



ON LETTER HEAD

A.V. Builders

5, Jinal Bunglows, Near. D-mart, Opp. Styam Plaza,
Nikol, Ahmedabad-382350. Mo. +91 7359236987.

Ref. No. To

Real Estate Regulation Authority
4th Floor, Sahyog Sankul,
Gandhinagar.

Date: 27/07/2021

Sub. Clarification for 7/12 of Land (For Project Registration)

We, AV builders have taken land from Ahmedabad Municipal Corporation by lease deed of 99 years by lease deed dated 21-05-2021. The land is 3633 Sq. Mtrs bearing FP no. 89/1 and TP no. 102 of Village- Nikol, Taluko - Asarva, Sub District Ahmedabad-13, District Ahmedabad – 382350.

As per government record for the 7/12 of our area is available base on Land survey number. The property card is not available in our area base on Final plot of TP scheme. **The AMC has allotted us land without survey number so it not possible for us to produce 7/12 of land.** The relevant resolution for the land lease and usage is attached in the registered lease deed.

Land is belonging to The Ahmedabad Municipal Corporation (AMC). The following documents are attached for the Land ownership details.

- i. Scan Copy of Form F is attached for the verification of Land ownership.
- ii. E-Auction letter no. 1/AMC/ESTATE/E-Auction/Plots/2019 dated 30-12-20-19 provide details of plot of AMC.
- iii. AMC has granted us possession wide Possession letter 12-10-2020.
- iv. Index copy of 99 years Lease deed is attached for verifications.
- v. The commencement certificate dated 12th April provides details of ownership "AHMEDABAD MUNICIPAL CORPORATION" and occupier name "99 YEARS LEASE HOLDER A. V. BUILDERS"
- vi. AMC has granted us possession wide Possession letter 12-10-2020.

So kindly consider the same for the land 7/12 and register our project.

Yours Faithfully

For A. V. BUILDERS
For AV Builder

H. Patel
PARTNER
Partner

Enclosure: AS above

222 225 646

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નગર રચના યોજના નં. ૧૦૨ (નિકોલ) (અંતિમ યોજના)

પુનઃ વહેંચણી અને કિંમતની આકારણીનું પત્રક

[illegible]

09/04/2008 BY: JAB

HECKED BY 1

2020-2021

2/9/2020

20200203/6174

TRUE COPY

Town Planning
Medabag International Corporation
Amherst, MA

**AHMEDABAD MUNICIPAL CORPORATION (AMC)**

3rd Floor, B-Block, Sardar Patel Bhavan, Danapith ,
Ahmedabad 380001, Gujarat, INDIA

An opportunity to be in Ahmedabad-Gujarat

E-Auction of AMC Plots



Duration for registration of the Bidder and payment of EMD and Tender fee			Dt.01/01/2020 to Dt.30/01/2020 (Up to 18.00 hrs)		
Tender fees (Non refundable)			Tender fee For each bid is Rs.10,000/-		
Tender No.	Details of plot	Plot area in sq.mt.	Up-set price Rs. (Per sq.mt)	EMD in Rs.	Date of E-Auction
ETS/ RNT/ 01/2019	Commercial plot in Bodakdev T.P.S. no. 50 (Bodakdev), FP No. 392, Nr. Golf Academy, B/h.Rajpath club, OFF S.G Highway.Bodakdev, Ahmedabad. (search in google or google map 23.033909, 72.499386)	13476	1,58,100/-	2,13,05,556/-	E-Auction starts at 11.00 hrs on Dt.06/02/2020 Auction ends at 12.00 hrs on Dt.06/02/2020
ETS/ RNT/ 02/2019	Commercial plot in Bodakdev TPS No.50 (Bodakdev), FP No.353, Nr. Baabulbaug Party Plot, OFF Sindhu Bhavan Road,Bodakdev, Ahmedabad. (search in google or google map 23.039425, 72.501171)	13222	1,49,020/-	1,97,03,424/-	E-Auction starts at 14.00 hrs on Dt.06/02/2020 Auction ends at 15.00 hrs on Dt.06/02/2020
ETS/ RNT/ 03/2019	Commercial plot in Sola TPS no.42 (Sola Thaltej), FP No. 273, Nr. R.K.Royal, Science City Road, Sola, Ahmedabad. (search in google or google map 23.073808, 72.509803)	15351	1,59,490/-	2,44,83,310/-	E-Auction starts at 16.00 hrs on Dt.06/02/2020 Auction ends at 17.00 hrs on Dt.06/02/2020
ETS/ RNT/ 04/2019	Commercial plot in Gota TPS no.33(Gota), FP No. 123, Nr. Vandemataram Township, Gota, Ahmedabad. (search in google or google map 23.091445, 72.544646)	5974	86000/-	51,37,640/-	E-Auction starts at 11.00 hrs on Dt.07/02/2020 Auction ends at 12.00 hrs on Dt.07/02/2020
ETS/ RNT/ 05/2019	Commercial plot in Nikol TPS No. 102 (Nikol), F.P. No. 89/1, Nr. Surohi Bunglows-2, Nikol,Ahmedabad. (search in google or google map 23.053498, 72.667916)	3633	57120/-	20,75,170/-	E-Auction starts at 14.00 hrs on Dt.07/02/2020 Auction ends at 15.00 hrs on Dt.07/02/2020

- For further information please read details on (n)code web site <https://e-auction.nprocure.com>
- Timelines, notifications, updates and other details for the e-auction process are available on the website of www.ahmedabadcity.gov.in (home page → downloads → Tenders)
- The Bidder/ Applicant/s desirous to submit their bid have to submit Bids on <https://e-auction.nprocure.com>
- Any queries and clarifications sought by bidder may be sent to amcplots5auction@gmail.com latest by 13th January 2020. No queries shall be entertained thereafter.
- Individual bid should be submitted for individual plot offer with individual tender fee and EMD.
- Jurisdiction for e-auction would be Ahmedabad.
- In any circumstances if any change or amendment in auction procedure and timelines is required , it will be published on AMC web site www.ahmedabadcity.gov.in and (n)code web site <https://e-auction.nprocure.com> for bidder acknowledgement.
- The bidders are requested to check the AMC web site and (n)code web site periodically during the auction process, for update.

No. 1/AMC/ESTATE/E-Auction/Plots/2019

Date :- 30/12/2019

sd/-
Municipal Commissioner
Ahmedabad Municipal Corporation
Ahmedabad

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

મહાનગર સેવા સદન

એસ્ટેટ અને નગર વિકાસ ખાતુ, હરુભાઈ મહેતા ભવન, ઝોનલ કચેરી, પૂર્વઝોન, વિરાટ નગર ચાર રસ્તા, ને. હાઇવે નં ૮, નિકોલ, અમદાવાદ.
ફોન નં:- ૨૨૯૭૦૪૨૨ થી ૨૪ એથ. ૨૨૭, ૨૩૫, ૨૩૬

કબજા પહોંચ

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દ્વારા તા.૦૭/૦૨/૨૦૨૦ ના રોજ કરવામાં આવેલ ઈ-ઓક્શન તેમજ પ્લોટની ફાળવણી અંગે થયેલ સ્ટે.કમિટી ઠરાવ નં. ૧૦૮૧, તા.૨૦/૦૨/૨૦૨૦ તથા મ્યુનિસિપલ સામાન્ય સભાના ઠરાવ નં. ૩૫, તા.૨૬/૦૬/૨૦૨૦ તથા મે.મ્યુ.કમિશનરશ્રી ની તા.૩૦/૦૬/૨૦૨૦ના રોજની મળેલ મંજૂરી મુજબ ઈલેક્શન વોર્ડ નં.૨૪ (નિકોલ) ના ટી.પી.સ્કીમ નં. ૧૦૨(નિકોલ) ના ફા.પ્લોટ નં. ૮૯/૧ (હેતુ : સેલ ફોર કોમર્શીયલ), ક્ષેત્રફળ ૩૬૩૩.૦૦ ચો.મી. વાળી જમીનનો ખુલ્લો અને પ્રત્યક્ષ કબજો આજ રોજ શ્રી એ.વી. બિલ્ડર્સને ટેન્ડરની શરતોને આધીન આપવામાં આવે છે.

કબજો લેનાર

For, A. V. BUILDERS
Mehum Patel
PARTNER

ટી. ડી. ઝો. (પૂર્વ ઝોન)
મહાનગર સેવા સદન
અમદાવાદ
નંબર :- 2462
તારીખ :- 12/10/2020

કબજો સોંપનાર

સેવકર
12/10/2020
TOD
કો. યાગી 20
ATDO

22.10.2020
DY. E. O. (EZ)

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

S.R.O- Ahmedabad - 12 Nikol

ગામનું નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે ચામનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
નિકોલ	ભાડાપટ્ટો રૂ.282383100.00	દીપીન-102 ફા પ્લોટનં-89/1 3633 ચો.મી.ની બીનખેતીની જમીન			AHMEDABAD MUNICIPAL CORPORATION (AMC) THROUGH ITS ESTATE OFFICER RAMESH MOTIBHAI DESAI	M/S A.V.BUILDERS THROUGH ITS AUTHORISED PARTNER MUKESHBHAI THUMMAR/PATEL	21/05/2021 21/05/2021	11184	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20210605583144907 Date. 05-06-2021 થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

A C DAMANI AND ADVOCATEની તારીખ 05/06/2021 ના

રોજની

અરજી નંબર : 8012021225242

તારીખ : 05/06/2021



આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમણિકા નં : ૨ ની નકલમાં કોઈ ફેરફાર/ચોડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

Self attested/સ્વ-પ્રમાણિત :



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49(1)(B) & The Gujarat Provincial Municipal Corporation Act, 1949, section 253/254



Commencement Letter (Rajachitthi)

Date: 12 APR 2021

Case No: BLNTUEZ200321/CGDCRV/A4603/R0/M1
Rajachitthi No: 04752/200221/A4603/R0/M1
Arch/Engg No.: ER0016020721R3
S.D. No.: SD0500030521
C.W. No.: 001CW19022600729
Developer Lic. No.: 001DV30082510126
Owner Name: AHMEDABAD MUNICIPAL CORPORATION
Owners Address: SARDAR PATEL BHAVAN, DANAPITH, KHAMASA, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: 99 YEARS LEASE HOLDER SHREE A. V. BUILDERS PARTNER MEHUL M. THUMMAR
Occupier Address: 5, JINAL BUNGLOWS, NEAR FENIL AVENUE, NAVA NIKOL, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 24 - NIKOL
TPScheme: 102 - Nikol
Sub Plot Number: 89/1
Site Address: MERCURY SQUARE, OPP. BAT BACHOVO GARDEN, NIKOL, AHMEDABAD
Height of Building: 25.0 METER

Arch/Engg. Name: MISTRY ASHOKKUMAR MANJIBHAI
S.D. Name: PANDYA JAYESH DAYASHANKAR
C.W. Name: MEHUL M THUMMAR
Developer Name: A. V. BUILDERS

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	2419.01	0	0
Second Celler	PARKING	2537.99	0	0
Ground Floor	COMMERCIAL	1766.07	0	16
Ground Floor	ELECTRIC SUB STATION	97.68	0	0
First Floor	COMMERCIAL	1766.07	0	17
Second Floor	COMMERCIAL	1766.07	0	16
Third Floor	COMMERCIAL	1766.07	0	16
Fourth Floor	COMMERCIAL	1603.00	0	12
Fifth Floor	COMMERCIAL	1572.60	0	3
Sixth Floor	COMMERCIAL	1495.79	0	4
Stair Cabin	STAIR CABIN	182.29	0	0
Over Head Water Tank	O.H.W.T.	55.40	0	0
Total		17028.04	0	84

T.D. Sub Inspector(B.P.S.P.)

T.D. Inspector (B.P.S.P.)

Asst. T.D.O. (B.P.S.P.)

Note / Conditions:

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
- (2) HIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT-13/06/06.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED-12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED-31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED-31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED-5/11/2019 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED-20/12/2017, AND LETTER NO: GH/V/143 OF 2019/EDB-102016-3629-L, DATED-3/10/2019 AND LETTER NO: GH/V/174 OF 2020/EDB-102016-3629-L, DATED-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 17.2
- (5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-26/03/2021.
- (7) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT-12/02/2021
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.
- (10) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT (SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT-12/02/2021 BY THE OWNER/APPLICANT/ SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
- (11) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN; FOR COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT-26/03/2021 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION BY TOWN DEV. INSP.(EZ), DATE- 12/10/2020
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY DIVISIONAL SUPERINTENDENT (ESTATE, EZ) ON DT:-24/09/2020.





ON LETTER HEAD

A.V. Builders

5, Jinal Bungalows, Near. D-mart, Opp. Styam Plaza,
Nikol, Ahmedabad-382350. Mo. +91 7359236987.

Ref. No. Real Estate Regulation Authority
4th Floor, Sahyog Sankul,
Gandhinagar.

Date:

Sub. Clarification for 7/12 of Land

Promoter AV builders has taken land from Ahmedabad Municipal Corporation by lease deed of 99 years by lease deed dated 21-05-2021. The land is 3633 Sq. Mtrs bearing FP no. 89/1 and TP no. 102 of Village- Nikol, Taluko - Asarva, Sub District Ahmedabad-13, District Ahmedabad – 382350.

Land is belong to The Ahmedabad Municipal Corporation so 7/12 is not applicable to us. Scan copy of Index is attached herewith for the lease deed. The commencement certificate and plan also clarify the ownership of land and occupier and developers details.

So kindly consider the same for the 7/12 and register our project.

Yours Faithfully

For AV Builder
For, A. V. BUILDERS

H. Patel
PARTNER

Partner

Date :16-07-2021

Place :Ahmedabad