paying all the rates, charges and taxes as also all the rentals, Municipal taxes, recurring charges as well as outgoings, electricity bills for the said Property and shall be responsible for the payment till the date of execution of the conveyance deed.



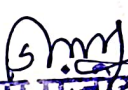
JYOT OVERSEAS PVT. LTD.


DIRECTOR

INFRAPRO PROJECTS INDIA PRIVATE LIMITED


DIRECTOR

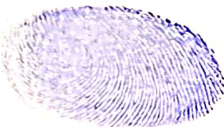
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उप पंजीयक
देवर (जिला-सिरोही)

- (ix) The Seller is in the possession of and is not prohibited from handing over quite, vacant and peaceful possession of the said Property to the Buyer as contemplated herein.
- (x) That the Seller will all times and at the cost of the Buyer execute, register or cause to be done, all such acts and deeds for perfecting the title to the Buyer in the property hereby sold and conveyed herein.
- (xi) That the Seller do hereby covenants and assures that the Buyer is entitled to have mutation of their names in all public records, local body.
- (xii) That the Seller hereby agrees and undertake to indemnify and keep indemnified the Buyer against all losses, damaged, accosts that the Buyer may be put to by the reason of any defect in the title or by virtue of any act of the Seller or his predecessors in title, heirs, successors or by any person claiming through and or action in trust for him.
- (xiii) That the Buyer shall be the sole and absolute owner of the said property with attendant rights of ownership, possession, enjoyments and shall be entitled to deal with and dispose of the said property as deems for without any interference, obstruction or hindrance from the Seller or any one claiming under, through or in trust for him.
- (xiv) The Seller and the Buyer have good right, full power and absolute authority to enter into this deed of conveyance.
- (xv) The transaction contemplated herein for sale of the Property from the Seller to the Buyer shall pertain to the entire Property and nothing herein shall obligate the Buyer to purchase the part of the Property from the Seller.
- (xvi) The Seller assures his title to the Property and hereby states that the all-relevant government records reflect its title to the property.
4. All expenses of and incidental to this the deed of Conveyance and all other assurances and writings including stamp duty and registration fees shall be borne and paid by the Buyer alone.
5. The Buyer has verified the title of the property and has expressed full satisfaction for it and shall not raise any objection with regard to the same at a later stage. The property transferred on "As is where is basis.
6. That this Deed of Conveyance shall bind the above parties and their respective time to time directors, executors, heirs, representatives and assigns.



JYOT OVERSEAS PVT. LTD.
PATEL
DIRECTOR



INFRAPRO PROJECTS INDIA PRIVATE LIMITED



उप पंजीयक Contd....6
देहरा (जिला-सिरोही)

DIRECTOR

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
By the Seller in the presence of:

JYOT OVERSEAS PVT. LTD.
VIJAY PATEL
DIRECTOR



Witnesses :-

1. [Signature]
Name Harshil Shah
S/o Arvindbhai Shah
Age 33 by Caste Jain
Occupation Job
R/o 12, 5th Floor Flat
Paldi, A 1644 - 380007

2. [Signature]
Name Ravulal Mehmuni
S/o Rahunda Mal
Age 58 by Caste Sindhi
Occupation Bus
R/o Muraad



SIGNED SEALED AND DELIVERED
By the Buyer in the presence of:

JYOT OVERSEAS PVT. LTD.
DIRECTOR



Witnesses :-

1. [Signature]
Name Harshil Shah
S/o Arvindbhai Shah
Age 33 by Caste Jain
Occupation Job
R/o 12, 5th Floor Flat
Paldi, A 1644 - 380007

2. [Signature]
Name Ravulal Mehmuni
S/o Rahunda Mal
Age 58 by Caste Sindhi
Occupation Bus
R/o Muraad

JYOT OVERSEAS PVT. LTD.
VIJAY PATEL
DIRECTOR



[Signature]
उप पंजीयक
देल्दर (जिला-सिरोही)

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE Piece or parcels of plot of land bearing No.2 approved for the residential purpose aggregating to around 21127.29 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan, which is bounded as under :-

The Boundaries of Plot No.2 :-

North	:	50 Mtr wide road.
South	:	Khasra No.1088
East	:	Plot No.1.
West	:	Khasra No. 1389/1010, 1008, 1006/1 & 1435/1005

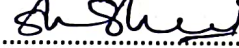
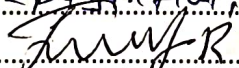
The UIT Abu allotted/regularised the said plot of land bearing No.2 approved for the residential purpose aggregating to around 21127.29 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan for residential purpose to the Seller, vide Patta No. 2964 dt. 25.6.2024, which was registered in the office of the Sub Registrar, Deldar at SI.202403600100765 dt. 26.7.2024.

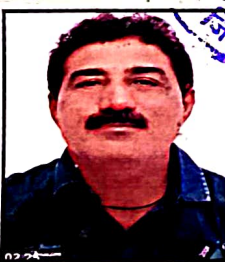
NB:-

1. There is no construction on this plot. This is a residential property.
2. The passport size photo of the Seller, Buyer and Witnesses are affixed on this deed.

SIGNED SEALED AND DELIVERED
By the Seller in the presence of:

Witnesses :-

1. 
Name Harsheel Shah
S/o Avinash Shah
Age 33 by Caste Jain
Occupation Job
R/o 12, 2nd Floor, A/4, 340008 A/6, 2
2. 
Name Darul Mehman
S/o Rahmatul
Age 58 by Caste Sindhi
Occupation Business
R/o Ahmed



JYOT OVERSEAS PVT. LTD.
VIJAY PATEL
DIRECTOR

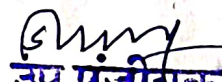


INFRA PRO PROJECTS INDIA PRIVATE LIMITED



DIRECTOR




उप पंजीयक
देलदर (जिला-सिरोही)

SIGNED SEALED AND DELIVERED
By the Buyer in the presence of:

INFRA PRO PROJECTS INDIA PRIVATE LIMITED

[Signature]
DIRECTOR

Witnesses :-

1. *[Signature]*
Name *Harshil Shah*
S/o *Arvin Harish Shah*
Age *33* by Caste *Jain*
Occupation *Job*
R/o *12, Sangan Road*



2. *[Signature]*
Name *Dallat Nehmani*
S/o *Rahanda Mal*
Age *58* by Caste *Sindhi*
Occupation *Business*
R/o *Abur Road*



[Signature]
उप पजीयक
देलदर (जिला-सिरोही)

JYOT OVERSEAS PVT. LTD.
[Signature]
VIJAY PATEL
DIRECTOR



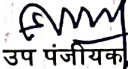
Enter In Minute Book Endorsement

Print Date: 3/29/2025 6:16:27 PM

Pending In Minute Book No 202509600000023
दिनांक 24/03/2025 कारण SRO APPROVAL

2025016000000360

Sale Deed (Conveyance Deed)


उप पंजीयक, DELDAR

Under 54 Endorsement

Print Date: 3/29/2025 6:16:27 PM

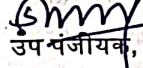
धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 187500000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 10312500 पर कमी पंजीयन शुल्क रु 1875000, सरचार्ज राशि 3093750 कुल रु 15281250 रसीद संख्या 2025026000000410 दिनांक 24-03-2025 में जमा किये गये हैं।

अतः दस्तावेज को रु 10312500 के मुद्रांकों पर निष्पादित माना जाता है।

2025016000000360

Sale Deed (Conveyance Deed)




उप पंजीयक, DELDAR

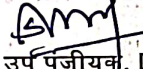
Release from Minute Book Endorsement

Print Date: 3/29/2025 6:16:27 PM

Release from Minute Book No 202509600000025
दिनांक 24/03/2025 कारण Release for Registration Approved Rebate

2025016000000360

Sale Deed (Conveyance Deed)


उप पंजीयक, DELDAR


Registration Endorsement

Print Date: 3/29/2025 6:16:27 PM

आज दिनांक 29/03/2025 को
पुस्तक संख्या 1 जिल्द संख्या 15 में
पृष्ठ संख्या 124 क्रम संख्या 202503600100304 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 59 के
पृष्ठ संख्या 246 से 257 पर चस्पा किया गया।

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