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Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૩૦૮૩૦૦૦૦૦૪૮૨ દસ્તાવેજ નંબર ૨૮૨ દસ્તાવેજ વર્ષ ૨૦૨૩
તારીખ ૭ માહે જાન્યુઆરી સને ૨૦૨૩

દસ્તાવેજનો પ્રકાર Agreement(Correction(B1)) અવેજ ૦.૦૦

રજુ કરનારનું નામ MAHENDRABHAI BHEMABHAI PATEL (MANUNDARA)

દાખલકરન નંબર 20221229891078306

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૧૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૧૭૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચઢીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



કુલ એકંદરે રૂ. ૧૮૦૦.૦૦

અંકે રૂપિયા એક હજાર આંઠ સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

MAHADEVPURA NEAR TEMPLE KUMBHELMER 385510

અગર Authority Name :PRATHMESH PATNI 9512595693 ને આપશે

રજુ કરનારની સહી *MAHENDRABHAI PATEL*

R.C.Rabar
સબ રજીસ્ટ્રાર
પાલનપુર





e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)		20221100657748		Printed On (પ્રિંટ કર્યા તારીખ)		29/12/2022 10:33:53	
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)		
20221229891078306	Registration Fee (0030-03-104-00)	1800.00	5700001355100302912 2277195	29-12-2022	SBIEPAY		
Page Fee (પેજ ફી)	(85) 1700	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00		
Registration Fee (નોંધણી ફી)	100.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	0.00		
Total Amount (કુલ રકમ)	1800.00	In Words (શબ્દોમાં)	Rupees One Thousand Eight Hundred Only				

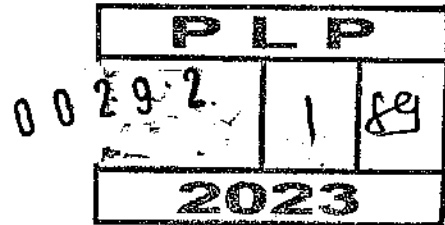
Payee Details (નાણા સરનારની વિગત)			
Name (નામ)	MAHENDRABHAI BHEMABHAI PATEL (MANUNDARA)	Office District (કચેરીનો જિલ્લો)	BANASKANTHA
Address (સરનામું)	MAHADEVPURA NEAR TEMPLE KUMBHELMER PALANPUR (પાલનપુર) BANASKANTHA (બનાસકાંઠા) GUJARAT (ગુજરાત) 385510	Office Name (કચેરીનું નામ)	S.R.O - PALANPUR
Mobile (મોબાઇલ નંબર)	9512595693	E-Mail (ઈ-મેલ)	rockyjoshi7792@gmail.com
PAN (પાન નંબર)	NA	Year (વર્ષ)	2022-2023 One time

Property Details (મિલકતની વિગત)	Survey No(old).478/ PAIKI 1 New Survey No.1815 Total Sellable Area of Land 20540,
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Remarks (ટીપ્પણી)	00292
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Neelam. Mehta -

મહાદેવ પુરા નજર પાલનપુર



નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં ભેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.



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Inspector General of Registration
Revenue Department
Government of Gujarat

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Application No (અરજી નંબર)	20221100657748	Printed On (પ્રિંટ કર્યા તારીખ)	06/01/2023 18:56:19
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Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન.)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20230106188203101	Stamp Duty (0030-02-102-01)	300.00	5700001355100300601 2352358	06-01-2023	SBIEPAY
Total Amount (કુલ રકમ)	300.00	In Words (શબ્દોમાં)	Rupees Three Hundred Only		

Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	MAHENDRABHAI BHEMABHAI PATEL (MANUNDARA)	Office District (કચેરીનો જિલ્લો)	BANASKANTHA
Address (સરનામું)	MAHADEVPURA NEAR TEMPLE KUMBHELMER PALANPUR (પાલનપુર) BANASKANTHA (બનાસકાંઠા) GUJARAT (ગુજરાત) 385510	Office Name (કચેરીનું નામ)	S.R.O - PALANPUR
Mobile (મોબાઇલ નંબર)	9512595693	E-Mail (ઈ-મેલ)	rockyjoshi7792@gmail.com
PAN (પાન નંબર)	NA	Year (વર્ષ)	2022-2023 One time

Property Details (મિલકતની વિગત)	Survey No(old),478/ PAIKI 1 New Survey No.1815 Total Sellable Area of Land 20540,
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Remarks (ટીપ્પણી)	
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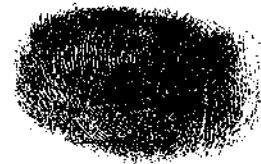
Neelam Mehta
ગુજરાત રજીસ્ટ્રાર

નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૬૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.

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महेश्वरजी



DEED OF RECTIFICATION

This Deed of Rectification is made and executed at Palanpur on this 07th day of January, 2023:

BY AND BETWEEN

Ami Infrabuild LLP, PAN: ABFFA7286C, a firm incorporated under the provisions of Limited Liability Partnership Act, 2008, bearing LLPIN: AAG-8825, and having its registered office at S-24, Second Floor, Tirupati Plaza, College Road, Palanpur, Banaskantha, Gujarat - 385 001, represented through its Partner and Authorized Representative: Mr. Mahendrabhai Bhembhai Manundara, for the sake of brevities, hereinafter referred to as "Developer" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Developer and the firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the legal heirs, executors and administrators of each of the partners) of the First Part;

Ami Infrabuild LLP

महेश्वरजी Neelam. Nethu
Designated Partner

महेश्वरजी



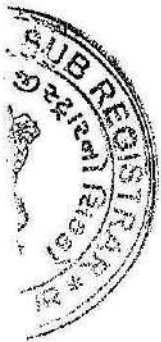
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2023		

AND

Neelamben Manishbhai Mehta, PAN: AFGPM6708Q, aged 55 years, Indian Inhabitant, having her address at 9th Floor, Sonbar Building, 10th Road, Ashok Nagar CHSL, JVPD Scheme, Vile Parle (West), Mumbai - 400 049, for the sake of brevities, hereinafter referred to as "**Owner No. 1/ Rectifier No. 1**" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Owner No. 1/ Rectifier No. 1 and her legal heirs, executors, administrators, successors and assigns) of the **Second Part**;

AND

Mahendrabhai Bhembhai Manundara, PAN: AKBPM9202B, aged 49 years, Indian Inhabitant, having his address at Mahadev Pura, Nr. Mahadev Temple, Kumbhalmer, Banaskantha, Gujarat - 385 510, for the sake of brevities, hereinafter referred to as "**Owner No. 2/ Rectifier No. 2**" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Owner No. 2/ Rectifier No. 2 and his legal heirs, executors, administrators, successors and assigns) of the **Third Part**;



The Owner No. 1/ Rectifier No. 1 and Owner No. 2/ Rectifier No. 2 shall hereinafter be collectively referred to as the "**Owners/ Rectifiers**".

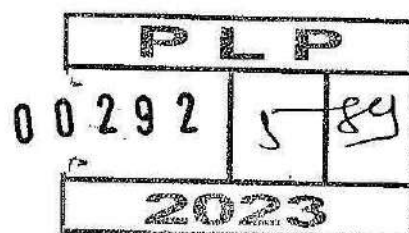
WHEREAS the Owners and the Developer had entered into a Registered Agreement dated 30th April, 2022 duly registered with the Sub Registrar of Assurances, Palanpur bearing Registration No. 4386 of 2022 (hereinafter referred to as the "**Principal Deed**"), for development of the Property, more particularly described in the SCHEDULE hereunder.

Ami Infrabuild LLP

Neelam. Mehta

Designated Partner

26/04/2022



WHEREAS the Owners and the Developer thereafter entered into a Registered Deed of Rectification dated 30th April, 2022 duly registered with the Sub Registrar of Assurances, Palanpur bearing Registration No. 09070 of 2022 (hereinafter referred to as the "First Rectification Deed"), whereby, the name of the Project which was wrongly typed in Recital G at Page No. 6 and in Clause 9(a) at Page No. 18 of the Principal Deed was rectified from 'AKSHATAM - 8' to 'ADVAIT BY AKSHATAM'.

WHEREAS on 19.12.2022, the Palanpur Area Development Authority has approved the plans submitted by the Developer vide Development Permission No. 1016LD22230179 whereby approval is received for 24 (twenty four) residential units in the Scheme proposed to be developed jointly by the Developer and Rectifiers on Subject Property admeasuring 20,540 sq. mtrs.

WHEREAS in the Principal Deed dated 30th April, 2022, in Clause 4(a) at Page No. 10, it is mentioned that 'the completion of the said Scheme shall comprise of completion of 30 (thirty) residential units as per the plans prepared by Developer' which is required to be rectified as 'the completion of the said Scheme shall comprise of completion of 24 (twenty four) residential units as per the plans prepared by Developer'.

WHEREAS in the Principal Deed dated 30th April, 2022, in Recital A at Pg. 5 and in SCHEDULE at Pg. 20, the area of Subject Property which has been mentioned as '20,740 sq. mtrs.' is required to be rectified as '20,540 sq. mtrs.'.

WHEREAS in the Principal Deed dated 30th April, 2022, in Clause 5(d) at Page No. 13, the distribution of the Sales Revenue/ receivables of the said Scheme has been inadvertently

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Designated Partner

Neelam Mehta

20/12/2022

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wrongly mentioned as 'Developer shall be entitled to 80% (eighty per cent) share in the Sales Revenue/ receivables, Owner No. 1 shall be entitled to 17% (seventeen per cent) of the Sales Revenue/ receivables and Owner No. 2 shall be entitled to 3% (three per cent) share in the Sales Revenue/ receivables from the prospective buyers' instead of 'Developer shall be entitled to 70% (seventy per cent) share in the Sales Revenue/ receivables, Owner No. 1 shall be entitled to 25.5% (twenty five decimal five per cent) of the Sales Revenue/ receivables and Owner No. 2 shall be entitled to 4.5% (four decimal five per cent) share in the Sales Revenue/ receivables from the prospective buyers'.

WHEREAS the above errors have come to the knowledge of the Developer and has requested the Owners to rectify the same.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS:

1. That in the Principal Deed dated 30th April, 2022, Clause 4(a) at Page No. 10, which currently reads as 'Developer and Owners have agreed that the towards the fulfillment of the said Purpose, the completion of the said Scheme shall comprise of completion of 30 (thirty) residential units as per the plans prepared by Developer, along with the pathways, roads, common areas, common facility, general infrastructure which shall comprise of the total works to be effectuated by Developer ("Works")' is hereby rectified as 'Developer and Owners have agreed that the towards the fulfillment of the said Purpose, the completion of the said Scheme shall comprise of completion of 24 (twenty four) residential units as per the plans prepared by Developer, along with the pathways, roads, common areas, common facility, general infrastructure which shall comprise of the



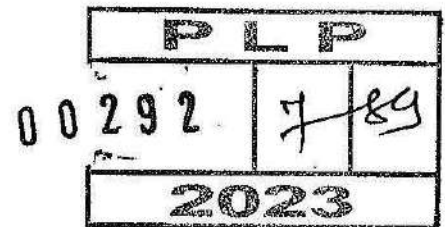
Ami Infrabuild LLP

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Neelam Mehta

Designated Partner

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total works to be effectuated by Developer ("Works")' by this DEED OF RECTIFICATION.

2. That in the Principal Deed dated 30th April, 2022, in Recital A at Pg. 5 and in SCHEDULE at Pg. 20, the area of Subject Property which has been mentioned as '20,740 sq. mtrs.' is hereby rectified as '20,540 sq. mtrs.'

3. That in the Principal Deed dated 30th April, 2022, in Clause 5(d) at Page No. 13, which currently reads as 'The Parties have mutually decided that the Sales Revenue/ receivables of the said Scheme shall be distributed after deduction of all Taxes in a manner aligned in this clause being the consideration for the completion of the Works and the Purpose, subsequent to the commencement of the said Scheme on the Subject Property during the subsistence of this Agreement. In furtherance, the sharing of Sales Revenue/ receivables amongst the Parties herein shall be in a manner that after deduction of all Taxes including Goods and Services Tax, Developer shall be entitled to 80% (eighty per cent) share in the Sales Revenue/ receivables, Owner No. 1 shall be entitled to 17% (seventeen per cent) of the Sales Revenue/ receivables and Owner No. 2 shall be entitled to 3% (three per cent) share in the Sales Revenue/ receivables from the prospective buyers' is hereby rectified as 'The Parties have mutually decided that the Sales Revenue/ receivables of the said Scheme shall be distributed after deduction of all Taxes in a manner aligned in this clause being the consideration for the completion of the Works and the Purpose, subsequent to the commencement of the said Scheme on the Subject Property during the subsistence of this Agreement. In furtherance, the sharing of Sales Revenue/ receivables amongst the Parties herein shall be in a manner that after

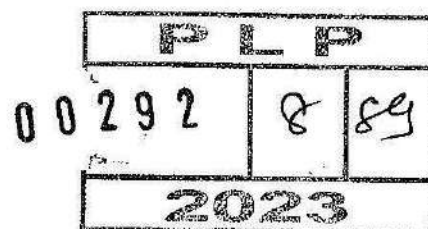


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Designated Partner

Neelam Mehta.

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deduction of all Taxes including Goods and Services Tax, Developer shall be entitled to 70% (seventy per cent) share in the Sales Revenue/ receivables, Owner No. 1 shall be entitled to 25.5% (twenty five decimal five per cent) of the Sales Revenue/ receivables and Owner No. 2 shall be entitled to 4.5% (four decimal five per cent) share in the Sales Revenue/ receivables from the prospective buyers' by this DEED OF RECTIFICATION.

4. That this DEED OF RECTIFICATION confirms that except for the change aforementioned, the Principal Deed read with the First Deed of Rectification remains in full force and effect. That this DEED OF RECTIFICATION shall be treated as a part and parcel of the Principal Deed read with the First Deed of Rectification.
5. That no consideration has been received by the Owners/ Rectifiers for executing this DEED OF RECTIFICATION.



SCHEDULE

(Description of the Property)

All that piece and parcel of land bearing Revenue Survey No. 1815 (Old Survey No. 478/ paiki 1) having Khata No. 3023 admeasuring 20,740 sq. mtrs. lying being and situated at Mauje - Palanpur, Taluka - Palanpur, District - Banaskantha:

East: Revenue Survey No. 478.

West: Revenue Survey No. 478 paiki 3.

North: Revenue Survey No. 471.

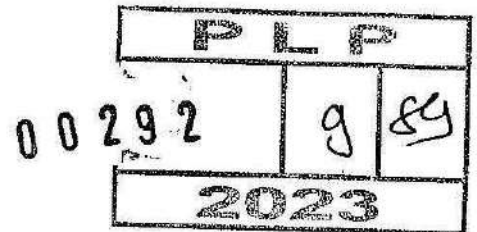
South: Revenue Survey No. 477 beyond road for agricultural purposes.

Ami Infrabuild LLP

Designated Partner

Neelam Mehta

Neelam Mehta



IN WITNESS WHEREOF, the Owners/ Rectifiers hereto have hereunto set their hands the day and year first hereinabove written.

21/1/23

Signed, sealed and Delivered by

AMI INFRABUILD LLP

Through its Partner and Authorized
Signatory

Mr. Mahendrabhai B. Manundara

)
)
)
)
)
)

Ami Infrabuild LLP

DECLINE 2011

Designated Partner

Signed, sealed and Delivered by

**Smt. NEELAMBEN MANISHBHAI
MEHTA**

(Owner No. 1/ Rectifier No. 1)

)
)
)
)
)

Neelam Mehta

Signed, sealed and Delivered by

**MAHENDRABHAI BHEMABHAI
MANUNDARA**

(Owner No. 2/ Rectifier No. 2)

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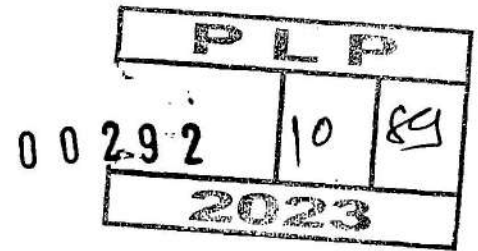
DECLINE 2011



Witnesses:

1. *[Signature]*
()

2. *[Signature]*
()



SCHEDULE AS PER SECTION 32 (A) OF THE REGISTRATION
ACT, 1908

Photograph

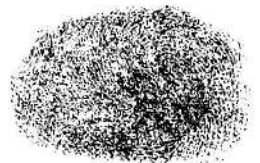
Thumb Mark

DEVELOPER

Ami Infrabuild LLP

24/12/2020, VM

Designated Partner



AMI INFRABUILD LLP

Through its Partner and authorized
Representative Mr. Mahendrabhai
B. Manundara

OWNER NO. 1/ RECTIFIER NO. 1

Neelam. Mehta.



NEELAMBEN MANISHBHAI MEHTA

OWNER NO. 2/ RECTIFIER NO. 2



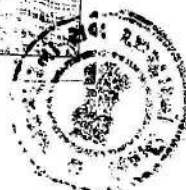
MAHENDRABHAI BHEMABHAI MANUNDARA



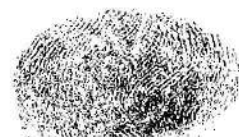
24/12/2020, VM

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e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

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Application No (અરજી નંબર)	20221100127329	Printed On (પ્રિન્ટ કર્યા તારીખ)	02/09/2022 15:09:23
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન.)
20220902893189297	Registration Fee (0030-03-104-00)	1900.00	5700001355100300209 2259231
Date (તારીખ)	Bank Branch (બેંક શાખા)		
02-09-2022	SBIEPAY		
Total Amount (કુલ રકમ)	1900.00	In Words (શબ્દોમાં)	Rupees One Thousand Nine Hundred Only
Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	AMI INFRABUILD LLP	Office District (કચેરીનો જિલ્લો)	BANASKANTHA
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - PALANPUR
Mobile (મોબાઇલ નંબર)	9033235390	E-Mail (ઈ-મેઇલ)	patelmukeshk1675@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2022-2023 One time
Property Details (પ્રિસ્ટીની વિગત)		AT-PALANPUR ,R.S.NO.(old)- 478/P1, R.S.NO.(New)- 1815 ,SQ.MTR.-20740,	
Remarks (ટીપ્પણી)	009070' 8 SEP 2022'		

મકે સી. મેડેગામ

Neelam Mehta

(એન.કી.સ્વાતર)
સબ રજીસ્ટ્રાર પાલનપુર.

PLP		
09070'	1	68
2022		



(૧) નોંધણી ફી ઇ-પેમેન્ટ અને સીકંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
(૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
(૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું કોજદારી ગુનો બને છે.



e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

PLP	009070	13	89
2022			

Application No (અરજી નંબર)	20221100127329	Printed On (પ્રિન્ટ કર્યા તારીખ)	02/09/2022 15:09:39
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન.)
20220902122338679	Stamp Duty (0030-02-102-01)	300.00	5700001355100300209 2259198
Date (તારીખ)	Bank Branch (બેંક શાખા)		
02-09-2022	SBIEPAY		
Total Amount (કુલ રકમ)	300.00	In Words (શબ્દોમાં)	Rupees Three Hundred Only
Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	AMI INFRABUILD LLP	Office District (કચેરીનો જિલ્લો)	BANASKANTHA
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - PALANPUR
Mobile (મોબાઇલ નંબર)	9033235390	E-Mail (ઈ-મેલ)	patelmukeshk1675@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2022-2023 One time
Property Details (મિલકતની વિગત)		AT-PALANPUR, R.S.NO.(old)- 478/P1, R.S.NO.(New)- 1815, SQ.MTR.-20740,	
Remarks (ટીપ્પણી)	009070 8 SEP 2022		



20220902122338679

Neelam Melita

(સહી કરનાર)
સબ રજીસ્ટ્રાર પાલનપુર

PLP	09070	2	68
2022			



નોંધણી ફી હ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(ગ) અનુસાર નોંધણી ફીનું હ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
(૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૬૨ અનુસાર હ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
(૩) હ-ચલણમાં ભેડાડ કરવી કે ખોટું ચલણ બનાવવું કોજદારી ગુનો બને છે.

1

PLP		
09070	3	68
2022		

P. L. P.		
00292	14	89
2022		



महेश्वर महाराज



DEED OF RECTIFICATION

This Deed of Rectification is made and executed at Palanpur on this 08th day of September, 2022:

BY AND BETWEEN

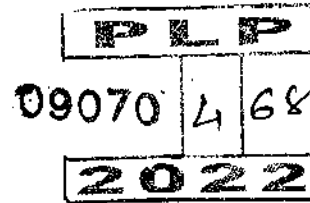
Ami Infrabuild LLP, PAN: ABFFA7286C, a firm incorporated under the provisions of Limited Liability Partnership Act, 2008, bearing LLPIN: AAG-8825, and having its registered office at S-24, Second Floor, Tirupati Plaza, College Road, Palanpur, Banaskantha, Gujarat – 385 001, represented through its Partner and Authorized Representative: Mr. Mahendrabhai Bhembhai Manundara, for the sake of brevities, hereinafter referred to as "Developer" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Developer and the firm, the partners for the time being and from



Ami Infrabuild LLP
महेश्वर महाराज
Designated Partner

Neeban Mehta

महेश्वर महाराज



time to time constituting the firm and the survivors or survivor of them and the legal heirs, executors and administrators of each of the partners of the

First Part;

AND

Neelamben Manishbhai Mehta, PAN: AFGPM6708Q, aged 55 years, Indian Inhabitant, having her address at 9th Floor, Sonbar Building, 10th Road, Ashok Nagar CHSL, JVPD Scheme, Vile Parle (West), Mumbai – 400 049, for the sake of brevities, hereinafter referred to as "Owner No. 1/ Rectifier No. 1" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Owner No. 1/ Rectifier No. 1 and her legal heirs, executors, administrators, successors and assigns) of the Second Part;

AND

Mahendrabhai Bhembhai Manundara, PAN: AKBPM9202B, aged 49 years, Indian Inhabitant, having his address at Mahadev Pura, Nr. Mahadev Temple, Kumbhalmer, Banaskantha, Gujarat – 385 510, for the sake of brevities, hereinafter referred to as "Owner No. 2/ Rectifier No. 2" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Owner No. 2/ Rectifier No. 2 and his legal heirs, executors, administrators, successors and assigns) of the Third Part;



The Owner No. 1/ Rectifier No. 1 and Owner No. 2/ Rectifier No. 2 shall hereinafter be collectively referred to as the "Owners/ Rectifiers".

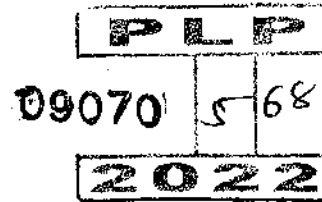
WHEREAS the Owners and the Developer had entered into a Registered Agreement dated 30th April, 2022 duly registered with the Sub Registrar of Assurances, Palanpur bearing Registration No. 4386 of 2022 (hereinafter



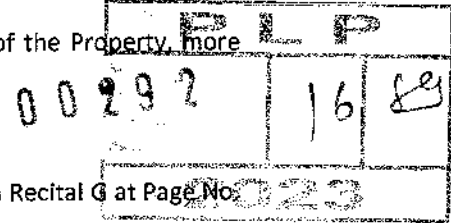
Infrabuild LLP

Designated Partner

Neelam Mehta 26/04/2022



referred to as the "Principal Deed"), for development of the Property, more particularly described in the SCHEDULE hereunder.



WHEREAS in the Principal Deed dated 30th April, 2022, in Recital G at Page No. 6 and in Clause 9(a) at Page No. 18, the name of the Project has been wrongly typed as 'AKSHATAM - 8' instead of 'ADVAIT BY AKSHATAM'.

WHEREAS this typographical error has come to the knowledge of the Developer and has requested the Owners to rectify the same.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS:

That in the Principal Deed dated 30th April, 2022, in Recital G at Page No. 6 and in Clause 9(a) at Page No. 18, the name of the Project which has been wrongly typed as 'AKSHATAM - 8' is hereby rectified as 'ADVAIT BY AKSHATAM' by this DEED OF RECTIFICATION.

That this DEED OF RECTIFICATION confirms that except for the change aforementioned, the Principal Deed remains in full force and effect. That this DEED OF RECTIFICATION shall be treated as a part and parcel of the Principal Deed.



That no consideration has been received by the Owners/ Rectifiers for executing this DEED OF RECTIFICATION.



Ami Infrabuild LLP
Designated Partner

Neelam Mehta 20/04/2022

(Description of the Property)

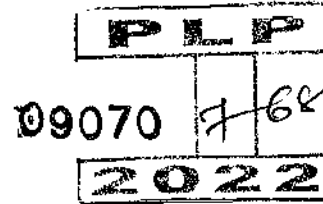
00232 12-89

South: Revenue Survey No. 477 beyond road for agricultural purposes.

Neelam, Mehta

11/10/2012

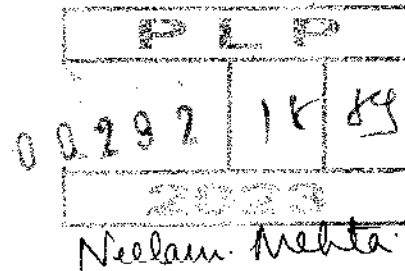




IN WITNESS WHEREOF, the Owners/ Rectifiers hereto have hereunto set their hands the day and year first hereinabove written.

Signed, sealed and Delivered by)
AMI INFRABUILD LLP)
Through its Partner and Authorized Signatory)
Mr. Mahendrabhai B. Manundara)
mb

Ami Infrabuild LLP
mb LCM 2017
Designated Partner



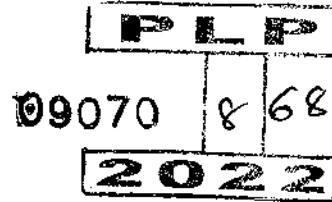
Signed, sealed and Delivered by)
Smt. NEELAMBEN MANISHBHAI MEHTA)
(Owner No. 1/ Rectifier No. 1))

Signed, sealed and Delivered by)
MAHENDRABHAI BHEMABHAI MANUNDARA)
(Owner No. 2/ Rectifier No. 2))

mb LCM 2017

Witnesses:
1.)
2.)
()





SCHEDULE AS PER SECTION 32 (A) OF THE REGISTRATION ACT, 1908

Photograph

Thumb Mark

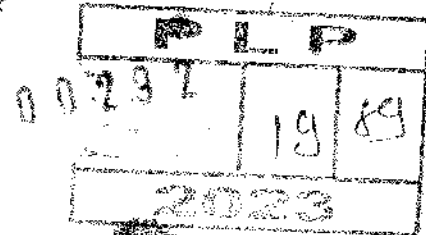
DEVELOPER

Ami Infrabuild LLP
26/11/2021 M
Designated Partner



AMI INFRABUILD LLP

Through its Partner and authorized representative
Mr. Mahendrabhai B. Manundara



OWNER NO. 1/ RECTIFIER NO. 1

Neelam. Mehta



NEELAMBEN MANISHBHAI MEHTA

OWNER NO. 2/ RECTIFIER NO. 2

26/11/2021 M



MAHENDRABHAI BHEMABHAI MANUNDARA



7

09070

9 68

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09070		9 68
2022		

Witnesses:

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00297	20	59
2022		

Handwritten signature



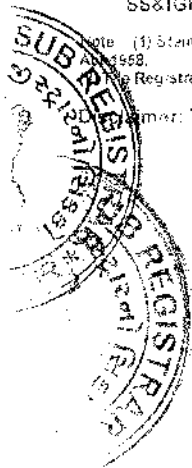
e-Challan							
Login ID PDEN		2022083005078		BARCODE		Printed On 18/04/2022 17:27:49	
Department Superintendent of Stamps And Inspector General Of Registration				Payer Details			
Property Details		AT-PALANPUR,R.S.NO. 1815 (OLD R.S.NO. 479/PAIKI 1),ADM. 20740 SQ.MTR		TAX ID (If Any)			
				PAN No. (If Applicable)		NA	
				Full Name		MAHENDRABHAI BHEMABHAI MANUNDARA	
Office Name		S.R.O. PALANPUR		Address		ADD-KUMBHALMER TA-PALANPUR DIST- B.K.	
Location		BANASKANTHA				PLP 09070 1068	
Year		2022-2023 One time					
Transaction No		Account Head Details		Amount (RS.)		Bank CIN	
20220418K02335541		Registration Fee (0030-03-104-00)		1500.00		57000013551003018042221776	
						2022	
						18/04/2022 SBIEPAY	
						PLP	
Total Amount :-				1500.00			
Total Amount In Words :-				Rupees One Thousand Five Hundred Only			
Remarks (if Any)		386		30 APR 2022		98/89	
Handwritten: 386 30 APR 2022 Handwritten: Neelam Mehta Stamp: (24. 4. 2022) 98/89 Stamp: PLP 004386 167 2022							

SS&IGR-GUJARAT

Note: (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec.52/c of the Gujarat stamp Act, 1968.

(2) Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.



004386

30 APR 2022



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document

IN-GJ47885438468950U

26-Apr-2022 12:22 PM

IMPACC (FI)/ gjelimp10/ PALANPUR GJ-BK

SUBIN-GJGJELIMP1027035279179486U

AMI INFRABUILD LLP

Article 5(g-a) Agreement - Construction / Development /
Sale / Transfer (Imm. Property)

Description

AT-PALANPUR R.S.NO-1815 (OLD R.S.NO-478/P1)
TOTAL ADM-20740 SQ.MTR

Consideration Price (Rs.)

0
(Zero)

First Party

AMI INFRABUILD LLP

Second Party

NEELAM MANISH MEHTA AND OTHERS

Stamp Duty Paid By

AMI INFRABUILD LLP

Stamp Duty Amount(Rs.)

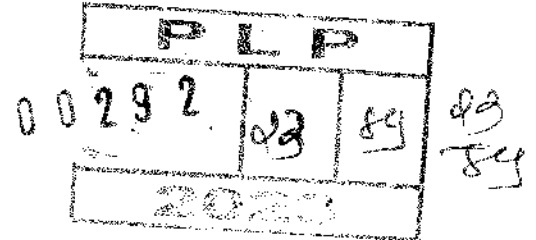
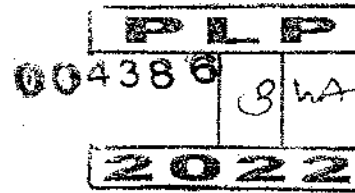
38,11,000
(Thirty Eight Lakh Eleven Thousand only)



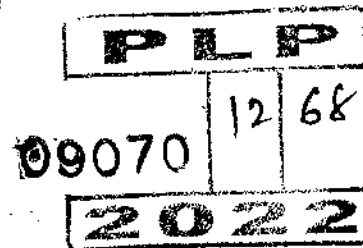
0023951642



Authenticity of this Stamp Certificate should be verified at www.sholestamp.com/ or using e-Stamp Mobile App of Stock Holding.
Discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
This is an electronic document and it is not subject to stamp duty.



AGREEMENT



THIS AGREEMENT ("Agreement") is made at Palanpur, on 30th day of April, 2022:

BY AND BETWEEN

Ami Infrabuild LLP, PAN: ABFFA7286C, a firm incorporated under the provisions of Limited Liability Partnership Act, 2008, bearing LLPIN: AAG-8825, and having its registered office at S-24, Second Floor, Tirupati Plaza, College Road, Palanpur, Banaskantha, Gujarat - 385 001, represented through its Partner and Authorized Representative: Mr. Mahendrabhai Bhemabhai Manundara, for the sake of brevities, hereinafter referred to as "Developer" (which expression and whose manifestation

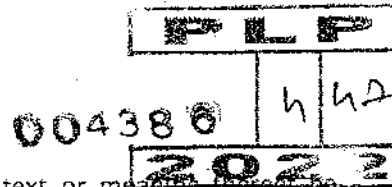
Ami Infrabuild LLP
Designated Partner

Developer

Nikhil Mehta
Owner No. 1

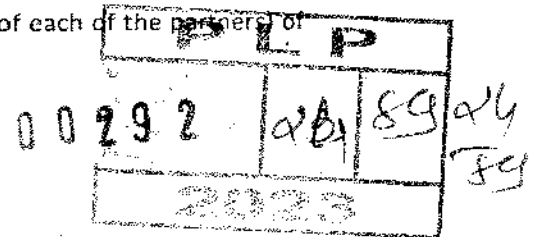
Mahendrabhai Bhemabhai Manundara
Owner No. 2





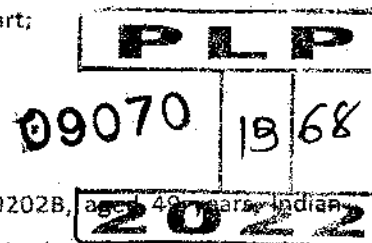
unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Developer and the firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the legal heirs, executors and administrators of each of the partners of the First Part;

AND



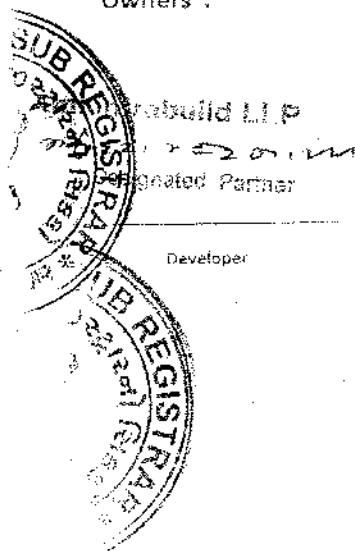
Neelamben Manishbhai Mehta, PAN: AFGPM6708Q, aged 55 years, Indian Inhabitant, having her address at 9th Floor, Sonbar Building, 10th Road, Ashok Nagar CHSL, JVPD Scheme, Vile Parle (West), Mumbai - 400 049, for the sake of brevities, hereinafter referred to as "Owner No. 1" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Owner No. 1 and her legal heirs, executors, administrators, successors and assigns) of the Second Part;

AND



Mahendrabhai Bhembhai Manundara, PAN: AKBPM9202B, aged 49 years, Indian Inhabitant, having his address at Mahadev Pura, Nr. Mahadev Temple, Kumbharnar, Banaskantha, Gujarat - 385 510, for the sake of brevities, hereinafter referred to as "Owner No. 2" (which expression and whose manifestation unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include Owner No. 2 and his legal heirs, executors, administrators, successors and assigns) of the Third Part;

The Owner No. 1 and Owner No. 2 shall hereinafter be collectively referred to as the "Owners".

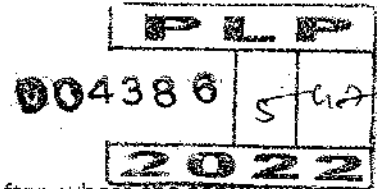


Neelamben Mehta

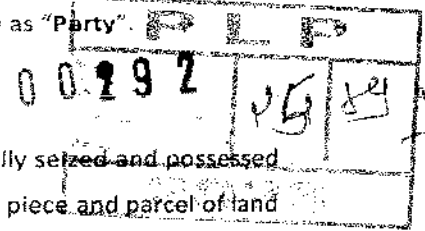
Owner No. 1

20/11/2022

Owner No. 2

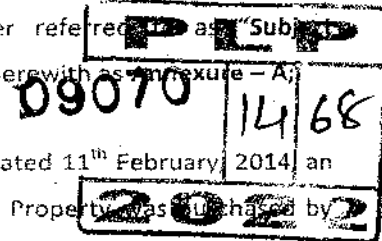


The Developer, Owner No. 1 and Owner No. 2, are hereinafter, where the context so permits, collectively referred to as the "Parties" and severally as "Party".



WHEREAS:

A. The Owners are the joint absolute owners of and lawfully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Revenue Survey No. 1815 (Old Survey No. 478/ paiki 1) having Khata No. 3023 admeasuring 20,740 sq. mtrs. lying being and situated at Mauje - Palanpur, Taluka - Palanpur, District - Banaskantha, more particularly evinced in the Schedule hereunder written (hereinafter referred to as "Subject Property") and as delineated in the map attached herewith as an Annexure - A;

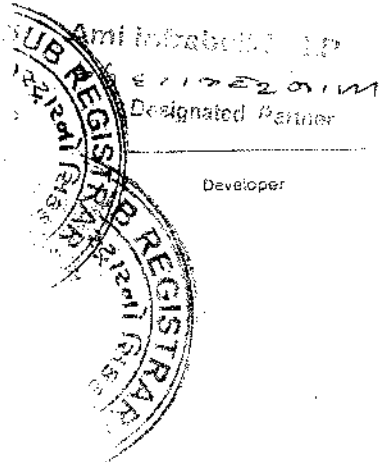


B. By way of Registered Sale Deed bearing No. 831 dated 11th February 2014, an undivided share equivalent to 80% of the Subject Property was purchased by one Mali Amratbhai Mohanbhai Parmar from the erstwhile owner(s) of the Subject Property. By way of a Registered Sale Deed bearing No. 4849 dated 17th August, 2015, an undivided share equivalent to 20% of the Subject Property was purchased by the Owner No. 2 from the erstwhile owner(s) of the Subject Property.



By way of Registered Sale Deed bearing No. 0296 dated 15th January, 2016 executed between the Owner No. 1, Owner No. 2 and Mali Amratbhai Mohanbhai Parmar, the Owner No. 1 acquired the entire undivided share of Mali Amratbhai Mohanbhai Parmar equivalent to 80% of the Subject Property and 5% undivided share in the Subject Property from 20% undivided share in the Subject Property of Owner No. 2. The Owner No. 1 with 85% undivided share and Owner No. 2 with 15% undivided share are the co-owners and co-possessioners of the Subject Property.

D. By way of an Order dated 4th January, 2017 passed by the Hon'ble Collector,



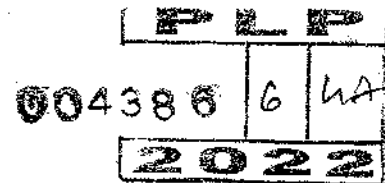
Neelam - Mehta

06 02 2017

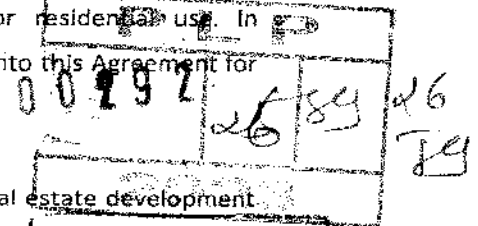
Developer

Owner No. 1

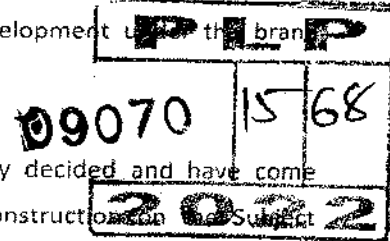
Owner No. 2



Banaskantha, in Application No. A.Jamin.2.N.A.S.R./11/16-17.Vashi.68124, the Subject Property has been converted from Agricultural Land to Non - Agricultural Land and has been given permission for residential use. In furtherance of the said Order, the Owners are entering into this Agreement for development of the Subject Property.



- E. Developer is a leading firm involved in the business of real estate development and has considerable expertise in real estate development under the brand name 'Akshatam';



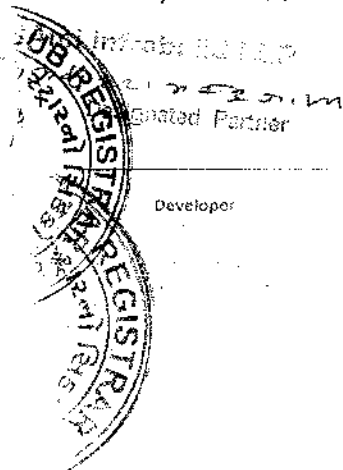
- F. Further, the Owners and Developer have mutually decided and have come together for the purpose of development and construction of the Subject Property including carrying out such activities incidental to its development and construction as required for the fulfillment of the said Purpose;

- G. In light of the consensual understanding between Developer and Owners, these presents are being executed for scheme of residential units to be proliferated on the Subject Property which is to be known by the name of "AKSHATAM - 8" ("said Scheme"), as per the terms and conditions encapsulated herein below;



In light of the foregoing, the Parties are desirous to record the mutual understanding vis-à-vis the culmination of Purpose as per the terms and conditions chronicled and condensed herein, without any prejudice to each other, and consequentially, have thus entered into this Agreement.

NOW THIS AGREEMENT WITNESSETH and in consideration of mutual promises and covenants, and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged and agreed to by the Parties, the Parties have agreed to execute these presents as follows:



Neeban Acharya

26/12/2021

Developer

Owner No. 1

Owner No. 2

1. **DEFINITION CLAUSE:**

In this Agreement, unless the contrary intention appears, the following words and expressions shall have the following meanings:

- (a) "Action" shall mean and ascribe all claims, demands, notices and proceedings made, initiated, commenced, continued and/or issued by any Governmental authority or person(s).
- (b) "Agreement" shall mean and ascribe this Agreement and all Schedules and Annexures attached to it, all read together, and shall include any modification of this Agreement from time to time in accordance with the terms of this Agreement.
- (c) "Approvals" shall include and ascribe, with respect to the said Scheme all permissions, clearance, permit, sanctions, height approval, sanctioned plan, NA order (if any), building construction permission (raja chithhi) and building use permission (BU permission), and such other approval/ no objection certificate from government authority, but not limited to approvals/ permissions obtained from Municipal Corporation/ Municipality of Palanpur/ Palanpur Nagar Palika and Palanpur Town Planning and/or any other concerned statutory & Governmental Authority and such other concerned authorities as maybe required under law for the propagation of the said Scheme in accordance with this Agreement.
- "Force Majeure Event" shall have the meaning ascribed to it in clause 20.
- (e) "Litigation" includes and ascribes all suits, civil and criminal actions, arbitration proceeding, and all legal proceeding including any investigation, claim, complaint, grievance, appeals and applications for review.

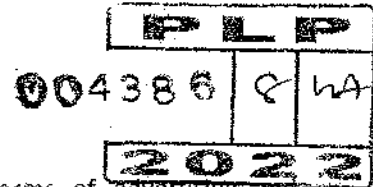


Neelam Mehta

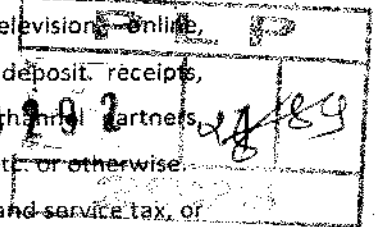
Owner No. 1

26/12/2021

Owner No. 2

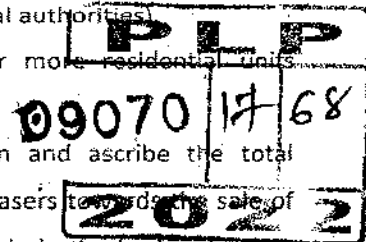


- (f) "Marketing" shall mean and ascribe all forms of advertising and promotion of and any other form of dissemination of information about the said Scheme to be propagated on the Subject Property, to the prospective applicants for sale/ transfer/ disposal of the premises of the said Scheme, whether through print media, television, online, signboards, billboards, letterheads, fee receipts, deposit receipts, promotional material and brochures or through channels, partners, brokers, participation in the exhibitions, road shows, etc. or otherwise.



- (g) "Pass Through Tax" shall mean and ascribe to goods and service tax, or any existing taxes by any name whatsoever and any future taxes levied by any Government Authority (including but not limited to Central Government, State Government as well as local authorities).

- (h) "Premises" shall mean and ascribe one or more residential units forming a part of the said Scheme.



- (i) "Sales Revenue/ Consideration" shall mean and ascribe the total revenue received from the prospective purchasers towards the sale of the Premises of the said Scheme and shall include the basic sale price and the other revenue collected for preferential location, floor rise, common roads, drainage, common electric points, water connection charges, general infrastructure, administrative charges on transfers, late payment charges, interest earned on the revenue/ any treasury investments, forfeited earnest money, transfer fee, if any as per the terms of this Agreement, and any other amounts to be received from the prospective purchasers of whatsoever nature except for the Pass Through Amount and Pass Through Tax. It is clarified that (i) any Goods and Service Tax levied or levied and collected from the prospective purchasers of the Premises of the said Scheme; (ii) any tax deducted at source by the purchasers, shall be considered as Sales Revenue.



And build / LP
2022/01/11
Designated Partner

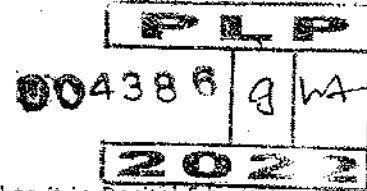


Neelam - Mehta

Owner No. 1

2022/01/11

Owner No. 2



(j) "said Scheme" shall have the meaning ascribed to it in Recital F herein above.

(k) "Taxes" shall and ascribe mean all forms of taxation, duties, levies, imposts, including, direct or indirect taxes, Goods and Service Tax and other transaction taxes, municipal taxes and duties, environment taxes and duties and any other type of taxes or duties in any relevant jurisdiction, together with any related interest, penalties, such as fines, due, payable, levied, imposed upon or claimed to be owed in any relevant jurisdiction.

(l) "Third Party" or "Third Parties" shall mean and ascribe any person other than a Party to this Agreement.

2. INTERPRETATION:

In this Agreement (unless otherwise specified):

- (a) references to any document, agreement or contract are to that document, agreement or contract as amended, modified or supplemented from time to time in accordance with its terms;
- (b) references to a Recital, Clause or Schedule are to a recital, clause or schedule of or to this Agreement and a reference to a Sub-clause or Paragraph is to a Sub-clause or paragraph of the Clause or Schedule in which it appears;
- (c) whenever the words include, includes or including are used, they will be deemed to be followed by the words "without limitation", whether or not they are in fact followed by those words or words of like import; the expressions 'hereof', 'herein', 'hereto' and/or similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular Clause or Sub-Clause in which such expression appears;



Andabuild LLP

Designated Partner

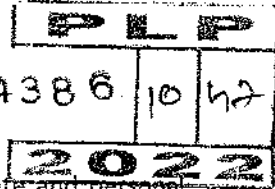


Neelam Mehta

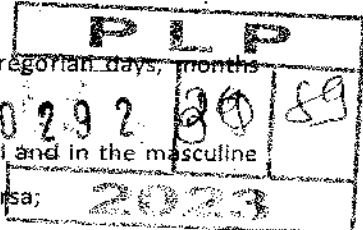
Owner No. 1

2022/01/18

Owner No. 2

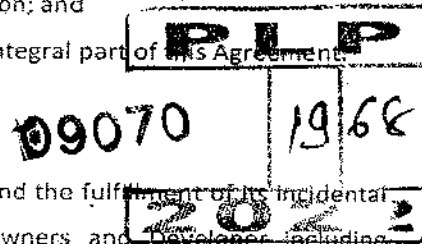


- (e) references to an individual include such person's estate and personal representatives;
- (f) any reference to any law shall include a reference to such law as amended, modified or re-enacted from time to time, and any rule or regulation promulgated thereunder;
- (g) references to days, months and years are to Gregorian days, months and calendar years respectively;
- (h) expressions in the singular will include the plural and in the masculine shall include the feminine and neutral and vice versa;
- (i) the headings in this Agreement are for convenience only and do not affect its construction or interpretation; and
- (j) the Recitals and Schedules form an integral part of this Agreement.



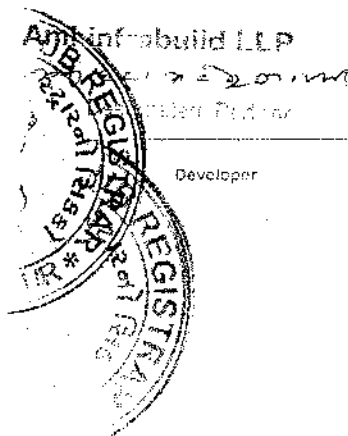
3. PURPOSE/ TRANSACTION:

The development of the Subject Property and the fulfillment of its incidental activities to be undertaken jointly by Owners and Developer including carrying out construction activities of the said Scheme shall involve the creation of components of residential units with other permissible work, which the Parties may endeavour to construct, including but not restricted to construction of pathways, roads, common areas, common facility and general infrastructure.



DETAILS AND SPECIFICATIONS OF THE SCOPE OF THE COMPOSITE WORKS TO BE UNDERTAKEN BY DEVELOPER:

Developer and Owners have agreed that the towards the fulfillment of the said Purpose, the completion of the said Scheme shall comprise of completion of 30 (thirty) residential units as per the plans prepared by Developer, along with the pathways, roads, common areas, common facility, general infrastructure which shall comprise of the total works



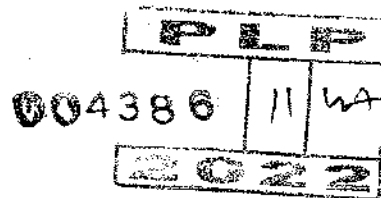
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Developer

Owner No. 1

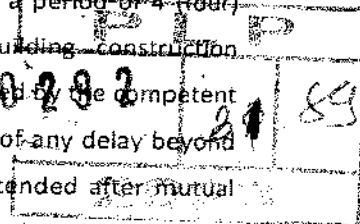
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Owner No. 2

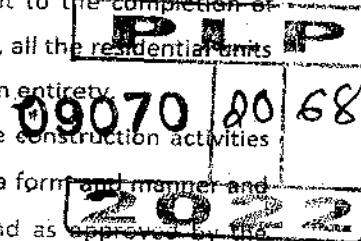


to be effectuated by Developer ("Works").

- (b) This Agreement shall commence from 30th April, 2022. The Works shall be completed and fulfilled by the Parties within a period of 4 (four) years from the date of issuance of the building construction permission (raja chithhi) as per the directions issued by the competent authority and its regulations/ extant law. In case of any delay beyond the control of the Parties, the same shall be extended after mutual understanding and agreement between the Parties, in writing.



- (c) The Parties have further agreed that pursuant to the completion of the Purpose and the Works of the said Scheme, all the residential units shall be sold by Developer being the Premises in entirety.
- (d) The Developer shall conduct and carry out the construction activities of the said Scheme on the Subject Property in a form and manner and as per the specifications permitted by law and as approved by the competent authorities.



- (e) The Developer shall also undertake the construction of other ancillary infrastructure of the said Scheme over and above the built-up premises including but not restricted to roads, pathways, drainage, water supply, water storage, common areas, common amenities, etc. which shall be as per the specifications agreed upon mutually by the Parties.
- (f) The Works of the said Scheme upon the Subject Property shall, at all times, confirm to the specifications, standards and quality as per the mutual consensus of the Parties, in writing and in accordance and at parity with the applicable laws.



CONSIDERATION TO PARTIES:

- (a) It is agreed that for achieving the Purpose, the Owners have contributed the Subject Property and the Developer shall contribute

Ami infrabuild LLP

27/04/2022
Designated Partner



Developer

Neelam Mehta

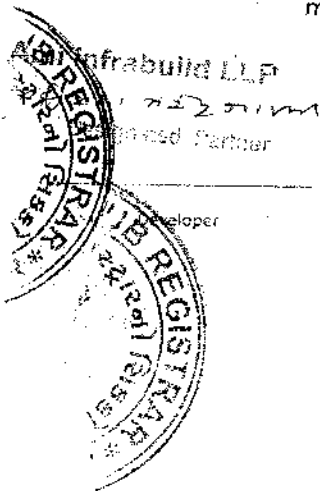
Owner No. 1

27/04/2022

Owner No. 2

the cost for construction of the said Scheme which shall comprise of initially contribution of INR 50,00,000/- (Rupees Fifty Lakhs only) towards the capital infusion in reference to the cost of construction which would include cost involved in getting relevant Approvals including but not limited to approval of plans, construction permission, building use permission, etc.. Any further capital infusion, if required, shall be contributed by the Developer as and when required for achieving the Purpose and construction of the said Scheme;

- (b) It is agreed between the Parties, that the Sales Revenue/ receivables from the sale of the units/ Premises made in the said Scheme shall be deposited in a designated account, which shall be operated jointly by Developer and Owners jointly;
- (c) Pass Through Account: All Pass through Amounts and Pass Through Tax shall be directly deposited in and paid out of the Pass Through Account which shall be operated jointly by the Parties. It is further agreed between the Parties that three separate accounts will be maintained for the following purposes:
- (i) Goods and Service Tax or any other statutory taxes that would be applicable on the Sales Revenue/ Consideration received for the built-up premises or otherwise, will be borne by the prospective purchasers of the Premises. However, in case the said payment is required to be made by the Parties on account of non-payment thereof by the prospective purchaser of the built-up Premises, then the said amount shall be deducted from the Sales Revenue before the payment of the Consideration to the Parties (as the case maybe);
 - (ii) The Goods and Service Tax or any other statutory taxes which may be levied and/or collected from the prospective purchasers



Neelam Mehta

Owner No. 1

22/12/2022

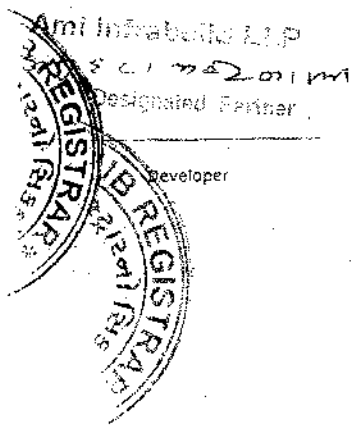
Owner No. 2

of the Premises sold before the BU permission / Completion Certification is received, shall be deposited into treasury of GST authorities/ competent tax authorities on due date from the account in which it is collected.

- (iii) Society maintenance deposit, which will be paid by the prospective purchasers of the Premises, shall be deposited in a separate account. The amount received in this account shall be further transferred in favour of the service society.
- (iv) Running maintenance amount. This amount which will be borne by the prospective purchasers. The amount received in this account will be maintained and utilized by Developer for the day to day maintenance of the said Scheme. In case any profit arises out this account, such profit shall be shared between the Parties in the ratio as stated in sub-clause (c) herein above.

- (d) The Parties have mutually decided that the Sales Revenue/ receivables of the said Scheme shall be distributed after deduction of all Taxes in a manner aligned in this clause being the consideration for the completion of the Works and the Purpose, subsequent to the commencement of the said Scheme on the Subject Property during the subsistence of this Agreement. In furtherance, the sharing of Sales Revenue/ receivables amongst the Parties herein shall be in a manner that after deduction of all Taxes including Goods and Services Tax, Developer shall be entitled to 80% (eighty per cent) share in the Sales Revenue/ receivables, Owner No. 1 shall be entitled to 17% (seventeen per cent) of the Sales Revenue/ receivables and Owner No. 2 shall be entitled to 3% (three per cent) share in the Sales Revenue/ receivables from the prospective buyers;

- (e) Notwithstanding the amount of Sales Revenue or receivables received by the Developer till the obtaining of Building Use (BU) Permission for

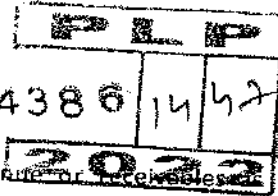


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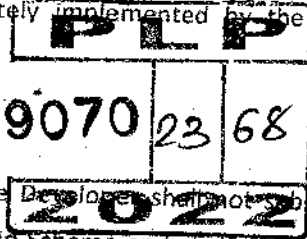
Owner No. 1

22/01/2019

Owner No. 2



the Scheme, the entire share of Sales Revenue or Net Sales reflected in sub-clause (d) above shall become due and payable by the Developer into the nominated account(s) of the Owners on the date of obtaining Building Use (BU) Permission for the Scheme. The Parties agree that they shall take appropriate steps in advance to ensure that the aforesaid understanding is appropriately implemented by the Parties.



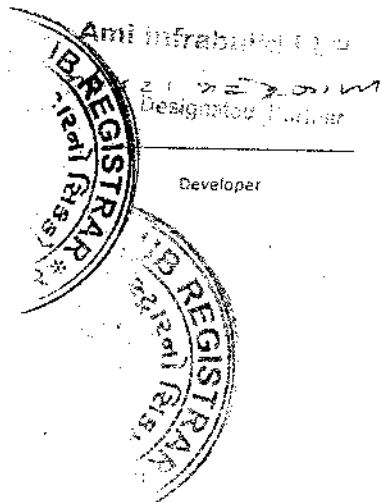
6. SUB-CONTRACTING:

- (a) The Parties have mutually decided that the Developer shall not sub-contract any works of construction of the said Scheme on behalf of the Owners. However, if required for fulfilling the Purpose, the Developer may sub-contract any works of construction of the said Scheme by mutual consent of the Parties.
- (b) The construction of the said Scheme shall comprise of and be within the scope of all the activities as specifically laid down in Annexure-B. Developer shall be at liberty to amend, alter or add the said scope of work by mutual consent of the Parties.
- (c) The scope of work, as laid down in Annexure-B, shall be completed within 48 (forty eight) months from the date of the execution of the said Agreement. However, it shall be open to the Parties to extend the term of such construction as evinced in clause 4 (b) above.
- (d) The Developer shall construct the said Scheme in accordance with and compliance of the existing applicable laws and directions of competent authorities, which may be received from time to time.



7. OBLIGATIONS OF THE DEVELOPER:

- (a) Developer shall bear all the costs required for the construction and fulfillment of the Works of the said Scheme on the Subject Property

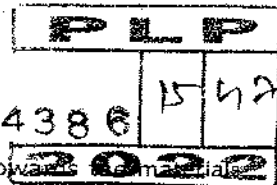


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Owner No. 1

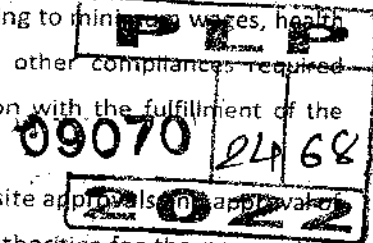
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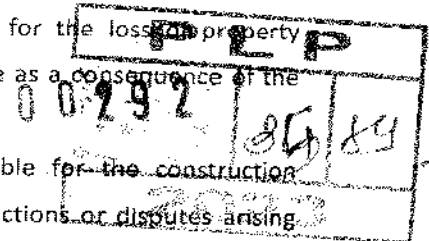
including but not limited to expenses incurred towards labour, remuneration of contractor, fees of architect, approval of plans, obtaining B.U. Permission as well as allied and incidental charges incurred to avail such permissions;

- (b) Developer shall be liable for all statutory compliances with safety requirements, compliance with laws relating to minimum wages, health and insurance of labours and any such other compliances required under Applicable Law for or in connection with the fulfillment of the Works regarding the said Scheme;



- (c) Further, Developer shall avail all the requisite approvals and approvals of plans from the concerned government authorities for the propagation of the said Scheme upon the Subject Property. Owners will co-operate with Developer by giving their assent, signature or execution of any document for the aforesaid purpose;

- (d) Thereafter, Developer shall be solely liable for the loss of property and/or life to any person on the said Scheme as a consequence of the negligence, whether gross or not; and

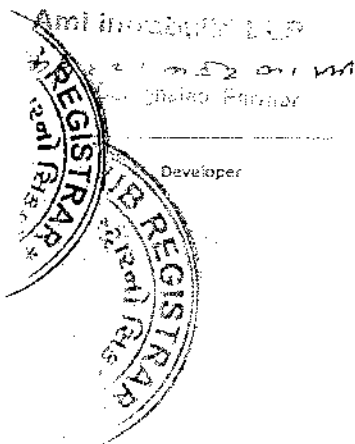


- (e) Further, Developer shall be solely responsible for the construction activity upon the Subject Property and any actions or disputes arising out of the construction activity undertaken by it. Developer shall further be financially and legally responsible or otherwise for any accidents occurring on the construction site or any damages caused to the land or property surrounding the Subject Property or for payment of premium of any insurance availed for the coverage of the risks as mentioned in the present clause.



RIGHTS OF DEVELOPER:

On and from the date of execution of this Agreement, Developer shall be entitled to do all acts, deeds, matters and things for the purpose of

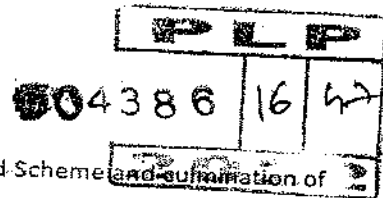


Neelam Mehra

Owner No. 1

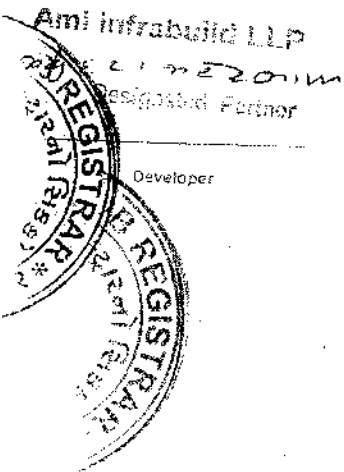
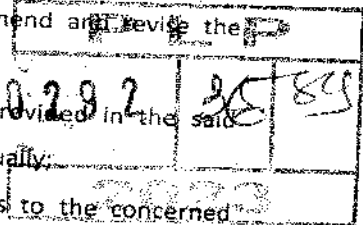
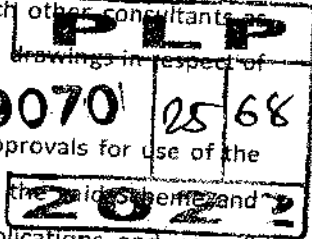
28/12/2022

Owner No. 2



commencing and completing the Works of the said Scheme and culmination of the Purpose, at the costs and expenses of Developer, including but not restricted to the following:

- (a) To appoint Architects, Surveyors, Structural Engineers, service consultants, environment consultants and such other consultants may be required to prepare plans, designs and drawings in respect of the said Scheme;
 - (b) Apply for and obtain the necessary orders/ Approvals for use of the Subject Property for completing the Works of the said Scheme and culmination of the Purpose, to make all applications and pay all necessary deposits and fees to the concerned authorities;
 - (c) Get plans of the said Scheme prepared in consultation with the Owners and in accordance with bye-laws, rules and regulations of the concerned Municipality/ Municipal corporation and other concerned authorities and submit the same to the concerned Municipality/ Municipal Corporation and/ or other concerned authorities for approval and from time to time to modify, amend and revise the plans, as and when required;
 - (d) The amenities and common facilities, to be provided in the said Scheme, shall be decided by both the Parties mutually;
 - (e) Pay fees, deposits, charges and any other costs to the concerned Municipality/ Municipal Corporation and to all other concerned authorities etc. in respect of the completing the Works of the said Scheme and culmination of the Purpose;
- Make necessary application/s to the appropriate authorities for necessary electrical and water connections or other connection for completing the Works of the said Scheme and culmination of the Purpose;



Nehal Kaur

Owner No. 1

20/12/2021

Owner No. 2

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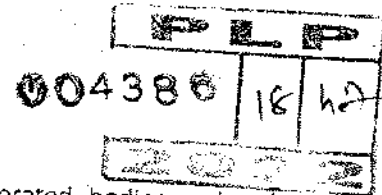
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Developer

Nilam Mehta

Owner No 1

09/21/2014

Owner No. 2



Societies Act, 1961 or such other incorporated bodies under the relevant acts and for such purpose to execute the requisite documents in favour of the society / societies or in favour of such other incorporated bodies;

- (n) In the event that additional FSI becomes available over and above the present FSI in respect of the Subject Property, due to change in law or regulations or otherwise, the benefits of the increased FSI shall be availed by Developer only;

- (o) To further delegate the powers and authorities for the completing the Works of the said Scheme and culmination of the Purpose upon the Subject Property; and

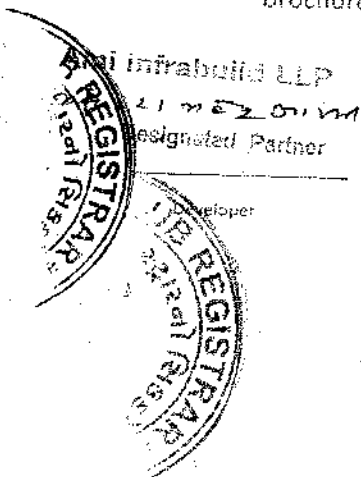
- (p) To do generally all other acts and things as are necessary or are required to be done for the propagation, marketing and sale/ transfer/ lease of the said Scheme for the sale of the Units/ Premises to proposed purchasers.

9. MARKETING AND SALE RIGHTS:

- (a) The name of the project has been mutually decided between the Parties as "AKSHATAM - 8".
- (b) The Parties agree that Developer shall have the exclusive rights for marketing of the said Scheme and Owners shall not at any time during the subsistence of this Agreement enter into any agreement or permit any other person to undertake any marketing activities in respect of the said Scheme and/or for sale/ transfer of said Scheme.

The budgeting and strategy for the marketing of the said Scheme shall be decided by Developer and any and all cost of marketing of the said Scheme shall be solely borne by Developer.

- (d) All Marketing collaterals including the finalisation of hoardings, brochures, pamphlets etc. to be used for the marketing of the said



Neelam - Neelam

Owner No. 1

26/11/2022

Owner No. 2

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Scheme shall be decided by Developer.		

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- (e) Each Party shall pay their respective brokerage to the Third Parties, if any, for facilitating the sales and allotment of the premises of the said Scheme falling under their share.

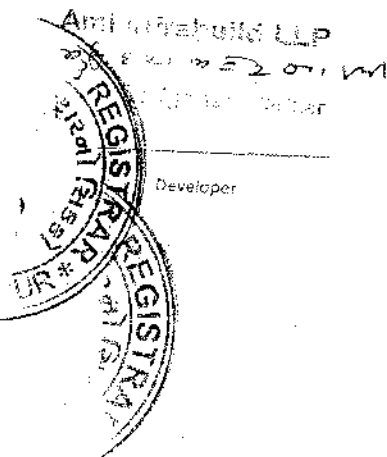
10. **REPRESENTATIONS AND WARRANTIES OF DEVELOPER:**

Developer hereby represents and warrants to Owners as follows:

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- (a) It has full power, capacity and authority to execute, deliver and perform this Agreement and has taken all necessary action (contractual or otherwise) to authorize the execution, delivery and performance of this Agreement in accordance with its terms;
- (b) It has the necessary expertise in development of real estate and has developed various real estate projects including residential projects under the name 'Akshatam';
- (c) This Agreement has been duly executed and delivered by Developer and constitutes a legal, valid and binding obligation on Developer, enforceable against the other Party in accordance with its terms;
- (d) Developer shall fulfill all the terms and conditions of this Agreement in the manner provided herein and will abide by all applicable Laws while performing its obligations under this Agreement;
- (e) Developer shall make available all the necessary infrastructure, man power and financial strength to undertake and complete the Works of the said Scheme and culmination of the Purpose as contemplated herein; and
- Relying on these declarations, representatives and covenants made by Developer, the Owners have agreed to enter into this Agreement.

11. **TIME LIMIT AND TERMS OF COMPLETION OF CONSTRUCTION:**

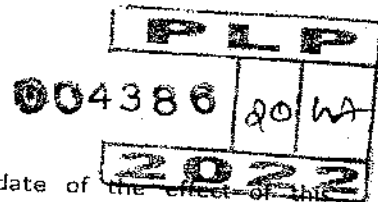


Neelam Mehta

Owner No. 1

22/07/2022

Owner No. 2



- (a) The Parties undertake that from the date of the effect of this Agreement, Developer shall complete the construction and propagation of the said Scheme within 4 (four) years and in event of occurrence of any natural calamity or change in the existing laws in force on any such situation beyond the control of Developer, a further extended period of 1 (one) year shall be granted to the Parties after obtaining necessary approval from the Owners, in writing. The Parties agree that in case the construction activity/ Works is stopped/ stayed by any of the Parties during the subsistence of this Agreement, it shall tantamount to termination of this Agreement; and

- (b) The Parties agree that Developer shall be served upon a 60 (sixty) days' notice in writing in case Owners fail to give satisfactory resolution of the dispute and Owners will be liable to repay the amount spent by Developer towards the Works undertaken till such date in the said Scheme within 90 (ninety) days failing which the Owners will be liable to pay interest at the rate of 1% per month till the payment of the entire amount as raised by Developer; and

- (c) The Parties agree that in case of default on part of the Developer in achieving the Purpose within the time period stipulated in this Agreement, without prejudice to the rights of the Owners to recover damages/ penalty from the Developer, the Owner shall be entitled to have the balance works completed by appointing another contractor/ developer at the risk, cost and responsibility of the Developer in the event that the Developer fails to remedy the default after being served with 60 (sixty) days' notice in writing by the Owners.

12. MUTUAL TERMS AND OBLIGATIONS:

- (a) The Parties agree and acknowledge that it will be binding upon the Parties to join the conveyance deeds/ lease deeds/ transfer deeds for

Amrebuild LLP

22/11/2022
Proposed Partner

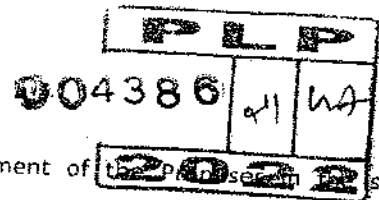
Developer

Melania Melita

Owner No. 1

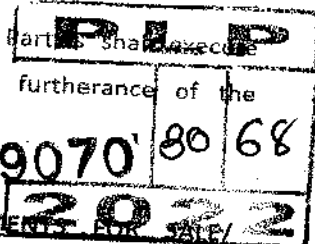
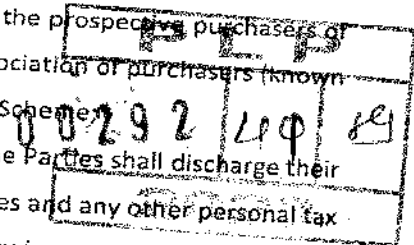
22/11/2022

Owner No. 2



the conveyance/ transfer/ assignment of the said Scheme;

- (b) The Parties agree and acknowledge that the prospective purchasers of the Premises shall bear the stamp duty, registration charges and legal fees on the conveyance and transfer of the units of the Premises in the said Scheme respectively;
- (c) The Parties shall respectively ensure that the prospective purchasers of the Premises shall be members of the association of purchasers (known by any nomenclature) formed for the said Scheme;
- (d) The Parties agree and acknowledge that the Parties shall discharge their Income Tax liabilities, direct or indirect taxes and any other personal tax liabilities at its own accord and either Party is not responsible for such tax liabilities of the other Party; and
- (e) The Parties agree and acknowledge that the Parties shall execute requisite allied and incidental documents in furtherance of the Agreement.



13. EXECUTION OF DEED OF CONVEYANCE/ AGREEMENTS FOR SALE/ ASSIGNMENT DEED/ TRANSFER DEEDS:

- (a) Owners along with Developer shall execute all necessary documents and sign all Agreements to Sell/ Agreements for Sale / lease / Assignment Deed and any other documents / agreements/ instruments that may be considered necessary by Developer in respect of the flats/ units/ premises that may have to be entered into with the purchasers of the said Scheme. Further, all the prospective purchasers shall pay the society maintenance deposit in favour of Developer, which shall then be transferred by Developer in favour of the society (known by any nomenclature) as and when the society is incorporated. The prospective purchasers will be required to pay one time maintenance



Ami Infrabuild LLP

20/11/2022

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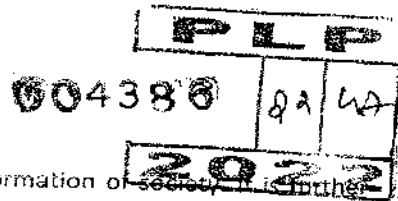
Neelam Mehta

Owner No. 1

20/11/2022

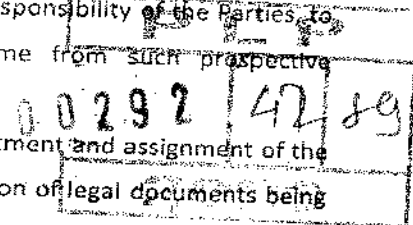
Owner No. 2





amount in favour of Developer until formation of society. It is further agreed by the Parties that stamp duty and registration charges on such documents shall be paid by the prospective purchasers. In case of failure on the part of the prospective purchasers to pay stamp duty or registration charges, it shall be the joint responsibility of the Parties to pay such charges and recover the same from such prospective purchasers;

- (b) Developer shall facilitate the sales and allotment and assignment of the premises of the said Scheme and preparation of legal documents being agreements, allotment letters or such other writings or documents in respect of the same. The advocates & solicitors for such assistance shall be appointed jointly by the Parties and the cost of professional fees of the advocates and solicitors for such assistance shall be the joint responsibility of the Parties, and



14. INDEMNITY:

The Parties hereby agree to indemnify and keep indemnified the other Party from and against all losses, damages, litigations, claims, demands and costs that may be made and/ or raised and/ or incurred by the other Party on account of (i) any of the aforesaid representations, declarations and covenants being false, untrue, incorrect, incomplete, inaccurate and/ or misleading in any manner; (ii) any acts done by either of the Party, any acts that either of the Party has not done which it was required to do, and (iii) any disputes, differences or litigations that arise on account of or during the course of the completion of the said Scheme between the Parties and any third party, employees, suppliers, purchasers, government or semi-government agencies, corporation, municipality or any other person.

15. DEFAULT ON THE PART OF EITHER PARTY:

Ami InfraBuild LLP
2022.01.11
Designated Partner

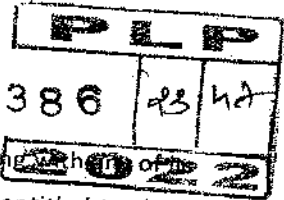
Developer

Nehal Mehta

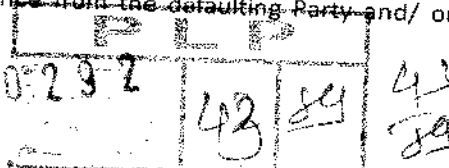
Owner No. 1

2022.01.11

Owner No. 2

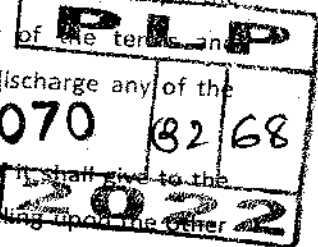


In the event of default on the part of either Party in complying with the obligations under this Agreement, the other Party shall be entitled to claim specific performance ~~from the defaulting Party~~ and/ or any other remedy available in law.



16. **TERMINATION:**

- (a) This Agreement may be terminated at the option of either Party if the other Party breaches or fails to carry out any of the terms and conditions set out in this Agreement or fails to discharge any of the obligations as set out in the Agreement;
- (b) If either Party decides to terminate this Agreement, it shall give to the other Party a 3 (three) months' notice in writing calling upon the other Party to rectify such breach. In the event such breach is not rectified within the said period of 3 (three) months, this Agreement shall, at the option of the Party who has sent notice to the other Party to rectify such breach, stand terminated. It is specifically agreed that on such termination this Agreement shall automatically become null and void.
- (c) In case of termination of this Agreement on account of the breach caused by Owners, Owners shall be liable to reimburse the expenditure incurred by Developer for the Works and Purpose with respect to the Subject Property and the said Scheme, along with interest thereon at the rate of 1% (one per cent) per month (to be calculated from the date of the occurrence of breach till the date on which this Agreement is terminated) and compensation, as mutually decided by both the Parties (hereinafter referred as "Compensation") within 120 (one hundred and twenty) days from the date of termination of this Agreement. In case Owners fail to reimburse the said Compensation within 120 (one hundred and twenty) days, an interest at the rate of 1% (one per cent) per month shall apply on the amount due.



Ami Infrastructure Ltd
2021-22-01-11
Designated Partner



Developer

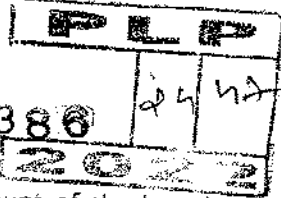
Neelesh Mishra

Owner No. 1

2021-22-01-11

Owner No. 2

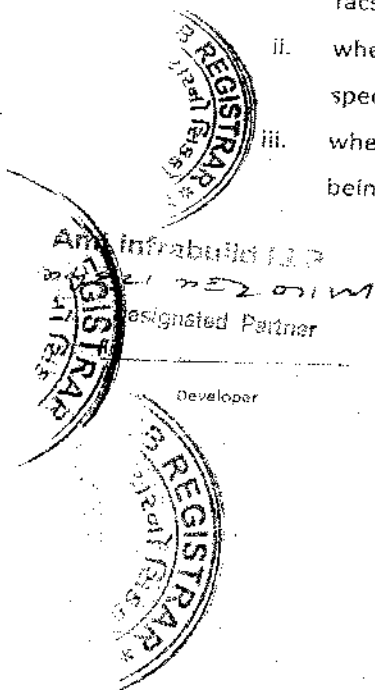




- (d) In case of termination of this Agreement on account of the breach caused by Developer, the Owners shall be entitled to forfeit the entire amount of expenditure undertaken by the Developer till the date of termination and the Developer shall not be entitled to claim refund of such expenditure from the Owners. In addition thereto, the Developer shall be liable to pay compensation to the Owners as mutually decided by both the Parties (hereinafter referred as "Compensation") within 120 (one hundred and twenty) days from the date of termination of this Agreement. In case Developer fails to pay the compensation within 120 (one hundred and twenty) days, an interest at the rate of 1% (one per cent) per month shall apply on the amount due.

17. **NOTICES:**

- (a) All notices, demands or other communication required or permitted to be given or made under this Agreement shall be in English and writing and delivered personally or sent by pre-paid post or by courier. Each communication or document to be delivered to any Party hereto under this Agreement shall be sent to that Party at the address first mentioned herein above and marked for the attention of the person (if any), from time to time designated by that Party to the other Party for the purpose of this Agreement;
- (b) Deemed Delivery: Any notice, demand or other communication to any Person under this Agreement shall be deemed to have been received:
- where sent as a facsimile message on the day of sending the said facsimile message;
 - when sent by hand delivery – when delivered at the address specified above;
 - when sent by registered post – on the expiry of 7 (seven) days after being dispatched;

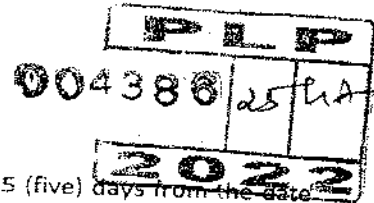


Abelam Mehta

Owner No. 1

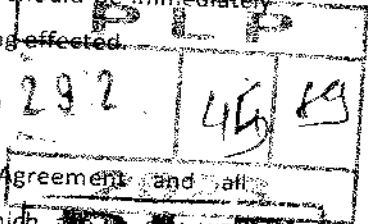
004386 2022

Owner No. 2



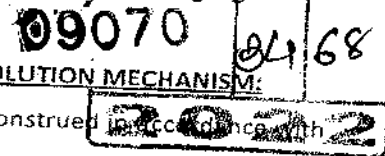
iv. when sent by courier - on the expiry of 5 (five) days from the date of dispatch by courier.

(c) Any change in the address of any of the Parties should be immediately intimated to the other party on such change being effected.



18. LANGUAGE:

All notices required to be given under the Agreement and all communications; documentation and proceedings which are in any way relevant to the Agreement shall be in writing and in the English language.



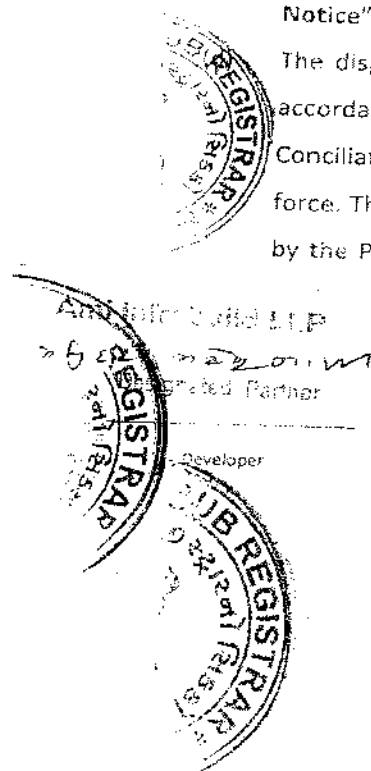
19. GOVERNING LAW, JURISDICTION & DISPUTE RESOLUTION MECHANISM:

(a) This Agreement shall be governed by and construed in accordance with Indian Law including the provisions of The Real Estate (Regulatory and Development) Act, 2016 read with its amendments from time to time.

(b) In case of any dispute, controversy or disagreement arising out of, or relating to this Agreement, the Parties shall endeavour to settle the same amicably on any Party giving a written notice to the other of its intent to commence the process of amicable settlement.

(c) The attempt to reach an amicable settlement is considered to have failed as soon as one of the Parties, after reasonable attempts (which attempt shall continue for not less than thirty days from the date of receipt of notice by the other Party), gives a written notice to the other Party in writing for invoking arbitration proceedings ("Arbitration Notice")

The dispute shall be referred to and finally resolved by arbitration in accordance with the provisions prescribed by Arbitration and Conciliation Act, 1996, as amended from time to time and as may be in force. The arbitration shall be conducted by a sole arbitrator appointed by the Purchaser. The seat of arbitration proceedings shall be in India

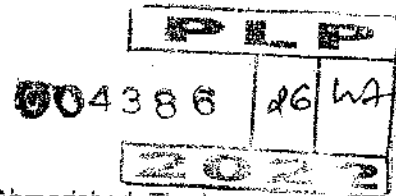


Neelam Mehta

Owner No. 1

25/11/2022

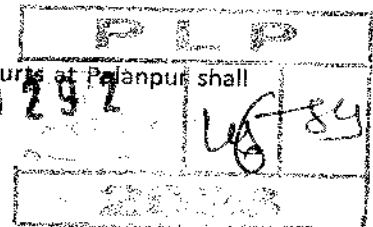
Owner No. 2



and the venue of the arbitration shall be Ahmedabad. The language of the arbitration shall be English and the arbitration award shall be rendered in English. The decision of the arbitrator shall be final and binding upon the Parties and shall be kept confidential by the Parties. The Parties waive irrevocably their right to any form of appeal, review or recourse to judicial authority, insofar as such waiver may validly be made. The total expense including attorney fees of the arbitration shall be paid by the unsuccessful Party. The arbitration award may be enforced in any court of competent jurisdiction.

- (e) The Parties agree that notwithstanding the above, in case of any dispute between the Parties, the Parties shall be at liberty to invoke the provisions of The Real Estate (Regulatory and Development) Act, 2016 read with its amendments from time to time and approach the competent authority under the said Act for resolution of disputes.
- (f) The Parties agree that irreparable damage would occur in the event that any of the material provisions of this Agreement were not performed in accordance with their specific terms or were otherwise materially breached. Accordingly, the Parties shall be entitled to an injunction or similar relief to prevent material breaches of this Agreement and to enforce specifically the terms and provisions of this Agreement so breached in courts at competent jurisdiction. The pursuit of equitable or injunctive relief shall not be a waiver of the duty of the Parties to the dispute to pursue any remedy for monetary damages through the arbitration described in this clause.

Subject to aforesaid arbitration provisions, the courts at Palanpur shall have exclusive jurisdiction.



20. **FORCE MAJEURE:**

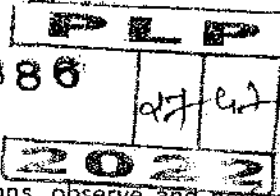
Am...
21...
Registered Partner
Developer

Narayan Kishor

Owner No. 1

26... 21...

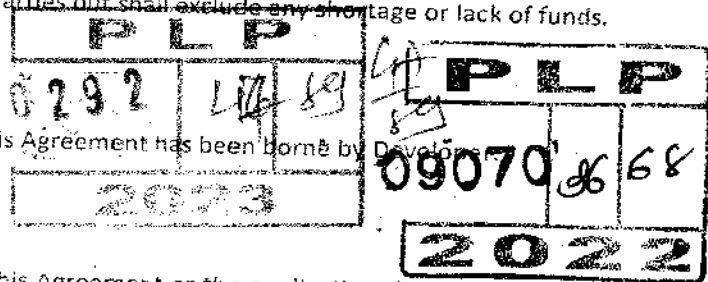
Owner No. 2



The Parties hereto shall, under normal conditions, observe and perform its respective obligations under this Agreement by the respective date/s mentioned herein, subject to any an event which is beyond the reasonable control of a Party and which is unforeseeable, or if foreseeable but unavoidable or insurmountable, which arises after the date of execution of this Agreement and which makes a Party's performance of its obligations hereunder impossible or so impractical as reasonably to be considered impossible in the circumstances, and shall include, without limitation, fire, flood, blockade, casualty, lockout, strike, acts of terrorism, labour disputes, unavoidable accident, breakdown of equipment, riot, act of God, the enactment of any Act by the Central or State Government, war, insurrection, rebellion or any other event (whether of a similar or dissimilar nature) outside the control of the Parties but shall exclude any shortage or lack of funds.

21. COST:

The total cost on this Agreement has been borne by Developer.



22. SEVERABILITY:

If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, 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 reflects the original intent of the unenforceable provision. Provided however, if said provision is fundamental provision of this Agreement or forms part of the consideration or object of this Agreement, the provision of this clause shall not apply.



Amir Singh
26/11/2020
Designated Partner

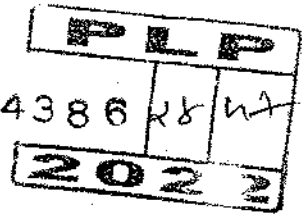
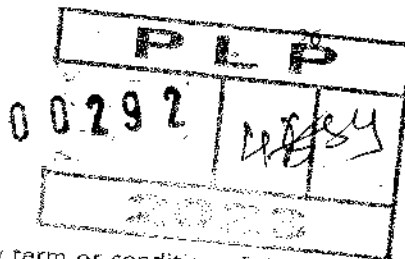
Neelam Kishor

Developer

Owner No. 1

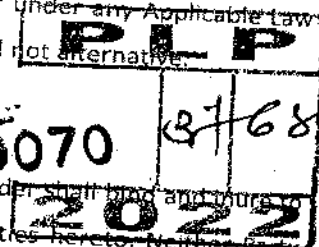
26/11/2020

Owner No. 2



23. WAIVER:

- (a) Any term or condition of the Agreement may be waived at any time by the Party that is entitled to the benefit thereof, but no such waiver shall be effective unless set forth in a written instrument duly executed by or on behalf of that Party waiving such term or condition.
- (b) No waiver by any party of any term or condition of the Agreement, in any one or more instances, shall be deemed to be or construed as a waiver of the same or any other term or condition of the Agreement on any future occasion.
- (c) Neither the failure by either Party to insist on any occasion upon the performance of the terms, conditions and provisions of the Agreement or any obligation hereunder nor time or other indulgence granted by a Party to the other Party shall be treated or deemed as waiver/ breach of any terms, conditions or provisions of the Agreement.
- (d) All remedies either under the Agreement or under any Applicable Law or otherwise afforded, will be cumulative and not alternative.

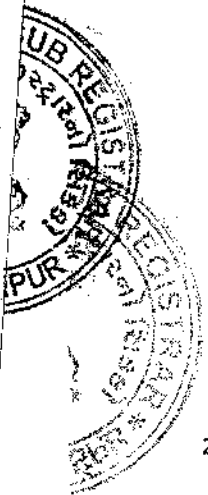


24. ASSIGNMENT:

This Agreement and the rights and liabilities hereunder shall bind and inure to the benefit of the respective successors of the parties hereto. Neither Party hereto shall be entitled to assign or transfer any of its rights and liabilities hereunder to any other person, without the prior written consent of the other Party.

25. MISCELLANEOUS:

No amendment or modification hereto shall be valid and effective unless agreed to by both the Parties hereto and evidenced in writing;



Ami Inf. Fund LLP
20/02/2022
Authorized Partner

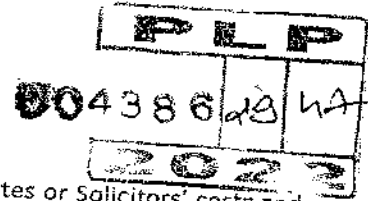
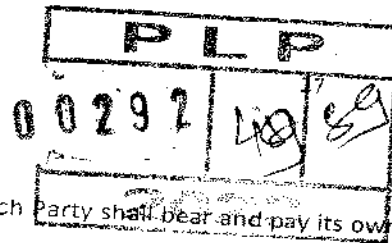
Developer

Neelam Mehta

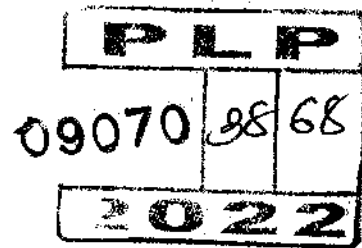
Owner No. 1

20/02/2022

Owner No. 2



- (b) Each Party shall bear and pay its own Advocates or Solicitors' costs and fees incurred in the drafting and finalizing of this Agreement and Goods and Service Tax and other charges;
- (c) This Agreement shall not be construed as a partnership and/or joint venture between the Parties hereto;
- (d) Each of the Party hereto shall do and execute all further acts, deeds, matters and things as may be reasonably required, and mutually agreed between the Parties, to carry out and implement the terms and provisions of this Agreement;
- (e) Developer shall as and when it is appropriate and necessary, against appropriate indemnity from Owners, sign and execute all the necessary and required forms (including utilization forms, affidavits, undertakings and other writings) that may be required for the Subject Property as envisaged herein and furnish certified true copies of the title deeds that may be required from time to time by the concerned Municipality/ Municipal Corporation and other concerned authorities for completion of the Works and fulfillment of the Purpose of the said Scheme on the Subject Property; and
- (f) Each of the Parties hereto shall do and execute all further acts, deeds, matters and things as may be reasonably required to carry out and implement the terms and provisions of this Agreement.



Ani Infra Build LLP
762417520111
Disputed to Court

Neelam Kishita

762417520111

Developer

Owner No. 1

Owner No. 2

PLP		
004386	39	4A
2022		

SCHEDULE

(Description of the Subject Property)

All that piece and parcel of land bearing Revenue Survey No. 1815 (Old Survey No. 478/ paiki 1) having Khata No. 3023 admeasuring 20,740 sq. mtrs. lying being and situated at Mauje - Palanpur, Taluka - Palanpur, District - Banaskantha:

East : Revenue Survey No. 478.

West : Revenue Survey No. 478 paiki 3.

North : Revenue Survey No. 471.

South : Revenue Survey No. 477 beyond road for agricultural purposes.



PLP		
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2022		

PLP		
00292	50	89
2023		

Air India LLP
 20/12/2021
 Deceased Partner

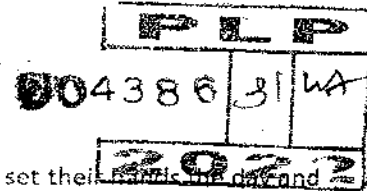
Developer

Nishant Nishita

Owner No. 1

20/12/2021

Owner No. 2



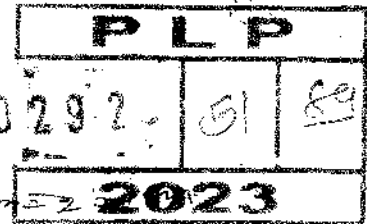
IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands and seals on the day and year first hereinabove written.

Signed, sealed and Delivered by)
 AMI INFRABUILD LLP)
 Through its Partner and Authorized Signatory)
 Mr. Mahendrabhai B. Manundara)

Ami Infrabuild LLP
 26/11/2022
 Designated Partner

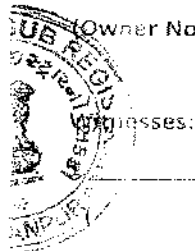
Signed, sealed and Delivered by)
 Smt. NEELAMBEN MANISHBHAI MEHTA)
 (Owner No. 1))

Neelam Mehta



Signed, sealed and Delivered by)
 MAHENDRABHAI BHEMABHAI MANUNDARA)
 (Owner No. 2))

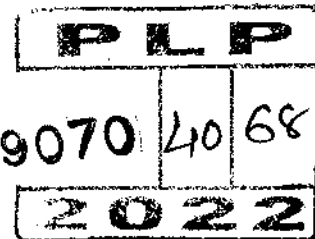
26/11/2023



Witnesses:

1. *[Signature]*

2. *[Signature]*



09070 40 68

2022

Ami Infrabuild LLP
 26/11/2022
 Designated Partner

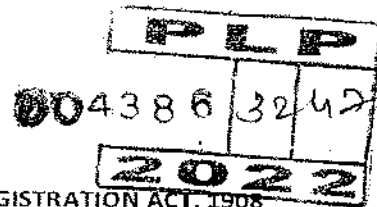
Neelam Mehta

26/11/2022

Developer

Owner No. 1

Owner No. 2



SCHEDULE AS PER SECTION 32 (A) OF THE REGISTRATION ACT, 1908

Photograph

Thumb Mark

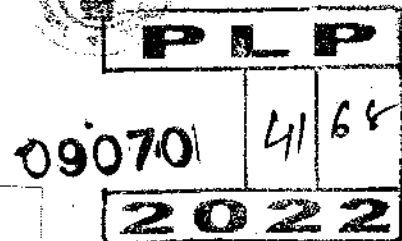
DEVELOPER

Am Infrabuild LLP
27/12/2021
Designated Partner

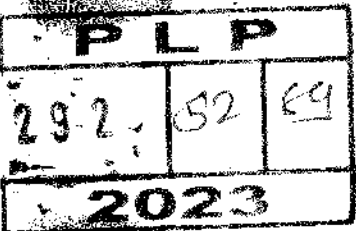


AMI INFRABUILD LLP

Through its Partner and authorized representative
Mr. Mahendrabhai B. Manundara



OWNER NO. 1



Neelam Mehta
NEELAMBEN MANISHBHAI MEHTA

OWNER NO. 2



MAHENDRABHAI BHEMABHAI MANUNDARA

Am Infrabuild LLP
27/12/2021
Designated Partner

Neelam Mehta

27/12/2021

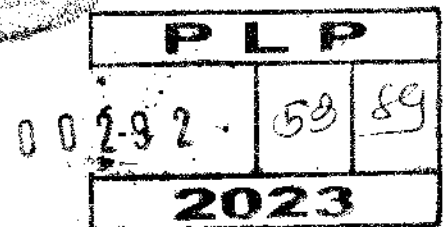
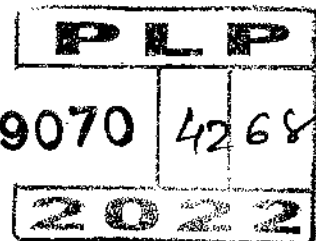
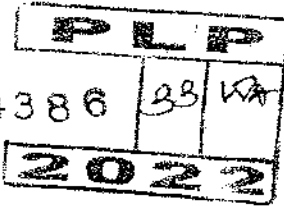
Developer

Owner No. 1

Owner No. 2



Witnesses:



Sub Registrar

02/11/2022

Designation: Partner

Developer

Neelam Mehta

Owner No. 1

02/11/2022

Owner No. 2

Annexure - A



PLP		
004386	84	WA
2022		

PLP		
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2		



PLP		
00292	54	89
2023		



Ami Infra-India Ltd
E21 722011M
Designated Partner

Developer

Neeban. Nichte

Owner No. 1

00 E21 722011M

Owner No. 2

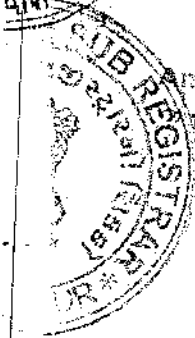
Annexure-B
(scope of all work)

PLP		
004386	25	WA
2022		

The Developer shall engage in and absolutely undertake all works and activities as may be required for the construction and development of the Subject Property, Scheme and the Premises (including construction of pathways, roads, common areas, common facility and general infrastructure) including but not limited to:

- (a) Facilitating, co-ordinating and appointing Engineers, Architects, Contractors, Master Planners, Solicitors, Advocates and Chartered Accountants for fulfilling the Purpose;
- (b) Engaging the services of any other and further third party persons as may be required and for obtaining the necessary permissions and sanctions in respect of all development activities;
- (c) Undertaking various acts and steps for development of the Subject Property including laying of drainage, electric cables; water pipes and other connections and lighting of roads and other items as per the terms and conditions imposed by the local authorities while sanctioning the plans and also other items of work as may be required to be carried out for the purpose of making the said Land fit for construction of buildings and structures thereon;
- (d) Raising, arranging and co-ordinating for finances for the Purpose and undertaking expenditure as may be required for fulfilling the Purpose;
- (e) Promote and market the Scheme, enter into negotiations for sale of the constructed units subject to the consultation and approval of the Land Owners, enter into necessary agreements/agreement to sale and accept consideration in its name from such third parties/proposed buyers;
- (f) Compliance of all applicable Taxation liabilities and responsibilities as shall be applicable for fulfilling the Purpose;
- (g) All other and further activities that may be required for development, financing, construction, operation and ownership of the Scheme and the units;

PLP		
00292	55	54
2023		



Designated Partner

Developer

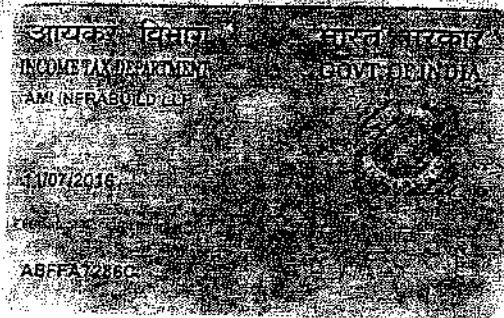
Neelam Mehta

Owner No. 1

004386

Owner No. 2

PLP		
00292	57	84
2023		



PLP		
09070	46	68
2022		

Ami infrabuild LLP
Designated Partner

PLP		
004386	57	44
2022		



PLP		
00292	58	89
2023		


 Name (English): PANDU (Mahendra) Mahendrabhai
 Name (Hindi): पण्डु (महेंद्र) महेंद्रबाई
 Date of Birth: 01/06/1973
 Sex: MALE
 Aadhaar Number: 7419 3320 9240
 Mera Aadhaar, Meri Pechaan

PLP		
09070	42	68
2022		

PLP		
004386	98	LA
2022		

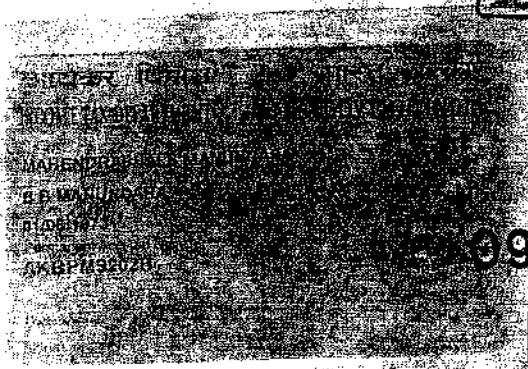

 Name (English): MANAGEV PUNE NEAR
 Name (Hindi): मनागेव पुणे नजरी
 Address: MANAGEV TEMPLE
 Address (Hindi): मनागेव मंदिर
 District: RAJSHAHY
 District (Hindi): राजशहय
 Pin Code: 431001
 Aadhaar Number: 7419 3320 9240
 MERA AADHAAR, MERI PEHAACHAN

मनागेव मंदिर



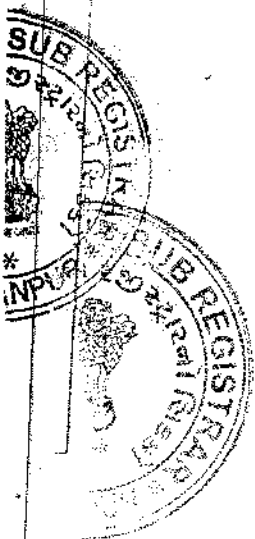
PLP		
0029.2	59	89
2023		

PLP		
004386	89	WA
2023		



PLP		
009070	48	68
2022		

mb 221 m 2900 m





PLP		
00292	60	89
2023		

भारत सरकार

Unique Identification Authority of India
Government of India

नोड विधवाचा क्रमांक / Enrolment No 1216/01012/05822

To:
नीलम मंगेश मेहता
Neelam Mangesh Mehta
W/O Mangesh Mehta
A/50/1, Vikas and Bank, 8, 9, 10, Sonbar Bldg, Road No. 10,
Ashok Nagar Society
Kothu
Juhu, Mumbai
Maharashtra - 400049
9849369067

Ref: 124/198/212312/213055/P



UE068832934IN

09070

4968

PLP		
2022		

PLP		
004386	10	15
2022		

आपला आधार क्रमांक / Your Aadhaar No.:

3634 2765 6403

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

नीलम मंगेश मेहता
Neelam Mangesh Mehta

जन्म वर्ष / Year of Birth : 1967
स्त्री / Female



3634 2765 6403

आधार — सामान्य माणसाचा अधिकार

Neelam Mehta



PLP		
00292	61	89
2023		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFGPM6708Q

नाम / NAME
NEELAM MANISH MEHTA

पिता का नाम / FATHER'S NAME
RAMESHBHAI SURAJMAL MEHTA

जन्म तिथि / DATE OF BIRTH
08-10-1967

हस्ताक्षर / SIGNATURE

Neelam Mehta

Neelam Mehta

आयकर निदेशक (प्रणालि)
 DIRECTOR OF INCOME TAX (SYSTEMS)

PLP		
Neelam Mehta	09070	5068
2022		

PLP		
504386	41	44
2022		



PLP		
00292	62	89
2023		


 पंढरी (महोदय) महोदय-श्रीमती
 Pundri (Mahodai) Mahodai-Shri
 Bhatnagar
 वन अंशिक DOB: 01/06/1973
 M / MALE
 7419 3320 8240
 मेरी आधार, मेरी पहचान

PLP		
09070	61	68
2022		

PLP		
004386	42	WA
2022		

76421 1220112


 पंढरी (महोदय) महोदय-श्रीमती
 Pundri (Mahodai) Mahodai-Shri
 Bhatnagar
 वन अंशिक DOB: 01/06/1973
 M / MALE
 7419 3320 8240
 मेरी आधार, मेरी पहचान

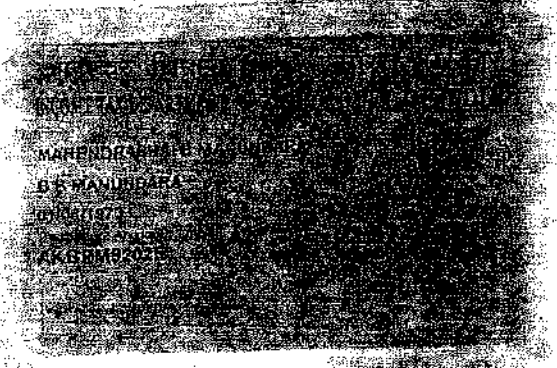
B REGISTRAR
UR

THE SUB REGISTRAR
ANPUR

THE SUB REGISTRAR
ANPUR

PLP		
00181	63	84
2023		

PLP		
004386	43	HA
2022		



ମଝି ମଝି ମଝି ମଝି

PLP		
09070	62	68
2022		

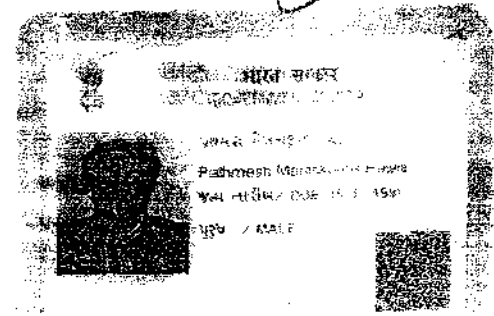




भारत सरकार
भारतीय पहचान प्रणाली
HARSH DASHARATHI Modi
जन तिथि: DOB 06/05/1973
पुत्र / MALE

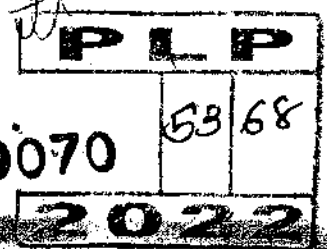
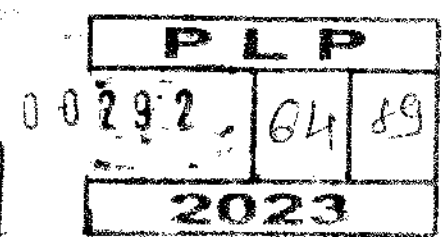
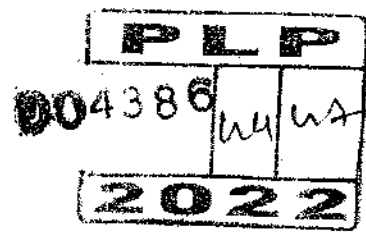
3785 2006 0062

मेरा आधर आर मेरी पहचान



6842 0639 02

पुत्र - सहायक भाग, पालीक

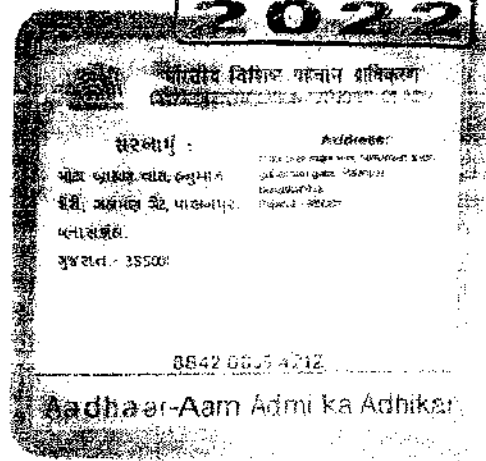


भारतीय पहचान प्रणाली
INDIAN IDENTIFICATION AUTHORITY OF INDIA

नाम: SH. RAJESHKANTH
Address: SH. RAJESHKANTH
SH. RAJESHKANTH Modi,
"SATANGI KRUPA" Gupta Gate,
NR Deter Gate, Barodpur
Palampur, Banas Ranha,
Gujarat - 385001

3785 2006 0062

मेरा आधर आर मेरी पहचान



6842 0639 4212

Aadhaar-Aam Admi ka Adhikar

W: 30/04/2022 3:20 PM

PLP		
4386	LS	WA
2022		

Serial No. 4386 Presented at the office of the
Sub-Registrar of S.R.O. - PALANPUR
Between the hour of 15 to 16 on Date
30/04/2022

Receipt No - 2022083007572

Received Fees as following

	Rs.
Registration	100.00
Side Copy Fee (70)	1400.00
Other Fees	0.00
TOTAL :-	1500.00

20220418802335641



PLP		
0292	65	89
2023		

PLP		
09070	64	68
2022		

OWNER 2 MAHENDRABHAI BHEMABHAI
MANUNDARA

N.D. Suvatar
Sub Registrar
S.R.O. - PALANPUR

N.D. Suvatar
Sub Registrar
S.R.O. - PALANPUR



Party Name and Address	Age	Photograph	Thumb Impression	Signature
------------------------	-----	------------	------------------	-----------

OWNER-1 NEELAMBEN
MANISHSHAI MEHTA
ADD-9th FLOOR, SONBAK
BUILDING, 10th ROAD, ASHOK
NAGAR CHSL, JVPO SCHEME, VILE
PARLE (WEST), MUMBAI
PANNO: AKBPM18706Q

55



Neelamben Mehta

Executing

OWNER 2- MAHENDRABHAI
BHEMABHAI MANUNDARA
ADD-MAHADEV PURA, NI MAHADEV
TEMPLE, KUMBHALMER, TA-
PALANPUR, DIST-B K
PANNO: AKBPM9202B

49



Mahendrabhai Bhemabhai Manundara

Claiming

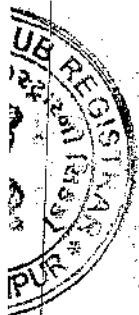
DEVELOPER- AMI INFRABUILD LLP
THROUGH ITS PARTNER AND
AUTHORIZED REPRESENTATIVE -
MAHENDRABHAI BHEMABHAI
MANUNDARA
ADD-MAHADEV PURA, NI MAHADEV
TEMPLE, KUMBHALMER, TA-
PALANPUR, DIST-B.K.
PANNO: AKBPM9202B

49



Mahendrabhai Bhemabhai Manundara

Executing Party
admits execution



(W) 30/04/2022 3:20 PM

PLP		
4386	h6	h7
2022		

PRATIMESH MAILANKUMAR PATANI
DOD-GATHAMAN, PETROL PUMP, HANUMAN
S.R.O. PALANPUR



FRESH DASHRATHLAL MODI
GATE GUPTA GALLI, BARADPURA, PALANPUR



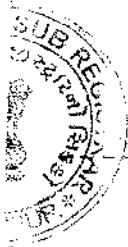
PLP		
0292	66	89
2023		

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

- 1.
- 2.

Date: 30 Month: April -2022

PLP		
09070	55	68
2022		



N.D. Suvatar
Sub Registrar
S.R.O - PALANPUR

Produced Form No.1
for finalise the Marketvalue.

Date: 30/04/2022

N.D. Suvatar
Sub Registrar
S.R.O - PALANPUR

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

Date: 30/04/2022

N.D. Suvatar
Sub Registrar
S.R.O - PALANPUR



(W) 30/04/2022 4:03 PM

PLP		
4386	42	42
2022		

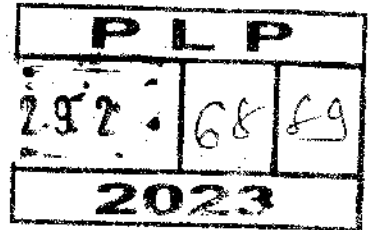
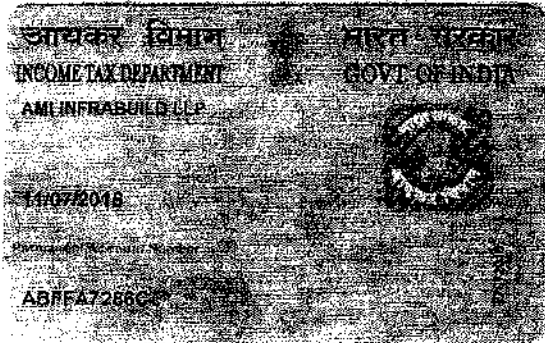
PLP		
00292	67	89
2023		

1 Book No. 4386 Registered No.
Date: 30-04-2022

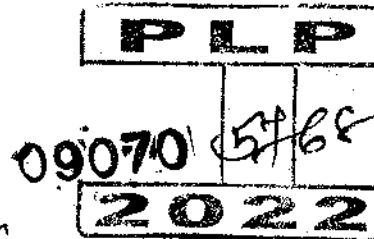
PLP		
09070	56	68
2022		

N.D. Suvatar
Sub Registrar
S.R.O - PALANPUR

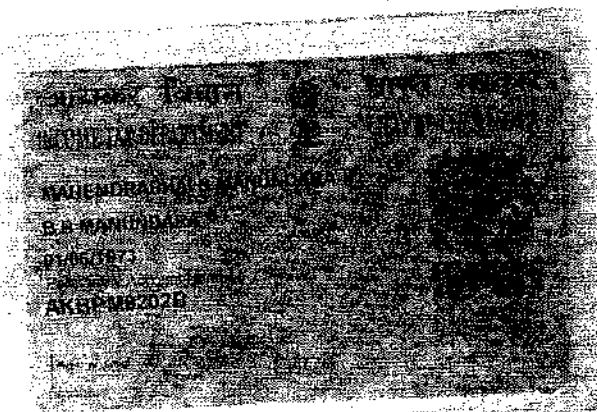




Aml Infrabuild LLP
महेश कुमार
Designated Partner



PLP		
00292	69	89
2023		

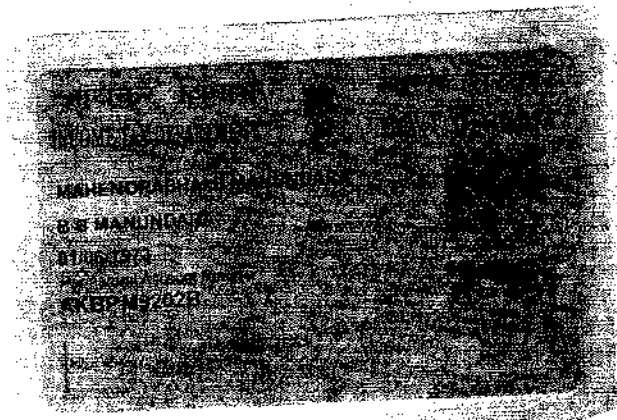


005172201M

PLP		
09070	88	68
2022		



PLP		
00292	70	89
2023		



mb 21 m 201 m.

PLP		
09070	59	68
2022		





नॉंदविण्याचा क्रमांक / Enrollment No 1216/01012/05822

To,
नीलम मनिय मेहता
Neelam Manish Mehta
W/O Manish Mehta
Above Indus Ind Bank, 8,9,10, Sanbar Bldg, Road No.10,
Ashok Nagar Society
Juhu
Juhu Mumbai
Maharashtra 400049
9819369057

Ref: 124 / 198 / 212312 / 213085 / P



UE069539934IN



आपला आधार क्रमांक / Your Aadhaar No. :

3634 2765 6403

आधार — सामान्य माणसाचा अधिकार

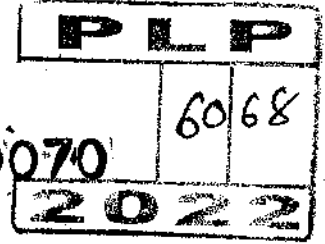
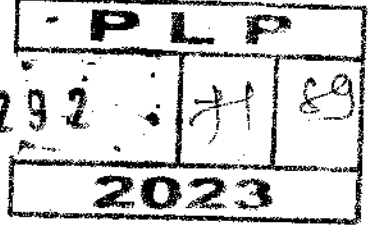


नीलम मनिय मेहता
Neelam Manish Mehta
जन्म वर्ष / Year of Birth : 1967
स्त्री / Female

3634 2765 6403

आधार — सामान्य माणसाचा अधिकार

Neelam Mehta



PLP		
00292	42	89
2023		

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AFGPM6708Q



नाम /NAME

NEELAM MANISH MEHTA

पिता का नाम /FATHER'S NAME

RAMESHBHAI SURAJMAL MEHTA

जन्म तिथि /DATE OF BIRTH

08-10-1967

हस्ताक्षर /SIGNATURE

Neelam Mehta

Al Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Neelam. Mehta



PLP		
0907061	68	
2022		

 **पटेल (महेंद्र) महेंद्रभाई शेनबाई**
Potel (Manendra) Mahendrabhai
Shenabhai
 जन्म तिथि / DOB: 01/06/1973
 पुरुष / MALE

7419 3320 9240

मेरी आधार, मेरी ओळख

PLP

0292 . ४३ ४९

2023

PLP

09070 62 68

2022

 **महदेव पुरा, महदेव मंदिर**
MAHADEV PURA NEAR
MAHADEV TEMPLE,
 भा.मं. कुम्भीमेर, गुजरात
 Kumbhimer, Gujaraat - 386510

7419 3320 9240

मेरी आधार, मेरी पहचान

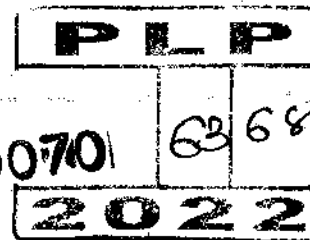
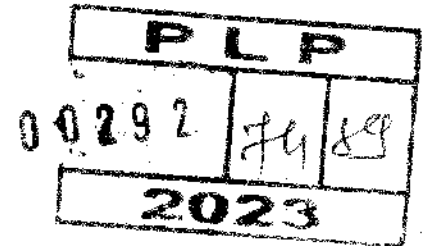


06241 722 0111

 **પટેલ (મણુદ્રા) મહેન્દ્રભાઈ ભગમણ**
Patel (Manundra) Mahendrabhai
Bhamabhai
 જન્મ તારીખ / DOB: 01/06/1973
 પુરુષ / MALE

7419 3320 9240

મારો આધાર, મારી ઓળખ



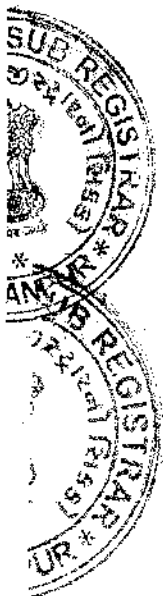
 **પાતેલ (મણુદ્રા) મહેન્દ્રભાઈ ભગમણ**
Patel (Manundra) Mahendrabhai
Bhamabhai
 જન્મ તારીખ / DOB: 01/06/1973
 પુરુષ / MALE

7419 3320 9240

MAHADEV PURA, NEAR
 MAHADEV TEMPLE,
 Kumbhnaresh, Bheekantia,
 Gujarat - 385510

7419 3320 9240

MEERA AADHAAR, MERI PEHACHAN



મારો આધાર, મારી ઓળખ



भारत सरकार

GOVERNMENT OF INDIA



प्रथमेश मैलनकुमार पटेली

Prathmesh Mailankumar Patani

जन्म तारीख/ DOB: 15/11/1991

पुरुष / MALE

PLP		
08292	75	89
2023		

8842 0639 4212

आधार-सामान्य भाषसजी अधिकार

PLP

09070

64 68

2022



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सरनामुं :

Address:

मोट ब्राह्मण वास, हनुमान

moti brahman vas, hanuman chori,
gadhavan gate, Palanpur,
Banaskantha,
Gujarat - 385001

शेरी, गधमण गेट, पालनपुर,

बनासकंठा,

गुजरात - 385001

8842 0639 4212

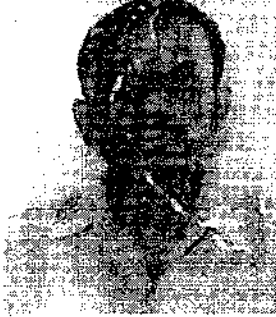
Aadhaar-Aam Admi ka Adhikar

PLP

09070

68

2022



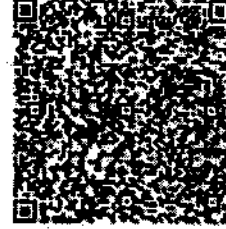
ભારત સરકાર

Government of India

ગૌતમભાઈ શંકરભાઈ આંટિયા
Gaulambhai Shankarbhai Aantiya

જન્મ તારીખ / DOB : 19/06/1978

પુરુષ / Male



5648 8388 5596

સ્વાધીન - સામાન્ય માણસનો અધિકાર

PLP

00292

76 89

2023



ભારતીય વિધિ - યોગબાણ પ્રાધિકરણ

Union of India / Union Authority of India

સરનામું: 54, મનવર વાસ, સુંઢા, મોટા,
બનાસકાંઠા, ગુજરાત, 385510

Address: 54, manwara vas, sundha,
Sundha, Mola, Banaskantha, Gujarat,
385510

5648 8388 5596



1847
1800 300 1847



help@nicai.gov.in



www.nicai.gov.in

ગાંધી. ૫૨૨

(G2.0) 08/09/2022 12:25 PM

PLP		
9070	66	68
2022		

Serial No. 9070 Presented of the office of the Sub-Registrar of S.R.O - PALANPUR Between the hour of 12 To 13 on Date 08/09/2022

Receipt No :- 202208300016090

Received Fees as following

Rs.

Registration

300.00

Side Copy Fee (80)

1600.00

Other Fees

0.00

TOTAL :-

1900.00

Document Type: Agreement : Correction
20220902893189297



MAHENDRABHAI BHEMABHAI MANUNDARA

PLP		
00297	87	89
2023		

N.D.Suvatar
Sub Registrar
S.R.O - PALANPUR

N.D.Suvatar
Sub Registrar
S.R.O - PALANPUR

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

Claiming

AMI INFRABUILD LLP ની અધિકૃત વ્યક્તિ
MAHENDRABHAI BHEMABHAI
MANUNDARA
ABFFA7286C
KUMBHALMER, TA.-
PALANPUR, DIST-BK ,,,,,,



MAHENDRABHAI BHEMABHAI MANUNDARA

Executing

1 NEELAMBEN MANISHBHAI MEHTA 55

,ASHOK NAGAR SOCIETY,,JUHU
MUMBAI,Mumbai City (Mumbai
City),Mumbai City (Mumbai
City),MAHARASHTRA
(મહારાષ્ટ્ર),400049
PANNO:NA



Neelamben Mehta

Executing

2 MAHENDRABHAI BHEMABHAI
MANUNDARA 49

,MAHADEV PURA,NEAR MAHADEV
MANDIR,KUMBHALMER,PALANPUR
(કાંભળમેર),BANASKANTHA
(બાનસ્કાંત),GUJARAT (ગુજરાત),385510
PANNO:NA



MAHENDRABHAI BHEMABHAI MANUNDARA

Executing Party
admits execution

(G2.0) 08/09/2022 12:25 PM

PLP		
9070	67	68
2022		

- 1 PRATHMESH MAILANKUMAR PATANI PATANI
MOTA BRAHMAN VAS, HANUMAN
SHERI, PALANPUR, PALANPUR (પાલનપુર), BANASKANTHA
(બનાસકાંઠા), GUJARAT (ગુજરાત), 385001
- 2 GAUTAMBHAI SHANKARBHAI AANTIYA
MANVAR VAS., SUNDHA, PALANPUR
(પાલનપુર), BANASKANTHA (બનાસકાંઠા), GUJARAT
(ગુજરાત), 385510



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

Date: 8 Month: September -2022

PLP		
00292	78	89
2023		

N.D. Survatar
Sub Registrar
S.R.O - PALANPUR



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

Date: 08/09/2022

N.D. Survatar
Sub Registrar
S.R.O - PALANPUR



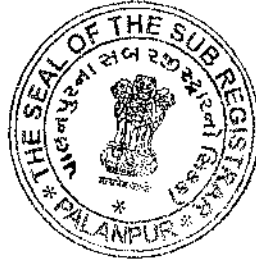
(W) 08/09/2022 12:55 PM

PLP		
9070	68	68
2022		

1	Book No.	9070	Registered No.
Date: 08-09-2022			

N.D. Suvatar
Sub Registrar
S.R.O - PALANPUR

PLP		
00292	78	89
2023		



आयकर विभाग
INCOME TAX DEPARTMENT
AMI INFRABUILD LLP

भारत सरकार
GOVT. OF INDIA



11/07/2016

ABFFA7286C

27072018

PLP		
00292	80	89
2022		



TRUE COPY

[Signature]

[Signature]

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भारत सरकार
GOVERNMENT OF INDIA

पतेल (मरुंदरा) महेंद्रबाई केमनाई
Patel (Marundra) Mahendrabhai
Bhemabhai

जन्म तारीख / DOB: 01/06/1973
पुंस्व / MALE

7419 3320 9240

मेरी आधार, मेरी ओळख

PLP		
00292	81	89
2023		



भारतीय विनिर्देशन प्रमाणिकरण
GOVERNMENT OF INDIA

संरचना : Address:

महादेव पुरा, महादेव मंदिर
MAHADEV PURA, NEAR
MAHADEV TEMPLE,
Kumbhalgarh, Banskantha,
Gujarat - 385510

7419 3320 9240

MEERA AADHAAR, MERI PEHACHAN

(Signature)

(Handwritten text)

PLP		
00292	82	83
2023		

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

MAHENDRABHAI B MANUNDARA
B B MANUNDARA
01/06/1973
PAN Number: AKBPM9202B



12/05/2023
 12/05/2023
 12/05/2023

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AFGPM6708Q



नाम / NAME

NEELAM MANISH MEHTA

पिता का नाम / FATHER'S NAME

RAMESHBHAI SURAJMAL MEHTA

PLP		
00	19	2
83 84		
2023		

जनम तिथि / DATE OF BIRTH

08-10-1967

हस्ताक्षर / SIGNATURE

Neelam Manish Mehta

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)





भारतीय विशिष्ट ओळख अधिकारण

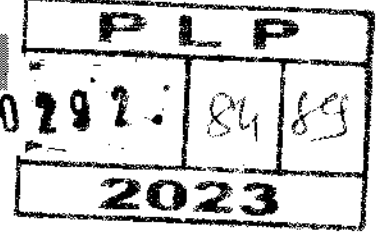
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1216/01012/05922

To,
नीलम मनिष मेहता
Neelam Manish Mehta
W/O Manish Mehta
Above Indus Ind Bank, 8.9.10, Sonbar Bldg, Road No.10,
Ashick Nagar Society
Juhu
Juhu Mumbai
Maharashtra 400049
9819369067

02/01/2012



Ref: 124 / 19B / 212312 / 213055 / P



UE069539934IN



आपला आधार क्रमांक / Your Aadhaar No. :

3634 2765 6403

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



नीलम मनिष मेहता
Neelam Manish Mehta
जन्म वर्ष / Year of Birth : 1987
स्त्री / Female



3634 2765 6403

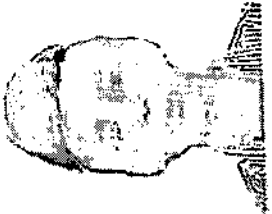
आधार — सामान्य माणसाचा अधिकार

(Handwritten signature and stamp)



ભારત સરકાર
GOVERNMENT OF INDIA

ફેઝલખાન ફિરોજખાન પઠાણ
Fezalkhan Firojkhan Pathan
જન્મજ વર્ષ / Year of Birth : 2001
પુરુષ / Male



7488 1992 9824

આધાર - સામાન્ય માહિતી અધિકાર



સરનામું:
S/O ફિરોજખાન અનાવરખાન
પઠાણ, છુવારા ફાળી, પાલનપુર,
પાલનપુર, બનાસ કાંઠા, ગુજરાત,
385001

ભારતીય વિશિષ્ટ ઓળખાણ અધિકાર
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Firojkhan Anavarkhan
Pathan, chhuvara fall,
Palanpur, Palanpur, Banas
Kantha, Gujarat, 385001



1947
1800 180 1947

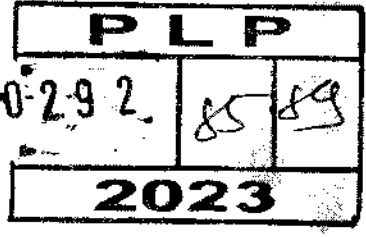


help@uidai.gov.in



www.uidai.gov.in

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



True copy
[Signature]
[Stamp]

Journal of Interpersonal Violence 30(1)

(G2.0) 07/01/2023 4:49 PM

PLP		
292	87	84
2023		

Serial No. 292 Presented of the office of the Sub-Registrar of S.R.O - PALANPUR Between the hour of 16 To 17 on Date 07/01/2023

Receipt No :- 202308300000482

Received Fees as following	Rs.
Registration	100.00
Side Copy Fee (85)	1700.00
Other Fees	0.00
TOTAL :-	1800.00



Document Type: Agreement : Correction(B1)
20221229891078306

પા.નં. 202308300000482
પ્રાપ્તી સહી રૂ. 100/-
મુદ્રા લીધા તાર 07/01/2023

મહાદેવભાઈ ભેમભાઈ પટેલ

MAHENDRABHAI BHEMABHAI PATEL
(MANUNDARA)

મહાદેવભાઈ ભેમભાઈ પટેલ



R.C.Rabari
Sub Registrar
S.R.O - PALANPUR

R.C.Rabari
Sub Registrar
S.R.O - PALANPUR

Party Name and Address

Age

Photograph

Thumb Impression

Signature

1 AMI NFRABUILD LLP ની અધિકૃત વ્યક્તિ
MAHENDRABHAI BHEMABHAI
PATEL (MANUNDARA)

PALANPUR



મહાદેવભાઈ ભેમભાઈ પટેલ

Claiming

1 MAHENDRABHAI BHEMABHAI
PATEL (MANUNDARA)

46



,MAHADEVPURA,NEAR
TEMPLE,KUMBHELMER,PALANPUR
(પાલનપુર),BANASKANTHA
(બનાસકાંઠા),GUJARAT (ગુજરાત),385510
PANNO:NA

મહાદેવભાઈ ભેમભાઈ પટેલ

Claiming

2 NILAM MANISH MEHTA

54



,ASHOK NAGAR
SOC ETY, JUHU, MUMBAI, Mumbai
City (Mumbai City), Mumbai City
(Mumbai City), MAHARASHTRA
(મહારાષ્ટ્ર), 400049
PANNO:NA

Nilam Manish Mehta

Executing Party
admits execution

(G2.0) 07/01/2023 4:49 PM

PLP		
292	88	89
2023		

- 1 FEZALKHAN FIROJKHAN PATHAN
CHHUVARA FALI,,PALANPUR,PALANPUR
(પાલનપુર),BANASKANTHA (બનાસકાંઠા),GUJARAT
(ગુજરાત),385001
- 2 KAMLESHBHAI PRAHLADBHAI SHRIMALI
SHIV SHAKTI SOCIETY,,PALANPUR,PALANPUR
(પાલનપુર),BANASKANTHA (બનાસકાંઠા),GUJARAT
(ગુજરાત),385001



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

1

2

Date: 7 Month: January -2023



R.C. Rabari
Sub Registrar
S.R.O - PALANPUR

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

Date: 07/01/2023

R.C. Rabari
Sub Registrar
S.R.O - PALANPUR

(W) 07/01/2023 5:11 PM

PLP		
292	89	89
2023		

1	Book No.	292	Registered No.
Date: 07-01-2023			

R.C.Rabari
Sub Registrar
S.R.O - PALANPUR



રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર: ૨૦૧૬૦૮૩૦૦૦૫૭૬

દસ્તાવેજ નંબર: ૨૯૬

દસ્તાવેજ વર્ષ: ૨૦૧૬

તા: ૧૫

માહે: જાન્યુઆરી

સને: ૨૦૧૬

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

અવેજ Rs. ૧૦૧૩૬૬૭૫.૦૦

રજુ કરનારનું નામ મહેન્દ્રભાઈ ભેમાભાઈ મણુંદરા મજમુન ૨૦ ટકા

નીચે પ્રમાણે ફી પર્હોયી

રૂ. પૈસા

{For Women Exemption}

રજીસ્ટ્રેશન ફી..... ૦

નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૩૩૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૩૩૦

અંકે રૂપીયા ત્રણસો ત્રીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

રહે. કુંભવમેર તા. પાલનપુર

(R.J. KABARI)

સબ રજીસ્ટર

પાલનપુર

અગર

ને આપશો

રજુ કરનારની સહી

મહેન્દ્રભાઈ ભેમાભાઈ મણુંદરા

IGR-NIC(G)

-7683113954589538551

૧૫/૧/૨૦૧૬

૪:૦૬:૫૪ pm



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

N^o -

0296



Certificate No. : IN-GJ063860488843690

Certificate Issued Date : 15-Jan-2016 03:19 PM

Account Reference : SHCIL (FI)/ gjshcil01/ PALANPUR/ GJ-BK

Unique Doc. Reference : SUBIN-GJGJSHCIL01730779156956100

Purchased by : NILAMBEN RAMESHBHAI MAHETA

Description of Document : Article 20(a) Conveyance - Immovable Property

Property Description : AT PALANPUR, RSNO. 478 PAIKI 1, TOTAL 2-07-40 SQ MTR PAIKI PART OF 85 PERCENT OF 1-76-29 SQ MTR

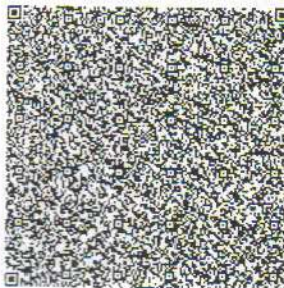
Consideration Price (Rs.) : 1,01,36,675
(One Crore One Lakh Thirty Six Thousand Six Hundred And Seventy Five only)

First Party : NILAMBEN RAMESHBHAI MAHETA

Second Party : MALI AMRATBHAI MOHANBHAI ETC

Stamp Duty Paid By : NILAMBEN RAMESHBHAI MAHETA

Stamp Duty Amount(Rs.) : 4,96,800
(Four Lakh Ninety Six Thousand Eight Hundred only)



0002989008

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shikshastore.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The chain of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



૨

No

PLP	
0296	2
2016	

મહુદર ૨૧ મહેતાવમ



જિલ્લા-બનાસકાંઠા, પેટા જિલ્લા-પાલનપુર, તાલુકા પાલનપુરના
ગામ-કસ્બા પાલનપુરની સીમમાં આવેલ જુની શરતની ખેતીની જમીન
પૈકી વણ-વહેચાયેલ મજમુન ૮૫% હિસ્સાનો વેચાણ દસ્તાવેજ,
આંક રૂા.૧,૦૧,૩૬,૬૭૫/- પુરાનો

તમો વેચાણ લેનાર :

મહેતા નિલમબેન રમેશભાઈ,
(તે રમેશભાઈ સુરજમલ મહેતાની પુત્રી તથા મનીષ વિજય મહેતાની ધર્મપત્નિ),
ઉ.વ.આ.૪૮, ધર્મે : જેન, ધંધો : ખેતી,
રહેવાસી : ૯ મો માળ, સોનભાર બીલ્ડીંગ, ૧૦ મો રોડ,
અશોકનગર સોસાયટી, જેવીપીડી સ્કીમ, વીલેપાર્લે (વેસ્ટ)
મુંબઈ-૪૦૦૦૪૯

(સદરહુ મિલ્કત પૈકી વણવહેચાયેલ મજમુન ૮૫% હિસ્સાના સહવેચાણ લેનાર)
PANo.AFGPM 6708Q

અમો વેચાણ આપનાર

(૧) માળી અમરતભાઈ મોહનભાઈ પરમાર, ઉ.વ.આ.૫૪
ધર્મે : હિન્દુ, ધંધો : ખેતી,
રહેવાસી : ઠે.ભારલા કુવાની વાડી, ખોડીયાર મંદિર પાછળ,
પાલનપુર, તા.પાલનપુર, જી.બ.કાં.

(સદરહુ મિલ્કતમાં વણવહેચાયેલ મજમુન ૮૦% હિસ્સાના સહવેચાણ આપનાર)
PANo.BIZPP 0220 M

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂા.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./બ્લોક નં.૪૭૮ પૈકી ૧ ક્ષેત્રફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%

Neelam. Neelam. Neelam.



3

No - 0296

PLP

3

30

2016

(૨) મહેન્દ્રકુમાર ભેમાભાઈ મણુંદરા, ઉ.વ.આ.૪૦

ધર્મે : હિન્દુ, ધંધો : ખેતી,

રહે.મુ.પો.કુંભલમેર, તા.પાલનપુર, જી.બ.કાં.

(સદરહુ મિલકત પૈકી વણવહેચાચેલ મજમુન ૧૫% હિસ્સાના ચાલુ સહ હિસ્સેદાર તથા વણવહેચાચેલ મજમુન ૫% હિસ્સાના સહવેચાણ આપનાર)

PANo.AKBPM 9202 B

સંમતિ આપનાર (કન્ફર્મીંગ પાર્ટી) :

મહેન્દ્રકુમાર ભેમાભાઈ મણુંદરા, ઉ.વ.આ.૪૦

ધર્મે : હિન્દુ, ધંધો : ખેતી,

રહે.મુ.પો.કુંભલમેર, તા.પાલનપુર, જી.બ.કાં.

(સદરહુ મિલકત પૈકી વણવહેચાચેલ મજમુન ૧૫% હિસ્સાથી ચાલુ રહેતા સહ હિસ્સેદાર તથા વણવહેચાચેલ મજમુન ૫% હિસ્સાના સહવેચાણ આપનાર)

PANo.AKBPM 9202 B

આજરોજ અમો વેચાણ આપનાર તમો વેચાણ લેનારને બંધાઈને લખી આપીએ છીએ કે,

જિલ્લા-બનાસકાંઠા, પેટા જિલ્લા પાલનપુર, તાલુકા પાલનપુરના ગામ-કરબા પાલનપુરની સીમમાં આવેલ અમો વેચાણ આપનારની સંયુક્ત, માલિકી, કબજા, ભોગવટા હેઠળની સ્થાવર મિલકત એટલે આ નીચે દર્શાવેલ વિગત-વર્ણન-માપ અને ચતુરસીમાવાળી જુનીશરતની ખેતીની જમીન પૈકી વણવહેચાચેલ મજમુન ૮૫% હિસ્સા મુજબની જમીન (જેને હવે પછી આ વેચાણ દસ્તાવેજમાં “સદરહુ મિલકત”તરીકે સંબોધવામાં આવશે) રૂ.૧,૦૧,૩૬,૬૭૫/- અંકે રૂપિયા એક કરોડ એક લાખ છત્રીસ હજાર છસો પંચોતેર પુરાની કિંમતમાં તમોને આજરોજ શ્રી સૂરજ-ચંદ્રમાની સામે, ચાવત ચંદ્ર-દિવાકરૈ વેચાણ નંદાવે આપેલ છે. સદરહુ વેચાણ અવેજની કિંમત રૂ.૧,૦૧,૩૬,૬૭૫/- અંકે રૂપિયા એક કરોડ એક લાખ છત્રીસ હજાર છસો પંચોતેર પુરાની તમોએ અમોને આજરોજ શ્રી પાલનપુર મધ્યે નીચેની વિગતે

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર

રે.સ.નં./પ્લોટ નં.૪૭૮ પૈકી ૧ ક્ષેત્રફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%



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ચુકતે કરી આપેલ છે. જે અમોને મળી ચુક્યા છે. જેની પહોંચ આથી અમો કબુલ કરીએ છીએ.

અવેજ ચુકતે કર્યાની વિગત :

- રૂ. ૬૦,૪૦,૪૦૦/- પુરાનો તમોએ અમોને કોર્પોરેશન બેક, મુંબઈ શાખાનો ચેક નંબર ૩૨૮૨૬૩, તા. ૨૮-૧-૨૦૧૬ થી અમો વેચાણ આપનાર નંબર (૧) વાળાને ચુકવી આપેલ છે. જે ચેક સ્વીકારાયેથી તેની પહોંચ આથી અમો કબુલ કરીએ છીએ.
- રૂ. ૫,૦૦,૦૦૦/- પુરાનો તમોએ અમોને કોર્પોરેશન બેક, મુંબઈ શાખાનો ચેક નંબર ૭૦૭૪૮૦, તા. ૧૩-૧-૨૦૧૬ થી અમો વેચાણ આપનાર નંબર (૧) વાળાને ચુકવી આપેલ છે. જે ચેક સ્વીકારાયેથી તેની પહોંચ આથી અમો કબુલ કરીએ છીએ.
- રૂ. ૧,૦૦,૦૦૦/- પુરાનો તમોએ અમોને કોર્પોરેશન બેક, મુંબઈ શાખાનો ચેક નંબર ૩૨૮૨૬૧, તા. ૧૩-૧-૨૦૧૬ થી અમો વેચાણ આપનાર નંબર (૨) વાળાને ચુકવી આપેલ છે. જે ચેક સ્વીકારાયેથી તેની પહોંચ આથી અમો કબુલ કરીએ છીએ.
- રૂ. ૪,૯૬,૨૭૫/- પુરાનો તમોએ અમોને કોર્પોરેશન બેક, મુંબઈ શાખાનો ચેક નંબર ૩૨૮૨૬૪, તા. ૧૩-૧-૨૦૧૬ થી અમો વેચાણ આપનાર નંબર (૨) વાળાને ચુકવી આપેલ છે. જે ચેક સ્વીકારાયેથી તેની પહોંચ આથી અમો કબુલ કરીએ છીએ.

“તમોને વેચાણ કરેલ સદરહુ મિલ્કતની વિગત”

ગામનું નામ	ખા. નં.	રે. સર્વે. નં.	હે. પ્ર. આર.	આકાર
કરબા પાલનપુર	૨૮૭૮	૪૭૮/ પેકી ૧ (ખે. લા)	૨-૦૭-૪૦	૪-૩૧
તા. પાલનપુર				

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ. ૧,૦૧,૩૬,૬૭૫/- ગામનું નામ : પાલનપુર
રે. સ. નં./ પ્લોટ નં. ૪૭૮ પેકી ૧ ક્ષેત્રફળ : હે. ૨-૦૭-૪૦ ચો. મી. પેકી ૮૫%



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● અમો વેચાણ આપનારએ સદરહુ કુલ્લે જમીન પૈકી અમારા વણવહેચાયેલ મજમુન આશરે ૮૫% હિસ્સો તમો વેચાણ લેનારને સંમતિ આપનાર સાથે સહહિસ્સેદાર તરીકે વેચાણ આપેલ છે.

જેથી વણવહેચાયેલ મજમુન આશરે ૮૫% હિસ્સા મુજબની જમીનનું કોષ્ટક

રે.સ.નં. _____ હે.પ્ર.આર. _____ ચો.મી.

૪૭૮/ પૈકી ૧(ખે.લા) ૧-૭૬-૨૯ ૧૭૬૨૯-૦૦

સત્તા પ્રકાર : જુની શરત

સદરહુ ખેતર, તેમાં આવેલ ઝાડ-બીડ-કાંટા-પાલા-શેટા-પડ્યા પાન સહીતની અમો વેચાણ આપનારની સંયુક્ત માલિકીની કુલ્લે મિલ્કત પૈકી અમો વેચાણ આપનારાઓએ અમારો વણવહેચાયેલ મજમુન ૮૫% હિસ્સો તમો વેચાણ લેનારને સહહિસ્સેદાર તરીકે વેચાણ આપેલ છે. જ્યારે બાકી રહેતો ૧૫% હિસ્સો સંમતિ આપનાર (વેચાણ આપનાર નં.૨) ના હિસ્સે સહહિસ્સેદાર તરીકે ચાલુ રહે છે. સદરહુ મિલકત ચાને ખેતીની જમીન બીનપિયત (જરાયત) છે.

ચતુરસીમા

(રે.સર્વે નંબર ૪૭૮ પૈકી ૧ ની કુલ્લે જમીનની ચતુરસીમા)

ઉત્તર : રે.સ.નં.૪૭૧ લાગુ આવેલ છે.

દક્ષિણ : ખેતરાઉ રસ્તો છોડી રે.સ.નં.૪૭૭ લાગુ આવેલ છે.

પૂર્વ : રે.સ.નં.૪૭૮ લાગુ આવેલ છે.

પશ્ચિમ : તમો વેચાણ લેનારએ વેચાણ રાખેલ રે.સ.નં.૪૭૮ પૈકી ૩ વાળી ખેતીની જમીન લાગુ આવેલ છે.

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./પ્લોટ નં.૪૭૮ પૈકી ૧ કોષ્ટક : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%



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સદરહુ તમોને વેચાણ કરેલ ખેતીની જમીન પૈકી અમો વેચાણ આપનાર નં.(૧) વાળાએ અમારો વણવહેચાચેલ મજમુન ૮૦% હિસ્સો તેના માલિકશ્રી માળી બાબુભાઈ ચેલાભાઈ (પરમાર) વિગેરે પાસેથી રજી.વેચાણ દસ્તાવેજ નંબર ૮૩૧, તા.૧૧-૨-૨૦૧૪ થી વેચાણ રાખેલ છે. (નોંધ નંબર ૨૩૯૪૪, તા.૧૧-૨-૨૦૧૪ જયારે અમો વેચાણ આપનાર નં.(૨) વાળાએ વણવહેચાચેલ મજમુન ૨૦% હિસ્સો તેના માલિકશ્રી માળી હિરાલાલ કાનજીભાઈ પટીયાર વિગેરે પાસેથી રજી.વેચાણ દસ્તાવેજ નંબર ૪૮૪૯, તા.૧૭-૮-૨૦૧૫ થી વેચાણ રાખેલ છે. (નોંધ નંબર ૨૪૬૦૨, તા.૧૭-૮-૨૦૧૫) જે પૈકી અમો વેચાણ આપનારએ અમારો વણવહેચાચેલ મજમુન ૮૦% હિસ્સો તમોને વેચાણ આપેલ છે. જેથી સદરહુ મિલકતમાં અમો વેચાણ આપનાર નં.(૧) વાળાનું નામ કમી કરવાનું થાય છે. જયારે વેચાણ આપનાર નં.(૨) વાળાએ અમારા વણવહેચાચેલ મજમુન ૨૦% હિસ્સા પૈકી વણવહેચાચેલ મજમુન ૫% હિસ્સો તમો વેચાણ લેનારને વેચાણ કરેલ છે. જેથી સદરહુ મિલકતમાં અમારો વણવહેચાચેલ મજમુન ૧૫% હિસ્સો સહહિસ્સેદાર તરીકે ચાલુ રાખેલ છે. આમ તમો વેચાણ લેનારને અમો વેચાણ આપનારાઓએ સદરહુ કુલ્લે જમીન પૈકી વણવહેચાચેલ મજમુન ૮૫% હિસ્સા મુજબની જમીન સંમતિ આપનાર સાથે સહહિસ્સેદારીમાં વેચાણ આપેલ છે.

સદરહુ ખેતીની જમીન અમો વેચાણ આપનાર ની સંયુક્ત, માલિકી, કબજા-ભોગવટા હેઠળની સ્થાવર મિલકત છે. સદરહુ મિલકત અમારા જાત ખેડ-વાવેતરમાં છે. અમો તેના ઓનર કલ્ટીવેટર છીએ. અમોને સદરહુ જમીનની હરકોઈ વ્યવસ્થા કરવા હકક, અધિકાર અને છુટ છે. સદરહુ મિલકત પૈકી અમારો વણવહેચાચેલ મજમુન ૮૫% હિસ્સો અમારે વેચાણ કરવાનો હોઈ અને તમો વેચાણ લેનાર સદરહુ કુલ્લે જમીન પૈકી વણવહેચાચેલ મજમુન ૮૫% હિસ્સા મુજબની જમીન સંમતિ આપનાર સાથે સહહિસ્સેદારીમાં વેચાણ રાખવા સંમત હોઈ સદરહુ મિલકત પૈકી અમારા વણવહેચાચેલ મજમુન ૮૫% મુજબની ખેતીની જમીન ઉપર દર્શાવ્યા પ્રમાણેની રકમમાં અમોએ તમોને બાકી રહેતા ૧૫% ના સહમાલિક (સંમતિ આપનાર) સાથે સહખાતેદાર તરીકે વેચાણ નંદાવે આપેલ છે. અને સદરહુ કુલ્લે જમીનના શેડા બતાવી અમોએ સંમતિ આપનાર સાથે સંયુક્ત ભોગવટા હેતુથી મજમુન કબજા તમોને સુપ્રત કરી દીધેલ છે.

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./પ્લોટ નં.૪૭૮ પૈકી ૧ ક્ષેત્રફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%

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એણી રીતે સદરહુ જમીન પૈકી અમારા વણવહેચાયેલ મજમુન ૮૫% હિસ્સા મુજબની જમીન અમોએ તમોને સદરહુ મિલકતમાં રહેલા અમારા તમામ પ્રકારના માલીકી-ભોગવટાના હકકો તથા તેના રસ્તા ચાલના હકકો સહિત વણવહેચાયેલ મજમુન ૮૫% ના સહહિસ્સેદાર તરીકે મળતા મજમુન હકકો સહિત તમોને વેચાણ નંદાવે આપવાથી હવેથી સદરહુ ખેતીની જમીન પૈકી તમો કુલ ૮૫% ના સહમાલીક થયા છો. જેથી હવે પછી સદરહુ કુલે ખેતીની જમીન ૮૫% ના સહહિસ્સેદાર તરીકે સરકારી નિતિ-નિયમોને આધિન રહી તેનો વાપર, ઉપયોગ, ઉપભોગ, વેચાણ વિગેરે વ્યવસ્થા ૧૫% ના સહહિસ્સેદાર (સંમતિ આપનાર) સાથે મળી તમો કરી-કરાવી શકીશો.

મિલકતના ઓળખ માટેનો ફોટોગ્રાફ



દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./બ્લોક નં.૪૭૮ પૈકી ૧ કોટરફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%



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Neelam. Nehta. 20/06/2016

મિલકતનું પોષ્ટલ સરનામું : રે.સ.નં. ૪૭૮/પેકી ૧, હે.૨-૦૭-૪૦ આરે.ચો.મી.
મુ.તા.પાલનપુર, જી.બ.કાં.

મિલકત રાખનારની સહી : Neelam. Nehta
મિલકત તબદીલ કરનારની સહી : મહેતા નિલમબેન રમેશભાઈ
મહેન્દ્રકુમાર ભેમાભાઈ મણુંદરા

સદરહુ કુલ્લે ખેતીની જમીન પૈકી અમારા વણવહેચાયેલ મજમુન ૮૫%
હિસ્સા મુજબની ખેતીની જમીન આ દસ્તાવેજથી તમો વેચાણ લેનારને વેચાણ
આપવાથી આ નીચે બતાવેલ હિસ્સા મુજબ તમો વેચાણ લેનાર તથા આ
કામના સંમતિ આપનાર સહહિસ્સેદાર બનો છે.

અ.નં.	સહખાતેદારનું નામ	હિસ્સો
(૧)	મહેતા નિલમબેન રમેશભાઈ, (તે રમેશભાઈ સુરજમલ મહેતાની પુત્રી તથા મનીષ વિજય મહેતાની ધર્મપત્નિ)	૮૫%
(૨)	મહેન્દ્રકુમાર ભેમાભાઈ મણુંદરા,	૧૫%

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./પ્લોટ નં. ૪૭૮ પેકી ૧ સેક્ટર : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%



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એણી રીતે સદરહુ ખેતીની જમીન પૈકી વણવહેંચાયેલ મજમુન ૮૫% હિસ્સા મુજબની ખેતીની જમીન અમોએ તમારા સિવાય બીજા કોઈને વેચાણ, બક્ષિસ, અડાણવટ કે બીજી કોઈપણ રીતે લખી-લખાવી આપેલ નથી કે તેમ કરવા કોઈ કરાર પણ કરેલ નથી. તે દરેક પ્રકારના કરજ બોજથી મુક્ત છે. સદરહુ મિલકત ઉપર કદાપી કોઈ ગણોતીયો ન હતો અને છે પણ નહીં. તે અમારા જાત ખેડ વાવેતરમાં છે. તેના રાઈટ ટાઈટલ્સ ચોકખા અને માર્કેટેબલ છે. તે તમોને ઉપરની રકમ પેટે ચોકખે ચોકખી રીતે વેચાણ નંદાવે આપેલ છે. તેમ છતાં જો તેના વેચાણ અંગે કોઈ વ્યક્તિનો વાંધો, તકરાર, રોકાવટ આવશે તો તે તમામ અમો તથા અમારા વાલી-વંશ-વારસો અમારા ખર્ચે અને જોખમે દુર કરી કરાવી આપવા બંધાઈએ છીએ.

સદરહુ ખેતીની જમીન ઉપર આવતો જમીન મહેસૂલ, કેળવણી શેષ, લોકલફંડ તથા વખતો વખત પંચાયત/સરકાર દ્વારા લેવામાં આવતા અન્ય વેરાઓ જો આજદિન સુધીની મુદતના ભરવાના બાકી નીકળતા હશે તો તે તમામ અમો ચુકવી આપીશું અને હવે પછીના સમય માટે સદરહુ કુલ્લે જમીન પૈકી ૮૫% ના હિસ્સા મુજબના તમામ વેરા ભરવાની જવાબદારી તમો વેચાણ લેનારની તથા ૧૫% હિસ્સા મુજબના વેરા ભરવાની જવાબદારી સંમતિ આપનારની રહેશે.

સદરહુ મિલકત પૈકી વણવહેંચાયેલ મજમુન ૮૫% હિસ્સો હવે પછી મહેસૂલી દફતરે તમો તમારા નામે નામફેર કરી-કસાવી લેજો. તે અંગે અમારે જે પણ કાંઈ વિધિ યાને સહીઓ-જવાબો-કબુલાતો કરવાની જરૂર હશે તે તમામ અમો તમારી તરફેણમાં કરી-કરાવી આપવા બંધાઈએ છીએ.

સદરહુ મિલકત પૈકી સંમતિ આપનારનો વણવહેંચાયેલ મજમુન ૧૫% હિસ્સો સહખાતેદાર તરીકે ચાલુ રહેશે. તે સિવાયનો ૮૫% હિસ્સો વેચાણ આપનારએ તમો વેચાણ લેનારને વેચાણ આપેલ હોઈ ચાલુ રહેતા ૧૫%

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./ખસોક નં.૪૭૮ પૈકી ૧ સેત્રફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%

Neelam Nelta : ગુજરાત સરકાર

Neelam. Netha. ૩૦/૦૬/૨૦૧૬

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સહહિસ્સેદાર તરીકે અમો સંમતિ આપનારના હિસ્સાને કોઈ બાદ આવતો નથી જેથી આ વેચાણ દસ્તાવેજમાં અમારી રાજીખુશીથી સંમતિ છે, તેથી આ વેચાણ દસ્તાવેજમાં સંમતિ આપનાર તરીકે અમોએ અમારી સહીઓ-જવાબો-કબુલાતો તમોને કરી કરાવી આપેલ છે.

આ વેચાણ દસ્તાવેજનો તમામ ખર્ચ તમો વેચાણ લેનારે ભોગવવાનો રહેશે.

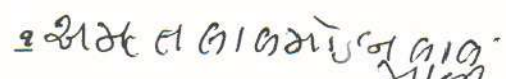
આ વેચાણ દસ્તાવેજમાં રૂ.૪,૯૬,૮૦૦/- નો સ્ટેમ્પ પેપર વાપરેલ છે.

સદરદુ જમીન પૈકી વણવહેચાયેલ મજમુન ૮૫% હિસ્સા મુજબની જમીન અમોએ અમારી રાજીખુશીથી, અકકલ હોશીયારીથી, બીનકેફ હાલતમાં, સમજી વિચારી કોઈપણ જતના દબાણ અગર લાલચ વગર પોતાના હિત-અહિતનો બરાબર ખ્યાલ કરી તમોને વેચાણ આપેલ છે. જેનો આ વેચાણ દસ્તાવેજ અમોએ તમોને શહેર - પાલનપુર બેઠે લખી-લખાવી આપેલ છે. જે શરૂથી આખર સુધી વાંચી-વંચાવી બરાબર સમજાયો છે. જે અમોને કબુલ મંજૂર છે. અને અમારા વાલી-વંશ-વારસોને પણ હરેક રીતે બંધનકર્તા છે. જે બદલ આ નીચે અમોએ અમારૂં મત્તુ કરી આપી ગ્રાહિતોની શાખો કરી-કરાવી આપેલ છે.

આજ લખ્યા તારીખ : , માહે : જાન્યુઆરી, સને ૨૦૧૬ ઈસ્વીના રોજ.
અત્રે-----મત્તુ અત્રે-----શાખ

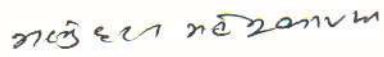
વેચાણ આપનારની સહીઓ

સાક્ષીઓની સહીઓ

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૨. 



સંમતિ આપનારની સહીઓ



દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૦૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./પ્લોટ નં.૪૭૮ પૈકી ૧ ક્ષેત્રફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%



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વેચાણ આપનાર :

ક્રમ સહી

ફોટો ડા.હા.અંગુઠાનું નિશાન

(૧)

સહી લાલ મોહન મજી



(૨)

જાગી ૬૮૧ મહિસાવાળા વાળા



સંમતિ આપનાર :

ક્રમ સહી

ફોટો ડા.હા.અંગુઠાનું નિશાન

જાગી ૬૮૧ મહિસાવાળા વાળા



વેચાણ લેનાર :

ક્રમ સહી

ફોટો ડા.હા.અંગુઠાનું નિશાન

Neelam. Mehta



દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૦૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./પ્લોટ નં.૪૭૬ પૈકી ૧ કોટરૂળ : હે.૨-૦૦-૪૦ ચો.મી. પૈકી ૮૫%

જાગી ૬૮૧ મહિસાવાળા વાળા

Neelam. Mehta

Neelam. Mehta



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અમેળખાણ આપનાર :

ક્રમ સહી

: ફોટો : ડા.હા.અંગુઠાનું નિશાન

(૧)

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NPM X Neelam. Nehta ગાંધી દરમિયાન

દસ્તાવેજનો પ્રકાર : વેચાણ અવેજ રૂ.૧,૦૧,૩૬,૬૭૫/-ગામનું નામ : પાલનપુર
રે.સ.નં./બ્લોક નં.૪૭૮ પૈકી ૧ સેક્ટરફળ : હે.૨-૦૭-૪૦ ચો.મી. પૈકી ૮૫%

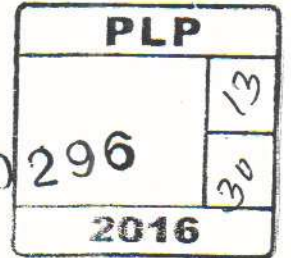
ગામ નમુનો નંબર ૭

પાનું નંબર : ૪૭૮ પૈકી ૧
જુની શરત (જ.શ)
એગોલાની વાટ.

પાનું : 1 of 1

મોજે : પાલનપુર
તાલુકો : પાલનપુર
જિલ્લો : બનાસકાંઠા

સેક્ટરફળ હે. આરે. ચોમી.	ખાતા નંબર/સેક્ટરફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
૨-૦૭-૪૦		૯૩૮,૧૮૫૨,૨૮૦૩,૨૮૬૯,૩૪૭૮,૭૪૦૬,૭૫૨૨,૭૫૩૧, ૭૬૫૫,૨૨૩૦૩,૨૩૬૫૬*,૨૩૭૧૪*,૨૩૭૭૮,૨૩૭૯૨,૨૩૯૪૪,૨ ૪૬૦૨,
૨-૦૭-૪૦		
૪.૩૧	૨૮૭૮ ૨-૦૭-૪૦ ૪.૩૧	માળી અમરતભાઈ મોહનભાઈ પરમાર મજમુન ૮૦ ટકા(૨૪૬૦૨)
૦.૦૦		મહેન્દ્રભાઈ ભેમાભાઈ મણુંદરા મજમુન ૨૦ ટકા(૨૪૬૦૨)
૦.૦૦		
બીજાની વિગતો	બીજા હકો અને બીજાની વિગતો ૩૨૭૫,૫૫૭૬,૫૬૩૬,૨૦૯૯૦,૨૩૬૫૫, બેંકનો બીજો રૂ. <૫૬૩૬> હુકમી <૨૩૭૭૮> હુકમી <૨૩૭૯૨>	



મહાસંચાલક
પાલનપુર
મહાસંચાલક (ઈ-ધરા)
પાલનપુર

નકલ : ક-તકરારી **૨૬

સમય : ૦૧:૪૦ am ની સ્થિતિએ

ચાર્જાબલ કોપી અંકે રૂ. ૫/- (રૂપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રીંટ તા. 13/01/2016 17:48:14

નકલ આપનાર કચેરી : મામલતદાર કચેરી, પાલનપુર

ગામ નમૂનો નંબર ૮-અ (જમીનની ખાતાવહી)

પાનું : 1 of 1

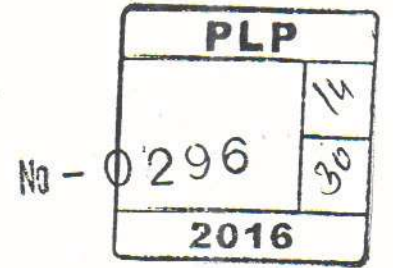
ગામ/મોજો: પાલનપુર
ખાતા નંબર: ૨૮૭૮
કબજેદારોનાં નામ:

જીલ્લો: બનાસકાંઠા
તાલુકો: પાલનપુર

માની અમરતભાઈ મોહનભાઈ પરમાર મજમુન ૮૦ ટકા<૨૪૬૦૨>

મહેન્દ્રભાઈ ભેમાભાઈ મણુંદરા મજમુન ૨૦ ટકા<૨૪૬૦૨>

નમુના ક્રમ	બ્લોક/સર્વે નંબર	ક્ષેત્રફળ	આકાર જુડી લોકલ	શિક્ષણ	અન્ય	અન્ય વિગત
નોંધ નંબર	તથા હિસ્સો	હે. આર. ચોમી.	બી. ખે. વિ. સેસ	ઉપ-કર	કર	
૨૪૬૦૨	૪૭૮ પૈકી ૧	૨-૦૭-૪૦	૪.૩૧			ખેતીલાયક ઉપયોગ
કુલ:	૧	૨-૦૭-૪૦	૪.૩૧			



પ્રમાણિત નકલ
વિસ્તારક
નારણ મામલતદાર(ઇ-ધરા)
પાલનપુર



ELECTION COMMISSION OF INDIA

ભારતનું ચૂંટણી પંચ
IDENTITY CARD ઓળખ પત્ર
GJ/14/100/357836



: PARMAR AMRUTLAL

: પરમાર અમૃતલાલ

: MOHANLAL

: મોહનલાલ

: Male / પુરુષ

: 42 Years

: ૪૨ વર્ષ

Sex / જાતિ

Age as on 1.1.1995

૧.૧.૧૯૯૫ ના રોજ ઉંમર

TRUE COPY

(Signature)

KIRAN N. PATEL

NOTARY

Govt. of Gujarat
PALANPUR (S. A.)

આયકર વિભાગ

INCOME TAX DEPARTMENT

PARMAR AMRATLAL M

MOHANLAL VAJABHAI PARMAR

18/03/1949

Permanent Account Number

BIZPP0220M

સહકારી બેંક મહેસાણા
ગાંધી

Signature

ભારત સરકાર

GOVT. OF INDIA



25082010

PLP	
0296	30/6
2016	

Address : 103, PALANPUR, TA.
PALANPUR, BANASKANTHA DISTT.

સરનામું : ૧૦૩, પાલનપુર, તા.
પાલનપુર, બનાસકાંઠા જિલ્લો



Facsimile Signature of
Electoral Registration Officer
for 100 - PALANPUR Constituency

૧૦૦ - પાલનપુર મતદાર વિભાગના
મતદાર નોંધણી અધિકારીની
સહિનો નમૂનો

Place : PALANPUR

સ્થળ : પાલનપુર

Date : 17.04.1996

તારીખ : ૧૭.૦૪.૧૯૯૬

This card may be used as Identity card
under different government schemes.

આ પત્રનો જુદી જુદી સરકારી યોજનાઓ માટે
ઓળખામણ તરીકે ઉપયોગ કરી શકાય



भारत सरकार
 GOVT. OF INDIA
 आयकर विभाग
 INCOME TAX DEPARTMENT
 MAHENDRABHAI B MANUNDARA
 B B MANUNDARA
 01/06/1973
 Permanent Account Number
 AKBPM9202B
 Signature



TRUE COPY
 KIRAN N. PATEL
 NOTARY
 Govt. of Gujarat
 PALANPUR (B. K.)

ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 भारतનું ચૂંટણી પંચ
 ઓળખ પત્ર DDH0968719

Elector's Name : Manundara Mahendarbhai
 મતદારનું નામ : મહાંદરા મહેન્દરભાઈ
 Father's Name : Bhemabhai
 પિતાનું નામ : ભેમાભાઈ
 Sex/બિ : Male / પુરુષ
 Age as on 1.1.2002 : 28 Years
 ૧.૧.૨૦૦૨ની રોજ ઉંમર : ૨૮ વર્ષ

PLP
 No - 0296
 17
 30
 2016

Address : 115, Patelvas, Kumbhalmer-2
 Kumbhalmer, Ta. Palanpur, Dist.
 Banaskantha- 385510
 સરનામું : 115, પટેલવાસ, કુંભલમેર-2 કુંભલમેર,
 તા:પાલનપુર, જિ: બનાસકાંઠા-385510

મતદાર લોંધણી અધિકારી
 ચાહેવાયેલ ફલેક્ટર પાલનપુર
 Electoral Registration Officer
 For 100 Palanpur Constituency
 મતદાર નોંધણી અધિકારી
 ૧૦૦ પાલનપુર મતદાર વિભાગ

Place : Banaskantha
 સ્થળ : બનાસકાંઠા
 Date : 02/12/2002
 તારીખ : ૦૨/૧૨/૨૦૦૨

This card may be used as identity card
 under different government schemes
 આ કાર્ડ બેરકાશી સરકારી ની નીચેના
 વિવિધ સ્કીમોમાં ઉપયોગ કરી શકાય



PLP	
No - 0296.	15 30
2016	

भारत सरकार
Ministry of Home Affairs
Government of India

नॉदलिप्यात्रा क्रमांक / Enrollment No. 121B/01012/05622

To,
नीलम मनिष मेहरा
Neelam Manish Mehta
W/O Manish Mehta
Above Indus Ind Bank, 8,9,10, Sonbar Bldg, Road No. 10,
Ashok Nagar Society
Juhu
Juhu Mumbai
Maharashtra 400049
9819369067

02/01/2012

Ref: 124 / 19B / 212312 / 213055 / P

UE069539934IN

आपला आधार क्रमांक / Your Aadhaar No.
3634 2765 6403

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Ministry of Home Affairs
Government of India

नीलम मनिष मेहरा
Neelam Manish Mehta
जन्म वर्ष / Year of Birth : 1967
M / Female

3634 2765 6403

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
NEELAM MANISH MEHTA
RAMESH SURAJMAL MEHTA
08/10/1967
AFGRM67080
28062012

भारत सरकार
GOVT OF INDIA

TRUE COPY

Patel
KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (B. K.)

DUPLICATE

ભારતનું ચૂંટણી પંચ
ઓળખ પત્ર
ELECTION COMMISSION OF INDIA
IDENTITY CARD
UAK1228774




મતદારનું નામ : મોદી કલ્પેશભાઈ
 Elector's Name : Modi Kalpeshbhai
 પિતાનું નામ : કનૈયાલાલ
 Father's Name : Kanaiyalal
 જાતિ / Sex : પુરૂષ / Male
 જન્મ તારીખ / Date of Birth : 11/01/1979

No - 0296

૧
૩૦

PLP

2016



TRUE COPY

(Signature)
KIRAN N. PATEL
 NOTARY
 Govt. of Gujarat
 PALANPUR (B. K.)

UAK1228774

સરનામું : 18, આદર્શનગર મનમહિર સ્કૂલની
 બાજુમાં, મુ.પો.પાલનપુર,
 પાલનપુર-૩૮૫૦૦૧,
 તા.પાલનપુર, જિ.બાંસકાંઠા

Address: 18, A, Mu.Po.Palanpur,
 Palanpur-385001,
 Tal.-Palanpur, Dist.-Banaskantha

Date : 29/06/2012

12-પાલનપુર વિધાનસભા માંલિઓગના
 મતદાર નોંધણી અધિકારીની સહીની સુવૃદ્ધિ
 For 12-Palanpur Constituency
 Facsimile Signature of the
 Electoral Registration Officer

સરનામું બદલવાથી, જમણે સરનામું બદલે
 મતદારશીટમાં નામ દાખલ કરાવવાનું નથી, તે
 સરનામું ઉપર આ નોંધણી કાર્ડ મુજબના માટે
 સબમિટ કર્યા પછી આ કાર્ડ નવનર અવશ્ય લેવાની.
 In case of change in address, mention this
 Card No. in the relevant form for including
 your name in the roll at the changed address
 and to obtain the card with the same number.

ગામ નમુનો નંબર ૭

સરકારી નંબર : ૧૦૮/૨
પ્રકાર : જુની શરત (જ.શ)
નિયંત્રક નામ : ફાસીયા ટેકરી.
વિગતો :

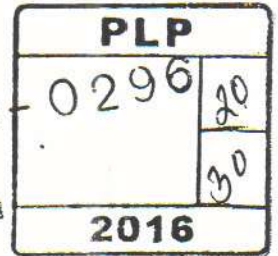
મોજે : પાલનપુર
તાલુકો : પાલનપુર
જિલ્લો : બનાસકાંઠા

પાનું : 1 of 1

સવક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
સવક	૦-૪૭-૫૫	૯૧૫,૧૧૩૪,૧૧૬૮,૨૮૦૩,૩૪૭૮,૨૪૫૧૮,૨૪૫૧૮,	
ક્ષેત્રફળ	૦-૪૭-૫૫	૯ ૦-૪૭-૫૫ ૧.૬૨	મહેતા રમેશભાઈ સુરજમલ(૨૪૫૧૮)
આકાર રૂ.	૧.૬૨		મહેતા નિતિન તારાચંદ(૨૪૫૧૮)
પૃષ્ઠી તથા વિષેશધારો રૂ	૦.૦૦		મહેતા અનિલાબેન રમેશભાઈ(૨૪૫૧૮)
પાણીભાગ રૂ.	૦.૦૦		મહેતા સમીરભાઈ રમેશભાઈ(૨૪૫૧૮)
			મહેતા નિલમબેન રમેશભાઈ(૨૪૫૧૮)
			મહેતા સુજાતાબેન રમેશભાઈ(૨૪૫૧૮)
નોંધ:૨૪૭૪૭			
પ્રતિયાની વિગતો		બીજા હકો અને બીજાની વિગતો ૧૧૬૮,૧૨૬૭, છનામી નાબુદ<૧૧૬૮> સીટી ચેરીયા.<૧૨૬૭>	



પ્રમાણિત નકલ
રજીસ્ટ્રાર
નાયબ મિમલતદાર(ઈ-ધરા)
પાલનપુર



નામંજુર ૬-નવેમ્બર ૨૦૧૬

07/2015 01:01 am ની સ્થિતિએ

ફાસીયા નકલ/Chargable Copy અંકે રૂ. ૬/- (રૂપિયા પાંચ પુરા) મળેલ છે, આભાર સહ. પ્રીંટ તા. 13/01/2016 17:49:41

સ્થાન : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય નકલ આપનાર કચેરી : મામલતદાર કચેરી, પાલનપુર

ગામનમુનો નંબર ૭

કા/સરવે નંબર : ૧૦૯/૨
પ્રકાર : જુની શરત (જ.શ)
રજીસ્ટ્રેશન નામ : ફાસીયા ટેકરી.
વિગતો :

મોજે : પાલનપુર
તાલુકો : પાલનપુર
જિલ્લો : બનાસકાંઠા

પાનું : 1 of 1

સાચક જમીન	ક્ષેત્રફળ હે. આરે. ચોમી.	ખાતા નંબર/ક્ષેત્રફળ/આકાર હે. આરે. ચોમી.	નોંધ નંબરો અને કબજેદારો ના નામ
જમીન	૦-૪૭-૫૫		૯૧૫,૧૧૩૪,૧૧૬૮,૨૮૦૩,૩૪૭૮,૨૪૫૧૮,૨૪૫૧૯,
કુલ ક્ષેત્રફળ	૦-૪૭-૫૫	૯ ૦-૪૭-૫૫ ૧.૬૨	મહેતા રમેશભાઈ સુરજમલ(૨૪૫૧૮)
આકાર રૂ.	૧.૬૨		મહેતા નિતિન તારાચંદ(૨૪૫૧૮)
કુલ તથા વિશેષધારો રૂ.	૦.૦૦		મહેતા અનિલાબેન રમેશભાઈ(૨૪૫૧૮)
પાણીભાગ રૂ.	૦.૦૦		મહેતા સમીરભાઈ રમેશભાઈ(૨૪૫૧૮)
			મહેતા નિલમબેન રમેશભાઈ(૨૪૫૧૮)
			મહેતા સુજાતાબેન રમેશભાઈ(૨૪૫૧૮)
નોંધ:૨૪૭૪૭			
વિગતો		બીજા હકો અને બોજાની વિગતો ૧૧૬૮,૧૨૬૭, છનામી નાબુદ<૧૧૬૮> સીટી એરીયા.<૧૨૬૭>	



અમાલિત મકલ
મિમલતદાર

નાયબ મિમલતદાર(ઇ-ધરા)
પાલનપુર



મંજૂર કારકારી :-૨૬

7/2015 01:01 am ની સ્થિતિએ

ફાસીયા ટેકરી નકલ/Chargable Copy અંકે રૂ. 5/- (રૂપીયા પાંચ પુરા) મળેલ છે, આભાર સહ. પીટ તા. 13/01/2016 17:45

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

ELECTION COMMISSION OF INDIA
IDENTITY CARD
ભારતનું ચૂંટણી પંચ

ઓળખ પત્ર DDH1784131



Elector's Name : Khasetiya Jagdishbhai
મતદારનું નામ : ખસેટિયા જગદીશભાઈ
Father's Name : Bhikhabhai
પિતાનું નામ : ભીખાભાઈ
Sex/જાતિ : Male / પુરુષ
Age as on 1.1.2002 : 20 Years
૧.૧.૨૦૦૨નાં રોજ ઉંમર : ૨૦ વર્ષ

No - 0296



J.B. Patel



TRUE COPY

(Signature)
KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (B. K.)

PLP	
- 0296	30/03
2016	

Address: 671, Gadhivas, Gadh-4 Gadh, Ta.
Palanpur, Dist. Banaskantha- 385506

મતદાર : 671, ગોધિવાસ, ગઢ-4 ગઢ, તા.પાલનપુર, જિ.
બાંસકાંઠા- 385506


મતદાર નોંધણી અધિકારી
Electoral Registration Officer
For 100 Palanpur Constituency
મતદાર નોંધણી અધિકારી
100 પાલનપુર મતદાર વિભાગ

Place: Banaskantha
સ્થળ: બાંસકાંઠા
Date: 30/11/2016
તારીખ: 30/11/2016



જીલ્લા
ખાતા નં

જાતિ :
કુળનામો
ખાતેદાર
કાયમી સ્થ

PALANPUR

પીન કોડ

ઈ-મેઇલ
મોબાઇલ નં
ફોટો આઈ
ફોટો આઈ

ખાતે



અધિકારી/કર્મચોર
કોદો :
મહી/ તારીખ :

જન્ય : રાષ્ટ્રીય સુ

ડેટા ઇનપુટ શીટ/ ખાતેદારની માહિતી

જીલ્લાનું નામ : બનાસકાંઠા

તાલુકાનું નામ : પાલનપુર

ગામનું નામ : 191-પાલનપુર

ખાતા નંબર : 2878

ખાતેદારનું નામ : 1 - માળી અમરતભાઈ મોહનભાઈ પરમાર મજમુન ૮૦ ટકા

જાતિ : પુરુષ

જ્ઞાતિ : જનરલ

વડા સાથે સંબંધ : પોતે

કબજાનો પ્રકાર : વ્યક્તિગત

કબજેદારનું સ્થળ : ગામમાં

ખાતેદારનું સરનામું :

* કાયમી સરનામું અને હાલનું સરનામું સરખા જ છે.

કાયમી સરનામું :

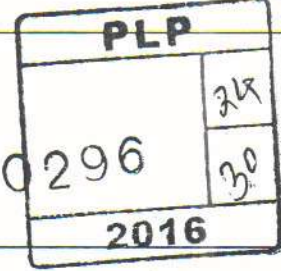
હાલનું સરનામું :

PALANPUR

PALANPUR

પીન કોડ : 385001

પીન કોડ : 385001



ઈ-મેઈલ એડ્રેસ :

મોબાઈલ નંબર :

ફોન નંબર :

ફોટો આઈ.ડી. નંબર : GJ-14-100-357836

એડ્રેસ આઈ.ડી. નંબર : GJ-14-100-357836

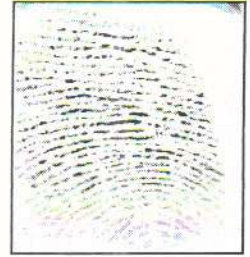
ફોટો આઈ.ડી. પ્રુફ : ચૂટણીપંચ મતદાર ઓળખ પત્ર

એડ્રેસ આઈ.ડી. પ્રુફ : ચૂટણીપંચ મતદાર ઓળખ પત્ર

ખાતેદારનો ફોટો

ખાતેદારના ડાબા
અંગુઠાનું નિશાન

ખાતેદારના જમણા
અંગુઠાનું નિશાન



ખાતેદારની સહી/ અંગુઠાનું નિશાન > (જો મેલ/કાલબોડ/ન/કાલમે)
(માળી અમરતભાઈ મોહનભાઈ પરમાર મજમુન ૮૦ ટકા)

ચકાસણીની વિગત

અધિકારી/કર્મચારીનું નામ :

અધિકારી/કર્મચારીનું નામ :

હોદ્દો :

હોદ્દો :

સહી/ તારીખ :

સહી/ તારીખ :



ડેટા ઇનપુટ શીટ/ ખાતેદારની માહિતી

જીલ્લાનું નામ : બનાસકાંઠા
ખાતા નંબર : 2878

તાલુકાનું નામ : પાલનપુર
ખાતેદારનું નામ : 2 - મહેન્દ્રભાઈ ભેમાભાઈ માણુંદરા મજમુન ૨૦ ટકા

ગામનું નામ : 191-પાલનપુર

જાતિ : પુરુષ

શ્રાવિ : જનસ્થ

વડા સાથે સંબંધ : પોતે

કુળનો પ્રકાર : વ્યક્તિગત

કુળદારનું સ્થળ : ગામમાં

ખાતેદારનું સરનામું :

* કાયમી સરનામું અને હાલનું સરનામું સરખા જ છે.

કાયમી સરનામું :

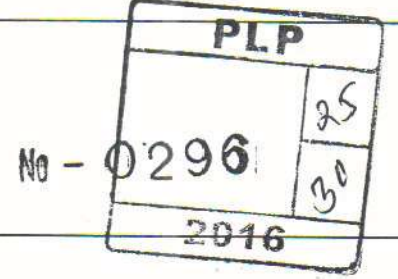
હાલનું સરનામું :

KUMBHALMER

KUMBHALMER

પીન કોડ : 385510

પીન કોડ : 385510



ઈ-મેઈલ એડ્રેસ :

મોબાઈલ નંબર :

ફોટો આઈ.ડી. નંબર : DDH-0968719

ફોટો આઈ.ડી. પ્રુફ : ચૂટણીપંચ મતદાર ઓળખ પત્ર

ફોન નંબર :

એડ્રેસ આઈ.ડી. નંબર : DDH-0968719

એડ્રેસ આઈ.ડી. પ્રુફ : ચૂટણીપંચ મતદાર ઓળખ પત્ર

ખાતેદારનો ફોટો

ખાતેદારના ડાબા
અંગુઠાનું નિશાન

ખાતેદારના જમણા
અંગુઠાનું નિશાન



ખાતેદારની સહી/ અંગુઠાનું નિશાન > ()
(મહેન્દ્રભાઈ ભેમાભાઈ માણુંદરા મજમુન ૨૦ ટકા)

ચકાસણીની વિગત

અધિકારી/કર્મચારીનું નામ :

અધિકારી/કર્મચારીનું નામ :

હોદ્દો :

હોદ્દો :

સહી/ તારીખ :

સહી/ તારીખ :



દસ્તાવેજ નંબર ૨૮૬ તા. ૧૫/૧૧/૨૦૧૬

:: પરિશિષ્ટ ::

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેઠા કલમ-૩ મુજબનું નોંધણી

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0296	26
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2016	

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ પાપળપુર (મહેસુલી ગામનું નામ) ગામની જગતપ-૨ (સર્વે નં./બ્લોક નંબર/ટી.પી.નં./એફ.પી.નં વિગેરે) ની ખેતીની જમીનનો લેખનો પ્રકાર) લેખ કરી આપેલ છે ?	હા
૨	લેખમાં દર્શાવ્યા મુજબ જગતપ-૨ (ચો.મી./હે.આ.ચો.મી./એ.ગું./વીધા વિ.) ખેતીની જમીન માટે લેખ કરી આપેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
૫	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :		
૧	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
૨	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે ?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

ઓળખાણ આપનારની સહી

અમરેલભાઈ મોરનભાઈ માળી
જાણી ૧૨૧ નંબર ૧૫૫૫
જાણી ૧૨૧ નંબર ૧૫૫૫

(Signature)
જી.બી. સિંઘ

REGIST.
રજીસ્ટ્રાર

(સહી)
સબ રજીસ્ટ્રાર : *(Signature)*

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અનુક્રમ નંબર ૨૯૬ સને ૨૦૧૬
 ના જાન્યુઆરી માસની ૧૫ મી તારીખે
 ૧૭ થી ૧૭ વાગ્યાની વચ્ચે પાલનપુર
 સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યા.



જાણી ૧૨૧ મહેરબાનપુર



(R.J.RABARI)
 સબ રજીસ્ટ્રાર
 પાલનપુર

પહોંચ નંબર: ૨૦૧૬૦૮૩૦૦૦૫૭૭

ફીપહોંચી છે તે

રૂ. પૈસા

રજીસ્ટ્રેશન ફી

૦

નકલ કરવા ની ફી સાઈડ / ફોલીય (૩૩)

૩૩૦

અન્ય ફી

૦

કુલ એકંદરે રૂ.

૩૩૦

તા. 11-06-2004 ના ઠરાવ મુજબ મહિલાને નોંધણી ફીમાં માફી આપેલ છે.

(R.J.RABARI)
 સબ રજીસ્ટ્રાર
 પાલનપુર

અનુ. નંબર	પક્ષકારનું નામ અને સરનામું	ઉંમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
આપનાર					
૧.૦૦૦	માળી અમરતભાઈ મોહનભાઈ પરમાર મજમુન ૮૦ ટકા રહે. ભારવા કુવા ની વાડી ખોડીયાર મંદિર પાછળ પાલનપુર PANNO:BIZPP0220M	૫૪			માળી ૧૨૧ મહેરબાનપુર
૨.૦૦૦	મહેન્દ્રભાઈ ભિમાભાઈ મણ્ડેરા મજમુન ૨૦ ટકા રહે. કુંભલમેર તા. પાલનપુર PANNO:AKBPM9202B	૪૦			માળી ૧૨૧ મહેરબાનપુર
Confirm					
૧.૦૦૦	મહેન્દ્રભાઈ ભિમાભાઈ મણ્ડેરા મજમુન ૨૦ ટકા રહે. કુંભલમેર તા. પાલનપુર PANNO:AKBPM9202B	૪૦			માળી ૧૨૧ મહેરબાનપુર

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબુલ કરે છે.

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૧ કલ્પેશકુમાર કનૈયાલાલ મોદી
રહે. પાલનપુર તા. પાલનપુર



૨ જગદીશભાઈ ભીખાભાઈ પટેલ
રહે. ગઢ તા. પાલનપુર



તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.



[Signature]

[Signature]

તારીખે ૧૫ માહે જાન્યુઆરી -૨૦૧૬

[Signature]
R.J.RABARI
સબ રજીસ્ટ્રાર
પાલનપુર

બજાર કિંમત નક્કી કરવા અંગેનું
ફોર્મ નં. ૧ રજુ થયેલ છે.

તારીખ : ૧૫/૦૧/૨૦૧૬

[Signature]
R.J.RABARI
સબ રજીસ્ટ્રાર
પાલનપુર

PLP

296

૨૧

૩૦

2016

15/01/2016 4:12:55 pm Version 1.1.2015.26

ઇકમટેક્સ રૂલ્સ ૧૯૬૨ ની જોગવાઈ મુજબ (૧) પાન નં/ઇ.જ.ર. નંબર દર્શાવેલ છે. જેન
ખરાઈ કરવામાં આવેલ છે.

આપનાર નંબર

લેનાર નંબર

સંમતી આપનાર નંબર

તારીખ : ૧૫/૦૧/૨૦૧૬

(R.J.RABARI)

સબ રજીસ્ટ્રાર
પાલનપુર

આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ
અંગેના પ્રમાણિત પુરાવા રજુ કરેલ છે.

તારીખ : ૧૫/૦૧/૨૦૧૬

(R.J.RABARI)

સબ રજીસ્ટ્રાર
પાલનપુર

નોંધણી સર નિરક્ષકશ્રી ગુ.રા.ગાંધીનગર ના તા. ૨૨/૦૫/૨૦૧૫ ના
પરિપત્ર ક્રમાંક: ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪
મુજબ લખી આપનાર નં ૨, ૨
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯
હેઠળની કાર્યવાહી પુરી કરી.

R.J.RABARI

"સબ રજીસ્ટ્રાર"

S.R.O - PALANPUR

PLP

296

3⁰

3⁰

2016

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૧ નંબરની બુકના ૨૯૬

નંબરે નોંધ્યો છે.

તારીખ : ૧૫/૦૧/૨૦૧૬

R.J.RABARI

સબ રજીસ્ટ્રાર
પાલનપુર



મોળે : કસબા તલાટી કચેરી, પાલનપુર

ગા. પો. નમુનો - નં. ૨ ખેતી સિવાય ઉપજનું પાત્રક

અનુ નંબર	જમીનનું વર્ણન સર્વે નંબર	આપેલી જમીનનું લેવકલન પ્લોટ નંબર અને લેવકલન	પટાની જાત અને શરતો	દબજા લંકની રકમ જે કઈ લેવાની હોય તો	દર વરસે વસુલ ભૂત પેતીના : કાર ર ગર ઘટોલેલા આકાર જે હોય તે	પટાની મુદત ક્યાંથી ક્યાં સુધી	મંજૂરીના હુકમનો નંબર અને તારીખ	તાલુકાના નગરના નં. ૩૧ અ અગર નં. ૨ માની નોંધનો અનુ.	પ્રથમ પટે રાખનારનું પૂરું નામ અને સરનામું	શેરો	
૧	૨	૩	૪	૫	૬-અ	૬-બ	૭	૮	૯	૧૦	૧૧
	સેના ૪૭૮ પેટા, ૧ જામરેન ૧૮૧૫	જામરેન, ૨૦૭૪૦૦-૦ રત્નલિંગલ ૧૫૨૪ જામરેન, ૨૨૨૫૬-૩૦ રત્નલિંગ જામરેન ૧૮૧૫	રત્નલિંગ, ૨૦ ૨૧ ૨૨ ૨૩ ૨૪ ૨૫ ૨૬ ૨૭ ૨૮ ૨૯ ૩૦ ૩૧ ૩૨ ૩૩ ૩૪ ૩૫ ૩૬ ૩૭ ૩૮ ૩૯ ૪૦ ૪૧ ૪૨ ૪૩ ૪૪ ૪૫ ૪૬ ૪૭ ૪૮ ૪૯ ૫૦ ૫૧ ૫૨ ૫૩ ૫૪ ૫૫ ૫૬ ૫૭ ૫૮ ૫૯ ૬૦ ૬૧ ૬૨ ૬૩ ૬૪ ૬૫ ૬૬ ૬૭ ૬૮ ૬૯ ૭૦ ૭૧ ૭૨ ૭૩ ૭૪ ૭૫ ૭૬ ૭૭ ૭૮ ૭૯ ૮૦ ૮૧ ૮૨ ૮૩ ૮૪ ૮૫ ૮૬ ૮૭ ૮૮ ૮૯ ૯૦ ૯૧ ૯૨ ૯૩ ૯૪ ૯૫ ૯૬ ૯૭ ૯૮ ૯૯ ૧૦૦ ૧૦૧ ૧૦૨ ૧૦૩ ૧૦૪ ૧૦૫ ૧૦૬ ૧૦૭ ૧૦૮ ૧૦૯ ૧૧૦ ૧૧૧ ૧૧૨ ૧૧૩ ૧૧૪ ૧૧૫ ૧૧૬ ૧૧૭ ૧૧૮ ૧૧૯ ૧૨૦ ૧૨૧ ૧૨૨ ૧૨૩ ૧૨૪ ૧૨૫ ૧૨૬ ૧૨૭ ૧૨૮ ૧૨૯ ૧૩૦ ૧૩૧ ૧૩૨ ૧૩૩ ૧૩૪ ૧૩૫ ૧૩૬ ૧૩૭ ૧૩૮ ૧૩૯ ૧૪૦ ૧૪૧ ૧૪૨ ૧૪૩ ૧૪૪ ૧૪૫ ૧૪૬ ૧૪૭ ૧૪૮ ૧૪૯ ૧૫૦ ૧૫૧ ૧૫૨ ૧૫૩ ૧૫૪ ૧૫૫ ૧૫૬ ૧૫૭ ૧૫૮ ૧૫૯ ૧૬૦ ૧૬૧ ૧૬૨ ૧૬૩ ૧૬૪ ૧૬૫ ૧૬૬ ૧૬૭ ૧૬૮ ૧૬૯ ૧૭૦ ૧૭૧ ૧૭૨ ૧૭૩ ૧૭૪ ૧૭૫ ૧૭૬ ૧૭૭ ૧૭૮ ૧૭૯ ૧૮૦ ૧૮૧ ૧૮૨ ૧૮૩ ૧૮૪ ૧૮૫ ૧૮૬ ૧૮૭ ૧૮૮ ૧૮૯ ૧૯૦ ૧૯૧ ૧૯૨ ૧૯૩ ૧૯૪ ૧૯૫ ૧૯૬ ૧૯૭ ૧૯૮ ૧૯૯ ૨૦૦ ૨૦૧ ૨૦૨ ૨૦૩ ૨૦૪ ૨૦૫ ૨૦૬ ૨૦૭ ૨૦૮ ૨૦૯ ૨૧૦ ૨૧૧ ૨૧૨ ૨૧૩ ૨૧૪ ૨૧૫ ૨૧૬ ૨૧૭ ૨૧૮ ૨૧૯ ૨૨૦ ૨૨૧ ૨૨૨ ૨૨૩ ૨૨૪ ૨૨૫ ૨૨૬ ૨૨૭ ૨૨૮ ૨૨૯ ૨૩૦ ૨૩૧ ૨૩૨ ૨૩૩ ૨૩૪ ૨૩૫ ૨૩૬ ૨૩૭ ૨૩૮ ૨૩૯ ૨૪૦ ૨૪૧ ૨૪૨ ૨૪૩ ૨૪૪ ૨૪૫ ૨૪૬ ૨૪૭ ૨૪૮ ૨૪૯ ૨૫૦ ૨૫૧ ૨૫૨ ૨૫૩ ૨૫૪ ૨૫૫ ૨૫૬ ૨૫૭ ૨૫૮ ૨૫૯ ૨૬૦ ૨૬૧ ૨૬૨ ૨૬૩ ૨૬૪ ૨૬૫ ૨૬૬ ૨૬૭ ૨૬૮ ૨૬૯ ૨૭૦ ૨૭૧ ૨૭૨ ૨૭૩ ૨૭૪ ૨૭૫ ૨૭૬ ૨૭૭ ૨૭૮ ૨૭૯ ૨૮૦ ૨૮૧ ૨૮૨ ૨૮૩ ૨૮૪ ૨૮૫ ૨૮૬ ૨૮૭ ૨૮૮ ૨૮૯ ૨૯૦ ૨૯૧ ૨૯૨ ૨૯૩ ૨૯૪ ૨૯૫ ૨૯૬ ૨૯૭ ૨૯૮ ૨૯૯ ૩૦૦ ૩૦૧ ૩૦૨ ૩૦૩ ૩૦૪ ૩૦૫ ૩૦૬ ૩૦૭ ૩૦૮ ૩૦૯ ૩૧૦ ૩૧૧ ૩૧૨ ૩૧૩ ૩૧૪ ૩૧૫ ૩૧૬ ૩૧૭ ૩૧૮ ૩૧૯ ૩૨૦ ૩૨૧ ૩૨૨ ૩૨૩ ૩૨૪ ૩૨૫ ૩૨૬ ૩૨૭ ૩૨૮ ૩૨૯ ૩૩૦ ૩૩૧ ૩૩૨ ૩૩૩ ૩૩૪ ૩૩૫ ૩૩૬ ૩૩૭ ૩૩૮ ૩૩૯ ૩૪૦ ૩૪૧ ૩૪૨ ૩૪૩ ૩૪૪ ૩૪૫ ૩૪૬ ૩૪૭ ૩૪૮ ૩૪૯ ૩૫૦ ૩૫૧ ૩૫૨ ૩૫૩ ૩૫૪ ૩૫૫ ૩૫૬ ૩૫૭ ૩૫૮ ૩૫૯ ૩૬૦ ૩૬૧ ૩૬૨ ૩૬૩ ૩૬૪ ૩૬૫ ૩૬૬ ૩૬૭ ૩૬૮ ૩૬૯ ૩૭૦ ૩૭૧ ૩૭૨ ૩૭૩ ૩૭૪ ૩૭૫ ૩૭૬ ૩૭૭ ૩૭૮ ૩૭૯ ૩૮૦ ૩૮૧ ૩૮૨ ૩૮૩ ૩૮૪ ૩૮૫ ૩૮૬ ૩૮૭ ૩૮૮ ૩૮૯ ૩૯૦ ૩૯૧ ૩૯૨ ૩૯૩ ૩૯૪ ૩૯૫ ૩૯૬ ૩૯૭ ૩૯૮ ૩૯૯ ૪૦૦ ૪૦૧ ૪૦૨ ૪૦૩ ૪૦૪ ૪૦૫ ૪૦૬ ૪૦૭ ૪૦૮ ૪૦૯ ૪૧૦ ૪૧૧ ૪૧૨ ૪૧૩ ૪૧૪ ૪૧૫ ૪૧૬ ૪૧૭ ૪૧૮ ૪૧૯ ૪૨૦ ૪૨૧ ૪૨૨ ૪૨૩ ૪૨૪ ૪૨૫ ૪૨૬ ૪૨૭ ૪૨૮ ૪૨૯ ૪૩૦ ૪૩૧ ૪૩૨ ૪૩૩ ૪૩૪ ૪૩૫ ૪૩૬ ૪૩૭ ૪૩૮ ૪૩૯ ૪૪૦ ૪૪૧ ૪૪૨ ૪૪૩ ૪૪૪ ૪૪૫ ૪૪૬ ૪૪૭ ૪૪૮ ૪૪૯ ૪૫૦ ૪૫૧ ૪૫૨ ૪૫૩ ૪૫૪ ૪૫૫ ૪૫૬ ૪૫૭ ૪૫૮ ૪૫૯ ૪૬૦ ૪૬૧ ૪૬૨ ૪૬૩ ૪૬૪ ૪૬૫ ૪૬૬ ૪૬૭ ૪૬૮ ૪૬૯ ૪								

00782 Shipman

કોમલ ઉપરથી જાડરીયાત પેરતી ખરી નફલ કરી

तारीख: 27/12/2022

ભાગી / પૃથક 361952



8201 12141 418412

Longitude and Latitude

1. 24.193309, 72.409567
2. 24.192350, 72.410004
3. 24.191724, 72.410084
3. 24.191629, 72.408346
4. 24.192020, 72.408773
5. 24.193300, 72.409565