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રજીસ્ટ્રેશન પર્ચેસ

પર્ચેસ નંબર ૨૦૧૮૩૧૨૦૨૭૨૩૩

દસ્તાવેજ નંબર ૧૩૭૩૭

દસ્તાવેજ વર્ષ ૨૦૧૪

તા: ૧૫

માહે: ભરૂચ

સેલ: ૨૦૧૪

દસ્તાવેજનો પ્રકાર મૂલ્ય

અવેજ Rs ૩૭૫૦૦૦૦.૦૦

રજી કરનારનું નામ M/s.Krishna Builders through its Authorised Signatory [1] Kamleshbhai Babubhai Gadi
ભીમે પુમણે શ્રી પર્ચેસ

રૂ. દિશા

રજીસ્ટ્રેશન ફી.....

૫૦૦૦

નકલ કરવા ની ફી સર્વિસ / ફોટો.....

૨૫૦

દેખાવી નકલ કરવા માટે ફી.....

સ્થાન ખર્ચ.....

નકલ આપવા પાટીઓ (ફોન ૨૪ ઓ ૨૩).....

શ્રેય બેંક પાસામાં.....

દેવ સ્થાન-૨.....

ફોન-૩૪ (નકલ-૧૦).....

નકલ ફી ફોટો.....

ફોટો-૨ ફી.....

બા સેવાકર્મી ભાગદારીનો ફી.....

કેન્ડિડેટ નંબર

૨૦૧૮

અંકે રૂપિયા પાંચ હજાર બસો પચાસ પુરા.

દસ્તાવેજ

શ્રી. કિલેશ પી.કે.એ.એ.એ.

શ્રી. કિલેશ પી.કે.એ.એ.એ.

શ્રી. કિલેશ પી.કે.એ.એ.એ.

સહી

દસ્તાવેજ રજીસ્ટ્રેશન દપ્તામાં નોંધેલ સ્થાનમાં રજીસ્ટ્રેશન

306, Shyam Arcadem Nikol, Ahmedabad

અમદાવાદ-૧૨ ભરૂચ

અગર

શ્રી. કિલેશ પી.કે.એ.એ.એ.

રજી કરનારનું નામ

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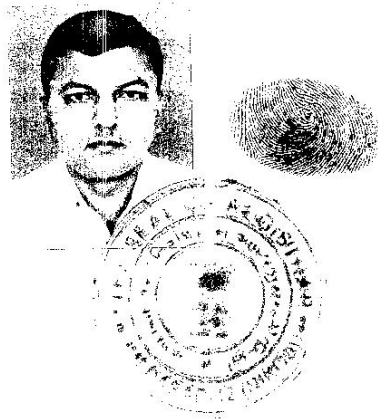
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258418
NAME OF THE PROPERTY: Plot, Keshavnagar Builders
ADDRESS: Kuthnagar,
Ahmedabad.
VALUE Rs. 13,41,800/-
LICENCE No. GUD/SOS/AUTH/AV/254/2001
NUTAN NAGARIK SAHAKARI BANK LTD
MANINAGAR BLD. AHMEDABAD-380 008.



DEED OF SIMPLE MORTGAGE

THIS DEED OF SIMPLE MORTGAGE ("Deed") is executed at the place mentioned in item No. 1 of Schedule 1 hereto and on the date mentioned at item No. 2 of Schedule 1 hereto.

BY

The Mortgagor/s, the debt/s whereof are given in item No. 1 of the Schedule 1 attached herewith (hereinafter referred to as "Mortgagor/s") in the presence of an amiable and disinterested person (hereinafter referred to as "Witness") and in the presence of the representatives of the Bank (hereinafter referred to as "Bank") its/his/her/their respective legal heirs and assigns, and their successors and assigns of the OFFICE.

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IN FAVOUR OF:

The Mortgage and the Mortgagee are hereafter to be referred to as "Parties" and individually referred to as "Party".

- Σταθμολογία Δομής

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together with the interest thereon, shall be paid by the Borrower to the Mortgagee at the time and in the manner specified in the said promissory note, and in the event of delayed payment plus interest thereon, shall be paid by the Borrower to the costs, charges, expenses payable under the said facility and shall not be considered as wholly or partially satisfied or exhausted by payment in liquidation at any time hereafter of any sum or sums of money for satisfaction and in respect of the facility granted by the Mortgagee to the Borrower and shall, until the said aforesaid interest is paid, and be a security for the said and all other moneys at any time due to the Mortgagee in respect thereof, and saving the benefit of the said facility as aforesaid, may at any time and from time to time be deemed to be extinguished and the said interest shall be payable and shall be enforceable against the property of the Borrower first having regard to any other rights and claims against the property.

19 Upon the happening and consummation of the foregoing conditions, the Mortgagee shall execute and deliver to the Mortgagor, then and in any future duly constituted and authorized meetings, a deed of reconveyance and take possession of the mortgaged property, and cause a title insurance policy to be issued, no action inconsistent with or prejudicial to the rights of the said mortgagee, its heirs, assigns, use and enjoy the same and to receive the income and profits and benefits thereof without interruption or hindrance by the Mortgagor or his heirs, assigns, executors, administrators acting on behalf of the Mortgagor.

1998



- #### IV. MORTGAGOR'S REPRESENTATIONS, WARRANTIES AND DISCLOSURES

- [illegible]

Examen 2024/2025.

479 New York

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[illegible]

Account on Demand

5. Mathematical



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- f) If the Immovable Property or any part thereof is taken up by the Government or any public body entitled to do so for a public purpose;
- g) If execution or distress is levied against the Immovable Property of the Mortgagor or against any other property of the Mortgagor;
- h) If a Receiver is appointed of the Immovable Property of the Mortgagor;
- i) If any circumstances shall arise which are likely to impair or render or render it likely to impair or render it likely to impair the Mortgagee's interest in the Mortgage;
- j) If any event of Default as defined in the Mortgage occurs which is not covered by the Mortgage;
- k) If for any reasons, it is necessary in the opinion of the Mortgagee to protect the interest of the Mortgagee.

Now the Mortgagee hereby declares that the above mentioned events of Default as defined in the Mortgage are not covered by the Mortgage.



- 3. If the said Mortgagee or any person thereof shall at any time be directed to take up a requisitioned or required by the Government or any public body or authority entitled to do so, the Mortgagee shall be entitled to receive the whole of the amount which the Mortgagor is liable to pay or be declared and directed to pay to apply the same or a sufficient portion thereof towards redemption of the said Mortgage.

- 4. Any notice received or to be sent to the Mortgagor by the Government or any public body or authority entitled to do so, shall be deemed to be duly served on the Mortgagor if it is sent to the Mortgagor or to the person to whom it is sent to pay or be declared and directed to pay to apply the same or a sufficient portion thereof towards redemption of the said Mortgage.

- 5. The Mortgagor shall pay the costs, charges and expenses of the Mortgagee and of any other person or persons or public body or authority entitled to do so, in respect of the Mortgage, and shall be liable to pay the same or a sufficient portion thereof towards redemption of the said Mortgage.

Witness my hand and seal this 12th day of December 1957.

- ## VI. DISPUTE RESOLUTION

Hydrophilum

AHD-12-NKL

No 13737 11 21

2014

SCHEDULE

Item	Particulars
1.	Place of Execution of the Deed: Ammanur
2.	Date of Execution of the Deed: 15/11/2014
3.	Details of the Mortgage: Mortgage
	Borrower and Co-Borrowers: 1. Venkatesh Channarayana Channarayana son of S. and Subal Nars. J. Patel, age 42
	Consolidated: 1000000
	Address: 1
	Email id: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Signature and Stamp of the Registrar, Bangalore, dated 15/11/2014.

AHD-12-NKL

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ii. Borrower

Name: Mr. Nishant Benders

Constitution: Partnership Firm

Authorized Signatory: Mr. Nandabhai Babubhai Chaudhan

Address: 30, The Arcade, Opp. Congate, Bangalore, Karnataka, India and Maharashtra

Email ID: [Redacted]

Tel No: [Redacted]

Facsimile No: [Redacted]

iii. Co-Borrowers

1. Nandabhai Babubhai Chaudhan

Address: 30, The Arcade, Opp. Congate, Bangalore, Karnataka, India and Maharashtra

Email ID: [Redacted]

Tel No: [Redacted]

Facsimile No: [Redacted]

2. Mr. Ghanshyambhai Shamabhai Patel

Address: 30, The Arcade, Opp. Congate, Bangalore, Karnataka, India and Maharashtra

Email ID: [Redacted]

Tel No: [Redacted]

Facsimile No: [Redacted]

3. Mr. [Redacted]

Address: [Redacted]

Email ID: [Redacted]

Tel No: [Redacted]

Facsimile No: [Redacted]

4. Address and contact details of

concerned branch of LCH

5. Details of the said facility

6. Details of Facility Agreement

Tata Capital Leasing Finance Limited
 30, The Arcade, Opp. Congate, Bangalore, Karnataka, India and Maharashtra
 Amount of the Facility: INR 25,00,000 (Twenty Five Lakhs)
 Nature of the Facility: [Redacted]
 Date of the Facility Agreement: 11/11/2014



Signature and Stamp

2014

Signature and Stamp

AHD-12-NKL

No 13737 | 13 | 21

2014

Serial No.

Description of the Immovable Property

All that piece and parcel of property being a plot of land measuring 164.31 Sq. Mts. of Final Plot No. 62 of Town Planning Scheme No. 112 (Part of old Block No. 10) situated, lying and being at Mouje: Kachwada Taluka: Ahmedabad City (East) in registration district of Ahmedabad and sub district of Ahmedabad, Gujarat and is bounded as follows, that is to say:

On or towards East : Block No-392
On or towards West : Block No-358
On or towards North : Block No-392
On or towards South : Block No-358

together with the structures, erections and other things situated thereon forming part of the Residential Project titled "Shyam Residency 33" situated on the project land. All things attached to and forming part of the property shall be deemed to be included in the sale both present and future along with the immovable property.



Description of the Incorporeals

All the monies accruing or arising out of or accrued or accruing or collected or received out of the residential project titled "Shyam Residency 33" situated on the project land as described hereinabove in Schedule 1 and includes without which are either presently payable or payable in the future in respect of the purchase price payable towards the allotment/ purchase of the Flats and/or the amenities and/or payable by the allottees/ purchasers (present or future) of the said Flats whether in the form of agreement and/or agreement for sale executed or any other document or otherwise in relation to the allotment/ purchase of the Flats and/or the amenities and/or payable by the allottees/ purchasers towards the Project and the project house, the Project.

In Witness Whereof the said parties have signed and affixed their seals and signatures and in the presence of witnesses.

Signed, sealed and delivered by
Ghanshyambhai Sagaribhai Patel



Signed, sealed and delivered by
Ghanshyambhai Sagaribhai Patel

Signed, sealed and delivered by
Builder/ Builders through their Authorised
Signatory



Witness :

U. R. Patel

U. R. Patel

[illegible][illegible]

Abstract

concluded that the effects of the 1990s on the economy have been positive, but that the effects on the environment have been negative.

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[illegible]

ready to share aspects of our
everyday life and to help others
achieve their dreams.

[illegible]

1. 1940-1941
 2. 1942-1943
 3. 1944-1945

(1) *Andrena* (2) *Andrena* (3) *Andrena*

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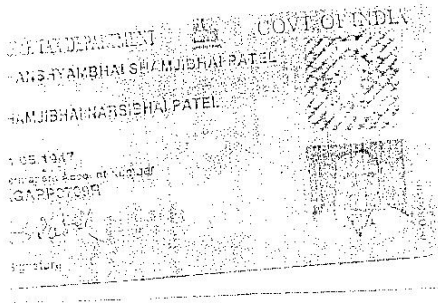
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Figure 1. The effect of the concentration of the inhibitor on the rate of polymerization of α -methylstyrene in the presence of SnCl_4 at 25°C .

$$\begin{aligned} \frac{1}{2} \frac{d}{dt} \int_{\mathbb{R}^n} |\nabla u|^2 dx &= - \int_{\mathbb{R}^n} u \Delta u dx \\ &= - \int_{\mathbb{R}^n} u \left(-\frac{1}{2} \Delta u^2 \right) dx \\ &= \frac{1}{2} \int_{\mathbb{R}^n} |\nabla u^2|^2 dx \end{aligned}$$

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Executing Party admits execution



AHD-12-NKL
13737 15 21
2014

... record for correction / change in particulars on PAN Card as per ...
... data is enclosed for ...
... 15.05.2014

... to improve taxpayer service.

... for Department ...



...
HANSYAMBHAI SHA PATEL

...

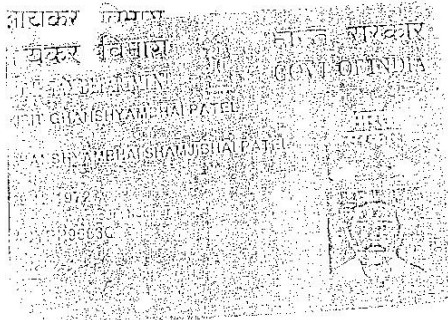


TRUE COPY
J.N. KADIYA
NOTARY
GOVT. OF GUJARAT

...

Executing Party
admits execution

INCOME TAX PAN SERVICES UNIT
 (Managed by National Securities Depository Limited)
 3rd Floor, Sapna Chambers, Near Bank of India, 1st Cross,
 Barer, Pune-411 004



AHD-12-NKL
137371671
2014
 ACYPP9693Q



With a view to inform you that quoting of PAN on return of income and other documents is necessary to ensure accurate credit of taxes paid by you and to be provided to you of income. Please quote PAN on all communications with the department as it helps to improve taxpayer service.

Income Tax Department continues to remain committed to provide prompt and efficient service to all taxpayers.

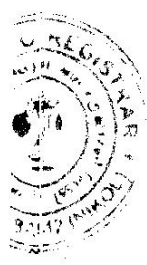
PROUDLY PRESENTS
KIRITRAJ GHANSHYA PATEL
 PAN: **ACYPP9693Q**
 DOB: **1972**
 AT BARAR, PUNE-411 004



TRUE COPY
K. KADIYA
 NOTARY
 GOVT. OF GUJARAT

Executing Party
 admits execution

IN THE HIGH COURT OF GUJARAT
 AT AHMEDABAD
 IN MATTER OF
 ACCORDANCE
 WITH ORDER
 NO. 12345
 DATED 12/12/2019
 IN FAVOR OF
 THE PETITIONER
 AND AGAINST
 THE RESPONDENT
 THE COURT HAS
 ORDERED THAT
 THE RESPONDENT
 SHALL COMPLY
 WITH THE
 ORDER OF THE
 COURT.



TRUE COPY
 J.N. KADIYA
 NOTARY
 GOVT. OF GUJARAT
 CITY: AHMEDABAD
 REGD NO: 1234/2010

AHD-12-NKL
 13737 17 20
 2024

Executing Party
 admits execution

Form 12

 **Driving Licence**

Number: **GJ01/048183/06** Issued on: **24/03/2006**

Name: **PATEL UMESHKUMAR RAMFASHKUMAR**

Address: **138/3292 MEGHANINAGAR AHMEDABAD 380015**

DOB: **13/04/1986**

is licenced to drive: **MC EX50CC WL GR**

Valid for other than Transport Vehicles from: **24/03/2006** to: **23/03/2025**

Valid for Transport Vehicles: **True**

AHD-12-NK1

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U.R. Patel



TRUE COPY

J.N. KADIYA
NOTARY
GOVT. OF GUJARAT

Executing Party
 admits execution

ELECTION COMMISSION OF INDIA
IDENTITY CARD

સાચી ચોરી નહીં

સાચી ચોરી નહીં



AHD-12-NKL

13737 14 21

2014

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This card may be used as identity card
under different government schemes.
આ સોળખપત્રનો જુદીજુદી સરકારી યોજનાઓમાં
સોળખપત્ર તરીકે ઉપયોગ કરી શકાય.

TRUE COPY

ILAKH R. PATEL
NOTARY
GOVT. OF GUJARAT

Executing Party
admits execution

AHD - 12 - NKL

13737

20 21

2014

15/11/14 11:51:45 am

Version:1.1.2014.30

Serial No. 13737

Presented of the office of the Sub-Registrar of

S.R.O - Ahmedabad - 12 Between the hour of
Nikol 11 to 12 on Date 15/11/2014

Receipt No:- 2014312026233

Received Fees as following	Rs.
Registration	5000
Side Copy Fee (25)	250
Other Fees	0
TOTAL :-	5250



[Signature]

M/s.Krishna Builders Through its Authorised
Signatory [1] Kamleshbhai Babubhai Chauhan



[Signature]
(Kamleshbhai Babubhai Chauhan)

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

[Signature]
(Kamleshbhai Babubhai Chauhan)

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

No	Party Name and Address	Age	Photograph	Fthumb Impression	Signature
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Executing

1.000

M/s.Krishna Builders Through its
Authorised Signatory [1]
Kamleshbhai Babubhai Chauhan
306, Shyam Arcadom Nikol,
Ahmedabad

0



[Signature]

Executing

2.000

[2] Ghanshyambhai Shamjibhai
Patel
302, Status-II, Memnagar,
Ahmedabad

67



[Signature]

Executing

3.000

[3] Kirit Ghanshyambhai Patel
302, Status-II, Memnagar,
Ahmedabad

41



[Signature]

Executing Party
admits execution

AHD - 12 - NKL

13737

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2014

15/11/14 11:51:45 am Version:1.1.2014.30

1 Umeshbhai Rameshbhai Patel
138/3292, G.H.B. Colony, Megharinagar, Ahmedabad



2 Sureshbhai T. Patel
20, Matrukhaya, Rabari Colony, Amraiwadi, Ahmedabad



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



1. U.R. Patel

2. S.T. Patel

Date 15 Month November - 2014

સબ રજીસ્ટ્રાર
Sub-Registrar
S.R.O. - Ahmedabad - 12 Nkl

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

Date 15/11/2014

સબ રજીસ્ટ્રાર
Sub-Registrar
S.R.O. - Ahmedabad - 12 Nkl

1 Book No. 13737 Registered No.

Date: 15/11/2014

સબ રજીસ્ટ્રાર
Sub-Registrar
S.R.O. - Ahmedabad - 12 Nkl

