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<u>Development</u> <u>Agreement</u>	SCAN 2019
Between:- Jitendrakumar Bhagwanbhai & others And Dev Developers	Survey No.453/2/1, T.P. 111, F.P.117/1, Mouje- Nikol, Tal. Asarwa, Dist. Ahmedabad.
<u>Author: -</u> Narendra Padsala, Advocate, Rahul Gaudani, Advocate, S.D.Mishra, Advocate & Notary, Email: mishrashiv080@gmail.com M.9879000556 M.9099965738 M.8141437067	

Earth Associates.

Office: 214, Silver Square, Nr Dipak School, Nikol, Ahmedabad.

Court: Advocate Room, City Civil & Sessions Court, Bhadra, Ahmedabad.

રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૧૯૩૧૨૦૩૮૬૨૨ દસ્તાવેજ નંબર ૧૮૩૭૧ દસ્તાવેજ વર્ષ ૨૦૧૯
તારીખ ૧ માહે ઓક્ટોબર સને ૨૦૧૯

દસ્તાવેજનો પ્રકાર: વિકાસ કરાર

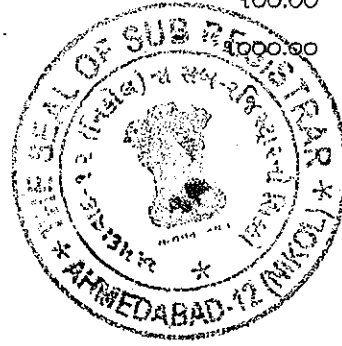
અવેજ ૧૦૦૦૦૦૦૦.૦૦

રજુ કરનારનું નામ SURESHBHAI PARSHOTTAMBHAI

નીચે પ્રમાણે ફી પર્હોયી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ. ૧૧૦૦.૦૦

અંકે રૂપીયા એક હજાર એક સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

10, AMNTRAN BUNG. NIKOL, AHMEDABAD

અગર

Suresh Bhai

ને આપશો

રજુ કરનારની સહી

R.J.RABARI
સબ રજીસ્ટ્રાર

અમદાવાદ- ૧૨ નિકોલ

અનુક્રમવિધા નંબર - ૨

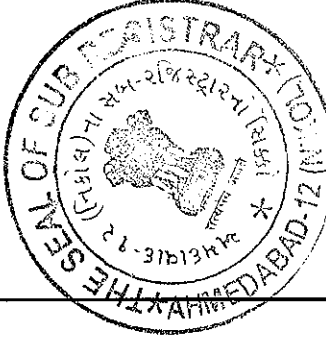
સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 12 Nikol

ગામનું નામ : નિકોલ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
વિકાસ કરાર	સર્વે નંબર-453/21 ની 9365 ચો.મી.ટીપી સ્કીમ નંબર-111 ના ફા પ્લોટ નંબર-117/1 ની 5619 ચો.મી.ની બીનપ્રેતીની જમીન		JITENDRAKUMAR BHAGWANBHAI SURESHBHAI PARSHOTTAMBHAI BHAVESHBHAI BHAGWANBHAI MUKESHBHAI PARSHOTTAMBHAI	M/S DEV DEVELOPERS THROUGH ITS AUTHORISED PARTNER HARDIKKUMAR JITENDRAKUMAR BHANDARI	09/10/2019 09/10/2019	૧૮૩૭૧	

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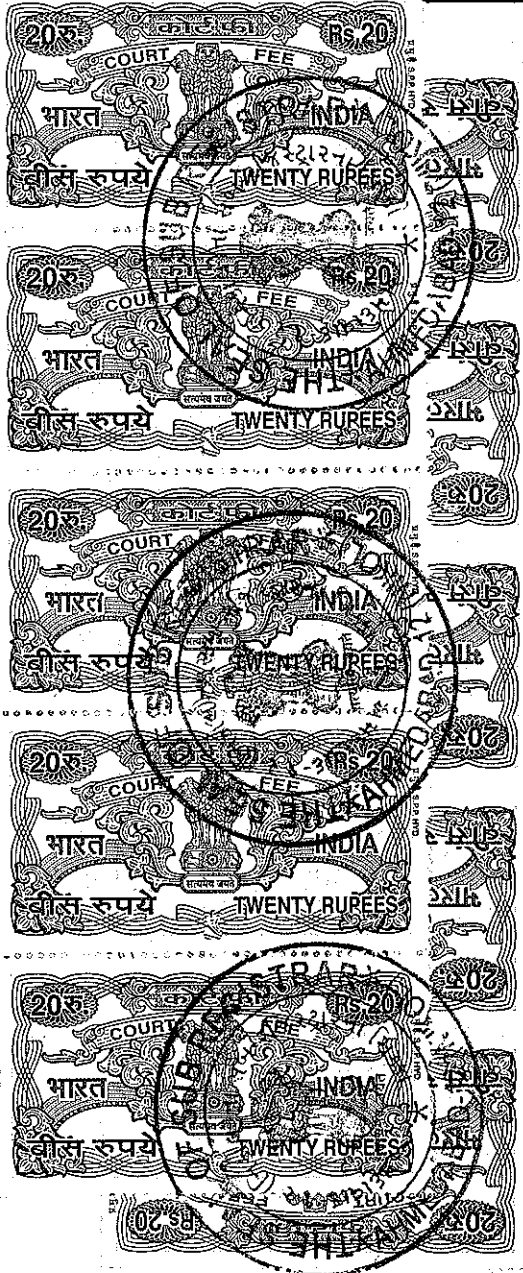


મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 12 Nikol



વિનુભાઈ ભુવા ની તારીખ : ૦૭/૧૦/૨૦૧૯ ના રોજની

અરજી નંબર : ૧૮૫૫૦

પહેલો નંબર : ૨૦૧૯૩૧૨૦૩૯૩૨

તારીખ : ૦૭/૧૦/૨૦૧૯

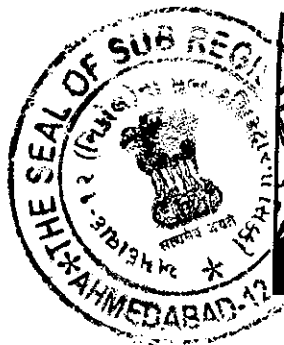
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નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.



Serial No. 2534 Date 1.10.2019
 Name Dev. Developers
 &
 Address Nikol, Shmela Road
 Value Rs. 35,00,000/-
 (Words) Thirty five Lakh Only
 The Kalupur Com. Co-op. Bank Ltd.
 Licence No. GUG/365/AUTH/AV/373/2015
 Sign [Signature]



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made at Ahmedabad this _____ day of
 October, 2019, between

(1) **JITENDRAKUMAR BHAGWANBHAI**, PAN:AFXPB2504E,
 aged- adult, Indian Inhabitant, Residing at: 19, Amantran
 Bungalows, Near Gangotri Bungalows, Nikol, Ahmedabad.

(2) **SURESHBHAI PARSHOTTAMBHAI**, PAN:AESPB7542N,
 aged- adult, Indian Inhabitant, Residing at: 10, Amantran
 Bungalows, Near Gangotri Bungalows, Nikol, Ahmedabad.

THE KALUPUR COMMERCIAL
 CO-OP. BANK LTD.
 Nova Nikol Road Branch,
 Dist. - AHMEDABAD - 382330.
 No. GUG/365/AUTH/AV/373/2015
 INDIA
 Three Five*Zero*Zero*Zero*Zero*Zero*Zero
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 SPECIAL ADHESIVE
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(3) **BHAVESHBHAI BHAGWANBHAI**, PAN:ANGPP5355E, aged-adult, Indian Inhabitant, Residing at: 18, Amantran Bungalows, Near Gangotri Bungalows, Nikol, Ahmedabad.

(4) **MUKESHBHAI PARSHOTTAMBHAI**, PAN:AHGPP4091B, aged-adult, Indian Inhabitant, Residing at: 11, Amantran Bungalows, Near Gangotri Bungalows, Nikol, Ahmedabad, hereinafter called "the Vendors/Owners" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART;

And

M/S. DEV DEVELOPERS, (PAN: AAQFD0020P) a partnership firm, having its place of business at: 453/2/1, Opp. White House, Nr. Bhakti Circle, Nikol, Ahmedabad representing through its administrative Partner, **Hardikkumar Jitendrakumar Bhanderi**, aged- adult, Indian Inhabitant, Residing at: 19, Amantran Bungalows, Near Gangotri Bungalows, Nikol, Ahmedabad, hereinafter called "the Developers" (which expression shall unless repugnant to the context or meaning thereof mean and include partner or partners for the time being of the said firm, survivors or survivor of them and the heirs, executors, administrators of such survivor, or his/her/their assigns) of the SECOND PART.

WHEREAS the Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled to an immovable property situate at Nikol sim), Taluka- Asarva, in the Registration District and Sub District Ahmedabad, bearing revenue survey no. Survey Nos. 453/2/1 admeasuring 9365 sq. mts., included in Town Planning Scheme No. 111 of Nikol and allotted Final Plot No.117/1 admeasuring about 5619 Sq. mts. or thereabouts more particularly described in the Schedule hereunder written (Hereinafter referred to as the "Said Land").

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Whereas the Owners are desirous of developing said land but due to not having enough knowledge, technical skills and capital therefore the Owner have appointed the Developer to construct and develop / or get constructed or developed upon the said land residential units such as Flats/apartments namely AAVKAR HOMES on the said land (which shall hereinafter be referred to as 'Units' or 'Unit' as may suit the context), and to find and fix the prospective Purchasers for the said construction/ development and sell to them such constructed Units upon the Said Land along with their respective share of land at such price as the Developer may deem fit or quote from time to time.

AND WHEREAS the parties herein have agreed to develop the Said Land and pursuant to the negotiations by and between the parties hereto and subject to the necessary approval being granted by the Competent Authority/sanction is agreed to be persuaded by the Developers at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the Ahmedabad Municipal Corporation, which responsibility is agreed to be shouldered by the Developers herein as a result of which hereof the Owners are desirous of appointing the Developers as developers of the Said Land more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions hereinafter appearing:

And whereas pursuant to the agreed development between both the parties, the Owner herein had authorised the Developer to enter into the said land to undertake and complete the development/construction work upon the terms and conditions in the manner herein after appearing;

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. With a view to develop the said land described in the Schedule hereunder written (hereinafter referred to as the "Said Land") as may be

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permitted by all concerned authorities, the Owner hereby agrees to entrust and handover to the Developer the work and right of Development of the Said Land on the terms hereinafter contained.

2. The Developer hereby agrees to develop and/or cause to be develop the Said Land on the terms and conditions mentioned herein and as permitted by the concerned authorities by constructing one or more buildings thereon and other premises on ownership basis. The Developer agrees that he/she/they will obtain whatever permissions are required to develop the property at his own costs and on his own responsibility in the name of the Owner or Developer.

3. In consideration of the Owner having agreed to entrust to the Developer the Development of the Said Land described in the schedule hereunder written and to confer upon the Developer the right, powers, privileges and benefits as mentioned herein, the Developer agrees to pay to the Owner a sum of Rs.10,00,00,000/- in words Rupees Ten Crore(s) only, in several parts as consideration; on or after execution of sale deeds or conveyance deed for respective Units as and when sold in favour of Prospective Purchasers of said project.

4. This Agreement will not be treated as a partnership between the Owner and the Developer or an Agreement for Sale of the said Land by the Owner to the Developer. The Developer is given only a right to develop the said Land as aforesaid.

5. That the entire cost of construction of the new building including cost of construction, building materials i.e. steel, cement, bricks, sand etc. labour and fee of the architect, professionals and other charges shall be borne and paid by the Developer.

6. It is specifically agreed between the parties that the owner will bear the cost of moving or shifting underground under cable trench or any other



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way the high voltage cable line passing over the said plot as per the rules and regulation of GETCO or GEB or UGVCL at their entire risk and effort.



7. That the Developer having the sole authority to sale the constructed Units upon the said Land, shall be solely liable for any profit or loss that may accrue or be suffered pursuant to Developer, fixing the rate for sale of the proportionate land alongwith the constructed Units and their subsequent sale and that the Owner shall not in any way be entitled or liable for the Profits of Loss of the Developer.
8. The Developer is satisfied that the Owner have full owner of the Said Land and that the property is not subject to any mortgage, charge or any other encumbrance.
9. The Developer shall not start any work of development on the Said Land unless the building plans get sanctioned by the Ahmedabad Municipal Corporation or the planning authority and Commencement Certificate issued in favour of the Owner together with RERA registration.
10. The entire development work shall be carried out by the Developers at their own risk costs and expenses. They shall bear and pay the Bills of the suppliers of building materials i.e. bricks, cement, steel, sand etc., wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charges and expenses that may be incurred in regard to the development work.
11. The Development of the Said Land by construction of building or building thereon shall be at the entire costs, expenses and risk and on the entire account of the Developer. All building to be constructed on the

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Said Land and all dwelling units thereon will be in accordance with the sanctioned plan of Ahmedabad Municipal Corporation or the Competent Authority/ State Government under The Gujarat Town Planning & Urban Development Act & The Bombay Provincial Municipal Corporation Act and other relevant Acts and also in accordance with the Development Rules and Regulation for the time being in force. The Developer shall be at liberty to make necessary applications for the purpose to the authorities concerned at his own cost and expenses in the name of the Owner and the owner shall join, in such application but the responsibility of obtaining such permission will be on the Developer and at his costs.

12. The Owners hereby authorise the Developers to sign and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining N.A. and transfer Permission for the purpose of and for the development of the Said Land and also to appoint the Architect at Developers' costs and expenses. It is also agreed that all the costs, charges and expenses to incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers alone irrespective of the fact whether the transaction goes through or not.

13. On the execution of this Agreement, the owners shall grant to the Developers licence to enter upon the said property as bare licensees only for enabling them to develop or construct the said property subject to the payment of the balance consideration amount to the owners as set out hereinabove, It is hereby expressly agreed by an between the parties here to that the possession of the said property is not being given or intended to be given to the Developers in part performance as contemplated by Section 53A of the Transfer of Property Act, 1882. The

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owners and the Developers hereby confirm that by virtue of the Developers entering upon the said property as Licensees, the same does not amount to take up possession of the said property. The said licence to enter upon the said property and develop the same shall become formal possession of the said property in favour of the Developers only after the full payment of the consideration amount is paid to the owners by the Developers. In case if the licence hereby granted is revoked on account of non-payment of the consideration amount payable by the Developers to the owners as set out hereinabove, the owners shall be entitled to terminate and/ or revoke the licence hereby granted and on such termination and/or revocation, the owners shall be entitled to (i) restrain the Developers from entering upon the said property and carry out construction activities thereon and (ii) deal with and dispose of the said property including the incomplete construction work thereon to any third party of their choice and the Developers shall not be entitled to claim any compensation from the owners in respect thereof and the Developers shall not be entitled to raise any objection to the same.

14. The Owner gives licence and permission to the Developer to enter upon the Said Land described in the Schedule hereunder written or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof in accordance with the permission herein mentioned. The said licence to develop the Said Land will be personal to the Developer and under no circumstance the Developer will assign his right, title and interest to any other party without the consent of the Owner provided that if with such consent the Developer shall have in his turn entered into an Agreement with a third party (of which the Developer shall have given notice to the Owner) under which the developer has granted right to such third party to develop the Said Land or any part or parts thereof then the Owner shall not exercise his aforesaid right under this Agreement to terminate the same unless the

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Owner shall first give notice in writing to such third party specifying the breach or breaches of the terms and conditions of this Agreement stated to have been committed by the Developer or such third party and in respect of which the Owner intends to exercise his right of termination of this Agreement and such third party and in respect of which the Owner intends to exercise his right of termination of this Agreement and such third party shall have failed to remedy or rectify such breach for period of ninety days from receipt of such notice from the owner.

15. If in case the Developer shall make default in payment of the balance amount on the due date to the owner then the Owner shall become entitled to recover the said amount together with 18% interest thereon.
16. The Owner shall at the request and costs of the Developer sign and execute from time to time all plans and other applications for layouts, sub-division, construction of the building and structures on the Said Land for being sanctioned and approved by the Ahmedabad Municipal Corporation or other authorities provided that all costs, charge and expenses including Architect's fees in this connection shall be borne and paid by the Developer alone and the Developer shall indemnify and keep indemnified the Owner from and against all actions, suits, proceedings fines, penalties, architects fees and all costs, charges, expenses and damages incurred or suffered by the Owner. The Owner shall, if required by the Developer execute a Power of attorney in favour of the Developer or his delegate giving all necessary powers required to carry out the work of Development in all respect as contemplated by these presents.
17. The Developer shall be entitled to carry out at their own costs, charges and expenses in all respects all or any items of work for Development of the Said Land including laying of drainage, cables, water pipes and other connections and lighting of roads and other items as per the terms

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and conditions imposed by the Ahmedabad Municipal Corporation while sanctioning the layout scheme and the said plans and also other items of works as may be required to carry out for the purpose of making the Said Land fit for construction of buildings and structures therein. All finances for completion of the said items of works shall be provided and borne and paid by the Developer alone. The Owner hereby agrees to render all assistance and co-operation that may be required by the Developer from time to time to carry out the Development work in respect of the Said Land and construction and completion of building and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matter relating to or arising therefrom provided that the Owner shall not be liable to incur any financial obligations in that behalf.

18. Developer shall also be entitled to enter into agreement with any person or persons of their choice for the purpose of selling, allotting, and/or transferring any of the flats/shops/premises/ garages/units, etc. to be constructed by the Developer on the Said Land or any portions thereof in accordance with the terms and conditions laid down by the Competent Authority and in the sanctioned plans and to receive and appropriate consideration payable in respect thereof and/or any part thereof of their own benefit and use. Such agreements and/or arrangements shall be entered into entered into by the Developer in their own name and at its own costs and risk and no rise liability of any kind shall be incurred by the Owners in any manner.

It is further agreed that after receipt of the full consideration by owners from Developers, Owners shall execute one or more Deeds of Conveyance as may be desired by the Developers but at the costs and expenses in all respect being borne and paid by the developer including stamp duty and registration charges, in respect of the Said

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and or portions thereof, as the case may be, in case of co-operative society or societies or Association of Persons or order body corporate who have agreed to acquire flats/shops garages/premises/ units etc. from the Developer.

19. The Developer shall be entitled to put up and permit to be put up advertisement boards upon the Said Land, but without involving the name of the Owner in any manner, and which the Owner will be entitled to remove forthwith if the Developer has committed any breach of this Agreement.
20. Developer is entitled to collect total consideration for sale of units including Land Cost from purchaser or allottees of units on or before execution of Sale Deed or allotment Deed. Developer further undertake that out of total consideration for sale of unit, cost of Land or development work as agreed hereinabove will be given in kind of cash/cheque or ready flats to Land Owner for proportionate Land attributable to units sold or allotted.
21. In the event if any payment remaining unpaid to the Owner as may be agreed by and between the parties hereto as aforesaid and upon the full Development being carried out by construction of buildings and sale of flats, the Owner shall entitle to directly execute and deliver any one or more Deeds of Conveyance in favour of allottee member or one or more co-operative Society or Societies of the Purchasers of flats, and premises in the new buildings to be erected by the Developer. The Developer hereby agrees to join in such Deed as confirming party if required.
22. The Developer shall consume or utilise the full F.S.I. available in respect of the Said Land to be developed and shall not utilise any F.S.I. available in respect of any other property.

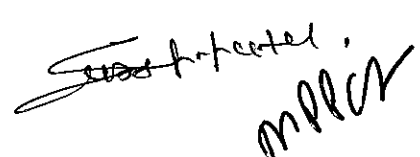
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23. It is agreed and understood that the Owners shall not in any way obstruct the development work to be carried out by the Developers and shall not do any act, matter or thing whereby the Developers will be prevented from carrying out the Development work envisaged under this Agreement.
24. All amounts payable by the allottees of the dwelling units and the buildings to be constructed on the said piece of land or from the allottees of completed building in case of package deals under any arrangements made by the Developers with such allottees shall be received and appropriated by the Developers.
25. The Owner shall sign all application or papers for the necessary permission and sanction of the Competent Authority or State Government for the transfer of the Said Land described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Co-operative Society or societies or other body as aforesaid. However, it shall be the responsibility of the developer to file application with the concerned authorities and pursue the said application and obtain the said permission of the State Government/ Competent Authority at his own costs and expenses. The Owner shall product his certificate as per the provision of Income-tax Act, 1961 for the registration of the aforesaid Deed of Conveyance.
26. It is agreed that the Owners and all other necessary parties shall execute the Deed of Conveyance and/or all other writings in favour of such person/s as the Developers may direct and in the event of Conveyance/s be given in favour of the Nominee/s of the Developers or a proposed co-operative housing society. The Developers shall also join as a Confirming Party to the said Conveyance.

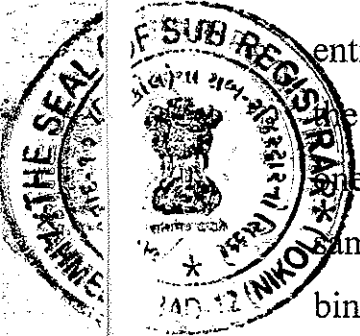

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27. The Owners hereby agree and confirm that the Developers shall be entitled to transfer the benefit and burden of this Agreement subject to the terms and conditions mentioned herein either as a whole or in part to one or more parties and that the Owners shall have no objection to the same and the terms and conditions of this agreement shall remain binding over such transferees.

28. The Developers agree to pay municipal, betterment charges, T.P. charges, water charges, electricity charges, fines and penalties arising as a result of change in the user of the said land.

29. It is agreed that after the date of this Agreement the Developer shall pay and discharge all taxes and outgoing including Municipal Taxes, and all other charges, rates, cess, GST or any other taxes that may be levied by Public Body or authorities in respect of the Said Land and which would be payable by the Owner as owner. The Developer shall indemnify and keep indemnified the Owner from and against non-payment thereof. In the event of the Developer paying any refundable deposits to the Municipal Corporation or any other concerned authorities in the course of the development of the Said Land in the name of the Owner, the Developer shall be obtain the refund of such deposit in his/its own name. To enable the Developer to obtain the refund the Owner shall sign or execute all such writings as may be required by the Developer in that behalf, without raising any objection or requisition in that behalf.

30. The Owner declares that no notice from the Government or may local Body or authority including the Ahmedabad Municipal Corporation has been received by or served upon the Owner or any person interested in the Said Land.

31. The Owner declares:

Signature

Haral:15.

Same for further

mlb



(a) That owner is entitled to enter into this Agreement with the Developer and they have full right and authority to sign and execute the same.

(b) That the owner have not agreed, committed or contracted or entered into any Agreement for sale or lease of the Said Land or any part thereof to any persons or person other than the Developer and that they have not created any mortgage charge or any other encumbrances on the Said Land as mentioned herein.

(c) That the Owner has not done any act, deed, matter or thing whereby or by reason whereof, the development of the Said Land may be prevented or affected in any manner whatsoever.

32. The Developer declares that they have entered into this Agreement after fully satisfying about the title of the owner.

33. The Developer shall be entitled to appoint professionals like Engineers, Advocates, Chartered Accountant as well as contractors to carry out Project and to complete it. All charges of Professionals, Contractors etc. shall be borne by Developer.

34. Save and except as hereinbefore otherwise provided, all costs, charges and expenses of the Owners and of the Developers and incidental to this Agreement and Conveyance and other writing or writings to be made in pursuance hereof including stamp duty, registration charges, plan, certified copies, correspondence and all the expenses shall be borne and paid by the Developers alone. The fines and penalties payable to the Collector or transfer of the property not incurred by reason of any delay in lodging the Deed of Conveyance by the Developers shall be paid by the Developers alone. The penalty payable to the Registrar of Assurances shall be paid by the party by whose default such penalty may have become leviable.

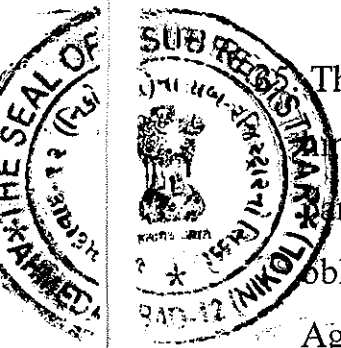
rieman

[Signature]

Hassan K.

[Signature]

mlor



The developer shall be entitled to develop the Said Land either by himself and/or through his nominees including firm, wherein he is a partner or a company, wherein he is Director, provided however, all obligations and liabilities undertaken by the Developer under this Agreement shall remain in full force and be personally binding upon the Developers, and in particular his liability of payment of all amounts under this agreement to the owners.

36. All disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred to the sole arbitrator appointed mutually by both parties whose decision shall be final and binding on the both the parties. The Arbitrator shall have summary power.

37. The scheme shall always be known as "AAVKAR HOMES" and this name shall not be changed in any circumstances. However, the Developer may change this name or give any other names.

38. It is agreed by and between the parties that Developer herein shall registered the said project under the provisions of The Real Estate (Regulation and Development) Act, 2016 and strictly adhere to the provisions of the said act.

39. It is agreed between the parties that it is the responsibility of the Developer to deduct the TDS as per prevailing rules from time to time and pay the same to the State Government or Central Government before the prescribed date.

40. If the Development/sale be not completed due to any wilful default on the part of the Owners, the Developers shall be entitled to specific performance of this Agreement.

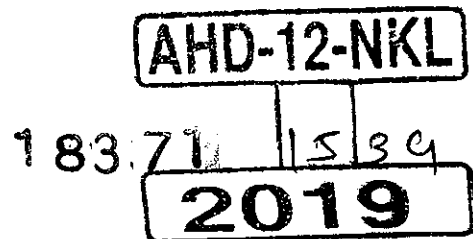
riam

Bd

Harsh K.

Singh

mll



41. That the stamp duty of Rs.35,00,000/- Rupees Thirty Five Lakh(s) Only (calculated @ 3.5% on the development for value of Rs.10,00,00,000/-) has been paid or affixed on this agreement.

42. All the terms and clauses of this agreement are independent to each other and severable, and that in case of any clause being considered to be void by any court of law, the rest of the clauses shall be fully enforceable.

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land, ground, hereditaments and premises old tenure non-agricultural land bearing revenue **Survey No. 453/2/1** admeasuring 9365 sq. mts. , included in Town Planning Scheme No. 111 of Nikol and allotted Final Plot No.117/1 admeasuring about 5619 Sq. mts., situated at Nikol sim), Taluka Asarva, in the Registration District and Sub District Ahmedabad and bounded as follows:-

On or towards the East : 18 mts. T.P. Road
On or towards the West : Reserved land of Municipal Corporation
On or towards the North : Land bearing final plot no.117/2
On or towards the South : Reserved land of Municipal Corporation

Signed, sealed and delivered by the)

withinnamed Owners)

1. JITENDRAKUMAR BHAGWANBHAI) *Jitendra Kumar Bhagwanbhai*

2. SURESHBHAI PARSHOTTAMBHAI) *Suresh Bhai Parshottambhai*



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3. BHAVESHBHAI BHAGWANBHAI)

4. MUKESHBHAI PARSHOTTAMBHAI)

Signed, sealed and delivered by the)

withinnamed Developers)

M/s. DEV DEVELOPERS)

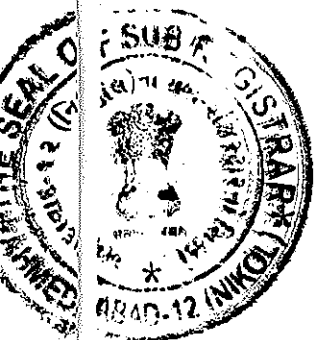
Representing through its partner...

Hardikkumar Jitendrakumar Bhanderi)

In the presence of:

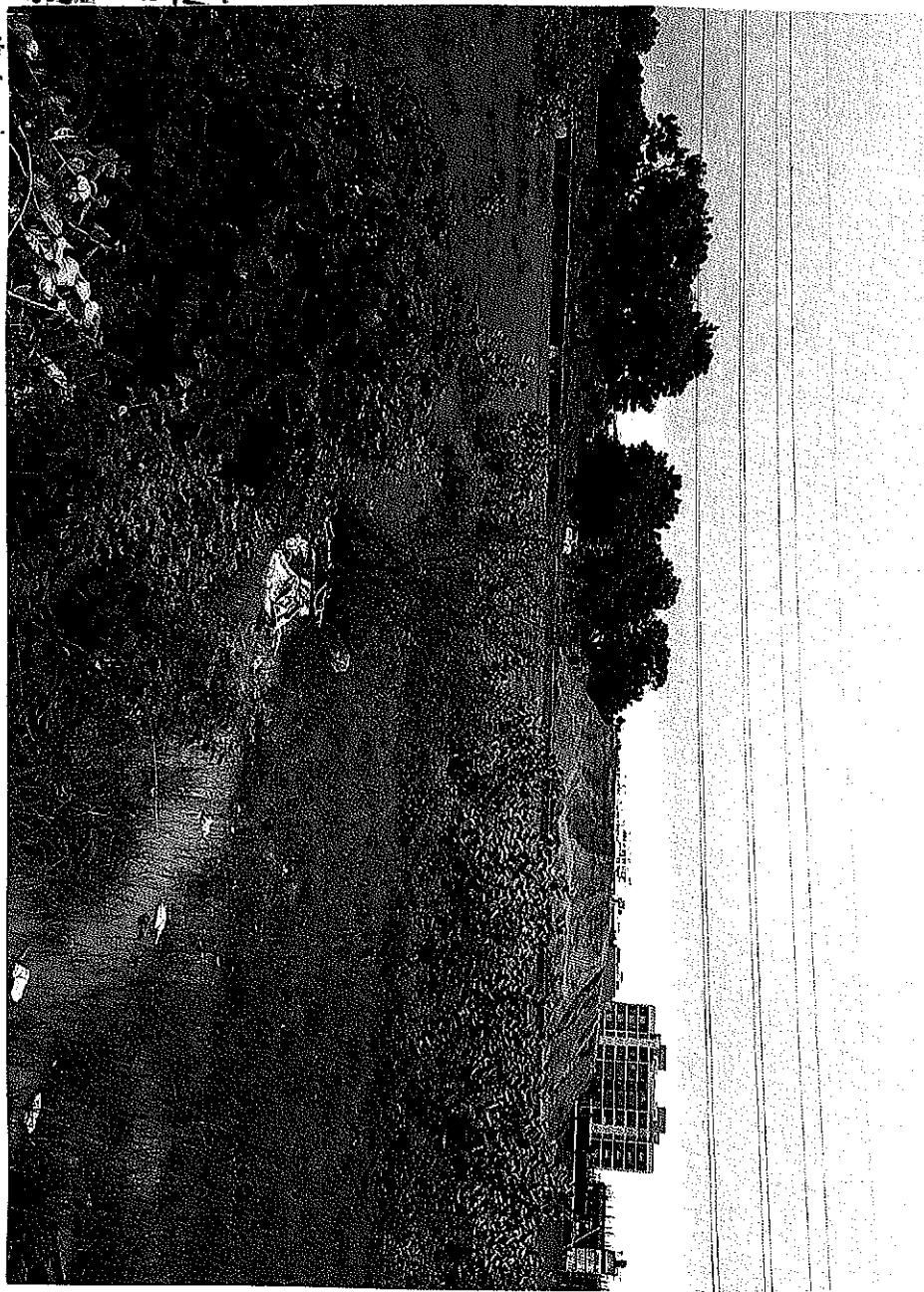
1.

2.



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Identical Photo of Land



Land Owner: Bd Developer: Haral. K.

riemen

mapu

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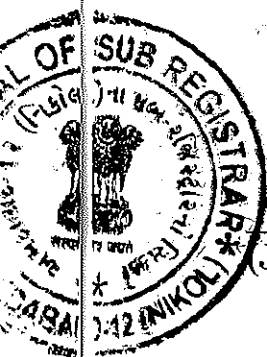
2019

SCHEDULE AS PER SECTION 32 (A) OF REGISTRATION
ACT

OWNER AFORESAID

PHOTO

L.H.T.IMP.



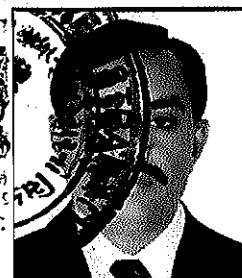
Jitendra

(Jitendrakumar Bhagwanbhai)



Suresh

(Sureshbhai Parshottambhai)



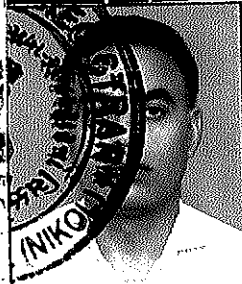
Bhaves

(Bhaveshbhai Bhagwanbhai)



Mukesh

(Mukeshbhai Parshottambhai)



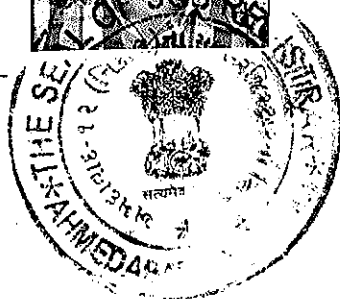
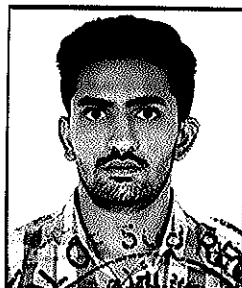
DEVELOPER AFORESAID

M/s. DEV DEVELOPERS

representing through
it's managing Partner...

Hardik

(Hardikkumar Jitendrakumar Bhanderi)



ગામ નમુનો નંબર ૭

સર્વેક્ષણ નંબર : ૪૩૭/૩/૧
 સત્તા પ્રકાર : બીજા બેલી
 ખેતરનું નામ :
 અન્ય વિગતો : બીનબેલી મલ્ટીપર્પઝ હેતુ માટે ૫૬૧૯ ચો.મી.

મોજે : બિરોલ
 તાલુકો : અસારવા
 જિલ્લો : અમદાવાદ

પાનું : 1 of 1

લાયક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જરાયત	૦-૯૩-૬૫	AHD-12-NKL 83 71 1434 2019	૧૯૮૬, ૧૪૯૬, ૧૪૯૭, ૧૮૦૪, ૧૮૦૫, ૧૯૧૩, ૨૨૪૫, ૨૩૭૨, ૨૩૭૩, ૨૩૮૭, ૨૫૪૧, ૨૮૪૭, ૨૮૪૮, ૩૨૮૭, ૩૩૫૫, ૩૩૫૬, ૩૩૬૨, ૩૩૫૬, ૪૩૩૬, ૪૩૫૦, ૪૩૫૧, ૪૩૬૭, ૪૪૧૯, ૪૫૪૧, ૪૬૮૩, ૪૭૭૪, ૪૭૮૭, ૪૮૫૨, ૪૮૭૮, ૪૯૫૧, ૫૧૭, ૫૩૩૬, ૫૩૫૬, ૫૩૭૮, ૫૬૬૭, ૬૦૫૦, ૬૦૫૧, ૬૧૫૦, ૬૨૧, ૬૬૬૩, ૧૨૫૬૩, ૧૩૨૫૨, ૧૩૭૪૭,
કુલ ક્ષેત્રફળ	૦-૯૩-૬૫		
આકાર રૂ.	૩૩૭૧.૦૦		
જુડી તથા વિશ્વેશધારો રૂ.	૦.૦૦		
પાણીભાગ રૂ.	૦.૦૦		
		૧૯૪૩ ૦-૯૩-૬૫ ૬.૬૦	જીતેન્દ્રકુમાર ભગવાનભાઈ(૧૨૫૬૩) સુરેશભાઈ પરસોત્તમભાઈ(૧૨૫૬૩) ભાવેશભાઈ ભગવાનભાઈ(૧૨૫૬૩) મુકેશભાઈ પરસોત્તમભાઈ(૧૨૫૬૩) ટી.પી.નં.૧૧૧ ફા.પ્લોટ નં.૧૧૭/૧ ની ૫૬૧૯ ચો.મી.જમીન(૧૨૫૬૩) બાકી રહેતી જમીન ટી.પી.કપાત(૧૨૫૬૩)
		બીજા હકો અને બીજાની વિગતો ૬૫૧, ૬૨૬૧, ટી.પી.નં.૧૧૧ ફા.પ્લોટ નં.૧૧૭/૧ ની ૫૬૧૯ ચો.મી.જમીન મલ્ટીપર્પઝ હેતુ માટે બીનબેલી<૧૩૨૫૨> સીટી કેપ્યુટરી કલેક્ટરશ્રી(પૂર્વ), અમદાવાદના હુકમ નં.આરટીએસ/અપીલ/કે. નં.૧૭૮/૧૯ તા.૩૧/૦૫/૨૦૧૯ થી<૧૩૭૪૭> વિવાદીઓની વિવાદ અરજી નામંજૂર કરવામાં આવે છે. નોંધ નં.૧૨૫૬૩ પ્રમાણિત કરતો સીટી માંમલતદાર<૧૩૭૪૭> અસારવાનો તા.૨૩/૪/૧૮ નો નિર્ણય કાયમ રાખવા આથી હુકમ કરવામાં આવે છે.<૧૩૭૪૭>	

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#નામંજુર &-તકરારી *-૨૬

12/09/2019 01:15 am ની સ્થિતિએ

વેચાણની નકલ/ Chargeable Copy અંકે રૂ. 5/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 30/09/2019 13:52:36

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : માંમલતદાર કચેરી દસકોઇ

વોટ/સરત્રે નંબર : ૪૫૩/૨/૧
મુલ ભેગણ (હે. આરે ચોમી.) : ૦-૯૩-૬૫

મોજ : બિકોલ
તાલુકો : અસારવા
જિલ્લો : અમદાવાદ

મલના પ્રાપ્તિદારોના નામ (પ્રાપ્તિ નંબર) :

જુનેશભાઈ ભગવાનભાઈ (૧૯૪૩)

સુરેશભાઈ પરસોત્તમભાઈ (૧૯૪૩)

ભાવેશભાઈ ભગવાનભાઈ (૧૯૪૩)

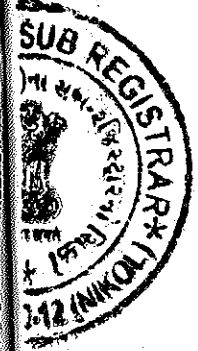
મુકેશભાઈ પરસોત્તમભાઈ (૧૯૪૩)

ટી.પી.નં.૧૧૧ ફા.પ્લોટ નં.૧૧૭/૧ ની ૫૬૧૯ ચો.મી.જમીન (૧૯૪૩)

બાકી રહેતી જમીન ટી.પી.કપાત (૧૯૪૩)

પાકની વિગતો :

વર્ષ	મોસમ	પાકનું નામ	પાકનો વિસ્તાર હે. આરે ચોમી.	સિંચાઈનો સ્રોત અને સિંચાઈનું સાધન	વૃક્ષો પોતાના અને સરકારી	શેરો
૨૦૧૭-૨૦૧૮	ખરીફ	બાજરી	૦-૯૩-૬૫	---/---		
૨૦૧૮-૨૦૧૯	---	---	માહિતી નથી.	---	---	
૨૦૧૯-૨૦૨૦	---	---	માહિતી નથી.	---	---	



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ગામ નમૂનો નંબર C-અ (જમીનની ખાતાવહી)

ગામ/મોજા: બિહોલ
ખાતા નંબર: ૧૯૪૩
જમીનનાં નામ:

પાનું : 1 of 1

જીલ્લો: અમદાવાદ
તાલુકો: અસારવા

જીતેન્દ્રકુમાર ભગવાનભાઈ<૧૨૫૬૩>

સુરેશભાઈ પરસોત્તમભાઈ<૧૨૫૬૩>

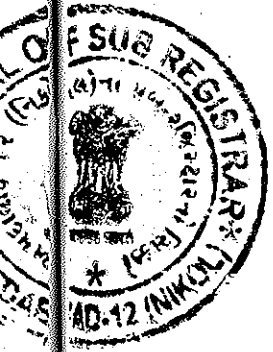
ભાગેશભાઈ ભગવાનભાઈ<૧૨૫૬૩>

મુકેશભાઈ પરસોત્તમભાઈ<૧૨૫૬૩>

ટી.પી.નં.૧૧૧ ફા.પ્લોટ નં.૧૧૭/૧ ની ૫૬૧૯ ચો.મી.જમીન<૧૨૫૬૩>

બાકી રહેલી જમીન ટી.પી.કપાલ<૧૨૫૬૩>

નમુના ક્રમો	બ્લોક/સર્વે નંબર	ક્ષેત્રફળ	આકાર જુડી લોકલ	શિક્ષણ	અન્ય	અન્ય વિગત
નોંધ નંબર	તથા હિસ્સો	હે. આર. ચોમી.	બી. બે. વિ સેસ	ઉપ-કર	કર	
૧૨૫૬૩	૪૫૩/૨/૧	૦-૯૩-૬૫	૮.૬૦			બીન ખેતી
કુલ:	૧	૦-૯૩-૬૫	૮.૬૦			



AHD-12-NKL

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2019

12/09/2019 01:15 am ની સ્થિતિએ

વેચાણની નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રિંટ તા. 30/09/2019 13:53:28

સૌજન્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દસકોઇ

ગામ નમુનો નંબર ૬ - હક પત્રક

મોજ: નિકોલ

તાલુકો: અસારવા

જાહેર: અમદાવાદ

નોંધ નં : તારીખ : ફેરફાર નો ક્રમ :	નોંધની વિગત	ફેરફારને સંબંધિત સરવૈભટીક નંબર અને પેટા હિસ્સો તથા સેની આંત નંબર	અગાઉની નામલેખ નોંધનો કમ્પ્યુટરકોડ	તપાસણી કરનાર અધિકારી નો સહી અને સહી/તારીખ તથા નામ/ હોદ્દો
૧૩૨૫૨ ૩૦/૧૦/૨૦૧૬ બીન ખેતી	જીલ્લા કલેક્ટરશ્રી અમદાવાદ ના બીનખેતી હુકમ નં.સીવી/અસાર-૧/ એન.એ./ એસ.આર.કે.૫/૨૦૧૮ તા-૨૨/૧૦/૨૦૧૮ ના હુકમથી મોજ નિકોલ તા.અસારવા ના કચેરી નં.૪૫૩/૨/૧ ની ટી.પી.નં.૧૧૧ પ્રા.પત્રોટ નં.૧૧૭/૧ ની પડાવ યો.મી.જમીન મલ્ટીપર્પઝ ના હેતુ માટે બિનખેતીનો ઉપયોગ કરવા અરજદારશ્રી સુરેશભાઈ પરસોતમભાઈ લહેરી રહે.અમદાવાદને જમીન મહેસુલ કાયદા કેલમ-૬૫ હેઠળ આપવામાં આવેલ બીનખેતી પરવાનગી હુકમ આધારે આ નોંધ પાડવામાં આવી જેથી કુલ ૫૬૧૯ ચો.મી.જમીનનો વાર્ષિક બિનખેતી આકાર રૂ.૩૩૭૧/- થાય છે. ઉપરોક્ત બીનખેતી હુકમ/પંજુર થયેલ લે-આઉટ પ્લાનમાં આ જમીનનો નીચે જણાવ્યા મુજબનો ઉપયોગ કરવા માટે આ બિનખેતી પરવાનગી આપવામાં આવેલ છે. જમીનનાં ઉપયોગ સંબંધી વિવરણ ૧. મલ્ટીપર્પઝ હેતુ - ૫૬૧૯ ચો.મી.	૪૫૩/૨/૧(૧૮૪૩)		પ્રમાણિત રો.જિલ્લા કલેક્ટર, સાહેબ અમદાવાદના હુકમ આધારે -પ્રમાણિત- સહી બી.સે.સાવરા સ.ઓ.નિકોલ તા.૨૨-૦૧-૨૦૧૯

AHD-12-NKL

183-71-7234
2019



26/01/2019 04:07 am ની સ્થિતિએ
વેચાણની નકલ Chargeable Copy થાંકે રૂ. ૬/- રૂપિયા પાંચ પુરાજી મોકલ છે, આકાર.સહ. પરીટ તા. 30/09/2019 13:53:15
સીકન્થ : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી દમકોઇ

AHD-12-NKL

18371

23/39

2019



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

JITENDRABHAI BHAGWANBHAI
BHANDERI

BHAGWANBHAI MADHABHAI BHANDERI



15/02/1974

Permanent Account Number

AFXPB2504E

Signature



20082013

AHD-12-NKL

183.71

24/34

2019

ભારત સરકાર
GOVERNMENT OF INDIA

જીતેન્દ્રભાઈ ભગવાનભાઈ ભંડેરી
Jitendrabhai Bhagwanbhai
Bhandari

જન્મ તારીખ/ DOB: 15/02/1974

પુરુષ / MALE

7103 2032 5794

મારી આધાર પાત્રી ઓળખ

નિકોલ

Scanned with CamScanner

ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :
S/O ભગવાનભાઈ, 19,
આમંત્રણ બંગ્લોઝ, ગંગોત્રી
બંગ્લોઝ પાસે, દીપક સ્કૂલ
પાસે, નિકોલ, અમદાવાદ,
ગુજરાત - 382350

Address:
S/O Bhagwanbhai, 19, aamantran
bungalows, nrgangotri bungalows. nr
dipak school,
Nikol, Ahmedabad, Gujarat - 382350

1947
1800-300-1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Scanned with CamScanner

AHD-12-NKL

183.71 2539

2019



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AESPB7542N

नाम /NAME
SURESHBHAI PURSHOTTAMBHAI
BHANDERI

पिता का नाम /FATHER'S NAME
PURSHOTTAMBHAI MADHABHAI
BHANDERI

जन्म तिथि /DATE OF BIRTH
20-02-1971

हस्ताक्षर /SIGNATURE
Suresh B. Bhandari

आयकर आयुक्त, क.ओ., अहमदाबाद
Commissioner of Income-tax(Computer Operations)

Suresh Bhandari

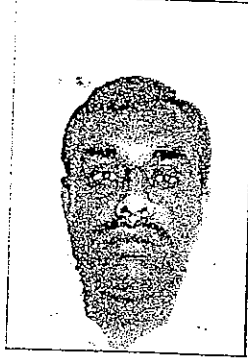


ભારત સરકાર 183.71
GOVERNMENT OF INDIA

AHD-12-NKL

2634

2019



સુરેશભાઈ ભંડેરી

Sureshbhai Bhandari

જન્મ તારીખ/ DOB: 20/02/1971

પુરુષ / MALE



8881 0464 7033

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

Address:

S/O પરષોત્તમભાઈ, 10,
આમંત્રણ બંગ્લોઝ, ગંગોત્રી
બંગ્લોઝ પાસે, નિકોલ, નિકોલ,
અમદાવાદ,
ગુજરાત - 382350

S/O Parshottambhai, 10, aamantran
bungalows, neargangotri bungalows,
nikol, Nikol, Ahmedabad, Gujarat -
382350



1947
1800 300 1947



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P.O. Box No. 1947,
Bengaluru-560 001

Suresh Bhandari

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ANGPP5355E

नाम / Name

BHAVESHBHAI BHAGWANBHAI BHANDERI

पिता का नाम / Father's Name

BHAGVANBHAI MADHABHAI PATEL

जन्म की तारीख / Date of Birth

25/08/1982

हस्ताक्षर / Signature



28/01/2017



AHD-12-NKL

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2019

AHD-12-NKL

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2834

2019



भारत सरकार
GOVERNMENT OF INDIA

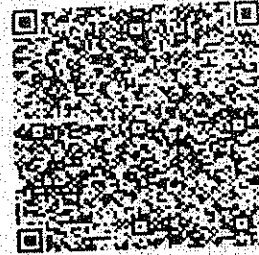
ભાવેશભાઈ ભગવાનભાઈ ભંડેરી

Bhaveshbhai Bhagwanbhai
Bhanderi

જન્મ તારીખ/ DOB: 25/08/1982

પુરુષ / MALE

3108 1388 0144



મારો આધાર, મારી ઓળખ



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

S/O ભગવાનભાઈ, 18,
આમંત્રણ બંગ્લોઝ, ગંગોત્રી
બંગ્લોઝ પાસે, દીપક સ્કૂલ
પાસે, નિકોલ, અમદાવાદ,
ગુજરાત - 382350

Address:

S/O Bhagwanbhai, 18, aamantran
bungalows, nrgangotri bungalows, nr
dipak school,
Nikol, Ahmedabad, Gujarat - 382350



1947
1800 300 1947



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Bengaluru-560 001

[Handwritten signature]

AHD-12-NKL

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2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKESHBHAI PARSHOTTAMBHAI
BHANDERI
PARSHOTTAMBHAI MADHABHAI PATEL

04/03/1974

Permanent Account Number

AHGPP4091B

mp lcs
Signature



22032016

mp lcs



AHD-12-NKL

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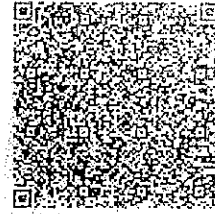
2019



ભારત સરકાર
Government of India



ભંડેરી મુકેશભાઈ પરષોતમભાઈ
Bhandari Mukeshbhai Parshottambhai
જન્મ તારીખ / DOB : 04/03/1974
પુરુષ / Male



6873 7002 6912

મારી

મારી ઓળખ



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:

S/O પરષોતમભાઈ, 11, આમંત્રણ
બંગલોઝ, ગંગોત્રી બંગલોઝ પાસે,
દીપક હાઈસ્કૂલ પાસે, નિકોલ,
અમદાવાદ, નિકોલ, ગુજરાત,
382350

Address:

S/O Parshottambhai, 11,
aamantran bungalows, nr gangotri
bungalows, nr dipak school, Nikol,
Ahmedabad, Nikol, Gujarat,
382350

6873 7002 6912



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFD0020P



नाम / Name
DEV DEVELOPERS

13052019

निगमन / गठन की तारीख
Date of Incorporation / Formation
30/04/2019



AHD-12-NKL

18371 3134
2019



ભારત સરકાર
GOVERNMENT OF INDIA



હર્દિકુમાર જિતેન્દ્રકુમાર ભંડેરી
Hardikkumar Jitendrakumar
Bhandari
જન્મ તારીખ/ DOB: 23/11/1994
પુરુષ / MALE



4596 4983 5699

મારો આધાર, મારી ઓળખ

AHD-12-NKL

18371

3239

2019



ભારતીય વિશિષ્ટ પેહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

S/O જિતેન્દ્રકુમાર, 19,
આમંત્રણ બંગ્લોસ, ગંગોત્રી
બંગ્લોસ પાસે, દીપક સ્કૂલ
પાસે, નિકોલ, અમદાવાદ,
ગુજરાત - 382350

Address:

S/O Jitendrakumar, 19,
aamantran bungalows, nr
gangotri bungalows, nr dipak
school, Nikol, Ahmedabad,
Gujarat - 382350



1947
1800 300 1947

help@uidai.gov.in

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P.O. Box No. 1947,
Bengaluru-560 001

Harid K.

સાચી - 1

 ભારત સરકાર
Government of India

 સાવલિયા અતુલ
Savaliya Atul
જન્મ તારીખ/DOB: 09/06/1980
પુરુષ/ MALE

4692 4590 5949

મારી આધાર, મારી ઓળખ

AHD-12-NKL

18371 3334

2019

 આધાર
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:
S/O: Bachu Bhai, 28-1, sonal park
part-2, saljpur bogha, B/h bajrang
ashram, Ahmedabad City,
Ahmedabad,
Gujarat - 382345

સરનામું :
પિતાનું/માતાનું નામ: બચુ ભાઈ, 28-1,
સોનલ પાર્ક પાર્ટ-2, સૈજપુર બોધા, બી/બેચ
બજરંગ આશ્રમ, અમદાવાદ શહેર,
અમદાવાદ,
ગુજરાત - 382345

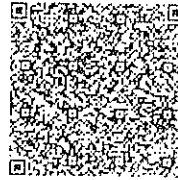
4692 4590 5949



ભારત સરકાર
Government of India



પટેલ રાજેશભાઈ મનુભાઈ
Patel Rajeshbhai Manubhai
જન્મ તારીખ / DOB : 18/09/1981
પુરુષ / Male



9002 3869 5883

મારો આધાર, મારી ઓળખ

AHD-12-NKL

18371 3439
2019

(Signature)



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: પિતાનું/માતાનું નામ: મનુભાઈ,
બી-૨૦, સુવાસ ટેનામેન્ટ, તીર્થ ભૂમિ ટેનામેન્ટ
પાસે, નિકોલ ગામ રોડ, નિકોલ, અમદાવાદ,
નિકોલ, ગુજરાત, ૩૮૨૩૫૦

Address: S/O: Manubhai, B-20, suvas
tenament, near tirth bhumi tenament, nikol
gam road, Nikol, Ahmedabad, Nikol,
Gujarat, 382350

9002 3869 5883



1947



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AHD - 12 - NKL

18371

3539

2019

01/10/19 5:06:47 pm

Version:1.1.2019.4

Serial No. 18371

Presented of the office of the Sub-Registrar of

S.R.O - Ahmedabad - 12 Between the hour of
Nikol

16 to 17 on Date 01/10/2019



Sureshbhai Parshottambhai

SURESHBHAI PARSHOTTAMBHAI



(R.J.RABARI)

Sub Registrar

S.R.O - Ahmedabad - 12 Nikol

Receipt No :- 2019312038622

Received Fees as following	Rs.
Registration	100
Side Copy Fee (50):	1000
Side Copy Fee	
Other Fees	0

TOTAL :- 1100

(R.J.RABARI)

Sub Registrar

S.R.O - Ahmedabad - 12 Nikol

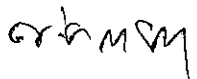
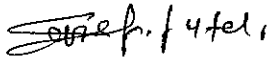
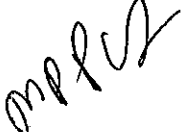
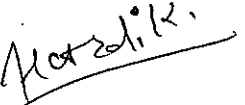
AHD - 12 - NKL

18371

3639

2019

01/10/19 5:06:47 pm Version:1.1.2019.4

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing 1.000	JITENDRAKUMAR BHAGWANBHAI 19, AMNTRAN BUNG. NIKOL, AHMEDABAD PANNO:AFXPB2504E	45			
Executing 2.000	SURESHBHAI PARSHOTTAMBHAI 10, AMNTRAN BUNG. NIKOL, AHMEDABAD PANNO:AESPB7542N	40			
Executing 3.000	BHAVESHBHAI BHAGWANBHAI 18, AMNTRAN BUNG. NIKOL, AHMEDABAD PANNO:ANGPP5355E	40			
Executing 4.000	MUKESHBHAI PARSHOTTAMBHAI 11, AMNTRAN BUNG. NIKOL, AHMEDABAD PANNO:AHGPP4091B	40			
Timing 5.000	M/S DEV DEVELOPERS THROUGH ITS AUTHORISED PARTNER HARDIKKUMAR JITENDRAKUMAR BHANDERI 19, AMNTRAN BUNG. NIKOL, AHMEDABAD	40			

Executing Party
admits execution

AHD - 12 - NKL

18371

3734

2019

01/10/19 5:06:47 pm Version:1.1.2019.4

1 SAVALIYA ATUL B
SONAL PARK, SAIJPUR BOGHA, AHMEDABAD



2 PATEL RAJESHBHAI M
SUVAS TENA. NIKOL., AHMEDABAD



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

1.

2.

Date 1 Month October-2019

R.J. RABARI

Sub Registrar
S.R.O - Ahmedabad - 12 Nikol

Produced Form No.1
for finalise the
Marketvalue.
Date : 01/10/2019

R.J. RABARI

Sub Registrar
S.R.O - Ahmedabad - 12 Nikol

AHD - 12 - NKL

18371

38 39

2019

01/10/19 5:06:47 pm

Version:1.1.2019.4

Verified PAN No/GIR No as per
IncomeTax Rules 1962.

Executant No.

Claimant No.

Conformer No.

Date : 01/10/2019

(R.J.RABARI)

Sub Registrar

S.R.O - Ahmedabad - 12 Nikol

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

Date 01/10/2019

(R.J.RABARI)

Sub Registrar

S.R.O - Ahmedabad - 12 Nik

નોંધણી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૫/૨૦૧૫ ના પરિપત્ર
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧/૧૧/૨૦૧૬
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૯૨ થી ૩૨૭૫૭ મુજબ લખી
આપનાર નં
ને દસ્તાવેજોની વિગતે સમજૂત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

RAYMALBHAI LOGABHAI RABARI

"સબ રજીસ્ટ્રાર"

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