

C/237



RG. SERIAL No. C/237
DATE 5-11-2022
BOOK No. 6
PAGE No.

TEJASH R. DESAI
NOTARY
GOVT. OF INDIA



FORM 'B'

(See rule 3 (4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Ms. V.R. BUILDCON, promoter, duly authorized by the promoter of REFLECTION, vide its resolution dated 01/11/2022

FOR, V. R. BUILDCON
Vinit C. Sanghvi
Vinit C. Sanghvi
PARTNER

STAMP DUTY
00000
SPECIAL ADHESIVE
Rs. 0000300
-5.11.2022
GUJARAT
8837 2729957

19/09/20
I, VINIT CHINUBHAI SANGHVI promoter/duly authorized by the promoter of REFLECTION, do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development REFLECTION, is proposed;

OR

V.R.BUILDCON have/has a legal title to the land on which the development of REFLECTION is to be carried out;

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is 30/09/2026.
4. Seventy per cent of the amounts realized by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. I/we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I/we shall take all the pending approvals on time, from the competent authorities.

FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER

FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER

9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

FOR, V. R. BUILDCON
Vinist C. sanghvi
Deponent **PARTNER**

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Ahmedabad on this 5th November day of 2022

FOR, V. R. BUILDCON
Vinist C. sanghvi
Deponent **PARTNER**



SOLEMNLY AFFIRMED
BEFORE ME
TEJASH R. DESAI
NOTARY
GOVT. OF INDIA





ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

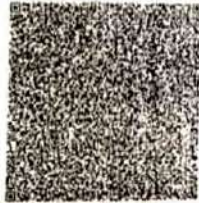
નામીકરણ ક્રમ સંખ્યા/ Enrolment No.: 0000/00748/90449

To

વિનિત ચિનુ ભાઈ સંગ્ધી
Vinit Chinu Bhai Sanghi
D-Daffodil Tower-1302 Le Jardin
Opposite Law Garden BRTS Stop
Ellisbridge
Near Swati Sancks
Ahmedabad City
Ahmedabad Gujarat - 380006
9327010573

Signature Not Verified

Signature Not Verified
Signature Not Verified
Signature Not Verified
Signature Not Verified



તમારો આધાર નંબર / Your Aadhaar No. :

6453 1657 1105

VID : 9129 9023 4285 8729

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



વિનિત ચિનુ ભાઈ સંગ્ધી
Vinit Chinu Bhai Sanghi
જન્મ તારીખ/DOB: 30/09/1977
પુરુષ/ MALE

6453 1657 1105

VID : 9129 9023 4285 8729

મારો આધાર, મારી ઓળખ



Government of India



જાણકારી

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ.
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.

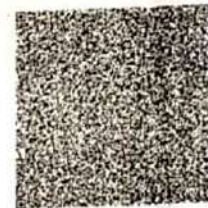


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સંબંધ :
ડી-ડાફોડિલ ટાવર-1302 લે જાર્ડિન, ઓપોસીટ લો ગાર્ડન બ્રટ્સ સ્ટોપ
એલિસબ્રિજ, નજીક સ્વાટી સનક્સ ની પાસે, અમદાવાદ શહેર,
અમદાવાદ,
ગુજરાત - 380006

Address:
D-Daffodil Tower-1302 Le Jardin, Opposite
Law Garden BRTS Stop, Ellisbridge, Near
Swati Sancks, Ahmedabad City, Ahmedabad,
Gujarat - 380006



6453 1657 1105

VID : 9129 9023 4285 8729

1047 | help@uidai.gov.in | www.uidai.gov.in

MOR, V. R. BUILDCON.

Vinit C. Sanghi
Vinit C. Sanghi
PARTNER
20608/2
DT.

V.R.BUILDCON

807,8TH FLOOR BVR EK OPP INDER RESIDENCY HOTEL ELLIS BRIDGE AHMEDABAD – 380 006

Date: 01/11/2022

RESOLUTION FOR GIVING AUTHORITY

Resolution Passed On 01/11/2022

At, 807, 8th Floor BVR EK
Opp Inder Residency Hotel
Ellis bridge Ahmedabad – 380 006
Gujarat

To Give Authority for Complaints for Guj Rera

One of the Partner of M/s V.R.BUILDCON Name of Vinit Chinubhai Sanghvi.
Do Hereby Authorize to as Our Attorney to Present the Required documents with the register of firms. As
per authorized to signature all the necessary application undertakings and such other documents as may
be necessary for rera registration on behalf of firm.

All the actions in relation to this business will be binding on us.

Partner of V. R. BUILDCON

FOR, V. R. BUILDCON

1. Vinit C. Sanghvi
VINIT CHINUBHAI SANGHVI **PARTNER**

FOR, V. R. BUILDCON

2. Ritesh K Shah
RITESH K SHAH **PARTNER**

Partner of V. R. BUILDCON

FOR, V. R. BUILDCON

1. Vinit C. Sanghvi
Authorized Signatory **PARTNER**



Sr. No. : — 1569 2022

Sohini B. Patel
SOHINI B. PATEL
 NOTARY
 GOVT. OF INDIA
 13/4/2022

**AGREEMENT FOR TRANSFER OF
TRANSFERABLE DEVELOPMENT RIGHTS**

THIS AGREEMENT FOR TRANSFER OF TRANSFERABLE DEVELOPMENT RIGHTS made at Ahmedabad on this _____ day of _____, 2022

BETWEEN

TRANSFEROR Nila Infrastructures Ltd

A Company incorporated under the Companies Act, 1956, having its registered office at:- 1st Floor, Sambhaav House, Opp. Chief Justice Bunglow, Bodakdev, Ahmedabad - 380015.

[PAN: AAACN5059K].

THE AHMEDABAD MERCANTILE
 CO-OP BANK LTD.,
 SOLA ROAD, AHMEDABAD.
 GUJSOS/AUTH/AV/ 186/2007



INIA

STAMP DUTY

GUJARAT

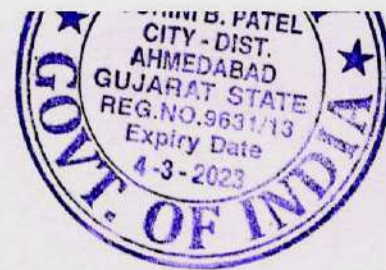
53471
 140575
 R.0000300/- PB6531
 10:31
 APR 02 2022
 SPECIAL
 ADHESIVE
 10:31

FOR, V. R. BUILDCON

Vinik C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

[Signature]
AUTHORISED SIGNATORY



Through its Authorized Signatory, **Mr. Jignesh Patel**
(Hereinafter in this Agreement referred to as "**THE TRANSFEROR**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said **TRANSFEROR**, and its successors and assigns of the (**ONE PART**).

AND

TRANSFeree

V R BUILDCON .

a Partnership firm/company/LLP, formed and registered under the Limited Liability Partnership Act, 2008, having its registered office at 807, BVR EK Opp. Inder Residency Hotel, Ellis Bridge, Ahmedabad Gujarat - 380006.

[PAN: AAUFV4427C]

Through its Authorized Person, **Mr. Vinit Chinubhai Sanghvi** (Hereinafter in this Agreement referred to as "**THE TRANSFeree**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said "**TRANSFeree**", and all the partners for the time being and their heirs, successors, executors, administrators and assigns of the **OTHER PART**).

FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.
[Signature]
AUTHORISED SIGNATORY



WHEREAS the Transferor and Transferee may collectively be called "Parties" and each of them separately as "Party".

WHEREAS:

- a) The Transferor herein, is appointed as a Public Housing Redevelopment Scheme Developer, under the provisions of "Redevelopment of Public Housing Scheme" ("Slum Policy-2013") read with relevant clause of General Development Regulations ("GDR-2021") for the development of Integrated Group Housing Facility at "HARIVAN NA CHHAPARA , SABARMATI " situated on land bearing Final Plot No. 435 of Town Planning Scheme NO. 23 (Sabarmati) North Extension) in the Registration District of Ahmedabad and Sub District of Ahmedabad and is more particularly described in the First Schedule, hereunder written (hereinafter referred to as "The Slum Property").
- b) That as per the provisions of the aforesaid Public Redevelopment Policy read along with the relevant clause of GDR-2021, the Standing Committee had sanctioned the Public Housing Redevelopment Project proposed by the Transferor for the said Slum Policy.

FOR, V. R. BUILDCON

Vinod C. Sanghani
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

f
AUTHORISED SIGNATORY



- c) In view of the provisions of the aforesaid Public Housing and GDR-2021, the Transferor is eligible for Transferable Floor Space Index (FSI) for the Public Housing Project undertaken by it on the said Public Housing and the Transferor is entitled to transfer such Transferable Floor Space Index (hereinafter referred to as "Transferable Development Rights/TDR FSI") to any other Developer/Person and use it on other properties in accordance with the provisions of the said Public Housing Redevelopment Policy and GDR-2021.
- d) The Ahmedabad Municipal Corporation has issued a Transferable Development Right Certificate bearing No.SRC/2013POLICY/20102021/TDRC/025(hereinafter referred to as the said "TDR Certificate") in favour of the Transferor amounting Rs. 147,87,80,000/-(Rupees One hundred forty seven crores eighty seven lacs eighty thousand only)has been granted to the Transferor.A copy of the said TDR Certificate in favour of the Transferor is hereto annexed and marked ANNEXURE "A".
- e) That Transferee herein, has purchased the land situated at Vejalpur Taluka Ahmedabad in the Registration District Ahmedabad and Sub District

FOR, V. R. BUILDCON

Vinith C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

[Signature]
AUTHORISED SIGNATORY



Ahmedabad, admeasuring about 13400 mts., included in Draft Town Planning Scheme No. 1 and proposed Final Plot No. 62/2/1,92/2/1,62/3,92/3 admeasuring about 13400 Sq.mts., hereinafter referred to as the said "Recipient Land" and is more particularly described in the Second Schedule hereunder written and a Real Estate Project is proposed to be developed on the said Recipient Land.

- f) The Transferee is desirous of purchasing from the Transferor TDR FSI, of 13400 Sq. Mtrs. having Current Jantri Value of the Recipient Land of Rs. 2125/- per Sq. Mtr., aggregating to TDR amount of Rs. 2,84,75,000/-. Total Amount payable is Rs. 5,69,50,000/- at the cost of 2 times of basic TDR cost (i.e. 2,84,75,000 X 2) in order to put up construction on the said Recipient Land.
- g) Pursuant to negotiations between the Parties herein, the Transferor has agreed to sell and transfer and the Transferee has agreed to purchase the TDR FSI of 13400 Sq. Mtrs. generated under the aforesaid TDR Certificate (hereinafter referred to as the "Transferable FSI" in favour of the Transferee, to use the same in development of the said Recipient Land more particularly described in the Second Schedule

FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.


AUTHORISED SIGNATORY

hereunder written on the terms and conditions appearing hereinafter.

- h) The Transferable FSI will be effected and completed and the same will be recorded and given effect by Ahmedabad Municipal Corporation on the reverse of the TDR Certificate (attached as ANNEXURE "A" hereto). The application in prescribed format for utilization of the Transferable FSI to be made to Ahmedabad Municipal Corporation (attached as ANNEXURE "B" hereto). The Transferable FSI, is proposed to be used, belongs to Nila Infrastructures Ltd. as on date and the Transferee is in the process of completing the purchase of the Transferrable FSI from them. The particulars of the Recipient of Transferrable FSI, in the attached TDR Certificate Utilization Form is being recorded in the names of V R Buildcon being the current owners of the Recipient Land on record. Further, at the relevant time, the Transferor hereby agrees to make necessary changes/modifications and shall carry out all required paperwork, as may be required by Ahmedabad Municipal Corporation or otherwise, to give effect of the transfer of Transferrable FSI in favour of the transferee herein. Once the transfer of transferable FSI in favour of the transferee is

FOR, V. R. BUILDCON

Vinik C. Sanghani
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

[Signature]
AUTHORISED SIGNATORY

[7]



completed, no responsibility except giving
B.U. Permission is pending with the Transferor.

- i) The parties hereto are desirous of recording the said terms and conditions agreed upon between them.

FOR, V. R. BUILDCON

Vinit A. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.


AUTHORISED SIGNATORY



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

1. The Transferor hereby agrees to transfer/sell to the Transferee the Transferable FSI admeasuring 13400 Sq. Mtrs. having Current Jantri Value of the Recipient Land of Rs. 2125 /- per Sq. Mtr. for the total Consideration of Rs. 5,69,50,000 (Rupees Five Crore Sixty Nine Lakh Fifty Thousand Only) (i.e. 2,84,75,000X 2) and which consideration shall be paid by the Transferee to the Transferor in the following manner. To Deposit the last 3 cheques (8th Cheque - 89,84,000/-, 9th Cheque - 50,00,000/-, 10th Cheque - 35,00,000) After the Arrival of B.U Permission.

Sr. No.	Cheque/RTGS Date	Amount (Rs.)	Cheque/RTGSUTR No.	Bank
1	13/04/2022	15,00,000/-	000121	Kotak Mahindra Bank.
2	20/09/2022	89,83,000/-	000115	Kotak Mahindra Bank
3	30/09/2022	50,00,000/-	000114	Kotak Mahindra Bank
4	30/09/2022	50,00,000/-	000113	Kotak Mahindra Bank
5	20/03/2023	89,83,000/-	000112	Kotak Mahindra Bank
6	30/03/2023	50,00,000/-	000111	Kotak Mahindra Bank
7	30/03/2023	50,00,000/-	000110	Kotak Mahindra Bank
8	20/09/2023	89,84,000/-	000118	Kotak Mahindra Bank
9	30/09/2023	50,00,000/-	000117	Kotak Mahindra Bank
10	30/09/2023	35,00,000/-	000122	Kotak Mahindra Bank

FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

AUTHORISED SIGNATORY



As per the prevailing GST Law and Rules, the liability to pay GST on Transfer of Development Rights shall be on Transferee / Recipient on Reverse Charge basis by virtue of Notification No. 05/2019 - Central Tax Rate dt. 29.03.2019 issued under this Law. Further, it understood and agreed by both the parties that liability of GST applicable on aforesaid amount shall only be borne by Transferee / Recipient. Further, there shall not be any liability to discharged GST on such Transfer of Development Rights on to the Transferor / Provider or otherwise stated under the GST Law.

However, there is conditional exemption from payment of GST on Transfer of Development Rights for Residential Apartments. Further, please note that the Transferee / Recipient shall be liable to pay tax at the applicable rate, on reverse charge basis, on such proportion of value of Development Rights as is attributable to the residential apartments, which remain unbooked on the date of issuance of completion certificate, or first occupation of the project, as the case may be in prescribed manner referring Notification No. 04/2019 - Central Tax Rate dt. 29.03.2019 .

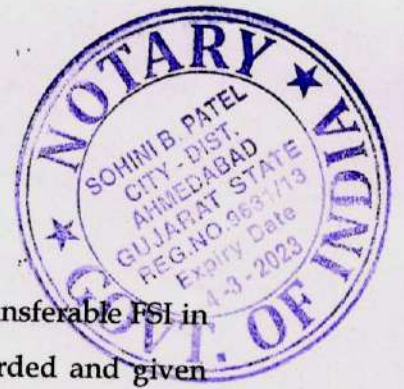
2. The Transferor hereby covenants with the Transferee that it is fully entitled to sell the Said Transferable FSI and the same is free from any encumbrance, charge or lien and agrees to do such other acts (as may become applicable) that might be required to complete the transfer of Transferable FSI in favour of the Transferee.

FOR, V. R. BUILDCON

Vinod C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

f
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3. The Transferor agrees to complete the transfer of Transferable FSI in favour of the Transferee and the same will be recorded and given effect by Ahmedabad Municipal Corporation on the reverse of the TDR Certificate (attached as ANNEXURE "A" hereto). The Transferor shall make, sign, execute other papers, writings, drawings, plans, specifications etc. as may be required for utilization of the Transferrable FSI on the Recipient Land. The Transferee can start the construction only after obtaining B.U. permission of the said Public Housing Redevelopment Project, but The Transferee may process for approval of plans from the authority.
4. The Stamp Duty and Registration Charges and GST if any, in respect of this Agreement shall be borne and paid by the Transferee.
5. All costs and other charges payable to the Ahmedabad Municipal Corporation and other concerned authorities, if any, for utilization of the said Transferable FSI shall be paid by the Transferee alone.
6. Notwithstanding anything contained herein, it has been mutually agreed between the Parties herein that:
 1. If the entire amount of the said Transferable FSI is not made available for use on the Recipient Land, then the Transferee shall have the option to have the Transferrable FSI be transferred to any project promoted by the same Group and the Transferor

FOR, V. R. BUILDCON

Vinith C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

P
AUTHORISED SIGNATORY



shall be required to take the necessary actions to facilitate such transfer upon the request of the Transferee.

If Transferee does not opt to exercise such option 6.1., then the Transferor shall have the right to retain the Transferrable FSI, which if exercised within 7 days, from the date the Transferee notifies the Transferor of not exercising option envisaged in 6.1., the Transferor shall cancel this Agreement and refund all the amounts paid by the Transferee, without interest within 21 days from the date of such cancellation. If the right to retain the Transferrable FSI is not exercised by the Transferor within the aforesaid period of 7 days, then the Transferor shall be required to take the necessary actions to transfer the Transferable FSI to a nominee of Transferee upon the request of the Transferee.

2. If either Party commits delay or default in making payments as agreed herein, the non-defaulting party shall be entitled to claim interest from the defaulting party at the rate of 18% per annum, for the delayed payment, calculated from the due date of making such payment till the date of making such payment.
7. All disputes arising out of or, in relation to this Agreement shall be subject to the exclusive jurisdiction of the Courts at Ahmedabad, Gujarat.

FOR, V. R. BUILDCON

Vinik C. Sanghvi
PARTNER

FOR, NILA INFRASTRUCTURES LTD.

[Signature]
AUTHORISED SIGNATORY

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Slum Property)

All that piece and parcel of slum known as "HARIVAN NA CHHAPARA SABARMATI" situated on land bearing Final Plot No 435 of Town Planning SCHEME NO. 23 in the Registration District of Ahmedabad and Sub District of Ahmedabad.

SECOND SCHEDULE ABOVE REFERRED TO:
(description of the said Recipient Land)

ALL THAT piece and parcel of land or ground, here ditaments and premises situate at Ahmedabad Taluka Ahmedabad, in the Registration District Ahmedabad and Sub District Ahmedabad, bearing and measuring about 13400 Sq.mts., included in Draft Town Planning Scheme No. 1 Final Plot No. 62/2/1,92/2/1,62/3,92/3.

FOR, V. R. BUILDCON

Vinik C. Sanghvi

PARTNER

FOR, NILA INFRASTRUCTURES LTD.

[Signature]

AUTHORISED SIGNATORY



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands in duplicate on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED: TRANSFEROR,
Nila Infrastructures Ltd.

Through its Authorized Signatory, Mr. Jignesh Patel.
FOR, NILA INFRASTRUCTURES LTD.

AUTHORISED SIGNATORY
in the presence of:-

1. _____
2. _____

SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED: TRANSFEREE,
V R Buildcon. **FOR, V. R. BUILDCON**

Through its Authorised Signatory, Mr. Vinit Chinubhai Sanghvi.

Vinit C. Sanghvi
PARTNER

in the presence of:-

1. _____
2. _____



**SIGNED
BEFORE ME**

SOHINI B. PATEL
NOTARY
GOVT. OF INDIA
13/01/2022

FOR, NILA INFRASTRUCTURES LTD.

AUTHORISED SIGNATORY



TRANSFEROR

Photograph

Thumbimpression

7



"Nila Infrastructures Ltd.",

Through its Authorized Signatory, Mr. Jigishbhai Patel



TRANSFeree

Photograph

Thumbimpression

FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER



"V R Buildcon",

Through its Authorised Signatory, Mr. Vinit Chinubhai Sanghvi



FOR, NILA INFRASTRUCTURES LTD

7

AUTHORISED SIGNATORY

[15]



ANNEXURE "A"
(Copy of TDR Certificate)



ANNEXURE "B"

(Prescribed format for utilization of the Transferable FSI, made to
Ahmedabad Municipal Corporation)





भारत सरकार
GOVERNMENT OF INDIA



જીગ્નેશ દશરથભાઈ પટેલ
Jignesh Dashrathbhai Patel
જન્મ તારીખ / DOB: 06/12/1967
પુરુષ / MALE

7637 3878 8299

મારો આધાર, મારી ઓળખ



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

S/O દશરથભાઈ, બી-202, ઇન્દ્રપ્રસ્થ 8, સુરધારા સર્કલ
પાસે, થાલેજ, અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380054

Address:

S/O Dashrathbhai, B-202, Indraprasht 8,
Near Surdhara Circle, Thaltej, Ahmedabad
City, Ahmedabad, Gujarat - 380054

7637 3878 8299

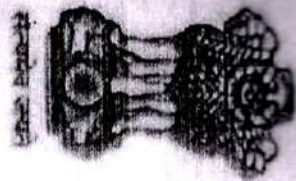


1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 003



भारत सरकार

GOVERNMENT OF INDIA



વિનીત ચિનુ ભાઈ સંઘવી

Vinit Chinu Bhai Sanghvi

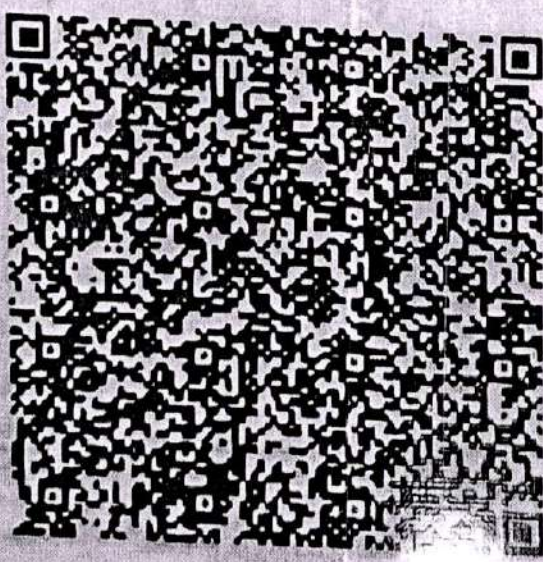
જન્મ તારીખ/DOB: 30/09/1977

પુરુષ/MALE

Mobile No: 9327010573

6453 1657 1105

VID : 9139 6597 2934 3794



મારો અધાર, મારી ઓળખ



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

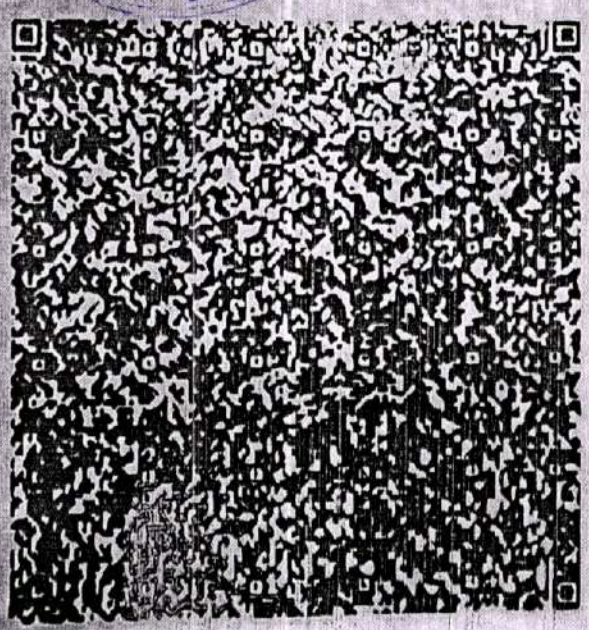
संख्या :

506, 5th फ्लोर, कलस अपार्टमेंट, सी. र्नेन. विद्यालय
सामे, आंबावाडी, अहमदाबाद शहर, अहमदाबाद,
गुजरात - 380015

Address :

506, 5th floor, Kalas apartment, opp
C.N. Vidhyalay, Ambavadi, Ahmedabad City,
Ahmedabad,
Gujarat - 380015

Download Date: 01/05/2019



Generation Date: 30/12/2013

6453 1657 1105

VID - 9139 6597 2934 3794



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Bengaluru-560 001



सत्यमेव जयते

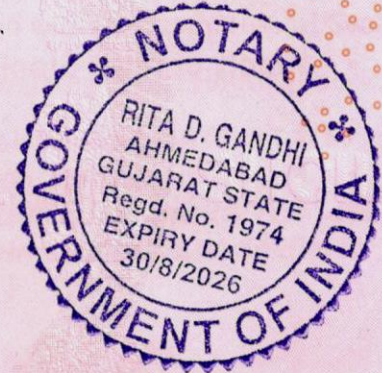
INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

SERIAL No. 59301/2022

RITA D. GANDHI
NOTARY
GOVT. OF INDIA

15 DEC 2022

Certificate No. : IN-GJ73793631736540U
Certificate Issued Date : 15-Dec-2022 01:21 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761175793624991635U
Purchased by : V R BUILDCON
Description of Document : Article 14 Bond
Description : BOND
Consideration Price (Rs.) : 0
(Zero)
First Party : V R BUILDCON
Second Party : Not Applicable
Stamp Duty Paid By : V R BUILDCON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0025251373

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DECLARATION SUPPORTED BY AN AFFIDAVIT SIGNED BY THE AUTHORIZED PERSON OF THE PROMOTER

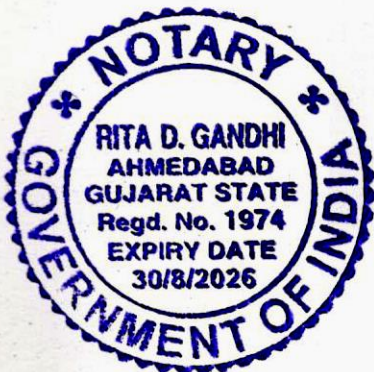
Affidavit cum declaration of Mr. Vinit Chinubhai Sanghvi Promoter Authorized signatory, and partner of V R BUILDCON of the proposed real estate project project "REFLECTION", the proposed project of REFLECTION Which is located at T. P. S. No. 1 (Shela), R. S. No.:- 330/C, 362/C, 330/B/1, 362/B/1, F. P. No. :- 62/2/1, 92/2/31, 62/3, 92/3 Moje:- Shela, Ta. :- Sanand, Dis. :- Ahmedabad.

We have mentioned the above project details and we inform the authority that we have used 13,400 Sq. Mtr. FLOOR SPACE INDEX (FSI) through TRANSFERABLE DEVELOPMENT RIGHTS (T.D.R.)

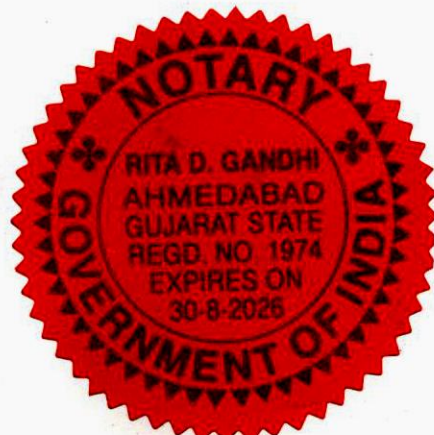
Agreement dated 13.04.2022. Such obtained FSI has been received under the provisions of the Government of Public Housing Scheme (SLUM Policy-2013) read with relevant clause of General Development Regulations (GDR-2021) for the Development of Integrated Group Housing Facility at "HARIVAN NA CHHAPARA, SABARMATI" situated on land bearing Final Plot No.435 of T.P. Scheme No. 25 (Sabarmati) North Extension Dis. Ahmedabad, Sub Dist-Ahmedabad. We also assured that after obtaining B U permission of our above project "HARIVAN NA CHHAPARA, SABARMATI" We will be selling/booking our T.D.R. F.S.I units.

Further, We have also affidavit submitted for not constructing the floor of TDR FSI in AMC.

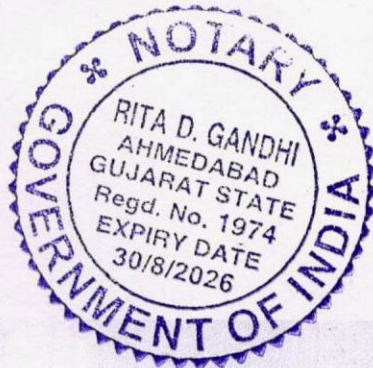
FOR, V. R. BUILDCON
Vinit C. Sanghvi
PARTNER



BEFORE ME
[Signature]
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
15 DEC 2022



CORPORATE OFFICE



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFV4427C



नाम / Name
V R BUILDCON

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/08/2021

12082021

SOR, V. R. BUILDCON
Vinod C. Sanghvi

PARTNER



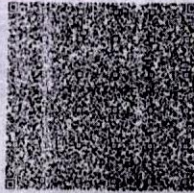
ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00748/90449

To
વિનિત ચિનુ ભાઈ સંઘવી
Vinit Chinu Bhai Sanghvi
D-Daffodil Tower-1302 Le Jardin
Opposite Law Garden BRTS Stop
Ellisbridge
Near Swati Sancks
Ahmedabad City
Ahmedabad Gujarat - 380006
9327010573

Signature Not Verified



તમારો આધાર નંબર / Your Aadhaar No. :

6453 1657 1105

VID : 9129 9023 4285 8729

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



વિનિત ચિનુ ભાઈ સંઘવી
Vinit Chinu Bhai Sanghvi
જન્મ તારીખ/DOB: 30/09/1977
પુરુષ/ MALE

6453 1657 1105

VID : 9129 9023 4285 8729

મારો આધાર, મારી ઓળખ



Government of India



AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ.
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઇન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઇલ નંબર અને ઇમેઇલ આઇડીને અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.

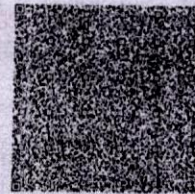


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું:
ડી-ડાફોડિલ ટાવર-1302 લે જાર્ડિન, ઓપોસીટ લો ગાર્ડન બ્રટ્સ સ્ટોપ ની સામે, એલિસબ્રિજ, અમદાવાદ ની પાસે, અમદાવાદ શહેર, ગુજરાત - 380006

Address:
D-Daffodil Tower-1302 Le Jardin, Opposite Law Garden BRTS Stop, Ellisbridge, Near Swati Sancks, Ahmedabad City, Ahmedabad, Gujarat - 380006



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VID : 9129 9023 4285 8729

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Vinit C. sanghvi