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NOTARY ALPA R. VYAS AHMEDABAD-CITY. GUJARAT STATE REGD. No. 8584/11 GOVERNMENT OF INDIA

Sr. No.: 918/2023

ALPA R. VYAS
NOTARY
GOVT. OF INDIA

18 JAN 2023

FORM 'B'

(See rule 3 (4))

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr.~~/Ms~~. Rupesh Pravinbhai Shah, ~~promoter /~~duly authorized by the promoter of Hrishiraj Realty LLP – Project Name – "H4" (Name of proposed project), vide ~~its/his/her/~~their authorization dated 13/07/2022.

I, Mr. Rupesh Pravinbhai Shah, promoter/duly authorized by the promoter of Hrishiraj Realty LLP (Name of the proposed project – H4) do hereby solemnly declare, undertake and state as under that;

1. ~~I/~~we have a legal title to the land on which the development of "H4" (Name of the proposed project) is proposed;

   OR

   ~~____________ have/has a legal title to the land on which the development of ____________ (Name of the proposed project) is to be carried out;;~~

   AND

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

2. ~~the said land is free from all encumbrances.~~

   ~~OR~~

   details of encumbrances in favour of Shreeram Housing Finance Limited, for Rs. 5,00,00,000/- vide registered mortgage deed executed on 30/11/2022 registered vide serial No. 19069/2022 documents as per exhibit for the purpose of project finance including details of any rights, title, interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 31 December 2024.

4. seventy per cent of the amounts realised by ~~me/~~us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

INDIA STAMP DUTY SPECIAL ADHESIVE GUJARAT 18.1.2023 4866 2027090

5. the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. ~~I~~/we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. ~~I~~/we shall take all the pending approvals on time, from the competent authorities.
9. ~~I~~/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Verification

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

Verify by me at Ahmedabad on this 18 JAN 2023 day of ____________

Deponent

NOTARY ALPA R. VYAS AHMEDABAD-CITY. GUJARAT STATE REGD. No. 8584 / 11 GOVERNMENT OF INDIA

Notary's Stamp

SIGNED BEFORE ME
ALPA R. VYAS
NOTARY
GOVT. OF INDIA

18 JAN 2023

NOTARY ALPA R. VYAS AHMEDABAD CITY GUJARAT STATE REGD. No 8584/11 GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFH4038D

नाम / Name
HRISHIRAJ REALTY LLP

04112021

निगमन / गठन की तारीख
Date of Incorporation / Formation
26/10/2021

NOTARY
ALPA R. VYAS
AHMEDABAD-CITY.
GUJARAT STATE
REGD. No. 8584 / 11
GOVERNMENT OF INDIA

भारत सरकार

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ
Unique Identification Authority of India

નોંધણીની ઓળખ / Enrollment No. : 0633/48015/74156

To
Rupesh Pravinbhai Shah
રૂપેશ પ્રવિણભાઈ શાહ
402 H 1 - Unique Park,
Opp. Isro,
Satellite,
VTC: Ahmadabad City, PO: Manekbag,
Sub District: Ahmedabad City, District: Ahmedabad,
State: Gujarat, PIN Code: 380015,
Mobile: 9825119967

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NOTARY
ALPA R. VYAS
AHMEDABAD-CITY.
GUJARAT STATE
REGD. No. 8584 / 11
GOVERNMENT OF INDIA

આપનો આધાર નંબર / Your Aadhaar No. :

7510 0095 6935

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India
આધાર

Issue Date: 13/12/2011

રૂપેશ પ્રવિણભાઈ શાહ
Rupesh Pravinbhai Shah
જન્મ તારીખ / DOB: 21/08/1974
પુરૂષ / Male

7510 0095 6935

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

માહિતી

- આધાર ઓળખનો પુરાવો છે, નાગરિકતાનો નથી.
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઑફલાઈન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.

INFORMATION

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

NOTARY
ALPA R. VYAS
AHMEDABAD-CITY.
GUJARAT STATE
REGD. No. 8584 / 11
GOVERNMENT OF INDIA

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર આપને સરકારી અને બિન સરકારી વિવિધ સેવાઓ સરળતાથી મેળવવામાં મદદરૂપ થાય છે.
- આધારમાં તમારો મોબાઇલ નંબર અને ઈમેલ આઈડી અદ્યતન રાખો.
- તમારા સ્માર્ટફોનમાં આધાર રાખો - **mAadhaar** એપ્લીકેશનનો ઉપયોગ કરો.
- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar** App.

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ
Unique Identification Authority of India

Print Date: 07/06/2021

સરનામું: 402 એચ 1 - યુનીક પાર્ક, ઇસરો ની સામે, સેટેલાઇટ, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત, 380015

Address: 402 H 1 - Unique Park, Opp. Isro, Satellite, Ahmadabad City, Ahmedabad, Gujarat, 380015

7510 0095 6935

1947 help@uidai.gov.in www.uidai.gov.in

ADVOCATE
VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.
ADVOCATE

425-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Tele. : 079-3511 2667, (O) : 87806 48943
Mob. : 989850 5683
Email : chaugule_vijay@yahoo.co.in

ENCUMBRANCE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Final Plot No. 238 of T.P. Scheme No. 20 (Gulbai Tekra) admeasuring 737 sq.mts. of Mouje Kocharab and same is covered within the limit of City Survey Ahmedabad-1 Ward Gulbai Tekra and City Survey No. 839 was given in lieu thereof and area thereof fixed to the extent of 737 sq.mts. of Sabarmati Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) more particularly described in the Schedule hereunder written belonging to **"HRISHIRAJ REALTY LLP"**, a partnership firm of Ahmedabad having its office at : 501, Hrishikesh Building, Gulbai Tekra, Ahmedabad.

THIS IS TO CERTIFY THAT "HRISHIRAJ REALTY LLP", a partnership firm of Ahmedabad having its office at : 501, Hrishikesh Building, Gulbai Tekra, Ahmedabad (hereinafter called the "Promoter") is owned and possessed the Freehold Non-Agricultural Land bearing Final Plot No. 238 of T.P. Scheme No. 20 (Gulbai Tekra) admeasuring 737 sq.mts. of Mouje Kocharab and same is covered within the limit of City Survey Ahmedabad-1 Ward Gulbai Tekra and City Survey No. 839 was given in lieu thereof and area thereof fixed to the extent of 737 sq.mts. of Sabarmati Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter started to construct residential project namely **"H4"** on the said Project land and same will be register u/s 3 of the Real Estate (Regulation and Development) Act, 2016.

VIJAY Y. CHAUGULE & CO. ADVOCATES AHMEDABAD

As per registered Mortgage Deed executed on 30/11/2022 registered vide serial No 19069 on same day in the office of Sub-Registrar of Ahmedabad-4(Paldi), said Promoter has inter alia mortgaged the said Project Land on which Project **"H4"** is being constructed togetherwith all construction thereon both present and future, alongwith undivided and underlying proportionate share of land and all rights appurtenant thereto togetherwith all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of Shri Ram Housing Finance Limited for Rs.5,00,00,000/- (In word Rupees Five Crores Only).

That after taking necessary searches of the Revenue Records maintained by the District Registrar of Ahmedabad – 1 (City) from 1990 to 1994 and Sub-Registrar of Ahmedabad- 4 (Paldi) from 1994 to 12/01/2023, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land except Registered Mortgage Charge of Shri Ram Housing Finance Limited of Rs.5,00,00,000/- (In word Rupees Five Crores Only) under and virtue of registered Mortgage Deed No. 19069, dated 30/11/2022.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural Land bearing Final Plot No. 238 of T.P. Scheme No. 20 (Gulbai Tekra) admeasuring 737 sq.mts. of Mouje Kocharab and same is covered within the limit of City Survey Ahmedabad-1 Ward Gulbai Tekra and City Survey No. 839 was given in lieu thereof and area thereof fixed to the extent of 737 sq.mts. of Sabarmati

VIJAY Y. CHAUGULE & CO. ADVOCATES AHMEDABAD

ADVOCATE

VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.
ADVOCATE

425-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Tele. : 079-3511 2667, (O) : 87806 48943
Mob. : 989850 5683
Email : chaugule_vijay@yahoo.co.in

Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and the same is bounded as follows :

On or towards the North	:	By City Survey No. 835
On or towards the South	:	By T.P. Road
On or towards the East	:	By City Survey No. 760 and 762
On or towards the West	:	By Sheet No. 7

PLACE : AHMEDABAD

DATE : 30/01/2023

BCG Enrollment No. : G/1214/2006

VIJAY Y. CHAUGULE & CO. ADVOCATES AHMEDABAD

For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	મોર્ગેજ રૂ.50000000.00	સીટી સર્વે નં-1448 એફ.પી. નં-306 પૈકી આશરે 842 ચો.મી (પ્લાન સબ પ્લોટ નં-4 આશરે 841.98 ચો.મી) ટી.પી.સ્કીમ નં-20, એચ-3 ઓલ 18 ફ્લેટ આશરે ના 1505.42 ચો.મી. વાળી મિલકત,			HRISHIRAJ REALTY LLP HRISHIKESH VENTURES LLP	SHRIRAM HOUSING FINANCE LTD ની અધિકૃત વ્યક્તિ SHRIRAM HOUSING FINANCE LTD THROUGH ITS AUTHORIZED SIGNATORY KEYUR HEMANT JOSHI	30/11/2022 30/11/2022	19069	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. **20221202256598895** Date. **02-12-2022** થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

Maheshbhai ની તારીખ 02/12/2022 ના રોજની

અરજી નંબર : 8012022045989

તારીખ : 02/12/2022

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-4 Paldi
Date: 02-12-2022 11:53:05 IST
AHMEDABAD ,GUJARAT

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

પ્રિન્ટ તારીખ : 12/2/2022 11:52:54 AM

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	મોર્ગેજ રૂ.50000000.00	સીટી સર્વે નં-1448 એફ.પી. નં-306 પૈકી આશરે 842 ચો.મી (પ્લાન સબ પ્લોટ નં-4 આશરે 841.98 ચો.મી) ટી.પી.સ્કીમ નં-20, એચ-3 ઓલ 18 ફ્લેટ આશરે ના 1505.42 ચો.મી. વાળી મિલકત,			HRISHIRAJ REALTY LLP HRISHIKESH VENTURES LLP	SHRIRAM HOUSING FINANCE LTD ની અધિકૃત વ્યક્તિ SHRIRAM HOUSING FINANCE LTD THROUGH ITS AUTHORIZED SIGNATORY KEYUR HEMANT JOSHI	30/11/2022 30/11/2022	19069	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20221202256598895 Date. 02-12-2022 થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

Maheshbhai ની તારીખ 02/12/2022 ના રોજની

અરજી નંબર : 8012022045989

તારીખ : 02/12/2022

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-4 Paldi
Date: 02-12-2022 11:53:05 IST
AHMEDABAD ,GUJARAT

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

પ્રિન્ટ તારીખ : 12/2/2022 11:52:54 AM

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	મોર્ગેજ રૂ.50000000.00	સીટી સર્વે નં-1448 એફ.પી. નં-306 પૈકી આશરે 842 ચો.મી (પ્લાન સબ પ્લોટ નં-4 આશરે 841.98 ચો.મી) ટી.પી.સ્કીમ નં-20, એચ-3 ઓલ 18 ફ્લેટ આશરે ના 1505.42 ચો.મી. વાળી મિલકત,			HRISHIRAJ REALTY LLP HRISHIKESH VENTURES LLP	SHRIRAM HOUSING FINANCE LTD ની અધિકૃત વ્યક્તિ SHRIRAM HOUSING FINANCE LTD THROUGH ITS AUTHORIZED SIGNATORY KEYUR HEMANT JOSHI	30/11/2022 30/11/2022	19069	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. **202212022565988 95** Date. **02-12-2022** થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

Maheshbhai ની તારીખ 02/12/2022 ના રોજની

અરજી નંબર : 8012022045989

તારીખ : 02/12/2022

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-4 Paldi
Date: 02-12-2022 11:53:05 IST
AHMEDABAD ,GUJARAT

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

પ્રિન્ટ તારીખ : 12/2/2022 11:52:54 AM

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	મોર્ગેજ રૂ.50000000.00	સીટી સર્વે નં-1448 એફ.પી. નં-306 પૈકી આશરે 842 ચો.મી (પ્લાન સબ પ્લોટ નં-4 આશરે 841.98 ચો.મી) ટી.પી.સ્કીમ નં-20, એચ-3 ઓલ 18 ફ્લેટ આશરે ના 1505.42 ચો.મી. વાળી મિલકત,			HRISHIRAJ REALTY LLP HRISHIKESH VENTURES LLP	SHRIRAM HOUSING FINANCE LTD ની અધિકૃત વ્યક્તિ SHRIRAM HOUSING FINANCE LTD THROUGH ITS AUTHORIZED SIGNATORY KEYUR HEMANT JOSHI	30/11/2022 30/11/2022	19069	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. **20221202256598895** Date. **02-12-2022** થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

Maheshbhai ની તારીખ 02/12/2022 ના રોજની

અરજી નંબર : 8012022045989

તારીખ : 02/12/2022

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-4 Paldi
Date: 02-12-2022 11:53:05 IST
AHMEDABAD ,GUJARAT

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

પ્રિન્ટ તારીખ : 12/2/2022 11:52:54 AM

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Received
[illegible] [illegible].

9328260100.

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[illegible]	☐	B.U./પ્લાન	☐
ID/PAN	☑	ટેક્ષ બીલ	☐
ઓથોરીટી	☐	પેઢી નામુ	☐
સોગંદ નામુ	☐	P.O.A.	☐
ઇન્ડેક્ષ-2	☑	પ્રો.કાર્ડ/7-12	☐

SCAN OK
PALDI-4

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

પહોંચ નંબર	202200400042160	દસ્તાવેજ નંબર	19069	દસ્તાવેજ વર્ષ	2022
તારીખ	30	માહે	નવેમ્બર	સને	2022

દસ્તાવેજનો પ્રકાર Mortgage(Mortgage Deed Without Possession) અવેજ 50000000.00

રજુ કરનારનું નામ HRISHIRAJ REALTY LLP

ટ્રાન્જેક્સન નંબર 20221122541814394

નીચે પ્રમાણે ફી પહોંચી	રૂ. પૈસા
રજીસ્ટ્રેશન ફી	5000.00
નકલ કરવા ની ફી સાઈડ / ફોલીયો	1500.00
શેરોની નકલ કરવા માટે ફી	
ટપાલ ખર્ચ	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)	
શોધ અગર તપાસણી	
દંડ કલમ-૨૫	
કલમ-૩૪ (કલમ-૫૭)	
નકલ ફી ફોલીયો	
ઈન્ડેક્ષ-૨ ફી	
અન્ય ફી	
કુલ એકંદરે રૂ.	6500.00

અંકે રૂપીયા છ હજાર પાંચ સો પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

અગર Authority Name :HRISHIKESH ને આપશો

રજુ કરનારની સહી

અસલ લેખ પરત કરેલ છે.

Dipakkumar Girdharbhai Patel
સબ રજીસ્ટ્રાર
અમદાવાદ-૪ પાલડી

ઓરિજનલ મળેલ છે.
શ્રીમન હરિમંગ્ગા દીવાળકા વતી.

IGR-NIC(G) -2240472504297869258 (W) 11/30/2022 17:10:54

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

Application No (અરજી નંબર)	20221100477879	Printed On (પ્રિંટ કર્યા તારીખ)	22/11/2022 19:47:12

Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20221122541814394	Registration Fee (0030-03-104-00)	6500.00	57000013551003022112275635	22-11-2022	SBIEPAY
Page Fee (પેજ ફી)	(75) 1500	**Other (અન્ય)**	0	**Postage (પોસ્ટેજ)**	0.00
Registration Fee (નોંધણી ફી)	5000.00	**Fee Exemption (ફી માફી?)**	No	અવેજ ની રકમ	50000000.00
Total Amount (કુલ રકમ)	6500.00	**In Words (શબ્દોમાં)**	Rupees Six Thousand Five Hundred Only		

Payee Details (નાણા ભરનારની વિગત)

Name (નામ)	HRISHIRAJ REALTY LLP	Office District (કચેરીનો જિલ્લો)	AHMEDABAD
Address (સરનામુ)		Office Name (કચેરીનું નામ)	S.R.O - Ahmedabad-4 Paldi
Mobile (મોબાઇલ નંબર)	9328260100	E-Mail (ઈ-મેલ)	hrishikeshenterprise@gmail.com 19069
PAN (પાન નંબર)		Year (વર્ષ)	2022-2023 One time

Property Details (મિલ્કતની વિગત)	T.P.S.NO-20 , F.P.NO-238 ADMEASURING OF AREA-737 SQ.MTRS CITI SURVEY NO-839 AREA-737 SQ.MTRS MOUJE-KOCHRAB,TA.SABARMATI,DIST-AHMEDABAD. 30 NOV 2022
Remarks (ટીપ્પણી)	AHD-4 PALDI 19069 / 77 2022 19069/2022

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

સબ-રજીસ્ટ્રાર
અમદાવાદ-૪ (પાલડી)

SHRIRAM HOUSING FINANCE LTD. AHMEDABAD

THE SEAL OF THE SUB-REGISTRAR OF AHMEDABAD-4 (PALDI)

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 1958ની કલમ 52 અનુસાર ઈ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના 6 મહિના સુધીની છે.
૩) ઈ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.

e-Challan

Superintendent of Stamps and Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)	20221100477879	Printed On (પ્રિંટ કર્યા તારીખ)	01/12/2022 10:51:38

Transaction No (ટ્રાંઝેકશન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
0221201523241912	Deficit Fee (0030-03-104-00)	200.00	57000013551003001122210991	01-12-2022	SBIEPAY
Page Fee (પેજ ફી)	(10) 200	Other (અન્ય)	0.00	Memo fee	0.00
Deficit Reg. Fee (ડેફિસિટ નોંધણી ફી)	0.00				
Total Amount (કુલ રકમ)	200.00	In Words (શબ્દોમાં)	Rupees Two Hundred Only		

Payee Details (નાણા ભરનારની વિગત)

Name (નામ)	HRISHIRAJ REALTY LLP	Office District (કચેરીનો જિલ્લો)	AHMEDABAD
Address (સરનામુ)		Office Name (કચેરીનું નામ)	S.R.O - Ahmedabad-4 Paldi
Mobile (મોબાઇલ નંબર)	9328260100	E-Mail (ઈ-મેલ)	hrishikeshenterprise@gmail.com
PAN (પાન નંબર)		Year (વર્ષ)	2022-2023 One time

Document Number-Year	19069-2022
Property Details (મિલ્કતની વિગત)	T.P.S.NO-20 , F.P.NO-238 ADMEASURING OF AREA-737 SQ.MTRS CITI SURVEY NO-839 AREA-737 SQ.MTRS , MOUJE-KOCHRAB,TA.SABARMATI,DIST-AHMEDABAD.,
Remarks (ટીપ્પણી)	

19069

AHD-4 PALDI
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2022

19069 / 2022

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 1958ની કલમ 52 અનુસાર ઈ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના 6 મહિના સુધીની છે.
3) ઈ-ચલણમાં છેડછાડ કરવી કે ખોટ ચલણ બનાવવું ફોજદારી ગુનો બને છે

AHD-4 PALDI

19069 / 2 / 77

SERIAL No. 63582 DATE :- 23-11-2022
NAME OF THE PURCHASER:- Hrishiraj Realty LLP
ADDRESS:- Gulbai Tekra, A'bad.
VALUE Rs. : 175000/-
LICENCE No.GUJ/SOS/AUTH/AV/29/2005
NUTAN NAGARIK SAHAKARI BANK LTD.
Opp. Samartheshwar Mahadev, Law Garden Ellisbridge, Ahmedabad-380006

SUPPLEMENTAL MORTGAGE DEED

2022

THIS SUPPLEMENTAL MORTGAGE DEED is executed at Ahmedabad on 30/11/2022.

By

M/s. Hrishiraj Realty LLP, a Limited Liability Partnership having its office at 501, Hrishikesh, Off C G Road, Vasant Baug, Gulbai Tekra, Ahmedabad, Gujarat - 380006, represented by its Partners Mr. Raj Shitalbhai Shah (hereinafter referred to as the **"Mortgagor-1"**)

M/s Hrishikesh Ventures LLP, a Limited Liability Partnership having its office at 501, Hrishikesh, Vasant Baug, OPP Water Tank Gulbai Tekra Elisbridge, Ahmedabad represented by its Partners Mr. Rupesh Aravinbhai Shah (hereinafter referred to as the **"Mortgagor-2"**)

hereinafter referred to as the **"Mortgagor"** which term shall mean and include wherever the context so requires or permits its/his/her heirs, legal representatives, executors, administrators, nominees and assigns of the **First Part**;

Mortgagor hereinafter collectively and individually referred to as "Mortgagor". Borrower and Co-Borrower hereinafter collectively and individually referred to as "Borrower".

TO AND IN FAVOUR OF

SHRIRAM HOUSING FINANCE LTD., a Housing Finance Company registered with National Housing Bank, incorporated under the laws of India, having its Registered Office at No. 123, Angappa Naicken Street, Chennai – 600 001, hereinafter referred to as the **"Mortgagee"** which term shall mean and include wherever the context so requires or permits its executors, and permitted assigns of the **Other Part**;

The Mortgagor and the Mortgagee are hereinafter collectively referred to as "Parties" and individually as "Party".

Whereas,

1. The Borrower has pursuant to Loan Agreements dated **24/07/2021** ("Loan Agreement") executed among, inter alia, the Borrower and Shriram Housing Finance Limited ("the Lender"), agreed to avail a rupee facility to an extent of **Rs. 8,00,00,000/-** (hereinafter called "Loan") on the terms and conditions set out in the Loan Agreement;

2. As on the date hereof, the Mortgagors legally and beneficially owns the Mortgaged Properties;

3. One of the conditions of the Loan as per the Loan Agreement is that the Mortgagors shall provide security interest by way of mortgage over the Mortgaged Properties and thereby executed Simple Mortgage dated **19/08/2021** registered as document no. **10837-2021** in the office of **AHD-4-PALDI** SRO, ("Principal Deed") and all the properties being immovable properties situated at land bearing city survey no 1448 admeasuring 842. Sq mtrs allotted in lieu of F.P No. 306 paiki 8 admeasuring 842. Sq mtrs (as per plan Sub Plot No.4 admeasuring 841.98 sq. meters) of TO scheme No 20, Mouje Village Kochrab, Taluka Sabarmati, District, Ahmedabad and Registration Sub District Ahmedabad -4 (Paldi). (hereinafter called "Existing Mortgaged Property" and detailed in Schedule – A for due repayment by the Borrower to Mortgagee of the outstanding balance in the above mentioned Loan Agreement dated **24/07/2021** with interest, additional interest, compound interest, premia on pre-payment, costs, charges, expenses and all other monies payable by the Borrower to Mortgagee under the Loan Agreement.

4. The Borrower has further requested the Lender to grant additional loan of **Rs. 5,00,00,000/- (Rupees Five Crores Only)** for reimbursement of cost incurred in project **"H4"** on the land admeasuring CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi].

NUTAN NAGARIK SAHAKARI BANK LTD.
LAW GARDEN BRANCH,
AHMEDABAD.
GUJ/SOS/AUTH/AV/29/2005

भारत INDIA
STAMP DUTY 00000
Rs. 0175000 23.11.2022
SPECIAL ADHESIVE
363095 GUJRAT
Zero*One*Seven*Five*Zero*Zero*Zero
3012 2318017

For M/s. Hrishiraj Realty LLP	For M/s. Hrishikesh Ventures LLP	For Shriram Housing Finance Limited
FOR, HRISHIRAJ REALTY LLP	FOR, HRISHIKESH VENTURES LLP	
DESIGNATED PARTNER	DESIGNATED PARTNER	
Authorized Partner	Authorized Partner	Authorized Signatory

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5. The Lender and the Borrower have executed a loan agreement dated **10/11/2022** ("Additional Loan Agreement"), whereby the Borrower agreed to avail a rupee facility to an extent of **Rs. 5,00,00,000/-** ("Additional Loan") from the Lender, on the terms and conditions set out in the Additional Loan Agreement.

6. One of the condition stipulated by Mortgagee for further granting of Additional Loan to the Borrower is that the said Additional Loan shall be secured, inter-alia, by the extension of mortgage on the Existing Mortgaged Properties (mentioned in Schedule A) which has already been charged / mortgaged to the Mortgagee herein and creation of the additional charge/mortgage on the Additional Property mentioned in Schedule B (hereinafter referred to as the "Additional Mortgaged Property").

The Mortgagee has now called upon the Mortgagors and has requested the Mortgagor to execute these presents and create a mortgage in favour of the Mortgagee, which the Mortgagor has agreed to do in the manner hereinafter appearing.

NOW IN CONSIDERATION OF THE ABOVE THIS SUPPLEMENTAL DEED WITNESSED AS FOLLOWS:

1. The Mortgagor hereby creates a charge / mortgage over the Mortgaged Property set out in Schedule A and over the Additional Mortgaged Property set out in Schedule B herein in favour of the Mortgagee on the same terms as set out in the Principal Deed to secure repayment of the (a) Loan of **Rs. 8,00,00,000/- (Rupees Eight Crores only)** and the (b) Additional Loan of **Rs. 5,00,00,000/- (Rupees Five Crores Only)** together with interest additional interest, compound interest, penal interest, premia on pre-payment, costs, charges, expenses and all other monies payable by the Borrower to the mortgagee in terms of the Loan Agreement and the Additional Loan Agreement.

2. The Mortgagor hereby also agrees that the charge/mortgage created on the Mortgaged Properties (more particularly described in schedule A written), by Principal Deed shall further extend to secure repayment of the Additional Loan of **Rs. 5,00,00,000/- (Rupees Five Crores Only)** together with interest additional interest, compound interest, penal interest, premia on pre-payment, costs, charges, expenses and all other monies payable by the borrower(s) to the mortgagee in terms of the Additional Loan Agreement.

3. The Mortgagor hereby further declares that save and except the above modification, all the other terms and conditions as contained in the Principal Deed shall continue to apply and subsist in respect of the Secured Obligations and the Additional Loan. It is hereby agreed that the figures of limits, aggregate limit and loan facilities as narrated in the Principal Deed and Schedule of the Principal deed Dated **30/10/2021** shall stand revised as stated above. All the terms and conditions as per the Principal Deed in respect of the Existing Mortgaged Property shall also apply to the Additional Mortgaged Property.

4. This Deed shall be supplemental to the Principal Deed and shall always be read in conjunction with Loan Agreement Dated **24/07/2021** along with Additional Loan Agreement dated **10/11/2022** and Principal Deed Dated **30/10/2021** registered as document no. **10837-2021** in the office of **AHD-4-PALDI** SRO.

5. The Mortgagor hereby further declares that save and except the terms and conditions hereinafter specified for the above in this supplemental deed, all the other terms and conditions as contained in the Principal Deed shall remain unchanged and shall continue to be applicable to the said extension of mortgage by Mortgagee and be binding on the Mortgagor(s) in addition to the contents of this supplemental deed.

6. The Mortgagor acknowledges that in case of default by the Borrower, the Mortgagee shall have the right to sell the Existing Mortgaged Property without the intervention of the Court within the meaning of Section 69 of the Transfer of Property Act, 1882.

In Witness Whereof the Mortgagor(s) has set his respective hand/s on the dated and at the place hereunder written

For M/s. Hrishiraj Realty LLP	For M/s. Hrishikesh Ventures LLP	For Shriram Housing Finance Limited
R, HRISHIRAJ REALTY LLP	FOR, HRISHIKESH VENTURES LLP	
DESIGNATED PARTNER	DESIGNATED PARTNER	
Authorized Partner	Authorized Partner	Authorized Signatory

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Schedule I
Details of "Project Land"

- All that Piece and parcel of Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi].

Schedule II
Details of "H4"

- "H4" situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]

SUB-REGISTRAR OF AHMEDABAD-4 (PALDI)

Schedule III
Part A
Details of "Mortgaged Property"

- All that piece and parcel of Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi].

- Residential project under the name "H4" situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi].

- 20 Units admeasuring RERA Carpet Area 18,102 Sq. Ft. situated in the Project "H4" situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi].

- Entire development rights of the Borrower (developer) in the Project "H4" situated at Non-Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi].

List of sold Units / Flats in the Project "H4" (As on 31-Oct-2022)

Sr. No.	Flat No.	Flat Type	Carpet Area (sq. ft.)	Name Of Customer	Agreement Value (Rs.)	Amount Received (Rs.)	Balance Receivable (Rs.)	Booking Date
1	401	3 BHK	948.74	Mrunal M Shah /Gargi Mrunal Shah	98,05,000	18,00,000	80,05,000	26-09-2022
2	501	3 BHK	948.74	Himanshu D Maniar	98,05,000	18,00,000	80,05,000	28-09-2022
			1,897.48		**1,96,10,000**	**36,00,000**	**1,60,10,000**	

List of Unsold Units / Flats in the Project "H4" (As on 31-Oct-2022)

Sr. No.	Flat No.	Type	Flat Type	RERA Carpet Area (in Sq. Mts.)	Carpet Area (in sq. ft.)
1	101	Residential	3 BHK	88.14	949
2	102	Residential	3 BHK	87.27	939
3	103	Residential	3 BHK	83.84	902
4	104	Residential	3 BHK	77.09	830
5	201	Residential	3 BHK	88.14	949
6	202	Residential	3 BHK	87.27	939
7	203	Residential	3 BHK	83.84	902
8	204	Residential	3 BHK	77.09	830

For M/s. Hrishiraj Realty LLP
FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER
Authorized Partner

For M/s. Hrishikesh Ventures LLP
FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER
Authorized Partner

For Shriram Housing Finance Limited
SHRIRAM HOUSING
Authorized Signatory

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		Guarantor – Nil
6.	Names and address of Mortgagors	**Mortgagors** 1. Name: M/s Hrishiraj Realty LLP Address: 501, Hrishikesh, Off C G Road, Vasant Baug, Gulbai Tekra, Ahmedabad, Gujarat – 380006 PAN: AAOFH4038D Nature of Business: Real estate construction & development 2. Name: M/s Hrishikesh Ventures LLP Address: 501, Hrishikesh, Vasant Baug, OPP Water Tank Gulbai Tekra Elisbridge, Ahmedabad PAN: AANFH7259P Business: Real Estate construction and development
7.	Name & address of Consenting Party/ies	Nil
8.	Term Loan Amount	Term Loan of Rs 5.00 Cr. (TL-2)
9.	Sanction letter details (no. & date)	**Ref. No.** SHFL/CF/2022-23/26 **dated** 03/11/2022
10.	Loan agreement Date	10/11/2022
11.	Lender's branch office address	403/404, 4th Floor, 3rd Eye, C G Road, Ahmedabad – 380 009
12.	Details of Existing Loan to cross link and cross collateralized with Term Loan 2	Term Loan (TL-1) of Rs 8.00 Cr.

IN WITNESS WHEREOF the Mortgagor, the Confirming Party and the Mortgagee have caused these presents and the counter-parts hereof to be executed by themselves or by its duly constituted attorneys the day and year first hereinabove written.

Signed and delivered for and on behalf of the Mortgagor above named
For M/s Hrishiraj Realty LLP

FOR, HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

Signature : FOR, HRISHIRAJ REALTY LLP DESIGNATED PARTNER
Designation : Authorized Partner

M/s Hrishikesh Ventures LLP
FOR, HRISHIKESH VENTURES LLP

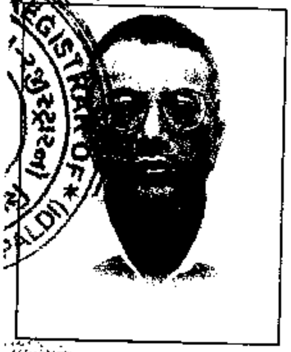
DESIGNATED PARTNER

Signature FOR, HRISHIKESH VENTURES LLP DESIGNATED PARTNER
Designation Authorized Partner

For M/s. Hrishiraj Realty LLP	For M/s. Hrishikesh Ventures LLP	For Shriram Housing Finance Limited
FOR, HRISHIRAJ REALTY LLP DESIGNATED PARTNER	FOR, HRISHIKESH VENTURES LLP DESIGNATED PARTNER	
Authorized Partner	Authorized Partner	Authorized Signatory

Signed and delivered for and on behalf of the Lender above named
For Shriram Housing Finance Ltd.

Signature :
Designation : Authorized Signatory



Witnessed by:
Name: Vasoya Mahesh L.
Address: B105 Manharnagar-1
A'bad
Signature

Witnessed by:
Name: Priyash Joshi
Address: 7. Hurbhole Appts
Ahmedabad
Signature

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For M/s. Hrishiraj Realty LLP
FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER
Authorized Partner

For M/s. Hrishikesh Ventures LLP
FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER
Authorized Partner

For Shriram Housing Finance Limited
Authorized Signatory

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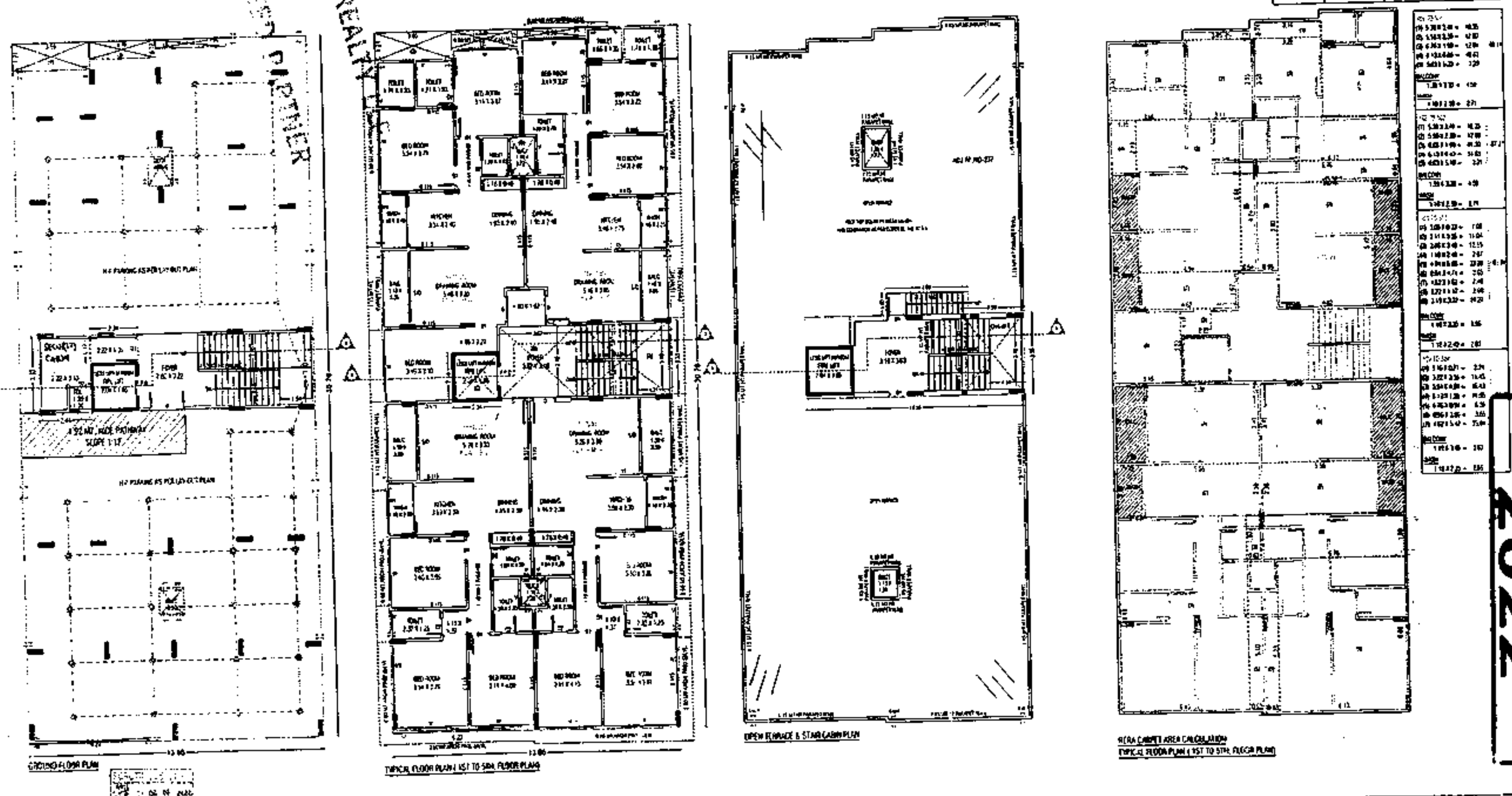


AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	BUILT UP AREA
1ST BASEMENT	[illegible]		—	—	[illegible]
GROUND	[illegible]				[illegible]
1ST FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2ND FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3RD FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5TH FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
STAIR CABIN	—		—	—	[illegible]
[illegible]	—		—	—	[illegible]
TOTAL	—	20	[illegible]	[illegible]	[illegible]

RERA CARPET AREA CAL

FLOOR	RESI. UNIT NO	AREA	BALC.	[illegible]
1ST. TO 5TH FL	[illegible] TO 501	[illegible]	[illegible]	[illegible]
	102 TO 502	[illegible]	[illegible]	[illegible]
	103 TO 503	[illegible]	[illegible]	[illegible]
	104 TO 504	[illegible]	[illegible]	[illegible]

SCHEDULE OF OPENING
DOOR
D = 1.12 X 2.10
D1= 0.90 X 2.10
D2= 0.75 X 2.10
F.P.D= 1.00 X 2.10
WINDOWS
W = 2.22 X 1.20
W1= 2.00 X 1.20
W2= 0.90 X 1.20

R.C.C STAIR DETAIL
WIDTH = 1.14 MT.
TREAD = 0.27 MT.
RISER = 0.16 MT.

COLOUR NOTE -
PLOT BOUNDARY
PROPOSED WORK
PROPOSED DRAINAGE

AKASH SNEHAL SHAH
22/A, [illegible] PARK SOCIETY,
OPP. [illegible] SCHOOL, PALDI
AHMEDABAD - 380007.
CLERK OF WORKS

S.O.R
LICENSE NO : [illegible]

AKASH SNEHAL SHAH
22/A, [illegible] PARK SOCIETY,
OPP. R.C. PATEL SCHOOL, PALDI.
AHMEDABAD - 380007
ENGINEER.

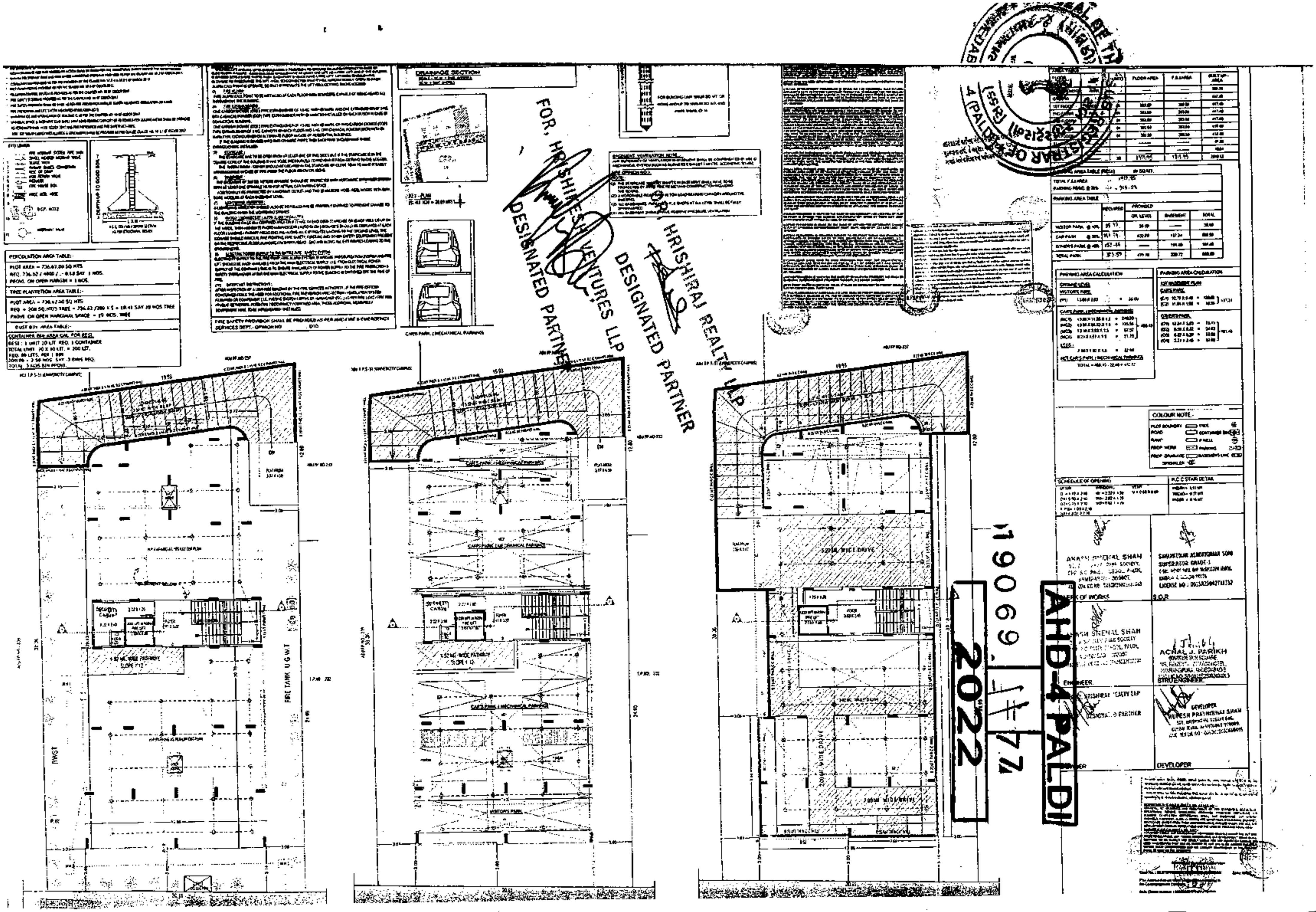
ACHAL J. PARIKH
STRU.ENGINEER.

FOR [illegible] REALTY LLP
DESIGNATED PARTNER

DEVELOPER
RUPESH PRAVINBHAI SHAH
DEVELOPER

AUTHORITY.

FOR, HRISHIRAJ REALTY
PARTNER


DRAINAGE SECTION
PERCOLATION AREA TABLE:-
PLOT AREA = 736.67.00 SQ MTS
REQ. 736.62 / 4000 / .- 0.18 SAY 1 NOS.
PROVI. ON OPEN MARGIN = 1 NOS.
TREE PLANTATION AREA TABLE:-
PLOT AREA = 736.67.00 SQ MTS
REQ = 200 SQ.MT/3 TREE = 736.62 /200 X 5 = 18.41 SAY 19 NOS TREE
PROVI. ON OPEN MARGINAL SPACE = 19 NOS. TREE
DUST BIN AREA TABLE:-
CONTAINER BIN AREA CAL. FOR RESI.
RESI : 1 UNIT 10 LIT REQ. 1 CONTAINER
TOTAL UNIT 20 X 10 LIT. = 200 LIT.
REQ. 80 LITS. PER 1 BIN
200/80 = 2.50 NOS SAY 3 BINS REQ.
TOTAL 3 NOS BIN PROVI.
FIRE SAFETY PROVISION SHALL BE PROVIDED AS PER AMC FIRE & EMERGENCY SERVICES DEPT. OPINION NO. D10
CARS PARK (MECHANICAL PARKING)
FIRE TANK U.G.W.T
COLOUR NOTE
SCHEDULE OF OPENING
R.C.C STAIR DETAIL
AKASH SNEHAL SHAH
CLERK OF WORKS
SHAILESHKUMAR ASHOKKUMAR SONI
SUPERVISOR GRADE-1
S.O.R
ENGINEER
ACHAL J. PARIKH
STRU.ENGINEER
HRISHIRAJ REALTY LLP
DESIGNATED PARTNER
OWNER
DEVELOPER
RUPESH PRAVINBHAI SHAH
DEVELOPER
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FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER
FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER
SUB REGISTRAR OF ... 4 (PALDI)

HRIRAM
HOUSING FINANCE

+91-22-42410400
contact@shriramhousing.in
shriramhousing.in

Addendum to Sanction Letter

Date: 18th November 2022

Kind Attention: Mr. Rupesh Pravinbhai Shah

M/s. Hrishiraj Realty LLP [Borrower]
Registered Address: 501, HRISHIKESH, 501, HRISHIKESH, OFF C G ROAD, VASANT BAUG, GULBAI TEKRA, Ahmedabad, Gujarat-380006

M/s. Hrishikesh Ventures LLP **[Co-Borrower]**
Mr.Rupesh Pravinbhai Shah **[Co-Borrower]**
Mr.Raj Shitalbhai Shah **[Co-Borrower]**
Mr.Turakhia Darshan Jignesh **[Co-Borrower]**
Mr.Dhwanil S Bhavnagari **[Co-Borrower]**

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Dear Sir,

Ref: Sanction Letter dated 03rd **November 2022 bearing Ref. No. SHFL/CF/2022-23/26**

This has the reference of our in-principal Sanction Letter dated **03-Nov-2022 bearing Ref. No. SHFL/CF/2022-23/26 ("Sanction Letter"). We have in-principally sanctioned you a Term Loan of Rs. 8.00 Cr.** subject to fulfilment of the terms and conditions mentioned the said Sanction Letter in entirety to the complete satisfaction of SHFL.

With regard to the said term loan, the details mentioned in **Clause A and Clause O** of the original sanction letter dated **03-Nov-2022 bearing Ref. No. SHFL/CF/2022-23/26** for **Term Loan of Rs. 8.00 Crores** stands amended as below.

Clause A (Loan limit Proposed) of original sanction letter bearing reference no. SHFL/CF/2022-23/26
Loan Limit Proposed as per **original sanction letter dated 03-Nov-2022 bearing Ref. No. SHFL/CF/2022-23/26**
Rs. 8.00 Crores
Amended Amount
Rs. 5.00 Crores

HRISHIRAJ REALTY LLP
DESIGNATED PARTNER
Authorised Signatory

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

HRISHIKESH VENTURES LLP
DESIGNATED PARTNER
Authorised Signatory

Mr. Dhwanil S Bhavnagari

FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

Clause O (Disbursement pattern) of original sanction letter bearing reference no. SHFL/CF/2022-23/26

Disbursement Pattern Proposed as per original sanction letter dated 03-Nov-2022 bearing Ref. No. SHFL/CF/2022-23/26

Sr. No.	Amount (INR in crs)	Construction Stage Milestone	Additional Units Sell	Cumulative Sales Milestone
1	4.00	Current stage	-	0
2	1.00	On completion of plinth	3	3
3	0.75	On completion of RCC of all floors	3	6
4	0.75	on completion of Brick work of all floors	3	9
5	0.75	On completion of internal external plaster of all floors	3	12
6	0.75	on BU inward & proof of the to be documented before disbursement	4	16
Total	8.00			

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Amended Disbursement Pattern

Sr. No.	Amount (INR in crs)	Construction Stage Milestone	Additional Units Sell	Cumulative Sales Milestone
1	1.00	Current stage	-	0
2	1.00	On completion of plinth	3	3
3	0.75	On completion of RCC of all floors	3	6

RISHIRAJ REALTY LLP

DESIGNATED PARTNER
(Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

RISHIKESH VENTURES LLP

DESIGNATED PARTNER
(Authorised Signatory)

Mr. Dhwanil S Bhavnagari

SHRIRAM HOUSING FINANCE LTD. AHMEDABAD

4	0.75	on completion of Brick work of all floors	3	9
5	0.75	On completion of internal external plaster of all floors	3	12
6	0.75	on BU inward & proof of the to be documented before disbursement	4	16
Total	5.00			

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Annexure IV (Repayment Schedule) of original sanction letter bearing **reference no. SHFL/CF/2022-23/26**

Annexure IV (Repayment Schedule) as per original sanction letter dated 03-Nov-2022 bearing Ref. No. SHFL/CF/2022-23/26

At the end of specific Month mentioned below	Maximum principal amount outstanding for the facility shall not exceed the amount mentioned below (Rupees in Crores)
24th	8.00
25th	7.78
26th	7.57
27th	7.35
28th	7.14
29th	6.92
30th	6.70
31st	6.49
32nd	6.27
33rd	6.05
34th	5.84
35th	5.62
36th	5.41
37th	5.19

RISHIRAJ REALTY LLP
DESIGNATED PARTNER

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

RISHIKESH VENTURES LLP
DESIGNATED PARTNER

Mr. Dhwanil S Bhavnagari

38th	4.97	
39th	4.76	
40th	4.54	
41st	4.32	
42nd	4.11	
43rd	3.89	
44th	3.68	
45th	3.46	
46th	3.24	
47th	3.03	
48th	2.81	
49th	2.59	
50th	2.38	
51st	2.16	
52nd	1.95	
53rd	1.73	
54th	1.51	
55th	1.30	
56th	1.08	
57th	0.86	
58th	0.65	
59th	0.43	
60th	0.22	
61st	0.00	

Amended Repayment Schedule

At the end of specific Month mentioned below	Maximum principal amount outstanding for the facility shall not exceed the amount mentioned below (Rupees in Crores)	
24th	5.00	
25th	4.86	
26th	4.73	

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RISHIRAJ REALTY LLP

DESIGNATED PARTNER
(Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

HRISHIKESH VENTURES LLP

DESIGNATED PARTNER
(Authorised Signatory)

Mr. Dhwanit S Bhavnagari

27th	4.59	
28th	4.46	
29th	4.32	
30th	4.19	
31st	4.05	
32nd	3.92	
33rd	3.78	
34th	3.65	
35th	3.51	
36th	3.38	
37th	3.24	
38th	3.11	
39th	2.97	
40th	2.84	
41st	2.70	
42nd	2.57	
43rd	2.43	
44th	2.30	
45th	2.16	
46th	2.03	
47th	1.89	
48th	1.76	
49th	1.62	
50th	1.49	
51st	1.35	
52nd	1.22	
53rd	1.08	
54th	0.95	
55th	0.81	
56th	0.68	
57th	0.54	

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SHRISHIRAJ REALTY LLP

DESIGNATED PARTNER
(Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

SHRI SHIKESH VENTURES LLP

DESIGNATED PARTNER
(Authorised Signatory)

Mr. Dhwanil S Bhavnagari

58th	0.41	
59th	0.27	
60th	0.14	
61th	0.00	

This Letter to be read in connection with the Sanction Letter dated 03/11/2022 bearing Ref. No. **SHFL/CF/2022-23/26 for Term Loan of Rs. 8.00 Cr.**

All the terms and conditions mentioned in Sanction letter dated **03/11/2022** bearing Ref. No. **SHFL/CF/2022-23/26** remains unchanged.

Please endorse your signature at the foot of this letter in acknowledgement and acceptance of as stated above.

For Shriram Housing Finance Ltd

(Authorised Signatory)

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Accepted by

RISHIRAJ REALTY LLP

DESIGNATED PARTNER

(Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

RISHIKESH VENTURES LLP

DESIGNATED PARTNER

(Authorised Signatory)

Mr. Dhwanil S Bhavnagari

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(1)

HRIRAM
USING FINANCE

+91-22-42410400
contact@shriramhousing.in
shriramhousing.in

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Ref: SHFL/CF/2022-23/26
Date: 03/11/2022

Kind Attention: Mr. Rupesh Pravinbhai Shah

M/s. Hrishiraj Realty LLP a Limited Liability Partnership

Registered Address: 501, HRISHIKESH, 501, HRISHIKESH, OFF C G ROAD, VASANT BAUG, GULBAI TEKRA, Ahmedabad, Gujarat-380006

Dear Sir,

Sub: Sanction of Construction Finance Loan of **Rs. 8.00 Crores**

With reference to your application for financial assistance and subsequent communications resting thereon, Shriram Housing Finance Limited [SHFL/ Lender] is pleased to sanction **Term Loan of Rs. 8.00 Crs.** to **"M/s. Hrishiraj Realty LLP."** (hereinafter referred to as 'Borrower"), towards Construction cost, Infrastructure cost, development cost and working capital requirements and reimbursement of cost already incurred in relation to the Project ***"H4"*** situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi] This in-principle sanction is subject to fulfilment of the terms and conditions entailed herein in entirety to the complete satisfaction of SHFL.

A.	Loan limit Proposed	:	Rs. 8.00 Crores
B.	Lender	:	Shriram Housing Finance Ltd (SHFL)
C.	Purpose	:	Towards Construction cost, infrastructure cost, development cost and working capital requirements and reimbursement of cost already incurred in relation to the Project "H4' situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]
D.	Borrower	:	**M/s. Hrishiraj Realty LLP** a Limited Liability Partnership
E.	Co-Borrower	:	1 M/s. Hrishikesh Ventures LLP 2. Mr.Rupesh Pravinbhai Shah 3. Mr.Raj Shitalbhai Shah 4. Mr.Turakhia Darshan Jignesh

F
ROF

Hrishiraj Realty LLP
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			5. Mr.Dhwanil S Bhavnagari
	Project	:	Residential Project titled **"H4"** situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]. Herein after referred as **"H4"**
G.	Door to Door Tenure of Loan	:	**37 months repayment after completion of 24 months Principal moratorium period** (Door to door 61 Months) **24 months principal moratorium followed by 37 monthly installments** of equated principal amount to be repaid. • **1st to 24th months**: Principal Moratorium & interest to be paid on monthly basis. • **25th to 61st month**: Principal amount to be paid monthly along with interest on actual basis. Interest due on disbursed amount to be paid on monthly basis during moratorium period & repayment period.
H.	Type of Loan	:	Construction Finance (Term Loan)
I.	Loan Drawl Period	:	24 months from the date of 1st Disbursement
J.	Processing fees	:	1.00 % of Loan Amount + Applicable GST Processing fees is NON Refundable on acceptance of this sanction letter.
K.	Rate of Interest	:	**14.50% p.a.** linked with SHPLR on variable basis. **Present SHPLR of 16.00% - 1.50% (margin) = 14.50%** per annum on monthly reducing & floating rate basis. SHFL reserves the right to modify the margin any time during the loan tenor. Interest rate on repayment would change based on the changes in SHPLR as announced by Lender from time to time. This would lead to change in Interest payable to Borrower. The rate shall be applied by Lender on the first date of following month as per English calendar year in which SHPLR is changed.
L.	Additional interest	:	30% p.a. at monthly rest payable monthly, for the delayed period in payment of Interest/Principal or on occurrence of Events of Default
M.	Primary Security	:	Exclusive Charge by way of Registered-Mortgage over: • All that piece and parcel of Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB

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Mr. Dhwanil S Bhavnagar

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			Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]. • Residential project under the name **"H4"** situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]. • 20 Units admeasuring RERA Carpet Area 18,102 Sq. Ft. situated in the Project **"H4"** situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]. *(As per Annexure II & Annexure III)* • Entire development rights of the Borrower (developer) in the Project **"H4"** situated at Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]. **(Security coverage of 2.00x times of the loan outstanding to be maintained at any point of time during the loan tenor)** • Hypothecation of movable fixed assets, inventory of construction material, stores, etc., receivables from all unsold units/flats and balance receivable of sold flats and other current and non-current assets of the all the borrowers in project **"H4"** • Hypothecation of all future receivables from sold & unsold area sale of TDR, sale of FSI and all kinds of future receivables from the project **"H4"** **(Net Receivable cover of 1.75x times to be maintained at any point of time during the loan tenor)** • Demand Promissory Note from Borrower and co-borrowers • DSRA equivalent to **3 months** Interest in the form of FD lien marked to "Lender" to be maintain during the loan tenure. • Registration of charge on security with CERSAI
N.	Additional Security	:	Extension of Charge by way of Registered-Mortgage over: • All that piece and parcel of project land "H3" bearing city survey no 1448 admeasuring 842. Sq mtrs allotted in lieu of F.P No. 306 paiki 8 admeasuring 842. Sq mtrs (as per plan Sub Plot No.4 admeasuring 841.98 sq. meters) of TO scheme No 20, Mouje Village Kochrab, Taluka

M/s Harshiraj Realty LLP

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Mr. Dhwani S Bhavnagari

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			Sabarmati, District, Ahmedabad and Registration Sub District Ahmedabad -4 (Paldi). • Residential project under the name "H3" situated at city survey no 1448 admeasuring 842. Sq mtrs allotted in lieu of F.P No. 306 paiki 8 admeasuring 842. Sq mtrs (as per plan Sub Plot No.4 admeasuring 841.98 sq. meters) of TO scheme No 20, Mouje Village Kochrab, Taluka Sabarmati, District, Ahmedabad and Registration Sub District Ahmedabad -4 (Paldi) • 16 units admeasuring RERA Carpet Area 18,886 Sq. Ft. situated at city survey no 1448 admeasuring 842. Sq mtrs allotted in lieu of F.P No. 306 paiki 8 admeasuring 842. Sq mtrs (as per plan Sub Plot No.4 admeasuring 841.98 sq. meters) of TO scheme No 20, Mouje Village Kochrab, Taluka Sabarmati, District, Ahmedabad and Registration Sub District Ahmedabad -4 (Paldi) *(As per Annexure V & Annexure VI)* • Entire development rights of the Borrower (developer) in the Project "H3" situated at city survey no 1448 admeasuring 842. Sq mtrs allotted in lieu of F.P No. 306 paiki 8 admeasuring 842. Sq mtrs (as per plan Sub Plot No.4 admeasuring 841.98 sq. meters) of TO scheme No 20, Mouje Village Kochrab, Taluka Sabarmati, District, Ahmedabad and Registration Sub District Ahmedabad -4 (Paldi). • Hypothecation of movable fixed assets, inventory of construction material, stores, etc., receivables from all unsold units/flats and balance receivable of sold flats and other current and non-current assets of the all the borrowers in project "H3" • Hypothecation of all future receivables from sold & unsold area sale of TDR, sale of FSI and all kinds of future receivables from the project "H3"
O.	Disbursement pattern		• Term Loan to be disbursed in multiple tranches linked with construction and sales milestone as below. • CA certificate of funds deployed & means thereof so far and an architects' certificate of physical progress of the project to be provided by the borrower for availing each tranche of disbursement. • Sale of units to be certified by Borrower. If required same may be validated by a CA.

HRISHIRAJ REALTY LLP
For M/s Hrishiraj Realty LLP

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For M/s Hrishikesh Ventures LLP

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Sr No.	Amount (INR in crs)	Construction Stage Milestone	Additional Units Sell	Cumulative Sales Milestone
1	4.00	Current stage	-	0
2	1.00	On completion of plinth	3	3
3	0.75	On completion of RCC of all floors	3	6
4	0.75	on completion of Brick work of all floors	3	9
5	0.75	On completion of internal external plaster of all floors	3	12
6	0.75	on BU inward & proof of the to be documented before disbursement	4	16
Total	8.00			

Lender would have option to validate the statement through its panel Valuer.

P. Receivables Capitalization : Retention of sales proceeds (Capitalization) of all Future Sales Receivables from Sold and Unsold units of the Project "H4" during the entire tenor of loan as follows:

Sr. No	Particulars	SI % / Capitalization
1	From 1st month to 12th month Or Up to cumulative total collection of Rs. 4 Cr whichever is earlier	30%
2	From 13th month to 24th month of loan period Or Up to cumulative total	50%

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			collection of Rs. 8 crores whichever is earlier |
			3 | From 25th month to 61st month of loan period Or Up to cumulative total collection above Rs. 8 crores whichever is earlier | 80%

			- SHFL shall have an option to set-off the amount capitalized during moratorium period against the initial MI/ Principal payable or monthly interest of Term loan - SHFL shall have an option to set and/ or modify the ratio for allocation of capitalized amount in Term loan. - In case the capitalized amount is more than the repayment obligation, its sole discretion of SHFL to retain such excess capitalized amount as surplus in the loan account and in case needed, release in favour of borrower towards project work or as reimbursement of cost incurred. - Capitalization of receivables will not attract prepayment penalty. Capitalization is subject to revision by "Lender" during the balance tenor of facility. - Monthly interest to be served separately by borrower over and above the capitalization to be done. - SHFL will have an option to utilize / set-off the capitalized amount against the payment of MI / EMI / Principal Payment.
Q.	Disbursement	:	Loan Amount shall be released in favour of borrower / project vendors at the discretion of SHFL based on Construction and Sales Milestone.
R.	Escrow account	:	Escrow accounts as per RERA to be opened & maintained with ICICI Bank or any other bank as stipulated by lender for deposition of balance receivables from sold units and future receivables from unsold units of the project. Escrow account will be monitored by SHFL. Borrower to ensure that entire receivables from the Project "H4" are deposited only in the designated Escrow / collection account /s & are utilized only for construction expenses of project and for the repayment of interest/principal of the facility. The waterfall mechanism and collection of all the receivables of the Project and the withdrawal from each of such amount shall be in the manner as may be stipulated by SHFL from time to time.

Shiraj Realty LLP
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Mr. Raj Shitalbhai Shah

Mr. Turakhia Darshan Jignesh

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			Lender shall be entitled to audit such expenses and on its satisfaction, may instruct Escrow Bank to permit / not permit the Borrower for drawl of the money.
S.	Repayment Mode	:	Pre-EMI/MI/Principal repayment to be serviced by NACH/ ECS from Borrower's Current account. Pre-EMI Interest to be serviced on partly Disbursed loan component on monthly basis. In addition to the Pre-EMI/MI, capitalization of receivables as mentioned under Receivable Capitalization condition. Any short fall in collection to recover the interest plus principal repayment for the month will be brought in by the borrower.
	Repayment Schedule	:	Pre-EMI Interest for the Term Loan commence from the date of first disbursement and to be paid till moratorium period, and Repayment of principal for the Term Loan commence post Principal moratorium period. In case, loan amount drawdown is less than the sanctioned loan amount at the completion of stipulated drawl period, SHFL shall have sole right/ may opt to modify the repayment schedule in Annexure IV proportionately to the disbursed loan amount. Refer **"Annexure IV"** for Repayment schedule assuming entire loan amount is outstanding at the end of 24th month from the date of first disbursement.
U.	Monthly Installment / Principal Repayment	:	Door to door tenure of **61 months.** Repayment as per Annexure IV annexed herewith Apart from above principal repayments, Interest to be serviced on the 7th of every month on actual throughout the loan tenure or any other date which may be decided by SHFL with prior intimation to the Borrower. In case of actual disbursement being lower than the sanctioned amount and any part prepayment of Principal Amount during moratorium period, monthly repayment will be adjusted proportionately at the sole discretion of SHFL. To arrive at Principal repayment, net Principal outstanding **after 24 months**

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			to be considered as per sole discretion of SHFL
	RERA Updation	:	Borrower to update records of RERA authority about SHFL charge being created on the Project and update the Escrow / collection account opened for said loan with RERA.
W.	Updation to Home Loan Lenders & Buyers	:	Borrower to inform all the Home Loan Lenders about the mortgage of Project with SHFL and submit documentary proof for same. SHFL will have option to intimate all the Home Loan Lenders (where the Project is APF for Home loan) about project loan & mortgage with SHFL SHFL will have right / option to intimate all the potential buyers in the Project about the mortgage of Project with SHFL & SHFL will issue conditional NOC for sell of units. Further buyers to deposit all the consideration (Own Contribution & Home Loan Disbursement) towards purchase of unit / flat / shop/ office in the Escrow account opened for SHFL facility.
X.	Utilization of Funds/ End Use of Loan	:	Towards Construction cost, Infrastructure cost, development cost and working capital requirements and reimbursement of cost already incurred in relation to the project Project **"H4"** situated Non- Agricultural Freehold CITY SURVEY NO.839, admeasuring 737 Sq.Mtrs. allotted in lieu of Final Plot No.238 admeasuring 737 Sq.Mtrs. of TP Scheme No.20 of Mouje KOCHRAB Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad - 4 [Paldi]. End use certificate from chartered accountant will be required for this purpose. The facilities either in part or full shall not be used for investment in capital markets, land acquisition, acquiring equity shares of Indian companies, buy back of shares in Indian Companies or any other purpose which is prohibited, or any illegal activity.
Y.	Prepayment / Foreclosure Charges	:	• Pre-payment charge of 4% of the loan outstanding as on date of prepayment plus applicable taxes will be charged in case of Takeover of loan • No prepayment charge for accelerated repayment of loan through sale proceeds of the project.

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<table>
<tr><td>Z.</td><td>Stamp duty and other charges</td><td>:</td><td>Stamp duty as applicable on all the loan documentation & all other charges with regards to updation of records with RERA Authority will be borne by the Borrower only.
Any other duty or charges required during the entire tenure of the loan to be borne by Borrower on actuals.</td></tr>
<tr><td>AA.</td><td>Disclosure Norms</td><td>:</td><td>The Borrower would publish in all their marketing material (brochures/ paper ads, Online portals) the fact that the Project has been financed & is mortgaged with SHFL. The marketing material used by the Borrower for the Project would be subject to scrutiny by Lender at any point of time.
Borrower to put up a board at the Project site displaying that the property is approved, financed and mortgaged by SHFL.</td></tr>
<tr><td>BB.</td><td>Status of Bookings & cost incurred</td><td>:</td><td>The Borrower would provide status of Bookings & cost incurred details in the project every month within 10th days of end of month.
Borrower will share the booking details with buyer's contact number & E mail id on monthly basis.</td></tr>
<tr><td>CC.</td><td>Event of Default</td><td>:</td><td>SHFL will have the right to recall all or part of the loan for the events of default as mentioned hereafter.</td></tr>
<tr><td>DD.</td><td>Financial Covenants</td><td>:</td><td>• Minimum Selling Price (MSP) of unsold units to be Rs. 10,335/ Sq. Ft. of RERA Carpet Area for residential flats.
• Per sq. ft. rate mentioned above is excluding GST, any other taxes & other government levies
• Minimum Net Receivable cover as stipulated under security above.
• Security cover as stipulated under Security above to be maintained throughout the tenor of loan.
• The financial covenants to be tested before release of every disbursement tranche, NOC for sale of units & on quarterly basis.
• In case any unit is being sold at price lower than the MSP, Borrowers will deposit the difference amount in the escrow account and/or the capitalization is to be adjusted upward accordingly to maintain the min net asset cover as per lender's discretion.</td></tr>
<tr><td>EE.</td><td>Covenants & monitoring frequency</td><td>:</td><td><table><tr><th>Sr.</th><th>Covenant</th><th>Due Date</th></tr><tr><td>1.</td><td>Opening Escrow Accounts</td><td>Within 30 days from date of first disbursement</td></tr><tr><td>2.</td><td>Project Insurance (CAR Policy from Shriram General Insurance / any other acceptable insurance</td><td>Within 30 days from date of first disbursement</td></tr></table></td></tr>
</table>

DHIRAJ REALTY LLP
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	company favoring SHFL covering the cost of construction)	
3.	End use Certificate from CA	To be Submitted within 60 days of each tranche disbursement or before disbursement of each tranche
4.	Sign board at project site mentioning project financed by SHFL	Within 30 days from date of first disbursement
5.	Intimation to all Home loan banks / Financial institutions where project is APF about loan being availed from "SHFL" by mortgaging the project & all future receivables to be deposited in Escrow account / collection account opened for purpose of loan. Documentary proof to be submitted.	Within 40 days from date of first disbursement
6.	Intimation to all the existing flat buyers in the project about loan being availed from "SHFL" by mortgaging the project & all future receivables to be deposited in Escrow account / collection account opened for purpose of loan	Within 40 days from date of first disbursement
7.	Detailed Booking MIS with Buyer's mobile no, E mail id , Agreement value, amount received & to be received, date of booking, Home Loan Lender etc	Monthly. Within 10 days of Month-end by way of a declaration on its letter head.
8.	Copy of Certificates (CA, Architect & Engineer) submitted with RERA	Quarterly. Within 15 days of Quarter end
9.	Cost incurred details	Monthly OR Quarterly. Within 15 days of Quarter end / month end as the sole discretion of Lender

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10.	Account Review	Half Yearly. Within 60 Days after every 6 months
11.	Audit of project sales, receivables, project cost and financials as per SHFL's policy.	Quarterly / Half yearly at the sole discretion of SHFL
12.	Financials	Audited financials within 210 days of the close of the financial year. Six monthly provisional data with 60 days of the closure of the period if called by SHFL
13.	DSRA	Within 15 days from date of first disbursement
14.	Borrower to update SHFL's mortgage / encumbrance over the Project with RERA authority	Within 15 days from date of first disbursement
15.	Borrower to update the Escrow / collection account opened for said loan with RERA Authority	Within 15 days from date of first disbursement
16.	ROC Charge Creation	Within 30 days from date of first disbursement

SHFL has right to charge penalty @ 2.00% per annum for the delayed period in case of delay in compliance of above covenants.

FF. Pre-disbursement conditions :

1. Clear, marketable, unencumbered title of all the properties being mortgaged with SHFL.
2. Clear Title Search Report by SHFL's empaneled lawyer.
3. Signing of all the facility documents as suggested by empaneled lawyers, to the satisfaction of SHFL.
4. Compliance of any other pre-disbursement conditions as may be incorporated in the Loan Agreement / Sanction Letter.
5. Compliance of all standard terms & conditions/covenants of SHFL as applicable
6. Payment of balance processing fee & all other applicable charges as stipulated in this sanction letter.
7. The limits will be released only after the terms & conditions of the sanction are accepted / acknowledged by the Borrower. The

For Hrishiraj Realty LLP
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			Borrower shall sign duplicate copy of this sanction letter in token of acceptance of all terms & conditions hereof. 8. Affidavit cum Undertaking from the Promoters that they will not violate the sanction plan approved by competent authority and that the construction shall be strictly as per sanctioned plan. The Borrower shall obtain the written consent of Lender prior to proposing any change in the sanctioned/proposed plan of the Project or any phase thereto, which may change the projected cash flows, costing of the Project/phase as disclosed to Authority and Lender 9. Borrower to provide CA certificate of the latest status of the funds deployed on implementation of the project and the means of finance thereof. 10. Borrower to provide their statutory auditors' / CA certificate to the effect that all the statutory dues have been paid and that there are no overdue as on date. 11. Borrower to provide a CA / Architect's certificate for Carpet Area of the project. 12. SHFL to obtain legal opinion to its satisfaction for creation of security by the borrower and/or other parties in favour of SHFL, unless it's balance transfer. 13. Two technical valuation reports to SHFL's satisfaction to ensure the security cover. 14. The final loan amount will be subject to valuation and appraisal of construction cost by SHFL empaneled valuer 15. Copy of all the clearance/approvals required for the project to be submitted to SHFL 16. Borrower to provide the Chartered Accountant's certificate regarding the current Profit sharing ratio of Borrower Firm 17. Notarized Power of Attorney to be executed in favor of Lender authorizing Lender to recover and realize all present and future book debts, receivables, etc. to the extent of loan amount and interest (including interest on default) due. 18. Security PDC's as per Lender's policy to be collected from all Borrower & Co-Borrowers and Guarantors. 19. CA certified net-worth certificate of all individuals 20. Any other documents required before disbursement. 21. Architect certificate to be documented stating that the Project has been constructed as per Approved Plan & Project is ready for OC.
GG.	Undertakings by Borrower	:	The following Undertakings to be given by the Borrower and Co-Borrowers:

Rishiraj Realty LLP

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	and Co-Borrowers	a) All legal and incidental expense including stamp duty and out of Pocket Expenses in connection with the proposed credit facility will have to be borne by the Borrower. b) The Borrower has to give an undertaking that the transactions with the associate/ group concerns/ if any will be genuine trade transactions and on commercial terms. c) The Borrower should not embark upon any expansion/ diversification/ restructuring/ alliance/ mergers/ acquisitions/ take up any new real estate development / society redevelopment project without prior intimation in writing from SHFL. d) The Borrower has to give an indemnity that no case/proceedings are pending against them on account of excise default under FEMA, Customs violations and Exchange control Regulations. Also that the Borrower/their sister or associate/ group/ family concerns and their Directors/ partners/ proprietor etc. do not appear on RBI's list of defaulters and ECGC's caution list. Further, if any such proceeding is initiated by any of such departments, information will be provided to Lender immediately. In case this information is found to be incorrect at a later stage or non-reporting of any subsequent proceedings, Lender is fully empowered to take criminal action/other suitable proceedings against the borrower. e) The Borrower shall undertake to notify Lender about impacts on its financial position/ performance periodically. The Borrower will keep us informed of any circumstances adversely affecting its financial position. f) QIS & other MIS Statement Needs to be submitted whenever required. g) The Borrower shall, in addition to any other data, book & accounts maintain in the ordinary course of business complete & accurate data & documents and furnish it to Lender within 30 days from the date of requisition. In case of failure would be treated as non- compliance and default in part of the borrower, 2% penal interest will be charged h) The Borrower shall not create any further charge on their assets/properties funded by SHFL/charged created by SHFL without SHFL's written approval. i) Undertaking that the proposed loan will be utilized only for the Construction Project financed and not for any capital expenditure. j) The firm/Borrower shall undertake that during the currency of our loan, it shall not without Lender's permission in writing – - Implement any scheme of major expansion and acquire fixed assets. - Make investments/advances or deposit amounts with any other concern from Lender's funds.

SHIRAJ REALTY LLP

DESIGNATED PARTNER (Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr Raj Shitalbhai Shah

Mr Turakhia Darshan Jignesh

Hrishikesh Ventures LLP

(Authorised Signatory)

Mr. Dhwanil S Bhavnagari

HRISHIKESH VENTURES LLP

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		- Undertake guarantee or obligations on behalf of any other firm/company. k) Borrowers, Guarantors undertake and confirm that in the event of cash flow in the escrow account is not sufficient to service the principal repayment of the facility, interest & other dues, the shortfall will be met through inflow of fresh funds therein by the Borrower, Co-Borrowers and Guarantors. This support shall be kept valid until repayment of the entire loan with interest and all other dues. l) Any short fall in the project funding and / or any increase in the project cost would be met by the borrower by way of promoter contribution. m) An affidavit shall be submitted by the Borrower/property owner with regard to the property that: - • No proceedings under Income Tax Act are pending or going on and No arrears of tax, Including the interest in the respect of the Property. • The property is not attached by any Government/ Tax Authorities. • All the obligations/ payments to Municipal Authorities etc. shall be made by them in time. • The property is in the possession of the Borrower. • No third party interest, including license/tenancy rights have been created or will be created without our prior written permission. • The property/ project is free from any court/municipal proceedings, attachments etc. • That the said property/ project is free from all dispute, charges, taxes, litigation, attachment anywhere in India.

<u>Special conditions:</u>

a. **LENDER to be given Preferred Finance Partner status for Home Loan in the Project "H4" where by Lender shall have the first right to consider housing loans of individual house purchasers. Borrower should first share all the home loan leads / bookings to SHFL, immediately after flat is booked. SHFL will have an option to hold the NOC or levy penal charges upto Rs 10,000/- per instance of any breach of this condition.**

b. **The Borrower will share booking details along with buyer contact details with SHFL. In case home loan is not processed with SHFL for any reason (Flat Buyer not agreeing or SHFL rejecting HL) you may refer flat buyer to other Bank / FI for Home Loan.**

c. The Borrower shall mention below clauses in each Agreement to Sale / Construction Agreement
   - *"The Developer's share in the Project has been mortgaged to Shriram Housing Finance Ltd. (SHFL) for the loan facility availed by the Developer more particularly described in Developer*

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*Finance Agreement ("Loan Agreement") dated <<**date of Loan Agreement**>>. The mortgage in favour of SHFL has been created by way of first and exclusive charge by way of Simple Mortgage Deed dated <<**date of Mortgage Deed**>>. SHFL shall have an encumbrance on the said mortgaged property / Project, until full repayment of loan granted under the Loan Agreement. In terms of the loan / security documents, SHFL has agreed that the developer in the normal course of business can sell the apartments together with the Undivided Share of Land (UDS) and upon intimation of such sale to SHFL and obtaining Conditional No-objection Certificate from SHFL. Upon receipt of the 100% sale proceeds in respect of each unit in the project in the "Master Collection Account Favouring" held with <<**Bank name**>> having account no. <<**Account No.**>> and IFSC <<**IFSC**>>. SHFL shall issue the Final No-objection Certificate and thereafter release its charge on the apartments together with undivided share of land (UDS) sold by the Developer."*

*Buyer have been informed by the Developer and made to understand that the Developer has availed Project Loan from Shriram Housing Finance Ltd. ("SHFL") against the security of the project "H4" vide registered mortgage deed dated <<**date of Mortgage Deed**>> bearing document no <<**Document no. of Mortgage deed**>> which includes the Flat No. <<**Flat No.**>> also. Buyer made to understand that before entering into agreement for sale with him / them, Developer is required to obtain NOC from SHFL. Accordingly Developer is applying for issuance of NOC for the said Flat.*

- *Buyer have been also informed and incidentally undertake that we shall deposit the entire sale consideration of the Said Flat i.e. Rs. <<**sale consideration**>> in "Master Collection Account Favouring" held with <<**Bank name**>> having account no. <<**Account No.**>> and IFSC <<**IFSC**>>.*
- *If any payment made in part or full against the sale consideration to any account other than the Escrow Account as mentioned above unless communicated in writing by SHFL, the Provisional NOC of SHFL and the Sale Agreement / Deed being executed between Developer and Buyer shall stands null and void.*

d. The Borrower will open an Escrow Account and shall act in accordance with the clauses of the tripartite Escrow Agreement signed among the Escrow Account Bank, the Borrower and SHFL. All the sale proceeds from the sold/booked and unsold units pertaining to this project shall be routed through the Escrow Account.

In case any dues to SHFL are not fully repaid / there is a delay / default, the entire credits in the Escrow Account shall be transferred to the loan account of SHFL.

In case of any delay in repayments or default in the facility, the units shall be valued at 30% discount to the prevailing market rates or MSP of **Rs. 10,335/ Sq. Ft. of RERA Carpet Area for residential flats** & taken over as such towards the amounts outstanding overall. Lender will have a right to sell the units in the Project at 30% discounted price of MSP of **Rs. 10,335/ Sq. Ft. of RERA Carpet Area for residential flats.**

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g. EMI payable shall be inclusive of TDS. Upon receipt of the TDS certificate, Lender will refund the TDS amount.

h. In the event of any subsequent change in the 'e' status reflected in the Form 26AS statement of SHFL, SHFL shall be entitled to forthwith debit the TDS amount to the Borrower's loan account and the same shall be considered as an outstanding and recoverable along with additional/penal interest and all other applicable costs, charges and expenses

i. Any payment to the partners towards profit share etc. or salary or remuneration to promoters / directors etc. shall be made only in the event of there being no overdue under present loan from SHFL & written consent of SHFL.

j. Conditional NOC for sale of units will be issued by SHFL as and when the sale of unit is reported by the developer to the Lender subject to achievement of Security and Receivable cover and DSCR norms

k. The Borrower will append the information relating to the mortgage while publishing advertisements of the project in newspapers/ magazines etc.

l. The Borrower will indicate in their pamphlets / brochures that they will provide No objection certificate (NOC) / permissions of SHFL for sale of flats / property if required.

m. In the event of non-compliance of Legal Scrutiny Report (LSR) and Technical Scrutiny Report (TSR), fees paid to SHFL shall not be refunded.

n. Default in payment of Interest or Principal for 2 consecutive months shall be construed as violation of the terms of sanction and the entire loan may be recalled.

o. Borrower to declare all the current accounts being held by firm & seek written permission from SHFL before opening any new current / OD account for Project "H4".

p. The Borrower shall undertake that they will abide by all the regulatory guidelines so as to deploy funds sanctioned/disbursed by SHFL to them only in conformity with the guidelines laid down by the regularity authority/development authority/ RERA Authority.

q. The Borrower and Project shall at the time of execution of this Sanction Letter, have been in compliance and shall continue to comply with the provisions of RERA and Borrower shall ensure that the Project is in compliance with the provisions of RERA Act at all points in time. The Borrower shall execute all such documents, get all such approvals and make all such representations as may

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be required by Lender from time to time in order to ensure that the Project and Borrower are in compliance with all the provisions of RERA.

r. Without prejudice to the other rights of Lender and/or the provisions of this Sanction Letter and/or the other documents in relation to the Loan, the Borrower shall provide forthwith a copy of certificates, information, documents and updates as may be provided/required to be provided to Authority under the RERA and/or the rules and regulations thereunder.

s. In the event any interest or penalty is required to be paid by the Borrower to any person pursuant to the provisions of RERA, the Borrower shall pay such interest and/or penalty from its own sources (without creating any encumbrance over the Project or any part thereof) and shall not use the amount under the sanction provided by Lender to Borrower.

t. Without prejudice to the other rights of Lender and/or the terms and conditions of the documents in relation to the amount sanctioned hereunder, in the event the registration provided by RERA or any other Authority is revoked, it shall be treated as an event of default.

u. The Borrower shall forthwith intimate Lender about any claims, notices, intimations etc. as the Borrower may receive from any of the allottees, RERA Authority or any other regulatory authority / person in relation to the Project or any phase thereunder.

v. All the assets charged to SHFL would be fully insured against all risks during the currency of the SHFL loan at Borrower's cost. SHFL's interest in the insurance policy will be notified.

w. Borrower to undertake that if there is any cost over-run, the same shall be funded out of long term share capital and/or long term interest free unsecured loans.

x. Letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:
   i. Any material changes take place in the project for which this loan is sanctioned.
   ii. If it comes to the light that any material fact or other relevant aspect of the proposal was withheld, suppressed, concealed or not made known to SHFL.
   iii. Unsatisfactory track record in respect of any other finance facility availed by the applicant/s.
   iv. Any other reason which can have a detrimental impact on the Project, its timely completion and/or Bookings. Any information as may be required by Lender from the Borrower, Co-Borrowers and guarantors, time to time pertaining to the Project / secured property is not furnished in the form prescribed / approved by Lender over a period of 30 days.

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ATED PARTNER (Signatory)

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Ventures LLP

TED PARTNER (Signatory)

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v. The Borrower does not or fails to comply with any of the provisions of RERA or fails to comply with any request of Lender either with respect to any act to be done or not done under RERA or otherwise.
If there is a revocation of registration under RERA.
Further, Lender reserves the right to cancel the sanction in the event the borrower or a promoter is required to pay any interest or penalty under the provisions of RERA including in an event where due to any breach or default by the borrower or a promoter in relation to the project for any reason whatsoever

y. SHFL reserves its right to review and revoke the balance / un-drawn project loan anytime during tenor of loan.

z. The following details shall be submitted by the Borrowers at the end of every month: (i) Receipts & Payments Statement.
   (i) Details of the flats booked /sold by way of Agreement to Sale, Sale Deed, Registration of flats, etc. during the month giving specific details of the flat and the payment terms.
   (ii) Escrow Account Statement.
   (iii) Progress in construction work.
   (iv) List of cases referred to SHFL for housing loans.

aa. All the expenses in connection with execution of security documents shall have to be borne by the Borrower.

bb. The Firm/company to undertake to meet any shortfall in the funding of the construction through its own sources and to complete the project on its own.

cc. The shareholding pattern of the borrower firm shall not change during the tenure of the loan

dd. **Partners of M/s. Hrishiraj Realty LLP. shall not withdraw any amount during the loan tenure.**

ee. All the Partners should remain in the Limited Liability Partnership Firm till the time loan is fully repaid. No partner should be allowed to take any capital or share of profit till the time loan is fully repaid. No change in partners and profit sharing ratio amongst partners.

ff. At any time during the loan tenure if borrower fails to comply any terms and conditions stipulated in the sanction letter and loan agreement, SHFL shall have right to recall the entire credit facility and borrower will be required to repay the entire loan instantly.

gg. The Agreement for Sale/ Conveyance Deed /Sale Deed to be executed between the Borrower and its customer should contain a specific clause that the purchase consideration with respect to the

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...ATED PARTNER

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unit/s purchased in the said Project should be deposited in the Escrow Account maintained by the Borrower with ICICI Bank or any other Bank as stipulated by Lender for the benefit of Lender.

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Other terms and conditions

1. Bureau of Indian Standards has formulated National Building Code (NBC) of India 2005, providing Guidelines for regulating the Building Construction Activities. Borrowers have to agree for adherence to the above National Building Specifications in the Project. Borrower to provide Certificate from Architect / Engineer / Structural Engineer to this effect.

2. If there is any Interest Tax levied by the Government of India or any other Authority under the Interest Tax 1974 or under any other law, the Borrower shall reimburse to SHFL any such Tax imposed or levied by the Government of India or any other Authority on Interest and/or other payments required to be paid by the Borrower to SHFL.

3. An undertaking is to be obtained from the Borrower that in the event of default for any particular month or there is any shortfall in payment of principal repayment and interest, they shall pay the due amount of installments from their own sources.

4. SHFL shall be entitled to revoke the sanction of the facility, inter-alia, in any of the following circumstances:-
   a. If there is any material change in the purpose/s for which the loan/facility has been sanctioned;
   b. In the sole judgment of SHFL, any material fact has been concealed and/or become subsequently known;
   c. Any statement made by or on behalf of the Borrower's application or otherwise is incorrect, incomplete or misleading;
   d. There is default under or breach of the terms and conditions of the facility or any other loan/facility offered by SHFL to the Borrower(s) and/or Co-Borrower(s) / Guarantor(s).
   e. The legal/technical report on the property or any other verification report on the Borrower/Co-borrower/guarantor is not to the satisfaction of SHFL in its sole and absolute discretion;
   f. Any information as may be required by SHFL from time to time pertaining to the Property is not furnished in the form prescribed/approved by SHFL;
   g. Any material fact concerning the Borrower's profits, etc., or ability to repay, or any other relevant aspect of it is withheld, suppressed or concealed or not made known to us; and
   h. If SHFL in its sole and absolute discretion considers that the loan should be revoked for whatever reason it may so deem fit and proper.

5. SHFL will have rights to scrutinize and audit the expenses, which are incurred in the project.

6. SHFL will have the right to examine at all times, the Borrower's books of accounts and to have the Borrower's project sites inspected from time to time by officer(s) of and/or qualified auditors or

SHIRAL REALTY LLP

DESIGNATED PARTNER

Authorised Signatory

Mr Rajesh Pravinbhai Shah

Mr Raj Bhalabhai Shah

Mr Turakhia Darshan Jignesh

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Signatory

Mr Dhwani S Bhavsagar

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concurrent auditors and/or technical experts and/or management consultants or other persons of the choice of SHFL.

During the currency of the credit facility, the Borrower will not, without the prior permission in writing -

- Effect any changes in the credit facility/ies, the Borrower's capital structure or profit/loss sharing pattern;
- Formulate any scheme of amalgamation or re-construction or restructuring of any kind;
- Invest by any way of share capital in, or lend or advance funds to, or place deposits with any other concern (normal trade credit or security deposits in the normal course of business or advance to employees can, however, be extended);
- Undertake guarantee obligations on behalf of any other Company or Person;
- Allow withdrawal of monies brought in by directors/promoters/depositors/ Partners
- Make any major change in the management set up without permission;
- Create any further change, lien or encumbrance over the assets and properties of the Borrower charged to SHFL in favour of any other company, financial institution, Banks, company or any other person;
- Borrow money, secured or unsecured, from any Bank, financial institution or any other person/entity;
- Sell, assign, mortgage or otherwise dispose off any other assets mortgaged/ charged to SHFL, except sale of units of the project under reference in the normal course of business.

8. The credit facility should be utilized for the specific purpose for which the same has been sanctioned and if SHFL has reason to believe that the Borrower has violated or apprehends that the Borrower is about to violate the said condition, SHFL will have the option to exercise its right to recall the entire facility or any part thereof at once.

9. SHFL reserves the right to alter/cancel and/or modify the credit limits/loans sanctioned and/ or any other terms and conditions as it may deem fit absolutely at its discretion without notice and without assigning any reason thereof.

10. The Borrower should undertake that they should not induct a person who is a director on the Board of a company which has been identified as a willful defaulter and that in case such a person is found to be a Partner of the Borrower Firm, the Borrower would take expeditious and effective steps for removal of the person from being a Partner of the Firm. The aforesaid undertaking may be obtained by way of separate letter/duly executed by Borrower on non-judicial stamp paper.

11. Event of default by the Borrower & Consequences :- following circumstances shall construe the event of default:
    a) Non-payment of amounts due under the Facility on the relevant due date by the Borrower.

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Breach of any terms & conditions of the term sheet & transaction documents.
Material adverse change to the Borrower.
Restructuring/winding up/sickness/bankruptcy of the Borrower.
Compulsory acquisition, nationalization or expropriation of a substantial part of the assets of the Borrower.

f) Cancellation of approval by any development authority or material delay in receiving the approval which can substantially delay or discard the project.
g) Fall out between the partners would constitute an event of default

In the above circumstances of default, SHFL shall be entitled to, including but not limited to, demand from the Borrower an immediate payment of the default amount out of its own sources.

12. SHFL reserves the right to rearrange the repayment schedule and to call upon the Borrower to accelerate the payments if the Borrower's financial position so warrants, as per the opinion of SHFL.

13. Any default, fraud, legal incompetence during the currency of the limits, non-compliance of agreed terms and conditions, non-submission of required papers, overdues in the working capital loan, any other irregularities by the Borrower will enable SHFL to recall the facility.

14. SHFL reserves the right to stop further disbursements without assigning any reason at its sole discretion.

15. The rate of interest and margins stipulated are subject to changes from time to time at the sole discretion of SHFL.

16. The Borrower will keep SHFL informed of the happening of any event likely to have substantial effect on their profit or business, with explanations and the remedial steps proposed to be taken.

17. Assignment / Sell Down: The loan can be assigned / sold down by the Lender without the prior consent of the Borrowers & Guarantors to any party which is not competitor of Borrowers.

18. The Borrower shall keep SHFL advised of any circumstances adversely affecting the financial position of the Company and/or it associate/group companies/entities or companies/entities in which it has invested, including any action taken by creditor/s against the said companies/firms/entities legally or otherwise.

The sanction letter is valid for two months from the date of its issuance.

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This sanction letter super cedes all other communications, term sheets, sanction letters issued in past for this facility.

Please endorse your signature at the foot of this letter in acknowledgement and acceptance of the terms and conditions of this letter.

For Shriram Housing Finance Ltd

(Authorised Signatory)

Accepted by

For M/s. Hrishiraj Realty LLP (Borrower) FOR, HRISHIRAJ REALTY LLP DESIGNATED PARTNER Authorized Signatory	For M/s. Hrishikesh Ventures LLP (Co-Borrower) FOR HRISHIKESH VENTURES LLP DESIGNATED PARTNER Authorized Signatory
Mrs. Rupesh Pravinbhai Shah (Co-borrower)	Mrs. Raj Shitalbhai Shah (Co-borrower)
Mrs. Turakhia Darshan Jignesh (Co-borrower)	Mrs. Dhwanil S Bhavnagari (Co-borrower)

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HRISHIRAJ REALTY LLP
Authorised Signatory

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr Turakhia Darshan Jignesh

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Annexure I

Quarterly Cash Flow Statement (Rupees in Crores)

Particulars	Total	Till Date	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]								
[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
[illegible]	-	4.00	-4.00						[illegible]			[illegible]										
[illegible]	8.00	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]										
[illegible]																						
Total Receipts	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	-	-
[illegible]																						
Land Cost	7.31	7.31																				
Plan approval and TDR cost	1.30	[illegible]			[illegible]	[illegible]	[illegible]				[illegible]											
Construction cost	6.75	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]											
Administration (Overheads)	0.75	[illegible]			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]											
Sales & Marketing costs	-	-																				
Finance cost	[illegible]	-		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	-	-
Repayment of Term Loan [illegible]	[illegible]	-	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	-	-
Total Payments	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	-	-
Opening Cash Balance			-	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Net Cash flows for Quarter			-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-
Closing Cash Balance			-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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Annexure II

List of sold Units / Flats in the Project "H4" (As on 31-Oct-2022)

Sr. No.	Flat No.	Flat Type	Carpet Area (sq. ft.)	Name Of Customer	Agreement Value (Rs.)	Amount Received (Rs.)	Balance Receivable (Rs.)	Booking Date
1	401	3 BHK	948.74	Mrunal M Shah /Gargi Mrunal Shah	98,05,000	18,00,000	80,05,000	26-09-2022
2	501	3 BHK	948.74	Himanshu D Maniar	98,05,000	18,00,000	80,05,000	28-09-2022
			1,897.48		1,96,10,000	36,00,000	1,60,10,000	

Annexure III

List of Unsold Units / Flats in the Project "H4" (As on 31-Oct-2022)

Sr. No.	Flat No.	Type	Flat Type	RERA Carpet Area (in Sq. Mts.)	Carpet Area (in sq. ft.)
1	101	Residential	3 BHK	88.14	949
2	102	Residential	3 BHK	87.27	939
3	103	Residential	3 BHK	83.84	902
4	104	Residential	3 BHK	77.09	830
5	201	Residential	3 BHK	88.14	949
6	202	Residential	3 BHK	87.27	939
7	203	Residential	3 BHK	83.84	902
8	204	Residential	3 BHK	77.09	830
9	301	Residential	3 BHK	88.14	949
10	302	Residential	3 BHK	87.27	939
11	303	Residential	3 BHK	83.84	902
12	304	Residential	3 BHK	77.09	830
13	402	Residential	3 BHK	87.27	939
14	403	Residential	3 BHK	83.84	902
15	404	Residential	3 BHK	77.09	830
16	502	Residential	3 BHK	87.27	939
17	503	Residential	3 BHK	83.84	902
18	504	Residential	3 BHK	77.09	830
				1505.42	16,204

Hrishiraj Realty LLP
(Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr. Turakhia Darshan Jignesh

Hrishikesh Ventures LLP
(Authorised Signatory)

Mr. Dhwanil S Bhavnagari

HRISHIRAJ REALTY LLP DESIGNATED PARTNER

HRISHIKESH VENTURES LLP DESIGNATED PARTNER

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2022

Annexure IV

Maximum principal amount outstanding for the facility shall not exceed the amount mentioned below, beginning from the date of first disbursement:

At the end of specific Month mentioned below	Maximum principal amount outstanding for the facility shall not exceed the amount mentioned below (Rupees in Crores)
24th	8.00
25th	7.78
26th	7.57
27th	7.35
28th	7.14
29th	6.92
30th	6.70
31st	6.49
32nd	6.27
33rd	6.05
34th	5.84
35th	5.62
36th	5.41
37th	5.19
38th	4.97
39th	4.76
40th	4.54
41st	4.32
42nd	4.11
43rd	3.89
44th	3.68

RAJ REALTY LLP
DESIGNATED PARTNER
Raj Realty LLP
(Signatory)

VENTURES LLP
DESIGNATED PARTNER
...sh Ventures LLP
(Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr. Turakhia Darshan Jignesh

Mr. Dhwanil S Bhavnagari

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At the end of specific Month mentioned below	Maximum principal amount outstanding for the facility shall not exceed the amount mentioned below (Rupees in Crores)
45th	3.46
46th	3.24
47th	3.03
48th	2.81
49th	2.59
50th	2.38
51st	2.16
52nd	1.95
53rd	1.73
54th	1.51
55th	1.30
56th	1.08
57th	0.86
58th	0.65
59th	0.43
60th	0.22
61th	0.00

The principle and interest calculated herewith are assuming on full and final disbursement of the sanctioned Loan amount subject to actual Principal outstanding, any capitalization/part prepayment through Escrow Account and change in the Rate of interest. Any change in the said parameters would proportionately change the principle and interest payment schedule.

If in the opinion of the Lender, the cash flow, the profitability of the borrower and other circumstances so warrant, the Lender shall be entitled to require the Borrower to repay the Facility Amount in shorter period either lump sum or in suitable installment/s notwithstanding the period herein agreed and stipulated.

Shiraj Realty LLP
DESIGNATED PARTNER
(Authorised Signatory)

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr. Turakhia Darshan Jignesh

Hrishikesh Ventures LLP
DESIGNATED PARTNER
(Authorised Signatory)

Mr. Dhwanil S Bhavnagari

SHRIRAM HOUSING FINANCE LTD.

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please note:

1. Capitalization from sales receivables will as per terms mentioned in sanction letter under head – "Capitalization of Receivables"
2. Any pre-payment during initial **24 months** of moratorium period to be set-off towards monthly principal repayments or any change as per discretion of SHFL.
3. To arrive at Principal payments, net Principal outstanding after **24 months** may be considered at the sole discretion of SHFL. If outstanding of loan at the end of **24th month** is lesser than the sanction loan amount, the amount of principal repayments may be arrived in proportion to the outstanding at the sole discretion of SHFL.
4. Interest to be paid on actual on monthly basis over & above the principal repayment

Annexure V

List of sold Units / Flats in the Project **"H3"** (As on 31-Oct-2022)

Sr. no.	Unit no.	Configuration	Total Carpet Area (Sq. ft.)	Name of customer / Buyer	Agreement Value Rs	Amount Received	Balance Receivables
1	201	3BHK	1,023.11	Jai Dinkerbhai Desai / Dinkerbhai Nathubhai Desai /Desai Nikita J	1,00,00,000	1,00,000	99,00,000
2	301	3BHK	1,023.11	Tejas Anilkumar Shah	91,00,000	80,00,000	11,00,000
3	402	3BHK	1,023.11	Harshad Shah, Pratima Shah, Dhaval Shah	91,00,000	90,00,000	1,00,000
4	403	3BHK	1,666.25	Neel Shrikantkumar Girish /Chaitali Neel Girish	1,21,00,000	1,06,00,000	15,00,000
Total			4,735.58		4,03,00,000	2,77,00,000	1,26,00,000

SHIRAJ REALTY LLP
DESIGNATED PARTNER
Shrishiraj Realty LLP
(Authorised Signatory)

[illegible] VENTURES LLP
DESIGNATED PARTNER
Hrishikesh Ventures LLP
(Authorised Signatory)

Mr. [illegible]pesh Pravinbhai Shah

Mr Dhwanil S Bhavnagari

Mr. Raj Shitalbhai Shah

Mr.Turakhia Darshan Jignesh

SHRIRAM HOUSING FINANCE LTD.

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Annexure VI

List of Unsold Units / Flats in the Project "H3" (As on 31-Oct-2022)

Sr. no.	Unit no.	Configuration	Total Carpet Area (Sq. ft.)
1	101	3BHK	1,023.11
2	102	3BHK	1,023.11
3	103	3BHK	1,666.25
4	104	4BHK	1,009.12
5	202	3BHK	1,023.11
6	203	3BHK	1,666.25
7	204	4BHK	1,009.12
8	302	3BHK	1,023.11
9	303	3BHK	1,666.25
10	304	4BHK	1,009.12
11	401	3BHK	1,023.11
12	404	4BHK	1,009.12
Total			14,150.76

...RAJ REALTY LLP
...raj Realty LLP
...GNATED PARTNER
(...Signatory)
...KESH VENTURES LLP
...shikesh Ventures LLP
DESIGNATED PARTNER

Mr. Rupesh Pravinbhai Shah

Mr. Raj Shitalbhai Shah

Mr. Turakhia Darshan Jignesh

Mr. Dhwanil S Bhavnagari

AHD-4 PALDI

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MOST IMPORTANT TERMS AND CONDITIONS

1. Loan

Details of the Loan Amount sanctioned, *Principal Moratorium Period, Principal Repayment Period, Door to* Door Tenure, Rate of Interest, Installment Type, EMI Amount, Total no. of Installments, Installment due date and Purpose of the Loan are as mentioned in the preceding section(s) of the Sanction Letter.

...s and other charges*:

...cessing fees	As mentioned in the preceding section(s) of Sanction Letter
Pre–payment charges / Foreclosure charges	Pre-payment charge of 3% of the loan outstanding as on date of prepayment plus applicable taxes will be charged in case of Takeover of loan. No prepayment charge for accelerated repayment of loan through sale proceeds of the project or own funds of the borrower. In such case, Borrower shall submit CA certificate certifying source of funds for prepayment
Penalty for Instrument return	1st time return : Rs.5000/- 2nd time and above return : Rs.10,000/-
Overdue interest rate (Additional Interest)	30% p.a. i.e. 2.50% per month of the overdue installments / amount for the delayed period
CERSAI fees	Rs. 50/- for loans up to 5 lacs & Rs.100/- for loans greater than 5 lacs (to be collected at the time of closure of the loan)
Duplicate statement issuance charges	Rs.250/- per instance
Photocopy of title deeds issuance charges	Rs.500/- per instance
Retrieval of title deeds	Rs.500/- per instance
Cheque/Instrument swap charges	Rs.500/- per instance
Duplicate amortization schedule issuance charges	Rs.250/- per instance
Duplicate interest certificate issuance charges	Rs.250/- per instance
Mortgage Creation /Release Charges	As per the laws of the State where the property is located/ mortgage is being created.
Legal / Recovery Charges	As per actual, applicable in the event of default.

Above mentioned fees and charges are exclusive of GST, education cess and other Government taxes, levies etc., and subject to change at the sole discretion of the Shriram Housing Finance Limited. Any change in charges, would be uploaded on the website or intimated to the customer by letter/email/SMS.

...SHIRAJ REALTY LLP

...SIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

...zed Signatory

Housing Finance Limited

Accepted

(Signature of the Borrower/s & Guarantor)

Date: ________

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2022

...ty for the Loan	: As mentioned in the preceding section(s) of Sanction Letter
...Address	: As mentioned in the preceding section(s) of Sanction Letter
...e	: As mentioned in the preceding section(s) of Sanction Letter
...curity	: As mentioned in the preceding section(s) of Sanction Letter

...ance of Property/Borrowers:
...operty Insurance: It is mandatory for the customer to obtain Property Insurance, fully insuring the property constructed or to be constructed against all losses, **unforeseen hazards like** damages on due to ...re, riots and other natural calamities like earthquake, floods etc. and if required by SHFL against any other insurable risk for Term Loan. Such Insurance Policy obtained by the borrower will be assigned in favour of SHFL. Please refer details as mentioned in point no. 11 & 12 of terms and conditions.

Condition for disbursement of Loan:
The Loan disbursement would be subject to satisfactory compliance of all terms and conditions as stipulated in the preceding section(s) of Sanction Letter, in the legal opinion report, technical verification report, creation of security, furnishing of requisite statutory approvals of the property to be funded by SHFL.

Fair Practices Code & Procedure for intimation of the changes in rate of interest/EMI & other charges:
The contents of the Fair Practices Code was explained by the SHFL officer in vernacular language and a copy of the code, at request, was provided to the Borrower. The code is also made available on the website of the SHFL and at every branch of the company. Further, as per the Fair Practices Code, the rate of interest & other charges are reviewed on periodic basis. In event of any change in rate of interest /EMI, SHFL will communicate the same to the borrower via updating it on website/letter/email/SMS or any other form of communication acceptable under extant guidelines, at the last known contact details, updated in our records. Such changes in interest rates and charges, if any, shall be made effective on prospective basis. Further, if such change is to the disadvantage of the customer, he/she may within 60 days and without notice close his / her account or switch it without having to pay any extra charges or interest.

Procedure for recovery of overdue amount:
In the event of non-payment of any scheduled dues to SHFL, e.g. EMIs, pre-EMIs etc., the Borrower would receive intimation by SMS (on the mobile number registered with SHFL) and/or telephonic call and/or letter. Such unpaid dues would need to be paid within 7 days of the originally scheduled date, along with all overdue and bounce charges, as listed out under the section Fees and other charges. In the event of the dues, in full or in part, remaining unpaid after 7 days, SHFL shall, at its sole discretion, initiate legal action for its recovery.

Date on which Annual Outstanding Balance Statement will be issued:
SHFL shall issue a statement reflecting the Annual Outstanding Balance, before the end of the 1st quarter of the consecutive financial year.

HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

...d Signatory

Accepted

...using Finance Limited

(Signature of the Borrower/s & Guarantor)
Date: ________

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Customer Service:

Visiting Hour at the office : 11.00 AM till 3.30 PM on all working days (Monday to Friday).

For any other queries, you can contact us at our toll free number 1800-102-4345.

Procedure to obtain loan account statement, photocopy of the title documents, return of original documents on closure / transfer of loan: - For obtaining any of above mentioned document borrowers are requested to provide a written request letter / application along with Demand Draft / Pay order / Cheque of amount mentioned in the above schedule of charges in favour of Shriram Housing Finance Limited and submit it to nearest SHFL Branch. After realization of DD / Pay order / Cheque the requested documents will be dispatched to the borrower address within 3 weeks time.

Grievance redressal mechanism:

In a rare event of you not being satisfied with the services of SHFL, you may prefer to submit your grievances / queries, through the following channels of communication:

Branch–Make a Complaint to respective Branch Head and it shall be recorded in Complaint Register

Call Toll Free No. – 1800-102-4345

Email–contact@shriramhousing.in

Letter: Shriram Housing Finance Limited, Level 3, East Wing, Wockhardt Towers, , Bandra Kurla Complex, Mumbai 400051

SHFL will make available facilities at each of its branches and offices for the customers to lodge and/or submit their complaints or grievances, if any. Incase you are not satisfied with the initial response or do not receive a response to your complaint, from the company, you may escalate your concerns to:

Grievance Redressal Officer:
Shriram Housing Finance Limited
Level 3, Wockhardt Towers, East Wing Bandra Kurla Complex,
Mumbai – 400051 Phone - (022) 42410400, Fax - (022) 42410422

In case the response given is still unsatisfactory, the customer may approach NHB either through online mode at the link https://grids.nhbonline.org.in or through offline mode, in prescribed format, at the following address/email id:

National Housing Bank (Complaint Redressal Cell)
Department of Regulation and Supervision
4th Floor, Core 5-A, India Habitat Centre
Lodhi Road, New Delhi - 110003

It is hereby agreed that for detail terms and conditions of the loan, the parties hereto shall refer to and rely upon the loan and other security documents executed/to be executed by them.

The above terms and conditions have been read by the borrower/s/read over to the borrower by Shri/Smt ______________ of the company and have been understood by the borrower/s.

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP

Accepted

DESIGNATED PARTNER

FOR, HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

...ized Signatory

...Housing Finance Limited

(Signature of the Borrower/s & Guarantor)

Date: _________

HRISHIRAJ REALTY LLP

501 HRISHIKESH BUILDING OPP IDBI BANK OFF C G ROAD AHMEDABAD-380006

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2022

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE GENERAL MEETING OF M/S HRISHIRAJ REALTY LLP HELD ON MONDAY, 7TH DAY OF NOVEMBER, 2022 AT 11 AM AT 501, HRISHIKESH, 501 HRISHIKESH, OFF C G ROAD, VASANT BAUG, GULBAI TEKRA, AHMEDABAD, GUJARAT – 380006

"**RESOLVED** that pursuant to the provisions of Limited Liability Partnership Act, 2008 and consent of all the members of the LLP is hereby accorded for the LLP to borrow funds upto **INR 8,00,00,000/- (Rupees Eight Crores Only)** ("Financial Assistance") in its capacity as a Borrower from SHRIRAM Housing Finance Limited (**"LENDER"**). By creating the mortgage on property. On the terms and conditions contained in the draft Loan Agreement (**"Loan Agreement"**), as per the copy placed before the Board and initialed by the Partner for the purpose of identification, *interalia* against security on the receivables, movable and immovable property, as specified in the sanction Letter and Loan Agreement."

"RESOLVED FURTHER THAT the following persons viz., **Mr. Raj Shitalbhai Shah and M/s. Hrishikesh Ventures LLP** are the Partners of the LLP and in such capacity are authorized Jointly &/or severally to **Mr. Raj Shitalbhai Shah and Mr. Rupesh Pravinbhai Shah on behalf of M/s. Hrishikesh Ventures LLP**, to negotiate and convey acceptance to the Lender on behalf of the LLP to the said offer for the Financial Assistance on the terms and conditions contained in the said sanction letter, Loan Agreements and the loan documentations and agree to such changes and modifications in the said terms and conditions contained therein, if suggested by Lender from time to time and to sign & execute such deeds, documents including but not restricted to Loan Agreement, Security documents and such other documents as may be necessary or required for this purpose and do any such acts, deeds and things as may be necessary and incidental for giving effect to this meeting.

RESOLVED FURTHER THAT the LLP do borrow/consent to borrow from LENDER and avail the Financial Assistance, in the manner and to the extent set out above on the terms and conditions contained in the Loan Agreement and also avail of disbursement and create necessary security on the receivables, movable and immovable properties as specified in the Loan Agreement and for that purpose, to negotiate, authorized corrections and changes, approve, finalise and execute such agreements, deeds, Mortgage Deed, deed of hypothecation, powers of attorney, other security documents, indemnities, undertakings, certificates and other documents in connection therewith."

FOR HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

FOR HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

HRISHIRAJ REALTY LLP

501 HRISHIKESH BUILDING OPP IDBI BANK OFF C G ROAD AHMEDABAD-380006

SUB-REGISTRAR OF (PALDI)

AHD-4 PALDI
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2022

"RESOLVED FURTHER THAT" all acts done and documents executed by the Designated Partner/s on behalf of the LLP shall bind the LLP and each of the members as if each of us had ourselves done such acts and executed such documents".

"RESOLVED FURTHER THAT" the LLP shall file with the Registrar of Companies, the requisite particulars of the charge in respect of the mortgage, hypothecation and charge created in favour of the Lender".

"RESOLVED FURTHER THAT" the stamp of the LLP be affixed on the sanction letter Loan agreement and Loan documents and such other security documents as may be required by Lender and to be executed in order to avail the financial assistance, as may be finalise between the LLP and the Lender in the presence of Designated Partner/s.

CERTIFIED TO BE TRUE

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

HRISHIKESH VENTURES LLP

501 HRISHIKESH BUILDING OPP IDBI BANK OFF C G ROAD AHMEDABAD-380006

AHD-4 PALDI

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2022

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE GENERAL MEETING OF M/S HRISHIKESH VENTURES LLP HELD ON MONDAY, 7TH DAY OF NOVEMBER, 2022 AT 12.30 PM AT 501, HRISHIKESH, 501 HRISHIKESH, OFF C G ROAD, VASANT BAUG, GULBAI TEKRA, AHMEDABAD, GUJARAT – 380006

"RESOLVED that pursuant to the provisions of Limited Liability Partnership Act, 2008 and consent of all the members of the LLP is hereby accorded for the LLP to borrow funds upto INR 8,00,00,000/- (Rupees Eight Crores Only) ("Financial Assistance") in its capacity as a Co-Borrower from SHRIRAM Housing Finance Limited ("LENDER"). By creating the mortgage on property. On the terms and conditions contained in the draft Loan Agreement ("Loan Agreement"), as per the copy placed before the Board and initialed by the Partner for the purpose of identification, *interalia* against security on the receivables, movable and immovable property, as specified in the sanction Letter and Loan Agreement."

"RESOLVED FURTHER THAT the following person viz., Mr. **Rupesh Pravinbhai Shah** is designated partner of the LLP and in such capacity is authorized to Mr. Rupesh Pravinbhai Shah, to negotiate and convey acceptance to the Lender on behalf of the LLP to the said offer for the Financial Assistance on the terms and conditions contained in the said sanction letter, Loan Agreements and the Loan documentations and agree to such changes and modifications in the said terms and conditions contained therein, if suggested by Lender from time to time and to sign & execute such deeds, documents including but not restricted to Loan Agreement, Security documents and such other documents as may be necessary or required for this purpose and do any such acts, deeds and things as may be necessary and incidental for giving effect to this meeting.

"RESOLVED FURTHER THAT the LLP do borrow/consent to borrow from LENDER and avail the Financial Assistance, in the manner and to the extent set out above on the terms and conditions contained in the Loan Agreement and also avail of disbursement and create necessary security on the receivables, movable and immovable properties as specified in the Loan Agreement and for that purpose, to negotiate, authorized corrections and changes, approve, finalise and execute such agreements, deeds, Mortgage deed, deed of hypothecation, powers of attorney, other security documents, indemnities, undertakings, certificates and other documents in connection therewith."

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

DESIGNATED PARTNER

HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

HRISHIKESH VENTURES LLP

501 HRISHIKESH BUILDING OPP IDBI BANK OFF C G ROAD AHMEDABAD-380006

"RESOLVED FURTHER THAT" all acts done and documents executed by the Designated Partner on behalf of the LLP shall bind the LLP and each of the members as if each of us had ourselves done such acts and executed such documents".

"RESOLVED FURTHER THAT" the LLP shall file with the Registrar of Companies, the requisite particulars of the charge in respect of the mortgage, hypothecation and charge created in favour of the Lender".

"RESOLVED FURTHER THAT" the stamp of the LLP be affixed on the sanction letter Loan agreement and Loan documents and such other security documents as may be required by Lender and to be executed in order to avail the financial assistance, as may be finalise between the LLP and the Lender in the presence of Designated Partner.

CERTIFIED TO BE TRUE

FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER

AHD-4 PALDI
19069 53 77
2022

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

FOR, HRISH
DESIGNATED PARTNER

SUB-REGISTRAR OF THE (PALDI)

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

Permanent Account Number Card

AAOFH4038D

HRISHIRAJ REALTY LLP

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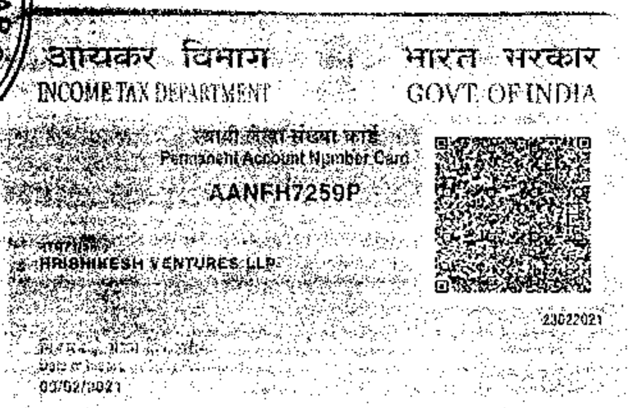
FOR, HRISHIRAJ REALTY LLP

DESIGNATED PARTNER



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AANFH7259P
HRISHIKESH VENTURES LLP
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03/02/2021

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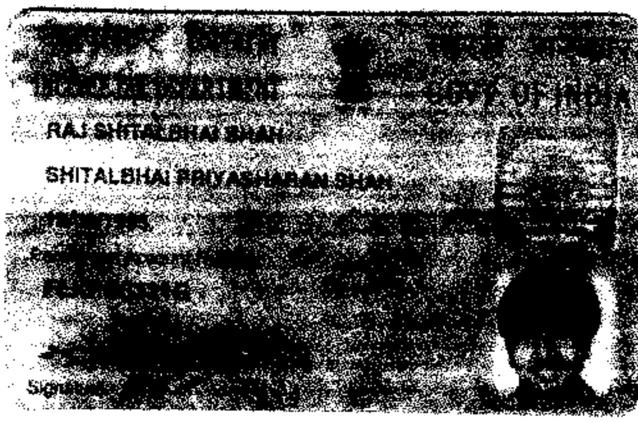
FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER



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ભારત સરકાર
Government of India

Shah Raj
જન્મ તારીખ / DOB : [illegible]
પુરુષ / Male

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આધાર – સામાન્ય માણસનો અધિકાર

AHD-4 PALDI

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આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O શીતલ, 3-એ, શાંતિનિકેતન કો ઓ પ હા સો, ગુજરાત કોલેજ પાસે, એલીસબ્રીજ, અમદાવાદ શહેર, એલીસબ્રીજ, અમદાવાદ, ગુજરાત, 380006

Address: S/O Shital, 3-A, Shantiniketan Co Op Hou Soc, Nr Gujarat College, Ellisbridge, Ahmedabad City, Ellisbridge, Ahmedabad, Gujarat, 380006

9132 8768 8026

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

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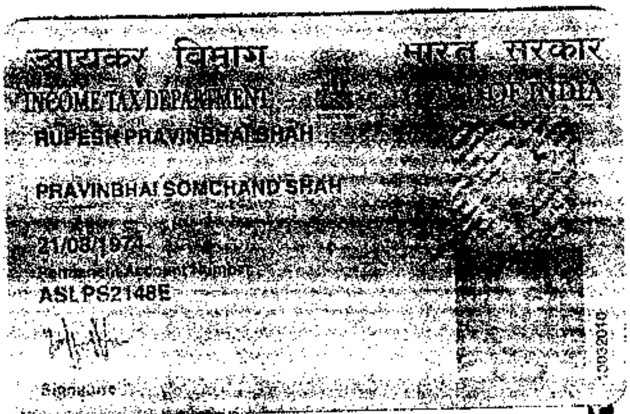
आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

RUPESH PRAVINBHAI SHAH

PRAVINBHAI SOMCHAND SHAH

21/08/1974

Permanent Account Number

ASLPS2148E

Signature

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2022

REGISTRAR OF

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ
Unique Identification Authority of India

નોંધણીની ઓળખ / Enrollment No. : 0633/48015/74156

To
Rupesh Pravinbhai Shah
રૂપેશ પ્રવિણભાઈ શાહ
402 H 1 - Unique Park,
Opp. Isro,
Satellite,
VTC: Ahmadabad City, PO: Manekbag,
Sub District: Ahmedabad City, District: Ahmedabad,
State: Gujarat, PIN Code: 380015,
Mobile: 9825119967

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19069 / 77
2022

આપનો આધાર નંબર / Your Aadhaar No. :

7510 0095 6935

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

આધાર

Issue Date: 13/12/2011

રૂપેશ પ્રવિણભાઈ શાહ
Rupesh Pravinbhai Shah
જન્મ તારીખ / DOB: 21/09/1974
પુરુષ / Male

7510 0095 6935

મારો આધાર, મારી ઓળખ

SUB-REGISTRAR OF (PALDI) *

AHD-4 PALDI
19069 | 6077
2022

Government of India

માહિતી

- આધાર ઓળખનો પુરાવો છે, નાગરિકતાનો નથી.
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરો.

INFORMATION

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

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર આપને સરકારી અને બિન સરકારી વિવિધ સેવાઓને સરળતાથી મેળવવામાં મદદરૂપ થાય છે.
- આધારમાં તમારો મોબાઇલ નંબર અને ઈમેલ આઈડી અદ્યતન રાખો.
- તમારા સ્માર્ટફોનમાં આધાર રાખો - mAadhaar એપ્લીકેશનનો ઉપયોગ કરો.
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 402 એ 1 - યુનીક પાર્ક, ઇસરો ની સામે, સેટેલાઇટ, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત, 380015

Address: 402 A 1 - Unique Park, Opp. Isro, Satellite, Ahmedabad City, Ahmedabad, Gujarat, 380015

Print Date: 07/06/2021

7510 0095 6935

1947 | help@uidai.gov.in | www.uidai.gov.in

AHD-4 PALDI

19069 | 61 / 77

2022

राष्ट्रीय आवास बैंक

NATIONAL HOUSING BANK

पंजीकरण प्रमाणपत्र

CERTIFICATE OF REGISTRATION

(जनता की जमाराशियां स्वीकार करने के लिए वैध नहीं)

[NOT VALID FOR ACCEPTANCE OF PUBLIC DEPOSITS]

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2022

सं० / No. 08.0094.11

1987 के राष्ट्रीय आवास बैंक अधिनियम की धारा 29ए के तहत
राष्ट्रीय आवास बैंक को प्रदत्त शक्तियों का प्रयोग करते हुए

श्रीराम हाउसिंग फाइनांस लिमिटेड़

को दूसरी तरफ उद्धत शर्तों पर
जनता से जमाराशियां स्वीकार किए बिना
आवास वित संस्थान का व्यापार प्रारंभ करने / करते रहने के लिए
यह पंजीकरण प्रमाण पत्र एतद्द्वारा जारी किया जाता है।

In exercise of the powers conferred on the National Housing Bank by
Section 29A of The National Housing Bank Act, 1987

Shriram Housing Finance Limited

is hereby granted Certificate of Registration
to commence / carry on the business of a housing finance institution
without accepting public deposits
subject to the conditions given on the reverse.

मेरे हस्ताक्षर के अधीन नई दिल्ली मे आज वर्ष दो हजार ग्यारह
के अगस्त माह के चौथे दिन जारी किया गया।
Given under my hand at New Delhi this Fourth day of the month of
August in the year two thousand Eleven

राष्ट्रीय आवास बैंक
NATIONAL HOUSING BANK

प्राधिकृत हस्ताक्षरी
Authorised Signatory

281

SHRIRAM
HOUSING FINANCE

Keyur Hemant Joshi
Emp. No.: K220

Issuing Authority

AHD-4 PALDI

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2022

October 4, 2022

TO WHOMSOEVER IT MAY CONCERN

LETTER OF AUTHORIZATION

I, Gauri Shankar Agarwal, Chief Financial Officer of Shriram Housing Finance Limited (the "Company" / "SHFL"), in exercise of the powers conferred upon me by the resolution passed on October 20, 2019 by the Board of Directors of the Company, having its Registered Office at 123, Angappa Naicken Street, Chennai 600 001 and Head Office at Level 3, East Wing, Wockhardt Towers, C-2, G Block, Bandra Kurla Complex, Mumbai 400 051, hereby authorize following signatories of the Company to sign, execute, deliver, submit the Mortgage Deed and execute requisite documents/agreements on behalf of the Company for sanctions in respect of Construction Finance, with / before any competent / statutory or regulatory authority(ies) for creation of security, charge, lien and to get the said Mortgage Deed registered with any competent / statutory or regulatory authority(ies), to deliver and sign relevant documents / information which may be required by such authority(ies) to get the said deed duly registered and to carry out all acts, deed and various actions which are incidental for the aforesaid purpose:

Name of Employee	Designation	Employee Code
Keyur joshi	Vice President	K220
Anirban Banerjee	Assistant Vice President	A414
Rohit Verma	Manager	R381

The Company hereby confirms and ratifies all actions, deeds done by aforementioned Authorized Officials under the authority conferred hereby and the given authority shall be construed as acts, deeds and things done by the Company and undertakes to lawfully do or cause to be done by virtue of the powers hereby given and things lawfully and shall be binding on the Company.

This Letter of Authorization and the said authority will remain in force until the employment of aforesaid employees with the Company.

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2022

For **Shriram Housing Finance Limited**
GAURI SHANKAR AGARWAL Digitally signed by GAURI SHANKAR AGARWAL Date: 2022.11.11 15:22:06 +05'30'
Gauri Shankar Agarwal
Chief Financial Officer

SHRIRAM HOUSING FINANCE LTD. AHMEDABAD

भारत सरकार

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નોંધણી ક્રમ સંખ્યા/ Enrolment No.: 2189/25855/12778

To
કેયુર હેમંત જોશી
Keyur Hemant Joshi
30, Shivranjani Society
Satellite Road
Shivranjani Cross Road
Ahmadabad City
Ahmedabad Gujarat - 380015
9925031711

Validity unknown

તમારો આધાર નંબર / Your Aadhaar No. :

XXXX XXXX 2431
VID : 9114 7025 5944 5235

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

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

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

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઈલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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ભારત સરકાર
Government of India

આધાર

કેયુર હેમંત જોશી
Keyur Hemant Joshi
જન્મ તારીખ/DOB: 01/02/1977
પુરુષ/ MALE

XXXX XXXX 2431
VID : 9114 7025 5944 5235

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું :
30, શિવરંજની સોસાયટી, સેટેલાઇટ રોડ, શિવરંજની ચાર રસ્તા, અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380015

Address:
30, Shivranjani Society, Satellite Road, Shivranjani Cross Road, Ahmadabad City, Ahmedabad, Gujarat - 380015

Download Date: 16/04/2022

XXXX XXXX 2431
VID : 9114 7025 5944 5235

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૨/૧૩૭
(૨)

ભારત સરકાર
Government of India

વસોયા મહેશકુમાર લાભુભાઇ
Vasoya Maheshkumar Labhubhai
જન્મ તારીખ / DOB : 13/01/1982
પુરુષ / Male

8761 2071 5354

આધાર – સામાન્ય માણસનો અધિકાર

AHD-4 PALDI
19069 | | 77
2022

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: બી-105, મન્નતનગર વિભાગ-1, કૃષ્ણ વિદ્યાલય સામે, બાપુનગર, અમદાવાદ શહેર, અમદાવાદ, આઈ ઈ બાપુનગર, ગુજરાત, 380024

Address: B-105, Mannatnagar Part-1, Opp. krushn Vidyalaly, Bapunagar Ahmedabad City, Ahmedabad, I E Bapunagar, Gujarat, 380024

8761 2071 5354

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Vasoyamul

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	માલિકી ફેરબદલ/વેચાણ રૂ.73100000.00	ટી.પી.સ્કીમ નં-20 (ગુલબાઇ ટેકરા)ના એફ.પી. નં-238 ક્ષેત્રફળ 737 ચો.મી જમીન જેનો સમાવેશ સીટી સર્વે અમદાવાદ-1 વોર્ડ ગુલબાઇ ટેકરા માં થતા સીટી સર્વે નં-839 ની ક્ષેત્રફળ 737 ચો.મી બિનખેતીની જમીન તથા તેના ઉપર આવેલ આશરે ક્ષેત્રફળ 414.15 ચો.મી રહેણાંકીય ઉપયોગી બાંધકામવાળી મિલકત			રાજન નલીનકાન્ત પોરેચા મંજરી રાજન પોરેચા	HRISHIRAJ REALTY LLP	27/01/2022 27/01/2022	1345	

મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

વસોયા મહેશ એલ ની તારીખ 27/01/2022 ના રોજની

અરજી નંબર : 1351

તારીખ : 27-01-2022

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

AHD-4 PALDI

19069 / 2022

નોંધ: કોમ્પ્યુટર પ્રિન્ટ ... તા : 28/01/2022

FOR, HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

FOR, HRISHIKESH ...

DESIGNATED PARTNER

RUPESH P. SHAH PARTNER OF HRISHIRAJ REALTY LLP

301,HRISHIKESH,VASANTBAG, GULBAI TEKRA, Ahmedabad Ahmedabad Ahmedabad India

RUPESH P. SHAH PARTNER OF HRISHIRAJ REALTY LLP

301,HRISHIKESH,VASANTBAG, GULBAI TEKRA, Ahmedabad Ahmedabad Ahmedabad Gujarat

18 - NAVARANGPURA | Zone : WEST

20 - GULBAI TEKRA | Final Plot No : 236 (C.S.NO.838)

4

"HI" 236,OPP.URMIKUNJ SOCIETY,NR.ST.XAVIERS COLLEGE CORNER,NAVRANGPURA,AHMEDABAD

4.50 METER H.P. +16.40 METER

Floor Number	Usage	Built Up Area (In Sq. Mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
[illegible] Cellar	PARKING	[illegible]	0	0
Ground Floor	PARKING	417.4[illegible]	0	0
First Floor	RESIDENTIAL	417.4[illegible]	4	0
Second Floor	RESIDENTIAL	417.48	4	0
Third Floor	RESIDENTIAL	417.48	4	0
Fourth Floor	RESIDENTIAL	417.48	4	0
Fifth Floor	RESIDENTIAL	417.48	4	0
Stair Cabin	STAIR CABIN	[illegible]	0	0
Over Head Water Tank	O.H.W.T.	10.94	0	0
Total		[illegible]	20	0

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

FOR, HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

AHD-4 PALDI 19069 2022

06 JUL 2022

નિયમોને અનુસરીને મકાન બાંધકામ તેમજ ઉપયોગ કરવાનો રહેશે. તેમજ આ અંગેના તમામ કાયદા તેમજ પેટા કાયદાનું પાલન કરવાનું રહેશે. તેમજ તેમાં જે કોઈ મંજુરી તથા શરતો મુકવામાં આવી છે તેનાથી જો નુકશાન થતુ હશે તો પણ નુકશાનીનો બદલો માંગ્યા સિવાય અરજદાર / માલિકે તેનો અમલ કરવાનો રહેશે.

2. અરજદાર / માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) આપવામાં આવ્યું હશે તો પણ ,ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ મુજબ ટાઉન પ્લાનીંગ સ્કીમ અન્વયેની ઉધ્ધાર / ફાળો તેમજ અન્ય કાયદા હેઠળ કોઈ ચાર્જ કે લેણાં બાકી હશે કે ભવિષ્યમાં ચુકવવાના થશે તો તે મ્યુ. કોર્પો. / સક્ષમ સત્તામાં જમા કરવાના રહેશે.

3. અરજદાર / માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)માં જણાવ્યા મુજબની શરતોનું પાલન કરવાનું રહેશે. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)માં જણાવ્યા મુજબની શરતો પૈકી કોઈપણ શરતોનું ઉલ્લંઘન કરવામાં આવશે તો મ્યુનિસિપલ કોર્પોરેશન તે શરતોનો અમલ કરાવી શકશે અને મ્યુનિસિપલ કોર્પોરેશનના તેવા કૃત્યને લીધે જે કંઈ નુકશાન, ખોટ કે તરકત અરજદાર / માલિકને થશે તે બદલ કોઈપણ પ્રકારની માંડણી મળી શકશે નહી.

4. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)ની તારીખથી એક વર્ષમાં બાંધકામ શરૂ કરવામાં આવેલ નહી હોય કે નિયત સમયમર્યાદામાં તેના રી-ન્યુઅલ અંગેની કાયદાકીય કાર્યવાહી કરવામાં આવેલ નહી હોય તો કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) સહિત આપેલ પરવાનગી આપોઆપ રદ થયેલ ગણાશે.

5. મંજુર થયેલ પ્લાન મુજબનું સ્થળ પર બાંધકામ પુરુ થયેથી ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ-૨૬૩ તેમજ કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ મુજબ મકાન વપરાશની પરવાનગી (બી.યુ. પરમીશન) મેળવ્યા બાદ જ મંજુર કરેલ બાંધકામનો વપરાશ કરી શકાશે.

6. ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ-૩૭૬ થી ૩૮૩ માં નિર્દિષ્ટ કર્યા પ્રમાણેના ધંધા અગર ઉપયોગ માટે કોઈપણ જગ્યાનો ઉપયોગ કરતા પહેલા અ.મ્યુ.કો./ સક્ષમ સત્તા પાસેથી જરૂરી લાયસન્સ/પરવાના મેળવવાના રહેશે.

7. પ્લોટના માપો તથા ક્ષેત્રફળ વળી રહેતા હોય તે માટેની સાઈટ તરીકે પ્લોટ યોગ્ય થાય અને પ્લોટ સ્વચ્છ અને હોજરવાળો (ખાડા - ખોલાણને ભાગ રહે નહી અને પાણી ભરાય રહે નહી તેવો) થાય તો જ બાંધકામ શરૂ કરી શકાશે.

8. GRANT OF THIS DEVELOPMENT PERMISSION SHALL NOT MEAN ACCEPTANCE OF CORRECTNESS, CONFIRMATION, APPROVAL OR ENDORSEMENT OF TITLE OF THE LAND, BUILDING, EASEMENT RIGHTS, VARIATION IN THE AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORT ETC AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS REGARDS (UNDER C.G.D.C.R. CL. NO. 2.3).

9. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કરતાં પહેલા બીન પરવાનગીવાળુ/બિન અધિકૃત કાચા - પાકા બાંધકામ અરજદાર/માલિકે પોતાના ખર્ચે/જોખમે દૂર કરવાના રહેશે.

10. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કર્યેથી કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) મુજબ તબક્કાવાર પ્રોગ્રેસ ચેક કરાવવાના રહેશે.

11. કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ,સ્ટ્રક્ચરલ ડ્રોઈંગ ઓન-અન્સ્ટેબીલીટી-નાદારી વિગેરે ફક્ત કોર્પોરેશનના રેકર્ડ હેતુ માટે લીધેલ છે અંગેની જવાબદારી અ.મ્યુ.કોર્પોરેશનની તથા અધિકારી/કર્મચારીની રહેશે નહિ. આ અંગે જવાબદાર અરજદાર/માલિક/ડેવલપર તથા એન્જીનીયર/આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જીનીયર,ક્લાર્ક ઓફ વર્કસે રજુ કરેલ પ્રમાણપત્રો/બાંહેધરી તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની (અરજદાર/માલિક/ડેવલપર તથા એન્જીનીયર/આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જીનીયર,ક્લાર્ક ઓફ વર્કસ) રહેશે.

12. બીલ્ડીંગ મટીરીયલ્સ કે કાટમાળ મ્યુ. રસ્તા ઉપર કે ફુટપાથ ઉપર નાખવામાં આવશે તો તેના કારણે રસ્તા કે ફુટપાથ ને જે કોઈ નુકશાન થશે તેનુ ખર્ચ વસુ નિયમાનુસારની પેનલ્ટીની રકમ અરજદાર/માલિક પાસેથી વસુલ કરવામાં આવશે.તેમજ આ બાંધકામની કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) રદ કરવા અંગેની કાર્યવાહી કરવામાં આવશે.

13. કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ તેમજ જે તે સમયે સરકારશ્રી દ્વારા જાહેર કરાયેલ નિતી અનુસાર પરકોલેટીંગ વેલ/પીટ,વોટર હાર્વેસ્ટીંગ,ટ્રી-પ્લાન્ટેશન/વૃક્ષ રોપવાની જોગવાઈ બીલ્ડીંગ પ્લોટમાં કરવાની રહેશે.સેપ્ટીક ટેન્ક તથા સોકવેલની સાઈઝ તથા સંખ્યા,ઈન્સ્પેક્શન ચેમ્બર,મેનહોલ વિગેરે ડ્રેનેજ લેઆઉટમાં બતાવ્યા મુજબના સ્થળે કરવાની જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જીનીયર/આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જીનીયર,ક્લાર્ક ઓફ વર્કસની રહેશે.

14. મકાનમાં બાંધકામ/ડિમોલીશન કરતી વખતે અથવા ત્યારબાદ આજુબાજુના મકાનો/મિલકતને અન્ય કોઈપણ જાતનું નુકશાન કે જાનહાની થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જીનીયર/આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જીનીયર,ક્લાર્ક ઓફ વર્કસની રહેશે. અ.મ્યુ.કોર્પોરેશન આ બાબતે દિવાની યા ફોજદારી રાહે જવાબદાર ગણાશે નહિ. તેમજ આજુબાજુના રહીશોને કોઈપણ સમયે ભયજનક/નુકશાન થાય નહિ તે રીતે બાંધકામ /ડિમોલીશનની કામગીરી કરવાની રહેશે.

15. મંજુર થયેલા પ્લાન તેમજ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)ની નકલ દરેક મેમ્બરને ફરજીયાત આપવાની રહેશે. અને બાંધકામની સાઈટ પર નોટિસ બોર્ડ ઉપર જાહેરમાં જોઈ શકાય તે રીતે દર્શાવવાની રહેશે.

16. મકાન વપરાશની પરવાનગી(બી.યુ.) પરમીશન મેળવ્યા બાદ જ ડ્રેનેજ/પાણી તથા અન્ય સર્વિસ-યુટીલીટી માટે નિયમાનુસાર અરજી કરી શકાશે.

17. બાંધકામ તથા અન્ય બાબતો કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) સાથે સુસંગત નહિ હોય કે કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ના વિનિયમ ૨.૯ મુજબ અરજદાર માલિકે ખોટી રજુઆત અથવા ખોટા દસ્તાવેજ પુરાવા રજુ કરેલ હશે તો આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) તથા મંજુર કરેલ પ્લાન આપોઆપ રદ થયેલ ગણાશે.

18. ઓવરહેડ અને અંડરગ્રાઉન્ડ પાણીની ટાંકી હંમેશા ઢાંકણથી બંધ રાખવી.બટરની વેન્ટ પાઈપ ઉપર જાળી ફીટ કરવી અથવા પાતળા કાપડથી ઢાંકી રાખવી. મેલેરિયા કર્મચારી માટે ઓવરહેડ ટાંકીની તપાસ માટે સીડીની વ્યવસ્થા કરવી.

19. કન્સ્ટ્રક્શન/ડીમોલીશનની પ્રવૃત્તિ દરમ્યાન પ્લોટની હદે આજુબાજુ ઓછામાં ઓછી ૩ મી. ઊંચાઈની પતરાની વાડ (બેરીકેડ) તથા બહુમાળી બિલ્ડીંગમાં ઉપરના માળના બાંધકામ સમયે જાળી નેટ કેચીંગ પ્લેટફોર્મ બનાવવાના જરૂરતો તે હેતુસર કરવાની રહેશે.

20. RESPONSIBILITY (C.G.D.C.R.-2017, 4.3.4.4 & 4.6): APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OF BUILDING COMPLETION CERTIFICATE SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

21. LIABILITY (C.G.D.C.R.-2017, 2.5.2) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY.

22. શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પરિપત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૦/૬૩૩/ન.વિ-૧ તા. ૧૯/૧૧/૨૦૧૦ના પત્ર અનુસાર બાંધકામની જગ્યા એ બોર્ડ ઉપર ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ મુકવાની શરતે.

23. બેઝમેન્ટ ખોદકામ/બાંધકામ દરમ્યાન આજુબાજુની જાનમાલ કે મિલકતને કોઈપણ પ્રકારનું નુકશાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર/માલિક/આર્કિટેક્ટ/ એન્જીનીયર/ સ્ટ્રક્ચરલ એન્જીનીયર / ક્લાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર)ની રહેશે, તથા સંપૂર્ણ ખોદકામ એક સાથે નહી કરતા, તબક્કાવાર, જરૂરી મટીરીયલ ધ્વારા ટેકા (Shoring/ Shuttering) વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે, તથા ખોદકામ/ બાંધકામ દરમ્યાન આજુબાજુની જાનમાલ કે મિલકતની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું એન્જીનીયર/ સ્ટ્રક્ચરલ એન્જીનીયર / ક્લાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી , જરૂર જણાય તો તાકીદે લગતી વ્યવસ્થા કરવાની રહેશે તથા તે અંગે અરજદાર/ માલિક / ડેવલપર/ આર્કિટેક્ટ / એન્જીનીયર/ સ્ટ્રક્ચરલ એન્જીનીયર/ક્લાર્ક ઓફ વર્કસથી દ્વારા આપેલ નોટરાઈઝડ બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ / ખોદકામ / ડિમોલીશન ની કામગીરી કરવામાં આવશે જણાશે તો તાત્કાલીક અસરથી રજાચીઠ્ઠી સ્થગિત/રદ કરવાની કાર્યવાહી કરવામાં આવશે તથા ખોદકામની નિકાલ થયેલ માટીની જેમ હેરાફેરી મહાલાનમાના જાહેર મર્યાદા પર થતા પરિવહન દરમ્યાન જાહેર મિલ્કતને નુકશાન થાય નહિ તે માટે જરૂરી જોગવાઈ કરવાની રહેશે.

ઉપર જણાવેલ કોઈપણ શરતોનો ભંગ થશે તો આપેલ બાંધકામનું આરંભ પ્રમાણપત્ર (રજાચીઠ્ઠી) રદ કરવામાં આવશે.

મ્યુ. કમિશનરશ્રી,

આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) દ્વારા જે વિકાસ કરવા પરવાનગી આપેલ છે તે અંગે વિકાસ પરવાનગી મેળવવા જે પ્લાન સાથે અરજી તેમજ બાંહેધરી રજુ કરી તેના આધારે છે. મારે અરજીમાં કે પ્લાનમાં અથવા દ્વારા કરવામાં આવેલ રજુઆત કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ના નિયમો સાથે સુસંગત નહી હોય તેમજ બાંહેધરી કે અરજી માં અમારા દ્વારા કરવામાં આવેલ રજુઆત ખોટી હશે તો આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા ખર્ચે અને જોખમે અમારાથ મ્યુનિસિપલ કોર્પોરેશન દૂર કરી શકશે અને કરેલ બાંધકામ દૂર કરવા અમને કાયદેસીય કોઈપણ પ્રકારની નોટિસ કે જાણ કરવાની રહેશે નહી. આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) ની ઉપરોક્ત તમામ શરતો મેં/અમે વાંચેલ છે અને સાથે અમે સંમત છીએ.

માલિક/અરજદાર ની સહી

એન્જીનીયર/આર્કિટેક્ટની સહી

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION [illegible] BY FIRE DEPARTMENT ON DT.01/06/2022 (NO.:-OPN368201062022) AND FIRE NOC, FIRE PROTECTION CONSULTANT [illegible] SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION [illegible] ORDER WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DATE-26/04/2022 AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT. 26/04/2022 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLERK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT. 26/04/2022.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT.,W.Z.) ON DT. 21/03/2022.

(20)IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(21)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENT CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO.3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND CIRCULAR NO:- 37/2013-14, DATE:-27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:-04/07/2022.

(22)ફા.પ્લોટ નં.૨૩૮ જે અગાઉ સબ પ્લોટ નં.૦૪ હોઈ,જેમાં અગાઉ મંજુર થયેલ પ્લાનમાં કેસ નં.BNB/814/11,C.C.NO.1036,DT.25/02/1977 ને આધિન તથા તેમાં દર્શાવેલ શરતો મુજબ વર્તવાની શરતે.

(23)એરપોર્ટ એન.ઓ.સી.અંગે ૧૬.૫૦ મીટર કરતા વધુ ઉંચાઈનું બાંધકામ સુચવેલ હોઈ,૧૬.૫૦ મીટર કરતા વધુ ઉંચાઈનું બાંધકામ એરપોર્ટ એન.ઓ.સી. મળ્યા બાદ કરીશું તે મુજબની અરજદારે રજુ કરેલ તા.૨૬/૦૪/૨૦૨૨ની નોટરાઈઝ બાંહેધરીને આધિન તથા તે મુજબ વર્તવાની શરતે.

(24)અરજદારે પ્લોટની માલિકી, ક્ષેત્રફળ, લોકેશન તેમજ પઝેશન તથા અન્ય કોઈ બાબત અંગે કોર્ટ મેટર/કોર્ટ લીટીગેશન ચાલતી ન હોવા અંગેની તા. ૨૬/૦૪/૨૦૨૨ની આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન

(25)સુકો-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કિટેક્ટ/ એન્જીનિયર/ સ્ટ્રકચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ/ સુપરવાઇઝર ઓફ વર્કસશ્રી દ્વારા તા.૨૬/૦૪/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(26)સી.જી.ડી.સી.આર.-૨૦૧૭ ક્લોઝ નં.૧૯ ની જોગવાઇ મુજબ બિલ્ડીંગનું મેઇન્ટેનેન્સ અને અપગ્રેડેશન અનુસંધાને બાંધકામનું વખતો-વખત મેઇન્ટેનન્સ કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપર્સ તા.૨૬/૦૪/૨૦૨૨ ના રોજ આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(27)એન.એ.પરવાનગી અંગે અરજદારે રજુ કરેલ તલાટીશ્રી (કોચરબ/પાલડી) ના તા.૦૧/૦૬/૨૦૨૨ના ગામ નમુના નં.૦૨ ની નકલને આધિન.

(28)સેલો પ્લીન્થમાં દર્શાવેલ મલ્ટીલેવલ કાર-પાર્કિંગનું મેઈન્ટેનન્સ સ્વખર્ચે અને પોતાના જોખમે કરવા અંગે તથા પ્લાનમાં દર્શાવ્યા મુજબ મીકેનીકલ પાર્કિંગનો જ ઉપયોગ કરવા અંગે અરજદારે તા.૨૬/૦૪/૨૦૨૨ ના રોજ આપેલ નોટરાઇઝ બાંહેધરીપત્રને આધિન.

(29)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ(રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(30)નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/પાડી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

For Other Terms & Conditions See Overleaf

અરજદારશ્રીએ ઉપર જણાવેલ એન.ઓ.સી. ના નકશા ના ઠરાવ મુજબના હોઈ, તે વસુલાત આવ્યે મી. યુ. પરવાનગી મળશે એવી પ્રત્યક્ષ વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

FOR, HRISHIRAJ REALTY LLP

DESIGNATED PARTNER

સબ-રજીસ્ટ્રાર કચેરી

Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી [illegible] અથવા દિવાની [illegible] અથવા આદેશનાં સંબંધમાં વાદીનું નામ	[illegible]ીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	મોર્ગેજ રૂ.80000000.00	ઓલ 16 ફ્લેટ આશરે 19920 ચો.ફુટ કાર્પેટ એરીયા સીટી સર્વે નં-1448 એફ.પી. નં-306 પૈકી આશરે 842 ચો.મી (પ્લાન સબ પ્લોટ નં-4 આશરે 841.98 ચો.મી) ટી.પી.સ્કીમ નં-20, એચ-3			M/S HRISHIKESH VENTURES LLP RUPESH PRAVINBHAI SHAH (AUTHORIZED PARTNER)	M/S. SHRIRAM HOUSING FINANCE LTD THROUGH ITS AUTHORIZED PERSON JAYANT PRATAP SINGH	19/08/2021 19/08/2021	10837	

મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

મહેશ વસોયા ની તારીખ 19/08/2021 ના રોજની

અરજી નંબર : 12964

તારીખ . 19-08-2021

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

[illegible] તારીખ : 19/08/2021

AHD-4 PALDI

19069 / 77 / 2022

FOR, [illegible]

DESIGNATED PARTNER

અનુક્રમાંક નંબર - ૨
સબ-રજીસ્ટ્રાર કચેરી
Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
કોચરબ	માલિકી ફેરબદલ/વેચાણ રૂ.70000000.00	ટી.પી.સ્કીમ નં-20 (ગુલબાઈ ટેકરા) ના એફ.પી. નં-306 પૈકી 8 ક્ષેત્રફળ 842 ચો.મી (એ.એમ.સી. મંજુર કરેલ પ્લાન મુજબ સબ પ્લોટ નં-4 ક્ષેત્રફળ 841.98 ચો.મી) ની જમીન જેનો સમાવેશ સીટી સર્વે અમદાવાદ-1 ના વોર્ડ ગુલબાઈ ટેકરા માં થતા સીટી સર્વે નં-1448 ક્ષેત્રફળ 842 ચો.મી ની બીનખેતી ની જમીન તથા તેના ઉપર આવેલ આશરે ક્ષેત્રફળ 394.63 ચો.મીના બાંધકામવાળી મિલકત			રાજેશ્વરીબેન તે મોહન કિશનચંદની વિધવા અનિલ મોહન મુલચંદાણી	HRISHIKESH VENTURES LLP	07/06/2021 07/06/2021	7350	

મુકાબલ કરનાર
ખરી નકલ

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

વનરાજ ગોહેલ ની તારીખ 07/06/2021 ના રોજની
અરજી નંબર : 8609
તારીખ : 07-06-2021

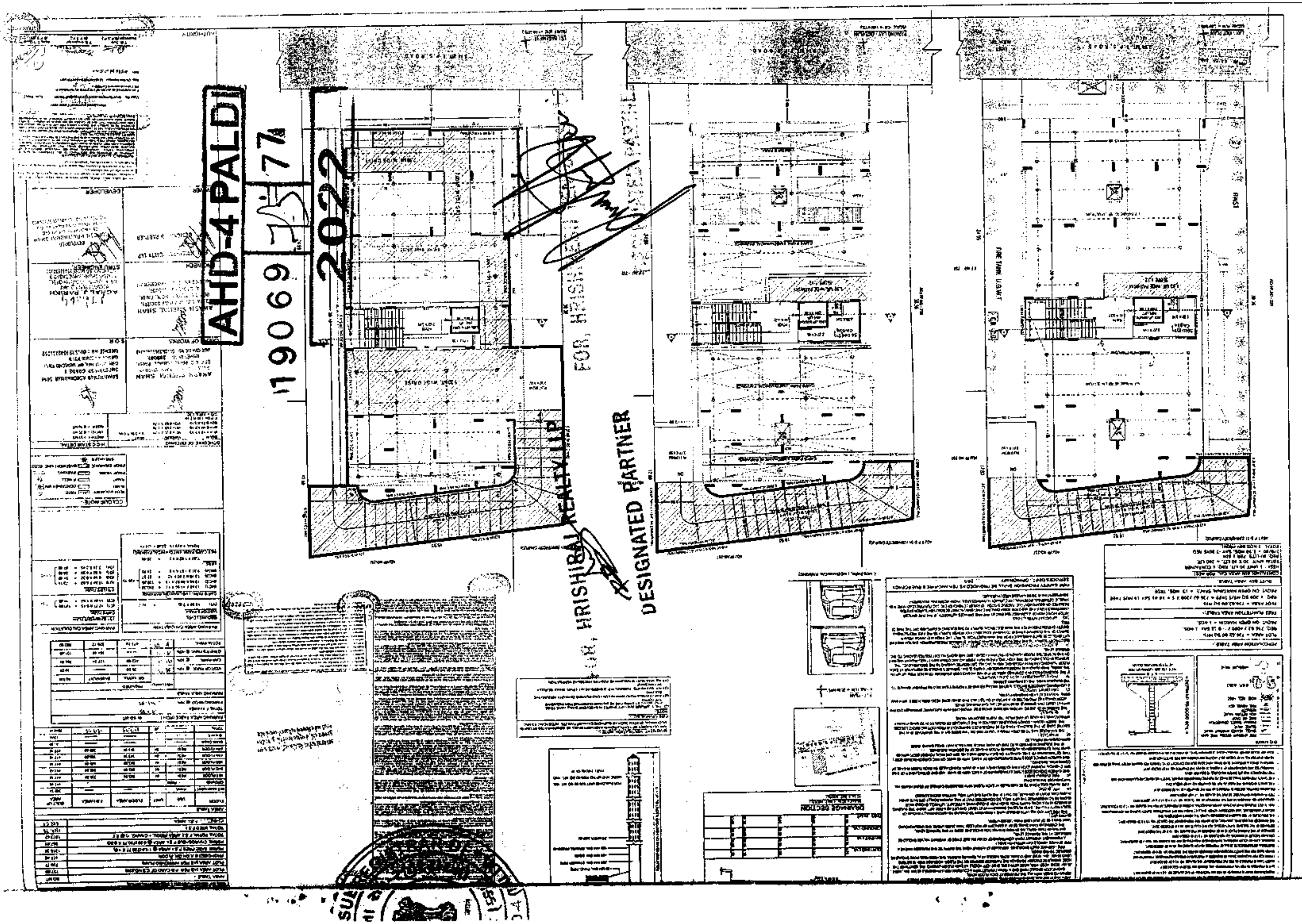
સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Ahmedabad-4 Paldi

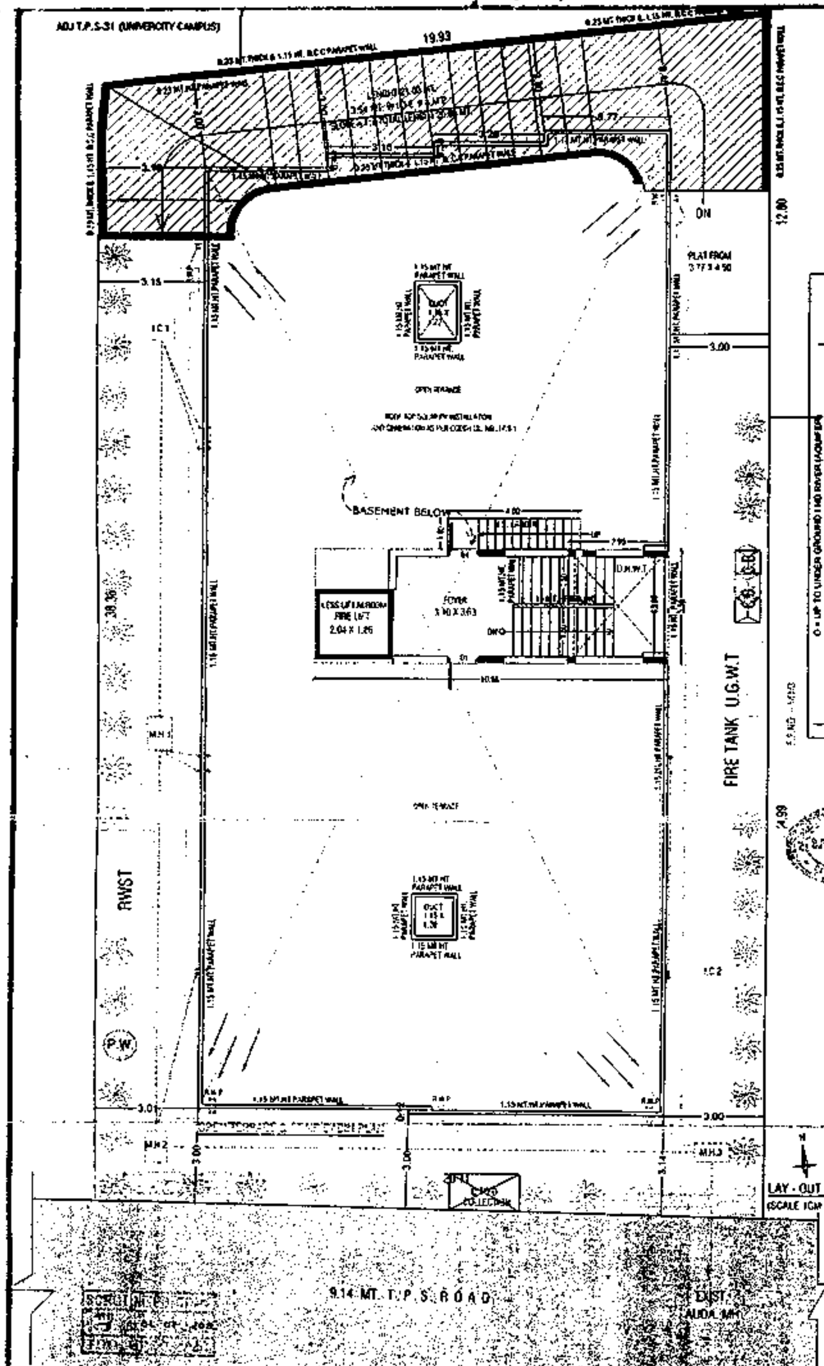
પ્રિન્ટ તારીખ : 07/06/2021

FOR, HRISHIKESH VENTURES LLP

DESIGNATED PARTNER

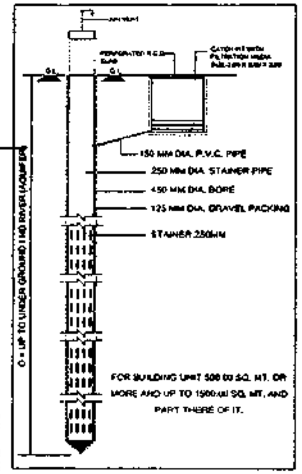
AHD-4 PALDI
9 77
2022


AHD-4 PALDI
19069 / 77
2022
FOR, HRISHIBAL REALTY LLP
DESIGNATED PARTNER



3. **Rain Water Storage Tank:** Applicant shall provide Rain Water ... 17.2.3 of GDCR-2017.
4. **Tree Plantation:** Applicant shall provide tree plantations ... take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management:** Applicant shall provide facilities for ... segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste ... as per the norms decided by the Competent Authority from time to time.

Note : The position and location should be variable as per site situation.



MOJE :- GULBAI - TEKRA , TA. :- SABARMATI , DIST.: AHMEDABAD

SCALE :- 1CM = 1.0M. | ZONE : RESIDENTIAL - I (R1)

USE OF CONSTRUCTION :- RESIDENTIAL(DW-3)

PERCOLATION AREA TABLE:-

PLOT AREA = 736.62.00 SQ.MTS
REQ. 736.62 / 4000 / :- 0.18 SAY 1 NOS.
PROVI. ON OPEN MARGIN = 1 NOS.

TREE PLANTETION AREA TABLE:-

PLOT AREA = 736.62.00 SQ.MTS
REQ. = 200 SQ.MT/5 TREE = 736.62 /200 X 5 = 18.41 SAY 19 NOS.TREE
PROVI. ON OPEN MARGINAL SPACE = 19 NOS. TREE

DUST BIN AREA TABLE:-

CONTAINER BIN AREA CAL. FOR RESI.

RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 20 X 10 LIT. = 200 LIT.
REQ. 80 LITS. PER 1 BIN
200/80 = 2.50 NOS. SAY -3 BINS REQ.
TOTAL 3 NOS BIN PROVI.

AKASH SNEHAL SHAH
22/A VISHRAM PARK SOCIETY,
OPP. P.C. PATEL SCHOOL, PALDI,
AHMEDABAD - 380007.
CLERK OF WORKS

SAVANKUMAR ASHOKKUMAR SONI
SUPERVISOR GRADE-1
LICENCE NO : 0012R25002711352
S.O.R

AKASH SNEHAL SHAH
ENGINEER.

A. J. Parikh
ACHAL J. PARIKH
NAVRANGPURA, AHMEDABAD-9
AMC LIC NO. SD 001SE25062600003
STRU.ENGINEER.

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER
OWNER

DEVELOPER
RUPESH PRAVINBHAI SHAH
GULBAI TEKRA, AHMEDABAD-380009
DEVELOPER

Ahmedabad Municipal Corporation
Zone: WEST

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

AHD-4 PALDI
19969 / 7077
2022

FOR, HRISHIRAJ REALTY LLP
DESIGNATED PARTNER

FOR, HRISHIKESH VENTURES LLP
DESIGNATED PARTNER

AHD-4 - PALDI		
19069	75	77
2022		

(G2.0) 30/11/2022 5:28 PM

Serial No. 19069 Presented of the office of the Sub-Registrar of S.R.O - Ahmedabad-4 Paldi Between the hour of 16 To 17 on Date 30/11/2022	Receipt No :- 202200400042160	
	Received Fees as following	**Rs.**
	Registration	5000.00
	Side Copy Fee (75)	1500.00
	Other Fees	0.00
	TOTAL :-	**6500.00**

Document Type: Mortgage : Mortgage Deed Without Possession
20221122541814394

[redacted]

HRISHIRAJ REALTY LLP

પુરતી નોંધ નં. ૨૪૦૧
પા.નં. ૭૨૨૨૭૨ તા. ૦૧/૧૨/૨૦૨૨
પૂરી કરી.
સબ-રજીસ્ટ્રાર
અમદાવાદ-૪ (પાલડી)

Dipakkumar Girdharbhai Patel
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

Dipakkumar Girdharbhai Patel
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1	HRISHIRAJ REALTY LLP Authorized Person RAJ SHEETAL SHAH, ,,,,,,,		[redacted]		
Executing					
2	HRISHIKESH VENTURES LLP Authorized Person RUPESH P SHAH, ,,,,,,,		[redacted]		
Claiming					
1	SHRIRAM HOUSING FINANCE LTD ની અધિકૃત વ્યક્તિ SHRIRAM HOUSING FINANCE LTD THROUGH ITS AUTHORIZED SIGNATORY KEYUR HEMANT JOSHI ADNPJ7652D 123,ANGAPPA NAICKEN STREET, CHENNAI-600001 ,,,,,,,		[redacted]		

Executing Party admits execution

AHD-4 - PALDI		
19069	76	77
2022		

(G2.0) 30/11/2022 5:28 PM

1 MAHESHKUMAR LABHUBHAI VASOYA
B-105,MANHARNAGAR PART-1,KRUSHN VIDYALAY,
BAPUNAGAR,AHMEDABAD,AHMEDABAD CITY (અમદાવાદ શહેર),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),380024


2 PRIYANSH JAYESHBHAI SHAH
7,HAR BHOLE APPARTMENT,KRUSHNA KUNJ SOC,
PRANSHANKAR HALL,
KANKARIA,AHMEDABAD,AHMEDABAD CITY (અમદાવાદ શહેર),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),380008


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

2

Date: 30 Month: November -2022

Dipakkumar Girdharbhai Patel
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

SCF

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

Date: 30/11/2022

Dipakkumar Girdharbhai Patel
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

AHD-4 - PALDI		
19069	૭૭	77
2022		

W) 30/11/2022 5:57 PM

1	Book No.	19069	Registered No.
Date: 30-11-2022			

Dipakkumar Girdharbhai Patel
Sub Registrar
S.R.O - Ahmedabad-4 Paldi

THE SEAL OF THE SUB REGISTRAR OF

AHD-4 PALDI (૫૧૩)

9069 66 77

2022

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0124/11479/01628

To
શાહ પ્રિયાંશ
Shah Priyansh
S/O: Jayesh
7
Har Bhole Appartment
Krushna Kunj Society, Opp. Pranshankar Hall
Kankaria
Ahmedabad City
Ahmedabad Gujarat - 380008
7600653048

Signature Not Verified

મારો આધાર નંબર / Your Aadhaar No. :

9307 2809 0812

VID : 9149 5016 2325 4663

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
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- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
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- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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ભારત સરકાર
Government of India

આધાર

શાહ પ્રિયાંશ
Shah Priyansh
જન્મ તારીખ/DOB: 11/02/2001
પુરુષ/ MALE

9307 2809 0812

VID : 9149 5016 2325 4663

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું :
પિતાનું નામ: જયેશ, 7, હર ભોલે એપાર્ટમેન્ટ, કૃષ્ણ કુંજ સોસાયટી, પ્રાણશંકર હોલ સામે, કાંકરિયા, અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380008

Address:
S/O: Jayesh, 7, Har Bhole Appartment, Krushna Kunj Society, Opp. Pranshankar Hall, Kankaria, Ahmedabad City, Ahmedabad, Gujarat - 380008

Download Date: 23/11/2022

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