

SUN SKYVIEW

Payment to Statutory Authorities

Challan No.	Date	FSI	Other	Amount
7637	06-01-2024	9,11,652	18,29,328	27,40,980
5794	16-10-2023	-	3,98,175	3,98,175
Total		9,11,652	22,27,503	31,39,155

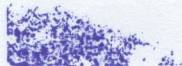
FSI Payment Schedule

Date	FSI	Interest	Total	Remarks
06-01-2024	9,11,652	-	9,11,652	Paid
01-02-2024	1,13,956	21,742	1,35,698	Unpaid
01-03-2024	1,13,956	22,261	1,36,217	Unpaid
01-04-2024	1,13,956	20,606	1,34,562	Unpaid
01-05-2024	1,13,956	20,325	1,34,281	Unpaid
01-06-2024	1,13,956	18,733	1,32,689	Unpaid
01-07-2024	1,13,956	18,389	1,32,345	Unpaid
01-08-2024	1,13,956	17,421	1,31,377	Unpaid
01-09-2024	1,13,956	15,923	1,29,879	Unpaid
01-10-2024	1,13,956	15,486	1,29,442	Unpaid
01-11-2024	1,13,956	14,049	1,28,005	Unpaid
01-12-2024	1,13,956	13,550	1,27,506	Unpaid
01-01-2025	1,13,956	12,582	1,26,538	Unpaid
01-02-2025	1,13,956	10,490	1,24,446	Unpaid
01-03-2025	1,13,956	10,646	1,24,602	Unpaid
01-04-2025	1,13,956	9,366	1,23,322	Unpaid
01-05-2025	1,13,956	8,711	1,22,667	Unpaid
01-06-2025	1,13,956	7,493	1,21,449	Unpaid
01-07-2025	1,13,956	6,775	1,20,731	Unpaid
01-08-2025	1,13,956	5,807	1,19,763	Unpaid
01-09-2025	1,13,956	4,683	1,18,639	Unpaid
01-10-2025	1,13,956	3,871	1,17,827	Unpaid
01-11-2025	1,13,956	2,810	1,16,766	Unpaid
01-12-2025	1,13,956	1,936	1,15,892	Unpaid
01-01-2026	1,13,956	968	1,14,924	Unpaid
Total	36,46,596	2,84,623	39,31,219	

It is further estimated that the total expenses towards payments to statutory authorities shall be as under :-

Particulars	Amount
Payment already made as mentioned above	22,27,503
Estimated payment to RERA Authority	2,80,000
Estimated Payment for Labour Cess	55,00,000
Estimated payment to planning Authority till obtaining BU Permission	19,92,497
Total	1,00,00,000

For, SUN DIVINE CORPORATION



M. T. Patel
PARTNER

SUN DIVINE CORPORATION

Sindhubhavan Road, Bodakdev,
Ahmedabad - 380059, Gujarat, India.
T: +91 90813 39933, +91 99789 32051
E: info@sunbuilders.in   www.sunbuilders.in



Ahmedabad Urban Development Authority

FOR DEPOSITOR

Sardar Patel Bhavan, Himnappura, Ashram Road, Ahmedabad - 380 014.

GSTIN : 24AAALA0233B1Z8 • Phone : 27545051 Fax : (079) 27545061

Receipt General GST No. 24AAALA0233B1Z8 Voucher

No. : 7637

Dated : 6-Jan-24

Particulars	Amount
Account :	
Solid Waste Management	21,100.00
Shefa-1 21,100.00 Cr	
Development Charges	2,99,748.00
Shefa-1 2,99,748.00 Cr	
Sewerage Charges-Permission(PRM)	6,66,740.00
Shefa-1 6,66,740.00 Cr	
Lamination Charges	13,200.00
Fees for Providing Services- U/s (23)(1)(Vi)(A)	7,49,370.00
Shefa-1 7,49,370.00 Cr	
FSI Fee	9,11,652.00
Shefa-1 9,11,652.00 Cr	
Fees for Providing Services- U/s (23)(1)(Vi)(A)	1,55,900.00
Shefa-1 1,55,900.00 Cr	
Development Charges	23,370.00
Shefa-1 23,370.00 Cr	

Through :

HDFC Bank A/c No. 50100514300900

On Account of :

CH NO-037376 DEEP NARENDRA PATEL FR-18/12-18/118 PRM/79/10/2023

Receipt is valid subject to realization of cheque / D.D.

Continued ...

DJ



Sardar Patel Bhawan, Ventures, Ashram Road, Ahmedabad - 380 014.

GSTIN : 24AAALA0233B178 • Phone : 27545051 Fax : (079) 27545061

Receipt General GST No. 24AAALA0233B128 voucher

(Page 2)

No. : 7637

Dated : 6-Jan-24

Particulars	Amount
Amount (in words): Indian Rupees Twenty Seven Lakh Forty Thousand Nine Hundred Eighty Only	Rs. 27,40,980.00

Rs. 27,40,980.00

Receipt is valid subject to realization of cheque / D.D.



Ahmedabad Urban Development Authority

FOR DEPOSITOR

Sardar Patel Road, Ahmedabad - 380 014.

GSTIN : 24AAAL0233B178 Phone : 27545051 Fax : (079) 27545061

Receipt General GST No. 24AAAL0233B178 Voucher

No. : 5794

Dated : 18-Oct-23

Particulars	Amount
Account : Scrutiny-Amalgation/revalidation/sub-Division Fee Sheets-1	3,98,175.00
3,98,175.00 Cr	

Through :

Canara Bank A/c No. 110046360970

On Account of :

CH NO-083500, DEEP NARENDRA PATEL, RS NO-311/A/2,311/A/3, JSK/10/2023/0083

Amount (in words) :

Indian Rupees Three Lakh Ninety Eight Thousand One Hundred Seventy Five Only

Rs. 3,98,175.00



Receipt is valid subject to realization of cheque / D.D.



Ahmedabad Urban Development Authority

Sardar Vallabhbhai Patel Sankul, Usmanpura,
Ashram Road, Ahmedabad - 380 014
Phone - +91-79-27545051 - 54, Fax - +91-79-27545061
Email : auda_urban@yahoo.co.in website : www.auda.org.in

work done

Interest Calculation Sheet

JSK/10/2023/0083 , PRM/79/10/2023 , TP Scheme:T.P.1(SHELA) , F.pno: 48/1/2,48/1/3 , Date: 03/01/2024

Batterment/Amenities Deposit Loan Amount : 0		Payment FSI : 2734956		Incremental Value Loan Amount : 0		Total : 2734956	
Sr.No	Date	Instalment Amount	Remaining net Amount	No of days	Interest @10.00%	Amount with Interest	Betterment / Amenities Charge
1	01/02/2024	113996	2734956	29	217042	135686	0
2	01/03/2024	113956	2621000	31	22261	136217	0
3	01/04/2024	113956	2507044	30	20606	134562	0
4	01/05/2024	113956	2393088	31	20325	134281	0
5	01/06/2024	113956	2279132	30	18733	132689	0
6	01/07/2024	113956	2165176	31	18389	132346	0
7	01/08/2024	113956	2051220	31	17421	131378	0
8	01/09/2024	113956	1937264	30	15923	129879	0
9	01/10/2024	113956	1823308	31	15486	129442	0
10	01/11/2024	113956	1709352	30	14049	128006	0
11	01/12/2024	113956	1595396	31	13550	127506	0
12	01/01/2025	113956	1481440	31	12582	126539	0
13	01/02/2025	113956	1367484	28	10490	124447	0
14	01/03/2025	113956	1253528	31	10646	124603	0
15	01/04/2025	113956	1139572	30	9366	123323	0
16	01/05/2025	113956	1025616	31	8711	122667	0
17	01/06/2025	113956	911660	30	7493	121450	0
18	01/07/2025	113956	797704	31	6775	120732	0
19	01/08/2025	113956	683748	31	5807	119764	0
20	01/09/2025	113956	569792	30	4683	118640	0
21	01/10/2025	113956	455836	31	3871	117828	0
22	01/11/2025	113956	341880	30	2810	116766	0
23	01/12/2025	113956	227924	31	1936	115892	0
24	01/01/2026	113956	113968	31	968	114924	0
Total =		2734956			284611		3019567

SUN SKYVIEW

Details of TDR Purchased

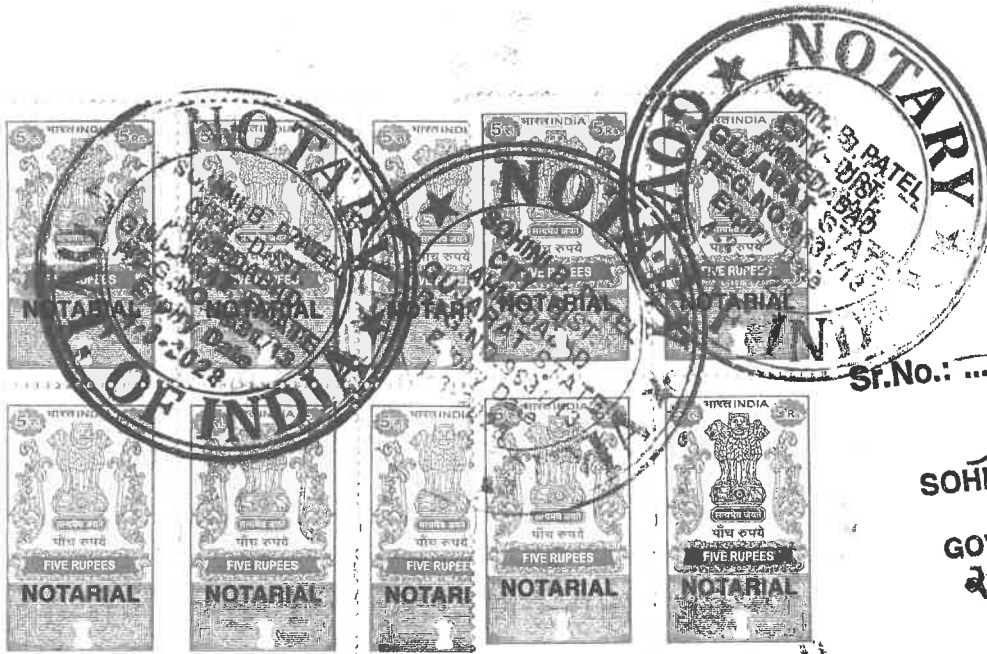
Party	Area	Jantri	Amount	Amount	Paid	Unpaid
Nila Infrastructures Limited	5,300	2,175	1,15,27,500	2,53,60,500	1,69,07,000	84,53,500

For SUN DIVINE CORPORATION

M. T. Patel
PARTNER

SUN DIVINE CORPORATION

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E: info@sunbuilders.in   www.sunbuilders.in



Sr.No.: 1594/2023

M Patel
SOHINI B. PATEL
NOTARY
GOVT. OF INDIA
27/3/2023

**AGREEMENT FOR TRANSFER OF
TRANSFERABLE DEVELOPMENT RIGHTS**

THIS AGREEMENT FOR TRANSFER OF TRANSFERABLE
DEVELOPMENT RIGHTS made at Ahmedabad on this _____ day of
_____, 2023.

BETWEEN

TRANSFEROR Nila Infrastructures Ltd

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

[PAN: AAACN5059K].

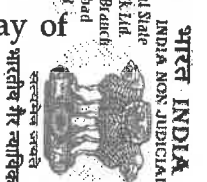
FOR, NILA INFRASTRUCTURES LTD.

P
AUTHORISED SIGNATORY

For, SUNDIVINE CORPORATION

PARTNER

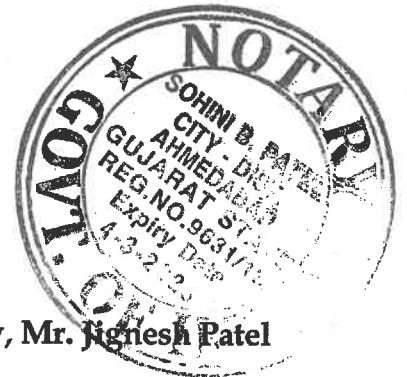
Phone No: _____
Sold To/Issued To: _____
For Whom/ID Proof: _____
M. D. Patel



₹ 0000300/-
MAR-13-2023 16:30:28
Special Adhesive
38159801678725028566-00006962
3815980 GUJ/SOS/AV/608/2022
ZERO ZERO ZERO ZERO THREE ZERO ZERO



[2]



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

AND

TRANSFeree

Sun Divine Corporation

A LLP, formed and registered under the Limited Liability Partnership Act, 2008, having its registered office Sun builders Group, Plot No. 43, Nr. Saket 3, Sindhubhavan Road, Bodakdev Gujarat 380058.

[PAN: ABSFS8707K]

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

FOR, NILA INFRASTRUCTURES LTD.

AUTHORISED SIGNATORY

For, **SUN DIVINE CORPORATION**

PARTNER



[3]

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

WHEREAS:

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

FOR, NILA INFRASTRUCTURES LTD.

[Signature]

AUTHORIZED SIGNATORY

For, SUN DIVINE CORPORATION

[Signature]

PARTNER



[4]

Transferable Floor Space Index (FSI) for the Slum Rehabilitation Project undertaken by it on the said Slum Property and the Transferor is entitled to transfer such Transferable Floor Space Index (hereinafter referred to as "Transferable Development Rights/TDR FSI") to any other Developer/Person and use it on other properties in accordance with the provisions of the said Slum Policy and GDR-2021.

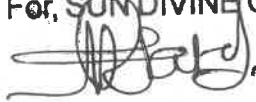
d) The Ahmedabad Municipal Corporation has issued a Transferable Development Right Certificate bearing No. **SRC/2013POLICY/20102021/TDRC/025** (hereinafter referred to as the said "TDR Certificate") in favour of the Transferor amounting **147,87,80,000/- (Rupees One hundred forty seven crores eighty seven lacs eighty thousand only)** has been granted to the Transferor. A copy of the said TDR Certificate in favour of the Transferor is hereto annexed and marked **ANNEXURE "A"**.

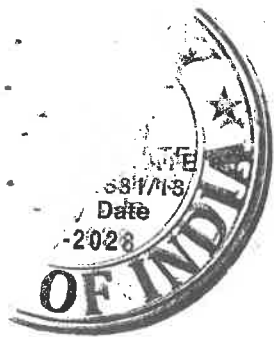
e) That Transferee herein has purchased the land situated at, Shela-Sanand-Ahmedabad in the Registration District Ahmedabad 5300 Sq.mts., included in Draft Town Planning Scheme No. 1 (shela) and proposed Final Plot No. 48/1/2 & 48/1/3, admeasuring about 5300 Sq.mts., hereinafter referred to as the said

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For, SUN DIVINE CORPORATION


PARTNER



[5]

"Recipient Land" and is more particularly described in the Second Schedule hereunder written and a Real Estate Project is proposed to be developed on the said Recipient Land.

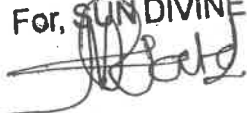
- f) The Transferee is desirous of purchasing from the Transferor TDR FSI, of 5300 Sq. Mtrs. Having Current Jantri Value of the Recipient Land of Rs. 2175 /- per Sq. Mtr. aggregating to TDR amount of Rs. 1,15,27,500 /-. Total Amount payable is Rs. 2,53,60,500 /- at the cost of 2.20 times of basic TDR cost (i.e. 1,15,27,500 X 2.20) in order to put up construction on the said Recipient Land.
- g) Pursuant to negotiations between the Parties herein, the Transferor has agreed to sell and transfer and the Transferee has agreed to purchase the TDR FSI of 5300 Sq. Mtrs. generated under the aforesaid TDR Certificate (hereinafter referred to as the "Transferable FSI" in favour of the Transferee, to use the same in development of the said Recipient Land more particularly described in the Second Schedule hereunder written on the terms and conditions appearing hereinafter.

The Transferable FSI will be effected and completed and the same will be recorded and given effect by

FOR, NILA INFRASTRUCTURES LTD.

7

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For, SUN DIVINE CORPORATION

PARTNER



[6]

Ahmedabad Municipal Corporation on the reverse of the TDR Certificate (attached as ANNEXURE "A" hereto). The application in prescribed format for utilization of the Transferable FSI to be made to Ahmedabad Municipal Corporation (attached as ANNEXURE "B" hereto). The Transferable FSI, is proposed to be used, belongs to NILA INFRASTRUCTURES LTD. as on date and the Transferee is in the process of completing the purchase of the Transferrable FSI from them. The particulars of the Recipient of Transferrable FSI, in the attached TDR Certificate Utilization Form is being recorded in the names of Sun divine Corporation (On Behalf of Deep Patel) being the current owner of the Recipient Land. Further, at the relevant time, the Transferor here by agrees to make necessary changes/modifications and shall carry out all required paperwork, as may be required by Ahmedabad Municipal Corporation or otherwise, to give effect of the transfer of Transferrable FSI in favour of the transferee herein. Once the transfer of transferable FSI in favour of the Transferee is completed, no responsibility except giving B.U. Permission is pending with the Transferor.

FOR, NILA INFRASTRUCTURES LTD.

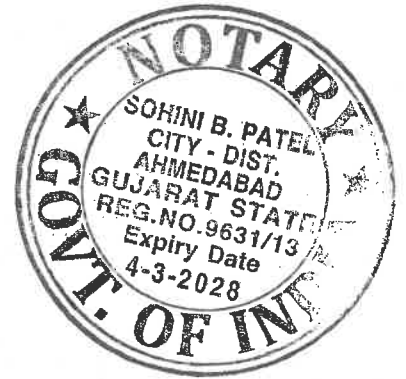
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For, SUN DIVINE CORPORATION

PARTNER



[7]



Further on request of the Transferee the Transferor has agreed to transfer the said TDR in the name of 1). **Deep Patel** being the Current owner of the Recipient Land, where the Transferee is putting up its project, and the Transferee hereby understand and confirms that if in future any GST Liability arises on account of the same the same shall be discharged by the Transferee only and the Transferor shall be kept indemnified against any or all liability in such case.

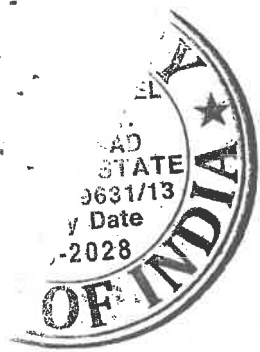
- h) The parties hereto are desirous of recording the said terms and conditions agreed upon between them.

FOR, NILA INFRASTRUCTURES LTD.

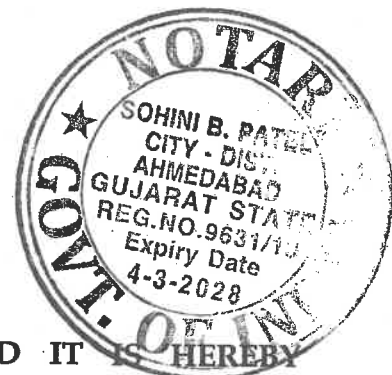
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For, SUN DIVINE CORPORATION

PARTNER



[8]



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

1. The Transferor hereby agrees to transfer/sell to the Transferee the Transferable FSI admeasuring 5300 Sq. Mtrs. having Current Jantri Value of the Recipient Land 2,53,60,500 /- (Two Crore Fifty-Three Lakh Sixty Thousand Five Hundred Only) (i.e 1,15,27,500 *2.20) and which consideration shall be paid by the Transferee to the Transferor in the following manner.

Sr. No.	Cheque/RTGS Date	Amount (Rs.)	Chaque/RTGSUTR No.	Bank
1	15-04-2023	25,00,000	717253	INDIAN BANK
2	15-05-2023	25,00,000	717254	INDIAN BANK
3	15-06-2023	34,53,500	717255	INDIAN BANK
4	15-07-2023	25,00,000	717256	INDIAN BANK
5	15-08-2023	25,00,000	717257	INDIAN BANK
6	15-09-2023	34,53,500	717258	INDIAN BANK
7	15-10-2023	25,00,000	717259	INDIAN BANK
8	15-11-2023	25,00,000	717260	INDIAN BANK
9	15-12-2023	34,53,500	717261	INDIAN BANK
	TOTAL	2,53,60,500		

FOR, NILA INFRASTRUCTURES LTD.

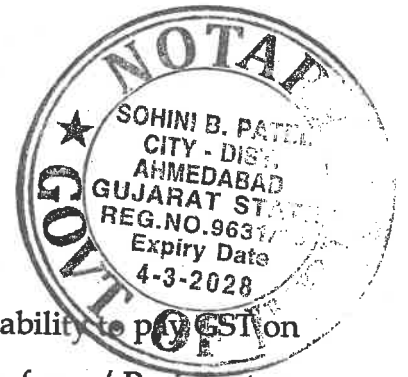
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For, SUN DIVINE CORPORATION

PARTNER



[9]



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

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

In this agreement, the assignment of transfer of development rights are executed being the Transferee to be construed as a Promoter as per clause (zk) under Section 2 of the Real Estate (Regulation and Development) Act, 2016 (16 of 2017)

FOR, NILA INFRASTRUCTURES LTD.

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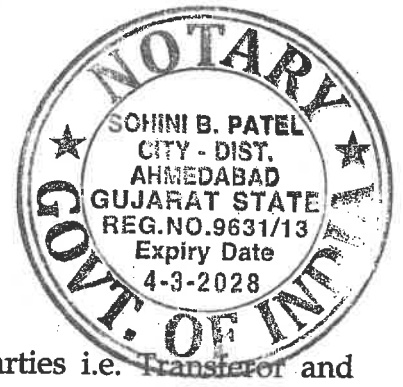
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For, SUN DIVINE CORPORATION

PARTNER



[10]



On executing this agreement, both the parties i.e. ~~Transferor~~ and Transferee hereby confirm & agree that GST liability on such transfer of development rights shall be on the transferee.

2. The Transferor hereby covenants with the Transferee that it is fully entitled to sell the Said Transferable FSI and the same is free from any encumbrance, charge or lien and agrees to do such other acts (as may become applicable) that might be required to complete the transfer of Transferable FSI in favour of the Transferee.
3. The Transferor agrees to complete the transfer of Transferable FSI in favour of the Transferee and the same will be recorded and given effect by Ahmedabad Municipal Corporation on the reverse of the TDR Certificate (attached as ANNEXURE "A" hereto). The Transferor shall make, sign, execute other papers, writings, drawings, plans, specifications etc. as may be required for utilization of the Transferrable FSI on the Recipient Land. The Transferee can start the construction pursuant to the above agreed Transferable FSI only after obtaining B.U. Permission of the said slum rehabilitation scheme, but the Transferee may process for approval of plans from the authority.
4. The Stamp Duty and Registration Charges and GST if any, in respect of this Agreement shall be borne and paid by the Transferee.

FOR, NILA INFRASTRUCTURES LTD.

AUTHORISED SIGNATORY

For, SUN DIVINE CORPORATION

PARTNER



[11]



5. All costs and other charges payable to the Ahmedabad Municipal Corporation and other concerned authorities, if any, for utilization of the said Transferable FSI shall be paid by the Transferee alone.
6. Notwithstanding anything contained herein, it has been mutually agreed between the Parties herein that:
- 1) If the entire amount of the said Transferable FSI is not made available for use on the Recipient Land, then the Transferee shall have the option to have the Transferrable FSI be transferred to any project promoted by the same Group and the Transferor shall be required to take the necessary actions to facilitate such transfer upon the request of the Transferee.

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

FOR, NILA INFRASTRUCTURES LTD.


AUTHORISED SIGNATORY

For, SUN DIVINE CORPORATION


PARTNER



[12]



2) If either Party commits delay or default in making payments as agreed herein, the non-defaulting party shall be entitled to claim interest from the defaulting party at the rate of 18% per annum, for the delayed payment, calculated from the due date of making such payment till the date of making such payment.

7. All disputes arising out of or, in relation to this Agreement shall be subject to the exclusive jurisdiction of the Courts at Ahmedabad, Gujarat.

FOR, NILA INFRASTRUCTURES LTD.

[Signature]

AUTHORISED SIGNATORY

For, SUN DIVINE CORPORATION

[Signature]

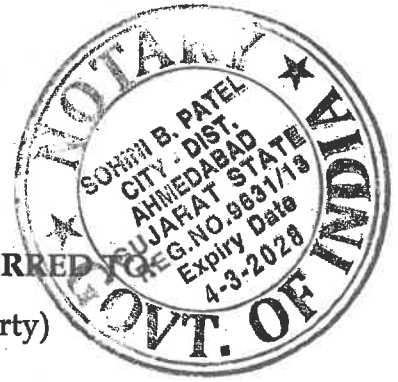
PARTNER



[13]

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Slum Property)



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

SECOND SCHEDULE ABOVE REFERRED TO:

(description of the said Recipient Land)

All That piece and parcel of land or ground, hereditaments and premises situated at Shela - Sanand the Registration District Ahmedabad and Sub District Ahmedabad - admeasuring about 5300 Sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and Final Plot No. 48/1/2 & 48/1/3.

FOR, NILA INFRASTRUCTURES LTD.

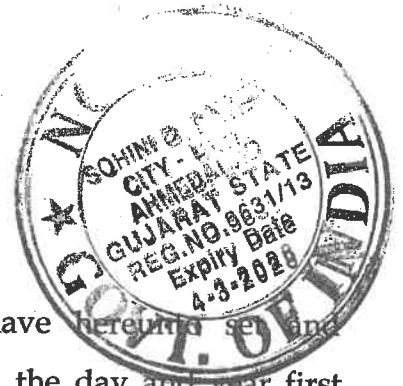
AUTHORISED SIGNATORY

For, SUN DIVINE CORPORATION

PARTNER



[14]



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

SIGNED, SEALED AND DELIVERED

BY THE WITHINAMED: TRANSFEROR,

NILA INFRASTRUCTURES LTD,

Through its Authorized Signatory,

Mr. Jignesh Patel

FOR, NILA INFRASTRUCTURES LTD.

7

AUTHORISED SIGNATORY
in the presence of: -

1. _____

SIGNED, SEALED AND DELIVERED

BY THE WITHINAMED: TRANSFEREE,

Sun divine Corporation.

Through its Authorized Signatory, **Mr. Narendra Patel**

For, SUN DIVINE CORPORATION

PARTNER

in the presence of: -

1. _____



[15]



TRANSFEROR

Photograph

Thumb impression

7



"Nila Infrastructures Ltd"

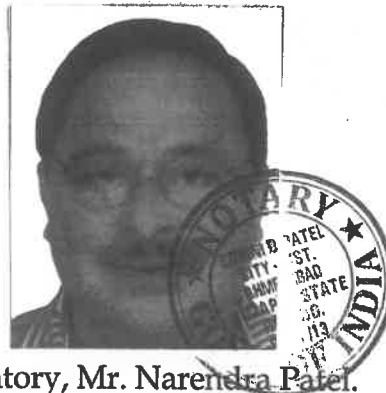
Through its Authorized Signatory Mr. Jignesh Patel

TRANSFeree

Photograph

Thumb impression

[Signature]



left hand Thumb.
black stamp



"Sun divine Corporation",

Through its Authorized Signatory, Mr. Narendra Patel.



SIGNED
BEFORE ME

[Signature]
SOHINI B. PATEL
NOTARY
GOVT. OF INDIA
27/3/2023





[16]

ANNEXURE "A"

(Copy of TDR Certificate)





[17]

ANNEXURE "B"

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





AHMEDABAD MUNICIPAL CORPORATION TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE (SLUM - POLICY - 2013)



This is to certify that the developer/person's name in this certificate is / are registered holders of the TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of the Policy issued by Urban Development and Urban Housing Department Letter No. PRC/102013/783/TH, dtd.18/07/2013 and Regulation for Rehabilitation & Redevelopment of the Slum as amended from time to time.

The TDR holder will be entitled to utilize the TDR for construction purpose, only after the completion of Slum Rehabilitation Project (SRP) or in part at the recognized stages of completed units, as provided in regulations and as may be directed by the State Government in this regard from time to time.

1 (a) Location & details of the land on which Slum Rehabilitation Project (SRP) is sanctioned. (b) Plot Area of the land of which S.R.P. is sanctioned. (c) Total No. of Slum units (d) Zone of the land as per D.P. (e) Number & date of approval of Tender sanctioned by S.R.C. (f) Jantary rate at the time of date of price quoted for slum rehabilitation scheme: (Rs./SMT) (g) Unit value of original T.D.R. (Rs./SMT) (Total Amount of Approved Bid/Total Construction) 2 (a) Total Development Cost (Rs.) (b) Premium Amount of land (Rs.) (c) Additional Amount for Premium Amount (Rs.) (d) Total Premium Amount of the Land (b+c) (Rs.) (e) Net T.D.R. Amount (a-d) (Rs.) 3 (a) Developer Name and address (b) Name of association / society of the SRP plot (c) Housing Deptt.(AMC) : Ref. Tender/ Work order (d) Slum Rehabilitation Committee(SRC) Approval 4 (a) Approved case no. (b) Commencement letter no. & date.	(1) T.P.S. NO. <u>23 (SABARMATI)</u> ^{1ST. VARIED} PRELI. (2) F.P. NO. <u>435</u> (3) Address: <u>HARIVAN NA. CHHAPARA</u> <u>GANDHIVAS, OPP. SABARMATI</u> <u>POLICE STATION, SABARMATI,</u> <u>31398.00 SQ. MT. AHMEDABAD.</u> <u>REST - 2170, COM - 36 UNIT.</u> <u>REST - 01 + T.O.2 OVERLAY ZONE.</u> <u>PHASE - 4, PACKAGE - 5</u> <u>DT. 06/05/2019, 06/07/2021.</u> <u>10,750/-</u> <u>6,74,000/- (REST. PER UNIT COST)</u> <u>4,50,000/- (COM. PER UNIT COST)</u> <u>147,87,80,000/-</u> <u>-</u> <u>-</u> <u>147,87,80,000/-</u> <u>NILA INFRASTRUCTURES LIMITED.</u> <u>1ST FLOOR, SAMBHAAY HOUSE, OPP.</u> <u>CHIEF JUSTICE BUNGLOW, BODAKDEV,</u> <u>HOUSING PROJECT AHM & DABAD.</u> <u>NO. 1870, DT. 25/02/2020</u> <u>DT. 06/05/2019, 06/07/2021</u> <u>BLNT11W212509321/CMC/RY/AS2119/R0</u> <u>05281/2909321/AS2119/R0/mi</u> <u>DT. 02/10/2021</u>
---	---

Folio No. 25

Certificate No. SRC/2013POLICY/20102021/TDRS/025

Name(s) of the T.D.R.C. Holder (s)

1) NILA INFRASTRUCTURES LIMITED.
DIRECTOR

(1) signature
FOR NILA INFRASTRUCTURES LTD.

2) 147,87,80,000/-
Total of TDR Amount in (Rs.) (in Figures)

(2) ONE HUNDRED FORTY SEVEN CRORES
(In Words): EIGHTY SEVEN LACS EIGHTY THOUSAND ONLY.

Given under common seal on this 20 Day of OCTOBER Year 2021

[Signature]

Municipal Commissioner
AHMEDABAD MUNICIPAL CORPORATION





भारत सरकार
GOVERNMENT OF INDIA



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

7637 3878 8299

મારો આધાર, મારી ઓળખ



મારો આધાર, મારી ઓળખ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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

7637 3878 8299

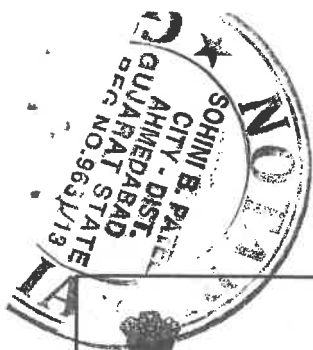


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help@uidai.gov.in

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Bengaluru-560 001



भारत सरकार
Government of India



आधार

भारत सरकार
Government of India

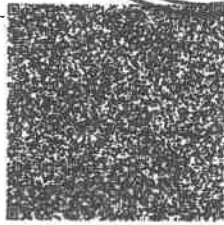
भारतीय विशिष्ट ओળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નાર્મકરણ ક્રમ સંખ્યા / Enrolment No.: 0000/00380/18220

To
નરેન્દ્રભાઈ કાંતિલાલ પટેલ
Narendrabhai Kantilal Patel
S/O: Kantilal
2-3
swati society
opp praful society
stadium
Ahmedabad City
Ahmedabad Gujarat - 380014
9825323888

Signature Not Verified

Digital Signature
AUTHORITY OF INDIA
UIDAI
Date: 2022/08/11 11:06:50



તમારો આધાર નંબર / Your Aadhaar No. :

4321 9608 7867

VID : 9191 8413 7478 4556

મારો આધાર, મારી ઓળખ



Issue Date: 01/06/2013



નરેન્દ્રભાઈ કાંતિલાલ પટેલ
Narendrabhai Kantilal Patel
જન્મ તારીખ/DOB: 15/03/1955
પુરુષ/ MALE

4321 9608 7867

VID : 9191 8413 7478 4556

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 ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

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

આધાર સમગ્ર દેશમાં માન્ય છે.

આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.

- તમારા મોબાઈલ નંબર અને ઇમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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



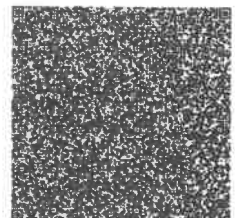
સરનામું :

S/O: કાંતિલાલ, 2-3, સ્વાતિ સોસાયટી, પ્રફુલ સોસાયટી ની સામે, સ્ટેડિયમ, અમદાવાદ સ્ટેડિયમ, અમદાવાદ, ગુજરાત - 380014

Address:

S/O: Kantilal, 2-3, swati society, opp praful society, stadium, Ahmedabad City, Ahmedabad, Gujarat - 380014

Download Date: 17/08/2022



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VID : 9191 8413 7478 4556

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[Handwritten signature]