6843

SCAN OK
Bopal-9

[illegible]

GR-NIC(G) [illegible]

[illegible]

[illegible] FN Sata Infra Developers Pvt. Ltd. through its authorised signatory

[illegible]

[illegible]

IGR-NIC [illegible]

AHD-9-BPL

6843 | 1 | 56

2018

AHD-9-BPL
6843 | 2 | 56
2018

Near Chamber of Commerce Navrangpura, Ahmedabad 380009 and (2) Mrs. Nita Yashwantbhai Shah aged about 56 years, Occupation: Business, residing at: Jaivina Press building, Ashram Road, Near Chamber of Commerce Navrangpura, Ahmedabad 380009, hereinafter in this Development Agreement referred to as the "Land Owner" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said partnership firm its partners or partner for the time being, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and assigns) of the ONE PART.

AND

HN Solid Infra Developers Pvt. Ltd., [PAN: AAFCS 9296 F] a private limited Company incorporated under The Companies Act, 1956, CIN: U45400GJ2010PTC065783], having its registered office at 1412, 9th floor, Sakar Koshtkar, Commerce Road, Off Ashram Road, Ahmedabad 380009 through its authorized signatory Mr. Chirag B. Shah aged about 38 years, Occupation: Business, residing at: 5, Tejpreet Society, Maninagar, Ahmedabad 380008, hereinafter in this Development Agreement referred to as the "Developer" or "Second Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the OTHER PART.

The First Party and Second Party mentioned hereinabove shall be referred to as "Owner" and collectively as "Parties"

WHEREAS :-

(A) The land bearing Final Plot No. 72 admeasuring about 5087 sq. meters, in Town Planning Scheme No. 2 (Thaltej) (given on Revenue survey No. 24 admeasuring about 4289 sq. meters) situated lying and being at Mouje Thaltej, Taluka City, Ward in the Registration District

AHD-9-BPL
6843 3 56
2018

Ahmedabad and Sub District of Ahmedabad [illegible] (Bopal) (hereinafter referred to as "said Land") and is more particularly mentioned in Schedule - 1 (hereunder written) is belonging to the First Party herein.

(B) The said Land had been allotted to the First Party herein by the Collector Ahmedabad vide its order dated 27-02-1992 bearing no. CB/LND/ - 2/R- 3525. The said Land has been allotted to the First Party herein for the purpose of expansion of its poultry farm business.

(C) Thereafter on representations being made by the First Party, the Collector Ahmedabad had vide its order dated 28-[illegible]-2012 bearing no. CB/LND/ - 2/R- 3675/Vashi relaxed the prohibition on construction of existing poultry on the said Land and permitted the First Party herein to use or sell 9.5 of the total FAR which is on the said Land for any other purpose except poultry farming subject to the terms and conditions mentioned therein.

(D) As per the original order of allotment of the said Land, the First Party herein was required to complete construction of the existing poultry on the said Land within a period of 2 years from the date of allotment. The time limit for completion of construction was extended by the Collector, Ahmedabad from time to time. However, the First Party, for unavoidable circumstances, could not complete the construction within the extended time period as per the directions of the Revenue Department, Govt. of Gujarat. The Collector Ahmedabad had vide his order dated [illegible] bearing no. CB/LND/2/VASH -130/05 cancelled the allotment of said Land in favour of the First Party and [illegible] the name of State Govt. in the revenue records of said Land.

(E) Being aggrieved by the decision of the Collector, Ahmedabad cancelling the allotment of said Land, the First Party herein filed a Formal Civil Application bearing no. 276 of 2007 before the Hon'ble High Court of Gujarat. The Hon'ble High Court of Gujarat has [illegible]

its judgment dated 22-02-2018 quashed and set aside the order dated 16-01-2018 passed by the Collector, Ahmedabad cancelling allotment of the said Land in favour of the First Party.

(H) Being aggrieved by the judgment dated 22-02-2018 passed by the Hon'ble High Court of Gujarat in Special Civil Application No. 236 of 2017, the Government of Gujarat had filed Letters Patent Appeal bearing no. 1007 of 2018. During the pendency of the Letters Patent Appeal, the Hon'ble High Court had permitted the First Party herein to make necessary representations before the Revenue Department, Govt. of Gujarat. On the basis of the such representations of the First Party, the Revenue Department, Govt. of Gujarat had passed a resolution dated 10-10-2017 bearing no. PMN/ 0217/MR/42/A.1 whereby the Revenue Department directed regularisation of the said Land in favour of the First Party herein on the First Party paying necessary penalty charges, the First party completing construction on the said Land within period of two years and the regularisation of land shall be subject to other conditions mentioned in the original allotment order.

(G) The First Party herein has paid the necessary charges along with interest and penalty amounting to Rs. 87,50,000/- and upon such payment having made, the Collector, Ahmedabad has vide Resolution dated 22-11-2017 bearing no. CB/CTS-27/ SJES/ RASTRIYA TEKSTIL U/S. N.O. 34/10-REGULT/A-8241/2017 regularised the said Land to the First Party herein on the terms and conditions mentioned therein. On the basis of the settlement arrived between the First Party and Govt. of Gujarat, the Govt. of Gujarat has decided to withdraw the LPA No. 1007 of 2018 and the Hon'ble High Court of Gujarat has vide its order dated 20-06-2019 disposed of the said LPA as withdrawn.

(H) Hence on the basis of the aforesaid orders, the First Party herein represented to the Second party that they are entitled to sell or any other mode of transfer the said BPL [illegible]

[illegible] said to the said Party and the remaining 33% [illegible] is to be used to construct/or up a existing [illegible]

(D) The First Party does not have any experience in the field of real estate development whereas the Second Party is a leading real estate developer in the State of Gujarat. Hence the First Party has approached the Second Party for development of the said land. Pursuant to negotiations between the parties, it has been agreed that the Second Party shall develop the said land belonging to the First Party on the terms and conditions as recorded hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO, AS UNDER :

ARTICLE 1

DEFINITIONS & INTERPRETATIONS

1.1 Definitions

When used in this Agreement including the Recitals, the following terms shall have the following meaning unless the context otherwise requires:

(a) "Agreement" means this Development Agreement and annexures, schedules, annexures, map and exhibits attached to it, and shall include all modifications, alterations, additions or deletions thereto made in writing with the mutual consent of the Parties hereto from the effective date of this Agreement (i.e. the date of execution of this Agreement);

(b) "Effective Date" means the date of execution of this Agreement.

AHD-9-BPL
6843 6 56
2018

(iii) "Force Majeure" has the meaning set out in Article [illegible] of this Agreement.

(iv) "Government Body" means any national, State or local government or quasi-governmental body, any sub-division, any agency or any of the authorities, any regulatory commission, any judicial or administrative authority or body, to the extent that the rules, regulations, standards, requirements, procedures or orders of such authority, body or other organization have the force of law, court, commission or any quasi governmental or private body exercising any mandatory judicial or legal authority, [illegible] of Central or Government of the Republic of India or otherwise.

(v) "Land" means the land having Final Plot No. 72 admeasuring about 3090 sq. mtrs. in Town Planning Scheme No. 3 (Thaltej) (Government Land of Survey No. 54 admeasuring about [illegible] sq. mtrs.) situated lying and being at Mouje Thaltej, Taluka City, Ward in the Registration District Ahmedabad and Sub District of Ahmedabad-9 (Sopan);

(vi) "Party" means either party of the First Part or Party of the Second Part.

(vii) "Parties" means Party of the First Part and Party of the Second Part.

(viii) "Statutory Approval" means all Government permissions, consents, validations, certifications, licenses, [illegible] and authorizations required for the successful development of the said Land and completion of Project including all permissions and authorizations from the local authority, State Govt. and Central Govt.

AHD-9-BPL
6843 | 7 | 56
2016

1.2 Interpretation

(a) This Agreement, in the English language version, is to be taken as the authoritative version for interpretation.

(b) In this Agreement headings are for convenience only and are to be disregarded in interpretation.

(c) Where a word or phrase is defined, other parts of speech and grammatical forms of the word or phrase shall have corresponding meaning.

(d) Each defined term stated in either the singular or plural shall include the singular or plural of that term.

ARTICLE 2

TERMS AND CONDITIONS

2.1 This Agreement is executed in lieu of the Second Party herein to develop the Land admeasuring 2.03 acres of Final Plot No. 79 in Town Planning Scheme No. 2 (Thaltej) situated in Cut Survey No. 34 admeasuring about 4249 sq. meters situated in and being at Mouje Bhatej, Taluka Daskroi in the Ahmedabad District Ahmedabad and Sub District of Ahmedabad – 5 (Bopal).

2.2 The First Party has represented to the Second Party that as per the various orders passed by the Revenue Department, Government of Gujarat and the Collector, Ahmedabad, the First Party [illegible] use or sell 65% of the total FSI available for the said Land for any other purpose except printing press and the remaining 35% of the total FSI is to be used for printing press by the First Party.

2.3 The parties hereto have agreed that the said Land is situated in R-1 Zone and has 1.8 (see 56) and (9) purchasable FSI total by [illegible]

OF REGISTRARS
AHMEDABAD

AHD-C-RPL
6843 / 56
2013

PSI for development of the said Land. Hence as per the current development regulations on Area 81,797.28 sq. feet of carpet area has shall be calculated and certified under the Real Estate (Regulation and Development) Act, 2016 can be constructed on the said land being 2.7 FSI. Out of the total 81,797.28 sq. feet of RERA carpet area, 55% i.e. approx. 42,567.01 sq. feet RERA carpet area shall be available to the Second Party for sale or in any other manner transfer to third parties. The remaining 45% i.e. approx. 38,796.67 sq. feet RERA carpet area shall be used by the First Party for its business purpose as per the various orders passed by the Revenue Department, Gujarat Government and Collector, Ahmedabad.

4 The Second Party has proposed a commercial project on the said land which shall be known as "JA GINZA" hereinafter referred to as the said "Project".

2. The plans for construction of the said Project on the said land has been approved by the Ahmedabad Municipal Corporation vide Commencement Letter dated 30-04-2018 bearing no. 000007/ 000418/ AC167/R0/M1 in Case No. BeNT/ KT02/ 000418/ CODCR0/AC167/R0/M1. As per the understanding between the Parties, the First Party has borne and paid the charges/fees amounting to Rs. 5,00,71,900/- to Ahmedabad Municipal Corporation for the approval of plans.

5 The said Project shall consist of Showrooms on Ground Floor, Showrooms and Offices on First Floor, Offices on Second Floor to Fifteenth Floor and terrace above it. For the purpose of calculation of the total RERA Carpet Area in the said Project and total RERA or in any other manner transfer to the Second Party and the total RERA Carpet Area which will be used by the First Party for its

AHD-9-BPL
6843 9 56
2018

purpose of their Publication House business activities. It is agreed between the parties that the Second Party shall be the owner of Showrooms on Ground Floor, Showrooms and Offices on First Floor, the Offices on Third Floor to Seventh Floor and the First Party shall be the owner of Offices on Eighth Floor to Thirteen Floor along with proportionate share between the Parties. The Second Party shall be entitled to sell or transfer the roof top terrace/balcony situated on First Floor to Seventh Floor to any third party and receive consideration from them. However, the terrace located above the thirteenth floor shall belong to the First Party but all measures/arrangements of the building from ground floor to the top floor may use the terrace for general purposes by way of drains, placing any outdoor AC units, placing water tanks, placing over head water tank, lightning arrester and building sign board. The details of proposed construction and the area allotted for flat wise and the revised ownership is described in Schedule - II hereunder written.

2.7 Upon execution and registration of this Agreement, the Second Party shall be entitled to register the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act") and the rules framed there under.

2.8 The Party of the Second Part is aware and has agreed that the Government has provided a condition, while sanctioning grant of land to the Party of the First Part, that the building has to be completed within a period of 2 years and that the Developer is aware of the condition thereof and therefore, agreed to complete the construction within a period of 2 years to comply with the said condition.

AHD-9-BPL
6843 10 56
2018

2.10 The Second Party shall facilitate consultants and appoint Engineers, Architects, Contractors, Master Planners, Solicitors, Advocates and Chartered Accountants for the purpose of preparations of drawings/plans, making presentations, appropriate and land levelling and obtain all necessary governmental, semi-governmental, municipal, local authority permissions including consolidation certificate necessary for development of said land.

2.10 It has been between the Parties that except costs/expenses for approval of consolidation scheme and other expenses and costs incurred by the Second Party for the purpose of said land including any expenses incurred for obtaining Bin Kheti Permission, the said action shall be solely borne and paid by the Second Party.

2.11 It is agreed between the parties that in future if the Government of Gujarat or the Collector, Ahmedabad or any other Government body demands any amount for the purpose of permitting the First Party or the Second Party to sell or any other transfer the lots of the said permissible FSI on the said land then all and whatsoever such demand whatsoever shall be borne and paid by the First Party alone.

2.12 At present the said land belongs to the First Party so all permissions/sanctions in respect of development of said land will have to be obtained in the name of First Party. Hence simultaneously with the execution of the registered Development Agreement, the First Party shall execute and register a Special Power of Attorney in favour of the Second Party enabling the Second Party itself or through other nominee/s/assignee/s/agent/s etc. particularly with respect to Grant of Permission for Sub-division in the said Project. On the basis of the Special Power of Attorney the Second Party shall for and on behalf of the First

AHD-9-BPL
6843 | 11 | 56
2018

Party is entitled to enter into necessary Agreement to Sale, Sale/Conveyance Deed, Land Adjustment Letters to NOC's, and execute and register mortgage deed for proposed and necessary expense. Before the concerned Sub Registrar office appear to execute, sign, execute, submit, address any objections, forms, declarations, documents, undertakings, papers, affidavits, bonds, letters, communications, representations, receipts, or any conditions, to or before the Centre or state Government Department/Authorities, Ahmedabad Municipal Corporation, the Collector of Ahmedabad and Real Estate Regulatory Authority (RERA) for Town Planning Authorities, the Terrace owner Association, the Competent Authority or Authorities under the Urban Land (Ceiling and Regulation) Act, 1976, Consumer Court or other or any other appropriate Government or Local or Statutory authority or other Competent Authority or Authorities or public body or bodies whatsoever as may be necessary to carry out and give effect to implement any of the provisions of law required for the successful completion of the Project.

2.13 The second Party will be entitled to facilitate loans to be taken by prospective buyers and execute and register mortgage deed in respect thereof. However it is expressly agreed between the Parties that the payment of such financial assistance/loan shall be the sole responsibility of the prospective buyers.

2.14 The Second Party shall be entitled to provisionally earmark/reserve/sell the units located on the Ground Floor to Seventh Floor to be allotted to third parties, carry out necessary booking agreements, agreement to sale, notification, deed, sale / conveyance deed and other necessary deeds/agreements. The Second Party shall be entitled to sell the units at such price and on such terms and conditions as they deem fit without any objection from the

AHD-9-BPL
6843 | 12 | 56
2018

First Party and the entire consideration received by any other person has been agreed to be shared by the Second Party as mentioned in the Second Clause to Seventh clause in the Deed shall belong exclusively to the Second Party and the Second Party can accept consideration/fund in its sole name from such third parties / prospective buyers.

2.15 The First Party shall use the land located on the Eighth Floor in Wicker's Place as per the various orders passed by the Revenue Department, Government of Gujarat and the Collector, Ahmedabad. The First Party shall not breach any terms and conditions of allotment of land. The First Party shall indemnify the Second Party if any penalty is levied from the Revenue Department or Collector, Ahmedabad or any other Govt. Department. The First Party shall also not do any act or omission that may result in breach of any terms and conditions of the order of grant and assignment of said land or breach of any law. The First Party alone shall be liable to pay any penalties, charges, penalties, etc. in respect of any breach of the various orders passed by the Govt. of Gujarat and/or Collector, Ahmedabad on the basis of which the said land has been granted and/or regularised in the First Party.

2.16 It is expressly agreed between the parties that the Second Party shall bear all legal charges such as RERA etc. and any other expenses for the entire Project area. First Party shall be responsible to pay the costs/charges for approval of plans and the First Party shall bear GST to the extent of paying for shops rights in Thirteenth floor of the said Project.

2.17 It is agreed between the Parties that the result of the modifications or additions that are made in the approved plans by the Government

always belong to the First Party. It is agreed that the Second Party, after completion of the said Project, the First Party shall be entitled to retain full right and authority to use or sell such residual or unutilized or additional FSI and the First Party shall be entitled to make any permissible additional construction after obtaining necessary approval from the competent authority.

ARTICLE 3

COVENANTS

In consideration of the foregoing and the mutual covenants and promises contained herein, the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows:

3.1 The Parties hereto agree that the recitals recited above shall form an integral part of this Agreement, as if the same are set out in the body of this Agreement, and the Parties hereto shall be deemed to have recorded, accepted and confirmed the same.

3.2 THE THIRD PARTY COVENANTS AND REPRESENTS:

(i) The recitals hereinabove are correct and shall form an integral and operative part of this Agreement as if the same are reproduced hereunder.

(ii) That no other person/s have a portion in the First Party partnership firm or has any interest in the said property or is in possession of the said land.

(iii) The First Party is the owner of the said Land and they are absolute and beneficially entitled to develop the said land and title to the said Land is clear and marketable and free from reasonable doubts.

(iv) The First Party has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right in any other encumbrance whatsoever or howsoever on the said land and the said land is not subject to any claim or demand or encumbrance, attachment or any process issued by any Court or Authority.

(v) The First Party has not entered into any agreement or arrangement with any and to the sale and/or development of the said land, and

(vi) There is no litigation/dispute pending in respect of the said Land.

(vii) Pursuant to this Agreement, the Second Party shall be entitled to commence and complete the construction on the said the Project on its own. The Second Party is also entitled to take all necessary steps for the safety / security of the project over said Land, including construction of boundary wall, appointing watch and security personnel and erecting advertisement/sign boards.

(viii) The First Party shall be liable to pay any state charges, premium, penalty or any other amount payable and/or demanded by the Collector, Ahmedabad or Govt. of Gujarat for permitting the First Party or the Second Party to develop any other Nagar Nagar 67% of the total area but PR to

third parties within a period of 30 days from the date of such notice/demand.

5.3 SECOND PARTY'S COVENANTS

(i) The recitals hereinabove are noted and shall form an integral and operative part of this Agreement as if the same are reproduced hereunder.

(ii) The Second Party has verified title of the said Land and is satisfied about the same subject to the covenants of the First Party hereinabove contained.

(iii) The Second Party shall obtain all Statutory Approvals including environmental, regulatory and other approvals, clearances / permissions / NOC from the Government Bodies and local authorities and shall bear and pay any and all charges, fees, taxes for obtaining such approvals, sanctions necessary for development of the Developable Land. The Second Party shall also bear and pay charges in relation to the Completion Certificate, passing certificate, other necessary govt approvals.

(iv) The Party of the Second Part and/or its Contractors shall be responsible for any accidents while carrying out the construction work of the project and shall be liable and answerable for any accident or casualty of a labour, staff or worker and the Party of the First Part shall not be in any liable for such eventuality.

ARTICLE 4

TOTAL CONSIDERATION AND PAYMENT SCHEDULE

AHD-9-BPL

6843 | 16 | 56

2018

4.3 In consideration of the First Party permitting the Second Party to develop the said land, the Second Party has agreed to construct Eighth Floor to Thirteenth Floor for the First Party (being 25% as FSI) and agreed to pay Rs. 19,00,00,000/- (Rupees Nineteen Crores only) as further consideration and pay the same in following installments. The Second Party shall pay to the First Party a sum of Rs. 29,00,00,000/- (Rupees Nineteen Crores only) (Total Consideration) in the following manner:

Sr. No.	Amount (in Rupees)	Details of Payment
1.	50,00,000	By Pay Order bearing no. [illegible] dated 15-02-2018 drawn on Axis Bank Ltd. Dilsukhpura Branch (after deducting TDS @ 1%)
2.	63,80,000	Paid vide cheque bearing no. 000025 dated 05-06-2018 drawn on Axis Bank Ltd. Vastrapur Branch (after deducting TDS @ 1%)
3.	0,11,00,000	Payable within 7 days from the date of registration of the Project under RERA Act
4.	4,90,00,000	Payable after 6 months from the date of registration of the Project under RERA Act
5.	30,30,000	Payable on 01-04-2018
6.	50,50,000	Payable on 01-12-2019
7.	36,00,000	Payable on 01-07-2019
8.	36,40,000	Payable on 01-06-2019
9.	30,00,000	Payable on 01-09-2019
10.	35,00,000	Payable on 01-12-2019
11.	37,00,000	Payable on 01-03-2020
12.	33,20,000	Payable on 01-06-2020

Total – Rs. 19,00,00,000/- (Rupees Nineteen Crores only)

AHD-9-BPL
6843 | 17 | 56
2018

4.2 The Second Party shall be entitled to deduct TDS at the rate as prescribed each installment to be paid to the Party of the First Part.

4.3 If the area of the said Land is found to be less than the Total Consideration and the built up area in the aforesaid Project to be given to the First Party shall be proportionately reduced.

ARTICLE 5

NOTICES

5.1 Any notice or other communication provided for in this Agreement shall be in writing and shall be transmitted (i) by prepaid registered mail or by internationally recognised courier services, or (ii) by facsimile transmission confirmation copies to be sent by mail to the parties as follows as elected by the party giving such notice.

(a) In the case of notices to the First Party at the following address:

Mr. Yashwantbhai Shah

Jaibind Plaza building, Ashram Road,

Near Chandola Commercial, Navrangpura,

Ahmedabad-380009

Email- yahabhi@indiatoday.com

(b) In the case of notices to the Second Party at the following address:

Mr. Manoj Agrawal

B/2/101 Bhoomi Asha Premium

Corporate Road, Prahladnagar Road,

Ahmedabad 380015

Email- manoj.agrawal@unsafal.com

5.2 Any notice or communication shall be deemed to have been validly given on: (i) the expiry of 15 days after posting or (ii) the date of receipt of transmission or receipt or (iii) in case of fax immediately after the date of transmission with confirmed answer back, if transmitted by facsimile transmission or telex on the same date.

5.3 Either party may from time to time change its address or telexes numbers for receipt of notices or other communications provided for in this Agreement by giving to the other party not less than 15 days prior written notice.

ARTICLE 6

ARBITRATION

6.1 In the case of any dispute or claim arising out of or in connection with or relating to this Agreement or the breach thereof which cannot be cured by the Party in breach within thirty (30) days of a written notice thereof, termination or invalidity thereof, the Parties shall attempt to first resolve such dispute or claim through discussions between them.

6.2 However, in the event the dispute is not resolved through such discussions within thirty (30) days after one Party has served a written notice on the other Party, the dispute or claim shall be finally settled by sole arbitrator as per the provisions of the Arbitration and Conciliation Act, 1996 and the rules and amendments and modifications thereto ("Arbitration Act") or any re-enactment thereof by such arbitrator.

6.3 All arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Ahmedabad.

6.4 Each Party shall cooperate in good faith to expedite (to the maximum extent practicable) the conduct of any arbitration proceedings commenced under this Agreement.

ARTICLE 7

INDEMNITY

7.1 Each Party ("Indemnifying Party") shall defend, indemnify and hold harmless the other Parties, its Partners, directors, officers, employees, the Parent Company and its affiliates for any and all liabilities, damages and claims for damages, fines, penalties, judgments or executions and expenses (including litigation costs, expenses and attorney's fees) which may be suffered by, assessed against, charged to, or recoverable from the Indemnified Party, its directors, officers, employees and agents, by reason of or in connection with the Indemnifying Party's negligence or wilful default of the provisions of this Agreement.

ARTICLE 8

TIME IS OF ESSENCE

8 The Parties hereby agree that time is of the essence with respect to performance of each of the parties' obligations under this Agreement.

ARTICLE 9

FORCE MAJEURE

9.1 In the event of either Party being rendered unable by Force Majeure event to perform any obligation required to be performed by it under this Agreement, the relevant obligation of Party affected by

such Force Majeure event shall upon notification to the other Party be suspended for the period during which such event and its consequences last.

9.2 The term Force Majeure event as employed herein shall include but not limited to acts of God, fires, natural calamity, floods or storms, revolutions, acts of public enemy, general strikes or nature labor disturbances, any kind of riots, explosion or any other similar situations beyond the reasonable control of the Parties.

ARTICLE 10

MISCELLANEOUS PROVISIONS

10.1 WAIVER

None of the terms of this Agreement shall be deemed to have been waived by any Party, unless such waiver is in writing and signed by that Party. The waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other provision of this Agreement or any further breach of the provision so waived. No extension of time for the performance of any obligation or any hereunder shall be deemed to be an extension of time for the performance of any other obligation hereunder.

10.2 SEVERABILITY

If any provision of this Agreement or the application thereof to any person or circumstances shall, for any reason or to any extent be held invalid or unenforceable, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision which is valid and enforceable and most nearly achieves the purpose intended by the unenforceable provision.

AHD-9-BPL
6843 | 24 | 56
2018

10.3 AMENDMENTS

No modification or amendment of this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by both the Parties.

10.4 ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all earlier any prior oral or written agreement, representation, memorandum of understanding, arrangement and contract or any expression of intent relating to the subject matter of this Agreement.

10.5 BEST ENDEAVORS

Each of the Parties to this Agreement shall take all steps, execute and deliver all such further documents and do such acts and things as may other party may reasonably require to effectively carry out the intent and meaning of this Agreement and/or to complete the transactions contemplated hereunder.

10.6 GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of India.

10.7 JURISDICTION

The courts in Ahmedabad shall have exclusive jurisdiction.

10.8 AUTHORITY OF THE SIGNATORIES

The Authorised Representatives of the Parties have authority to sign this Agreement.

AHD-9-BPL
6843 22-06
2018

10.9 STAMP DUTY AND REGISTRATION CHARGES

It is hereby agreed between the Parties that all costs and expenses incurred towards the stamping and registration of this Agreement shall be borne by the Second Party.

SCHEDULE - I

(The said Land)

All that piece and parcel of land bearing Final Plot No. 72 admeasuring about 2000 sq. mts. at Town Planning Scheme No. 2 (Thaltej), given on line of Survey No. 3 admeasuring about 5249 sq. mtrs. situated lying and being at Mouje Thaltej, Tal. Sola within the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal).

SCHEDULE - II (PROPOSED CONSTRUCTION AS PER PLAN APPROVED BY AMC)

(Details of floor wise construction in said Property)

Floor	RERA Carpet Area (sq. feet)	Showrooms/Offices	Tentative Ownership
Ground Floor	6-12.00	Showrooms	Second Party
1st FLOOR	9900.77	Showrooms & Offices	Second Party
2nd FLOOR	9900.77	Offices	Second Party
3rd FLOOR	9665.21	Offices	Second Party
4th FLOOR	9770.71	Offices	Second Party
5th FLOOR	9771.71	Offices	Second Party
6th FLOOR	9770.70	Offices	Second Party
7th FLOOR	9770.70	Offices	Second Party
8th FLOOR	4841.05	Offices	Second Party
9th FLOOR	4842.65	Offices	First Party
10th FLOOR	4863.55	Offices	First Party
11th FLOOR	4746.24	Offices	First Party
12th FLOOR	4746.24	Offices	First Party
13th FLOOR	4746.24	Offices	First Party
TOTAL	85,997.36		

AHD-9-BPL
6843 / 23 / 56
2013

IN WITNESS WHEREOF the [illegible] Parties have hereunto set and subscribed their respective hands hereunto on the day and at the place first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)
By the above named Party of the First Part)
M/s. Jaihind Publications)
Through its Partners)
(1) Mr. Yashwantlal Nanalal Vora Shah)
(2) Mrs. Nita Yashwantlal Shah)

SIGNED, SEALED AND DELIVERED)
By the above named Party of the Second Part)
JIN Sahil Infra Developers Pvt. Ltd.)
Through its Authorised Signatory)
Mr. Chirag B. Shah)

Witnesses:

1. ____

2. ____

24

AHD-9-BPL

6843 29/5/20

2018

FIRST PARTY

Photograph

Left Hand Thumb impression

M/s. JAIHIND PUBLIC [illegible] Partner (1) [illegible]

Nanewali Patti Mandi [illegible]

M/s. JAIHIND PUBLIC [illegible] Partner [illegible]

Tehsil Bhopal Sitab

SECOND PARTY

DEVELOPER

Photograph

Left Hand Thumb impression

BN SAFAL INFRA DEVELOPERS PVT. LTD. through its Authorised

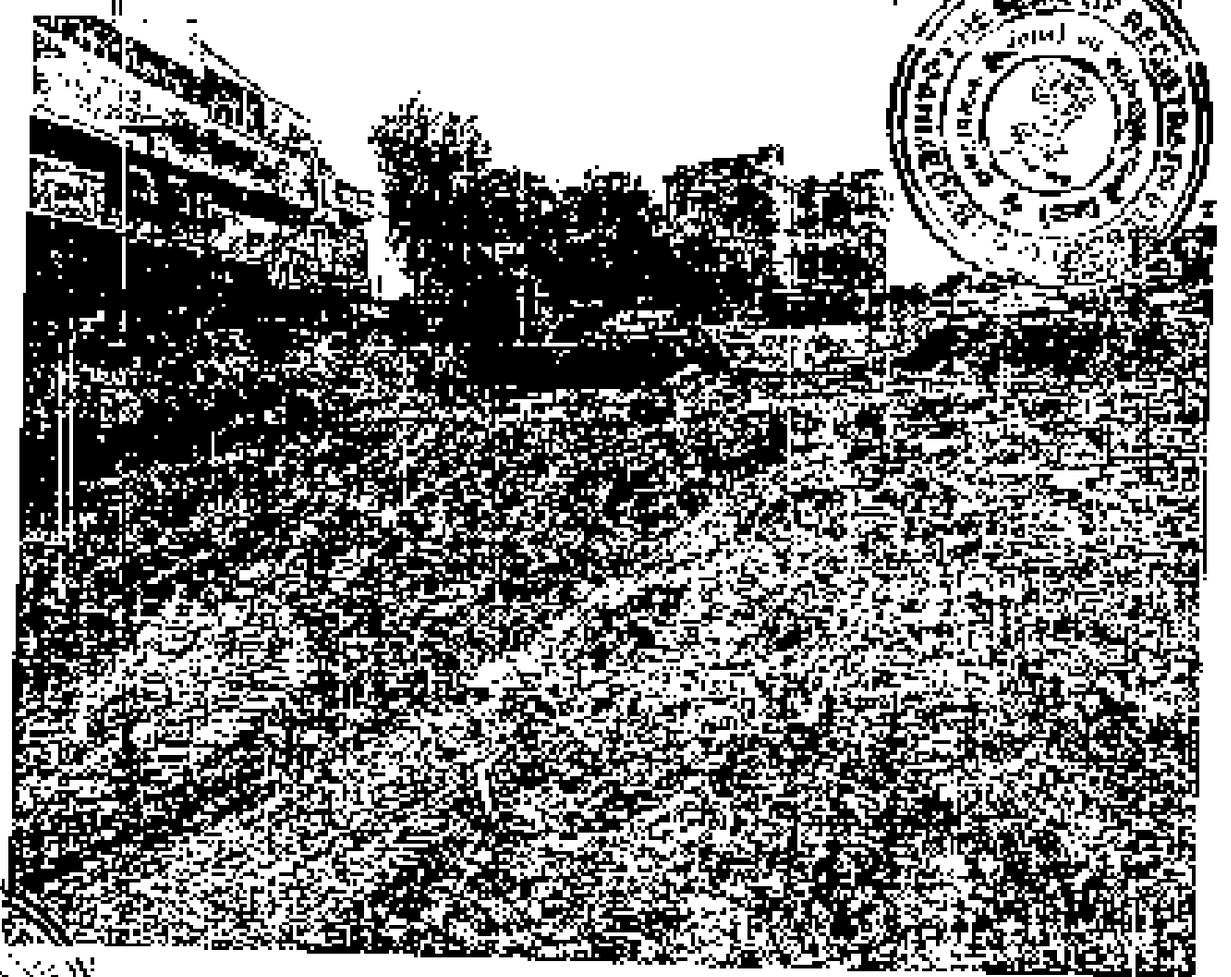
Signatory Mr. Chirag B Shah

AHD-9-BPL

6843 | 25 | 56

2025

5'x7' Photograph of said Land to be developed



DEVELOPER

CDSL

JIN SAFAL INFRA DEVELOPERS PVT. LTD. through its Authorised signatory Mr. Chirag B. Shah

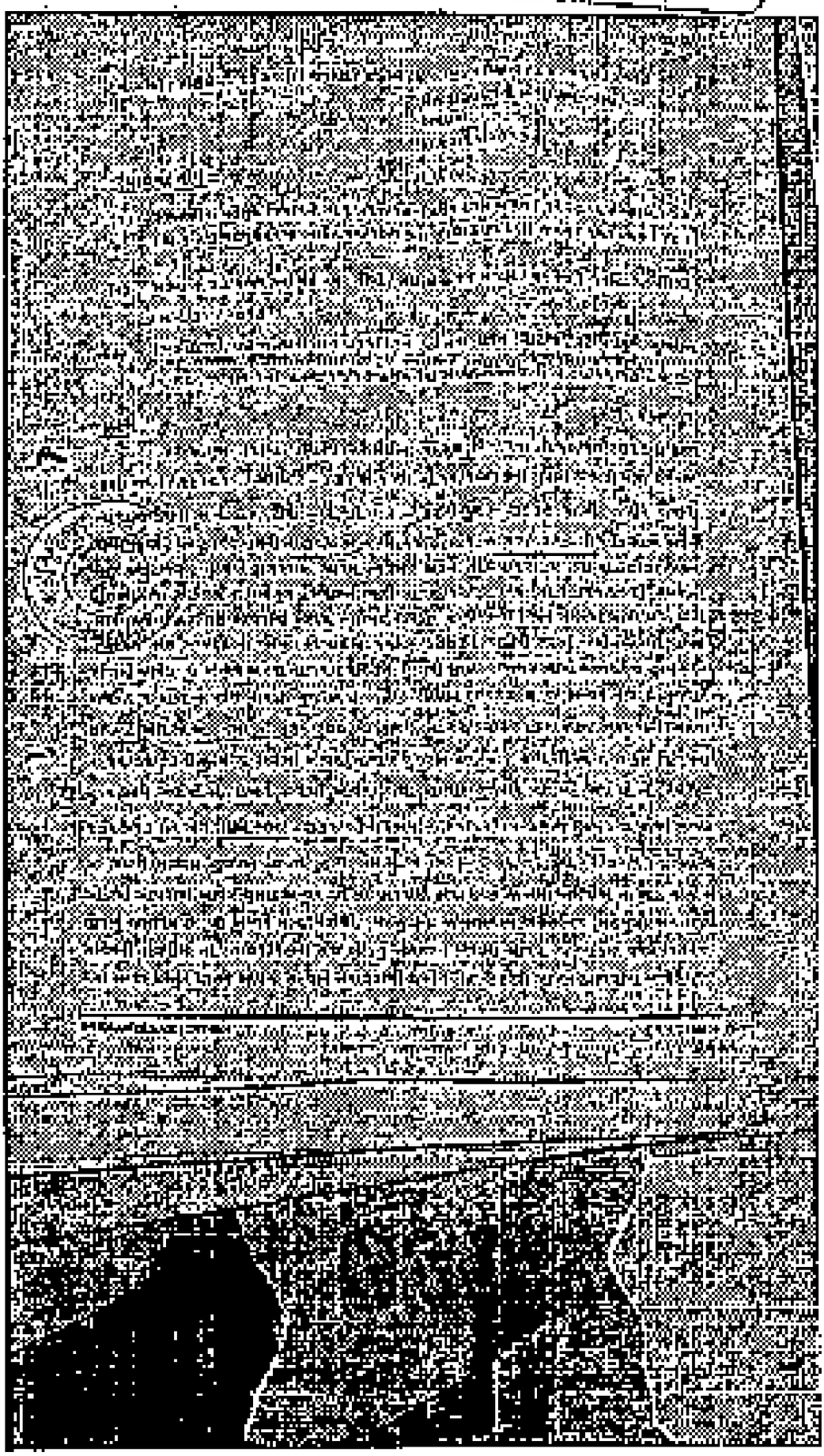
AHD-9-BPL
6843 | 26 | 56
2018

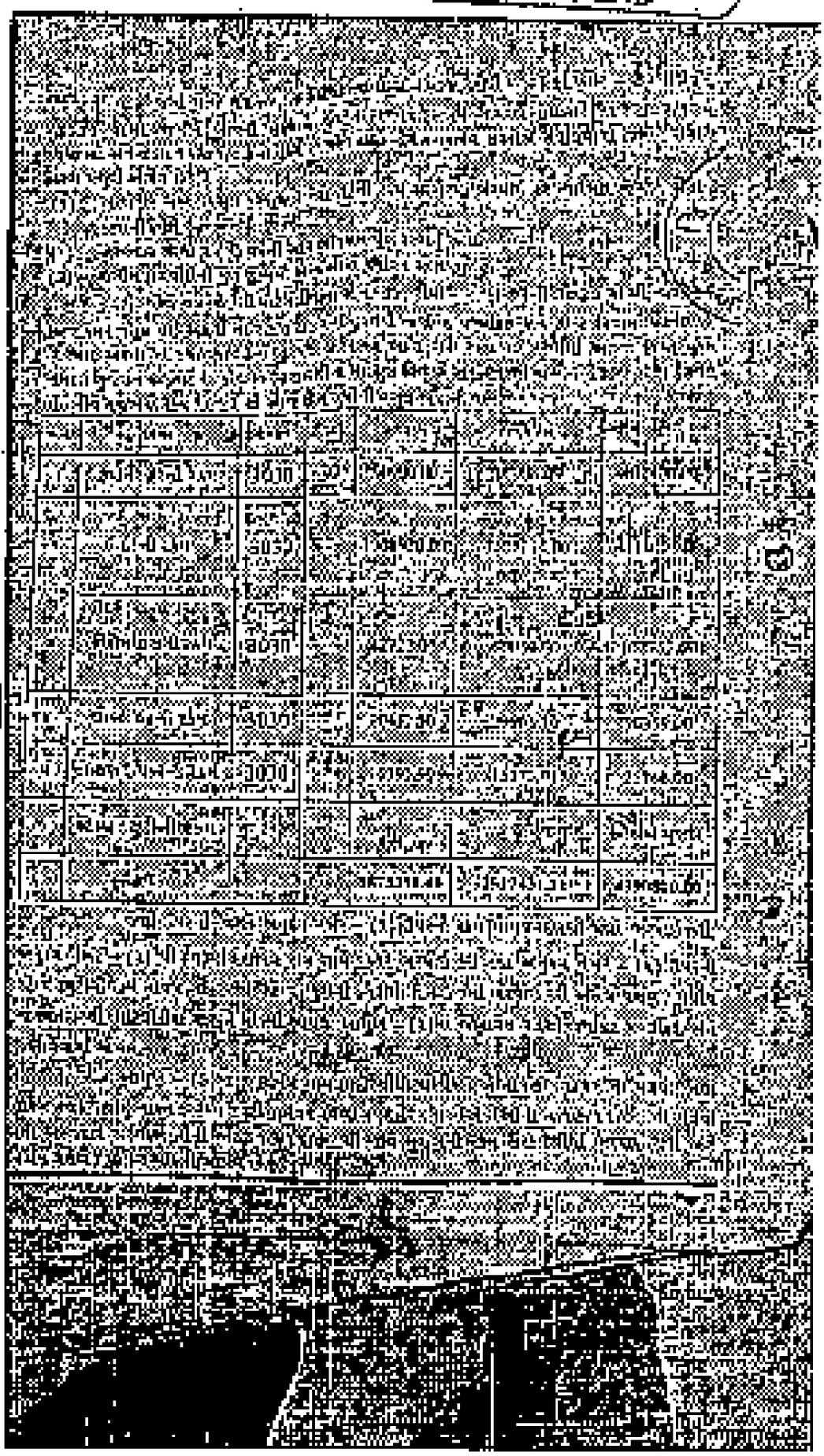
7 Photograph of said Land to be developed

DEVELOPER

C B Shah

JIN SAFAL INFRA DEVELOPERS PVT. LTD. through its Authorized Signatory Mr. Chirag B. Shah





ગ્રામ નમૂનો નંબર ૬

AHD-9-BPL

6843 30 56

2018

[illegible]

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

AHD-9-BPL
6843 31 56
2016

ગોપ્ય નમુનો ફાળવ ટ્રક્ષ (બ્રાન્ચની માહિતી)

AHD-9-BPL

6843	32	56
2018		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABFJ5308

नाम /NAME

JAI HIND PUBLICATION

निगमन/स्थापना की तिथि /DATE OF INCORPORATION/FORMATION

14-04-1987

AHD-9-BPL
9843
22
2018

TRUE COPY

MISS. S. D. SHELAT
NOTARY
GOVT. OF GUJARAT

आयकर आयुक्त, राजकोट

COMMISSIONER OF INCOME-TAX, RAJKOT

AHD-9-BPL

6843	34	56

2018

[illegible] [illegible]

વંચાણમાં લીધું :-

(૧) [illegible]
(૨) [illegible]
(૩) [illegible]
(૪) [illegible]
(૫) [illegible]
(૬) [illegible]
(૭) [illegible]
(૮) [illegible]
[illegible]

હુ ક મ :-

[illegible]

(શરત નંબર-[illegible]) [illegible]

(શરત નંબર-[illegible]) [illegible]

(શરત નંબર-[illegible]) [illegible]

(શરત નંબર-[illegible]) [illegible]

[illegible]

AHD-9-BPL
6844 35 56

-૨૬-

આમ, જમીન-૬ કાયમના બાદ કલમ હેઠળ સુધી અંકિતમ પુર્ણ કરી ઉપરોક્ત સરકારી બંધ કરેલ છે. આથી આયુક્ત-૩ ના જણાવેલ તારીખે નોટીસ બજાવવામાં આવેલ તથા સુનાવણી તા.૧૧/૧૧/૨૦૦૨ ના રોજ રાખવામાં આવેલ, દુકાનદારોના હિતમાં-લેખિત રજુઆત કરી, નહુ ૨ (બે) વર્ષની મુદત વધારો આપવા માંગણી કરેલ, પરંતુ, તેને સાબિતીમાં કોઈ આધાર-પુરાવા રજુ કરેલ નથી.

અરજદારની અરજી પરત્વે સરકારશ્રીના હિતલક્ષી અભિગમ- રાજ્યના ગરીબોને આયુક્ત-૩ ના જણાવેલ મુજબની ગાંધીધામ ખરજણ સંસ્થાને નીચે : ધણોજ, તા. દસક્રોઈના સર્વે નં. ૩૪, ફા. પી. નં. ૨, ફાઈનલ પ્લોટ નંબર પૈકી-૧-૧૦૦૦ ચો. મી. જમીન ફરતાંના પક્ષે સરકાર હાલે કરવા નિર્ણય કરેલ છે.

આમ, ઉપર મુજબની તમામ હકીકતો જોતાં નીચે : ધણોજ; તા. દસક્રોઈ, જી. અમદાવાદના સર્વે નં. ૩૪, ફા. પી. નં. ૨, ફાઈનલ પ્લોટ નંબર પૈકી-૧ ૧૦૦૦ ચો. મી. જમીન જે આયુક્ત – ૩ ખાતે ૫ ના દુકાનોના જરૂરિયાત મુજબ જે ફરતાંને માલિક જમીન કાબજાવાળાં ઝઘડેલ તે ફરતાંની બંધ કરેલ છે. તેથી જમીન બજારકિંમત જે નાણાની ખાનગીરી પેઢીને ફાળવેલ ૧૦૦૦ ચો. મી. જમીન ફરતાંબંધ પક્ષે ફેરફારના રાજના વળતર આપ્યા સિવાય જમીન ઉપરના જે કોઈ કબજા ધરાવતા હોય તે સહિત સરકાર પક્ષે ઉપર આથી હુકમ કરવામાં આવે છે.

સરકારે ફાળવેલ બાકીની જમીનનો સરકાર પક્ષે કબજો તાત્કાલિક સંભાળી લેવા નાયબ કલેક્ટરશ્રી, વિરમગામ પ્રાંત, અમદાવાદને સુચના આપવામાં આવે છે.

હુકમની આજ દિવસે નોંધ કરવી.

જિલ્લા કલેક્ટર, અમદાવાદ.

નકલ,
પ્રતિલિપિ,
નોટરીફાઈડ કોપીઓ સાથે,
આયુક્ત શ્રી, નવરંગપુરા, અમદાવાદ.

TRUE COPY

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

YASHWANT NAROTTAMDAS SHAH

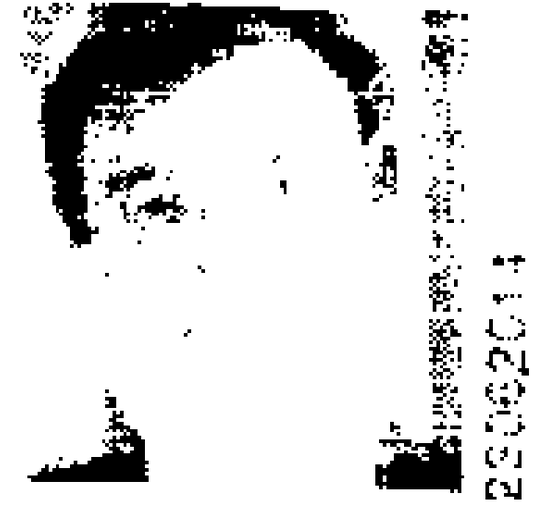
NAROTTAMDAS LAXMICHAND SHAH

06/08/1946

Permanent Account Number

ABSPS7248D

Signature



AHD-9-BPL
684
2012

ભારત સરકાર
Government of India

યશવંત નરોત્તમદાસ શાહ

Yashwant Narottamdas Shah

જન્મ તારીખ/ DOB: 06/08/1946

પુરુષ / MALE

8765 2359 1369

TRUE COPY

મારો આધાર, મારી ઓળખ

TRUE COPY

AHD-9-BPL
6843 | 21 | 56
12013

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ-પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :

S/O નરોત્તમદાસ લક્ષ્મીચંદ શાહ,
જયહિન્દ પ્રેસ બિલ્ડીંગ, આશ્રમ રોડ,
ચેમ્બર ઓફ કોમર્સની પાસે, નવરંગપુરા,
અમદાવાદ સીટી, અમદાવાદ,
ગુજરાત - 380009

Address:

S/O Narottamdas Laxmichand Shah
Jayhind Press Building, Ashram Road,
Nr Chember Of Commerce,
Navrangpura, Ahmedabad City,
Ahmedabad,
Gujarat - 380009

8765 2359 1369

1947

help@uidai.gov.in

www.uidai.gov.in

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ANJPS4372C

नाम /NAME

NITA YASHWANTBHAI SHAH

पिता का नाम /FATHER'S NAME

DHIRAJLAL VANMALIDAS MODI

जन्म तिथि /DATE OF BIRTH

05-03-1951

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, गुज.-1, अहमदाबाद

COMMISSIONER OF INCOME-TAX, GUJ.-1, AHMEDABAD

AHD-9-88L 6843 39 56

ભારત સરકાર

Government of India

નીતા યશવંત શાહ

Nita Yashwant Shah

જન્મ તારીખ/ DOB: 05/03/1951

સ્ત્રી / FEMALE

8816 1747 2496

મારો આધાર, મારી ઓળખ

NOTARY GOVT. OF GUJARAT

TRUE COPY

MISS. S.R. SHELAT
NOTARY
GOVT. OF GUJARAT

AHD-G-BPL
684 3
20/08/25

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ-પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :

W/O યશવંત નરોત્તમદાસ શાહ,
જયહિન્દ પ્રેસ બિલ્ડીંગ, આશ્રમ રોડ,
ગુજરાત ચેમ્બર ઓફ કોમર્સ, નવરંગપુરા,
અમદાવાદ સીટી, અમદાવાદ,
ગુજરાત - 380009

Address:

W/O Yashwant Nerottamdas Shah,
Jaihind Press Building, Ashram Road,
Gujrat Chember Of Commerce,
navrangpura, Ahmadabad City,
Ahmadabad,
Gujarat - 380009

8816 1747 2496

AHD-9-BPL
6843
Sd/-
Sd/-

1947

help@uidai.gov.in

www.uidai.gov.in

SAFAL

HN Safal Infra Developers Private Limited
(Earlier known as Safal Infra Developers Private Limited)
1002, 10th Floor, Safal Profitaire, Corporate Road
Opp. Reliance Petrol, Prahlad Nagar, Ahmedabad - 380 015
Phone: +91 79 66109900 • Fax: +91 79 41600888
E-mail: inquiry@safalgroup.com • Website: www.safalgroup.com
CIN: U45201GJ2015PTC084733

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE ADJOURNED ANNUAL GENERAL MEETING OF THE MEMBERS OF THE COMPANY HELD ON MONDAY 30TH JUNE, 2018 AT 11.30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY WITH PROPER QUORUM AS REQUIRED BY LAW REMAINING PRESENT

"RESOLVED THAT the Board be and is hereby authorised and agreed to enter into the "Development Agreement" with M/s. Ishkind Publicity and/or others relevant parties for Project development on land situated at Final Plot No. 62 in Town Planning Scheme No. 21 (Jotana) given in lieu of Survey No. 34 admeasuring about 4249 sq. meters situated being and lying at Mouje Thaltej, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District of Ahmedabad-9 (Bopal) more specifically described in the draft Agreement placed before the Board and upon terms mentioned therein"

"RESOLVED FURTHER THAT Mr. Giriraj Bhimanmalla Sheth, Director of the Company be and is hereby authorized to sign and execute the said Agreement and all other documents and papers as may be required and necessary thereto"

"RESOLVED FURTHER THAT Mr. Girish Jayendra Amin is further authorised to represent the Company before appropriate Authorities to get the aforesaid Agreement registered and to sign and execute all deeds, forms, papers, documents as may be required and to do all acts, deeds and things as may be required and incidental thereto AND THAT the common seal of the Company be affixed on any or all the documents pertaining to the Agreement of the Company, as may be required in the presence of Managing Director who shall sign in confirmation thereof."

"FURTHER RESOLVED THAT any director of the company may sign and deliver the certified true copy of the aforesaid resolutions"

// CERTIFIED TO BE TRUE //

For HN Safal Infra Developers Private Limited

Date: 18.06.2018
Place: Ahmedabad

Company Secretary
(Mem. No. A26811)

AHD-9-BPL
6843 | 42.56
2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAVCS9736P

नाम (Name)
JIN SAFAL INFRA DEVELOPERS
PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
07/07/2015

AHD-9-BPL

6843	43	56
2018		

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

CHIRAG BIPINCHANDRA SHAH

B B SHAH

03/11/1979

Permanent Account Number

BEVPS9819D

C B Shah

Signature

AHD-9-BPL

6943 | 44 | 56

2013

भारत सरकार
GOVERNMENT OF INDIA

શાહ ચિરાગ
Shah Chirag
DOB: 03-11-1979
Gender: Male

4869 0546 1158

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

આધાર

સ/ઓ: બિપીનચંદ્ર, 5, લોકજીવન સોસાયટી, મણિયમ્મા સોસાયટી ની પાસે, મ્યુનિસિપલ સ્કૂલ સામે, મણિનગર(જી), અમદાવાદ શહેર, મણિનગર, અમદાવાદ સિટી, અમદાવાદ, ગુજરાત, 380008

Address:
S/o: Bipinchandra, 5, Lokjivan Society, Near Mamasha Society, Opp Municipal School, Maninagar (e), Ahmedabad City, Maninagar Ahmadabad City, Ahmedabad, Gujarat, 380008

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bangalore-560 001

AHD-9-BPL
6843 4556
2018

ભારત સરકાર

Government of India

દેવાંશુ યશવંત શાહ

Devanshu Yashwant Shah

જન્મ તારીખ/ DOB: 15/12/1980

પુરુષ / MALE

5844 3158 6958

મારો આધાર, મારી ઓળખ

AHD-9-BPL

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

AHD-9-BPL
6843
56

સરનામું :
S/O યશવંત નરોત્તમદાસ શાહ,
જયહિન્દ પ્રેસ બિલ્ડીંગ, આશ્રમ
રોડ, ગુજરાત ચેમ્બર ઓફ કોમર્સની
પાસે, નવરંગપુરા, અમદાવાદ સીટી,
અમદાવાદ,
ગુજરાત - 380009

Address:
S/O Yashwant Narottamdas
Shah, Jaihind Press Building,
Ashram road, Nr Gujarat
Chamber Of Commerce,
Navrangpura, Ahmadabad City,
Ahmadabad,
Gujarat - 380009

5844 3158 6958

1947

help@uidai.gov.in

www.uidai.gov.in

Ahmedabad Municipal Corporation

Commencement Letter (Rajachitthi)

Case No: [illegible]

Rajachitthi No: [illegible]

Date: 06 JUN 2018

Arch./Engg. No.: [illegible] | Arch./Engg. Name: [illegible]

B.P. No.: [illegible] | Site Name: [illegible]

Site No.: [illegible] | C.W. Name: [illegible]

Developer Lic. No.: [illegible] | Developer Name: [illegible]

Owner Name: [illegible]

Owners Address: [illegible]

Occupier Name: [illegible]

Occupier Address: [illegible]

Election Ward: [illegible] | Zone: NEW WEST

TP Scheme: [illegible] | Final Plot No: 12

Sub Plot Number | Block/Tenement No

Site Address: [illegible]

Height of Building: [illegible]

AHD-9-BPL 6843 Date 56 2018

Usage	Built Up Area (in Sq. mtr.)	Total No. of Residential Units	Total No. of Non Residential Units
PARKING	[illegible]	0	0
PARKING	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
PARKING	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
COMMERCIAL	[illegible]	0	0
STAIR CABIN	[illegible]	0	0
STAIR CABIN	[illegible]	0	0
LIFT	[illegible]	0	0
Total	[illegible]	0	0

Sub Inspector/Civil Clerk (Section) | Asst. T.D. Officer/T.D. (Civil Section) | CHAITANYA J. SHAH Dy. T.D.O. NEW WEST | D.J. Shah Dy. MC NEW WEST

Last Date [illegible]

[illegible]

AHD-9-BPL

6843 | 4956

2018

[illegible] ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME [illegible] TOWN DEVELOPMENT [illegible] DT 22/4/2018

[illegible] ON THE BASIS OF [illegible] FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY PROVISIONAL [illegible] DT 22/4/2018

[illegible] OF [illegible] PROCEDURE [illegible] WORKS ON BEHALF OF OWNER APPLICANT

[illegible] GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LET. NO [illegible] DT 12/4/2018

[illegible] PERMISSION IS GRANTED AS PER MUNICIPAL PARKING PROVIDED BEFORE TAKEN [illegible] AND MAINTAIN [illegible] PERMANENTLY AS PER NOTARIZED UNDERTAKING GIVEN BY OWNER APPLICANT ON DATE [illegible]

[illegible] BETTERMENT CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER APPLICANT AS PER [illegible] PERCENTAGE CHARGES AT THE [illegible] COMMENCEMENT [illegible] DATE AND OTHER [illegible] PERCENTAGE SHALL BE IN INSTALLMENT IN 2 YEARS AS PER CIRCULAR [illegible] DATE [illegible] AND OWNER APPLICANT HAS TO ONLY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY [illegible] THE SAME DT [illegible]

[illegible] AND MAINTAIN [illegible] GIVEN BY DISTRICT COLLECTOR AHMEDABAD VIDE [illegible] DT 2017 [illegible] WILL BE APPLICABLE AND BINDING TO [illegible] OWNER APPLICANT

[illegible] GIVEN ON THE [illegible] THAT OWNER APPLICANTS HAVE TO PROVIDE TEMPORARY [illegible] WITH PROPER SANITATION [illegible] NOT BE ENCROACHMENT FOR THE SAME IN ANY DAY AS PER OWNER APPLICANTS BUDGET THE [illegible] OWNER APPLICANT AND DEVELOPER SHALL HAVE TO PROVIDE [illegible] THAN 3 MT. DURING CONSTRUCTION/DEMOLITION [illegible] FOR DUTY PURPOSE

[illegible] SOLAR ENERGY INSTALLATION AND GENERATION SYSTEM SHOULD BE INSTALLED BEFORE APPLYING FOR BU [illegible]

For Other Terms & Conditions [illegible]

AHD-9-BPL

6843	50	56
2018		

દસ્તાવેજ નંબર ...5523... તા...31/5/18...

ખરીદીપત્ર

નોંધણી અધિનિયમ - ૧૯૦૮ની કલમ - ૩૪ની પેટા કલમ - ૩ મુજબનુ ચેકલીસ્ટ

ક્રમ.	પ્રશ્ન	જવાબ (હા કે ના)
	લખી આપનાર, સંમતિ આપનાર કે તેમણેના કુ.મુ.ને પુછવાના પ્રશ્ન	
	લેખમાં દર્શાવ્યા મુજબ ...વસ્ત્રાપુર... (મહેસુલી સ્થળનુ નામ) ગામની સર્વે નંબર: 38; બ્લોક નંબર: ; ટી.પી. નંબર: 2; ફા.બ્લોક નંબર: 38 યુનિટ / એપાર્ટ નંબર: ; કોમન નંબર: ; ફ્લેટ / વિંગ: ; પ્લોટ નંબર: ; બીલ્ડીંગ નંબર: ; સોસાયટીનુ નામ: ; વીગેરે નીચે મિલકતની વિગતમાં જણાવેલ મિલકતની વિગતમાં લેખમાં પ્લોટ / એકમ નંબર ..... તરીકે ઓળખાતી મિલકત પૈકી ..... ચોરસ મીટર જેટલી મિલકત વેચાણ કે તબદીલી કરવાની હોય તે મિલકત ..... ચોરસ મીટર ?	31
2	લેખમાં દર્શાવ્યા મુજબ ...ટી.પી. / ફા.બ્લોક / એ.યુ. / એ.મુ. / વીધા વિ.વિ. / મિલકતની વિગતમાં જણાવે લેખ કરી આપેલ છે.?	31
3	લેખમાં દર્શાવ્યા મુજબની મિલકતે સર્વેજની રકમ મળેલ છે.? રૂા. ...[illegible]... મળેલ છે ?	31
4	સમગ્ર દર્શાવેલ મિલકત, કંગાળ, વંધાવાળ, સબજુડીસ, સંબંધરહિત તમામ બોજા કરતાં મુક્ત / બંધનમુક્ત છે? તમે તમે કબુલ રાખો છો? સદર મિલકતમાં કોઈ ઈન્કમ ટેક્સ કે અન્ય સંલગ્ન લોન, કે તારણમાં નથી કે લોકઅપમાં પડેલ નથી તે ?	31
5	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે.?	—
6	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ એ સહી / અંગુઠાનુ નિશાન કરેલ છે.? તથા લેખના અક્ષર મુજબ ગ્રાહકોને મળેલ છે ? તેમજ તમારો અક્ષર મુજબ ગ્રાહક સમક્ષ કરે છે ?	—
7	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે.? તથા સદર પાવર ઓફ એટર્ની રદ કરવા સંબંધી કોઈ નથી તે ?	—
8	બોલમાણ આપવા માટે તમને બોલમાણ લેવા તેવી વ્યક્તિઓ માટે લાગુ છે ?	—
	બોલમાણ આપનારને પુછવાના પ્રશ્ન	
1	દસ્તાવેજ લખી આપનાર વ્યક્તિ / ઓ કે જેઓએ કબુલાત આપી તેમણે તમે જાતે ઓળખો છો ?	31
2	દસ્તાવેજમાં દર્શાવેલ નામ અને કબુલાત આપનાર વ્યક્તિ / ઓ એક જ છે.?	31
3	કોઈ વ્યક્તિએ બોગસ નામ ધારણ કરીને કબુલાત આપી નથી તેવી તમે ખાતરી આપો છો ?	31

લખી આપનાર /સંમતિ આપનાર / તેમણેના કુ.મુ. ની સહી

1
2 [illegible]
3

બોલમાણ આપનારની સહી

1
2

સબ રજીસ્ટ્રાર
અમદાવાદ -9 (નોંધણી)

AHD-9-BPL
6843 | 52 | 56
2018

AHD-9- BPL

6843 53.56

2018

18/05/18 5:01:24 pm Version 1.1 2018.5

Serial No. 6843

Presented at the office of the Sub-Registrar of

S.R.O - Ahmedabad 9 Between the hours of

Bopal

1:Em 17 on Date 18/05/2018

Receipt No. 201830900144 06

Received Deed as following,

		Rs
Registration		1900500
Site Copy Fee	50	500
Other Fees		0
TOTAL :		1900500

M/s Gala Infra Developers Pvt. Ltd. through its authorised signatory Mr. Chirag B. Shah

R.R. SHAH

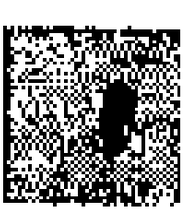
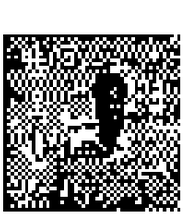
Sub Registrar

S.R.O - Ahmedabad-9 Bopal

R.R. SHAH

Sub Registrar

S.R.O - Ahmedabad 9 Bopal

Area	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1.000	M/s. Gala Infra Developers a partnership firm through its partner No. (1) Mr. Yashwant Navalbhai Patel Gala Press Build., Ashram road Ahmedabad PANNO.AAEFJ0108	0			
Presenting					
2.000	No. (2) Mrs. Nirali Yashwantbhai Shah Gala Press Build., Ashram road, Ahmedabad PANNO.AABPJ5039	0			
Claiming					
1.000	M/s. Gala Infra Developers Pvt. Ltd. Through its authorised signatory Mr. Chirag B. Shah 3, Leighan Soc., Navrangpura, Ahmedabad PANNO.AAKCG8736P	0			

Executing Party details execution

AHD-9- BPL

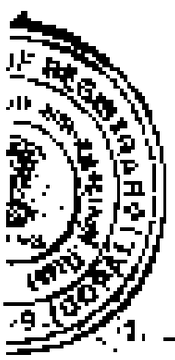
6843 | 54 | 56

2018

19/06/18 4:58:51 Pm Version 1.1 20110.5

1 Devansh P. Shah
Jantad Press Ltd/Vishramnagar Ahmedabad

2 Anand Prajapati
Jain & Co. S.G. Highway Ahmedabad



State that they personally known above named executant and identifies himself

1. _____

2. _____

Date 19 March June 2018

S.R.SHAH
Sub Registrar
S.R.O - Ahmedabad-8 Bopal

Produced Form No.1
for Registration
Marks/Valuation
Date : 19/06/2018

S.R.S-AH
Sub Registrar
S.R.O - Ahmedabad-8 Bopal

AHD-9-BPL		
6843	55	56
2018		

8/06/18 4:58:01 pm Version 1.20.0.5

Verified PAN No/CIR Number
Income Tax Rule 1962.

Transfer No

Claimer No

Customer No.

Date : 18/06/2018

(S.R.SHAH)
Sub Registrar
S.R.O - Ahmedabad 9 Bopal

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

Date 18/06/2018

(S.R.SHAH)
Sub Registrar
S.R.O - Ahmedabad 9 Bopal

S.R.SHAH

Sub Registrar

S.R.O - Ahmedabad 9 Bopal

AHD-9- BPL

6843 56.56

2018

19/06/18 7:55:22 pm Version 1.1.2018.0

Book No 6843 Registered No

Date 19/06/2018

(R R SHAH)
Sub Registrar
S.R.O. - Ahmedabad-9 Pipla

LATITUDE - 23° 03'13.83" N
LONGITUDE - 72° 31'10.31" E
SITE COLOR SHOW IN RED -